



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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](http://www.martin.fl.us/accessibility-feedback)

### A. GENERAL INFORMATION

Type of Application: Revised Major Master Site Plan

Name or Title of Proposed Project: Parrot Circle Storage Facility

#### Brief Project Description:

Request for the construction of a two story self-storage facility on approximately 4.5 acres of a 11.1-acre parcel of undeveloped land located at 450 SE Parrot Circle in Stuart. The proposed two story self-storage facility has a foot print of 59,857 sf. and 119,714 gross sf. The self-storage facility features covered parking and  $\pm 1,048$  storage units (1 Unit =  $\pm 80$  sf.).

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 05/19/2022

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: C145-011 or C145-012

Previous Project Name if applicable: C & C RV RESORT

#### Parcel Control Number(s)

55-38-41-000-060-00030-6

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): LAND AMERICA 225 LLC

Company Representative: David Cloran

Address: 101 PUGLIESES WAY 2ND FL

City: Delray Beach, State: FL Zip: 33444

Phone: 561-454-1625 Email: azurita@puglieseco.com

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** HJA Design Studio, LLC

Company Representative: Erika Beitler

Address: 50 SE Ocean Blvd., Suite 101

City: Stuart, State: FL Zip: 34994

Phone: 772-678-7200 Email: erika@hjadstudio.com

**Contract Purchaser (Name or Company):** N/A

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** Bowman Consulting

Company Representative: Richard Barnes

Address: 301 SE Ocean Blvd., Suite 301

City: Stuart, State: FL Zip: 34994

Phone: 772-678-4035 Email: rbarnes@bowmanconsulting.com

**Civil Engineer (Name or Company):** Bowman Consulting

Company Representative: Richard Barnes

Address: 301 SE Ocean Blvd Suite 301

City: Stuart, State: FL Zip: 34994

Phone: 772-678-4035 Email: rbarnes@bowmanconsulting.com

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** O'Rourke Engineering  
Company Representative: Susan O'Rourke  
Address: 22 SE Seminole St.  
City: Stuart, State: FL Zip: 34994  
Phone: 772-781-7918 Email: seorourke@comcast.net

**Architect (Name or Company):** Galloway  
Company Representative: Lisa Myszkowski  
Address: 5500 Greenwood Plaza Blvd. Suite 200  
City: Greenwood Village, State: CO Zip: 80111  
Phone: 303-770-8884 Email: lisamyszkowski@gallowayus.com

**Attorney (Name or Company):** \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** EW Consultants, Inc.  
Company Representative: Paul Ezzo  
Address: 1000 SE Monterey Commons Blvd., Suite 208  
City: Stuart, State: FL Zip: 34996  
Phone: 772-287-8771 Email: pezzo@ewconsultants.com

**Other Professional (Name or Company):** \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

**E. Certification by Professionals**

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

**F. APPLICANT or AGENT CERTIFICATION**

*I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.*

Erika Beitter  
Applicant Signature

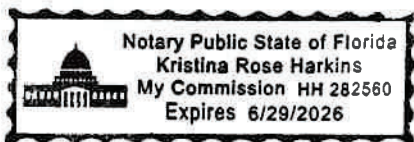
11/2/22  
Date

Erika Beitter  
Printed Name

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2<sup>nd</sup> day of November, 2022, by Erika Beitter, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

[Signature]

(Printed, Typed or Stamped Name of Notary Public)



**Martin County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION**  
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## Digital Submittal Affidavit

I, Erika Beitler, attest that the electronic version included for the project Parrot Circle Storage Facility is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Erika Beitler  
Applicant Signature

11/2/22  
Date

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2<sup>nd</sup> day of November, 2022, by Erika Beitler, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

[Signature]

(Printed, Typed or Stamped Name of Notary Public)

**Project Narrative**  
**Parrot Circle Storage Facility**  
**Project Number C145-015**

The previously approved C & C RV Resort has been revised into Parrot Circle Storage Facility. This revised major final site plan application seeks to amend the proposed use from R.V. Park to commercial self-storage. The vacant 11.08 ac site is located off Kanner Highway / SR 76 and SE Parrot Circle, 0.3 miles south of Pomeroy Street. Charlie's Bar & Grill provides a shared access easement to the site. The site is bounded by PUD low residential to the north and south. The site has two conservation easements that contain wetlands on the west and east portions of the property.

