

This instrument prepared by:

Mandee Johns, Real Property Professional
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Surplus Palm City Parcel – Jamsz - 4081
Property Address: 3500 SW Palm City School Ave., Palm City,
FL 34990
PCN: 18-38-41-000-058-00000-4

Return to:

South Florida Title Services, Inc.
213/215 SE Ocean Blvd., Stuart, FL 34994
Consideration: \$3,200,000.00

COUNTY DEED

THIS COUNTY DEED, made this _____ day of _____, 2025, by **MARTIN COUNTY**, a political subdivision of the State of Florida, 2401 SE Monterey Road, Stuart, Florida 34996, Grantor, and **MEDALIST BUILDING GROUP, LLC**, a Florida limited liability company, whose mailing address is 1235 SW 34th Street, Palm City, FL 34990, Grantee.

WITNESSETH that Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, it's successors and assigns forever, the land lying and being in Martin County, Florida, described in the attached **Exhibit "A"** (the "Property").

PROVIDED THAT, Grantee accepts the Property, which is not a lot of record, with its current zoning, easements, and restrictions of record. Specifically, the Property is conveyed subject to the following matters so that all development of the Property and all improvements made on the Property shall be pursuant to and in accordance with each of the following:

1. Improvements developed on the Property shall not exceed a maximum height of two (2) stories and a maximum building height of thirty (30) feet, as determined pursuant to Section 12.1.04, Land Development Regulations, Martin County Code.
2. Any first-floor residential units developed on the Property shall feature a functional front porch or stoop.
3. All development on the Property, whether commercial or mixed use, shall place on-site parking in the rear, such that parking areas on the Property are not located immediately adjacent to either SW Martin Highway or SW Palm City School Avenue. On-street parking is permitted dependent on street type and in accordance with applicable regulations.
4. The developed Property shall provide an interconnect between SW Newberry Court and SW Palm City School Avenue so that all traffic from the Property and from any other property serviced by SE Newberry Court will have access to the existing traffic signal at the intersection of SW Martin Highway and SW Palm City School Avenue. The interconnect shall be a minimum of fourteen feet (14') wide and may allow one-way, only,

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or two-way, traffic at Owner's election. Direct access from the Property onto SW Martin Highway shall be permitted only via SE Newberry Court and SW Palm City School Avenue.

5. In connection with the development of the Property, an eight (8) foot wide easement adjoining the right-of-way of Palm City School Avenue along the easterly boundary of the Property shall be granted to Martin County to accommodate a sidewalk with shade trees.

Concurrent with acceptance of this County Deed, Grantee shall re-convey to Grantor, as a donation/transfer to Martin County by way of a separate quit claim deed, all of that portion of the Property which lies adjacent to and west of that road known as SE Newberry Court, which portion of the Property is legally described in the attached **Exhibit "B."**

IN WITNESS WHEREOF the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

ELYSSE A. ELDER, COUNTY ATTORNEY

**EXHIBIT "A" TO COUNTY DEED
LEGAL DESCRIPTION**

Tract 58, Section 18, Township 38 South, Range 41 East, PALM CITY FARMS, according to the plat thereof recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, lying North of SR 714 and West of Palm City School Avenue less the following described parcel:

Start at the intersection of the centerline of State Road 714 and Palm City Elementary School Road, said point being the Southeast corner of Tract 58 in Section 18, T38S, R41E, PALM CITY FARMS S/D as in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, and run Northerly along the centerline of Palm City Elementary School Road for 661.8 feet to a point,

thence run Westerly for 50 feet to a concrete monument on the right-of-way line of Palm City Elementary School Road, for the point of beginning.

From the point of beginning continue Westerly for 140.0 feet to a point,

thence run South for 156.0 feet along a chain-link fence parallel to the centerline of said Palm City Elementary School Road to a concrete marker,

thence continue South 1.0 feet to a point,

thence run Easterly 140.0 feet to a concrete monument said concrete monument being on the Westerly right-of-way of Palm City Elementary School Road,

thence run Northerly along said Westerly right-of-way for 157.0 feet to a concrete monument and the point of beginning.

