



Martin County, Florida
 Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 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

A. GENERAL INFORMATION

Type of Application: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Discovery PUD Third PUD Amendment

Brief Project Description:

See project narrative

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: _____

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: H123

Previous Project Name if applicable: _____

Parcel Control Number(s)

23-39-41-001-003-00000-0

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Discovery Hobe Sound Investors, LLC

Company Representative: Rick Melchiori

Address: 14605 N. 73rd Street

City: Scottsdale, State: AZ Zip: 85260

Phone: 772-473-0841 Email: rmelchiori@beckerholding.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): _____

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): Velcon Engineering & Surveying

Company Representative: Darren Guettler / Jacob McClellan

Address: 1449 Commerce Centre Drive

City: Port St. Lucie, State: FL Zip: 34986

Phone: 772-879-0477 Ext. 208 Email: darreng@velconfl.com - JacobM@velconfl.com

Civil Engineer (Name or Company): Same as surveyor

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): Gunster
Company Representative: Robert Raynes
Address: 800 S.E. Monterey Commons Boulevard, Suite 200
City: Stuart, State: FL Zip: 34996
Phone: 772-288-1980 Email: rraynes@gunster.com

Environmental Planner (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

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.

M. Crady
Applicant Signature

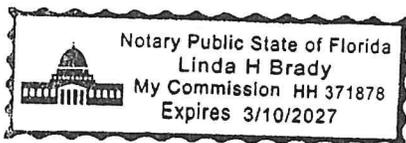
11/6/2024
Date

Morris A. Crady
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 6th day of November, 2024, by Morris A. Crady, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Linda H. Brady
(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Discovery PUD – Third PUD Amendment/Revised Master Site Plan and Revised Phasing Plan 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.

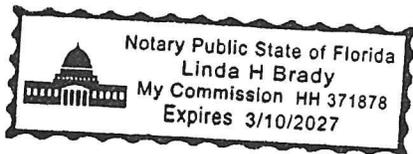
M.A. Crady
 Applicant Signature

11/6/2024
 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 6th day of November, 2024, by Morris A. Crady, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Linda H. Brady

(Printed, Typed or Stamped Name of Notary Public)



PROJECT NARRATIVE
Discovery PUD,
Third PUD Amendment
Revised Master Site Plan, Revised Phasing Plan with
Public Facilities Exemption
November 6, 2024

EXISTING PROPERTY CHARACTERISTICS

The 1,530-acre (+/-) subject property is located north of Bridge Road, approximately one mile east of the I-95 Interchange in unincorporated Martin County, Florida. The project area includes a maximum of 317 residential units on 1,530 acres, which equates to a gross residential density of approximately 1 unit per 5 acres. The residential lots will be surrounded by approximately 180 acres of lakes, an 18-hole Tom Fazio Golf Course, and more than 124 acres of native wetland and upland habitat that will be restored adjacent to the Atlantic Ridge Preserve State Park. Lakefront amenities include a Golf and Lake Club with golf cottages and a Kids Adventure Club and Sports Park. The Golf Club will also feature two driving range facilities, a Par 3 mini course and Club with teaching and practice facilities.

The existing Polo Club equestrian uses and polo fields along the Bridge Road frontage will be maintained and enhanced by additional support facilities including expansion of the existing Equestrian/Polo Club facilities, addition of an equestrian-oriented neighborhood and private riding trails throughout the project, and by the creation of “public access” from Bridge Road to the Atlantic Ridge Preserve State Park by way of an access road along the east boundary of the project and the improvements on Lot 34, namely an existing 14,000 sf barn/groom’s quarters, horse stables, parking area and paddocks, all of which will be donated to the State Park for public use.

A change in land use from Agriculture to Rural Lifestyle was adopted on September 13, 2022. The PUD Master Site Plan application, which includes a PUD Zoning Agreement and Phasing Plan, were approved at the same meeting subsequent to the adoption of land use amendment.

APPROVED PHASE 1B FINAL SITE PLAN

The 1st PUD Amendment and Phase 1B final site plan application, which includes all earthwork, lake construction, site excavation and mass grading activities to support the golf course and residential areas, construct future roads, drainageways, lake interconnections, lake littoral zones, upland transition areas and habitat restoration area, were approved along with the 1st PUD Amendment on October 24, 2023. The PUD amendment acknowledged minor changes to the master site plan, phasing plan and PUD Agreement.