The existing 3.9 acres of wetlands are to remain in conjunction with 2.68 acres of upland buffers/preserve. The remaining 4.5 acres hosts a two-story building, with a 59,857 sf footprint, 119,714 gross sf is proposed. The self-storage facility features covered parking and  $\pm 1,048$  units (1 Unit =  $\pm 80$  sf.). Captured stormwater is sent to a dry pretreatment area that is planted with native plantings. The proposed landscape plan doubles tree replacement credits.





Paul Schilling, AICP  
Martin County Growth Management Director  
2401 Southeast Monterey Road  
Stuart, Florida 34996

David Cloran  
Authorized Representative  
Land America 225, LLC  
C/O: Pugliese Creative Ventures  
101 Puglieses Way, Delray Beach, FL 33444

**RE: Parrot Circle Storage Facility  
Martin County Project #: C145-015**

Please be advised that David Cloran of Land America 225, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

 VP  
\_\_\_\_\_  
Signature  
VP  
\_\_\_\_\_  
Title

 Cloran  
\_\_\_\_\_  
Print Name  
8/15/2022  
\_\_\_\_\_  
Date

To be filled out by Notary:

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of August

2022 by David Cloran, as vice president of  
(Name) (Title)

Land America 225, LLC a Florida Limited Liability Company, on  
(Company Name) (State)

behalf of the company who ☒ is personally known to me or ☐ has produced proper identification.

(Notary Seal or Stamp)



  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Notary Public-State of

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
My Commission Expires





Recorded in Martin County, FL 6/23/2022 2:21 PM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$27.00 Deed Tax: \$14,000.00  
 CFN#2967420 BK 3321 PG 681 PAGE 1 of 3

Prepared by and Return to:  
 South Florida Title Services, Inc.  
 Jill A. Brotherton  
 213/215 SE Ocean Blvd  
 Stuart, Florida 34994  
 Our File Number: S-19597

For official use by Clerk's office only

STATE OF Florida )  
 COUNTY OF Martin )

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this June 15, 2022, between C & C RV Resort, LLC, a Florida Limited Liability Company, a Florida corporation, whose mailing address is: 400 SE Parrot Circle, Stuart, Florida 34997, party of the first part, and Land America 225, LLC, a Florida Limited Liability Company, whose mailing address is: 101 Pugliese's Way, 2nd Floor, Delray Beach, Florida 33444, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 15, 2022.

Signed, sealed and delivered  
 in the presence of:

C & C RV Resort, LLC, a Florida Limited Liability Company

Witness signature  
 Debra A. Poston Jr.  
 Print witness name  
 Debra A. Poston Jr.  
 Witness signature  
 Kimberly Gibson  
 Print witness name  
 Kimberly Gibson

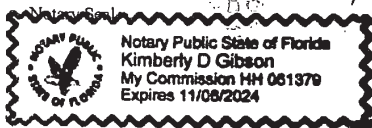
By:   
 Print Name: Charles J. Greenlees  
 Title: Authorized Member

State of Florida  
 County of Martin

THE FOREGOING INSTRUMENT was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 15th day of June, 2022 by Charles J. Greenlees, Authorized Member of C & C RV Resort, LLC, a Florida Limited Liability Company who is personally known to me.

Notary Public  
 Kimberly Gibson  
 Print Notary Name  
 Kimberly Gibson

My Commission Expires: 11/08/24



DEED - Special Warranty Deed - Corporate



**Exhibit "A"**  
(Legal Description)

A parcel of land lying with Tracts 3 and 4, Block 60, SAINT LUCIE INLET FARMS, according to the Plat thereof, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (now Martin) County, Florida. Said parcel being more particularly described as follows:

Take for the POINT OF BEGINNING the intersection of the North line of said Tract 4 and the Easterly right of way line of State Road 76; thence North 66 degrees 00 minutes 15 seconds East along the North line of said Tracts 4 and 3 a distance of 838.56 feet; thence South 07 degrees 31 minutes 31 seconds East a distance of 688.36 feet to the South line of said Tract 3; thence South 66 degrees 00 minutes 47 seconds West along the South line of said Tracts 3 and 4, a distance of 930.28 feet to the West line of said Tract 4; thence North 24 degrees 07 minutes 40 seconds West along said West line, a distance of 386.85 feet to the Easterly right of way line of State Road 76; thence North 22 degrees 30 minutes 05 seconds East along said right of way line, a distance of 396.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that part of said Tract 4 lying Easterly of State Road 76, being more particularly described as follows:

