

This instrument prepared by:  
Carla Segura for  
Real Property Division  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: Habitat for Humanity – RPM #3523  
Property Address: Pettway Park Stormwater Parcels  
PCN: 34-38-42-035-000-00090.1 (Lot 9)  
34-38-42-035-000-00100.9 (Lots 10 only)  
34-38-42-035-000-00180.2 (Lots 18)

SPACE ABOVE THIS LINE FOR PROCESSING DATA  
DATA

SPACE ABOVE THIS LINE FOR RECORDING

**WARRANTY DEED**

(STATUTORY FORM - SECTION 689.02 F.S.)

**THIS INDENTURE**, made this 2<sup>nd</sup> day of September, 2020 between HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., a Florida not for profit corporation whose address is 2090 NW Federal Highway, Stuart, Florida 34994, Grantor, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee,

**WITNESSETH**, that said Grantor, for and in consideration of the sum of Ten 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:

**SEE EXHIBIT “A” and “A-1” ATTACHED HERETO AND MADE A PART  
HEREOF.**

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and property taxes, if any, for current year and subsequent years.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that there are no mortgages encumbering the Premises.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., a Florida not for profit corporation

[Signature]  
Print Name: Deborah Brock

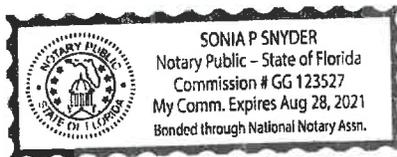
BY: [Signature]  
Name: DENNIS L. FADEN  
Title: PRESIDENT

[Signature]  
Print Name: Michael R. ...

STATE OF FLORIDA,  
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September, 2020, by Dennis Faden, as President of Habitat for Humanity of Martin County, Inc., a Florida not for profit corporation, on behalf of the corporation ( ) by means of physical presence or ( ) online notarization. He/She is ( personally known to me ) has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida  
Print Name: Sonia P Snyder  
My Commission Expires: Aug 28, 2021



**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 A PORTION OF REVISED PLAT OF PETTWAY PARK,  
 RECORDED IN PLAT BOOK 2, PAGE 36

**LEGAL DESCRIPTION:** MARTIN COUNTY, FLORIDA

A TRACT OF LAND LOCATED IN LOTS 9 AND 10, REVISED PLAT OF PETTWAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 36, MARTIN COUNTY, FLORIDA PUBLIC RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

ALL OF SAID LOTS 9 AND 10 LESS THE FOLLOWING;

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 10;

THENCE, NORTH 68°33'15" EAST ALONG THE NORTHERLY LINE OF SAID LOT 10 A DISTANCE OF 80.20 FEET TO A LINE THAT IS 5.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 9;

THENCE, SOUTH 21°31'39" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 30.00 FEET;

THENCE SOUTH 68°33'06" WEST A DISTANCE 18.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 33°17'49";

THENCE, WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.94 FEET TO A LINE THAT IS 19.00 SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 10;

THENCE, SOUTH 68°33'15" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 24.55 FEET TO THE WEST LINE OF SAID LOT 10;

THENCE, NORTH 21°31'39" WEST ALONG SAID WEST LINE A DISTANCE OF 19.00 FEET TO SAID NORTHWEST CORNER OF LOT 10 AND THE **POINT OF BEGINNING**.

CONTAINING 2005.9 SQUARE FEET OR 0.046 ACRE MORE OR LESS.

**LEGEND**

LB = LICENSED BUSINESS	PG. = PAGE
LS = LICENSED SURVEYOR	P.O.B. = POINT OF BEGINNING
LTD. = LIMITED	P.O.C. = POINT OF COMMENCEMENT
NO. = NUMBER	R/W = RIGHT-OF-WAY
(P) = RECORDED PLAT DATA	 = SUBJECT PARCEL
P.B. = PLAT BOOK	

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 BE COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

**SURVEYOR'S NOTES**

1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED DISTANCES, UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF LOT 10, REVISED PLAT OF PETTWAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 36, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, BEING NORTH 68°33'15" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**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.



Digitally signed by Richard E. Barnes, Jr.