Also less all of that portion of Tract 58, Section 18, Township 38 South, Range 41 East, lying West of the Centerline of Danforth Creek and North of the North Right of Way line of SW Martin Highway (County Road 714) of the Plat of Palm City Farms as recorded in Plat Book 6 at Page 42, Palm Beach (now Martin) County, Florida.

EXHIBIT B
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION WEST PARCEL

A TRACT OF LAND LYING IN TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PALM BEACH COUNTY RECORDS (NOW MARTIN) COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE, SOUTH 89°50'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 805.73 FEET;

THENCE, NORTH 00°13'16" EAST A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST MARTIN HIGHWAY (COUNTY ROAD 714) AS RECORDED IN OFFICIAL RECORDS BOOK 3404, PAGE 2636 MARTIN COUNTY, FLORIDA PUBLIC RECORDS, A POINT ON THE WESTERLY LINE OF SOUTHWEST NEWBERRY COURT A PRIVATE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1749, PAGE 1686 OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**;

THENCE, NORTH 89°50'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 88.55 FEET MORE OR LESS TO THE CENTERLINE OF DANFORTH CREEK;

THENCE, NORTH 18°49'24" EAST ALONG SAID CENTERLINE A DISTANCE OF 619.12 FEET MORE OR LESS TO THE NORTH LINE OF SAID TRACT 58 AND THE SOUTH LINE OF OAKBROOKE ESTATES AT THE GARDENS PHASE NO. 1 OF THE GARDENS P.U.D AS RECORDED IN PLAT BOOK 15, PAGE 73 OF SAID PUBLIC RECORDS;

THENCE, SOUTH 89°52'44" EAST ALONG SAID NORTH LINE AND SAID SOUTH LINE A DISTANCE OF 158.62 FEET MORE OR LESS TO SAID WESTERLY LINE OF SOUTHWEST NEWBERRY COURT AND THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 00°44'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°58'10" WEST, 2.25 FEET;

THENCE, ALONG SAID WESTERLY LINE THE NEXT 9 COURSES;

1. THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.25 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 62°23'51";
2. THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 97°11' 21";
3. THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.64 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°58'57";
4. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.87 FEET;
5. THENCE, SOUTH 42°31'44" WEST A DISTANCE OF 70.85 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 23°18'43";
6. THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 122.06 FEET;
7. THENCE, SOUTH 19°13'01" WEST A DISTANCE OF 149.62 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 18°59'45";
8. THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.04 FEET;
9. THENCE, SOUTH 00°13'16" WEST A DISTANCE OF 68.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.93 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Richard E.
Barnes, Jr.**

Digitally signed by
Richard E. Barnes, Jr.
Date: 2024.09.26
09:36:22 -04'00'

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS -5173

DATE OF SIGNATURE

NOTE: SEE SHEETS 3 THROUGH 6 OF 6 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 THROUGH 6 OF 6 OF THIS DOCUMENT. **THIS IS NOT A SURVEY**

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

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

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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Professional Surveyors and Mapper Business Certificate # LB 8030

EXHIBIT B
WEST PARCEL
DANFORTH CREEK AND
COUNTY ROAD 714
COUNTY PARCEL

MARTIN COUNTY

FLORIDA

PATH: \010025-01-046 (SUR)\Survey\Topo Boundary

DRAWN: RT

PROJECT NO. 010025-01-046

REVISED DATE: --

DATE: SEP. 26, 2024

CADD FILE: 10025-TRACT_58-WEST SKT

SCALE: N/A

SHEET 1 OF 6

EXHIBIT B
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 89°50'01" EAST FOR THE SOUTH LINE OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. THIS SKETCH AND LEGAL IS SHOWN ACCORDING TO A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP TITLED "WEST PARCEL DANFORTH CREEK AND COUNTY ROAD 714 COUNTY PARCEL", PROJECT NO. 10025-01-046, DATED SEPTEMBER 26, 2024.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.
4. 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

LEGEND:

