



Board of County Commissioners

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 21-0603

PHQJ-3

Meeting Date: 4/27/2021

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST ABANDONMENT OF A PORTION OF UNOPENED RIGHT-OF-WAY CONDITIONED UPON THE CONVEYANCE OF OTHER RIGHT-OF-WAY LYING WITHIN ST. LUCIE INLET FARMS

EXECUTIVE SUMMARY:

This is a request for the Board to consider an application for the abandonment of a portion of right-of-way and a waiver of the required privilege fee in conjunction with the abandonment. The request includes donated right-of-way, in consideration for the privilege fee.

DEPARTMENT: Public Works

PREPARED BY: Name: Thomas Walker, Jr., PSM
Title: County Surveyor

REQUESTED BY: KANNER 5601, LLC

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 4/27/2021
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

KANNER 5601, LLC, hereinafter called the Petitioner, requests that the Board consider the abandonment of 16,640.77 square feet (Exhibit "A") of unopened right-of-way, lying within St. Lucie Inlet Farms. Said right-of-way being sought for abandonment is not, nor has it ever been an open road. The Petitioner is the owner of portions of Tracts 7 and 8 abutting the subject unopened right-of-way.

Section 139.2 of the Martin County Code of Ordinances requires a privilege fee for abandonment and vacation of County property and roads; however, the Board may waive the privilege fee required upon a showing of good cause.

As part of the Final Site Plan for Kanner Lake, staff requested the Petitioner set aside an additional 10-feet of right-of-way adjacent to the existing right-of-way lying east of the proposed site plan. This additional right-of-way will enhance the ability to access and maintain the ditch that connects the weir at the north end of the Fern Creek flow through marsh and, ultimately, the South Fork of the St. Lucie River. The Petitioner intends to dedicate the additional right-of-way to Martin County pursuant to the plat of Kanner Lake; however, the Petitioner has requested the Board consider this as good cause for waiving the privilege fee associated with the abandonment.

ISSUES:

The Petitioner has requested that the privilege fee be waived with the conveyance of property for right-of-way as a showing of good cause.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the Agenda Item Summary and all of its attachments for the record as Exhibit 1;
2. Move that the Board adopt the Resolution abandoning a portion of unopened right-of-way, described in Exhibit "A" and lying within St. Lucie Inlet Farms subject with the following conditions precedent:
 - a. conveyance of property described in Exhibit "B" to Martin County; and
 - b. proper publication of a Notice of Adoption of this Resolution;
3. Move that the Board agrees to waive the privilege fee, finding good cause shown by the Petitioner by conveyance of the parcel to Martin County; and
4. Move that the Board authorize the Chair to execute all documents necessary to complete the transaction.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> Resolution | |

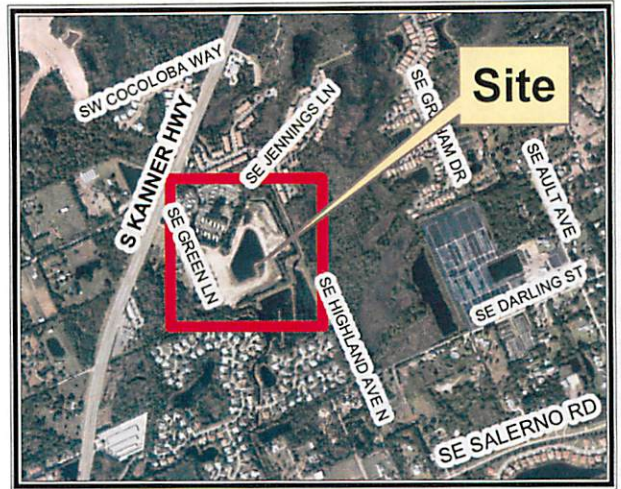
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form at www.martin.fl.us/accessibility-feedback <<http://www.martin.fl.us/accessibility-feedback>>.



MARTIN COUNTY
PUBLIC WORKS DEPARTMENT
LOCATION MAP

**SAINT LUCIE INLET FARMS
RIGHT-OF-WAY ABANDONMENT**



BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

PETITION TO ABANDON

TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA:

Petitioner(s) KANNER 5601, LLC, petition(s) this Board to abandon a public right-of-way, alleyway or easement in Martin County, Florida, and as grounds therefor say the following:

Petitioner(s) request(s) abandonment of the following legally described right-of-way, alleyway or easement:

SEE ATTACHED EXHIBIT "A"

NOTE: Partial rights-of-way shall not be abandoned unless Petitioner(s) show(s) just cause and that the partial abandonment is not contrary to the public interest.

2. Petitioner requests this abandonment for the following reasons:

The proposed abandonment only affects the portion of the existing ROW which encroaches into the residential lots shown on the approved site plan for Kanner Lake. The applicant's title company is requiring a formal abandonment in order to remove the ROW from title for the residential lots.

3. The following persons or entities own all of the property abutting said right-of-way alleyway or easement:

The portion of the ROW which is proposed to be abandoned is abutted by the applicant's property to the north and by County ROW to the east, south and west. Therefore, there are no abutting property owners to join in this Petition.

All of the above-named persons or entities have either joined in the Petition or have signed letters of no objection (which are attached hereto).

4. Said paved/unpaved right-of-way, alleyway or easement is not open to the public for use and does not afford access to navigable water.
5. No property owner shall be deprived of legal access to his property as a result of this right-of-way, alleyway or easement being abandoned.

NOW, THEREFORE, Petitioner(s) request(s) that this Board of County Commissioners abandon the above-described right-of-way, alleyway or easement in accordance with Chapter 336, Florida Statutes, and applicable provisions of the Martin County Code.

DATED this 1st day of October, 2020.

PETITIONER:

KANNER 5601, LLC, a Florida limited liability company

By: LELY DEVELOPMENT
CORPORATION, a Florida corporation,
Authorized Member
By: [Signature]
Print Name: JOSEPH D. BUE
Its: PRESIDENT
Telephone: 239-280-1748

ATTORNEY FOR PETITIONER:

DEAN, MEAD, MINTON & ZWEMER
By: [Signature]
W. Lee Dobbins, Esq.

Telephone: 772-464-7700

CERTIFICATION

DATE: October 1 2020

I have reviewed the abandonment petition filed by KANNER 5601, LLC and all related documents, maps, aerials, etc., and I hereby certify that no property owner will be denied access to their property as a result of the abandonment of the property described on Exhibit "A" (Legal Description).

(Seal)

(If Available)

DEAN, MEAD, MINTON & ZWEMER

By: [Signature]

Name: W. Lee Dobbins, Esq.

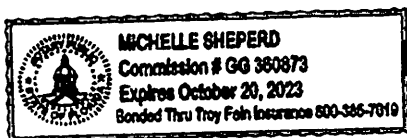
Address: 1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947

Title: Vice President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 1st day of October, 2020, by W. LEE DOBBINS. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

[Affix Notary Seal]



[Signature]
Print Name: Michelle Shepherd
Notary Public, State of Florida
Commission No. GG 360873
My Commission Expires: 10/20/23

NOTE: This form must be signed by either an Attorney, Title Company, Engineer or Surveyor.

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 15 FEET OF A 30 FOOT WIDE ROAD RESERVATION, LYING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 7, BLOCK 50 OF SAID PLAT WITH THE CENTERLINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT; THENCE NORTH 23°48'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 7, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 66°11'49" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1109.38 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 893; THENCE SOUTH 23°50'10" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID 30.00 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 66°11'49" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1109.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.38 ACRES MORE OR LESS

SURVEYOR'S NOTES


1. BEARING BASIS IS THE NORTHERLY LINE OF 30 FOOT WIDE ROAD RESERVATION, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS HAVING A BEARING OF NORTH 66°11'49" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS, WITH SHEET 2 AND 3 BEING THE SKETCH OF DESCRIPTION.

LEGEND

ORB = OFFICIAL RECORDS BOOK
CL = CENTERLINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350


7/10/20
DATE



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

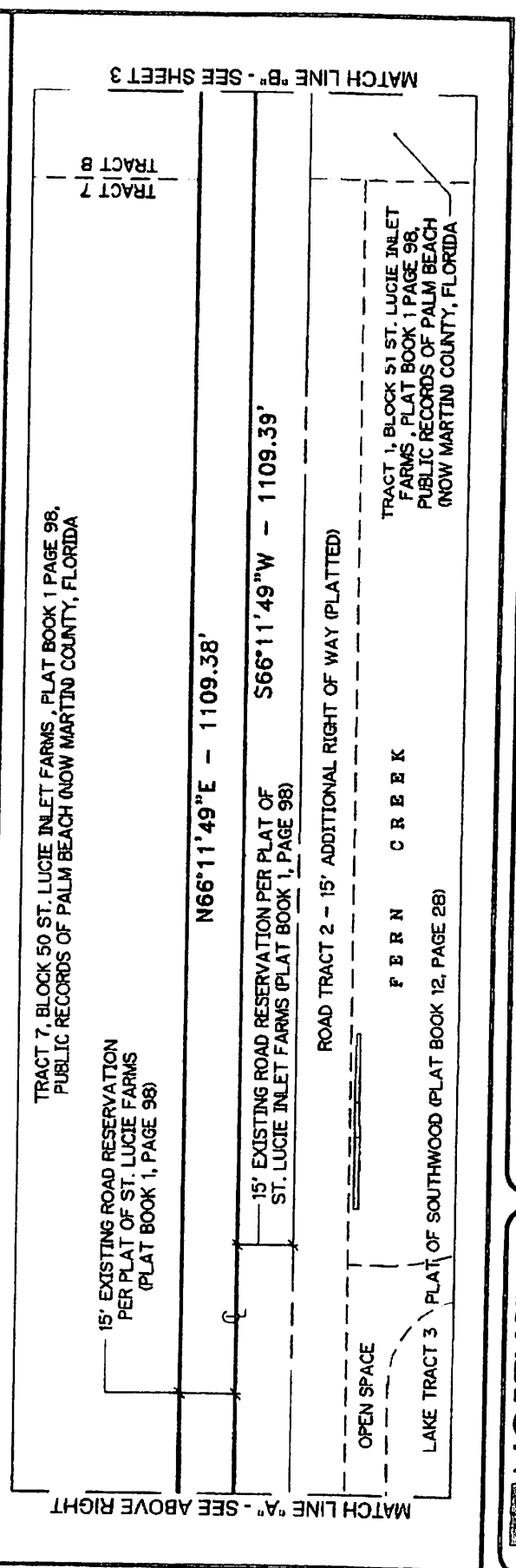
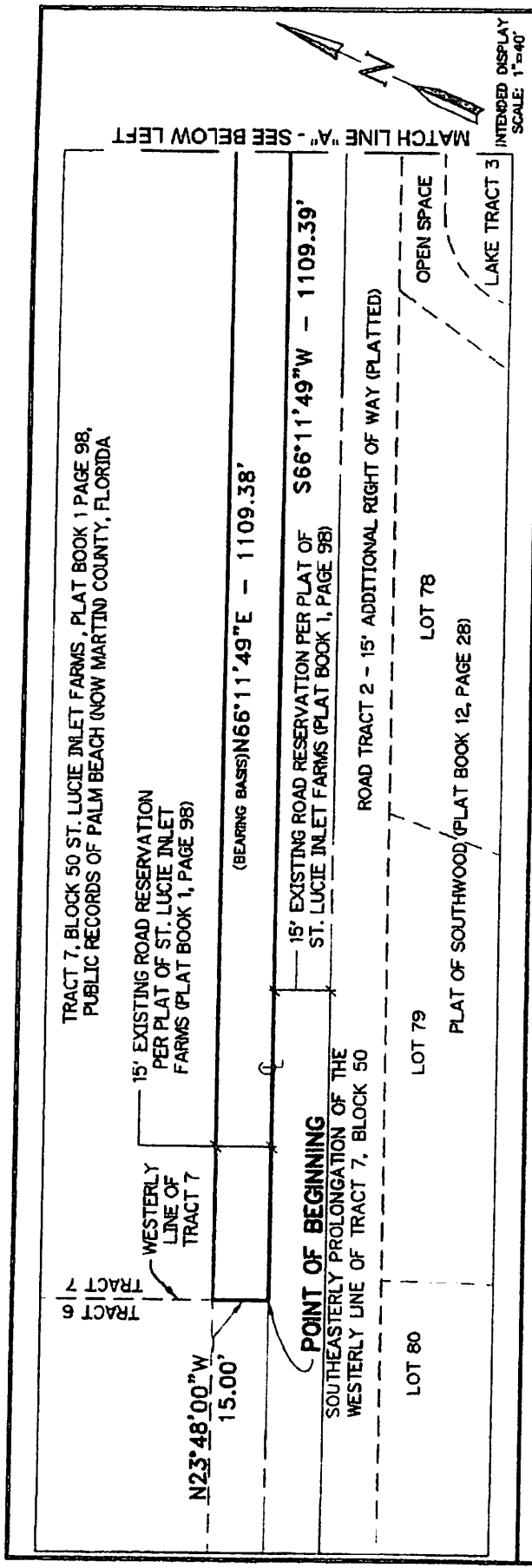
SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR

KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.

1
OF 3

PROJECT NO.
13-037.15



**NORTHSTAR
GEOMATICS**
617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-4100 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR
KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.
2
OF 3
PROJECT NO.
13-037.15

MATCH LINE "B" - SEE SHEET 2

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION
PER PLAT OF ST. LUCIE FARMS
(PLAT BOOK 1, PAGE 98)

N66°11'49"E - 1109.38'

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

TRACT 1, BLOCK 51 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

MATCH LINE "C" - SEE ABOVE RIGHT

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

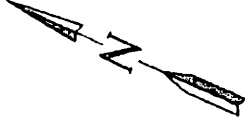
PARCEL ID NO. 55-38-41-000-00081-5
NOT INCLUDED - EXISTING STORMWATER TREATMENT AREA
(MARTIN COUNTY) ORB 1865, PAGE 0893

S66°11'49"W
1109.38'

S23°50'10"E - 15.00' 208.71'

15' EXISTING ROAD RESERVATION PER PLAT
OF ST. LUCIE FARMS (PLAT BOOK 1, PAGE 98)

S66°11'49"W - 1109.39'



INTENDED DISPLAY
SCALE: 1"=40'

MATCH LINE "C" - SEE BELOW LEFT



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15' RIGHT-OF-WAY ABANDONMENT

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MARTIN COUNTY, FLORIDA

SHEET NO.

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**LETTER OF NO
OBJECTION -
FPL**

LETTER OF NO OBJECTION - FPL

DEAN
MEAD

ATTORNEYS AT LAW

Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
P.O. Box 2757 (ZIP 34954)
Fort Pierce, FL 34947

(772) 464-7700
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www.deanmead.com

Attorneys and Counselors at Law

Orlando
Fort Pierce
Tallahassee
Viera/Melbourne

W. LEE DOBBINS
LDobbins@deanmead.com

July 15, 2020

Florida Power & Light Company
4406 SW Cargo Way
Palm City, FL 34990
Attn: Mark Cunningham

Re: Petition to Abandon Road Right-of-Way

Dear Mr. Cunningham:

On behalf of my client, Kanner 5601, LLC, please consider this my request for a Letter of No Objection to the abandonment of the right-of-way described in the attached legal description and sketch. This right-of-way is located in the unincorporated area of Martin County.

Your signature and return of the duplicate copy of this correspondence will be considered your letter of no objection to the proposed abandonment.

If you have any questions or if I may be of further assistance, please call me at the above telephone number. Thank you for your assistance in this matter.

Best regards,


W. Lee Dobbins

WLD:sh

Enclosures: Sketch and Legal of Property

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE PROPOSED ABANDONMENT.

FLORIDA POWER & LIGHT COMPANY

By: 

Print Name: Rob Morris

Title: PROJECT MANAGER

A Member of ALFA International - The Global Legal Network

DEAN MEAD

ATTORNEYS AT LAW

Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
P.O. Box 2757 (ZIP 34954)
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W. LEE DOBBINS
LDobbins@deanmead.com

July 15, 2020

Florida Power & Light Company
4406 SW Cargo Way
Palm City, FL 34990
Attn: Mark Cunningham

Re: Petition to Abandon Road Right-of-Way

Dear Mr. Cunningham:

On behalf of my client, Kanner 5601, LLC, please consider this my request for a Letter of No Objection to the abandonment of the right-of-way described in the attached legal description and sketch. This right-of-way is located in the unincorporated area of Martin County.

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W. Lee Dobbins

WLD:sh

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FLORIDA POWER & LIGHT COMPANY

By: _____
Print Name: _____
Title: _____

A Member of ALFA International - The Global Legal Network



Martin County, FL

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6-1-B)

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Date: 7/15/2020

This Georgia Information System Map Product received from Martin County (COUNTY) 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 of 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 assumed by the recipient.



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4/10/2019

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COUNCIL

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STATE OF FLORIDA
COUNTY OF PALM BEACH) ss
I, the undersigned, Clerk of the Court, do hereby
certify that the within and foregoing is a true and
correct copy of the original as the same appears
from the records of said Court.

Attest my hand and the seal of said Court
this 1st day of January, 1911.

