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

ORDINANCE NUMBER ____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 22-02, 95 RIVERSIDE PUD/PULTE I-95, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on June 16, 2022, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on November 7, 2023, at a duly advertised public hearing, this Board considered the amendment for adoption; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments; and

WHEREAS, the Board finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

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

**PART I. ADOPTION OF COMPREHENSIVE GROWTH MANAGEMENT
PLAN AMENDMENT CPA 22-02, 95 RIVERSIDE PUD/PULTE I-95**

Comprehensive Growth Management Plan Amendment CPA 22-02, 95 Riverside PUD/Pulte I-95, is hereby adopted as follows: The Future Land Use Map is hereby changed from General Commercial to Commercial Office/Residential on the

12.402-acres property located on the northwest side of S.E. Kanner Highway/SR 76, northeast of S.W. Lost River Road and the I-95 interchange and further described in Exhibit A, attached hereto and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. EFFECTIVE DATE.

The effective date of this plan amendment, if not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS NOVEMBER 7, 2023.

ATTEST:

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

**BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

**BY: _____
EDWARD V. CIAMPI, CHAIRMAN**

**APPROVED AS TO FORM
& LEGAL SUFFICIENCY:**

**BY: _____
SARAH W. WOODS, COUNTY ATTORNEY**

Exhibit A

Parcel I.D. Number

55-38-41-000-043-00030-2

Legal Description:

PARCEL 1

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BOUNDED ON THE NORTHEAST BY ST. LUCIE INLET FARMS ON THE NORTHEAST BY THE APPROXIMATE HIGH-WATER LINE (WEST BANK) ON THE SOUTH FORK OF THE ST. LUCIE RIVER, ON THE SOUTHEAST BY STATE ROAD NO. 76 AND IN THE SOUTHWEST BY STATE ROAD NO. 9 (I-95) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA; THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 25 MINUTES 48 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 236.21 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE RIGHT-OF-WAY LINE OF ACCESS ROAD NO. 2 AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 89095-1412; THENCE ALONG SAID RIGHT-OF-WAY LINE ACCESS ROAD NO. 2 THE FOLLOWING FIVE (5) COURSES NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 81.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5530.58 FEET AND A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 48 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 414.74 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3655.72 FEET AND A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 03 SECONDS A RADIAL BEARING AT SAID POINT BEARS NORTH 46 DEGREES 53 MINUTES 03 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1448.81 FEET TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 00 MINUTES 26 SECONDS; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 234.45 FEET; THENCE NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 881.84 FEET TO A POINT OF INTERSECTION WITH THE SOUTHLINE OF ST. LUCIE INLET FARMS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA; THENCE NORTH 66 DEGREES 03 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE OF ST.

LUCIE INLET FARMS, A DISTANCE OF 1469 FEET MORE OR LESS TO THE SOUTHWESTERLY APPROXIMATE HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID APPROXIMATE HIGH WATER LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 36 DEGREES 14 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40 FEET, MORE OR LESS; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 382.70 FEET TO THE POINT OF BEGINNING.

LESS

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY (FORMERLY PALM BEACH COUNTY), FLORIDA. THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO THE POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE. SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE POINT OF BEGINNING, OF THIS DESCRIPTION AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 03 DEGREES 09 MINUTES 03 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 306.29 FEET; THENCE NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15.12 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 25 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.70 FEET; THENCE NORTH 55 DEGREES 56 MINUTES 08 SECONDS WEST A DISTANCE OF 183.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 27 MINUTES 24 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 25.44 FEET; THENCE NORTH 46 DEGREES 37 MINUTES 36 SECONDS WEST A DISTANCE OF 38.26 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106 DEGREES 20 MINUTES 05 SECONDS; THENCE WESTERLY ALONG SAID ARC, A DISTANCE OF 46.40 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE 09 DEGREES 09 MINUTES 36 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 29.58 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE 462.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 08 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 121.65 FEET; THENCE NORTH 39 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 00 MINUTES 26 SECONDS; THENCE NORTHWESTERLY ALONG SAID ARC A DISTANCE OF 234.45 FEET; THENCE NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST A DISTANCE OF 881.84 FEET; THENCE NORTH 66 DEGREES 03 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.30 FEET; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, A DISTANCE OF 879.36

FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 136.00 FEET, A CENTRAL ANGLE OF 124 DEGREES 16 MINUTES 34 SECONDS; THENCE SOUTHEASTERLY ALONG SAID ARC, A DISTANCE OF 294.99 FEET; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 462.75 FEET TO A POINT ON A CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS; THENCE NORTHEASTERLY ALONG SAID ARC, A DISTANCE OF 69.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS 25.00 FEET, A CENTRAL ANGLE 85 DEGREES 05 MINUTES 06 SECONDS; THENCE NORTHWARD ALONG SAID ARC A DISTANCE OF 37.13 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 640.67 FEET, A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS; THENCE NORTHWESTERLY ALONG SAID ARC A DISTANCE OF 32.69 FEET; THENCE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 690.57 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS, THENCE SOUTHEASTERLY ALONG SAID ARC A DISTANCE OF 43.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS; THENCE EASTWARD ALONG SAID ARC, A DISTANCE OF 33.03 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE EASTERLY ALONG SAID ARC, A DISTANCE OF 338.19 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST; A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST; A DISTANCE OF 85.69 FEET; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 106.06 FEET TO THE POINT OF BEGINNING.

AND LESS

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY (FORMERLY PALM BEACH COUNTY), FLORIDA. THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE; A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 03 DEGREES 09 MINUTES 03 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 306.29 FEET; THENCE NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15.12 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 25 SECONDS, TANGENT BEARING SOUTH 36 DEGREES 36 MINUTES 59 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.70 FEET TO A SOUTHEAST CORNER OF PLAT I OF NINETY FIVE RIVERSIDE, P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS

OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 55 DEGREES 56 MINUTES 08 SECONDS WEST, ALONG A NONRADIAL LINE A DISTANCE OF 183.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 27 MINUTES 24 SECONDS, A TANGENT BEARING OF NORTH 45 DEGREES 59 MINUTES 24 SECONDS EAST; THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 25.44 FEET; THENCE NORTH 46 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 38.26 FEET TO A POINT ON A CURVE . CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106 DEGREES 20 MINUTES 05 SECONDS: THENCE WESTERLY ALONG SAID ARC, A DISTANCE OF 46.40 FEET TO A POINT ON A CURVE, BEING THE EASTERLY RIGHT-OF-WAY LINE OF S.W. LOST RIVER ROAD, AS RECORDED ON SAID PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE 09 DEGREES 09 MINUTES 36 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC AND THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.58 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE 462.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 08 SECONDS, THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 121.65 FEET, TO THE POINT OF INTERSECTION OF THE RIGHT OF WAY OF SAID S.W. LOST RIVER ROAD AND STATE ROAD 76, SAID POINT ALSO BEING THE BEGINNING OF A CURVE WHICH IS COINCIDENTALLY TANGENTIAL TO THE PREVIOUSLY DESCRIBED CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3725.72 FEET, AND A CENTRAL ANGLE OF 07 DEGREES 03 MINUTES 42 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY OF SAID STATE ROAD 76 A DISTANCE OF 459.19 FEET, TO THE BEGINNING OF A COMPOUND CIRVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET, AND A CENTRAL ANGLE OF 01 DEGREES 58 MINUTES 31 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY OF SAID STATE ROAD 76 A DISTANCE OF 193.07 FEET, TO THE POINT OF BEGINNING.

AND LESS

BEING A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANANT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 88 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUB RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE; A DISTANCE OF 621.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.W. LOST RIVER ROAD; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST, ALONG SAID S.W. LOST RIVER ROAD, A DISTANCE OF 414.65 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 136.00 FEET AND A CENTRAL ANGLE OF 124 DEGREES 16 MINUTES 34 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 294.99 FEET; THENCE CONTINUING ALONG THE RIGHT-OF-WAY LINE OF LOST RIVER ROAD, NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST, A DISTANCE OF 257.50 FEET TO THE POINT OF BEGINNING.

AND LESS

BEING A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 52 MINUTES 12 SECONDS EAST, (BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6X6 CONCRETE MONUMENT, NORTHING 1007149-217 - EASTING 894323.132), AND GS 35 (6X6 CONCRETE MONUMENT, NORTHING 1028406.596 - EASTING 889859.33 1), AND WITPORT (10 FOOT METAL ROD IN SLEEVE, NORTHING 1035092.423 - EASTING 908282.549) ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 621.86 FEET TO A POINT ON THE NORTH LINE OF PLAT III OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (4) COURSES, NORTH 52 DEGREES 07 MINUTES 48 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE - NORTH 34 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 24.07 FEET; THENCE NORTH 23 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 54 MINUTES 41 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 307.13 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 58 SECONDS EAST A DISTANCE OF 1032.53 FEET TO A POINT ON THE WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER THENCE ALONG SAID MEAN HIGH WATER LINE NORTH 44 DEGREES 52 MINUTES 46 SECONDS WEST A DISTANCE OF 34.26 FEET TO A POINT ON SAID NEW SOUTH LINE OF THE HANSON GRANT AND SAID SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION; THENCE SOUTH 66 DEGREES 01 MINUTES 58 SECONDS WEST ALONG SAID NEW SOUTH LINE OF THE HANSON GRANT AND SAID SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION; A DISTANCE OF 1450.67 FEET TO THE POINT OF BEGINNING