Construction access to Phase 1B is provided from Bridge Road through “**Phase 1A**” and **Phase 1C**. Phase 1A consists of the existing equestrian uses and polo club facilities along SE Polo Drive and the Bridge Road frontage including 3 existing polo fields, horse paddocks improved pasture, access and parking areas. Construction access through Phase 1C is accommodated by maintaining an existing driveway on Bridge Road that will be improved with Phase 1C, which consists of future golf course maintenance facilities.

APPROVED PHASE 2A FINAL SITE PLAN APPLICATION

The Second PUD Amendment and **Phase 2A** final site plan application, which includes the construction of roads, utilities and drainage improvements that support all 317 single family lots and adjacent common areas and future development tracts, was approved on March 12, 2024. Phase 2A also includes the construction of a traffic signal at the project’s main entrance on Bridge Road and construction of a public access road from Bridge Road to the existing equestrian and staging areas that will be dedicated to the Atlantic Ridge Preserve State Park to allow public access.

As noted in the PUD Agreement, the existing SE Polo Drive from SE Bridge Road to SE BlackCat Way (Grove XXIII Golf Club) shall remain in place until eastern spine road loop is constructed and certified complete by Martin County.

RECORDED PLAT

The Discovery PUD plat, which is consistent with the **Phase 2A** final site plan application, was approved on April 30, 2024 and recorded on July 15, 2024. The plat application created the individual lots, common areas and future development tracts, and included financial security and bonding requirements that ensure the completion of all required improvements prior to the sale and conveyance of individual lots.

PROPOSED PHASE 1C AND PHASE 3B FINAL SITE PLAN APPLICATIONS

The proposed Phase 1C final site plan, which includes the golf maintenance facility on Bridge Road, and the Phase 3B final site plan, which includes the golf performance center on the driving range, are currently under review in accordance with the approved 2nd PUD Amendment.

PROPOSED 3rd PUD AMENDMENT

The proposed 3rd PUD Amendment is needed to adjust the tract boundaries adjacent to the Golf Clubhouse Tract and the Kid’s Club Adventure Park Recreation Tract. The amendment also includes the addition of a lake clubhouse within the lake adjacent to the Clubhouse Tract.

The proposed changes do not affect the required public benefits or special conditions of the PUD Agreement or result in an increase the density or intensity of the project. Therefore the PUD Amendment qualifies for a Public Facilities exemption.

Discovery Hobe Sound Investors, LLC
14605 N. 73rd Street
Scottsdale, AZ 85260

June 13, 2024

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Discovery PUD

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence form authorization for Lucido & Associates to represent Discovery Hobe Sound Investors, LLC, a Delaware limited liability company during the governmental review process of the application.

Sincerely,

Discovery Hobe Sound Investors, LLC,
a Delaware limited liability company



Name: Joseph Arenson
Title: Vice President

STATE OF _____
COUNTY OF _____

The foregoing was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by Joseph Arenson, Vice President of Discovery Hobe Sound Investors, LLC, a Delaware limited liability company. He / She is personally known to me or has produced _____ as identification.

(Notarial Seal)

See attached certificate
NOTARY PUBLIC
My Commission Expires:



Recorded in Martin County, FL 10/19/2023 3:30 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$120.50 Deed Tax: \$623,700.00
CFN#3041153 BK 3402 PG 1730 PAGE 1 of 14

THIS INSTRUMENT PREPARED BY AND
SHOULD BE RETURNED TO:
GEORGE G. COLLINS, JR., ESQ.
COLLINS BROWN BARKETT, CHARTERED
POST OFFICE BOX 3686
VERO BEACH, FL 32964

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 19th day of October, 2023, between

BECKER B-14 GROVE, LTD., a Florida limited partnership, as to Parcel I, and **HOBE SOUND EQUESTRIAN, LLC**, a Florida limited liability company, as to Parcel II

Grantor, and

DISCOVERY HOBE SOUND INVESTORS, LLC, a Delaware limited liability company

whose address is 14605 N. 73rd Street, Scottsdale, Arizona 85260

Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situate in Martin County, State of Florida described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO easements, restrictions, reservations, and rights of way of record, and taxes subsequent to 2022 and thereafter.