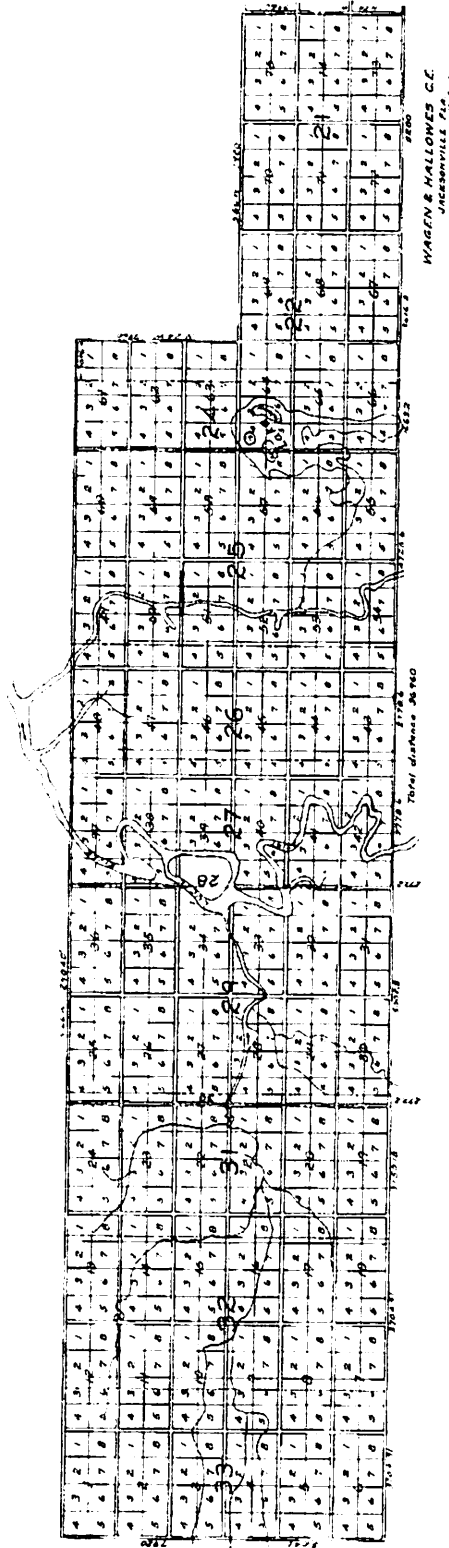
Clerk of Court
J. L. Thompson
Deputy Clerk

SAINT LUCIE INLET FARMS
B. W. MULFORD COMPANY

MINNEAPOLIS MINN.

50010 1-11-74 M110

NOTE-- THIS PLAT REPRESENTS AND IS MADE IN ACCORDANCE WITH AN ACTUAL SURVEY OF LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 32B OF THE COMMUNISTOWN SUBDIVISION OF THE HANSON CEMENT PLANT BEING, SIA IN TOWNSHIPS 38&39S, RANGES 40&41E. 10 ACRES LOTS 650' X 40' RANGES 30' WIDE



State of Florida }
County of Duval }

[illegible]

Witness my hand and Official Seal this 3rd day of April 1911

NOTHING BUT THE
MAY BE

Copied by
BIDWELL & MORTLAND
Under direction of
CH. RUGGLES
County Engineer

Excluded

Chen et al. 2009

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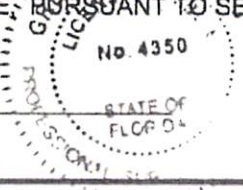
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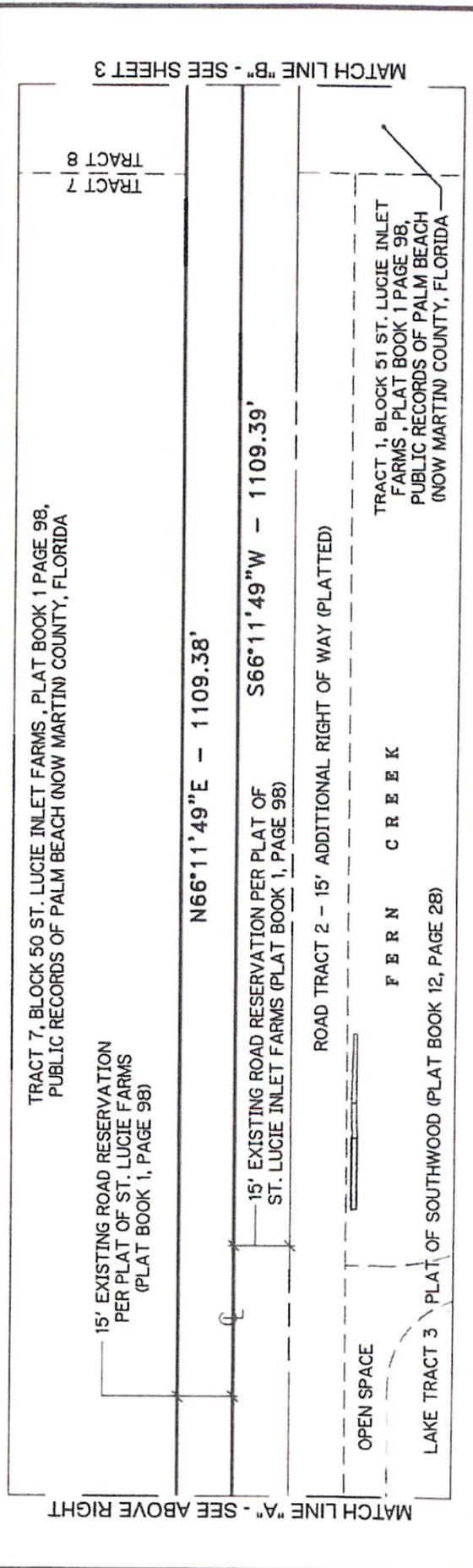
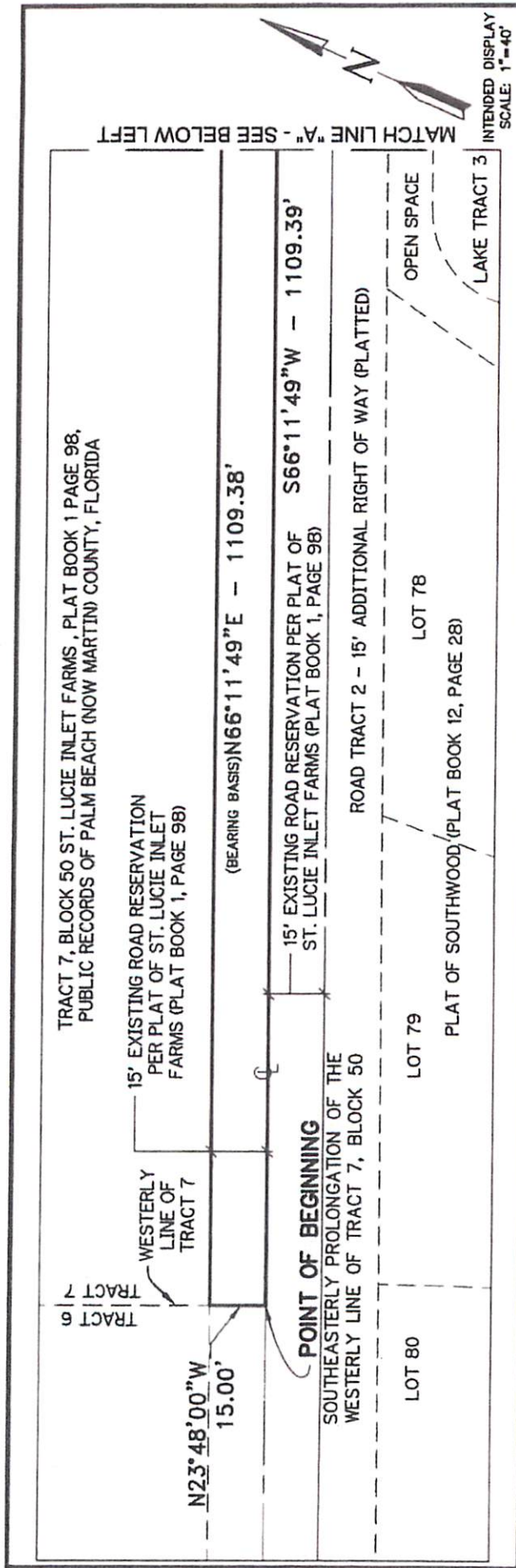

GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350


7/10/20
DATE

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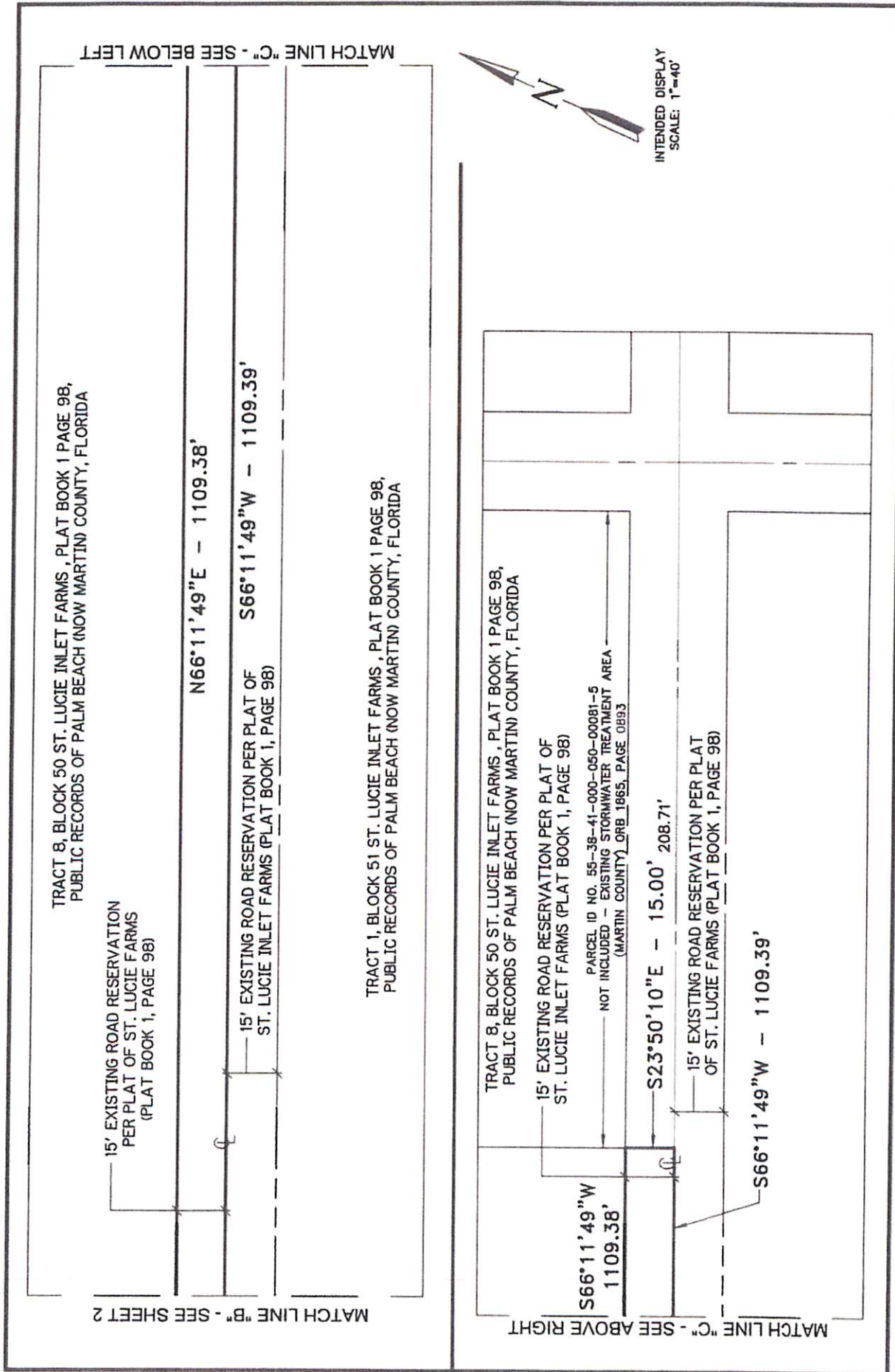
2

OF

3

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617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772) 81-6400 (772) 81-6452 FAX
LICENSED BUSINESS NO. 7217

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MARTIN COUNTY, FLORIDA

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**LETTER OF NO
OBJECTION-
AT&T**



ATTORNEYS AT LAW

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1903 South 25th Street, Suite 200
P.O. Box 2757 (ZIP 34954)
Fort Pierce, FL 34947

(772) 464-7700
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www.deanmead.com

LETTER OF NO OBJECTION - AT&T

Attorneys and Counselors at Law
Orlando
Fort Pierce
Tallahassee
Viera/Melbourne

W. LEE DOBBINS
LDobbins@deanmead.com

July 15, 2020

AT&T Florida
3300 Okeechobee Road
Fort Pierce, FL 34947
Attn: Ivan Arill

Re: Petition to Abandon Road Right-of-Way

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W. Lee Dobbins

WLD:sh

Enclosures: Sketch and Legal of Property

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE PROPOSED ABANDONMENT.

AT&T FLORIDA

By: 

Print Name: IVAN ARILL

Title: OSPE

DEAN MEAD

ATTORNEYS AT LAW

Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
P.O. Box 2757 (ZIP 34954)
Fort Pierce, FL 34947

(772) 464-7700
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Attorneys and Counselors at Law
Orlando
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Tallahassee
Viera/Melbourne

W. LEE DOBBINS
LDobbins@deanmead.com

July 15, 2020

AT&T Florida
3300 Okeechobee Road
Fort Pierce, FL 34947
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Your signature and return of the duplicate copy of this correspondence will be considered your letter of no objection to the proposed abandonment.

If you have any questions or if I may be of further assistance, please call me at the above telephone number. Thank you for your assistance in this matter.

Best regards,


W. Lee Dobbins

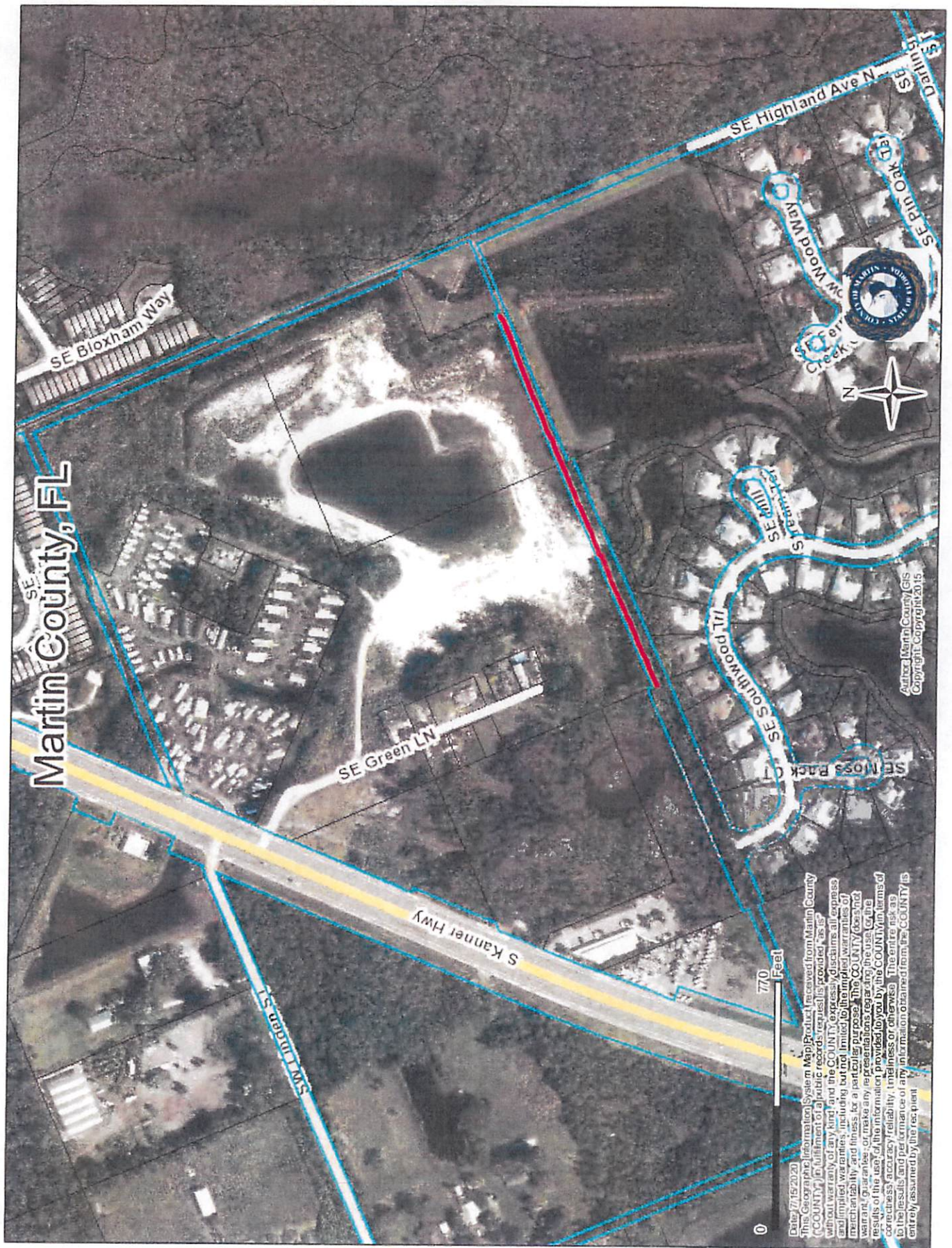
WLD:sh
Enclosures: Sketch and Legal of Property

