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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NO. 25-_____

**A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY
DEDICATION, FROM JWA RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS
A CONDITION OF APPROVAL OF THE RANCH PHASE 1 FINAL SITE PLAN PUD**

WHEREAS, JWA Ranch, LLC, a Delaware limited liability company, has agreed to provide a Warranty Deed for 100,746 square feet of right-of-way along SE Bridge Road as a condition of approval of The Ranch Phase 1 Final Site Plan PUD; and

WHEREAS, by document entitled "Warranty Deed" executed on September 12, 2025, JWA Ranch, LLC, grants to Martin County a deed for dedication of right-of-way; 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; and

WHEREAS, pursuant to Sec. 336.08, Fla. Stat., the Board may designate the property as part of a public County Road by adoption of a resolution.

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

Martin County hereby approves and accepts a Warranty Deed from JWA Ranch, LLC, a Delaware limited liability company, and designates the property as County right-of-way.

DULY PASSED AND ADOPTED THIS 7th DAY OF OCTOBER, 2025.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY
COMMISSIONERS

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

ELYSSE A. ELDER, ACTING COUNTY ATTORNEY