SUBJECT TO the Permitted Exceptions set forth on Exhibit "B" attached hereto.

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

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

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered
in our presence:

BECKER B-14 GROVE, LTD.
By: Becker Sisters Management, LLC
Its: General Partner


Print Name: Robert Fallon

By: 
Thomas W. Hurley
Manager
1701 Highway A1A, Suite 204
Vero Beach, FL 32963


Print Name: Margaret Averill

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of October, 2023, by THOMAS W. HURLEY, as Manager of Becker Sisters Management, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, on behalf of the General Partner, who is personally known to me or has produced _____ as identification.


Notary Public.
My Commission Expires: 7/22/2025

(Notary Seal)



IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

BECKER B-14 GROVE, LTD.
By: Becker Sisters Management, LLC
Its: General Partner

[Signature]
Print Name: Becker Sisters Management, LLC

By: [Signature]
R. Scott Hurley
Manager
1701 Highway A1A, Suite 204
Vero Beach, FL 32963

[Signature]
Print Name: Margaret Averill

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 18th day of October, 2023, by R. SCOTT HURLEY, as Manager of Becker Sisters Management, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, on behalf of the General Partner, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public.

(Notary Seal)

My Commission Expires: 7/22/2025



IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

BECKER B-14 GROVE, LTD.
By: Becker Sisters Management, LLC
Its: General Partner

[Signature]
Print Name: Becker Sisters Management, LLC

By: *[Signature]*
Richard E. Hurley
Manager
1701 Highway A1A, Suite 204
Vero Beach, FL 32963

[Signature]
Print Name: Margaret Averill

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of October, 2023, by RICHARD E. HURLEY, as Manager of Becker Sisters Management, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, on behalf of the General Partner, who is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public.
My Commission Expires: 7/22/2025

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered
in our presence:

HOBE SOUND EQUESTRIAN, LLC
By: Its Member

BECKER B-14 GROVE, LTD.
By: BECKER SISTERS
MANAGEMENT, LLC
Its: General Partner

[Signature]
Print Name: Gregory C. Collins

By: [Signature]
Thomas W. Hurley, Manager

[Signature]
Print Name: Margaret Averill

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of October, 2023, by THOMAS W. HURLEY, as Manager of BECKER SISTERS MANAGEMENT, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, the sole Member of HOBE SOUND EQUESTRIAN, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public.
My Commission Expires: 7/22/2025

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

HOBE SOUND EQUESTRIAN, LLC
By: Its Member

BECKER B-14 GROVE, LTD.
By: BECKER SISTERS
MANAGEMENT, LLC
Its: General Partner

By: [Signature]
R. Scott Hurley, Manager

[Signature]
Print Name: Cosette Calloway

[Signature]
Print Name: Margaret Averill

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of October, 2023, by R. SCOTT HURLEY, as Manager of BECKER SISTERS MANAGEMENT, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, the sole Member of HOBE SOUND EQUESTRIAN, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public.
My Commission Expires: 7/22/2025

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered
in our presence:

HOBE SOUND EQUESTRIAN, LLC
By: Its Member

BECKER B-14 GROVE, LTD.
By: BECKER SISTERS
MANAGEMENT, LLC
Its: General Partner


Print Name: Richard E. Hurley

By: 
Richard E. Hurley, Manager


Print Name: Margaret Averill

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of October, 2023, by RICHARD E. HURLEY, as Manager of BECKER SISTERS MANAGEMENT, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, the sole Member of HOBE SOUND EQUESTRIAN, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(Notary Seal)




Notary Public.
My Commission Expires: 7/22/2025

J:\Becker\B-14\Discovery\Documents\Closing Docs -- 2-2023\Deed --2-2023.docx\10/1/2023

EXHIBIT "A"

Legal Description

PARCEL I:

TRACT A:

The South 3/4 of Section 14, Township 39 South, Range 41 East, Martin County, Florida.

TRACT B:

All of Section 23, Township 39 South, Range 41 East, Martin County, Florida.

TRACT C:

Section 26, Township 39 South, Range 41 East, Martin County, Florida, less and excepting road right of way for State Road 708 (Bridge Road).