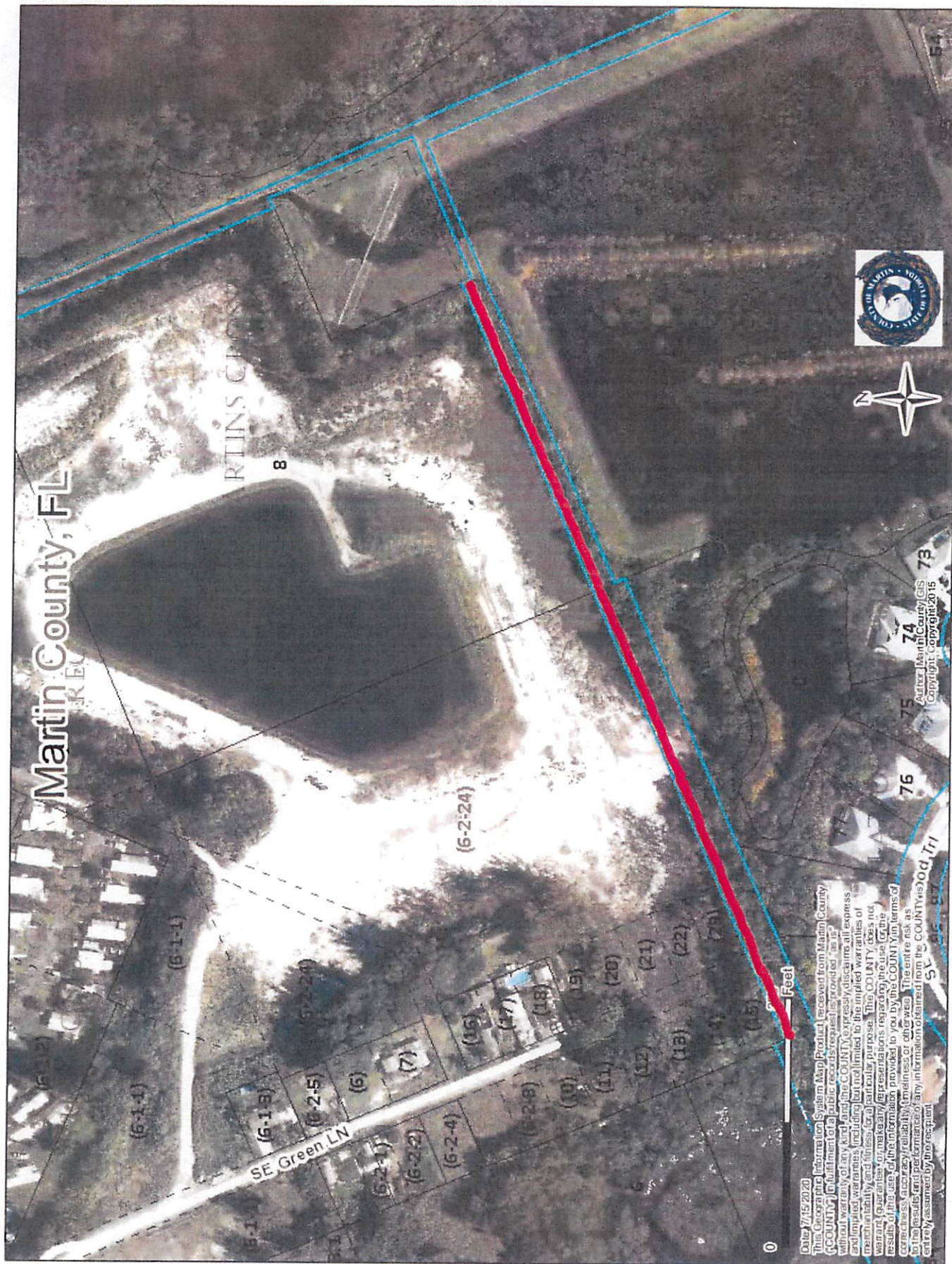
I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE PROPOSED ABANDONMENT.

AT&T FLORIDA

By: _____
Print Name: _____
Title: _____

A Member of ALFA International - The Global Legal Network





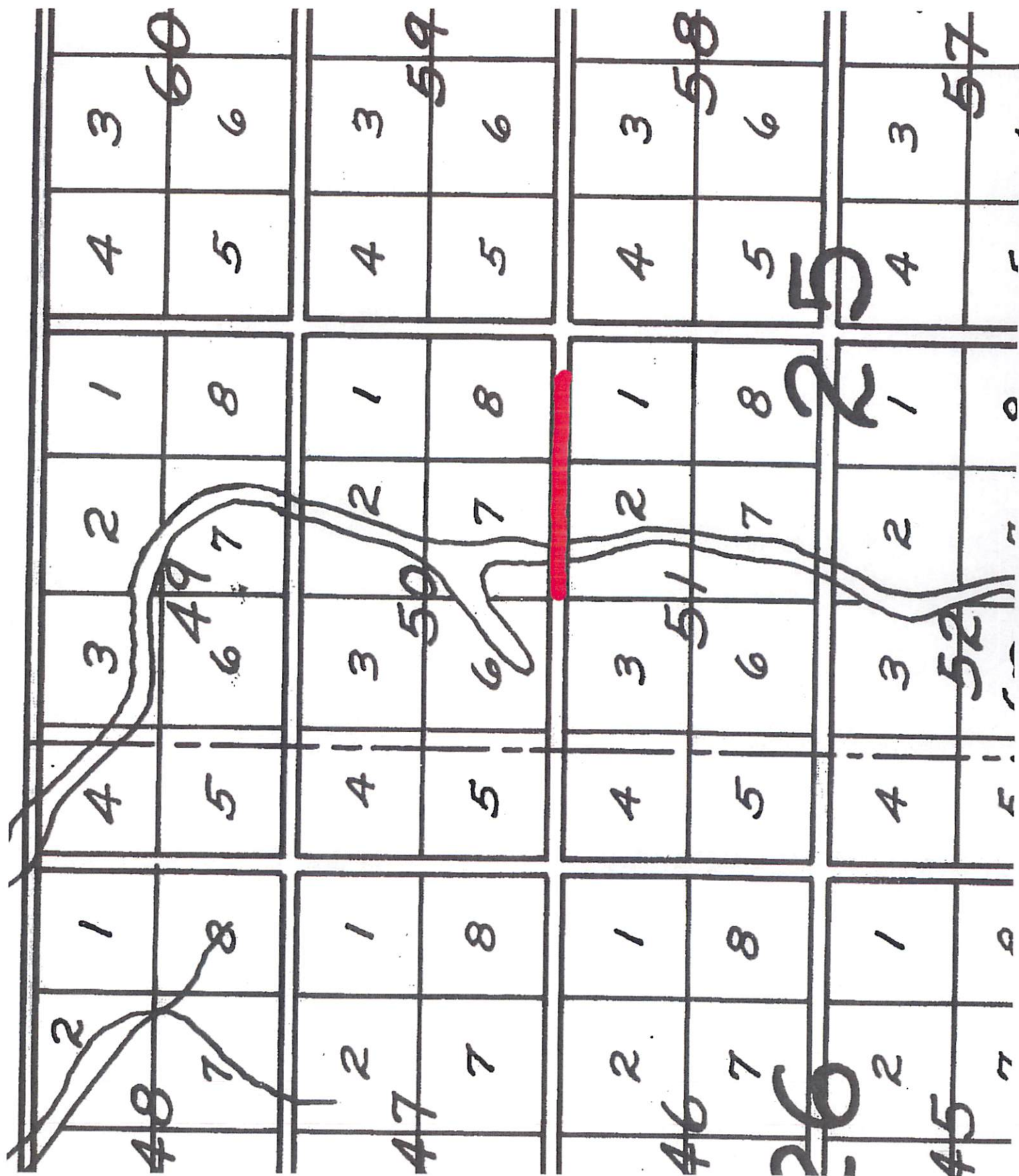


EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 15 FEET OF A 30 FOOT WIDE ROAD RESERVATION, LYING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 7, BLOCK 50 OF SAID PLAT WITH THE CENTERLINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT; THENCE NORTH 23°48'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 7, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 66°11'49" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1109.38 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 893; THENCE SOUTH 23°50'10" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID 30.00 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 66°11'49" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1109.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.38 ACRES MORE OR LESS

SURVEYOR'S NOTES

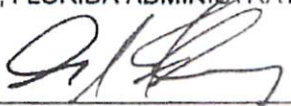
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2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS, WITH SHEET 2 AND 3 BEING THE SKETCH OF DESCRIPTION.


LEGEND


ORB = OFFICIAL RECORDS BOOK
CL = CENTERLINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

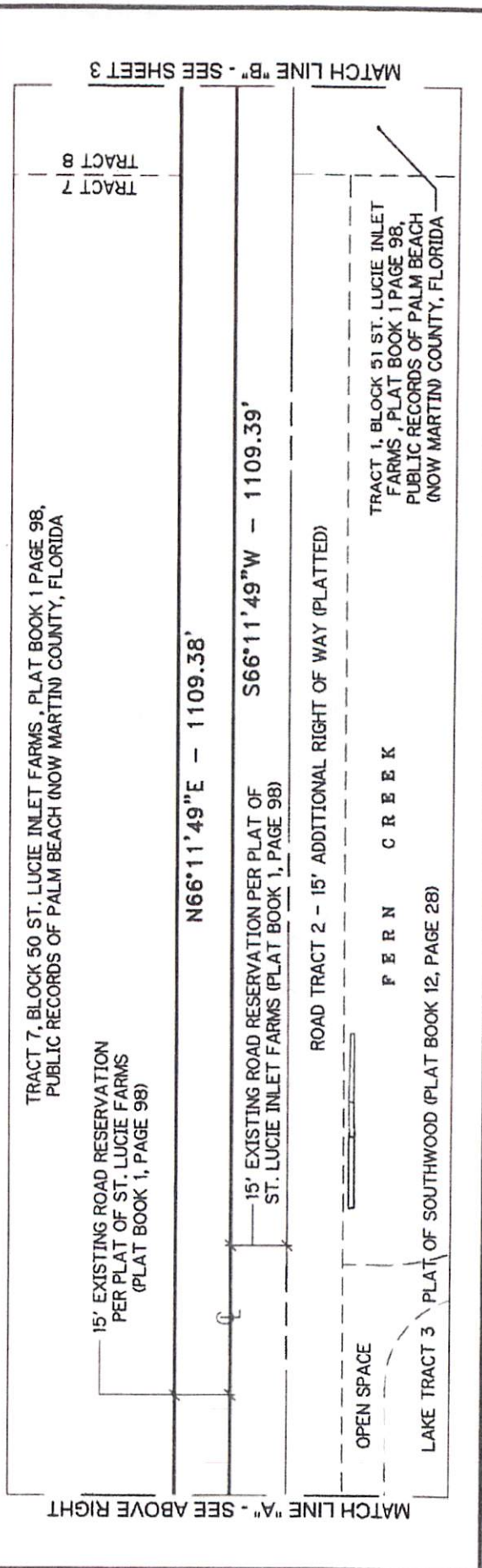
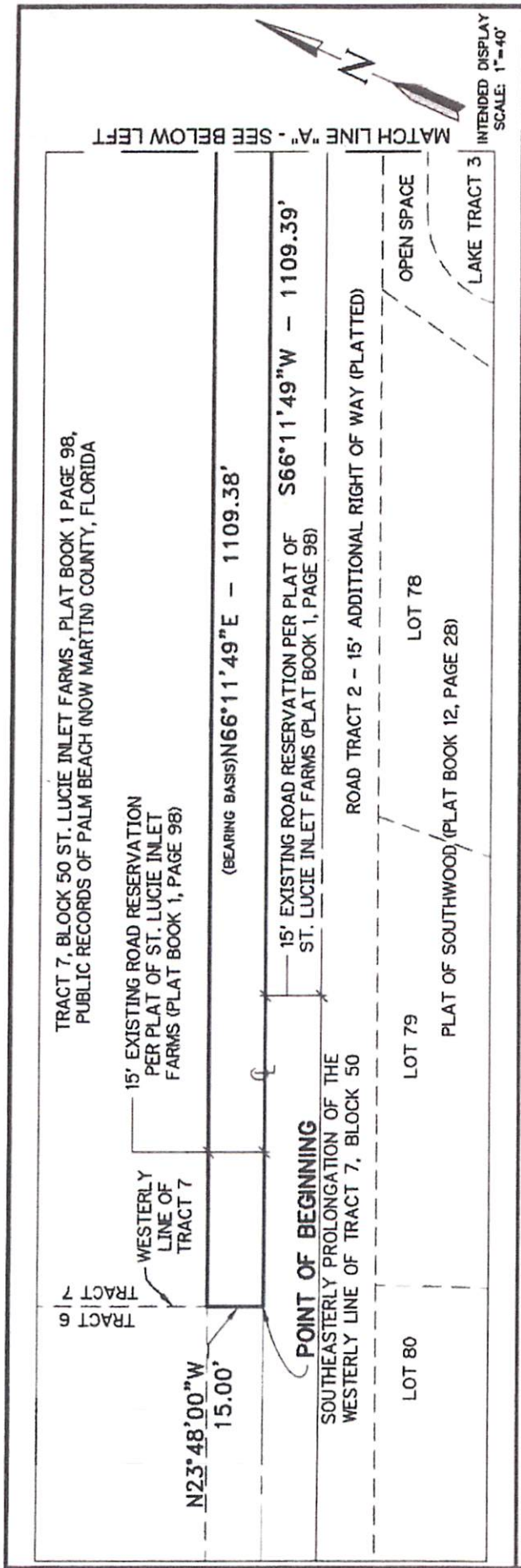

GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350


7/10/20
DATE

**NORTHSTAR
GEOMATICS**
517 NW BAKER ROAD
PO BOX 2571, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR
KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 3
PROJECT NO.
13-037.15



617 NW BAKER ROAD
P.O. BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6402 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT

FOR
KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF

3

PROJECT NO.

13-037.15

MATCH LINE "C" - SEE BELOW LEFT

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION
PER PLAT OF ST. LUCIE FARMS
(PLAT BOOK 1, PAGE 98)

N66°11'49"E - 1109.38'

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

S66°11'49"W - 1109.39'

TRACT 1, BLOCK 51 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

MATCH LINE "B" - SEE SHEET 2



INTENDED DISPLAY
SCALE: 1"=40'

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

PARCEL ID NO. 55-38-41-000-050-00081-5
NOT INCLUDED - EXISTING STORMWATER TREATMENT AREA
(MARTIN COUNTY) ORB 1965, PAGE 0893

S66°11'49"W
1109.38'

S23°50'10"E - 15.00' 208.71'

15' EXISTING ROAD RESERVATION PER PLAT
OF ST. LUCIE FARMS (PLAT BOOK 1, PAGE 98)

S66°11'49"W - 1109.39'

MATCH LINE "C" - SEE ABOVE RIGHT



617 NW BAKER ROAD
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SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR

KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.

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OF

3

PROJECT NO.

13-037.15

**LETTER OF NO
OBJECTION -
COMCAST**

DEAN MEAD

ATTORNEYS AT LAW

Dean, Mead, Minton & Zwerner
1903 South 25th Street, Suite 200
P.O. Box 2757 (ZIP 34954)
Fort Pierce, FL 34947

(772) 464-7700
(772) 464-7877 Fax
www.deanmead.com

LETTER OF NO OBJECTION - COMCAST

Attorneys and Counselors at Law
Orlando
Fort Pierce
Tallahassee
Viera/Melbourne

W. LEE DOBBINS
LDobbins@deanmead.com

July 15, 2020

Comcast
1495 NW Britt Road
Stuart, FL 34994
Attn: Rick Johnson

Re: Petition to Abandon Road Right-of-Way


Dear Mr. Johnson:

On behalf of my client, Kanner 5601, LLC, please consider this my request for a Letter of No Objection to the abandonment of the right-of-way described in the attached legal description and sketch. This right-of-way is located in the unincorporated area of Martin County.

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Best regards,


W. Lee Dobbins

WLD:sh

Enclosures: Sketch and Legal of Property

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE PROPOSED ABANDONMENT.

COMCAST

By: 

Print Name: Rick Johnson

Title: CONSTRUCTION COORDINATOR LLC

.....
A Member of ALFA International - The Global Legal Network

DEAN MEAD

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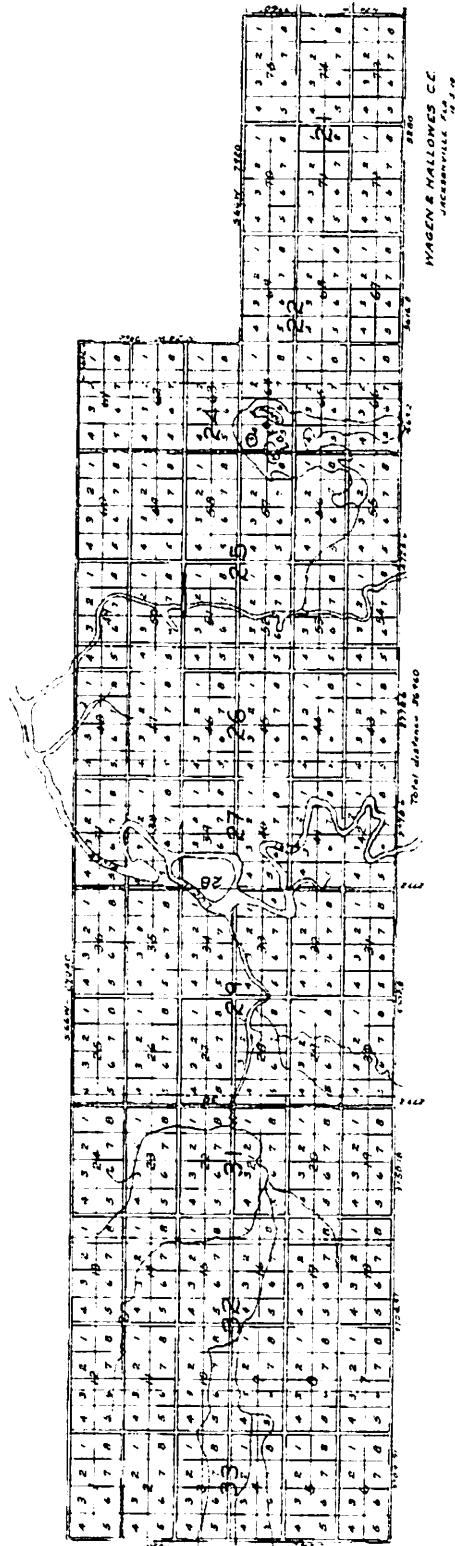


THIS IS A TRUE COPY OF THE ORIGINAL
PLAT OF RECORD OF "ST. PAUL INVESTMENTS"
PLAT BOOK 1, PAGE 98, TAMPA BAY COUNTY,
FLORIDA, NEW MARTIN COUNTY

Ed A. Haggard
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 413

SAINT LUCIE INLET FARMS
B. W. MULFORD COMPANY
MINNEAPOLIS MINN.