Commencing at the Southwesterly corner of said Tract 4, said corner being on the Easterly right of way line of the 30.00 foot wide right of way, according to said Plat; thence run North 23 degrees 50 minutes 47 seconds West along said Tract and said right of way line, a distance of 372.92 feet to the POINT OF BEGINNING of the herein described parcel; thence continue North 23 degrees 50 minutes 47 seconds West, a distance of 13.76 feet to the Easterly existing right of way line of said State Road 76; thence North 22 degrees 45 minutes 25 seconds East along said existing right of way line a distance of 375.58 feet to the Northerly line of said Tract 4, said Tract line also being the Southerly line of the 15.00 foot wide right of way according to said Plat; thence North 66 degrees 11 minutes 42 seconds East along said Tract, a distance of 14.54 feet to a line parallel with and 10.00 feet Easterly of, as measured at right angles to the said Easterly existing right of way line; thence South 22 degrees 45 minutes 25 seconds West along said parallel line a distance of 395.59 feet to the POINT OF BEGINNING.

**LESS THE FOLLOWING:**

A parcel of land lying within Tract 4, Block 60, SAINT LUCIE INLET FARMS, according to the Plat thereof, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (Now Martin) County, Florida. Said parcel being more particularly described as follows:

Beginning at the Southwest corner of said Tract 4; thence North 23 degrees 49 minutes 16 seconds West, along the West line of said Tract 4, a distance of 362.82 feet to an intersection with the Southeasterly right of way line of State Road 76 (South Kanner Highway 120 foot right of way); thence North 22 degrees 42 minutes 36 seconds East along said Southeasterly line, a distance of 234.60 feet; thence South 67 degrees 17 minutes 24 seconds East, a distance of 158.04 feet; thence South 25 degrees 01 minutes 39 seconds West, a distance of 12.90 feet; thence South 69 degrees 1 minutes 17 seconds East, a distance of 42.08 feet; thence South 05 degrees 40 minutes 53 seconds West, a distance of 36.38 feet; thence South 51 degrees 26 minutes 25 seconds East, a distance of 35.14 feet; thence South 53 degrees 59 minutes 17 seconds East, a distance of 34.16 feet; thence South 48 degrees 51 minutes 30 seconds East, a distance of 24.53 feet; thence South 18 degrees 09 minutes 37 seconds East, a distance of 49.58 feet; thence South 03 degrees 10 minutes 13 seconds East, a distance of 30.09 feet; thence South 12 degrees 41 minutes 36 seconds West, a distance of 27.83 feet; thence South 05 minutes 58 minutes 16 seconds East, a distance of 39.55 feet; thence South 11 degrees 37 minutes 13 seconds West, a distance of 30.97 feet; thence South 52 degrees 46 minutes 05 seconds West, a distance of 65.36 feet; thence South 48 degrees 39 minutes 42 seconds West, a distance of 29.78 feet; thence South 30 degrees 31 minutes 36 seconds West, a distance of 24.66 feet; thence South 16 degrees 08 minutes 26 seconds West, a distance of 72.41 feet to an intersection with the Southerly line of said Tract 4; thence South 66 degrees 08 minutes 14 seconds West along said Southerly line, a distance of 89.35 feet to the Southwest corner of Tract 4 and the POINT OF BEGINNING.

ALSO LESS AND EXCEPT that parcel conveyed to the State of Florida Department of Transportation in Warranty Deed recorded September 27, 2007, in Official Records Book 2281, Page 1224, Public Records of Marion County, Florida, more particularly described as follows:

A parcel of land being a portion of Tract 4, Block 60 of the Plat of SAINT LUCIE INLET FARMS, according to the Plat thereof, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (now Martin) County, Florida, being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Easterly platted right of way line located on the Westerly side of said Tract 4 with the Southerly line of said Tract 4; thence North 23 degrees 49 minutes 16 seconds West along said Easterly right of way line, a distance of 368.80 feet to the POINT OF

