

This instrument prepared by:
Susanna Kenerson, Real Property Division for
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Church St. ROW Donation-Jensen Beach
RPM # 4172
Prop. Address: 3422 NE Indian River Drive, Jensen Beach
PCN: 22-37-41-004-000-00010-4

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this ____ day of _____, 2025, by **SEABREEZE NORTH CORPORATION**, a Florida profit corporation, whose post office address is P.O. Box 535, Richfield, Ohio 44286-0535 ("Grantor"), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the "Property"), situate, lying and being in Martin County, Florida, to-wit:

See Exhibit A, attached hereto.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2025 and subsequent years.

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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; and that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor further warrants that there are no mortgages encumbering the Property.

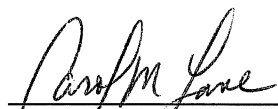
Accepted pursuant to
Resolution No. _____
on _____, 2025

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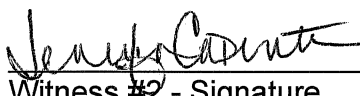
IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

Witnesses:

SEABREEZE NORTH CORPORATION,
a Florida profit corporation


Witness #1 - Signature
Printed Name: Carol M. Lane
1751 Knollwood Dr
Akron, OH 44312-4362
Witness #1 Address

By: 
Mark Pawuk, President


Witness #2 - Signature
Printed Name: JENNIFER CARPENTER
181 Arrow Court
ELYRIA OH 44035
Witness #2 Address

STATE OF Ohio
COUNTY OF Summit

The foregoing instrument was signed, delivered, and acknowledged before me by means of (X) physical presence or () online notarization this 3 day of November, 2025, by MARK PAWUK, as President of Seabreeze North Corporation, a Florida profit corporation, on behalf of the company. He (X) is personally known to me or () has produced a _____ as identification.

(NOTARY SEAL)



ASHLEY JARRELL
Notary Public
State of Ohio
My Comm. Expires
October 22, 2028

Name: Ashley Jarrell
Typed, printed or stamped
Notary Public of the State of Ohio
Commission number: 2023-DE-869731
Commission expires: 10/22/28

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MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-039

DWG. FILE NAME: 25-039.DWG

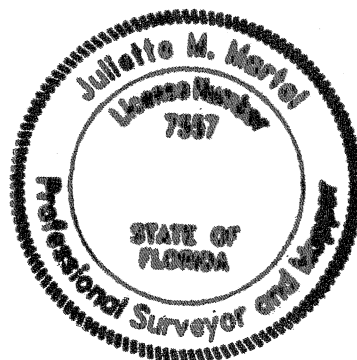
SHEET NO.

1 OF 3

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON BOUNDARY SURVEY PERFORMED BY MARTIN COUNTY SURVEYING DIVISION, PROJECT NUMBER 25-039, LAST FIELD DATE: OCTOBER 14, 2025; PLAT OF B.F. HULLS ADDITION TO JENSEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; GERTRUDE RICOUS SUBDIVISION INTO LOTS 1 & 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 89030-MAINT.(2), AS RECORDED IN PLAT BOOK 16 PAGE 91, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; MARTIN COUNTY RIGHT-OF-WAY MAP, SECTION 15 & 22, T. 37S., R.41E., PROJECT NO. 92 E-CP-016; OFFICIAL RECORDS BOOK 3389, PAGE 806, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 1125, PAGE 1091, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 - 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY DEDICATION.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. LEGEND: A&R=ABANDONED AND RELEASED, CB=CHORD BEARING, CH=CHORD LENGTH, DB=DEED BOOK, FDOT=FLORIDA DEPARTMENT OF TRANSPORTATION, L=LENGTH, NO.=NUMBER, UE=UTILITY EASEMENT; ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, R=RADIUS, ROW=RIGHT-OF-WAY, Δ=DELTA (CENTRAL ANGLE), SQFT=SQUARE FEET.



SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

THIS DOCUMENT MAY BE
REPRODUCED UPON REQUEST
IN AN ALTERNATIVE FORMAT BY
CONTACTING THE COUNTY ADA
COORDINATOR (772) 320-3131.
THE COUNTY ADMINISTRATION OFFICE
(772) 288-5400, FLORIDA RELAY 711, OR
BY COMPLETING OUR ACCESSIBILITY FEEDBACK
FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.


JULIETTE M. MARTEL, PSM
MARTIN COUNTY PROJECT SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS7557

DATE: 10/21/2025

30' WIDE RIGHT-OF-WAY DEDICATION
N.E. CHURCH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/21/2025	SCALE: N/A
DRAWING ID: 25-039	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-039

DWG. FILE NAME: 25-039.DWG

SHEET NO.

2 OF 3

EXHIBIT A

DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 22 , TOWNSHIP 37 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS, THE SOUTH 30 FEET LYING NORTHERLY OF N.E. CHURCH STREET, EASTERLY OF N.E. PINEAPPLE AVENUE AND WESTERLY OF N.E. INDIAN RIVER DRIVE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3389, PAGE 806, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, GERTRUDE RICOU'S SUBDIVISION INTO LOTS 1 & 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH $86^{\circ}08'17''$ WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF N.E. CHURCH STREET, AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 89030-MAINT.(2), PLAT BOOK 16, PAGE 9, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 12.53 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AT RIGHT ANGLES, NORTH $03^{\circ}51'43''$ WEST, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID N.E. CHURCH STREET AND THE POINT OF BEGINNING; THENCE SOUTH $86^{\circ}08'17''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.50 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.E. PINEAPPLE AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 1125, PAGE 1091, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH $19^{\circ}05'29''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.09 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 30 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF N.E. CHURCH STREET; THENCE NORTH $86^{\circ}08'17''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 548.80 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF N.E. INDIAN RIVER DRIVE, AS RECORDED IN SAID RIGHT-OF-WAY MAINTENANCE MAP, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 6568.58 FEET, A CHORD BEARING OF SOUTH $18^{\circ}43'29''$ EAST, AND A CHORD LENGTH OF 31.04 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $0^{\circ}16'15''$, A DISTANCE OF 31.04 FEET TO A NON-TANGENT POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF N.E. CHURCH STREET; THENCE SOUTH $86^{\circ}08'17''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16,461 SQUARE FEET, (0.38 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY.

THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3.

30' WIDE RIGHT-OF-WAY DEDICATION
N.E. CHURCH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/21/2025	SCALE: N/A
DRAWING ID: 25-039	