Scale 1"=1/4 Mile

[illegible]

Wend and obtained same this day & A.D. 1911
C. L. FRENCH

Received by
BIDWELL & MORTIMER
under direction of
J. H. AUGGLES
County Engineer

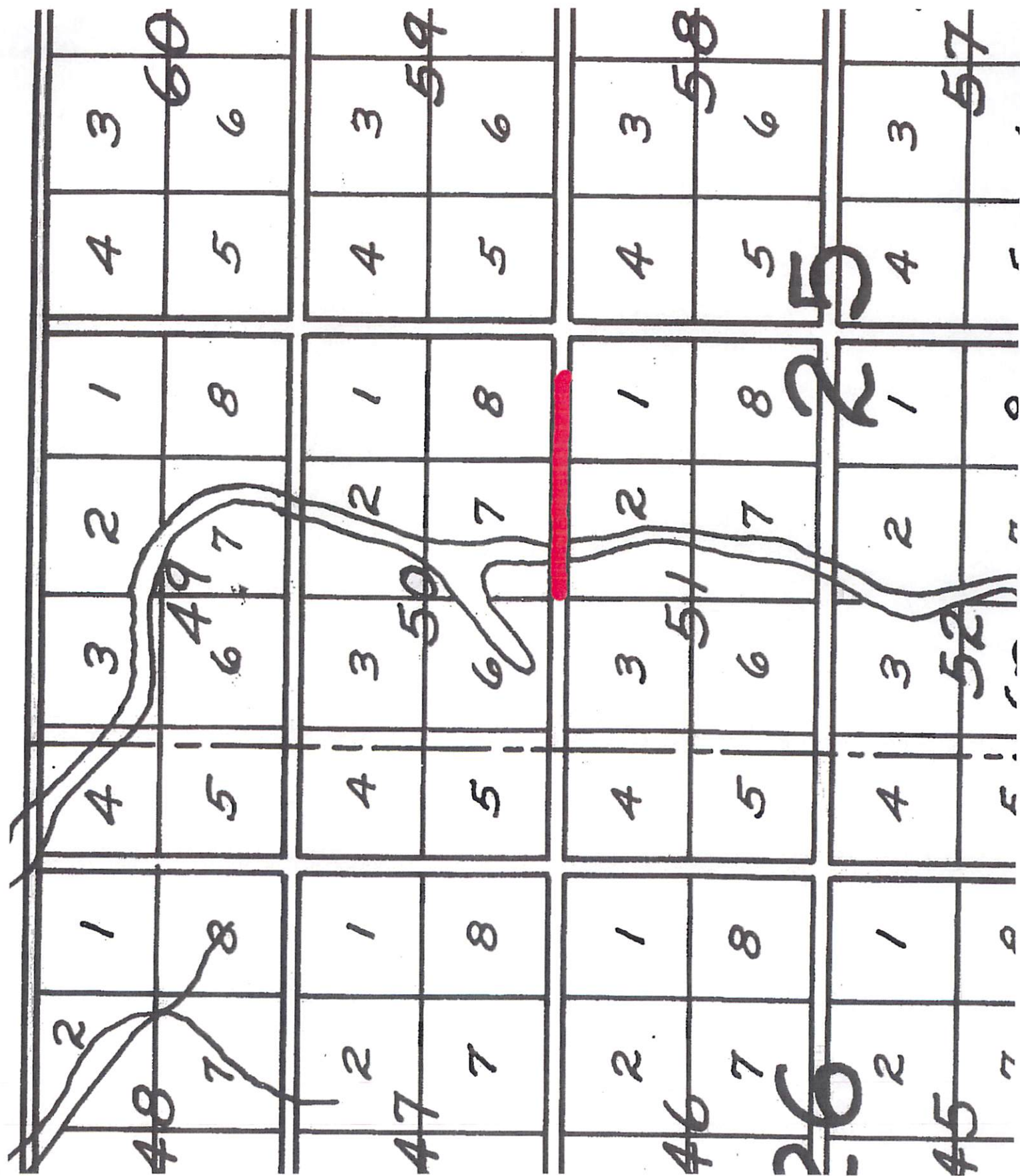


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GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350

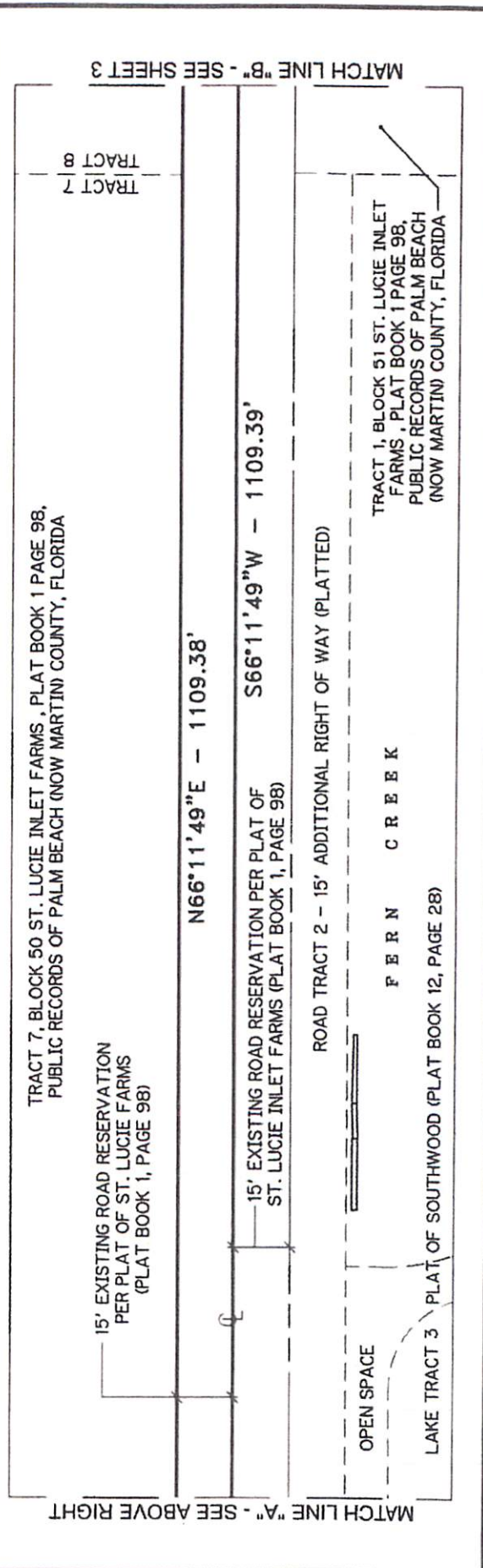
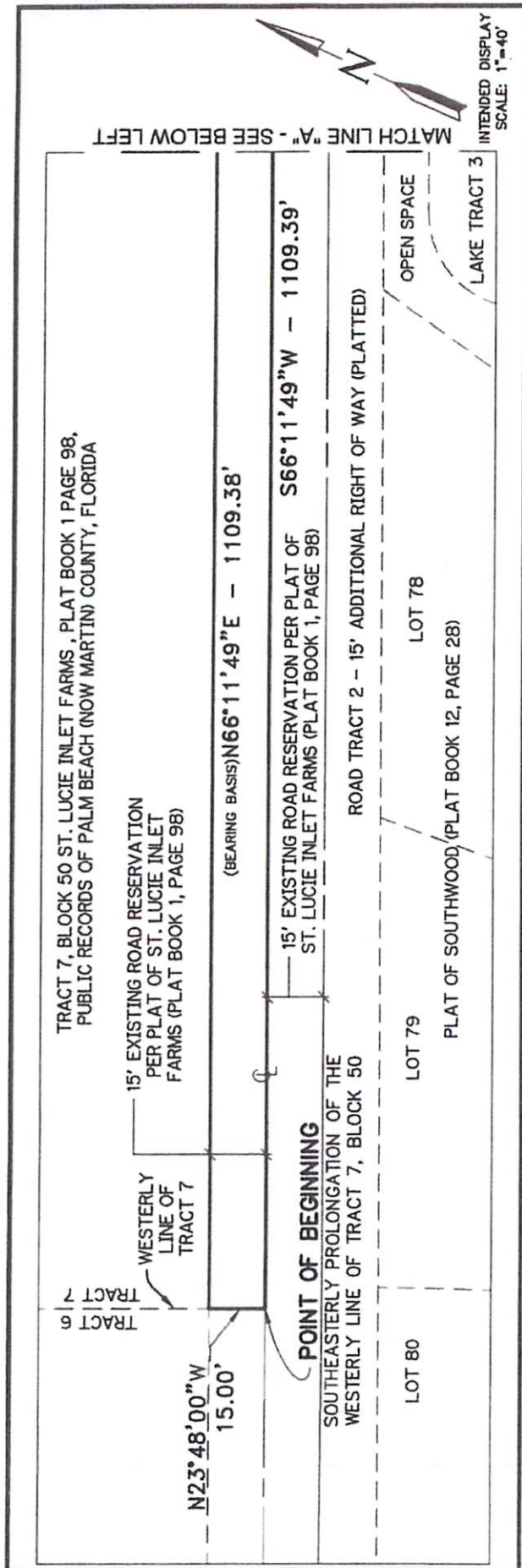


7/10/20
DATE



SKETCH AND LEGAL DESCRIPTION OF
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FOR
KANMER 5601
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SHEET NO.
1
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617 NW BAKER ROAD
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MARTIN COUNTY, FLORIDA

SHEET NO.

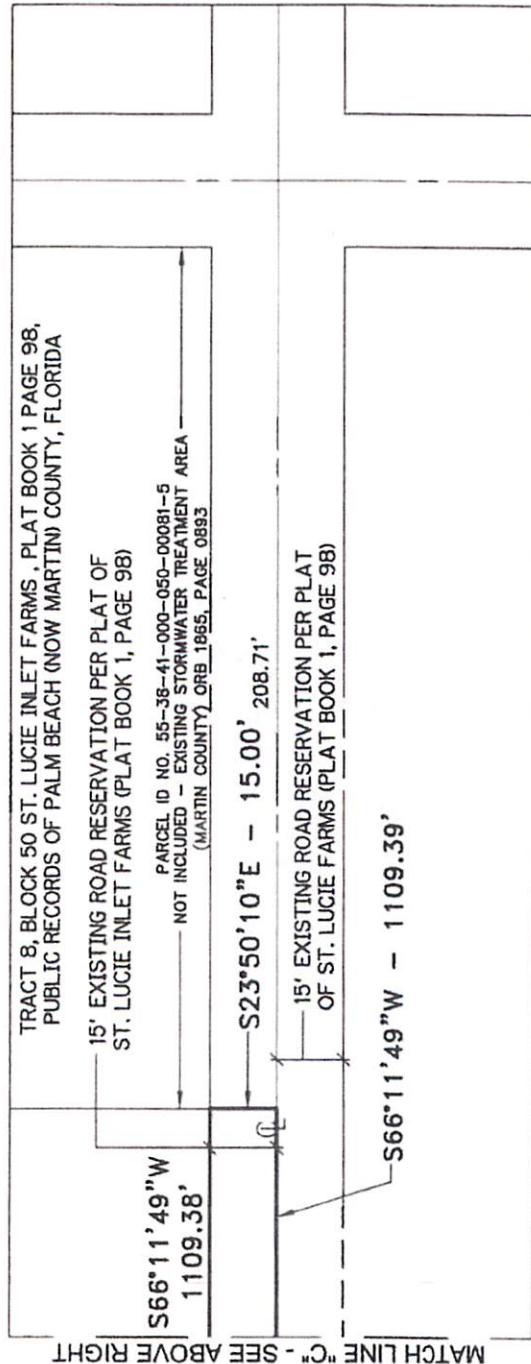
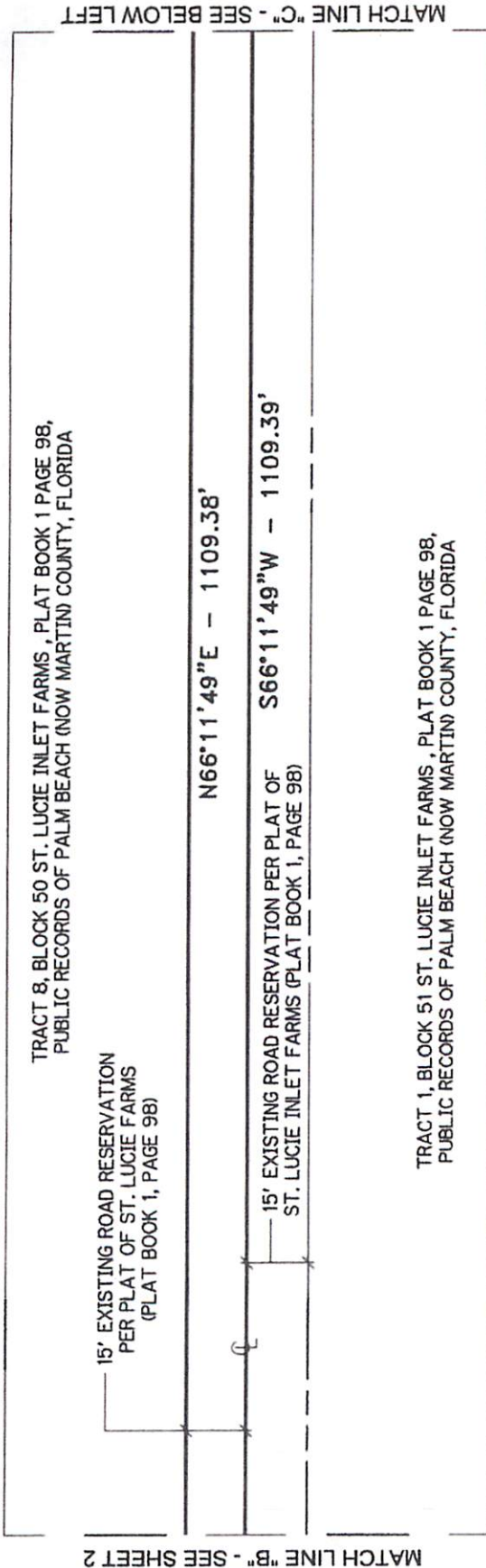
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**LETTER OF NO
OBJECTION -
ITS FIBER**

DEAN MEAD

ATTORNEYS AT LAW

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W. LEE DOBBINS
LDobbins@deanmead.com

July 15, 2020

ITS Fiber
P.O. Box 397
Indiantown FL 34956
Attn: Jeffrey S. Leslie

Re: Petition to Abandon Road Right-of-Way

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WLD:sh

Enclosures: Sketch and Legal of Property

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE PROPOSED ABANDONMENT.