Date: 2020.08.03 14:56:27 -04'00'

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

DATE OF SIGNATURE

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

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



Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
 301 S. East Ocean Blvd., Suite 301 Fax: (772) 220-7881  
 Stuart, FL 34994 [www.bowmanconsulting.com](http://www.bowmanconsulting.com)

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Professional Surveyors and Mappers, Certificate No. LB-8030

**A PORTION OF LOTS 9 & 10  
 REVISED PLAT OF PETTWAY PARK  
 PARCEL 6**

**MARTIN COUNTY**

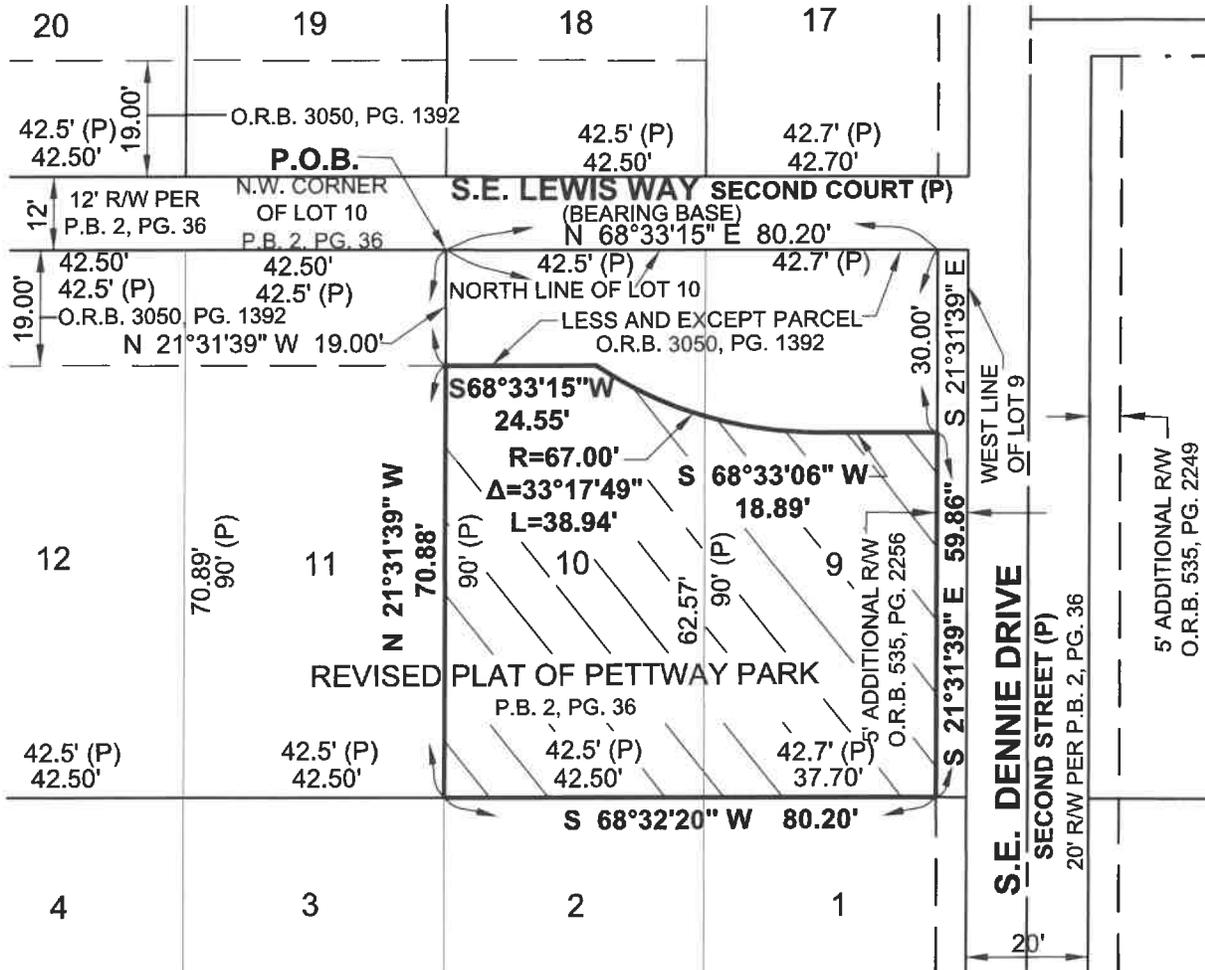
**FLORIDA**

PROJECT NO. 010513-01-005	REVISED DATE: AUGUST 3, 2020	DATE: JUNE 12, 2020
CADD FILE: 0513 SKT LOTS 9-10	SCALE: N/A	SHEET 1 OF 2

