

Prepared by and return to:

Robert A. Burson
Attorney at Law
Robert A. Burson, P.A.
Post Office Box 1620
Stuart, FL 34995
772-286-1616
File Number: 23-037
Will Call No.: CH Box 39
MC RPM: 3905
Parcel Identification No. 18-38-41-000-058-00000-4
Consideration: \$4,028,000.00



Inst. # 3043301
Bk: 3404 Pg: 2636 Pages: 1 of 5
Recorded on: 11/2/2023 10:26 AM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00 Deed Tax: \$28,196.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 2ND day of NOVEMBER, 2023 between JAMSZ Properties, Inc., a Florida corporation whose post office address is 3494 SE Fairway E, Stuart, FL 34997 of the County of Martin, State of Florida, grantor*, and Martin County, a political subdivision of the State of Florida whose post office address is 2401 SE Monterey Road, Stuart, FL 34996 of the County of Martin, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

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.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Accepted by Resolution # 23-10.4.

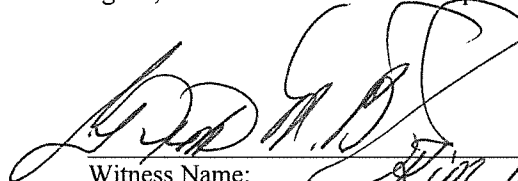
Pursuant to Resolution # 23-10.4 the Board of County Commissioners of Martin County has designated that the portion of the property described in the attached Exhibit 1 be dedicated as an addition to the adjoining SE Martin Highway as a public County road. The dedication shall become effective upon the recording of this deed in the official records of Martin County, Florida.

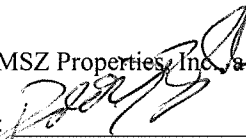
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

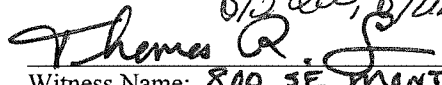
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Ronald F. Zollo
Witness Address: 800 SE MONTEREY COMMONS BLVD.
SUITE 200, STUART, FL 34996

JAMSZ Properties, Inc., a Florida corporation
By: 
Ronald F. Zollo, President

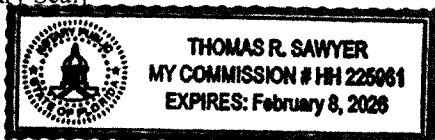
 THOMAS R. SAWYER
Witness Name: 800 SE MONTEREY COMMONS BLVD.
Witness Address: SUITE 200, STUART, FL 34996

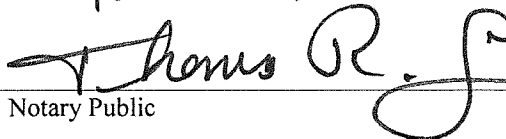
(Corporate Seal)

State of Florida
County of MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1ST day of NOVEMBER, 2023 by Ronald F. Zollo, President of JAMSZ Properties Inc., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced FLA. DRIVER'S as LICENSE identification.

[Notary Seal]




Notary Public

Printed Name: THOMAS R. SAWYER

My Commission Expires: FEB. 8, 2026

SKETCH AND DESCRIPTION

RIGHT OF WAY DEDICATION IN TRACT 58, PALM CITY FARMS,
SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN
COUNTY, FLORIDA

PARCEL ADDRESS:

3500 SW PALM CITY SCHOOL AVE, PALM CITY FLORIDA, 34990

PARCEL ID:

18-38-41-000-058-00000-4

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT (NAD83(2011)) REFERENCED ALONG THE SOUTH LINE SECTION 18-38-41.
2. THIS SKETCH AND DESCRIPTION IS PREPARED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY THIS FIRM, DATED 1/31/2023 USING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT POLICY NUMBER OF 6-8945761, AGENT'S FILE NUMBER 21-16, ISSUING AGENT MARCO DE LA CAL, P.A., DATED AUGUST 31, 2021 @ 2:16 PM

LEGEND:

