

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 18-11.15

**WHEREAS**, Bruner Parks LLC, a Florida Limited Liability Company ("Bruner"), has offered to convey SW Jack James Drive as right-of-way to Martin County; 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 of the Board of County Commissioners of Martin County.

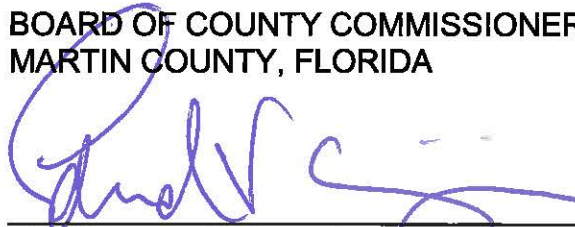
**NOW, THEREFORE**, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS THAT:

Martin County hereby accepts and approves the conveyance of the right-of-way for SE Jack James Drive from Bruner Parks LLC, a Florid Limited Liability Company.

DULY PASSED AND ADOPTED THIS 20th DAY OF NOVEMBER, 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

  
EDWARD V. CIAMPI, CHAIRMAN  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

  
SARAH W. WOODS, COUNTY ATTORNEY

Inst. # 2728412  
Blk: 3030 Pg: 427 Pages: 1 of 1  
Recorded on: 12/6/2018 8:22 AM Doc: GOV  
Carolyn Timmann  
Clerk of the Circuit Court & Comptroller  
Martin County, FL  
Rec Fees: \$10.00





# STUART 95 PLAZA,

BEING A RIGHT-OF-WAY MAP OF A PORTION OF 1  
RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECOI  
FLORIDA, LYING IN SECTION 5, TOWNSHIP 39 SOUTH

## LOCATION MAP

(NOT TO SCALE)



## LEGAL DESCRIPTION

BEING A PORTION OF LOTS 11 AND 14 "TROPICAL FRUIT FARMS" AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 76, EAST OF THE SUNSHINE STATE PARKWAY AND WEST OF SW OLD KANSAS AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE NORTH 48°05'46" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S.W. KANNER HIGHWAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89085-2412 PAGES 7 & 8 (NOTE: ALL BEARINGS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90), A DISTANCE OF 636.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 48°05'46" EAST, A DISTANCE OF 130.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 04°05'46" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 40°54'14" EAST, A DISTANCE OF 170.50 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, A RADIUS OF 640.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", A DISTANCE OF 209.39 FEET; THENCE SOUTH 22°09'30" EAST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°18'55", A DISTANCE OF 29.81 FEET; THENCE NORTH 88°31'35" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 44°31'35" EAST, A DISTANCE OF 49.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. OLD KANSAS AVENUE; THENCE SOUTH 00°28'25" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 45°28'25" WEST, A DISTANCE OF 49.50 FEET; THENCE SOUTH 89°31'35" WEST, A DISTANCE OF 39.11 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°18'55", A DISTANCE OF 125.19 FEET; THENCE NORTH 22°09'30" WEST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", A DISTANCE OF 183.22 FEET; THENCE NORTH 40°54'14" WEST, A DISTANCE OF 170.50 FEET; THENCE NORTH 65°54'14" WEST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 47,469 SQUARE FEET, 1.09 ACRES

## GENERAL NOTES

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90, ALL OTHERS RELATIVE THERETO.
3. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 12085C 02B2G, DATED 3/16/2015, LOCATES THE PARCEL IN ZONE "X", MINIMUM ELEVATION = N/A.
4. THE LAST DATE OF FIELD WORK: 03/31/2018.

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC JEFFREY C. BRUNER, TO ME WELL KNOWN TO 1 FLORIDA LIMITED LIABILITY COMPANY, AND THE CERTIFICATE OF OWNERSHIP AND DEDICATION 1 IS THE FREE ACT AND DEED OF SAID COMPAN [ ] HAS PRODUCED  
OFFICIAL SEAL IN THE COUNTY AND STATE LA:

(STAMP)