A portion of the property contained in the above legal description is now known as, and shall be identified as, and according to the Plat of Hobe Sound Polo Club, as recorded in Official Records Book 16, Page 78, Public Records of Martin County, Florida.

BEING TOGETHER WITH RIGHTS AND EASEMENTS FOR THE BENEFIT OF GROVE B-14 AS FOLLOWS:

(a) Perpetual Drainage Easements as created by those certain Drainage Easements dated November 16, 1964 in Official Records Book 145, Page 190 and in Official Records Book 400, Page 688, and in Right of Way Deed recorded June 26, 1981 in Official Records Book 524, Page 2093, all in the Public Records of Martin County, Florida, over and across lands described therein.

LESS AND EXCEPT:

A parcel out of the East one-half (E 1/2) of the West one-half (W 1/2) and out of the West one-half (W 1/2), described as follows: Beginning at a point on the center line of the State Road, 1320 feet East of the Southwest corner of said Section 26; (1) thence North on a line at right angle from said road center line for a distance of 1320 feet to a concrete marker; (2) thence East on a line at right angle to the previous described line for a distance of 660 feet to a concrete marker, (3) thence South on a line at right angle to the previous described line for a distance of 1320 feet to a point on the center line of said State Road; (4) thence West along center line of said State Road for a distance of 660 feet to the point or place of beginning.

ALSO LESS AND EXCEPT THEREFROM:

"LESS OUT TRACT A"

A parcel of land situate in Section 26, Township 39 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 26, thence along the South line of said Section 26, South 89° 45' 23" East, a distance of 1980 feet; thence departing said South line, North 00° 14' 37" East, a

distance of 50.00 feet to a point on the North right-of-way line of State Road 708 (Bridge Road) as shown on Florida Department of Transportation right-of-way map, Section 89510-2602, and to the Southeast corner of a parcel of land described in Official Records Book 1243, Page 488, Public Records of Martin County, Florida, and to the Point of Beginning; thence along the East line of said parcel of land described in Official Records Book 1243, Page 488, North $00^{\circ} 14' 37''$ East, a distance of 15.00 feet to a point on a line 15.00 feet North of, as measured at right angles to the said North right-of-way line of State Road 708; thence parallel to said North right-of-way line for the following four courses: South $89^{\circ} 45' 23''$ East, a distance of 2328.48 feet to a point of curvature of a curve concave Northerly, having a radius of 11394.20 feet; thence Easterly along the arc of said curve, through a central angle of $02^{\circ} 13' 24''$, a distance of 442.15 feet to a point of tangency; thence North $88^{\circ} 01' 13''$ East, a distance of 245.67 feet to a point of curvature of a curve concave Southerly, having a radius of 21550.90 feet; thence Easterly along the arc of said curve, through a central angle of $00^{\circ} 48' 21''$, a distance of 303.15 feet to a point on the East line of said Section 26; thence along said East line, South $00^{\circ} 05' 39''$ West, a distance 15.00 feet to the said North right-of-way line of State Road 708 and to a point on a non-tangent curve concave Southerly, having a radius of 21535.90 feet, and a chord bearing of South $88^{\circ} 25' 22''$ West; thence along said North right-of-way line for the following four courses, thence Westerly along the arc of said curve, through a central angle of $00^{\circ} 48' 18''$, a distance of 302.60 feet to a point of tangency; thence South $88^{\circ} 01' 13''$ West, a distance of 245.67 feet to a point of curvature of a curve concave Northerly, having a radius of 11409.20 feet; thence Westerly along the arc of said curve, through a central angle of $02^{\circ} 13' 24''$, a distance of 442.73 feet to a point of tangency; thence North $89^{\circ} 45' 23''$ West, a distance of 2328.48 feet to the point of beginning.

