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VALERIE A. COSTELLO

Of Counsel:
ROBERT A. GOLDMAN

April 28, 2023

Allison Rozek, Principal Planner
Growth Management Department
Development Review Division
Martin County Board of County Commissioners
2401 SE Monterey Boulevard
Stuart, Florida 34996

Re: Aitken Rezoning; Full Application Package Submittal;
Project Number A084-001; Record No.: DEV2023040010

Dear Brian:

Please find enclosed an application for a Mandatory Rezoning, and supporting documents, filed by Maureen T. Aitken L/E. Those matters raised in the April 19, 2023, Completeness Review letter have been addressed with this submittal.

As background, the subject property has an Agricultural Ranchette land use and a zoning designation of A-2. The existing zoning designation is a Category "C" zoning designation and not compatible with the existing future land use designation. As such, a mandatory rezoning is necessary. The Applicant is requesting the property be rezoned from A-2 to AR-5A.

Enclosed with this cover letter is the Application Checklist identifying those items that are included with this application, as well as those items that have been identified as "Not Application" (N/A). Those items listed as "N/A" are either not associated with this application or otherwise believed not to be required in furtherance of the requested approval. One original hard copy set is provided, together with an electronic version of same. The application fee in the amount of \$1,000.00 is included with this application packet.

Mandatory Rezoning Application – Cover Letter (Aitken)

April 28, 2023

Page 2 of 2

Should you or anyone in the Growth Management Department have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tyson J. Waters".

Tyson J. Waters, Esq.

Enclosures



Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Zoning Change Checklist

Please include the following items in the order shown below. **If any item is not included, please identify the item and the reason for its exclusion.** Links to specific forms are included with some items, noted in blue font.

REQUIRED FORMAT

All applications for development must be reviewed for completeness, prior to the acceptance of the application for distribution to staff for review. The application must include the documents listed in subsection 10.2.B., the disclosure of ownership interests described in 10.5.D.1, and the completeness review fee.

All documents and plans shall be submitted digitally, on one disc or flash drive (flash drive preferred). The digital version of plans shall be a .pdf at a minimum of 24x36 inches and 300 dpi (not a scanned copy). **Bookmark all the documents and plans in the order they appear in the Checklist.** Do not provide electronic signatures on any documents as they create errors in the bookmarked PDFs.

Submit only one paper set of plans and documents for completeness review. For full submittal following determination of completeness, one paper packet (8 1/2x11-inch) of documents must be submitted.

FEE: Initial applications shall be accompanied by a completeness review fee. Once staff determines, in writing, the application is complete, the full application fee as established by BOCC resolution shall be submitted with the application. Checks are made payable to the Martin County Board of County Commissioners. [Development Review Fee Schedule](#)

REQUIRED DOCUMENTS

1. **APPLICATION:** Application signed by the owner or the entity having power of attorney from the owner to act on his/her behalf, pursuant to section 10.5B. In addition to identifying the entities that comprise the development team, the names of each individual who is authorized to submit documents during the development review process must be listed on the application and power of attorney forms. [Development Review Application](#)
2. **DIGITAL SUBMITTAL AFFIDAVIT:** Affidavit, signed by the applicant or agent, certifying the digital application is an exact duplicate of the hard copy. [Digital Submittal Affidavit](#)

- 3. **NARRATIVE:** Project summary including the history of the property/project, the location and size of the subject property, current zoning and future land use, and the request for zoning and future land use. Include a request specifying a request for reservation, deferral or an exemption of public facilities. [MARTIN COUNTY, FLA., LDR, Article 5, Division 2].
- 4. **POWER OF ATTORNEY:** A notarized power of attorney authorizing an agent to act on the owner's behalf.
- 5. **DISCLOSURE OF INTEREST AFFIDAVIT:** Provide a completed financial disclosure of interest affidavit form pursuant to Sec. 10.5.D.1.
[Disclosure of Interest Affidavit](#)
- 6. **RECORDED DEED:** A copy of the recorded deed(s) for the subject property.
- 7. **PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- 8. **LEGAL DESCRIPTION:** Full legal description including parcel control number(s) and total acreage.
- 9. **SITE LOCATION MAP:** Include all adjacent and internal roadways, surrounding properties and a clear site boundary.
- ^{N/A} 10. **SCHOOL IMPACT WORKSHEET:** A school impact worksheet to be included for rezoning to a zoning district that permits residential uses.
[School Impact Worksheet](#)
- 11. **CERTIFICATION OF PROPERTY SEARCH (IF PUBLIC HEARINGS REQUIRED):** A certified property owners search, meeting distance requirements as designated by Article 10 Land Development Regulations, Martin County Code must be obtained by an attorney at law or title company. Only the letter from the title company should be submitted with the formal development review submittals. To meet public records requirements, submit the addresses as a separate document prior to scheduling any public hearings.

