



SPACE ABOVE THIS LINE FOR RECORDING DATA

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BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 22- 6.17

WHEREAS, Martin County desires to acquire a 29.803-acre tract of land in Palm City, located on the west side of SW Kanner Hwy. and south of SW 96th Street, from KL Waterside LLC, a Delaware limited liability company; and

WHEREAS, by document entitled "Warranty Deed", executed on July 20, 2022, by KL Waterside LLC, Martin County will acquire the property described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

Martin County hereby accepts and approves the Warranty Deed from KL Waterside LLC, a Delaware limited liability company.

DULY PASSED AND ADOPTED THIS 21ST DAY OF JUNE, 2022.

ATTEST


CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:


SARAH W. WOODS, COUNTY
ATTORNEY

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTH 89°37'58" EAST, ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 00°01'11" WEST, ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2646.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE SOUTHEAST CORNER OF LOT 6, SECTION 13 OF SAID PLAT; THENCE SOUTH 00°00'16" EAST, ALONG THE EAST LINE OF SOUTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 1547.53 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89°44'18" EAST, A DISTANCE OF 1353.39 FEET; THENCE SOUTH 00°00'14" WEST, A DISTANCE OF 665.82 FEET; THENCE NORTH 89°51'44" WEST, A DISTANCE OF 126.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 420.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°39'00", A DISTANCE OF 268.66 FEET TO POINT OF TANGENCY; THENCE SOUTH 53°29'16" WEST, A DISTANCE OF 165.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'09", A DISTANCE OF 193.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'35" WEST, A DISTANCE OF 661.44 FEET; THENCE NORTH 89°37'43" WEST, A DISTANCE OF 189.95 FEET; THENCE NORTH 00°00'16" WEST, A DISTANCE OF 906.06 FEET; THENCE SOUTH 89°44'18" EAST, A DISTANCE OF 189.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1.298.202 SQUARE FEET OR 29.803 ACRES. MORE OR LESS.

NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 13, HAVING A BEARING OF NORTH 89°44'18" EAST.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**WATERSIDE - KL WATERSIDE LLC
SKETCH AND DESCRIPTION**



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 01/20/2022 Data File: N/A

Check: GAR P.C.: N/A Field Book: N/A

Section: 13 Twp. 39S Rng. 40E Job #: KL Water S&D

| REVISIONS | | | |
|-----------|-----------|---------------------------------|------|
| No. | Date | Description | Dwn. |
| 1 | 2-18-2022 | Revise per New Boundary | SWM |
| 2 | 3-01-2022 | Revise per County Eng. Comments | SWM |
| 3 | 3-03-2022 | Revise Description per Comments | SWM |
| 4 | 4-13-2022 | Revise Sketch and Description | SWM |
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Prepared For: KOLTER LAND PARTNERS, LLC