BEGINNING; thence continue North 23 degrees 49 minutes 16 seconds West, along said Easterly right of way line, a distance of 8.27 feet to an intersection with the Southeasterly existing right of way line of State Road 76 (South Kanner Highway); thence North 22 degrees 42 minutes 36 seconds East, along said Southeasterly existing right of way line, a distance of 213.88 feet; thence South 67 degrees 17 minutes 24 seconds East, a distance of 20.00 feet; thence South 54 degrees 10 minutes 34 seconds West, a distance of 26.82 feet to an intersection with a line being 6.00 feet Easterly of, as measured at right angles, and parallel with the aforementioned Southeasterly existing right of way line of State Road 76 (South Kanner Highway); thence South 22 degrees 42 minutes 36 seconds West, along said parallel line, a distance of 196.75 feet to the POINT OF BEGINNING.

Copy Copy Copy

# CERTIFICATE OF OWNERSHIP

The undersigned, as the attorney for LAND AMERICA 225, LLC, a Florida limited liability company certifies that the property legally described on Exhibit A attached hereto is owned by LAND AMERICA 225, LLC, a Florida limited liability company and there have been no transfers of the Property since that certain deed from C & C RV Resort, LLC, a Florida limited liability company to LAND AMERICA 225, LLC, a Florida limited liability company, made June 15, 2022 and recorded June 23, 2022 in Official Record Book 3321, Page 681 of the Public Records of Martin County, Florida.

Dated: September 14, 2022



Doug Marek, Florida Bar #35180

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup> day of September 2022, by Doug Marek, as attorney for LAND AMERICA 225, LLC, a Florida limited liability company, who is ☒ personally known to me, or has produced \_\_\_\_\_ as identification.


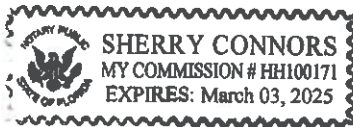
  
Signature of Notary

EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land lying with Tracts 3 and 4, Block 60, SAINT LUCIE INLET FARMS, according to the Plat thereof, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (now Martin) County, Florida. Said parcel being more particularly described as follows:

Take for the POINT OF BEGINNING the intersection of the North line of said Tract 4 and the Easterly right of way line of State Road 76; thence North 66 degrees 00 minutes 15 seconds East along the North line of said Tracts 4 and 3 a distance of 838.56 feet; thence South 07 degrees 31 minutes 31 seconds East a distance of 688.36 feet to the South line of said Tract 3; thence South 66 degrees 00 minutes 47 seconds West along the South line of said Tracts 3 and 4, a distance of 930.28 feet to the West line of said Tract 4; thence North 24 degrees 07 minutes 40 seconds West along said West line, a distance 386.85 feet to the Easterly right of way line of State Road 76; thence North 22 degrees 30 minutes 05 seconds East along said right of way line, a distance of 396.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that part of said Tract 4 lying Easterly of State Road 76, being more particularly described as follows:

Commencing at the Southwesterly corner of said Tract 4, said corner being on the Easterly right of way line of the 30.00 foot wide right of way, according to said Plat; thence run North 23 degrees 50 minutes 47 seconds West along said Tract and said right of way line, a distance of 372.92 feet to the POINT OF BEGINNING of the herein described parcel; thence continue North 23 degrees 50 minutes 47 seconds West, a distance of 13.76 feet to the Easterly existing right of way line of said State Road 76; thence North 22 degrees 45 minutes 25 seconds East along said existing right of way line a distance of 375.58 feet to the Northerly line of said Tract 4, said Tract line also being the Southerly line of the 15.00 foot wide right of way according to said Plat; thence North 66 degrees 11 minutes 42 seconds East along said Tract, a distance of 14.54 feet to a line parallel with and 10.00 feet Easterly of, as measured at right angles to the said Easterly existing right of way line; thence South 22 degrees 45 minutes 25 seconds West along said parallel line a distance of 395.59 feet to the POINT OF BEGINNING.