AND LESS

BEING A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT -OF- WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42. OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT -OF- WAY LINE, A DISTANCE OF 621.86 FEET TO A POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF

51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT -OF -WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG SAID S.W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF SOUTH 25 DEGREES 22 MINUTES 09 SECONDS WEST AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 41 MINUTES 08 SECONDS EAST AND A CENTRAL ANGLE OF 85 DEGREES 05 MINUTES 06 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 640.67 FEET, A CHORD BEARING OF SOUTH 53 DEGREES 41 MINUTES 22 SECONDS WEST, AND A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS ; THENCE ALONG SAID CURVE A DISTANCE OF 32.69 FEET TO THE BEGINNING OF A NON-RADIAL LINE; THENCE ALONG SAID LINE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, A CHORD BEARING OF NORTH 53 DEGREES 20 MINUTES 11 SECONDS WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 43.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST, AND A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT -OF- W AY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER. ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE COURSES, (5) NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST, A DISTANCE OF 206.48 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST, A DISTANCE OF 82.53 FEET MORE OR LESS TO A POINT ON THE WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE ALONG SAID WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER AS APPROXIMATED BY THE FOLLOWING FOUR (4) COURSES, NORTH 58 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 47.37 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 47.11 FEET; THENCE NORTH 81 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 52.90 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 52.01 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 57 SECONDS EAST, A DISTANCE OF 175.07 FEET; TO THE POINT OF BEGINNING.

AND LESS

A PARCEL OF LAND 10 FEET WIDE FOR THE PURPOSE OF PEDESTRIAN ACCESS, LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH. RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1. PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (BEARINGS SHOWN HEREON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO.2, BEARING SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412), A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET THENCE SOUTH 72 DEGREES-07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG SAID S .W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET,, A CHORD BEARING OF SOUTH 25 DEGREES 22 MINUTES 09 SECONDS WEST AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 41 MINUTES 08 SECONDS EAST AND A CENTRAL ANGLE OF 85 DEGREES 05 MINUTES 06 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 640.67 FEET A CHORD BEARING OF SOUTH 53 DEGREES 41 MINUTES 22 SECONDS WEST AND A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 32.69 FEET TO THE BEGINNING OF A NON-RADIAL LINE; THENCE ALONG SAID LINE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, TO WEST A CHORD BEARING OF NORTH 53 DEGREES 20 MINUTES 11 SECONDS WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 43.75 FEET TO . THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST, AND A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS: THENCE ALONG SAID CURVE A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE (5) COURSES, NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A

DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY) AND THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 76 (KANNER HIGHWAY) A DISTANCE OF 206.48 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 10.30 FEET; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST A DISTANCE OF 204.01 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCELL OF LAND 10 FEET IN WIDTH FOR PEDESTRIAN ACCESS, LYING IN LOT 2. PLAT 1 OF NINETY-FIVE RIVERSIDE P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 42, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2: THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE 99.99 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) NORTH 59 DEGREES 22 MINUTE 40 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST ALONG A LINE 10 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE OF 99.98 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND 10 FEET WIDE LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH. RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1. PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (BEARINGS SHOWN HEREON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO.2, BEARING SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412), A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET THENCE SOUTH 72 DEGREES-07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG SAID S .W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET,, A CHORD BEARING OF SOUTH 25 DEGREES 22 MINUTES 09 SECONDS WEST AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 41 MINUTES 08 SECONDS EAST AND A CENTRAL ANGLE OF 85 DEGREES 05 MINUTES 06 SECONDS; THENCE ALONG

SAID CURVE A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 640.67 FEET A CHORD BEARING OF SOUTH 53 DEGREES 41 MINUTES 22 SECONDS WEST AND A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 32.69 FEET TO THE BEGINNING OF A NON-RADIAL LINE; THENCE ALONG SAID LINE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, TO WEST A CHORD BEARING OF NORTH 53 DEGREES 20 MINUTES 11 SECONDS WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 43.75 FEET TO . THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST, AND A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS: THENCE ALONG SAID CURVE A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE (5) COURSES, NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY) AND THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 76 (KANNER HIGHWAY) A DISTANCE OF 206.48 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 10.30 FEET: THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST A DISTANCE OF 204.01 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 2, PLAT 1 OF NINETY FIVE RIVERSIDE P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF TRACT "A" OF THE PLAT I OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

CONTAINING 12.402 ACRES, MORE OR LESS.