NOTE TO APPLICANT and/or AGENT:

PROJECT NOTICE SIGN: Following the completeness review, not more than ten days after a development application has been determined to be complete, the development property must be posted with a notice sign. The applicant shall submit a certified statement of installation and photos to the project coordinator [MARTIN COUNTY, FLA., LDR, Article 10, Section 10.6]

RESOURCES: [Martin County Development Review Webpage](#)



Martin County, Florida
 Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Zoning Change ▼

Name or Title of Proposed Project: Aitken Mandatory Rezoning

Brief Project Description:

The subject property has a current zoning designation of A-2, which is a Category "C" zoning designation and not compatible with the subject property's Future Land Use designation of Agricultural Ranchette. The application is for a mandatory rezoning of the subject property from A-2 to AR-5A.

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** _____

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

Parcel Control Number(s)

22-39-38-001-002-00270-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Maureen T. Aitken L/E, Remainder Interest to Bridget Correa

Company Representative: _____

Address: 11301 SW Fox Brown Road

City: Indiantown, **State:** FL **Zip:** 34956

Phone: _____ **Email:** _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): See Owner Information Above

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Fox McCluskey Bush Robison, PLLC

Company Representative: Tyson Waters

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Fox McCluskey Bush Robison, PLLC

Company Representative: Tyson Waters, Esq.

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Maureen T. Aiken
Applicant Signature

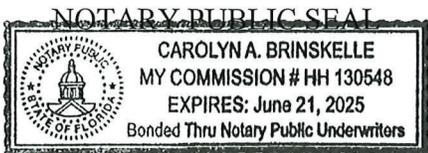
3/28/23
Date

MAUREEN T. AIKEN
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this *28* day of *March*, 20*23* by *Maureen T. Aiken*, who is personally known to me, or produced the following type of identification *Drivers License*.



Notary Public, State of Florida

Carolyn A. Brinskelle

(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
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Digital Submittal Affidavit

I, Tyson Waters, attest that the electronic version included for the project Aitken Mandatory Rezoning is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

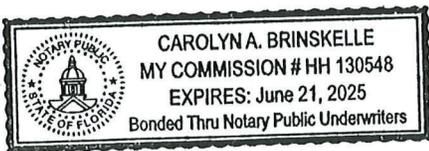
[Signature]
 Applicant Signature
 Agami's

3/31/2023
 Date

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 31st day of March, 2023, by TYSON WATERS, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Carolyn A. Brinskelle

(Printed, Typed or Stamped Name of Notary Public)

NARRATIVE

The subject property is located at 11301 SW Fox Brown Road, Indiantown, Florida. The subject property is approximately 19.73 acres in size.

The subject property has a current zoning designation of A-2, which is a Category "C" zoning designation and not compatible with the subject property's Future Land Use designation of Agricultural Ranchette. The application is for a mandatory rezoning of the subject property from A-2 to AR-5A.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, Maureen T. Aitken and Bridget E. Correa, do by these presents hereby make, constitute and appoint Tyson J. Waters, Esquire, and Fox McCluskey Bush Robison, PLLC, as our attorneys-in-fact to represent us and to execute, acknowledge, and deliver in our name documents and instruments, as our attorneys-in-fact may deem proper, as well as represent us at any hearings and meetings, that may be required to obtain a variance from the Martin County Land Development Regulations, and other laws, rules and regulations, as may be applicable, for the following described real property:

Tracts 27 and 40, Block B, INDIANTOWN FARMS, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 80, of the Public Records of Martin County, Florida, less and except the West 35.00 feet of Lot 40, Block "B" in said Plat of Indiantown Farms, as shown in Right of Way Deed recorded in O.R. Book 1454, Page 787, Public Records of Martin County, Florida.