DB 35/414 = DEED BOOK 35, PAGE 414; O.R.B. = OFFICIAL RECORDS BOOK; N = NORTHING COORDINATES, E = EASTING COORDINATES; FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

AREA NOTE:

RIGHT OF WAY DEDICATION: 14,290 SQUARE FEET (0.33 ACRES) MORE OR LESS

ADA STATEMENT:

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

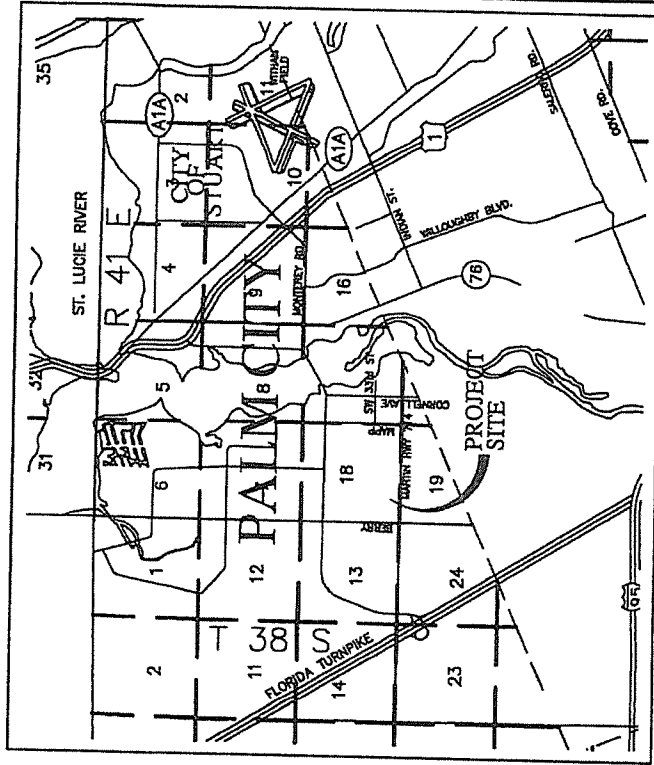
THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 3

NOT COMPLETE WITHOUT ALL SHEETS

DRAWING DATE: 4/25/2023
PROJECT NO. 221158

EXHIBIT



LOCATION MAP

NOT TO SCALE

CERTIFIED TO:

- 1) MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
- 2) MARCO DE LA CAL, P.A.
- 3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CERTIFICATION: I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J-17, F.A.C.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING

ENVIRONMENTAL CONSULTING

3401 SW 72ND AVE., PALM CITY, FLORIDA

P.O. BOX 2533, PALM CITY, FL 34991

PH: (772) 283-2977 SURVEYSBYFENEX@GMAIL.COM

LICENSED BUSINESS # 6898

FLORIDA REGISTRATION # 5102

CHRISTIAN FENEX

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

SKETCH AND DESCRIPTION

RIGHT OF WAY DEDICATION IN TRACT 58, PALM CITY FARMS,
SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN
COUNTY, FLORIDA

EXHIBIT 1
PAGE 2 OF 3 PAGES

15' EASEMENT AMBIGUOUS
LOCATION PER O.R.B. 271/126
EASEMENT APPEARS TO BE
RELEASED PER O.R.B. 271/130 &
O.R.B. 271/133
DANFORTH CREEK OUTFALL
LATERAL PLAT BOOK 4, PAGE 60

18-38-41-000-058-00010-0
TRACT 58, PALM CITY FARMS
NOT INCLUDED
PLAT BOOK 6, PAGE 42

18-38-41-000-058-00000-4
PARENT TRACT -- NOT INCLUDED
TRACT 58, PALM CITY FARMS
PLAT BOOK 6, PAGE 42

SW NEWBERRY CT
PRIVATE ACCESS EASEMENT
O.R.B. 1749, PAGE 1885

DANFORTH CREEK
(AKA DANFORTH DITCH)
WEST LINE OF
RIGHT OF WAY
DEDICATION

WEST LINE TRACT 58
CENTERLINE
N19°02'53"E
26.42'

