

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 21-10.2

ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A  
WARRANTY DEED, AS DEDICATED RIGHT-OF-WAY, FROM MCARTHUR  
GOLF COURSE L.L.C.

**WHEREAS**, Martin County desires to acquire a parcel in Hobe Sound from McArthur Golf Club, L.L.C., a Foreign Limited Liability Company; and

**WHEREAS**, by document entitled "Warranty Deed" executed on September 21, 2021 by McArthur Golf Club, L.L.C., Martin County will acquire the property more particularly described in the attached Exhibit "A"; and

**WHEREAS**, Sec. 139.31 and 139.32, General Ordinances, Martin County Code, require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County; and

**WHEREAS**, pursuant to Sec. 336.08, Fla. Stat., the Board may designate the property as right-of-way for a public County road by adoption of a resolution.


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


The Martin County Board of County Commissioners hereby accepts and approves a Warranty Deed from McArthur Golf Course, L.L.C. and designates the area as right-of-way for SE Constitution Boulevard.

**DULY PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF OCTOBER, 2021.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

  
Carolyn Timmann, Clerk of the  
Circuit Court and Comptroller

 v.c.  
Stacey Hetherington, Chair for

APPROVED AS TO FORM & LEGAL  
SUFFICIENCY:

  
Sarah W. Woods, County Attorney



## EXHIBIT A

### DESCRIPTION OF SKETCH

#### LEGAL DESCRIPTION:

A 1.608 ACRE, MORE OR LESS, PARCEL OF LAND, DEDICATED TO MARTIN COUNTY FOR RIGHT-OF-WAY PURPOSES, SOUTHERLY OF OCEAN WAY (NOW TO BE KNOWN AS CONSTITUTION BOULEVARD) AND EASTERLY OF CIRCLE DRIVE, AS PLATTED IN POINCIANA GARDENS SECTION 3 & 4, PLAT BOOK 2, PAGE 105, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND WESTERLY OF U.S. HIGHWAY 1, SAID PARCEL BEING IN A PORTION OF THE MCARTHUR GOLF COURSE AS RECORDED IN OFFICIAL RECORDS BOOK 2931, PAGE 2334, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION BOULEVARD AND THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY ROUTE NO.1;

THENCE SOUTH 47°20'57" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION BOULEVARD, A DISTANCE OF 385.82 FEET TO THE **POINT OF BEGINNING** ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 28°52'52", A CHORD BEARING OF SOUTH 15°09'21" WEST, A CHORD LENGTH OF 157.11 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.78 FEET TO A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 46°38'02", A CHORD BEARING OF SOUTH 24°01'56" WEST, A CHORD LENGTH OF 296.86 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 305.22 FEET TO A TANGENT;

THENCE SOUTH 47°20'57" WEST, A DISTANCE OF 100.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF CIRCLE DRIVE, SAID TANGENT ALSO BEING A RADIAL LINE TO THE FOLLOWING CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1840.00 FEET, A CENTRAL ANGLE OF 6°16'23", A CHORD BEARING OF NORTH 44°51'12" WEST, A CHORD LENGTH OF 201.35 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE EASTERLY RIGHT-OF-WAY OF CIRCLE DRIVE, A DISTANCE OF 201.45 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF CIRCLE DRIVE AND THE SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION BOULEVARD;

THENCE NORTH 47°20'57" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION BOULEVARD, A DISTANCE OF 513.56 FEET TO THE **POINT OF BEGINNING**.

#### SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, SPECIFICALLY THE SOUTHERLY RIGHT-OF-WAY OF OCEAN WAY (NOW TO BE KNOWN AS CONSTITUTION BOULEVARD), ACCORDING TO THE PLAT OF POINCIANA GARDENS SECTIONS 3 & 4, PLAT BOOK 2, PAGE 105, MARTIN COUNTY, FLORIDA, BEING SOUTH 47°20'57" WEST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

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

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

**THIS IS NOT A SURVEY**

#### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
BRION D. YANCY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 7162  
DATE OF SIGNATURE 10-12-2021

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

# Bowman

## CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
301 SE Ocean Blvd  
Suite 301, Stuart, FL 34994 www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

**MCARTHUR GOLF COURSE  
RIGHT-OF-WAY  
AN ADDITION TO  
CONSTITUTION BOULEVARD**

MARTIN COUNTY

FLORIDA

PROJECT NO. 010751-01-003

REVISED DATE:

DATE: Oct. 12, 2021

CADD FILE: 010751-01-003-EX3

WR NO. 010751

SCALE: N/A

SHEET 1 OF 2

FILE: P:\010751 - MCARTHUR GOLF CLUB\010751-01-001 (SUR) - MCARTHUR GOLF COURSE\SURVEY\DWG OTHERS\RECEIVED\010751-01-003-EX3

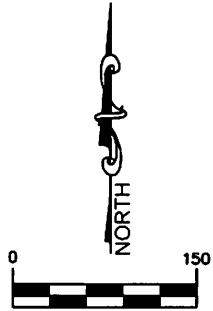
**SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY**

**P.O.C.**

INTERSECTION OF

SOUTHERLY R/W CONSTITUTION BLVD. AND  
WESTERLY R/W OF U.S. HIGHWAY NO. 1

SE FEDERAL HIGHWAY  
RW MAP 89010-2102  
(U.S. HIGHWAY ROUTE NO. 1)  
WESTERLY R/W



( IN FEET )

1 inch = 150 ft.

THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 150'

POINCIANA GARDENS  
SECTION NO. 3 & 4  
P.B. 2, PG. 105

LOT 11

LOT 12

CAMELLIA DRIVE  
50' R/W P.B. 2, PG. 105

CONSTITUTION BOULEVARD  
(FORMERLY OCEAN WAY P.B. 2, PG. 105)

70' R/W  
UNOPENED

S 47°20'57" W 385.82'

**P.O.B.**

McARTHUR GOLF, LLC  
O.R.B. 2931, PAGE 2334

R=315.00'  
Δ=28°52'52"  
L=158.78'  
CH=S 15°09'21" W 157.11'

R/W LIMITS

SOUTHERLY R/W  
CONSTITUTION BLVD.

LOT 25,  
BLOCK 121

LOT 1,  
BLOCK 121

CIRCLE DRIVE  
80' R/W P.B. 2, PG. 105

C/L  
N 47°20'57" E 513.56'  
BEARING BASIS

1.608 ACRES  
RIGHT-OF-WAY  
ADDITION

R=1840.00'  
Δ=6°16'23"  
L=201.45'  
CH=N 44°51'12" W 201.35'

POINCIANA GARDENS  
SECTION NO. 5  
P.B. 3, PG. 47

N 47°20'57" E RADIAL

S 47°20'57" W 100.25'

EASTERLY R/W  
CIRCLE DRIVE

**LEGEND**

- Δ = CENTRAL ANGLE (DELTA)
- BLVD. = BOULEVARD
- CH = CHORD BEARING & DISTANCE
- C/L = CENTERLINE
- L = LENGTH OF ARC
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT  
BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY  
ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR  
ACCESSIBILITY FEEDBACK FORM AT [WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

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

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DATE: Oct. 12, 2021

CADD FILE: 010751-01-003-EX3

WR NO. 010751

SCALE: 1" = 150'

SHEET 2 OF 2

FILE: P:\010751 - MCARTHUR GOLF CLUB\010751-01-001 (SUR) - MCARTHUR GOLF COURSE\SURVEY\DWG OTHERS\RECEIVED\010751-01-003-EX3