ALLUM.	ALUMINUM
Δ	CENTRAL ANGLE OF CURVE
(C)	CALCULATED DATA
CH	CHORD OF CURVE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
(D)	DEED DATA
D.B.	DEED BOOK
E:	EASTING
ID.	IDENTIFICATION
L	ARC LENGTH OF CURVE
L.B.T.	LANDSCAPE BUFFER TRACT
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS OF CURVE
RMB	ROAD MAP BOOK
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
TYP.	TYPICAL
TIITF	BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA



KEY NOTE NUMBER



FOUND QUARTER SECTION CORNER



FOUND SECTION CORNER



PARCEL LINE



EASEMENT LINE



RIGHT OF WAY LINE



SECTION LINE



SUBJECT PARCEL

NOTE: SEE SHEETS 3 THROUGH 6 OF 6 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 THROUGH 6 OF 6 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman

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301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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Professional Surveyors and Mapper Business Certificate # LB 8030

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WEST PARCEL
DANFORTH CREEK AND
COUNTY ROAD 714
COUNTY PARCEL

MARTIN COUNTY

FLORIDA

PATH: \010025-01-046 (SUR)\Survey\Topo_Boundary

DRAWN: RT

PROJECT NO. 010025-01-046

REVISED DATE: --

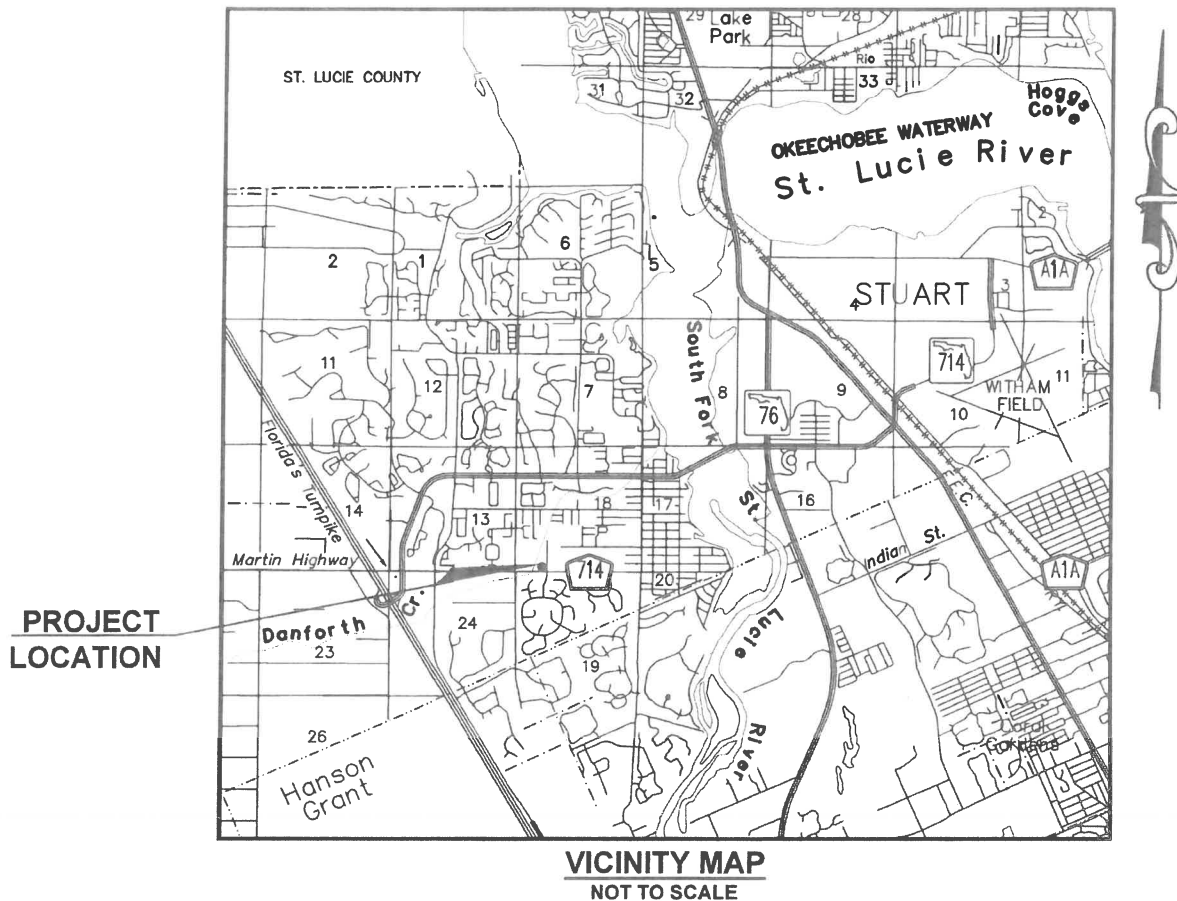
DATE: SEP. 26, 2024

CADD FILE: 10025-TRACT_58-WEST SKT

SCALE: N/A

SHEET 2 OF 6

EXHIBIT B
SKETCH OF DESCRIPTION
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA



NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

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CADD FILE: 10025-TRACT_58-WEST SKT

SCALE: N/A

SHEET 3 OF 6

0 50 100 Feet

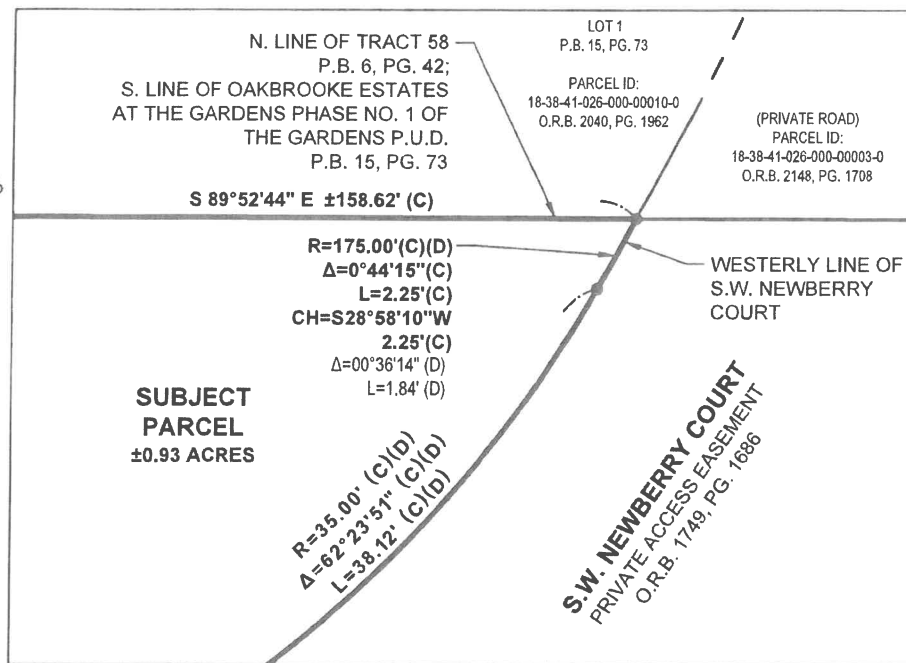
THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 100'

MATCH LINE "B" - SEE SHEET 6 FOR CONTINUATION

Bowman

SCALE: 1"=100'	SHEET 4 OF 6
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EXHIBIT B
SKETCH OF DESCRIPTION
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA

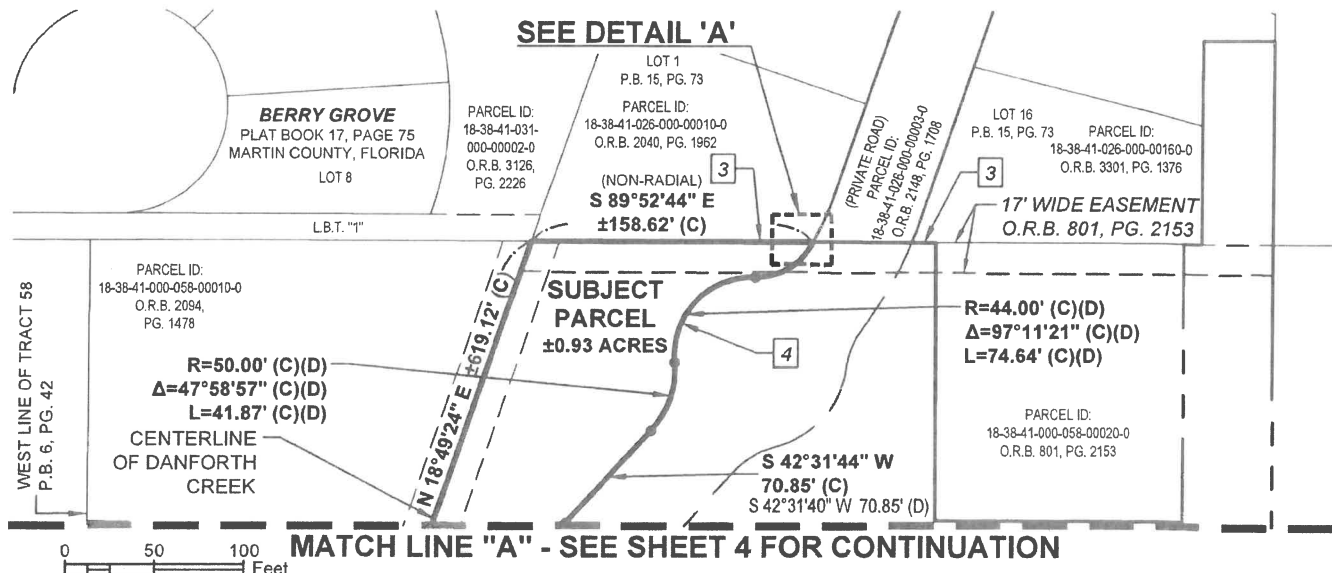


KEY NOTES

- 3 N. LINE OF TRACT 58
P.B. 6, PG. 42;
S. LINE OF OAKBROOKE ESTATES
AT THE GARDENS PHASE NO. 1 OF
THE GARDENS P.U.D.
P.B. 15, PG. 73
- 4 WESTERLY LINE OF
S.W. NEWBERRY COURT

DETAIL 'A'

SCALE: 1" = 5'



MATCH LINE "A" - SEE SHEET 4 FOR CONTINUATION

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

NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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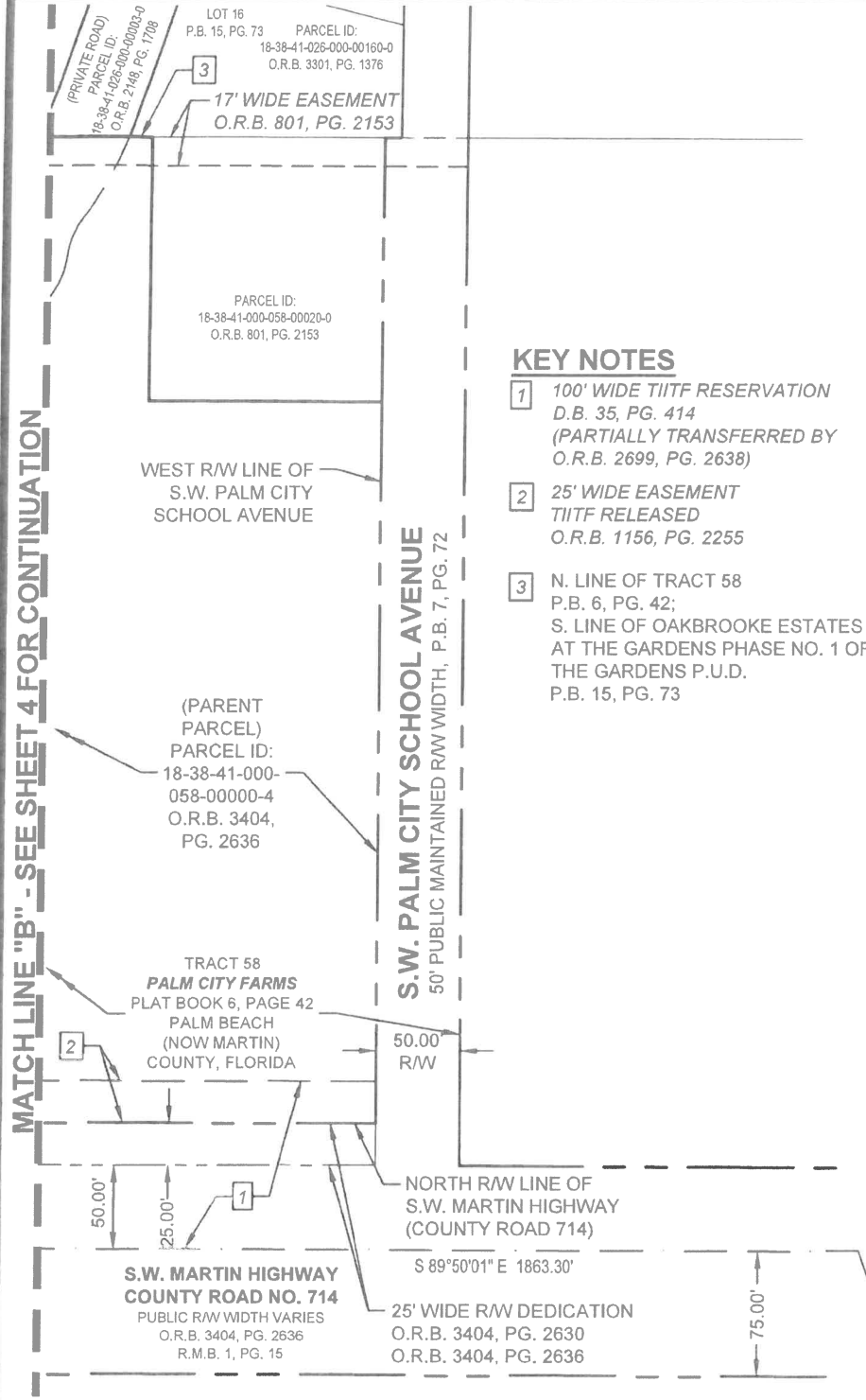
DATE: SEP. 26, 2024