Together with that 30 foot canal right of way and the West 17.50 feet of that certain road right of way as shown on said Plat and lying South of the Easterly extension of the north line of said Tract 27 and North of the Easterly extension of the South line of Tract 27.

IN WITNESS WHEREOF, we have set our hands and seal this 28 day of March, 2023.

Signed, Sealed and delivered

In the presence of:

[Signature]
Print Name: Kathryn E Baker
Witness (as to both)

[Signature]
Maureen T. Aitken

[Signature]
Print Name: Carolyn A. Brinskelle
Witness (as to both)

[Signature]
Bridget E. Correa

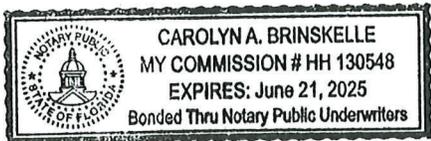
STATE OF FL
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 28 day of March, 2023, by Maureen T. Aitken and Bridget E. Correa, who are personally known to me or have produced Drivers License as identification.

[Signature]
Signature of Notary Public

Carolyn A. Brinskelle
Print, type or stamp commissioned

Name of Notary Public Carolyn A. Brinskelle
My Commission expires: 6-21-2025



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DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Maureen T. Aitken, L/E	11301 SW Fox Brown Road Indiantown, FL 34956

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Maureen T. Aitken	11301 SW Fox Brown Road Indiantown, FL 34956	Life Estate
Bridget E. Correa	11301 SW Fox Brown Road Indiantown, FL 34956	Remainder Interest of Life Estate

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Wells Fargo Bank, N.A.	101 North Phillips Avenue Sioux Falls, SD 57104	Mortgage

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
None				

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT



Signature

Maureen T. Aitken

Print name

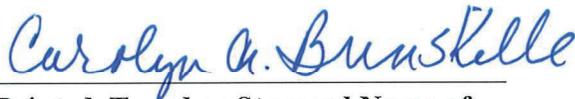
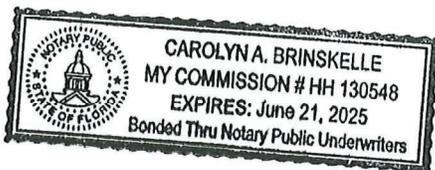
STATE OF: FLORIDA

COUNTY OF: Martin

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 28 day of March, 2023, by Maureen T. Aitken, who is personally known to me, or produced the following type of identification Drivers License.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
**(Disclosure of Interest and Affidavit) (Legal
Description)**

Tracts 27 and 40, Block B, INDIANTOWN FARMS, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 80, of the Public Records of Martin County, Florida, less and except the West 35.00 feet of Lot 40, Block "B" in said Plat of Indiantown Farms, as shown in Right of Way Deed recorded in O.R. Book 1454, Page 787, Public Records of Martin County, Florida.

Together with that 30 foot canal right of way and the West 17.50 feet of that certain road right of way as shown on said Plat and lying South of the Easterly extension of the north line of said Tract 27 and North of the Easterly extension of the South line of Tract 27.

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.



PREPARED BY AND RETURN TO:
ROBERT D. SCHWARTZ, P.A.
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone: (561) 736-3440
Parcel Identification Number:
22-39-38-001-002-00270-0

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of March, 2020, by MAUREEN THERESA AITKEN, an unremarried widow, hereinafter called the Grantor, to MAUREEN T. AITKEN, a single woman, **as to a Life Estate Interest, with a Remainder Interest to BRIDGET ELIZABETH CORREA**, and whose post office address is 11301 SW Fox Brown Road, Indiantown, Florida 34956, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Grantee, all that certain land situate in Martin County, Florida, to wit:

Tracts 27 and 40, Block B, INDIANTOWN FARMS, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 80, of the Public Records of Martin County, Florida, less and except the West 35.00 feet of Lot 40, Block "B" in said Plat of Indiantown Farms, as shown in Right of Way Deed recorded in O.R. Book 1454, Page 787, Public Records of Martin County, Florida.