COMMISSION

*Jeffrey C. Bruner*  
NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION

## TITLE CERTIFICATION

1. TYSON WATERS, A MEMBER OF THE FLORIDA BAR, AT 2018, AT 2018, AT 2018.

1. RECORD TITLE TO THE LAND DESCRIBED AND PERSON(S), CORPORATION AND/OR OTHER E AND DEDICATION HEREON.

2. ALL TAXES THAT ARE DUE AND PAYABLE TO

DATED THIS 27th of 2018

*Tyson Waters*  
TYSON WATERS

ATTORNEY-AT-LAW, FLORIDA BAR NO. 486

FOX MCCLUSKEY BUSH ROBBON, PLLC  
3473 SE WILLOUGHBY BOULEVARD  
STUART, FL. 34984

## CERTIFICATE OF SUR

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE TRUE AND CORRECT REPRESENTATION OF THE LAND UNDER MY RESPONSIBLE DIRECTION AND SUPERVISOR BEST OF MY KNOWLEDGE AND BELIEF; THAT PER BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, CITY OF STUART, FLORIDA.

**STEPHEN J. BROWN**  
SURVEYOR  
LAND PLAT

P.U.D. (c) PLAT I

Part book 17 pg 96  
1 of 2

TS 11 AND 14 TROPICAL FRUIT FARMS AS  
S OF PALM BEACH (NOW MARTIN) COUNTY,  
RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

CLERK'S RECORDING CERTIFICATE

I, Carolyn Timmann, Clerk of the Circuit Court  
of Martin County, Florida, hereby certify that this  
plat was filed for record in Plat Book 11  
Page 910, Martin County, Florida, Public Records,  
this 10th day of December, 2018.

File No. 2728409  
Carolyn Timmann  
Circuit Court  
Martin County, Florida  
BY: [Signature]  
Deputy Clerk  
(Circuit Court Seal)

05-39-41-000-014-0000-0  
SUBDIVISION PARCEL CONTROL NUMBER

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED

DATE: 11/30/2018

DATE: 11-30-2018

DATE: 12/3/2018

DATE: 11/20/2018

COUNTY SURVEYOR AND MAPPER

COUNTY ENGINEER

COUNTY ATTORNEY

VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: [Signature]  
CLERK OF COURT

PERSONALLY APPEARED RALPH H. PARKS AND  
THE MANAGERS OF BRUNER PARKS LLC, A  
LIMITED LIABILITY COMPANY, WHO KNOWLEDGED THAT THEY EXECUTED SUCH  
PLAT OFFICER OF SAID COMPANY AND THAT IT  
WAS: [X] PERSONALLY KNOWN TO ME OR  
IDENTIFICATION. WITNESS MY HAND AND  
SEAL THIS 10th DAY OF December, 2018.

[Signature]  
AT LARGE  
EXPIRES:

HEREBY CERTIFY THAT AS OF

THE PLAT ON THIS PLAT IS IN THE NAME OF THE  
EXECUTING THE CERTIFICATE OF OWNERSHIP

PLAT TO SECTION 197.192 F.S., HAVE BEEN PAID.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BRUNER PARKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGERS,  
HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF STRIAT 95 PLAZA,  
P.U.D. (c) PLAT I, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. "TRACT A", RIGHT-OF-WAY

"TRACT A", RIGHT-OF-WAY, IS DESIGNATED AS PUBLIC AND IS HEREBY DEDICATED TO MARTIN COUNTY BOARD OF  
COMMISSIONERS ("COUNTY") AND SHALL BE CONVEYED BY DEED TO THE COUNTY FOR THE USE AND BENEFIT OF  
THE PUBLIC AS A PUBLIC STREET FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV).

SIGNED AND SEALED THIS 29th DAY OF November, 2018, ON BEHALF OF SAID  
LIMITED LIABILITY COMPANY.