ITS FIBER

By: 

Print Name: JEFFREY S. LESLIE

Title: PRESIDENT / CEO

.....
A Member of ALFA International - The Global Legal Network

DEAN MEAD

ATTORNEYS AT LAW

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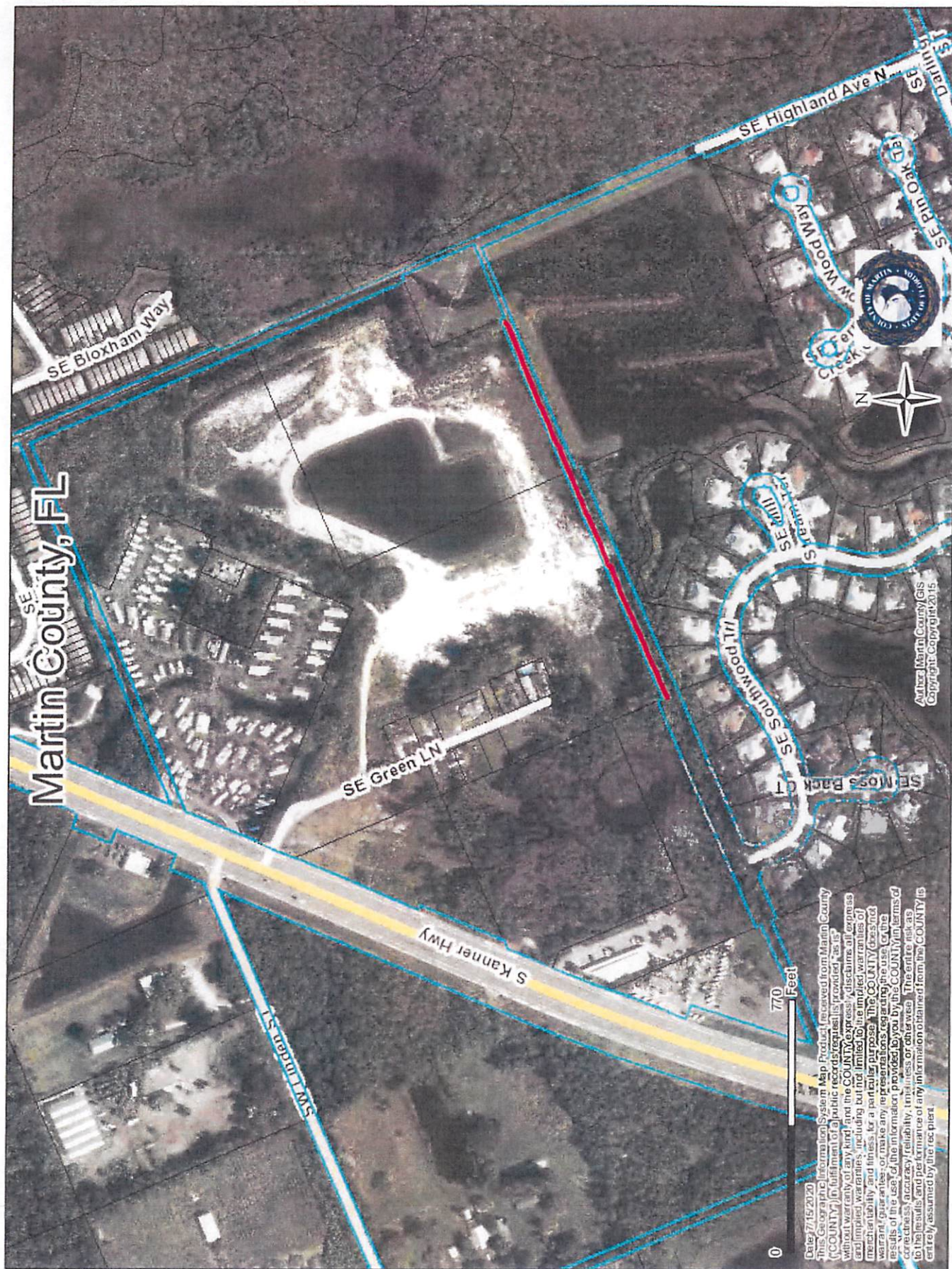
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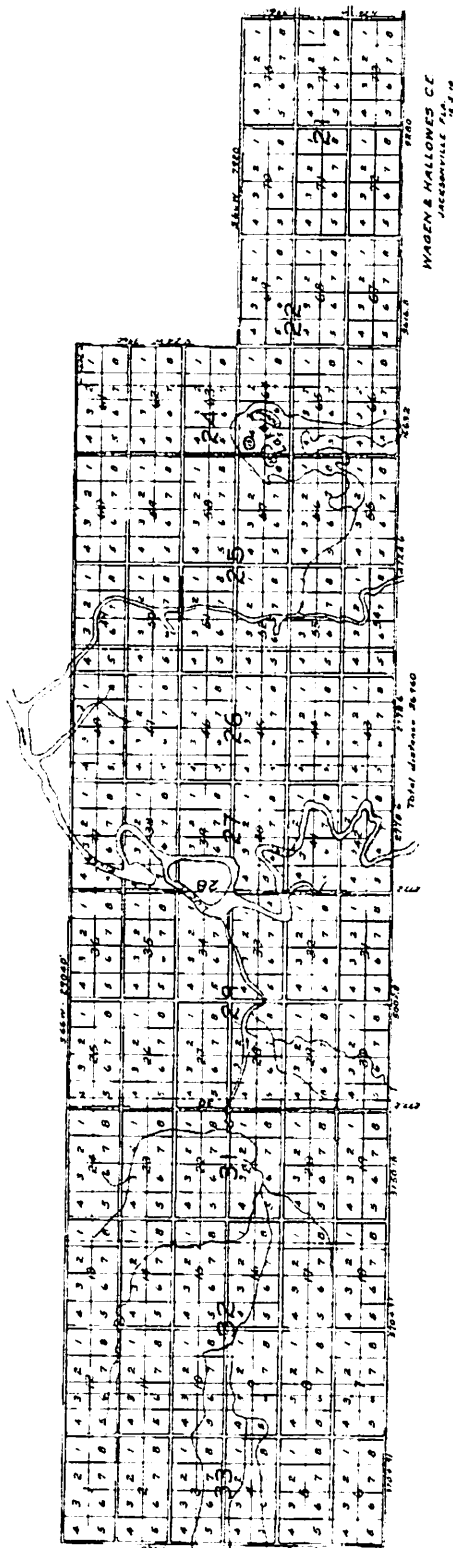
STATE OF FLORIDA
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD THIS 25TH DAY OF JANUARY
1907, AND WAS FILED FOR THE
ORDER OF JUDICIAL SALE IN BOOK 1 OF PAGES
100 AND 101.

Attest:
CLERK OF DISTRICT COURT
BY John B. Thomas
DEPUTY CLERK

SAINT LUCIE INLET FARMS
B. W. MULFORD COMPANY

MINNEAPOLIS MINN.
Scale 1 in. = 1/4 mile

NOTE:- THIS PLAT REPRESENTS AND IS MADE IN ACCORDANCE WITH AN ACTUAL SURVEY OF LOTS E1, E2, E4, E5, E6, E7, E8, E9, E10, E11, E12 OF THE COMMUNISTOWNE SUBDIVISION OF THE HANSON GRANT. PLYMOUTH BLVD. IN TERMINING 398 E. 9TH, RANGES 403.1E, 404.1E, 405.1E, 406.1E, 407.1E, 408.1E, 409.1E, 410.1E, 411.1E, 412.1E, 413.1E, 414.1E, 415.1E, 416.1E, 417.1E, 418.1E, 419.1E, 420.1E, 421.1E, 422.1E, 423.1E, 424.1E, 425.1E, 426.1E, 427.1E, 428.1E, 429.1E, 430.1E, 431.1E, 432.1E, 433.1E, 434.1E, 435.1E, 436.1E, 437.1E, 438.1E, 439.1E, 440.1E, 441.1E, 442.1E, 443.1E, 444.1E, 445.1E, 446.1E, 447.1E, 448.1E, 449.1E, 450.1E, 451.1E, 452.1E, 453.1E, 454.1E, 455.1E, 456.1E, 457.1E, 458.1E, 459.1E, 460.1E, 461.1E, 462.1E, 463.1E, 464.1E, 465.1E, 466.1E, 467.1E, 468.1E, 469.1E, 470.1E, 471.1E, 472.1E, 473.1E, 474.1E, 475.1E, 476.1E, 477.1E, 478.1E, 479.1E, 480.1E, 481.1E, 482.1E, 483.1E, 484.1E, 485.1E, 486.1E, 487.1E, 488.1E, 489.1E, 490.1E, 491.1E, 492.1E, 493.1E, 494.1E, 495.1E, 496.1E, 497.1E, 498.1E, 499.1E, 500.1E, 501.1E, 502.1E, 503.1E, 504.1E, 505.1E, 506.1E, 507.1E, 508.1E, 509.1E, 510.1E, 511.1E, 512.1E, 513.1E, 514.1E, 515.1E, 516.1E, 517.1E, 518.1E, 519.1E, 520.1E, 521.1E, 522.1E, 523.1E, 524.1E, 525.1E, 526.1E, 527.1E, 528.1E, 529.1E, 530.1E, 531.1E, 532.1E, 533.1E, 534.1E, 535.1E, 536.1E, 537.1E, 538.1E, 539.1E, 540.1E, 541.1E, 542.1E, 543.1E, 544.1E, 545.1E, 546.1E, 547.1E, 548.1E, 549.1E, 550.1E, 551.1E, 552.1E, 553.1E, 554.1E, 555.1E, 556.1E, 557.1E, 558.1E, 559.1E, 560.1E, 561.1E, 562.1E, 563.1E, 564.1E, 565.1E, 566.1E, 567.1E, 568.1E, 569.1E, 570.1E, 571.1E, 572.1E, 573.1E, 574.1E, 575.1E, 576.1E, 577.1E, 578.1E, 579.1E, 580.1E, 581.1E, 582.1E, 583.1E, 584.1E, 585.1E, 586.1E, 587.1E, 588.1E, 589.1E, 590.1E, 591.1E, 592.1E, 593.1E, 594.1E, 595.1E, 596.1E, 597.1E, 598.1E, 599.1E, 600.1E, 601.1E, 602.1E, 603.1E, 604.1E, 605.1E, 606.1E, 607.1E, 608.1E, 609.1E, 610.1E, 611.1E, 612.1E, 613.1E, 614.1E, 615.1E, 616.1E, 617.1E, 618.1E, 619.1E, 620.1E, 621.1E, 622.1E, 623.1E, 624.1E, 625.1E, 626.1E, 627.1E, 628.1E, 629.1E, 630.1E, 631.1E, 632.1E, 633.1E, 634.1E, 635.1E, 636.1E, 637.1E, 638.1E, 639.1E, 640.1E, 641.1E, 642.1E, 643.1E, 644.1E, 645.1E, 646.1E, 647.1E, 648.1E, 649.1E, 650.1E, 651.1E, 652.1E, 653.1E, 654.1E, 655.1E, 656.1E, 657.1E, 658.1E, 659.1E, 660.1E, 661.1E, 662.1E, 663.1E, 664.1E, 665.1E, 666.1E, 667.1E, 668.1E, 669.1E, 670.1E, 671.1E, 672.1E, 673.1E, 674.1E, 675.1E, 676.1E, 677.1E, 678.1E, 679.1E, 680.1E, 681.1E, 682.1E, 683.1E, 684.1E, 685.1E, 686.1E, 687.1E, 688.1E, 689.1E, 690.1E, 691.1E, 692.1E, 693.1E, 694.1E, 695.1E, 696.1E, 697.1E, 698.1E, 699.1E, 700.1E, 701.1E, 702.1E, 703.1E, 704.1E, 705.1E, 706.1E, 707.1E, 708.1E, 709.1E, 710.1E, 711.1E, 712.1E, 713.1E, 714.1E, 715.1E, 716.1E, 717.1E, 718.1E, 719.1E, 720.1E, 721.1E, 722.1E, 723.1E, 724.1E, 725.1E, 726.1E, 727.1E, 728.1E, 729.1E, 730.1E, 731.1E, 732.1E, 733.1E, 734.1E, 735.1E, 736.1E, 737.1E, 738.1E, 739.1E, 740.1E, 741.1E, 742.1E, 743.1E, 744.1E, 745.1E, 746.1E, 747.1E, 748.1E, 749.1E, 750.1E, 751.1E, 752.1E, 753.1E, 754.1E, 755.1E, 756.1E, 757.1E, 758.1E, 759.1E, 760.1E, 761.1E, 762.1E, 763.1E, 764.1E, 765.1E, 766.1E, 767.1E, 768.1E, 769.1E, 770.1E, 771.1E, 772.1E, 773.1E, 774.1E, 775.1E, 776.1E, 777.1E, 778.1E, 779.1E, 780.1E, 781.1E, 782.1E, 783.1E, 784.1E, 785.1E, 786.1E, 787.1E, 788.1E, 789.1E, 790.1E, 791.1E, 792.1E, 793.1E, 794.1E, 795.1E, 796.1E, 797.1E, 798.1E, 799.1E, 800.1E, 801.1E, 802.1E, 803.1E, 804.1E, 805.1E, 806.1E, 807.1E, 808.1E, 809.1E, 810.1E, 811.1E, 812.1E, 813.1E, 814.1E, 815.1E, 816.1E, 817.1E, 818.1E, 819.1E, 820.1E, 821.1E, 822.1E, 823.1E, 824.1E, 825.1E, 826.1E, 827.1E, 828.1E, 829.1E, 830.1E, 831.1E, 832.1E, 833.1E, 834.1E, 835.1E, 836.1E, 837.1E, 838.1E, 839.1E, 840.1E, 841.1E, 842.1E, 843.1E, 844.1E, 845.1E, 846.1E, 847.1E, 848.1E, 849.1E, 850.1E, 851.1E, 852.1E, 853.1E, 854.1E, 855.1E, 856.1E, 857.1E, 858.1E, 859.1E, 860.1E, 861.1E, 862.1E, 863.1E, 864.1E, 865.1E, 866.1E, 867.1E, 868.1E, 869.1E, 870.1E, 871.1E, 872.1E, 873.1E, 874.1E, 875.1E, 876.1E, 877.1E, 878.1E, 879.1E, 880.1E, 881.1E, 882.1E, 883.1E, 884.1E, 885.1E, 886.1E, 887.1E, 888.1E, 889.1E, 890.1E, 891.1E, 892.1E, 893.1E, 894.1E, 895.1E, 896.1E, 897.1E, 898.1E, 899.1E, 900.1E, 901.1E, 90



State of Florida }
County of Duval }

[illegible]

Witness my hand and official seal this 22nd day of July 1911

Norway Public State or Common or Local
 Government or Agency
 My Commission Expires 09/14/1916
 C.D. No. 114

Copied by
BIDWELL & MORTSLAW
under direction of
CHARLES
County Engineer

1000

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 15 FEET OF A 30 FOOT WIDE ROAD RESERVATION, LYING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 7, BLOCK 50 OF SAID PLAT WITH THE CENTERLINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT; THENCE NORTH 23°48'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 7, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 66°11'49" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1109.38 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 893; THENCE SOUTH 23°50'10" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID 30.00 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 66°11'49" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1109.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.38 ACRES MORE OR LESS

SURVEYOR'S NOTES

1. BEARING BASIS IS THE NORTHERLY LINE OF 30 FOOT WIDE ROAD RESERVATION, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS HAVING A BEARING OF NORTH 66°11'49" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS, WITH SHEET 2 AND 3 BEING THE SKETCH OF DESCRIPTION.

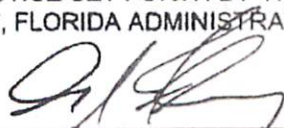
LEGEND


ORB = OFFICIAL RECORDS BOOK

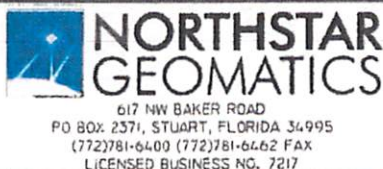
CL = CENTERLINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

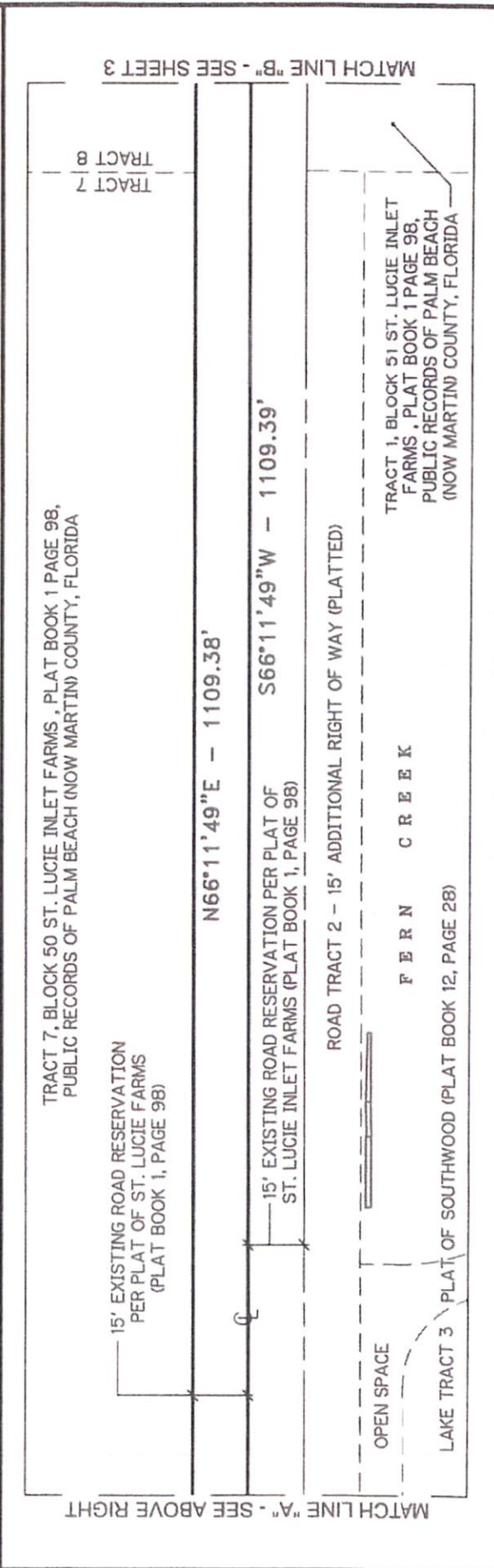
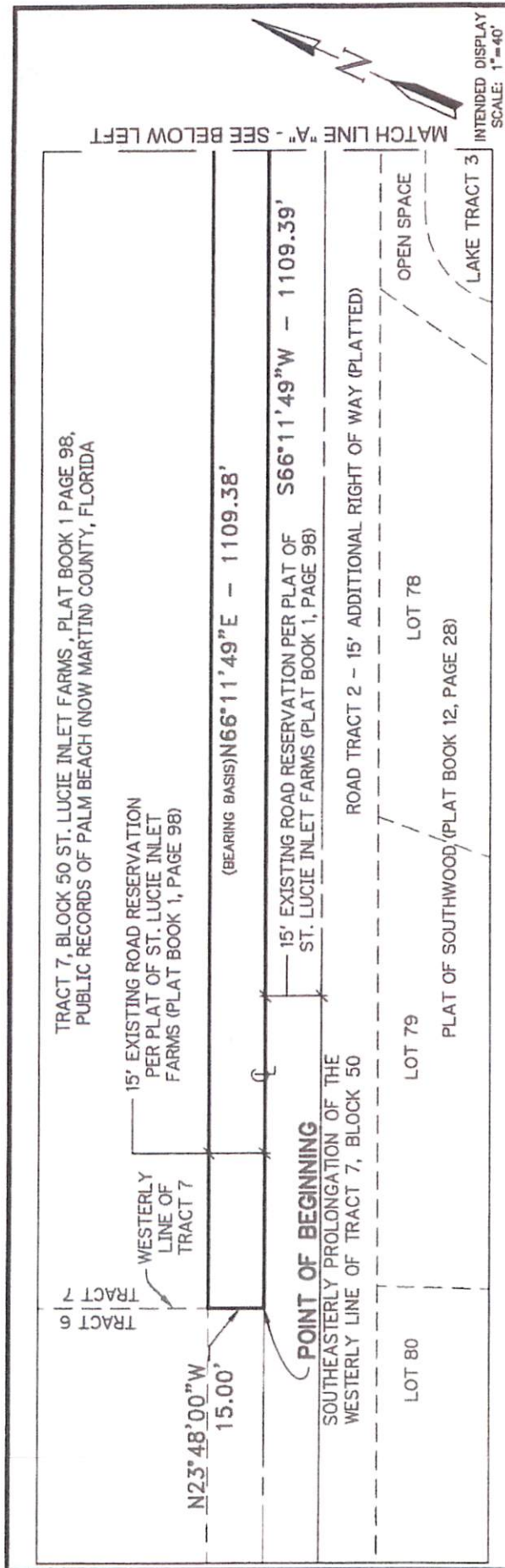

GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350


7/10/20
DATE



SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR
KANMER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 3
PROJECT NO.
13-037.15



617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT

FOR
KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.
2
OF 3

PROJECT NO.
13-037.15

MATCH LINE "C" - SEE BELOW LEFT

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION
PER PLAT OF ST. LUCIE FARMS
(PLAT BOOK 1, PAGE 98)

N66°11'49"E - 1109.38'

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

S66°11'49"W - 1109.39'

TRACT 1, BLOCK 51 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

MATCH LINE "B" - SEE SHEET 2



INTENDED DISPLAY
SCALE: 1"=40'

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

PARCEL ID NO. 55-38-41-000-050-00081-5
NOT INCLUDED - EXISTING STORMWATER TREATMENT AREA
(MARTIN COUNTY) ORB 1865, PAGE 0893

S66°11'49"W
1109.38'

S23°50'10"E - 15.00' 208.71'

15' EXISTING ROAD RESERVATION PER PLAT
OF ST. LUCIE FARMS (PLAT BOOK 1, PAGE 98)

S66°11'49"W - 1109.39'

MATCH LINE "C" - SEE ABOVE RIGHT



617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT

FOR
KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.

3

OF

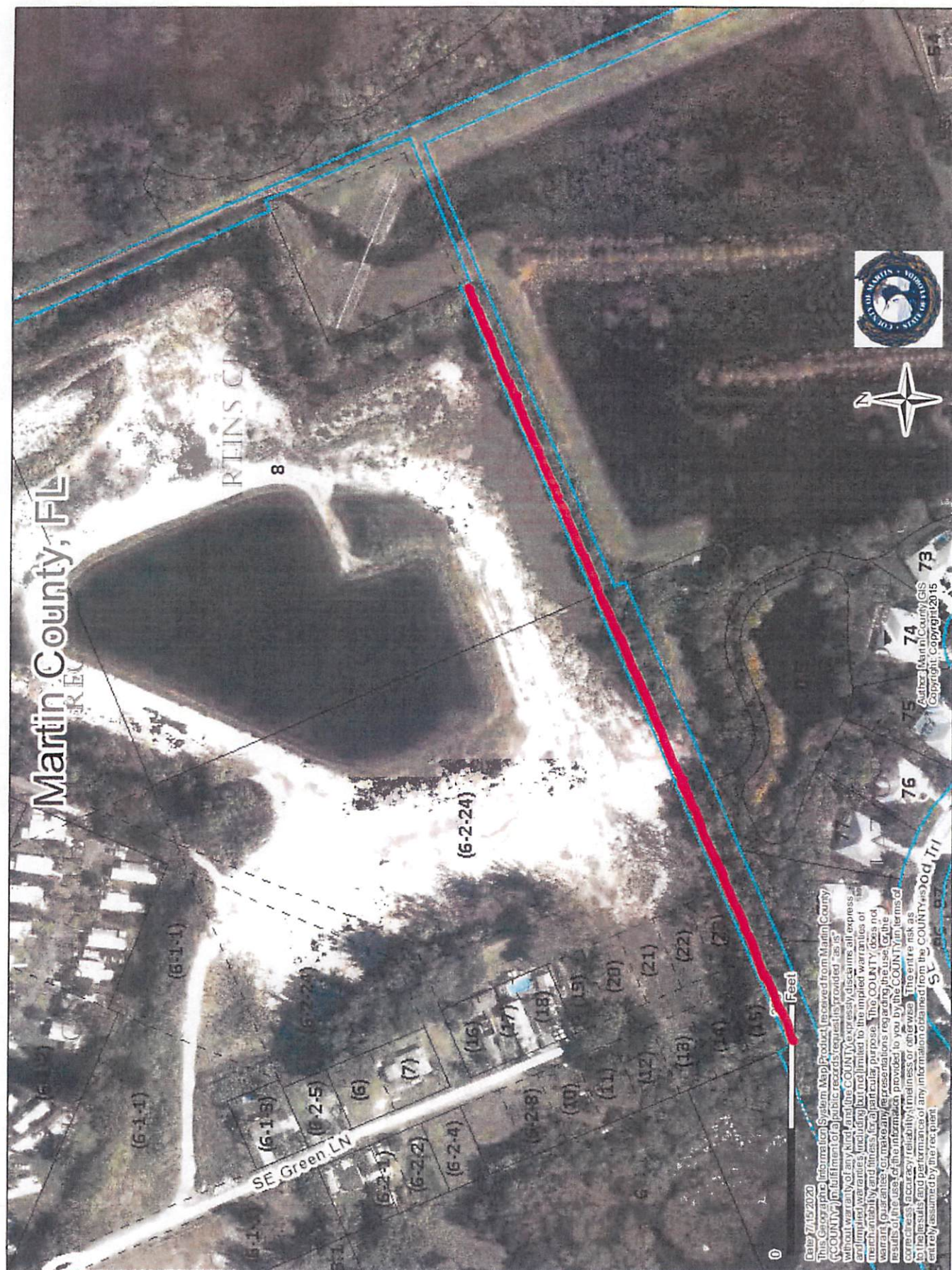
3

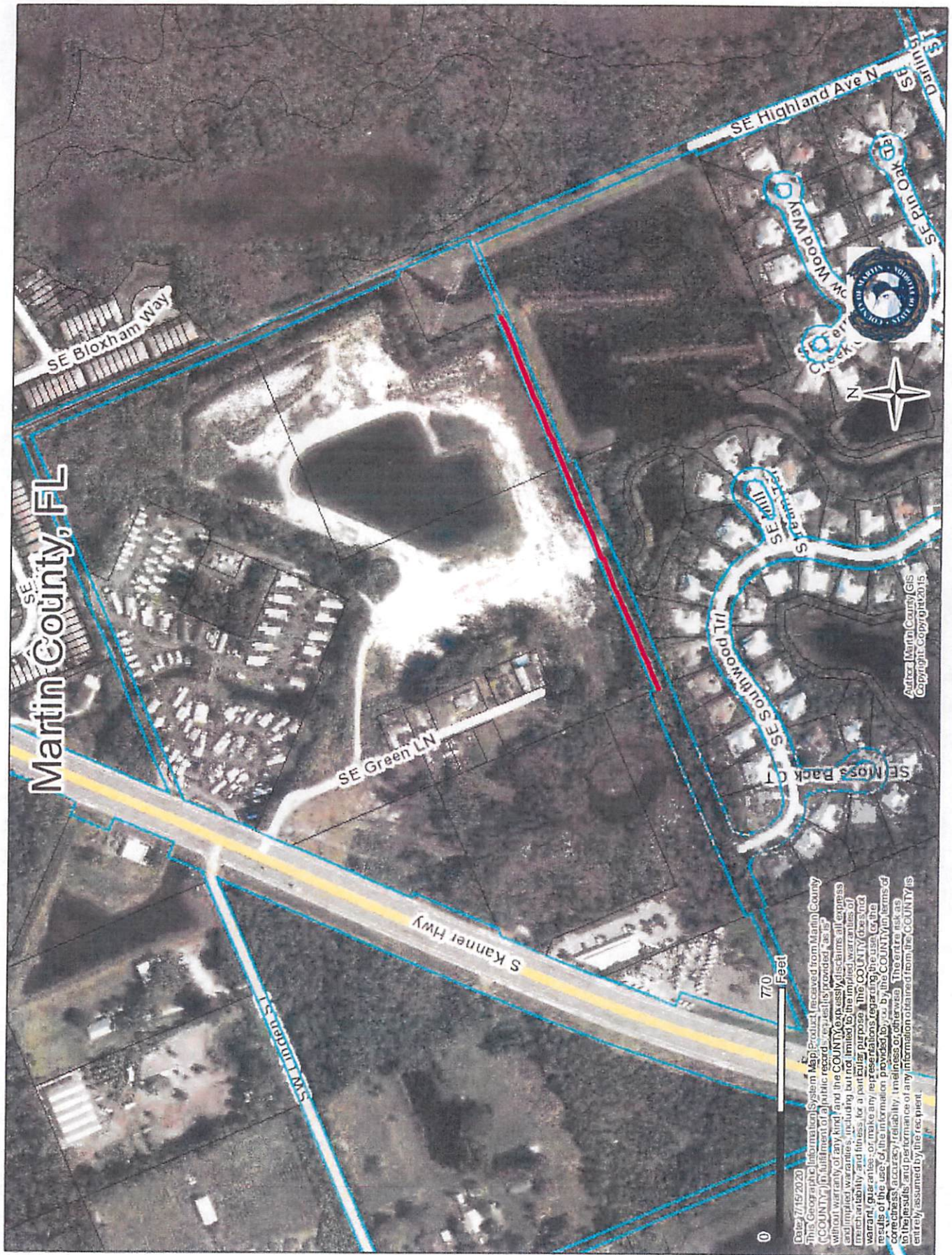
PROJECT NO.

13-037.15

**AERIALS SHOWING
LOCATION OF
ABANDONMENT**

AERIALS SHOWING LOCATION OF ABANDONMENT





**SKETCH AND LEGAL
DESCRIPTION OF
REQUESTED
ABANDONMENT**

SKETCH AND LEGAL DESCRIPTION OF REQUESTED ABANDONMENT

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 15 FEET OF A 30 FOOT WIDE ROAD RESERVATION, LYING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 7, BLOCK 50 OF SAID PLAT WITH THE CENTERLINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT; THENCE NORTH 23°48'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 7, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 66°11'49" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1109.38 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 893; THENCE SOUTH 23°50'10" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID 30.00 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 66°11'49" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1109.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.38 ACRES MORE OR LESS

SURVEYOR'S NOTES

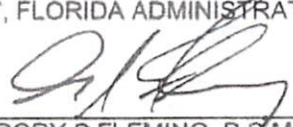
1. BEARING BASIS IS THE NORTHERLY LINE OF 30 FOOT WIDE ROAD RESERVATION, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS HAVING A BEARING OF NORTH 66°11'49" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS, WITH SHEET 2 AND 3 BEING THE SKETCH OF DESCRIPTION.

LEGEND

ORB = OFFICIAL RECORDS BOOK
CL = CENTERLINE

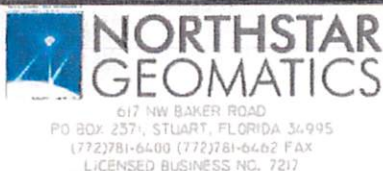
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350

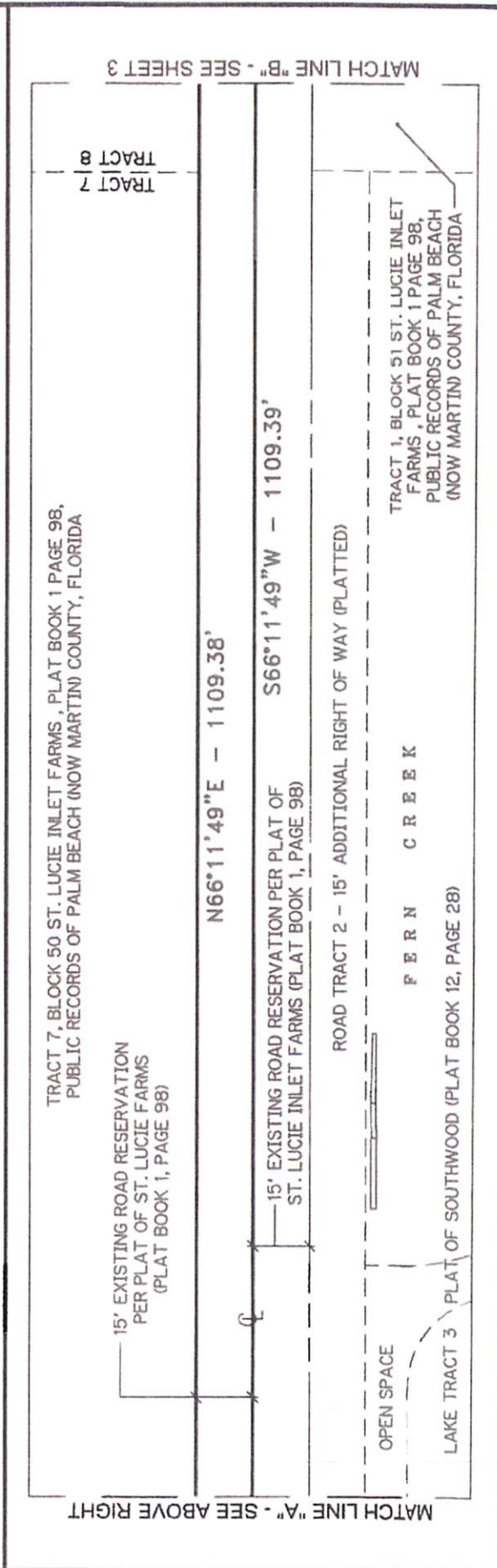
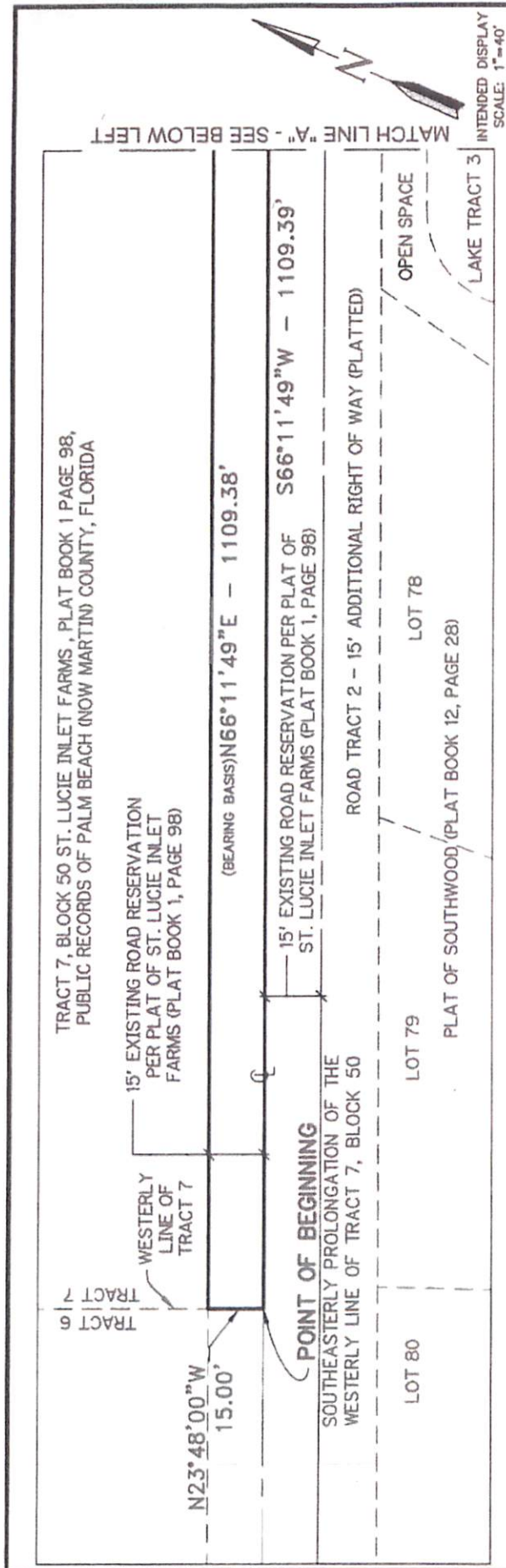


7/10/20
DATE



SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR
KANMER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 3
PROJECT NO.
13-037.15



617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT

FOR

KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 3

PROJECT NO.