Together with that 30 foot canal right of way and the West 17.50 feet of that certain road right of way as shown on said Plat and lying South of the Easterly extension of the north line of said Tract 27 and North of the Easterly extension of the South line of Tract 27.

The said Grantor hereby specifically reserves unto themselves a Life Estate in and to said described premises, with remainder to Grantee, and the right to occupy same during their lives without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described above in fee simple with or without consideration, and to retain absolutely any and all proceeds derived therefrom, jointly and/or individually while both are alive, and individually thereafter upon the first Grantor's death.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the current year and all subsequent years.

This Deed has been prepared without the benefit of title examination.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.
Signed, Sealed and Delivered in the presence of:

Haley Weiss
(first witness signature)

Haley Weiss
(first witness print name)

[Signature]
(second witness signature)

Francina Johnson
(second witness print name)

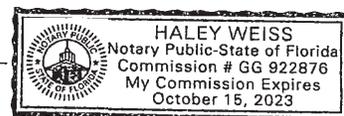
[Signature]
MAUREEN THERESA AITKEN

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 3rd day of March, 2020, by means of physical presence or online notarization by MAUREEN THERESA AITKEN, who is personally known to me or who has produced a driver's license as identification and who did take an oath.

Haley Weiss
NOTARY PUBLIC

My Commission Expires:



CERTIFICATION OF NO-TRANSFER

Based upon a search of the public records available on the Martin County Clerk of Court's website as of the date provided below, there have been no transfers of the property owned by Maureen T. Aitken, as to a Life Estate Interest, with a Remainder Interest to Bridget Elizabeth Correa, having Parcel Identification Number of 22-39-38-001-002-00270-0, and legally described on Exhibit "A" attached hereto and made a part hereof, since that certain deed dated March 3, 2020, and recorded on April 21, 2020, in Official Records Book 3124, Page 1673, of the Public Records of Martin County, Florida.

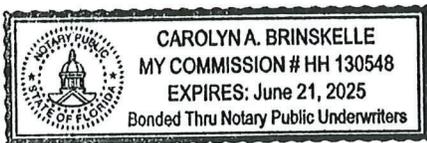
DATED this 31st day of MARCH, 2023.



Tyson Waters, Esq.
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2023, by Tyson Waters, who is personally known to me or has produced _____ as identification.



Carolyn A. Brinskelle

Signature of Notary Public
Carolyn A. Brinskelle

Print, type or stamp commissioned
Name of Notary Public
My Commission expires: 6-21-2025

EXHIBIT A
Legal Description

Tracts 27 and 40, Block B, INDIANTOWN FARMS, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 80, of the Public Records of Martin County, Florida, less and except the West 35.00 feet of Lot 40, Block "B" in said Plat of Indiantown Farms, as shown in Right of Way Deed recorded in O.R. Book 1454, Page 787, Public Records of Martin County, Florida.

Together with that 30 foot canal right of way and the West 17.50 feet of that certain road right of way as shown on said Plat and lying South of the Easterly extension of the north line of said Tract 27 and North of the Easterly extension of the South line of Tract 27.

