



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

PHQJ-1
COUNTY
EXHIBIT # 1

File ID: 18-0535

PHQJ-1

Meeting Date: 11/20/2018

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST ABANDONMENT OF A PORTION OF THE PLATTED SE LAKE DRIVE RIGHT-OF-WAY, LYING WITHIN THE LIMITS OF OLYMPIA PLAT NO. 3 AND ACCEPTANCE OF REAL PROPERTY AS DEDICATED RIGHT-OF-WAY

EXECUTIVE SUMMARY:

This is a request for the Board to consider a Petition to Abandon a portion of platted SE Lake Drive right-of-way and accepting real property as dedicated right-of-way and a waiver of the required privilege fee in conjunction with the abandonment.

DEPARTMENT: Public Works

PREPARED BY: Name: Thomas M. Walker, Jr., PSM and Lisa A. Wichser, P.E., CFM
Title: County Surveyor and County Engineer

REQUESTED BY: The Banner Lake Club, Inc.

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

On April 11, 2018, the Martin County Growth Management Director issued a Development Order approving the Revised Final Site Plan for the Banner Lake Club (project B128-003) that was recorded in Martin County Official Records Book 2996, Page 733. More specifically, this approval of the Revised Final Site Plan is for the construction of a 9,222 square foot community center and the associated infrastructure on a 4.28 acre parcel located south of CR-708 (SE Bridge Road) and west of SE Lantana Road in Hobe Sound. The approval includes the reconstruction of on-street public parking along SE Lantana Avenue.

Pursuant to Condition I of the Development Order, the Developer has submitted a Petition to Abandon 1,341 square feet (Exhibit "A") of unopened right-of-way for SE Lake Drive in exchange for the conveyance of two pieces of property totaling 5,997 square feet (Exhibits "B" and "C") to be conveyed to the County that include paved parking that will become public parking. Condition I further requires a public hearing for the Board of County Commissioners to consider the application to take place prior to issuance of the Certificate of Occupancy for the Community Center.

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 by²⁰⁶

resolution by the Board of County Commissioners of Martin County. The Petitioner has provided a Special Warranty Deed to convey the two (2) parcels to Martin County.

ISSUES:

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. The Petitioner has requested that the privilege fee be waived as it is conveying properties to Martin County and reconstructing on-street public parking in conjunction with the proposed abandonment.

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

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 agree to waive the privilege fee, finding good cause shown by the Petitioner by conveyance of the two (2) parcels to Martin County and reconstruction of the on-street public parking.
3. Move the Board adopt the Resolution accepting and approving the Special Warranty Deed from the Petitioner, dedicating the property received as right-of-way, and abandoning a portion of unopened SE Lake Drive lying within Olympia Plat No. 3, in Hobe Sound with the following conditions precedent:
 - a. conveyance of the two (2) parcels to Martin County; and
 - b. proper publication of a Notice of Adoption of this Resolution.
4. Move that the Board authorize the Chairman to execute all documents necessary to complete the transaction.

ALTERNATIVE RECOMMENDATIONS

Move that the Board deny the Petition to Abandon and require the Petitioner to further amend the Revised Final Site Plan.

FISCAL IMPACT:

RECOMMENDATION

The application fee for the Petition to Abandon is \$3,200.