SW BERRY AVE
(CENTERLINE) WEST
LINE 18-38-41

SOUTH LINE TRACT 58 &
SOUTH LINE SECTION 18-38-41
(BEARING BASIS)

POINT OF
COMMENCEMENT
SW CORNER SECTION 18
CERTIFIED CORNER
#108869

N89°50'08"W
41.35'

N89°50'08"W
575.91'
SW MARTIN HWY (C.R. 714)
(PUBLIC RIGHT OF WAY-WIDTH VARIES)
(MAP BOOK 1, PAGE 15)

S89°50'08"E 1334.58'
NORTH LINE RIGHT OF WAY DEDICATION
25 FOOT ADDITIONAL RIGHT OF WAY (SHADED)
14,290 SQUARE FEET (0.33 ACRES) MORE OR LESS

S89°50'08"E 567.32'

S00°04'30"W
25.00'

EAST LINE OF
RIGHT OF WAY
DEDICATION

WEST RIGHT OF WAY LINE
EAST RIGHT OF WAY LINE
EAST LINE TRACT 58
N89°50'08"W
50.00'

18-38-41-000-000-00080-9
WAREHOUSE DISTRIBUTION
NOT INCLUDED
PALM CITY ESTATES, PLAT
BOOK 1, PAGE 40

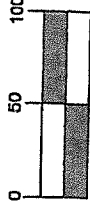
(15' RIGHT OF PER PLAT
BOOK 6 PALM BEACH
(NOW MARTIN), PAGE 42)
SW PALM CITY SCHOOL AVE
(50' PUBLIC RIGHT OF WAY)
(PLAT BOOK 7, PAGE 72)

SE CORNER
TRACT 58

N00°04'30"E
50.00'

EXHIBIT 2

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

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LICENSED BUSINESS # 6858

LEGEND:

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DEPARTMENT OF TRANSPORTATION

THIS IS NOT A BOUNDARY SURVEY

DRAWING DATE: 4/25/2023
PROJECT NO. 221158

SHEET 3 OF 3

NOT COMPLETE WITHOUT ALL SHEETS

SKETCH AND DESCRIPTION

EXHIBIT B

RIGHT OF WAY DEDICATION IN TRACT 58, PALM CITY FARMS,
SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN
COUNTY, FLORIDA

EXHIBIT 1
PAGE 3 OF 3 PAGES

RIGHT OF WAY DEDICATION LEGAL DESCRIPTION:

A PARCEL OF LAND FOR RIGHT OF WAY DEDICATION BEING A PORTION OF 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 COUNTY ROAD 714, ALSO KNOWN AS MARTIN HIGHWAY AND WEST OF PALM CITY SCHOOL AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, THE SAME BEING THE INTERSECTION OF THE BASELINE OF COUNTY ROAD 714 AND THE CENTERLINE OF SW BERRY AVENUE; THENCE SOUTH 89°50'08" EAST ALONG SAID BASELINE OF COUNTY ROAD 714, A DISTANCE OF 1334.58 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 58, PALM CITY FARMS; THENCE NORTH 00°04'30" EAST ALONG THE EAST LINE OF SAID TRACT 58, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 714; THENCE NORTH 89°50'08" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SW PALM CITY SCHOOL AVENUE, RECORDED IN PLAT BOOK 7, PAGE 72, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING FOR THE RIGHT OF WAY DEDICATION; THENCE CONTINUE NORTH 89°50'08" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 575.91 FEET TO A POINT, SAID POINT BEING AT THE CENTERLINE OF DANFORTH CREEK; THENCE NORTH 19°02'53" EAST ALONG SAID CENTERLINE OF DANFORTH CREEK, A DISTANCE OF 26.42 FEET; THENCE SOUTH 89°50'08" EAST ALONG A LINE 25 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 714, A DISTANCE OF 567.32 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID SW PALM CITY SCHOOL AVENUE; THENCE SOUTH 00°04'30" WEST ALONG SAID WEST RIGHT OF LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,290 SQUARE FEET (0.33 ACRES) MORE OR LESS

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SHEET 2 OF 3

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