CADD FILE: 10025-TRACT_58-WEST SKT

SCALE: 1"=100'

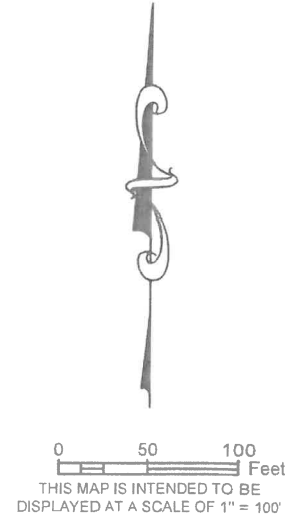
SHEET 5 OF 6

EXHIBIT B
SKETCH OF DESCRIPTION
 LYING IN SECTION 18,
 TOWNSHIP 38 SOUTH,
 RANGE 41 EAST
 MARTIN COUNTY, FLORIDA



KEY NOTES

- 1** 100' WIDE TIITF RESERVATION
 D.B. 35, PG. 414
 (PARTIALLY TRANSFERRED BY
 O.R.B. 2699, PG. 2638)
- 2** 25' WIDE EASEMENT
 TIITF RELEASED
 O.R.B. 1156, PG. 2255
- 3** N. LINE OF TRACT 58
 P.B. 6, PG. 42;
 S. LINE OF OAKBROOKE ESTATES
 AT THE GARDENS PHASE NO. 1 OF
 THE GARDENS P.U.D.
 P.B. 15, PG. 73



S. QUARTER CORNER OF SECTION 18,
 TOWNSHIP 38 S., RANGE 41 E.
 FOUND PUBLIC LAND TALLAHASSEE
 MERIDIAN SURVEY CORNER
 4" ALUM. DISK SET IN CONCRETE
 STAMPED "GCY LB 4108 2016 18 19"
 N: 1028442.239 (HELD)
 E: 891063.834 (HELD)
 N: 1028442.30 (PER CCR# 108868)
 E: 891063.88 (PER CCR# 108868)
 NEW CCR# PENDING

NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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COUNTY PARCEL

MARTIN COUNTY

FLORIDA

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PROJECT NO. 010025-01-046	REVISD DATE: -
CADD FILE: 10025-TRACT_58-WEST SKT	SCALE: 1"=100' SHEET 6 OF 6

DATE: SEP. 26, 2024