LEGAL DESCRIPTION

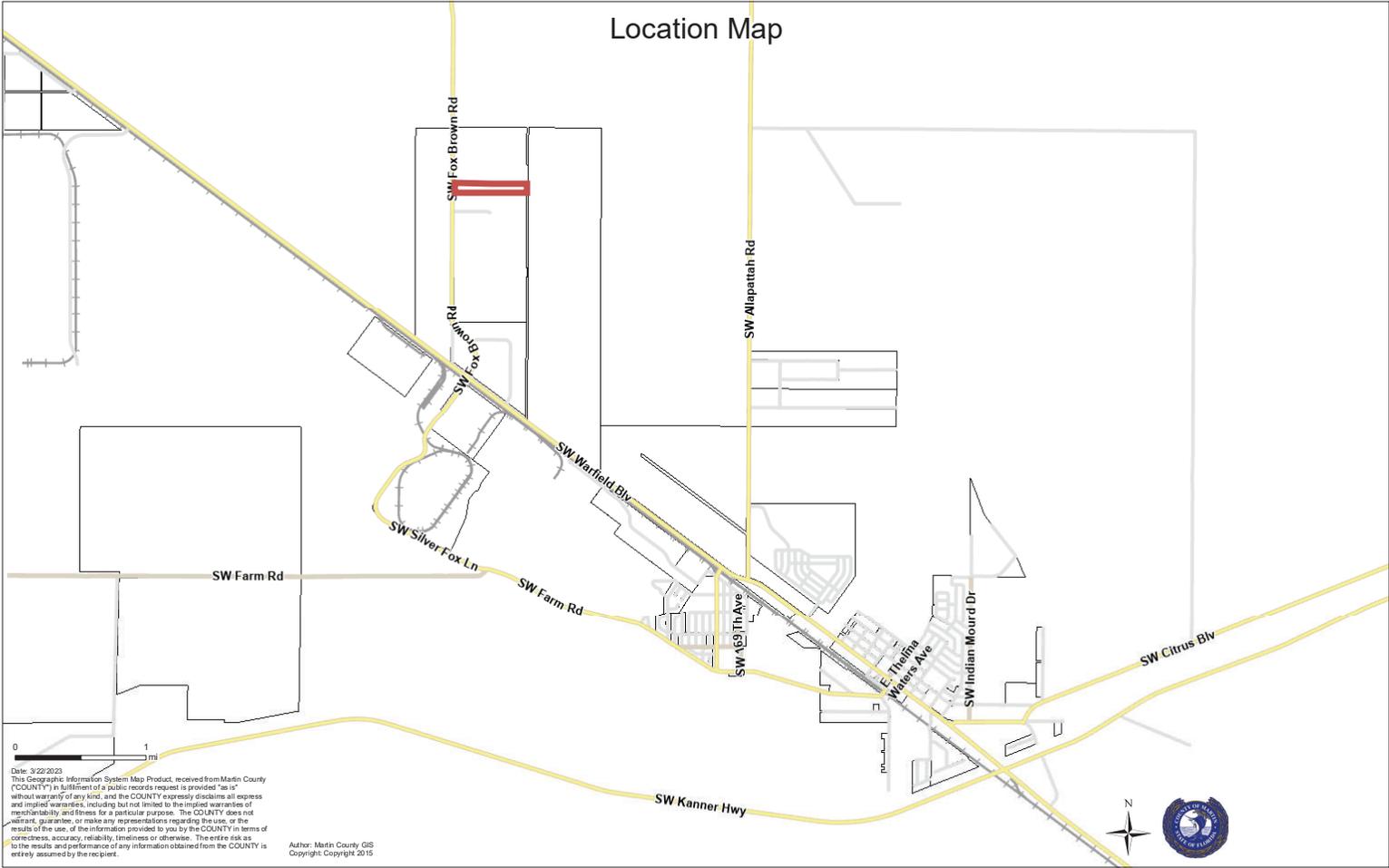
Tracts 27 and 40, Block B, INDIANTOWN FARMS, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 80, of the Public Records of Martin County, Florida, less and except the West 35.00 feet of Lot 40, Block "B" in said Plat of Indiantown Farms, as shown in Right of Way Deed recorded in O.R. Book 1454, Page 787, Public Records of Martin County, Florida.

Together with that 30 foot canal right of way and the West 17.50 feet of that certain road right of way as shown on said Plat and lying South of the Easterly extension of the north line of said Tract 27 and North of the Easterly extension of the South line of Tract 27.

Parcel Identification Number: 22-39-38-001-002-00270-0

Acreage: 19.73, more or less

Location Map



Date: 9/22/2023
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Exhibit "A"
Legal Description

Tracts 27 and 40, Block B, INDIANTOWN FARMS, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 80, of the Public Records of Martin County, Florida, less and except the West 35.00 feet of Lot 40, Block "B" in said Plat of Indiantown Farms, as shown in Right of Way Deed recorded in O.R. Book 1454, Page 787, Public Records of Martin County, Florida.