**EXHIBIT "A"**  
**SKETCH OF DESCRIPTION**  
 A PORTION OF REVISED PLAT OF PETTWAY PARK,  
 RECORDED IN PLAT BOOK 2, PAGE 36  
 MARTIN COUNTY, FLORIDA



0 30  
 ( IN FEET )  
 1 inch = 30 ft.  
 THIS MAP IS INTENDED  
 TO BE DISPLAYED AT A  
 SCALE OF 1" = 30'



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

**THIS IS NOT A SURVEY**

**Bowman**  
**CONSULTING**

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 301 S. East Ocean Blvd., Suite 301 Fax: (772) 220-7881  
 Stuart, FL 34994 www.bowmanconsulting.com

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**A PORTION OF LOTS 9 & 10**  
**REVISED PLAT OF PETTWAY PARK**  
**PARCEL 6**

**MARTIN COUNTY**

**FLORIDA**

PROJECT NO. 010513-01-005 REVISED DATE: AUGUST 3, 2020

DATE: JUNE 12, 2020

CADD FILE: 0513 SKT LOTS 9-10

SCALE: 1"=30'

SHEET 2 OF 2

**EXHIBIT "A" / "**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**A PORTION OF REVISED PLAT OF PETTWAY PARK,**  
**RECORDED IN PLAT BOOK 2, PAGE 36**  
**MARTIN COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN LOT 18, REVISED PLAT OF PETTWAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 36, MARTIN COUNTY, FLORIDA PUBLIC RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

ALL OF SAID LOT 18 LESS AND EXCEPT THE SOUTHERLY 19.00 FEET;

AND LESS AND EXCEPT THE FOLLOWING;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18;

THENCE, SOUTH 21°31'39" EAST ALONG THE EAST LINE OF SAID LOT 18 A DISTANCE OF 52.47 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUE SOUTH 21°31'39" EAST ALONG SAID EAST LINE A DISTANCE OF 18.41 FEET TO A LINE THAT IS 19.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 18;

THENCE, SOUTH 68°33'15" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 13.63 FEET;

THENCE, NORTH 19°59' 35" WEST A DISTANCE 18.48 FEET;

THENCE, NORTH 68°50'03" EAST A DISTANCE OF 13.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2765.8 SQUARE FEET OR 0.063 ACRE MORE OR LESS.

**LEGEND**

LB = LICENSED BUSINESS	PG. = PAGE
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**SURVEYOR'S NOTES**

1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED DISTANCES, UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF LOT 18, REVISED PLAT OF PETTWAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 36, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, BEING SOUTH 21°31'39" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**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.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE No. LS - 5173

Digitally signed by Richard E. Barnes, Jr.

Date: 2020.08.03 14:59:41 -04'00'

DATE OF SIGNATURE

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**A PORTION OF LOT 18**  
**REVISED PLAT OF PETTWAY PARK**  
**PARCEL 5**