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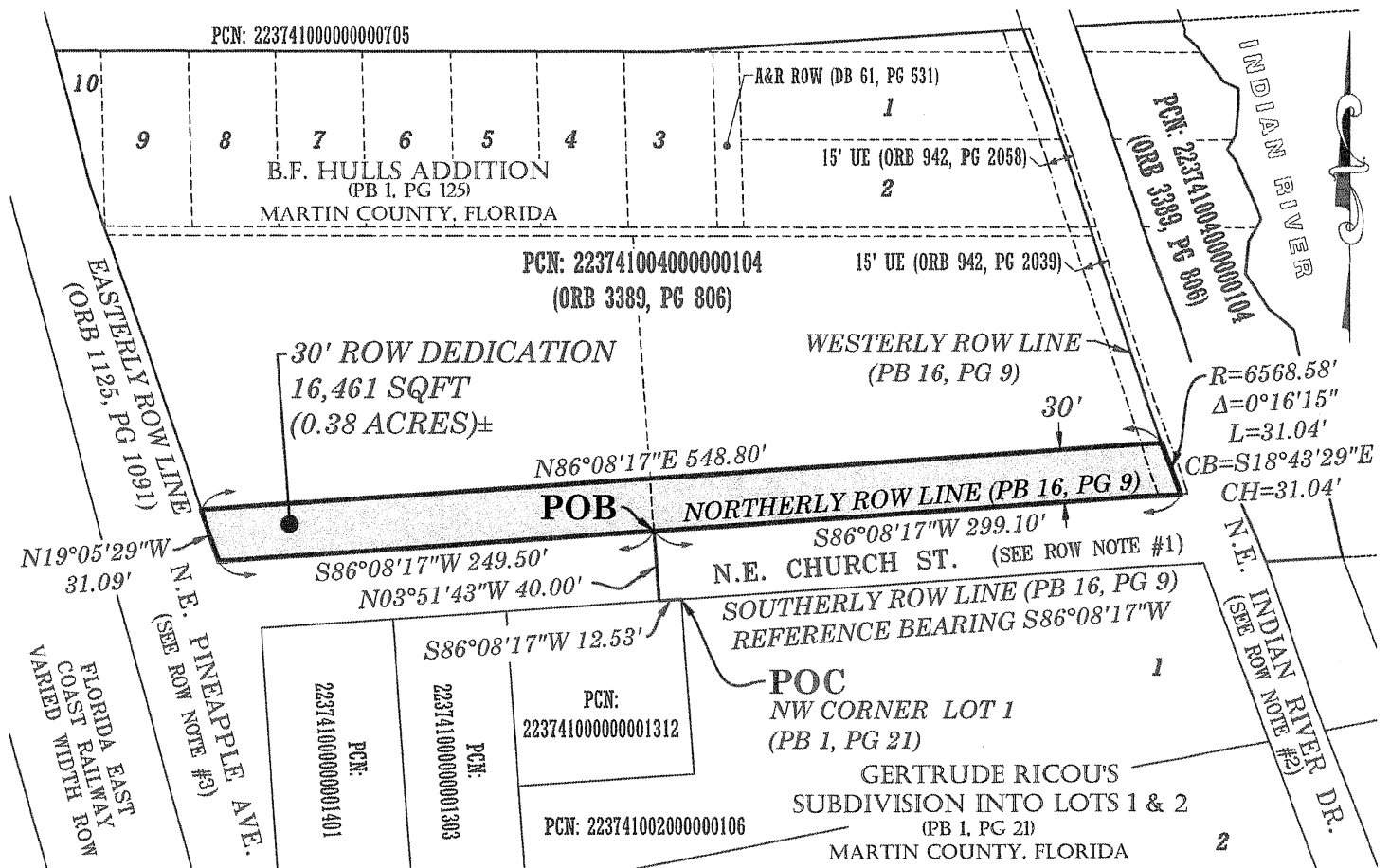
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EXHIBIT A



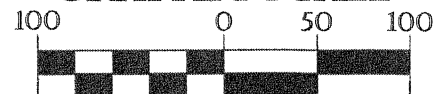
RIGHT-OF-WAY NOTES:

#1 N.E. CHURCH STREET
40' RIGHT-OF-WAY
MARTIN COUNTY RIGHT-OF-WAY MAP PROJECT NO. 92-CP-016
FDOT MAINTENANCE MAP SECTION 89030-MAINT.(2) (PB 16, PG 9)

#2 N.E. INDIAN RIVER DR.
VARIED WIDTH ROW
FDOT MAINTENANCE MAP SECTION 89030-MAINT.(2) (PB 16, PG 9)

#3 N.E. PINEAPPLE AVENUE
VARIED WIDTH ROW
ORB 1125, PG 1091
ORB 76, PG 345
ORB 76, PG 348
ORB 148, PG 356
ORB 1125, PG 1091
ORB 1189, PG 901
MARTIN COUNTY RIGHT-OF-WAY MAP PROJECT NO. 92-CP-016

GRAPHIC SCALE



(IN FEET)

1 INCH = 100 FT.

NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=100' OR SMALLER.

30' WIDE RIGHT-OF-WAY DEDICATION
N.E. CHURCH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/21/2025	SCALE: 1" = 100'
DRAWING ID: 25-039	