Together with that 30 foot canal right of way and the West 17.50 feet of that certain road right of way as shown on said Plat and lying South of the Easterly extension of the north line of said Tract 27 and North of the Easterly extension of the South line of Tract 27.

Aerial



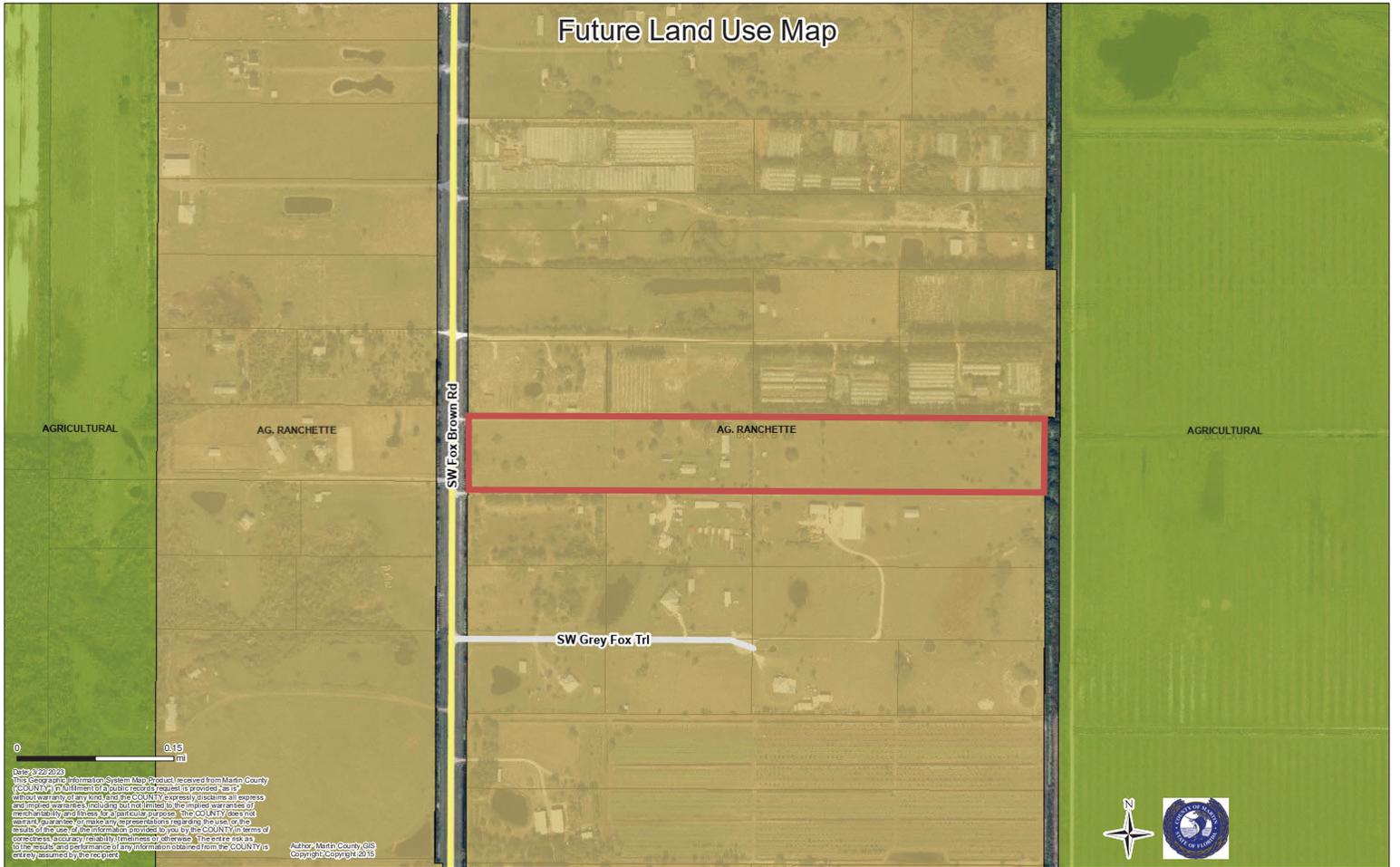