BRUNER PARKS, LLC

WITNESS: [Signature]  
PRINT NAME: Jeffrey C. Bruner

WITNESS: [Signature]  
PRINT NAME: Debbie Martin

WITNESS: [Signature]  
PRINT NAME: Ty. Parks

WITNESS: [Signature]  
PRINT NAME:

BY: [Signature]

MANAGER: Jeffrey C. Bruner

BY: [Signature]

MANAGER: Ralph H. Parks

PLAT 95 PLAZA, P.U.D. (c) PLAT I IS A  
SURVEYED, THAT SUCH SURVEY WAS MADE  
THAT SUCH SURVEY IS ACCURATE TO THE  
REFERENCE MONUMENTS (PRIMES) HAVE  
THAT THE SURVEY DATA COMPLIES WITH ALL  
LAW, AND APPLICABLE ORDINANCES OF THE

STEPHEN J. BROWN, P.S.M.,  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 4042  
(OFFICIAL SEAL)

J. BROWN, INC.

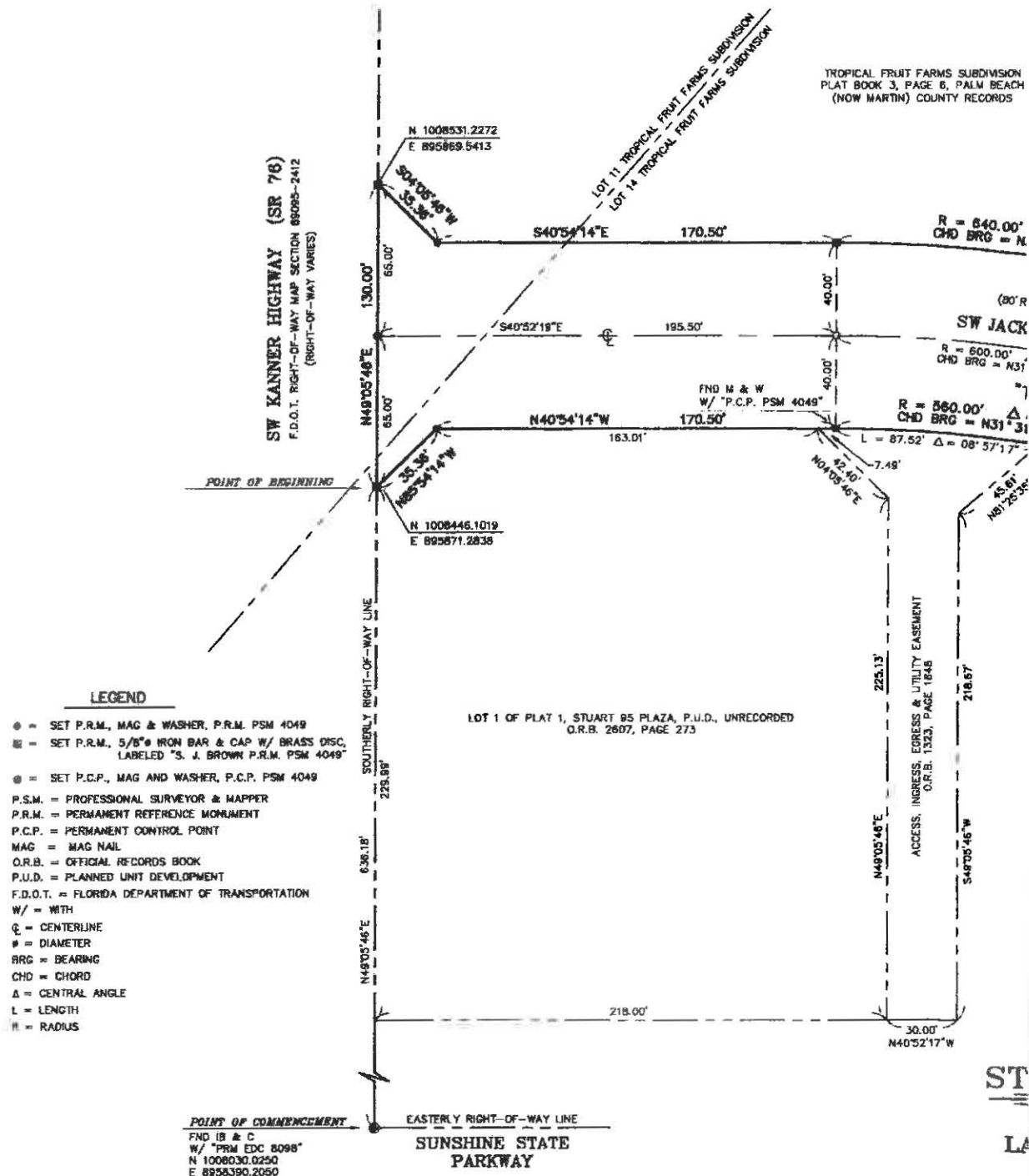
DESIGNERS  
ENGINEERS-CONSULTANTS

619 E 5th STREET  
TAMPA, FLORIDA 34604  
772-288-7176

SHEET 1 OF 2

# STUART 95 PLAZA,

BEING A RIGHT-OF-WAY MAP OF A PORTION OF LOT 1  
RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS  
FLORIDA, LYING IN SECTION 5, TOWNSHIP 39 SOUTH,