SUBJECT TO a right of way for ingress and egress (50.00 feet in width) lying within said Tracts 3 and 4; the centerline, of said right of way being more particularly described as follows:

Commence at the intersection of the North line of said Tract 4 and the South easterly right of way line of State Road 76; thence South 22 degrees 30 minutes 05 seconds West, along said right of way line, a distance of 161.75 feet to the POINT OF BEGINNING of the centerline of said 50.00 foot right of way; thence South 67 degrees 29 minutes 55 seconds East, a distance of 210.00 feet to the point of curvature of a curve concave to the North, said curve having a radius of 175.00 feet and a central angle of 46 degrees 29 minutes 18 seconds; thence along the arc of said curve, a distance of 141.99 feet; thence North 66 degrees 00 minutes 47 seconds East, a distance of 140.00 feet to the point of curvature of a curve concave to the Northwest, said curve having a radius of 615.00 feet and a central angle of 21 degrees 45 minutes 00 seconds; thence along the arc of said curve a distance of 233.46 feet; thence North 44 degrees 15 minutes 47 seconds East, a distance of 113.58 feet to the point of curvature of a curve concave to the South, said curve having a radius of 220.62 feet and a central angle of 38 degrees 12 minutes 42 seconds; thence along the arc of said curve, a distance of 147.13 feet to the point of termination of the centerline of said 50.00 foot right of way.

LESS THE FOLLOWING:

A parcel of land lying within Tract 4, Block 60, SAINT LUCIE INLET FARMS, according to the Plat thereof, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (now Martin) County, Florida. Said parcel being more particularly described as follows:

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of way line of State Road 76 (South Kanner Highway 120 foot right of way); thence North 22 degrees 42 minutes 36 seconds East along said Southeasterly line, a distance of 234.60 feet; thence South 67 degrees 17 minutes 24 seconds East, a distance of 158.04 feet; thence South 25 degrees 01 minutes 39 seconds West, a distance of 12.90 feet; thence South 69 degrees 1 minutes 17 seconds a distance of 42.08 feet; thence South 05 degrees 40 minutes 53 seconds West, a distance of 36.38 feet; thence South 51 degrees 26 minutes 25 seconds East, a distance of 35.14 feet thence South 48 degrees 59 minutes 17 seconds East, a distance of 34.16 feet; thence South 48 degrees 51 minutes 30 seconds East, a distance of 24.53 feet; thence South 18 degrees 09 minutes 37 seconds East, a distance of 49.58 feet; thence South 03 degrees 10 minutes 13 seconds East, a distance of 30.09 feet; thence South 12 degrees 41 minutes 36 seconds West, a distance of 27.83 feet; thence South 05 minutes 58 minutes 16 seconds East, a distance of 39.55 feet; thence South 11 degrees 37 minutes 13 seconds West a distance of 30.97 feet; thence South 52 degrees 46 minutes 05 seconds West, a distance of 65.36 feet; thence South 48 degrees 39 minutes 42 seconds West, a distance of 29.78 feet; thence South 30 degrees 31 minutes 36 seconds West, a distance of 24.66 feet; thence South 16 degrees 08 minutes 26 seconds West, a distance of 72.41 feet to an intersection with the Southerly line of said Tract 4; thence South 66 degrees 08 minutes 14 seconds West along said Southerly line, a distance of 89.35 feet to the Southwest corner of Tract 4 and the POINT OF BEGINNING.

ALSO, LESS AND EXCEPT that parcel conveyed to the State of Florida Department of Transportation in Warranty Deed recorded September 27, 2007, in Official Records Book 2281, Page 1224, Public Records of Marion County, Florida, more particularly described as follows:

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# CERTIFICATE OF OWNERSHIP

The undersigned, as the attorney for LAND AMERICA 225, LLC, a Florida limited liability company certifies that the property legally described on Exhibit A attached hereto is owned by LAND AMERICA 225, LLC, a Florida limited liability company and there have been no transfers of the Property since that certain deed from C & C RV Resort, LLC, a Florida limited liability company to LAND AMERICA 225, LLC, a Florida limited liability company, made June 15, 2022 and recorded June 23, 2022 in Official Record Book 3321, Page 681 of the Public Records of Martin County, Florida.