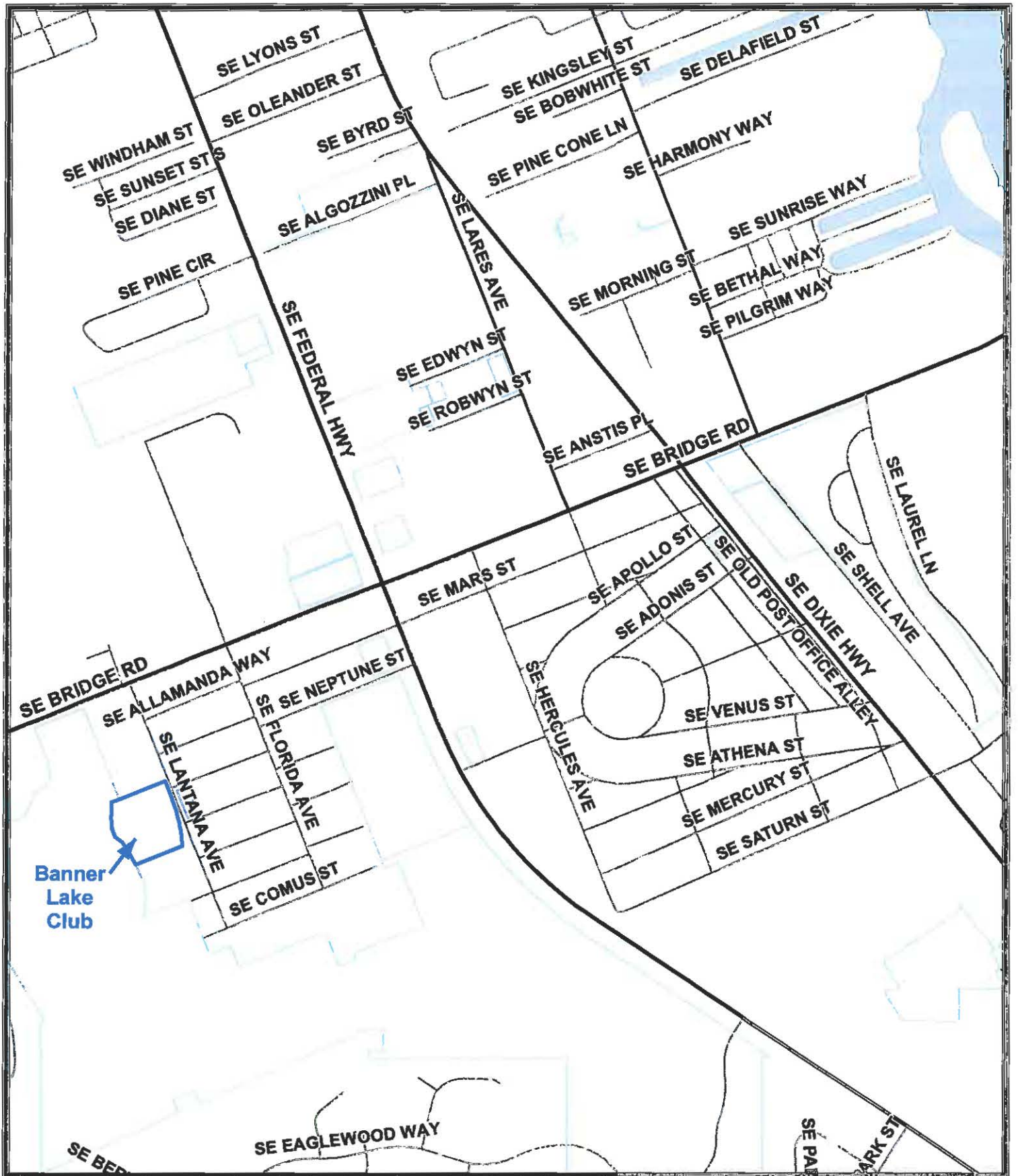
Funding Source	County Funds	Non-County Funds
Commission District 3 MSTU discretionary	\$3,200	
Subtotal	\$3,200	
Project Total	\$3,200	

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☒ Other: Warranty Deed



Location Map
Banner Lake Club

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996



Inst. # 2698057
Blk: 2996 Pg: 733 Pages: 1 of 4
Recorded on: 6/1/2018 3:10 PM Doc: ORD
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$35.50

[blank space above reserved for recording information]

**MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

**REGARDING A MINOR DEVELOPMENT
REVISED FINAL SITE PLAN APPROVAL
FOR BANNER LAKE CLUB
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

WHEREAS, Banner Lake Club submitted an application for revised final site plan approval for the Banner Lake Club Project, located on lands legally described in Exhibit A, attached hereto.

WHEREAS, pursuant to Section 10.3.A Land Development Regulations (LDR), Martin County Code, final action on minor development applications shall be taken by the County Administrator or his/her designee; and

WHEREAS, the County Administrator has delegated final action on minor development applications to the Growth Management Director.

NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR HEREBY DETERMINES THAT:

A. The final site plan, attached hereto as Exhibit B, for Banner Lake Club Minor Revised Final Site Plan is approved. More specifically, this approval of the revised final site plan is for the construction of a 9,222 square foot community center and the associated infrastructure on a 4.28 acre parcel located at 12212 SE Lantana Avenue in Hobe Sound. Development of the Banner Lake Club Project shall be in accordance with the approved revised final site plan.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, Martin County Code, shall render approval of the revised final site plan for the Banner Lake Club Project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., LDR, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3) LDR, Martin County Code.

F. All permits for the Banner Lake Club Project must be obtained within one year of revised final site plan approval, by April 11, 2019. Development of the entire project must be completed within two (2) years of revised final site plan approval, by April 11, 2020. No rights to obtain development orders are herein conveyed beyond the two (2) year exemption period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

G. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

H. This development order shall be recorded in the official records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

I. The Applicant has submitted an Abandonment application to abandon a portion of unopened right-of-way for SE Lake Drive in exchange for the conveyance of two pieces of property to be conveyed to the County that include paved parking that will become public parking. A public hearing for the Board of County Commissioners to consider the application will take place Prior to Certificate of Occupancy approval.

DATED THIS 11TH DAY OF APRIL, 2018.



Nicki van Vonna, AICP
Growth Management Director

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan

Exhibit A

LEGAL DESCRIPTION

PARCEL A.

BEGINNING AT A POINT SIX HUNDRED AND SIXTY (660) FEET FROM BRIDGE ROAD ON THE WEST SIDE OF BANNER LAKE DRIVE BEING THE SOUTHEAST CORNER OF COLORED SCHOOL LOT IN OLYMPIA No. 3 AS RECORDED IN PLAT BOOK No. 10, PAGE 17, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA; THENCE FROM THE POINT OF BEGINNING ALONG WEST SIDE OF BANNER LAKE DRIVE NINETY (90) FEET TO POINT OF CURVE TO RIGHT WHOSE RADIUS IS THIRTEEN HUNDRED FIVE (1305) FEET; THENCE FOLLOWING WEST BOUNDARY OF SAID A DISTANCE OF SIXTY (60) FEET; THENCE RUNNING WESTERLY PARALLEL TO THE SOUTH BOUNDARY OF AFOREMENTIONED SCHOOL LOT TO THE SHORE OF BANNER LAKE; THENCE FOLLOWING SAID SHORE LINE IN A NORTHERLY DIRECTION TO A POINT WHERE THE SOUTH BOUNDARY OF SCHOOL LOT IF PRODUCED WESTERLY WOULD INTERSECT THE SHORE LINE OF BANNER LAKE; THENCE FOLLOWING IN REVERSE DIRECTION ALONG PRODUCED SCHOOL LOT LINE TO THE POINT OF BEGINNING.