FURTHER LESS AND EXCEPT THEREFROM:

"LESS OUT TRACT B"

A parcel of land situate in Section 26, Township 39 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 26, thence along the West line of said Section 26, North $00^{\circ} 12' 22''$ West, a distance of 50.00 feet to a point on the North right-of-way line of State Road 708 (Bridge Road) as shown on Florida Department of Transportation right-of-way map, Section 89510-2602, and to the point of beginning; thence continue along said West line, North $00^{\circ} 12' 22''$ West, a distance of 15.00 feet to a point on a line 15.00 feet North of, as measured at right angles to the said North right-of-way line of State Road 708; thence parallel to said North right-of-way line, South $89^{\circ} 45' 23''$ East, a distance of 1320.51 feet to a point on the West line of a parcel of land described in Official Records Book 1243, Page 488, Public Records of Martin County, Florida; thence along said West line, South $00^{\circ} 14' 37''$ West, a distance of 15.00 feet to the Southwest corner of a parcel of land described in Official Records Book 1243, Page 488 and to the said North right-of-way line of State Road 708; thence along said North right-of-way line, North $89^{\circ} 45' 23''$ West, a distance of 1320.39 feet to the Point of Beginning.

FURTHER LESS AND EXCEPT THEREFROM lands conveyed to Hobe Sound Equestrian, LLC in that certain Special Warranty Deed recorded in O.R. Book 2944, Page 1316, Public Records of Martin County, Florida.

PARCEL II:

Tracts A and D, GROVE GOLF CLUB, according to the map or plat thereof as recorded in Plat Book 17, Page 78, Public Records of Martin County, Florida.

ALSO KNOWN AS

LEGAL DESCRIPTION:

Tracts "A" and "D", GROVE GOLF CLUB, according to the plat thereof, as recorded in Plat Book 17, Page 78 of the Public Records of Martin County, Florida.

TOGETHER WITH:

All of HOBE SOUND POLO CLUB, according to the plat thereof, as recorded in Plat Book 16, Page 78 of the Public Records of Martin County, Florida.

J:\Becker\B-14\Discovery\Title Work(3)\Legal Description -- 1-30-2023.docx

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments required to be paid in the year 2023 and subsequent years, which are not yet due and payable.
2. Terms and conditions as to drainage easements as set forth in Special Warranty Deed recorded in O.R. Book 400, Page 688, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I and II)
3. Terms and conditions as to drainage easements as set forth in Right-of-Way Deed recorded in O.R. Book 524, Page 2093, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I and II)
4. Easement to Florida Power and Light Company recorded in O.R. Book 203, Page 216, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I and II)
5. Easement to Florida Power and Light Company recorded in O.R. Book 235, Page 404, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
6. Easement to Florida Power and Light Company recorded in O.R. Book 273, Page 352, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
7. Easement to Florida Power and Light Company recorded in O.R. Book 862, Page 1268, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I and II)
8. Water Facilities Management Easement contained in instrument recorded January 21, 2009, under O.R. Book 2369, Page 1596, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030.. (as to Parcels I and II)

9. All matters contained on the Plat of Hobe Sound Polo Club, as recorded in Plat Book 16, Page 78, as affected by Quit Claim Deed recorded in O.R. Book 2376, Page 472, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
10. Relocatable Water Facilities Management Easement contained in instrument recorded January 21, 2009, under O.R. Book 2369, Page 1631, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
11. Relocatable Water Facilities Management Easement contained in instrument recorded March 12, 2009, under O.R. Book 2378, Page 2082, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
12. Declaration of Covenants and Restrictions recorded March 2, 2009, in O.R. Book 2376, Page 480, Public Records of Martin County, Florida, together with amendments thereto recorded in O.R. Book 3014, Page 1668, Public Records of Martin County, Florida, (hereinafter "Declaration"), Such Declaration does establish and provide without limitation for easements, liens, charges, assessments and user rights. (as to Parcels I and II)
13. Easement to Florida Power and Light Company recorded in O.R. Book 2454, Page 2019, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
14. Easement to BellSouth Telecommunications, Inc. recorded in O.R. Book 2545, Page 2765, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
15. Easement to Florida Power and Light Company recorded in O.R. Book 2545, Page 2752, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
16. Infrastructure Maintenance Easement recorded in O.R. Book 2981, Page 2836, as amended in O.R. Book 3020, Page 1671, Public Records of Martin County, Florida. (as to Parcels I and II)