# U.D. (c) PLAT 1

Plat book 17 pg 97  
2 of 2

## CLERK'S RECORDING CERTIFICATE

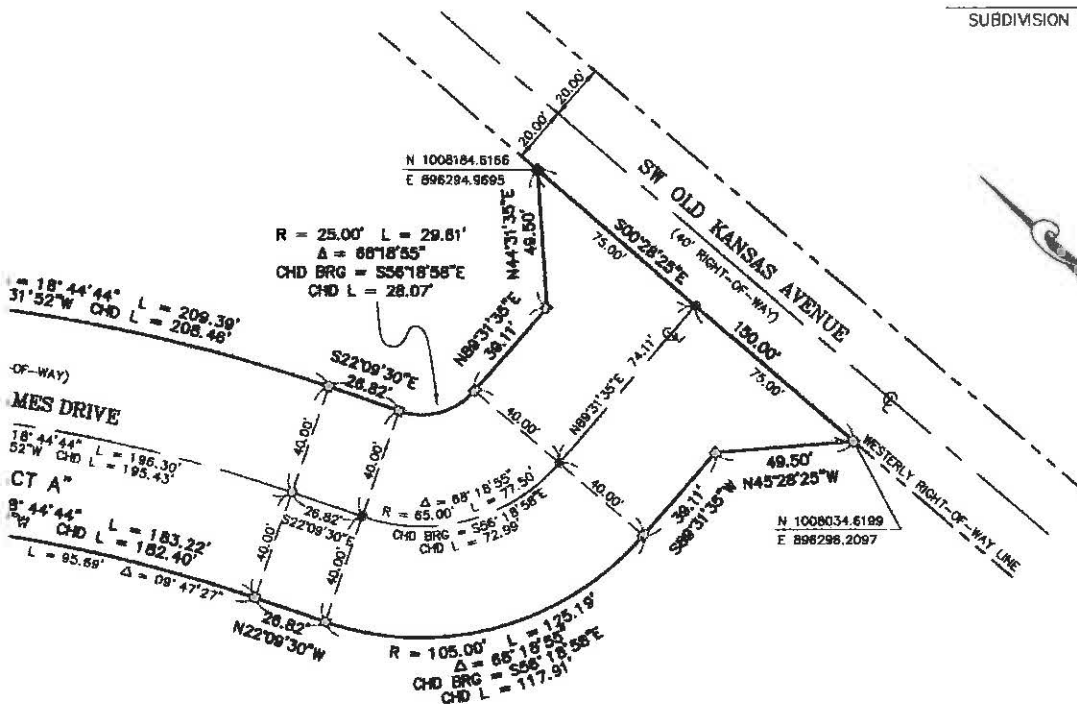
I, Carolyn Timmann, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 17, Page 97, Martin County, Florida, Public Records, this 10<sup>th</sup> day of December, 2018.

Carolyn Timmann  
Circuit Court  
Martin County, Florida

File No. 2728409

BY: [Signature]  
Deputy Clerk  
(Circuit Court Seal)

SUBDIVISION PARCEL CONTROL NUMBER



TROPICAL FRUIT FARMS SUBDIVISION  
PLAT BOOK 3, PAGE 8, PALM BEACH  
(NOW MARTIN) COUNTY RECORDS

GRAPHIC SCALE



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4. THE LAST DATE OF FIELD WORK: 03/31/2018.

**PHEN J. BROWN, INC.**

**SURVEYORS-DESIGNERS  
D PLANNERS-CONSULTANTS**

619 E 5th STREET  
STUART, FLORIDA 34994  
772-286-7176

SHEET 2 OF 2