0 0.085 mi

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SW Grey Fox Trl



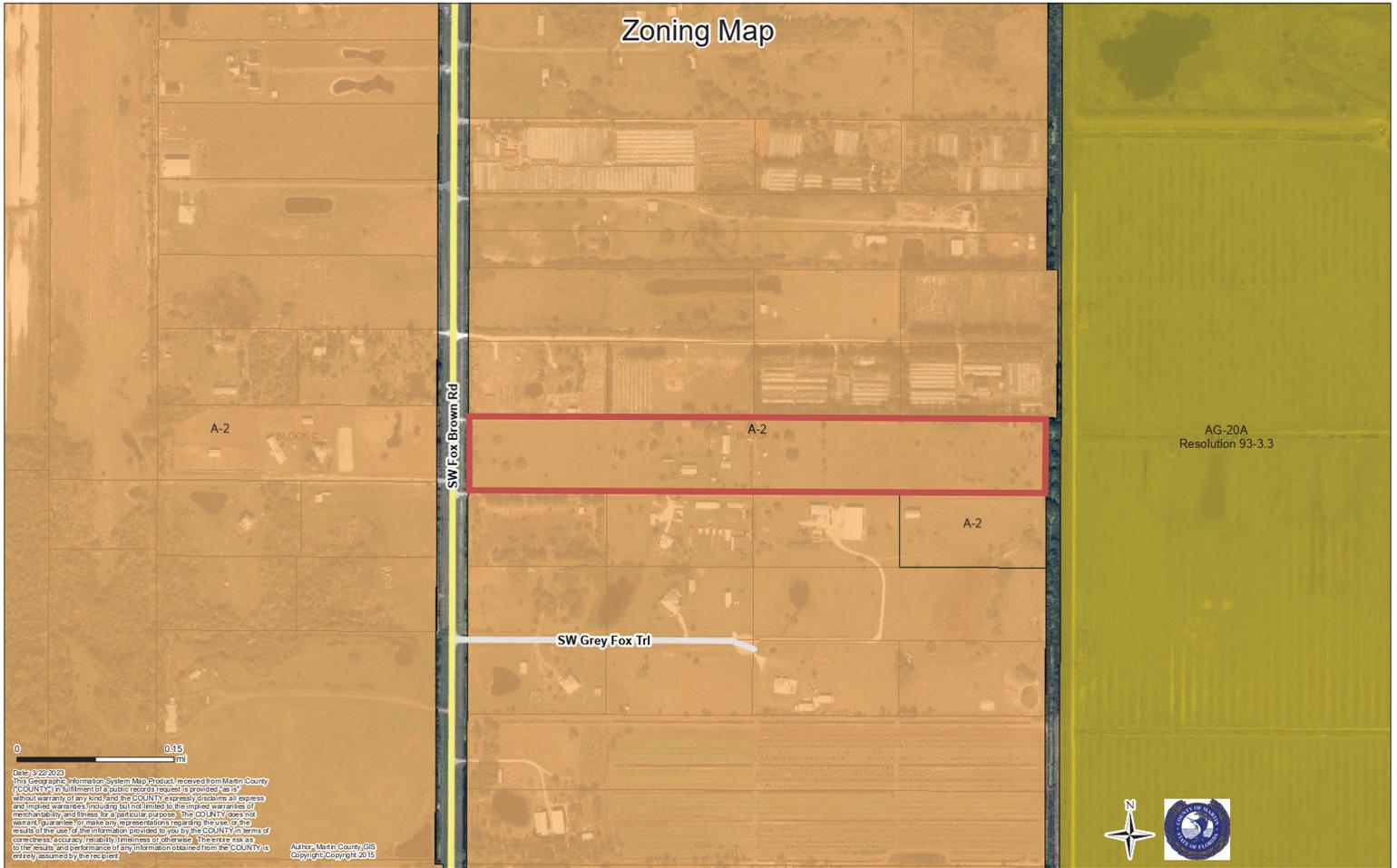
Future Land Use Map



Date: 9/22/2022
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Zoning Map



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