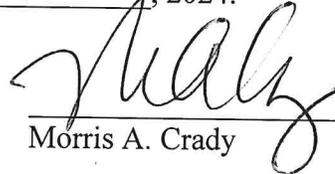
17. Easement to Florida Power and Light Company recorded in O.R. Book 3070, Page 2168, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
18. Resolution No. 08-12.11 recorded in O.R. Book 2376, Page 470, Public Records of Martin County, Florida. (as to Parcel I)
19. All matters contained on the Plat of Grove Golf Club, as recorded in Plat Book 17, Page 78, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel II)
20. Terms and conditions as set forth in Maintenance Agreement recorded in O.R. Book 3020, Page 418, Public Records of Martin County, Florida. (as to Parcel II)
21. Development Order recorded in O.R. Book 3024, Page 218, Public Records of Martin County, Florida. (as to Parcel II)
22. Easement to Florida Power and Light Company recorded in O.R. Book 3070, Page 2186, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel II)
23. Subject to the interest of Hobe Sound Polo Club Property Owners' Association, Inc., in Tracts D, F, G, H and I, Hobe Sound Polo Club, per plat recorded in Plat Book 16, Page 78, as contained in Parcel I of the subject property, and in Tract A, Grove Golf Club, per plat recorded in Plat Book 17, Page 78, as contained in Parcel II, all being in the public records of Martin County, Florida. (as to Parcels I and II)
24. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, bearing Job # 20-1030, which are limited to the following: (a) Overhead electric lines; (b) Wood power poles; (c) Light poles with cameras.
25. Notice and Disclosure of Taxing Authority by Hobe St. Lucie Conservancy District recorded in O.R. Book 3274, Page 600, Public Records of Martin County, Florida, which does establish and provide for charges.
26. Easement to Florida Power & Light Company recorded in O.R. Book 210, Page 275, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)

27. Easement to Florida Power & Light Company contained in Order of Taking recorded in O.R. Book 509, Page 869, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
28. Easement (Relocatable) (B-14 Grove) recorded in O.R. Book 2191, Page 2163, as partially affected by Release and Termination recorded in O.R. Book 2973, Page 1077, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I & II)
29. Easement recorded in O.R. Book 2973, Page 1082, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel II)
30. Construction liens for work currently taking place on the Exhibit "A" Property.
31. Resolution Number 22-9.42 recorded in O. R. Book 3402, Page 440, Public Records of Martin County, Florida.
32. Planned Unit Development Zoning Agreement recorded in O. R. Book 3402, Page 443, Public Records of Martin County, Florida.

J:\Becker\B-14\Discovery\Title Work (4)\Permitted Exceptions 9-2023.docx\10/18/2023

To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed for Discovery Hobe Sound Investors, LLC, a Delaware limited liability company was recorded in the Martin County Public Records.

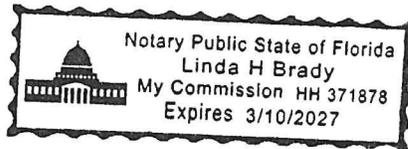
DATED THIS 6th DAY OF November, 2024.



Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR
 ONLINE NOTARIZATION THIS 6th DAY OF November, 2024,
BY MORRIS A. CRADY WHO IS PERSONALLY KNOWN TO ME OR HAS
PRODUCED _____ AS IDENTIFICATION.





NOTARY PUBLIC

MY COMMISSION EXPIRES:

