



SPACE ABOVE THIS LINE FOR RECORDING DATA

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BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 21-1.5

WHEREAS, Fairview Properties, Inc., a Virginia corporation, authorized to transact business in Florida as Fairview South Inc., desires to donate a vacant 6.89-acre conservation parcel in Stuart; and

WHEREAS, by document entitled "Special Warranty Deed" executed on December 29, 2020 and delivered to Martin County on December 30, 2020, by Fairview Properties, Inc., Martin County will acquire the property described in Exhibit "A", attached hereto and made a part hereof; 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.

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

Effective December 30, 2020, Martin County hereby accepts and approves the Special Warranty Deed from Fairview Properties, Inc., a Virginia corporation, authorized to transact business in Florida as Fairview South, Inc.

DULY PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF JANUARY 2021.


ATTEST:

  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

  
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM & LEGAL  
SUFFICIENCY:

  
SARAH W. WOODS, COUNTY ATTORNEY

# LEGAL DESCRIPTION

## EXHIBIT A

### Bridgeview - South Parcel

Being a portion of Lot Six of the Subdivision of The Miles or Hanson Grant according to the plat thereof recorded in Plat Book B, Page 59, of the Public Records of Dade County, Florida and a portion of Lot E of Stuart Farms Subdivision, according to the plat thereof recorded in Plat Book 1, page 63 of the Public Records of Palm Beach (Now Martin) County, Florida, all lying West of State Road No.76. Being more particularly described as follows:

Commence at the intersection of the North line of the Miles or Hanson Grant and the Westerly Right-of-Way of State Road No. 76; thence, along said Westerly Right-of-Way and the Southerly prolongation thereof, South 20°42'45" East, a distance of 2544.56 feet to a point on said Westerly Right-of-Way and the Point of Beginning; thence, continue on said Westerly Right-of-Way line, South 20°42'45" East, a distance of 473.49 feet to the Northerly Mean High Water line of "No Name Creek"; thence meandering the Northerly Mean High Water line of "No Name Creek" and the Easterly Mean High Water line of the South Fork of the St Lucie River, the following courses and distances, North 79°01'32" West, a distance of 342.94 feet; thence North 77°07'17" West, a distance of 7.62 feet; thence North 67°46'39" West, a distance of 198.35 feet; thence North 89°55'21" West, a distance of 354.81 feet; thence North 62°31'47" West, a distance of 63.44 feet; thence North 28°54'59" West, a distance of 269.67 feet; thence South 87°07'06" West, a distance of 320.41 feet thence North 46°08'39" West, a distance of 53.08 feet; thence North 30°06'32" West, a distance of 136.16 feet; thence North 39°28'34" East, a distance of 20.33 feet to the Southerly Right-of-Way Line of S.W. Martin Highway; thence, along said Southerly Right-of-Way Line, South 69°12'11" East, a distance of 397.77 feet; thence North 20°47'49" East, a distance 147.50 feet to the Northerly Right-of-Way line of said S.W. Martin Highway; thence, along said Northerly Right-of-Way line the following 2 courses: South 69°11'41" East, a distance of 7.64 feet to the beginning of a curve, concave to the North and having a radius of 881.25 feet and a central angle of 2°45'18"; thence along the arc of said curve to the left a distance of 42.37 feet, said curve subtended by a chord which bears South 70°34'50" East with a length of 42.37 feet to the beginning of a non-tangent line; thence along said non-tangent line, South 20°47'49" West, a distance of 147.65 feet to said Southerly Right-of-Way Line of S.W. Martin Highway and the beginning of a non-tangent curve, concave Northerly, having a radius of 1028.80 feet and a central angle of 23°24'19"; thence along the arc of said curve to the left a distance of 420.26 feet, said curve subtended by a chord which bears South 83°15'59" East with a length of 417.35 feet; thence, along a non-tangent line, South 83°27'03" East, a distance of 65.29 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 1043.75 feet and a central angle of 12°15'28"; thence along the arc of said curve to the left a distance of 223.30 feet, said curve subtended by a chord which bears North 75°23'16" East with a length of 222.87 feet to the end of said curve; thence North 69°15'32" East, a distance of 169.40 feet; thence South 64°18'24" East, a distance of 47.82 feet to the Point of Beginning.

Containing 6.69 acres more or less.

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1	REVISED LEGAL DESCRIPTION	2/8/2021	M.F.M.
NO.	REVISIONS	DATE	BY



**INCORPORATED**  
**PROFESSIONAL SURVEYORS AND MAPPERS**  
**CERTIFICATE OF AUTHORIZATION LB 4108**

CORPORATE OFFICE  
 PO BOX 1469 • 1505 SW MARTIN HWY.  
 PALM CITY, FL 34991  
 (800) 386-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:			
Kiplinger / Outlook Inc.			
MARTIN COUNTY		FLORIDA	
Scale:	Date:	File & Drawing No.:	
N/A	Dec. 2020	20-1038-01	
Drawn By:	Checked:	Sheet	
M.F.M.	P.A.	1 OF 5	



Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
  - A) Provided in its entirety consisting of 5 sheets, with sheets 3 - 5 being the sketch of description.
  - B) Reproductions of the description and sketch are signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the West Right-of-Way line of State Road No. 76 having a bearing of South 20°42'45" East, and all others are relative thereto.