**MARTIN COUNTY**

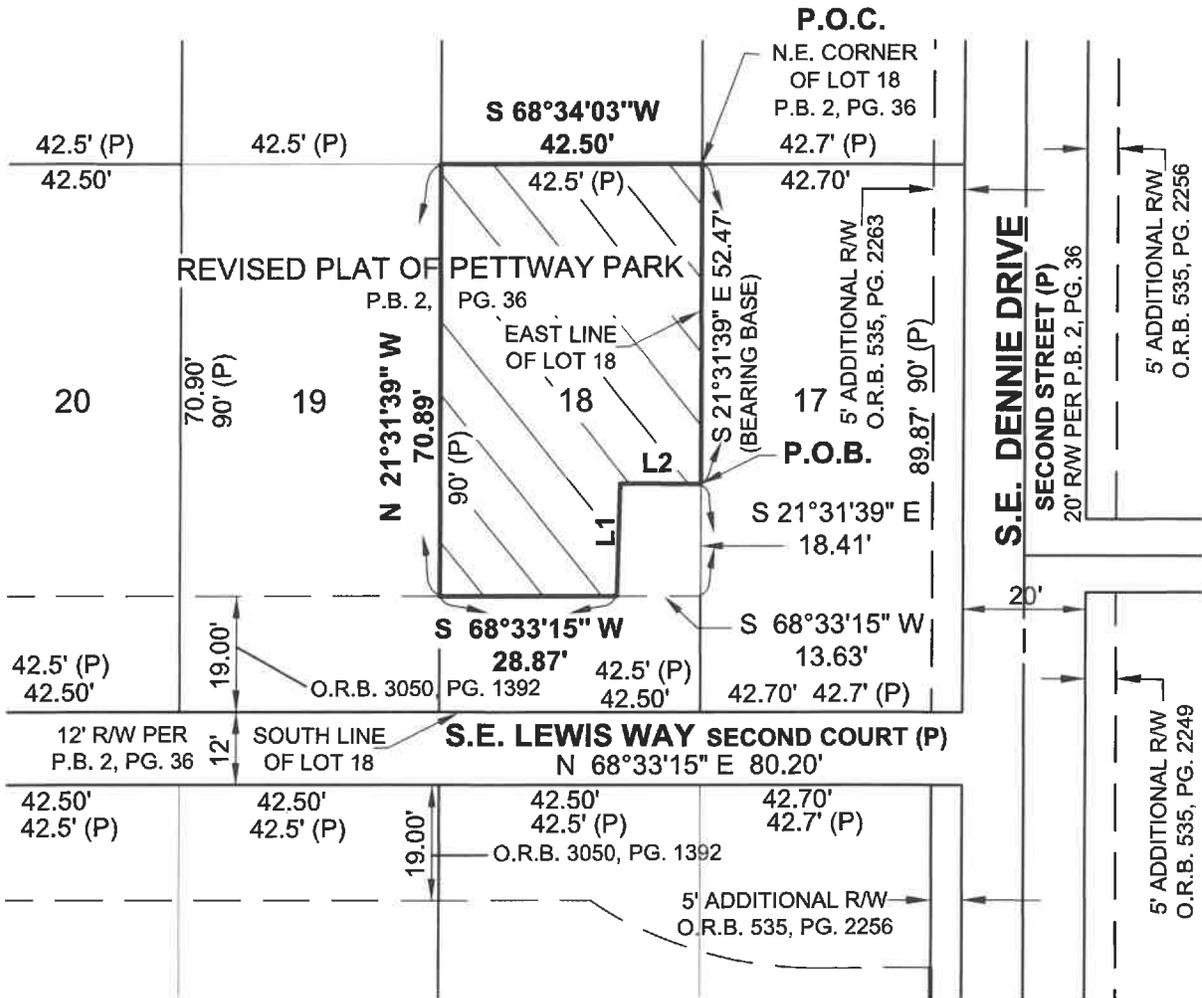
**FLORIDA**

PROJECT NO. 010513-01-005	REVISED DATE: AUGUST 3, 2020	DATE: JUNE 12, 2020
CADD FILE: 0513 SKT LOT 18 PAR 5	SCALE: N/A	SHEET 1 OF 2

**EXHIBIT "A" - f**  
**SKETCH OF DESCRIPTION**  
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 RECORDED IN PLAT BOOK 2, PAGE 36  
 MARTIN COUNTY, FLORIDA



0 30  
 ( IN FEET )  
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LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 19°59'35" W	18.48'
L2	N 68°50'03" E	13.13'

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

**THIS IS NOT A SURVEY**

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**A PORTION OF LOT 18**  
**REVISED PLAT OF PETTWAY PARK**  
**PARCEL 5**

**MARTIN COUNTY**

**FLORIDA**

PROJECT NO. 010513-01-005 REVISED DATE: AUGUST 3, 2020

DATE: JUNE 12, 2020

CADD FILE: 0513 SKT LOT 18 PAR 5

SCALE: 1"=30'

SHEET 2 OF 2