13-037.15

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION
PER PLAT OF ST. LUCIE FARMS
(PLAT BOOK 1, PAGE 98)

N66°11'49"E - 1109.38'

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98) S66°11'49"W - 1109.39'

TRACT 1, BLOCK 51 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

PARCEL ID NO. 55-38-41-000-050-00081-5
NOT INCLUDED - EXISTING STORMWATER TREATMENT AREA
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S23°50'10"E - 15.00' 208.71'

15' EXISTING ROAD RESERVATION PER PLAT
OF ST. LUCIE FARMS (PLAT BOOK 1, PAGE 98)

S66°11'49"W - 1109.39'



INTENDED DISPLAY
SCALE: 1"=40'

MATCH LINE "C" - SEE BELOW LEFT

MATCH LINE "B" - SEE SHEET 2

MATCH LINE "C" - SEE ABOVE RIGHT



617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR

KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.

3

OF

3

PROJECT NO.

13-037.15

**PLAT OF SAINT
LUCIE INLET FARMS**

Copied by
BIDWELL & HOLSTLAW
in the direction of
CHIEF CLERK
County Engineer

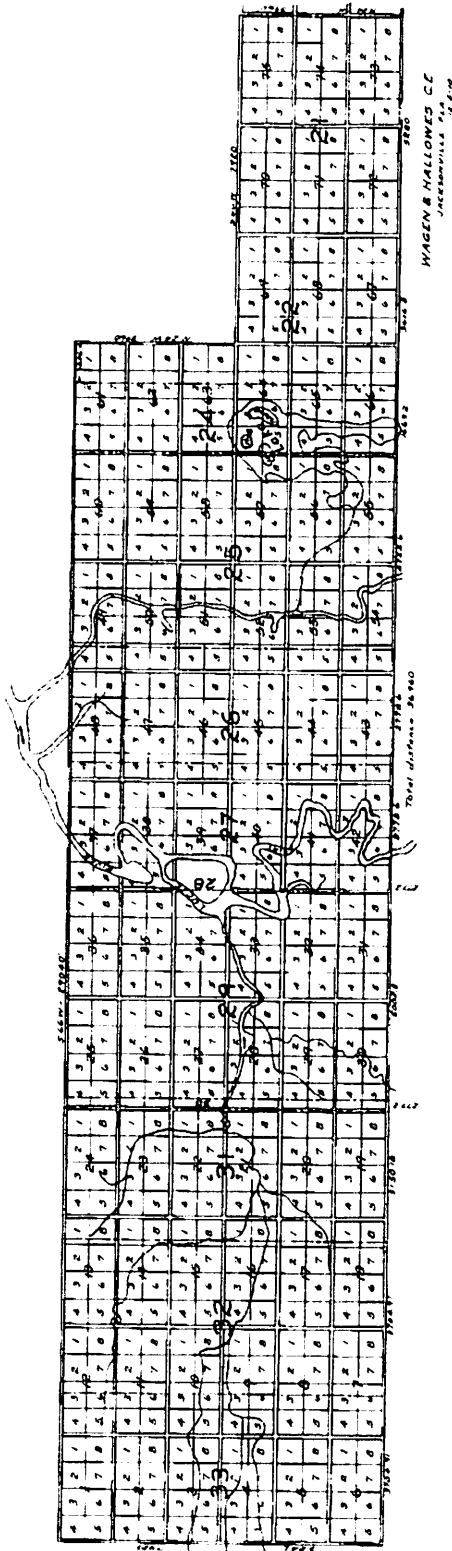
STATE OF ARIZONA
COUNTY OF PIMA
THIS INSTRUMENT WAS FILED FOR
RECORD THIS 21ST DAY OF JANUARY
1911 AND WAS RECORDED ON THE 21ST
DAY OF JANUARY 1911 IN BOOK 1 OF RECORDS
ON PAGE 12 RECORD NUMBER.

Attest Recording
CLERK COUNTY COURT
BY John E. Myers
COUNT CLERK

MINNEAPOLIS MINN.
SCALE 1-IN. = 1/4 MILE

Scale 1-100 1/4 Mile

NOTE: THIS PLAT REPRESENTS AND IS MADE IN ACCORDANCE WITH AN ACTUAL SURVEY OF LOTS 218, 22, 25, 26, 27, 28, 29, 30, 31, 32, 33 OF THE COMMERCIAL SUBDIVISION OF THE NARSON GRANT, PALM BEACH FLA IN TOWNSHIPS 38 & 39S, RANGES 40&41E. 10 MERE LOTS 660-664. CORNER 90 NIDE.



State of Florida } ss.
County of Duval

attempts appeared before me. B. H. Maxwell, from Kansas and
a resident of the State of Iowa, testified that he is a fugitive
and convict, who was arrested by the Chicago Police in 1935
on the same charges, to wit, that he had conspired with
Carr, Goetz and I to commit the murder of Dr. Martin Luther
King, Jr. He testified upon the facts of 2/22, 2/23, 2/24, 2/25, 2/26, 2/27, 2/28, 2/29, 3/1, 3/2, 3/3, 3/4, 3/5, 3/6, 3/7, 3/8, 3/9, 3/10, 3/11, 3/12, 3/13, 3/14, 3/15, 3/16, 3/17, 3/18, 3/19, 3/20, 3/21, 3/22, 3/23, 3/24, 3/25, 3/26, 3/27, 3/28, 3/29, 3/30, 3/31, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/7, 4/8, 4/9, 4/10, 4/11, 4/12, 4/13, 4/14, 4/15, 4/16, 4/17, 4/18, 4/19, 4/20, 4/21, 4/22, 4/23, 4/24, 4/25, 4/26, 4/27, 4/28, 4/29, 4/30, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/20, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/31, 6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 6/9, 6/10, 6/11, 6/12, 6/13, 6/14, 6/15, 6/16, 6/17, 6/18, 6/19, 6/20, 6/21, 6/22, 6/23, 6/24, 6/25, 6/26, 6/27, 6/28, 6/29, 6/30, 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 7/15, 7/16, 7/17, 7/18, 7/19, 7/20, 7/21, 7/22, 7/23, 7/24, 7/25, 7/26, 7/27, 7/28, 7/29, 7/30, 7/31, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 8/10, 8/11, 8/12, 8/13, 8/14, 8/15, 8/16, 8/17, 8/18, 8/19, 8/20, 8/21, 8/22, 8/23, 8/24, 8/25, 8/26, 8/27, 8/28, 8/29, 8/30, 8/31, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 9/9, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16, 9/17, 9/18, 9/19, 9/20, 9/21, 9/22, 9/23, 9/24, 9/25, 9/26, 9/27, 9/28, 9/29, 9/30, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/9, 11/10, 11/11, 11/12, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19, 11/20, 11/21, 11/22, 11/23, 11/24, 11/25, 11/26, 11/27, 11/28, 11/29, 11/30, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 12/16, 12/17, 12/18, 12/19, 12/20, 12/21, 12/22, 12/23, 12/24, 12/25, 12/26, 12/27, 12/28, 12/29, 12/30, 12/31, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286,

and and Official 3001 this day 3 A D 1911
C. L. PACE
NORWAY PUBLIC STORE ON FLORIDA AT LANCE
My Commission Expires APRIL 14, 1912

**DEED FOR
APPLICANT'S
PROPERTY**

**DEED FOR APPLICANT'S
PROPERTY**


INSTR # 2401363
OR BK 2658 PG 2286
(3 Pgs)
RECORDED 06/20/2013 09:39:53 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$5,670.00

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Holland & Knight LLP
Suite 3000
701 Brickell Avenue
Miami, Florida 33131
Attention: Mark I. Aronson

Parcel I.D.: 55-38-41-000-050-00031-6
55-38-41-000-050-00080-6
55-38-41-006-001-00010-8
55-38-41-006-001-00050-9
55-38-41-006-002-00080-1
55-38-41-006-002-00190-8
55-38-41-006-002-00240-8

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 11 day of June, 2013, by **FLORIDA COMMUNITY BANK, NATIONAL ASSOCIATION**, formerly known as Premier American Bank, National Association, whose address is 2500 Weston Road, Suite 300, Weston, Florida 33331 ("**Grantor**"), in favor of **KANNER 5601, LLC**, a Florida limited liability company, whose address is 7995 Mahogany Run Lane, Naples, Florida 34113.

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the land located in Martin County, Florida, as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD, the same together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

This conveyance is made subject to the following:

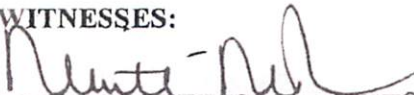
1. Taxes and assessments for the year 2013 and subsequent years.
2. Zoning and other governmental regulations.
3. All covenants, conditions, restrictions, easements, reservations, and limitations of record (none of which are intended to be reimposed by this conveyance).

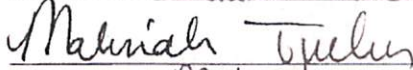
TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims (excluding those arising out of the encumbrances described above) of all persons claiming by, through and under Grantor, but none others.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

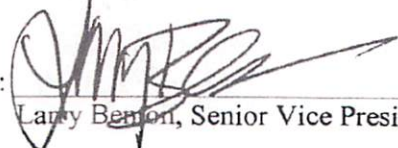
WITNESSES:


Print Name: Maite Mendiola


Print Name: Mahriah Tucker

GRANTOR:

FLORIDA COMMUNITY BANK,
NATIONAL ASSOCIATION, formerly
known as Premier American Bank,
National Association

By: 
Larry Benton, Senior Vice President

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

The foregoing instrument was acknowledged before me this 11 day of June, 2013, by Larry Benton, the Senior Vice President of Florida Community Bank, National Association, formerly known as Premier American Bank, National Association, on behalf of the entity; who is personally known to me or who has produced _____ as identification.



MAITE MENDIOLA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE210524
Expires 6/24/2016

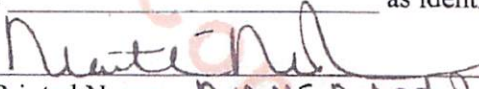

Printed Name: Maite Mendiola
Notary Public
My Commission Expires:

EXHIBIT "A" TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

All that part of Tracts 1, 2, 3, 7 and 8 Block 50, ST. LUCIE INLET FARMS SUBDIVISION, as recorded in Plat Book 1, Page 98, Palm Beach County, Florida, public records, that lie Southerly and Easterly of State Road # 76, but excepting parcels previously conveyed and recorded in Deed Book 88, Page 154; Official Records Book 5, Page 304; Official Record Book 73, Page 433; Official Records Book 129, Page 307; Official Records Book 144, Page 273; and Official Records Book 156, Page 497; and other exceptions, all of which exceptions being more particularly described in Deed recorded in Official Records Book 158, Page 95, Martin County, Florida, Public Records.

Together with the parcel of land described as follows:

Begin at the Northwest corner of Lot 7, Block 50, ST. LUCIE INLET FARMS SUBDIVISION, thence proceed Northeasterly along the North line of said Lot 7 a distance of 227.18 feet to a point; thence proceed Northeasterly on an angle of 136° 36' 00" as measured Southwest to North to Northeast, a distance of 458.54 feet to the Point of Beginning of this description. Thence proceed North 23° 05' 10" East a distance of 208.71 feet to a point; thence proceed South 66° 54' 50" East a distance of 139.14 feet to a point; thence proceed South 23° 05' 10" West a distance of 108.71 feet to a point; thence proceed South 66° 54' 50" West a distance of 69.57 feet to a point; thence proceed South 23° 05' 10" West a distance of 100 feet to a point; thence proceed North 66° 54' 50" West a distance of 208.71 feet to the Point of Beginning, said parcel lying and being partially in Tract 1 and partially in Tract 2, Block 50, ST LUCIE INLET FARMS SUBDIVISION, Martin County, Florida.

Together with an easement over a 30 foot roadway, for ingress and egress, said roadway being adjacent and contiguous to the Easterly boundary line of the above described land, and centerline of said 30 foot roadway being described as follows:

Beginning at a point on the Easterly right of way line of State Road # 76, said point being 79.75 feet Northerly of the point of intersection of said Easterly right of way line and the Westerly boundary line of Lot 2, Block 50, of ST. LUCIE INLET FARMS SUBDIVISION (1) thence proceed Southeasterly at right angles to said right of way line for 82.98 feet to a point; (2) thence proceed Southeasterly on a line parallel to and 115 feet Easterly of the West boundaries of Lots 2 and 7, Block 50, of said ST. LUCIE INLET FARMS SUBDIVISION for 660.80 feet to a point; (3) thence proceed Northeasterly along a line parallel to and 223 feet Southerly of the North line of said, Lot 7, for 202.18 feet to a point; (4) thence proceed Northeasterly on an angle of 136° 36' 00" as measured Southwest to North to Northeast for 755.18 feet to a point. (Said point being the Northeast corner of the above described one acre parcel.) The above described roadway being located in Lots 1, 2 and 7, Block 50, ST. LUCIE INLET FARMS SUBDIVISION, Martin County, Florida.

LESS AND EXCEPT Deeds recorded in O.R. Book 1104, Page 2417; O.R. Book 961, Page 1383 and O.R. Book 835, Page 1822 in the Public Records of Martin County, Florida.

#22977838_v1

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. _____

REGARDING THE ABANDONMENT OF A PORTION OF
PLATTED RIGHT-OF-WAY LYING WITHIN ST. LUCIE INLET FARMS,
MARTIN COUNTY, FLORIDA

WHEREAS, this Board has made the following determinations of fact:

1. Pursuant to notice published in The Stuart News on April 11, 2021, a public hearing was held by the Board of County Commissioners of Martin County, Florida, on the 27th of April, in the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida, concerning abandoning and vacating the following described right-of-way in Martin County, Florida:

SEE ATTACHED EXHIBIT "A"

2. Any and all persons desiring to be heard regarding this matter were given an opportunity to present their views to this Board;
3. This Board has determined that the above-described right-of-way will not be needed as a part of the County's road system;
4. This Board has determined that vacating and abandoning said right-of-way would not be contrary to the public interest;
5. This Board has determined that no property owner will be denied access to their property as a result of this abandonment; and

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Martin County, Florida, that:

A. The following described right-of-way in Martin County, Florida, is hereby vacated and abandoned, subject to the conditions set forth in part B:

SEE ATTACHED EXHIBIT "A"

B. The vacation and abandonment of said right-of-way is subject to all easements of record and following conditions precedent:

- 1) Recording of the Special Warranty Deed from KANNER 5601, LLC. conveying the real property as described in Exhibit "B" attached hereto, to Martin County; and
- 2) Publication one time within thirty (30) days, a Notice of Adoption of this Resolution in a newspaper of general circulation published in Martin County, Florida.

THIS RESOLUTION SHALL NOT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED.

DULY PASSED AND ADOPTED THIS 27th DAY OF APRIL, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 15 FEET OF A 30 FOOT WIDE ROAD RESERVATION, LYING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 7, BLOCK 50 OF SAID PLAT WITH THE CENTERLINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT; THENCE NORTH 23°48'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 7, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 66°11'49" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1109.38 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 893; THENCE SOUTH 23°50'10" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID 30.00 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 66°11'49" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1109.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.38 ACRES MORE OR LESS

SURVEYOR'S NOTES

1. BEARING BASIS IS THE NORTHERLY LINE OF 30 FOOT WIDE ROAD RESERVATION, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS HAVING A BEARING OF NORTH 66°11'49" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS, WITH SHEET 2 AND 3 BEING THE SKETCH OF DESCRIPTION.