EXHIBIT A

Discovery PUD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 23 & 14 TOWNSHIP 39, RANGE 41, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 39, RANGE 41, CERTIFIED CORNER RECORD DOCUMENT #094549, THENCE NORTH 00°12'22" WEST, ALONG THE WEST LINE OF SECTION 26, A DISTANCE OF 65.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BRIDGE ROAD AND SAID WEST SECTION LINE, SAID POINT ALSO BEING THE **POINT OF BEGINNING**: THENCE CONTINUE NORTH 00°12'22" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF SECTION 26, A DISTANCE OF 2574.78 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00°10'04" WEST ALONG SAID WEST LINE OF SECTION 26, A DISTANCE OF 2639.77 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTH 00°29'52" WEST ALONG SAID WEST LINE OF SECTION 23, A DISTANCE OF 2664.71 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°30'02" WEST ALONG SAID WEST LINE OF SECTION 23, A DISTANCE OF 2664.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 14; THENCE NORTH 00°21'35" EAST ALONG SAID WEST LINE OF SECTION 14, A DISTANCE OF 275.02 FEET; THENCE SOUTH 89°45'19" EAST, DEPARTING SAID WEST LINE OF SECTION 14, A DISTANCE OF 595.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 69°56'32" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 114°20'41", A DISTANCE OF 165.64 FEET TO A POINT OF COMPOUND CURVATURE, SAID COMPOUND CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 117.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 36°52'12" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 75.29 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°45'19" EAST, A DISTANCE OF 1836.71 FEET; THENCE NORTH 00°14'41" EAST, A DISTANCE OF 152.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 135.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 21°58'27" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 44°26'15", A DISTANCE OF 104.70 FEET TO A POINT OF COMPOUND CURVATURE, SAID COMPOUND CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 23°04'14" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 134°31'36", A DISTANCE OF 293.49 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°21'28" EAST, A DISTANCE OF 3223.58 FEET; THENCE SOUTH 89°59'08" EAST, A DISTANCE OF 2634.74 FEET TO A POINT ON THE EAST LINE OF SECTION 14; THENCE SOUTH 00°04'46" WEST ALONG SAID EAST LINE OF SECTION 14, A DISTANCE OF 1329.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 00°25'19" EAST ALONG SAID EAST LINE OF SECTION 14, A DISTANCE OF 2653.85 FEET TO THE SOUTHEAST SECTION CORNER OF SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 23; THENCE SOUTH 00°12'43" WEST ALONG SAID EAST LINE OF SECTION 23, A DISTANCE OF 2652.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'32" EAST ALONG SAID EAST LINE OF SECTION 23, A DISTANCE OF 2639.72 FEET TO THE SOUTHEAST CORNER OF SECTION 23, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°02'49" EAST ALONG SAID EAST LINE OF SECTION 26, A DISTANCE OF 2663.50 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°05'39" WEST ALONG SAID EAST LINE OF SECTION 26, A DISTANCE OF 2585.79 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF BRIDGE ROAD, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 21,550.90 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 88°25'24" WEST, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND DEPARTING SAID EAST LINE OF SECTION 26, HAVING A CENTRAL ANGLE OF 00°48'21", A DISTANCE OF 303.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°01'13" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 245.67 FEET TO A POINT, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11,394.20 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 89°07'55" WEST, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 02°13'24", A DISTANCE OF 442.15 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°45'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2328.48 FEET; THENCE NORTH 00°14'37" EAST DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1255.00 FEET; THENCE NORTH 89°45'23" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°14'37" WEST, A DISTANCE OF 1255.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°45'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1320.51 FEET TO THE POINT OF BEGINNING.

TOTAL AREA IN MEETS & BOUNDS DESCRIPTION= 66,685,519 SQUARE FEET OR 1,530.89 ACRES ±

JOB No: 21-1014	DRAWN BY: GUS
SHEET: 1 OF 1	APPROVED BY: R. KEMERSON
	SCALE: N/A
	DATE: 10-22-21
	N/A

By	Date	Revisions

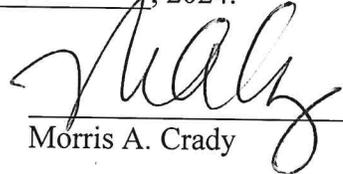
LEGAL DESCRIPTION

**PREPARED FOR
DISCOVERY PUD**

	VELCON ENGINEERING & SURVEYING, LLC
	1449 NW COMMERCE CENTRE DRIVE PORTLAND, OREGON 97208
	PHONE (772) 879-0477 Web Site: www.velconfllc.com
	ERR: JF 10/22/21

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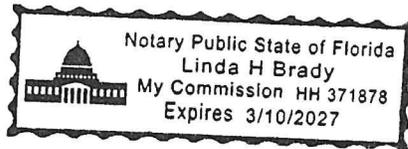
DATED THIS 6th DAY OF November, 2024.



Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
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 ONLINE NOTARIZATION THIS 6th DAY OF November, 2024,
BY MORRIS A. CRADY WHO IS PERSONALLY KNOWN TO ME OR HAS
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NOTARY PUBLIC

MY COMMISSION EXPIRES:

EXHIBIT A

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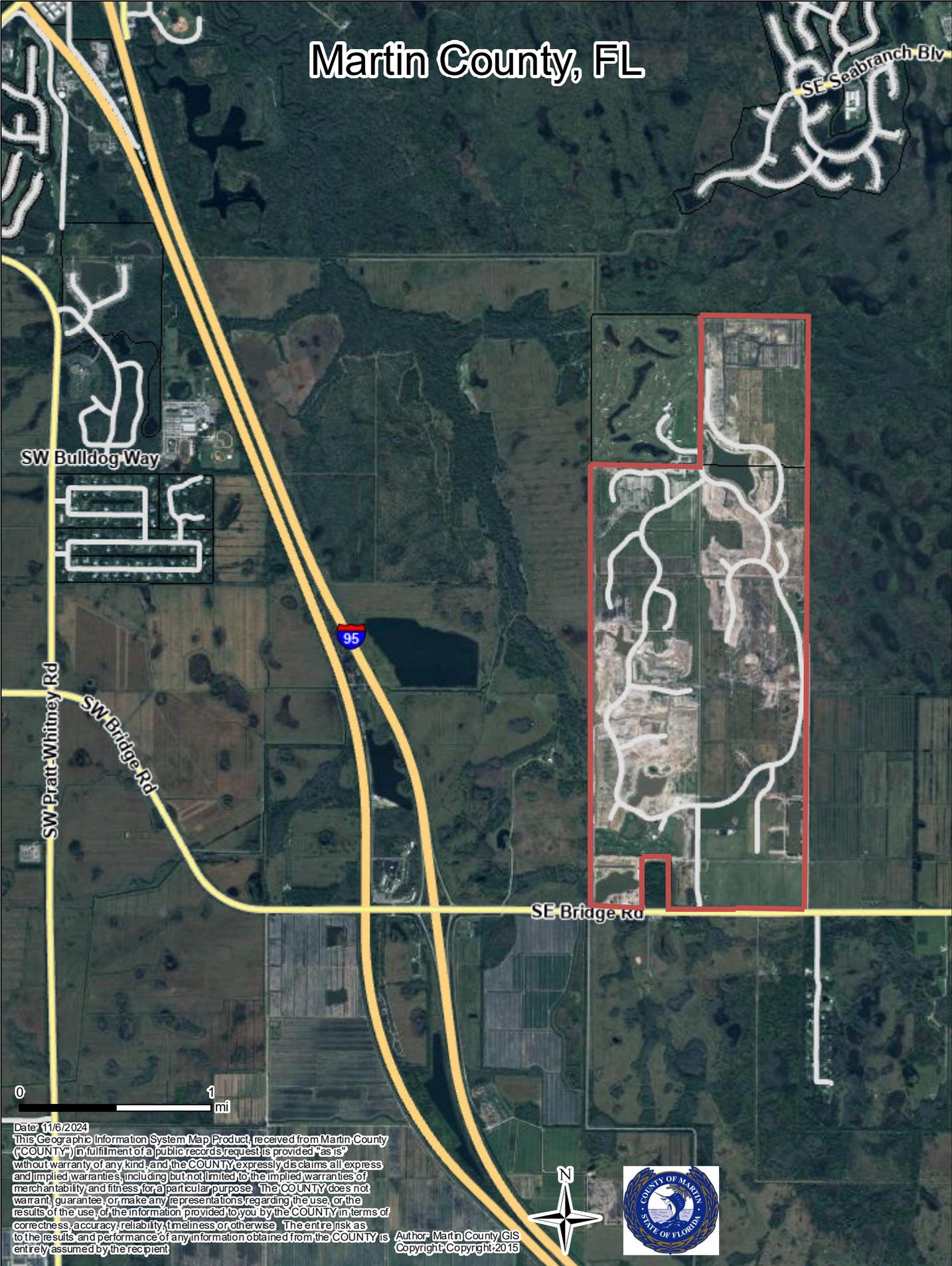
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	1449 NW COMMERCE CENTRE DRIVE PORTLAND, OREGON 97208
	PHONE (772) 879-0477 Web Site: www.velconfll.com
	ERR: JF 10/21/21

Martin County, FL



Date: 11/6/2024
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
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