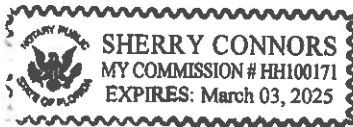
Dated: September 14, 2022



Doug Marek, Florida Bar #35180

STATE OF FLORIDA  
COUNTY OF PALM BEACH

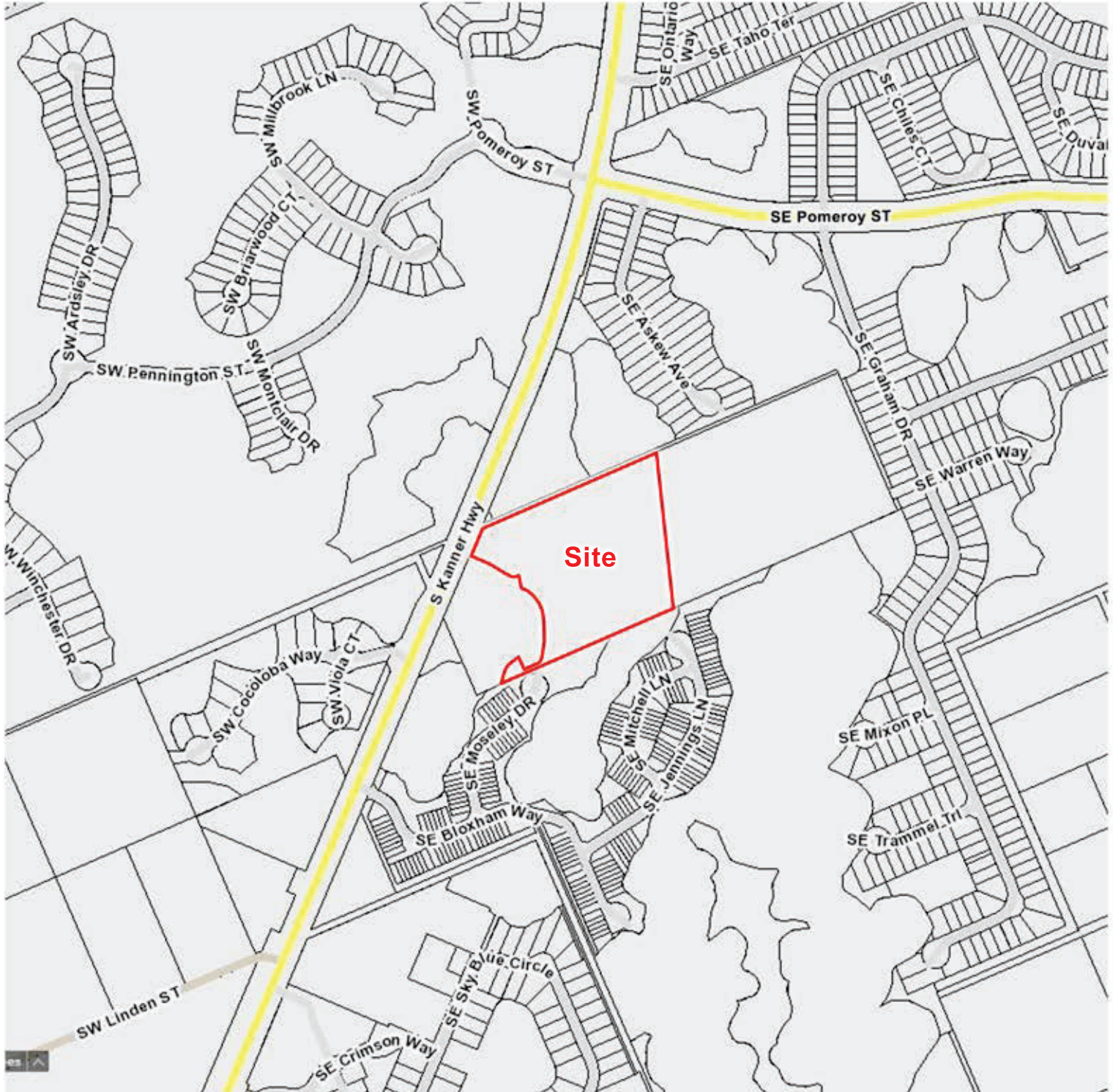
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup> day of September 2022, by Doug Marek, as attorney for LAND AMERICA 225, LLC, a Florida limited liability company, who is ☒ personally known to me, or has produced \_\_\_\_\_ as identification.

  
Signature of Notary



# Parrot Circle Storage Facility

## Location Map Martin County



Prepared by:



North

Date: 08/16/22

Project # : 2022-29