LEGEND

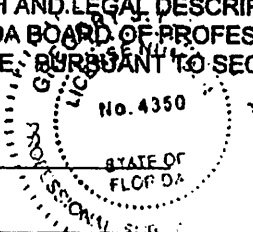
ORB = OFFICIAL RECORDS BOOK

☪ = CENTERLINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350



7/10/20
DATE



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT

FOR
KANNER 5601

MARTIN COUNTY, FLORIDA

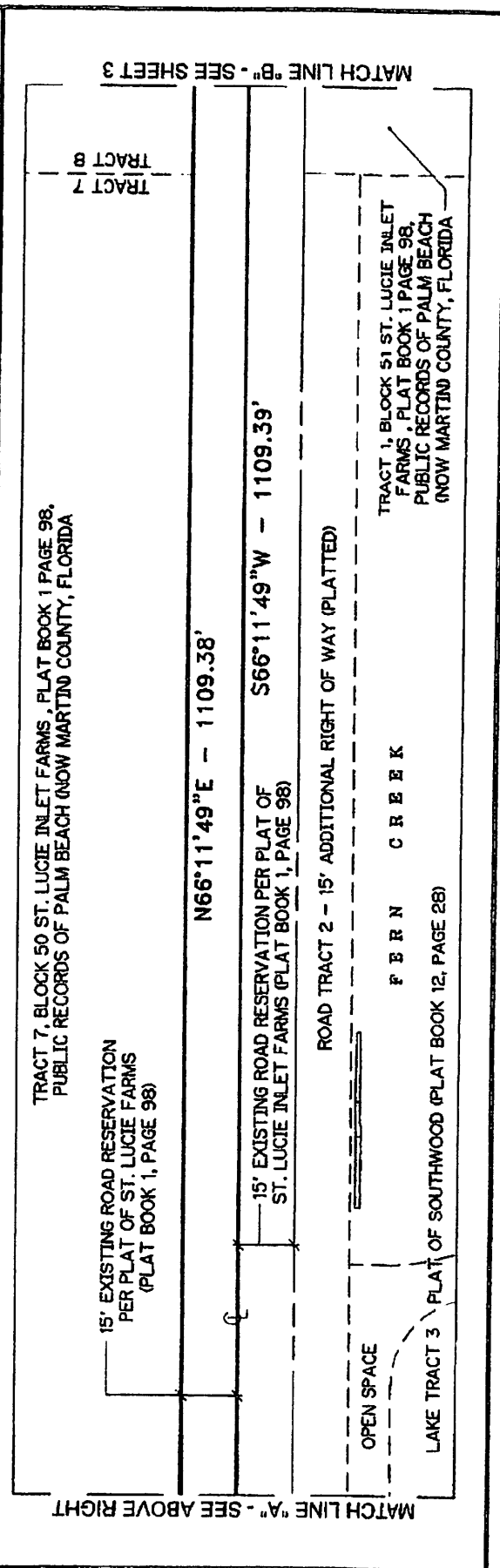
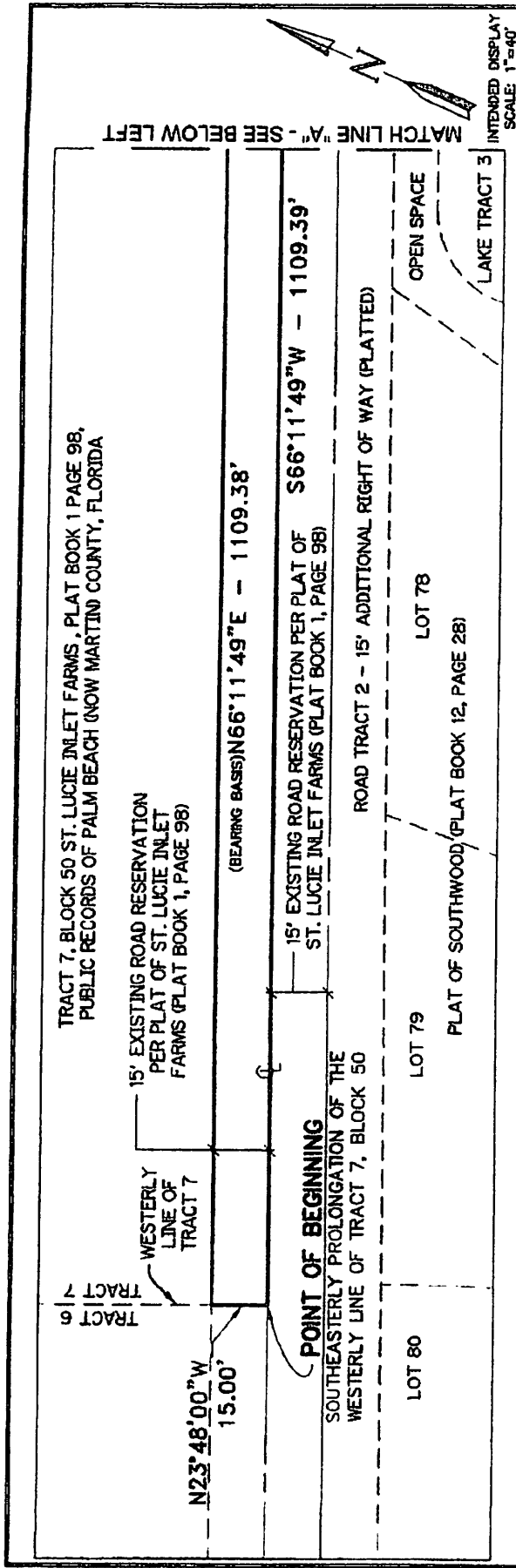
SHEET NO.

1

OF 3

PROJECT NO.

13-037.15



**NORTHSTAR
GEOMATICS**
617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR
KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.
2
OF 3
PROJECT NO.
13-037.15

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION
PER PLAT OF ST. LUCIE FARMS
(PLAT BOOK 1, PAGE 98)

N66°11'49"E - 1109.38'

15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98) S66°11'49"W - 1109.39'

TRACT 1, BLOCK 51 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

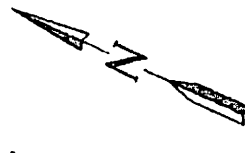
15' EXISTING ROAD RESERVATION PER PLAT OF
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

PARCEL ID NO. 55-38-41-000-060-00081-5
NOT INCLUDED - EXISTING STORMWATER TREATMENT AREA
(MARTIN COUNTY) ORB 1865, PAGE 0893

S23°50'10"E - 15.00' 208.71'

15' EXISTING ROAD RESERVATION PER PLAT
OF ST. LUCIE FARMS (PLAT BOOK 1, PAGE 98)

S66°11'49"W - 1109.39'



INTENDED DISPLAY
SCALE: 1"=40'

MATCH LINE "C" - SEE BELOW LEFT

MATCH LINE "B" - SEE SHEET 2

MATCH LINE "C" - SEE ABOVE RIGHT



617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772) 761-6400 (772) 761-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
15' RIGHT-OF-WAY ABANDONMENT
FOR
KANNER 5601
MARTIN COUNTY, FLORIDA

SHEET NO.
3
OF 3
PROJECT NO.
13-037.15

This instrument prepared by:

Real Property Division
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Kanner Lake
Property Address: N/A
PCN: 55-38-41-006-001-00010-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 18th day of November, 2020, between KANNER 5601, LLC, a Florida limited liability company, whose address is 7995 Mahogany Run Lane, Naples, FL 34113 ("Grantor"), to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, more particularly described on Exhibit "A" attached hereto (the "Land").

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

SUBJECT TO real estate taxes for 2020, if any, and all subsequent years, and easements and restrictions of record, if any.

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

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

Accepted pursuant to
Resolution No. _____

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: RANDY A. BAYARD

[Signature]
Print Name: Birgit de Lange
Two witnesses as to Grantor

GRANTOR:

KANNER 5601, LLC, a Florida limited
liability company

By: LELY DEVELOPMENT
CORPORATION, a Florida corporation,
Its Authorized Member

By: [Signature]
Joseph D. Boff, President

STATE OF FLORIDA
COUNTY OF COLLER

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 18 day of NOVEMBER, 2020, by JOSEPH D. BOFF, as President of LELY DEVELOPMENT CORPORATION, a Florida corporation, as Authorized Member of KANNER 5601, LLC, a Florida limited liability company. Said person (check one) ☐ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

[Affix Notary Seal]



[Signature]
Print Name: TERI L. WILSON
Notary Public, State of Florida
Commission No.: GG 931017
My Commission Expires: 3/7/2024

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN TRACT 1 AND TRACT 8, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1, SAID POINT LYING ON THE WESTERLY AND SOUTHERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID ST. LUCIE INLET FARMS SUBDIVISION PLAT; THENCE SOUTH 23°50'10" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 1 AND ALONG THE SAID WESTERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION AND ALONG THE EASTERLY LINE OF SAID TRACT 8 AND ALONG THE SAID WESTERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION, A DISTANCE OF 300.80 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 23°50'10" EAST, ALONG SAID EASTERLY LINE OF LOT 1 AND EASTERLY LINE OF LOT 8 AND ALONG SAID WESTERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION, A DISTANCE OF 793.67 FEET; THENCE SOUTH 66°11'49" WEST, A DISTANCE OF 10.00' TO A POINT THAT IS 10.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 23°50'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 793.19 FEET; THENCE NORTH 63°24'22" EAST, A DISTANCE OF 10.01 FEET TO THE **POINT OF BEGINNING**.


CONTAINING 0.18 ACRES MORE OR LESS

SURVEYOR'S NOTES

1. BEARING BASIS IS THE EASTERLY LINE OF TRACT 1, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION HAVING A BEARING OF SOUTH 23°50'10" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350



7/10/20
DATE



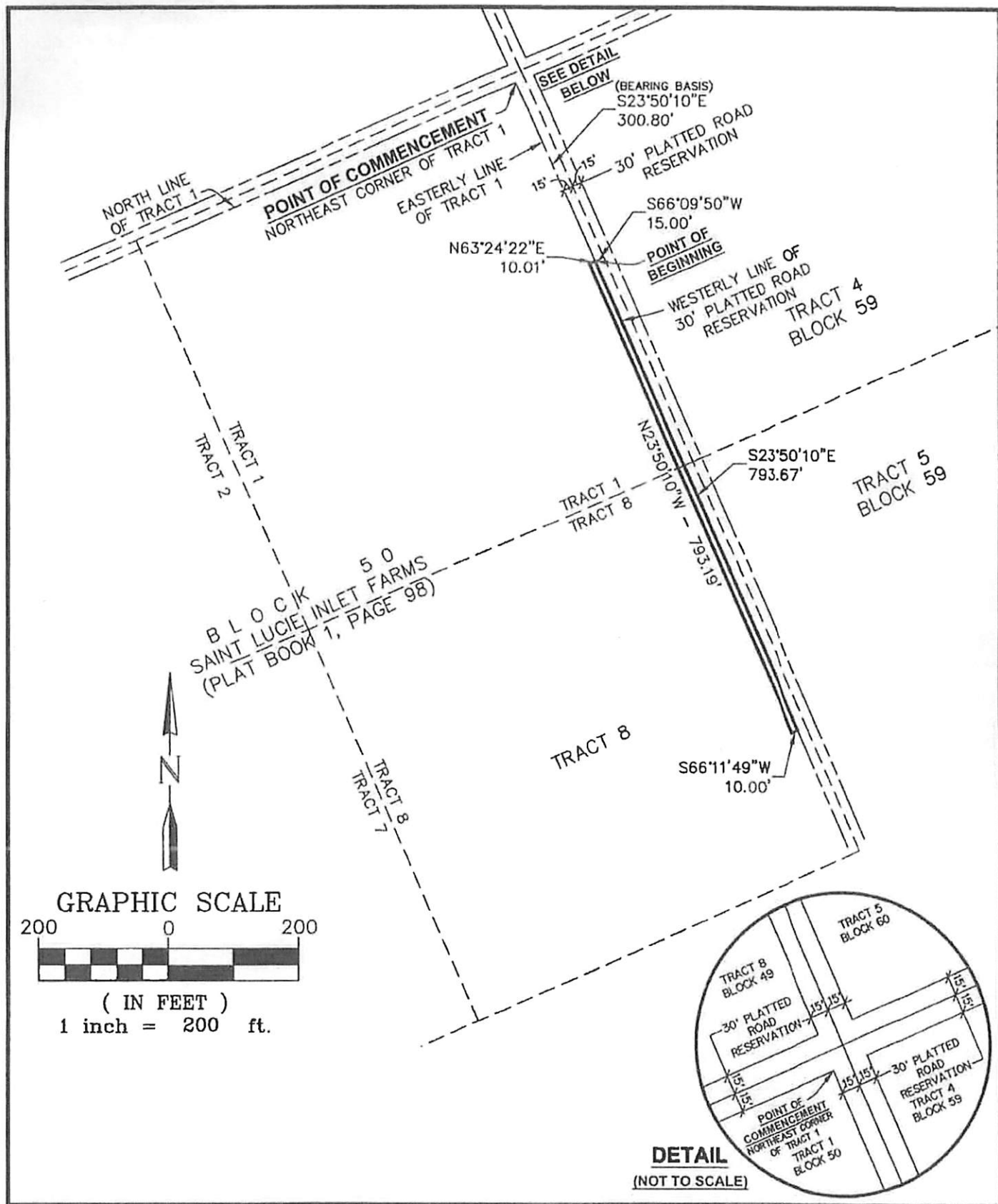
**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2571, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
DRAINAGE RIGHT-OF-WAY DONATION
KANMER 5601

MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 2
PROJECT NO.
13-037.15



**NORTHSTAR
GEOMATICS**

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PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
DRAINAGE RIGHT-OF-WAY DONATION
KANNER 5601

MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 2

PROJECT NO.

13-037.15

Thomas M. Walker, Jr. PSM

1365 SE Fleming Way
 Stuart, Florida 34997
 Home: (772) 600-8228
 Cell: (772) 528-6843
 E-mail: thomasmwalkerjr@gmail.com

COUNTY
 EXHIBIT #2

PROFESSIONAL:**Professional Surveyor and Mapper (PSM)**

December 2011- Present

Registration Number: LS6875

Florida Department of Agriculture and Consumer Services

Skills Summary:

- Experienced in Baseline and Right-of-way, Topographic surveys, Boundary surveys, Sketch and Legal Descriptions, Plat Review, Open Road Determinations/Variations and GIS services.
- Proficient in AutoCAD Civil 3D, Microstation, Geopak, ArcMap, ArcGIS Pro and Microsoft Office

EXPERIENCE:**County Surveyor**

October 2017 - Present

Martin County Board of County Commissioners, Stuart, Florida

- Manages the Survey Division
- Manages In-house and Consultant Survey/GIS Projects
- Reviews Plats and other Development Review Surveys

Project Manager - Survey Division

October 2015- October 2017

Martin County Board of County Commissioners, Stuart, Florida

- Supervise Field Crews and Survey Assistant positions
- Manage In-house and Consultant Survey/GIS Projects
- Reviews Plats and other Development Review Surveys
- Open Road Determinations & Variations
- Manage Vertical Network & GNSS CORS Stations

Project Surveyor

May 2014- October 2015

Avirom & Associates, Stuart, Florida

- Manage Survey/GIS Projects including financial aspects
- Overseeing Survey Work Performed for Stuart Office
- Processing and QA/QC of Field Data
- CAD Drafting of Surveys
- GIS Analysis and Mapping

GIS Specialist (Contractor)

October 2013- May 2014

NextEra Energy Resources, Juno Beach, Florida

Responsible for Mapping Legal Descriptions, Authoring quality Cartographic Products, Conducting Spatial Analysis, Performing CAD-GIS Data Conversion, and Delivering Competitive Analysis in an ESRI ArcGIS environment to support Renewable Energy Development at NextEra Energy Resources

Project Surveyor/GIS Team Leader

February 2011- October 2013

Erdman Anthony, Royal Palm Beach, Florida

- Manage Geospatial Projects including financial aspects
- Create proposals and responses to RFPs and RFQs
- Completed field and office work for Geospatial projects
- Member Technology Advisory Group (TAG)

FILED FOR RECORD
 COMMISSION RECORDS
 MARTIN COUNTY FL
 Date 4/27/2021
 CAROLYN TIMMANN
 CLERK OF CIRCUIT COURT
 By MMV D.C.

EDUCATION:

Florida Atlantic University Boca Raton, Florida
Bachelor of Science in Geomatics Engineering May 2011
Minor: Geographic Information Science (GIS)
Cum Laude **GPA: 3.7**

Indian River State College Fort Pierce, Florida
Associates of Arts degree May 2007

ORGANIZATIONS:

Vice-President for Indian River Chapter of FSMS	2018-Present
Member Florida Atlantic University Geomatics Engineering Advisory Committee	2012-Present
Member FSMS (Florida Surveying and Mapping Society)	2009-Present
Immediate Past President for Indian River Chapter of FSMS	2016-2017
President for Indian River Chapter of FSMS	2015-2016
Secretary for Indian River Chapter of FSMS	2014-2015
Vice-President of FAU Geomatics Engineering Student Society (FSMS)	2010-2011
Member Palm Beach Countywide GIS Forum	2012-Present
Member FLURISA (Florida Urban Planning Information Systems & Programs)	2013-Present

HONORS & AWARDS:

Florida Surveying & Mapping Society President of the Year	2016
Faculty Award for Outstanding Academic Achievement (FAU CECS)	Spring 2011
Outstanding Student Award (FAU Northern Campus Achievement Awards)	Spring 2011
Dean's List	Fall 2010
Palm Beach Chapter FSMS Scholarship	Fall 2010/Spring 2011
Dick Tharin Scholarship (Gold Coast Land Surveyors Council)	Spring 2010
Eric Alexander Engineering Scholarship	Fall 2009/Spring 2010
Space Coast Chapter FSMS Scholarship	Fall 2009
Eric Alexander Engineering Scholarship	Spring 2009

INTERESTS:

- Running
- New Technologies
- Gadgets
- Sports
- Entertainment
- Food & Wine
- Education

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

Stuart News

1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

MARTIN COUNTY - PUBLIC WORKS
2401 SE MONTEREY RD

STUART, FL 34996-3322

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the Stuart News, a daily newspaper published at Stuart in Martin County, Florida: that the attached copy of advertisement was published in the Stuart News in the following issues below. Affiant further says that the said Stuart News is a newspaper published in Stuart in said Martin County, Florida, and that said newspaper has heretofore been continuously published in said Martin County, Florida, daily and distributed in Martin County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The Stuart News has been entered as Periodical Matter at the Post Offices in Stuart, Martin County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

04/11/2021

Subscribed and sworn to before on April 27, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$215.46

Ad No: 0004682393

Customer No: 1608084

PO #: Legal Notice

of Affidavits: 1

ADVERTISEMENT

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

**REGARDING THE ABANDON-
MENT OF A PORTION OF
RIGHT-OF-WAY, LYING WITH-
IN ST. LUCIE INLET FARMS,
MARTIN COUNTY, FLORIDA**

NOTICE is hereby given that the Board of County Commissioners of Martin County, Florida, will, at its regular meeting to be held on April 27th at 9:00 a.m., or as soon thereafter as the matter may be heard, hold a public hearing at the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida. This meeting will be held for the purpose of considering the vacation and abandonment of the following described right-of-way in Martin County, Florida:

(SEE ATTACHED LEGAL
DESCRIPTION)

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact Martin County's ADA Coordinator by telephone at 772.320.3131 or in writing at 2401 SE Monterey Road, Stuart, FL 34996, no later than three (3) days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Service.

If any person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at the meeting or hearing of the board, agency, or commission, that person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 15 FEET OF A 30 FOOT WIDE ROAD RESERVATION, LYING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 7, BLOCK 50 OF SAID PLAT WITH THE CENTERLINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT; THENCE NORTH 23°48'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 7, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 66°11'49"

EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1109.38 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 893; THENCE SOUTH 23°50'10" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID 30.00 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 66°11'49" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1109.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.38 ACRES
MORE OR LESS
Pub: April 11th 2021
TCN4682393