Date: **DECEMBER 10, 2021**

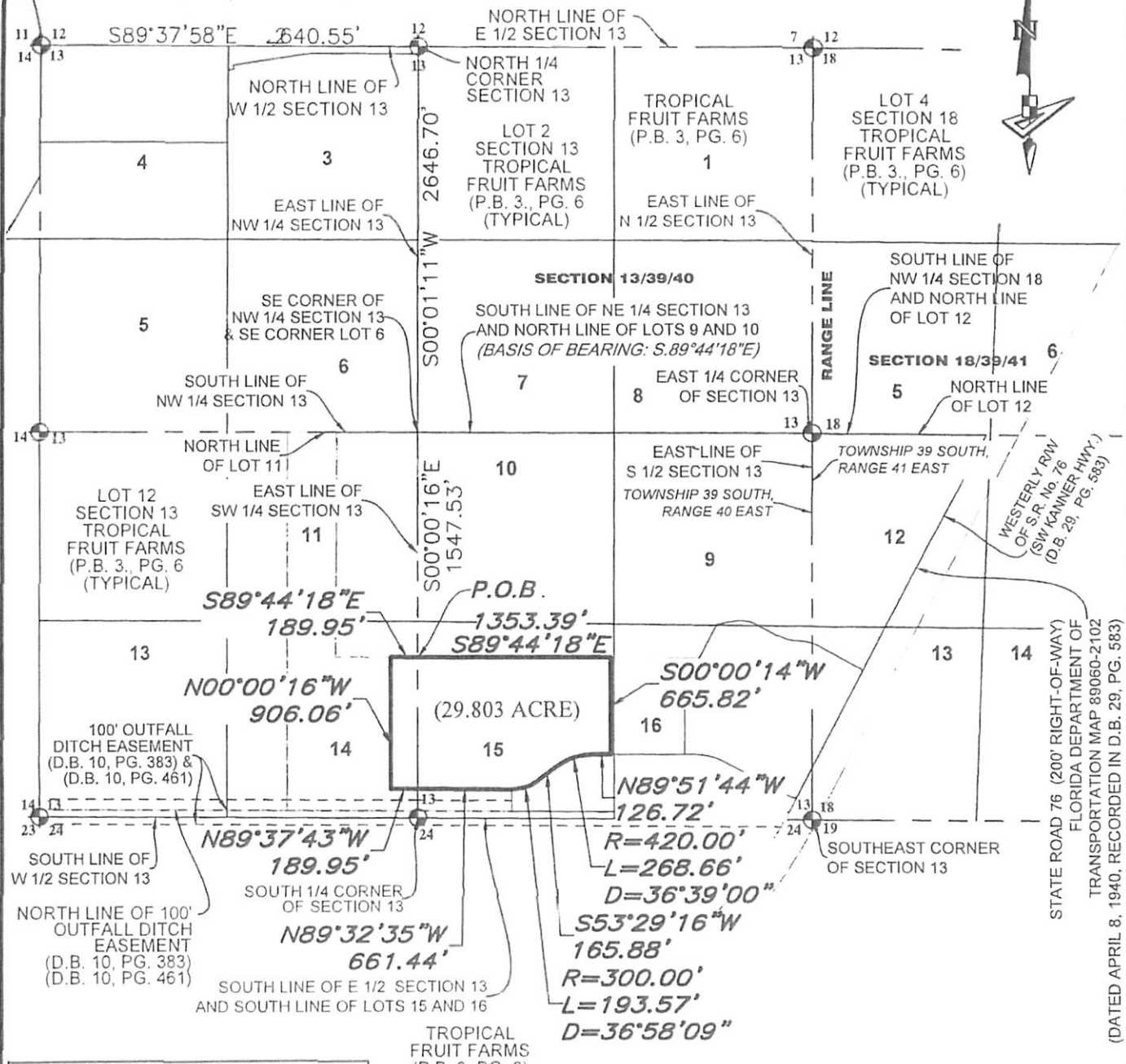
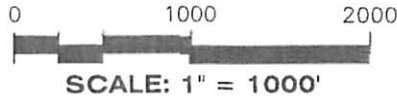
SURVEYOR'S CERTIFICATE
This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager
Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

DWG NAME: V:\KOLTER-WATERSIDE\SURVEYS\SD PLAT PARCELS OWNERS\SD ACRE PARCEL UPDATE_4-13-22\KL WATERSIDE.DWG PLOTTED BY: SERGIO MACHADO ON: 4/13/2022 3:38 PM LAST SAVED BY: SERGIOM ON: 4/13/2022 3:33 PM

P.O.C.
 NORTHWEST CORNER OF SECTION 13,
 TOWNSHIP 39 S., RANGE 40 E. AND NORTHWEST
 CORNER OF LOT 4 (P.B. 3, PG. 6)



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**WATERSIDE - KL WATERSIDE LLC
 SKETCH AND DESCRIPTION**

Prepared For: KOLTER LAND PARTNERS, LLC
 Last Date of Field Survey: N/A

LEGEND

- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- PG./PG(S) --- PAGE(S)
- 13-39-40 --- SECTION-TOWNSHIP-RANGE
- 14-13 --- SECTION CORNER

- P.B. --- PLAT BOOK
- D.B. --- DEED BOOK
- S.R. --- STATE ROAD
- R/W --- RIGHT-OF-WAY
- R --- RADIUS
- L --- ARC LENGTH
- D --- DELTA-CENTRAL ANGLE



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 Licensed Business Number LB 7768

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|-------------------------------|------------------|---------------------|
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