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.

12/11/2020  
Date of Signature



Peter Andersen  
Professional Surveyor and Mapper  
Florida Certificate No. 5199

NO.	REVISIONS	DATE	BY



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P.A.

Sheet

2

OF

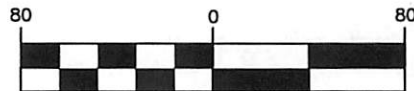
5

P.O.C.  
Intersection of the North line of Miles or  
Hanson Grant and the Westerly  
Right-of-Way line of State Road No. 76

North line of Miles or  
Hanson Grant

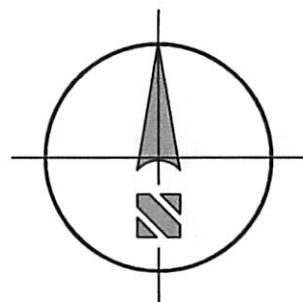
Westerly Right-of-Way line  
of State Road No. 76  
S20°42'45"E  
2544.56'±  
BEARING BASE

## GRAPHIC SCALE



( IN FEET )

1 inch = 80 ft.



SW MARTIN HWY  
O.R.B. 02441, Page 0936

N69°15'32"E 169.40'

S64°18'24"E  
47.82'

D=12°15'28" R=1043.75' L=223.30'  
CB=N75°23'16"E CD=222.87'

P.O.B.

STUART FARMS  
P.B. 1, PAGE 63 PALM BEACH  
(NOW MARTIN) COUNTY,  
FLORIDA

LOT E

Bridgeview - South Parcel  
6.69± Acres

State Road No. 76  
FDOT MAP Section 8906-2510(2511)  
Sheet 2 of 20 date 2-10-88 (last updated 9-19-93)

S20°42'45"E 473.49'

N67°46'39"W 198.35'

N77°07'17"W 7.62'

N79°01'32"W 342.94'

"No Name Creek"

### LEGEND

P.O.C. = Point of Commitment  
P.O.B. = Point of Beginning  
R = Radius  
D = Delta  
L = Arc length  
CB = Chord bearing  
CD = Chord distance  
P.I. = Parcel identification  
O.R.B. = Official Records Book

### NOTE:

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1	REVISED DISTANCE	2/8/2021	M.F.M.
NO.	REVISIONS	DATE	BY



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### SKETCH & LEGAL FOR:

Kiplinger / Outlook Inc.

MARTIN COUNTY

FLORIDA

Scale:

1"=80'

Date:

Dec. 2020

Drawn By:

M.F.M.

Checked:

P.A.

File & Drawing No.:

20-1038-01

Sheet

3 OF 5

MATCHLINE "B" SEE SHEET 5

MATCHLINE "A" SEE SHEET 3

P.I.=40-38-41-001-051-00001-0

S69°11'41"E 7.64'  
D=2°45'18" R=881.25' L=42.37'  
CB=S70°34'50"E CD=42.37'

Northerly Right-of-Way Line

SW MARTIN HWY  
O.R.B. 02441, Page 0936

D=23°24'19" R=1028.80' L=420.26'  
CB=S83°15'59"E CD=417.35'

Southerly Right-of-Way Line

S83°27'03"E 65.29'

Bridgeview - South Parcel  
6.69± Acres

N28°54'59"W 269.67'

N62°31'47"W 63.44'

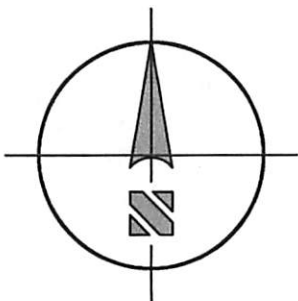
N89°55'21"W 354.81'

Northerly Mean High Water Line

"No Name Creek"

LEGEND

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GRAPHIC SCALE



( IN FEET )  
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Scale:  
1"=80'

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Drawn By:  
M.F.M.

Checked:  
P.A.

Sheet  
4 OF 5

NO.	REVISIONS	DATE	BY
-----	-----------	------	----

SOUTH FORK OF THE  
ST. LUCIE RIVER  
(OKEECHOBEE WATERWAY)

N39°28'34"E  
20.33'

Easterly Mean  
High Water Line

SW MARTIN HWY  
O.R.B. 02441, Page 0936

Southerly Right-of-Way Line  
S69°12'11"E 397.77'

Bridgeview - South Parcel  
6.69± Acres

N46°08'39"W 53.08'

S87°07'06"W 320.41'

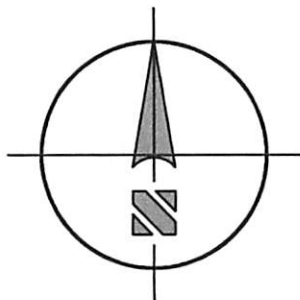
Northerly Mean High Water Line

"No Name Creek"

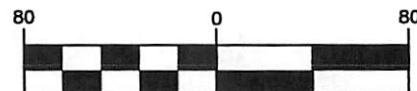
MATCHLINE "B" SEE SHEET 4

### LEGEND

P.O.C. = Point of Commitment  
P.O.B. = Point of Beginning  
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Sheet

5 OF 5

NO.	REVISIONS	DATE	BY
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