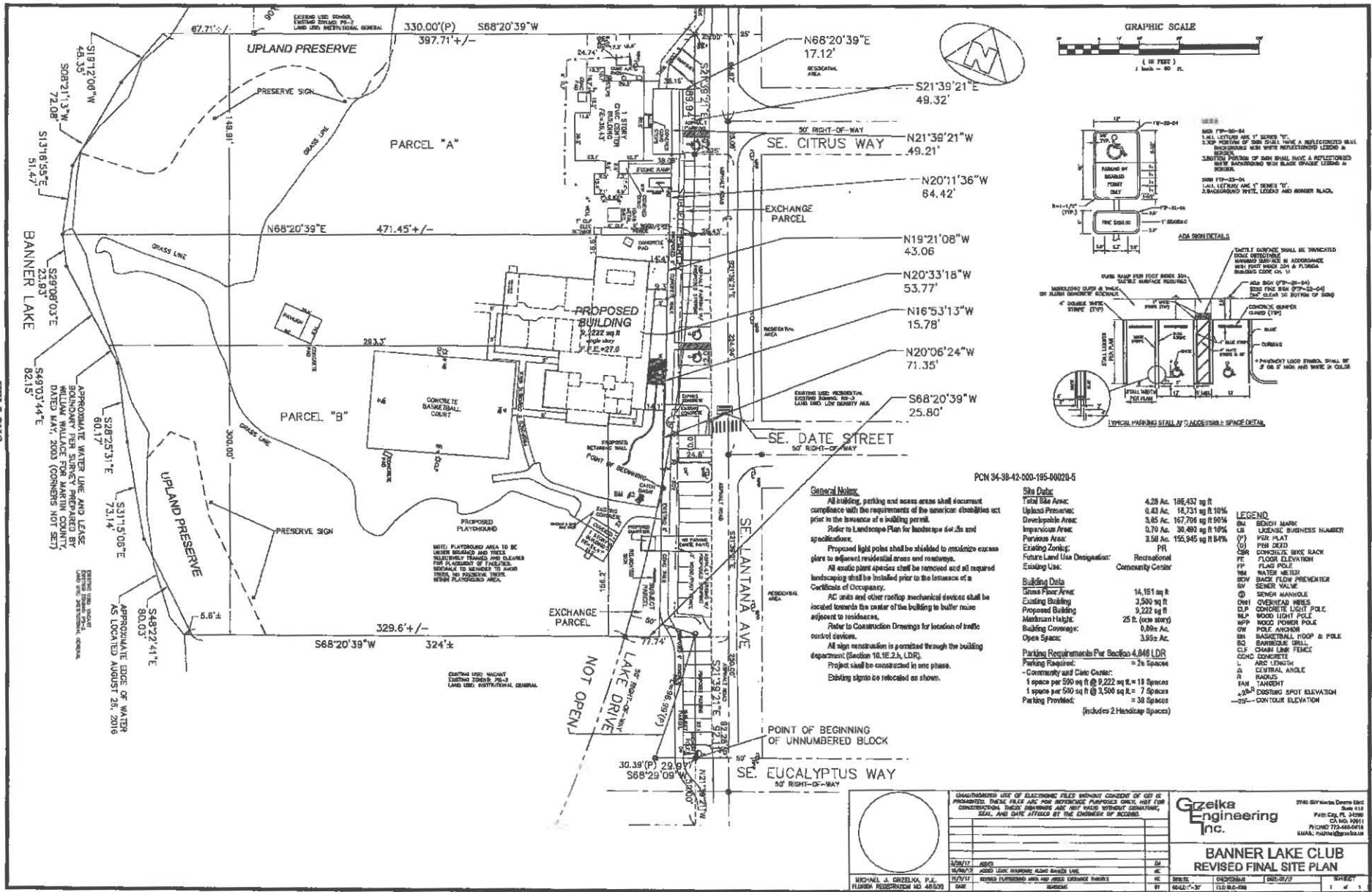
PARCEL B:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BRIDGE ROAD WITH THE WESTERLY LINE OF LAKE DRIVE (NOW SE LANTANA AVE) SAME ARE SHOWN ON PLAT OF OLYMPIA PLAT No. 3, RECORDED IN PLAT BOOK 10, AT PAGE 17, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LAKE DRIVE A DISTANCE OF 748.90 FEET MORE OR LESS TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1255 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 2°44'21" A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY LINE OF LAKE DRIVE A DISTANCE OF 325.11 FEET AND THROUGH A CENTRAL ANGLE OF 13°55'46"; THENCE WESTERLY ALONG A LINE, WHICH IF EXTENDED EASTERLY WOULD BE PERPENDICULAR TO THE EASTERLY LINE OF LANTANA STREET AS SAME IS SHOWN ON SAID OLYMPIA PLAT No. 3 A DISTANCE OF 300 FEET, MORE OR LESS, TO THE EASTERLY SHORE OF BANNER LAKE; THENCE NORTHERLY ALONG THE EASTERLY SHORE OF BANNER LAKE TO A POINT IN A LINE PARALLEL WITH THE 300 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE AFORESAID PERPENDICULAR LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 483 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 67, OLYMPIA PLAT No. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF LANTANA STREET, AS SHOWN ON SAID PLAT, FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREAFTER DESCRIBED. THENCE CONTINUE NORTHERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF LANTANA STREET, FOR A DISTANCE OF 42.28 FEET, TO A POINT OF CUSP, (SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE, AS SHOWN ON SAID PLAT; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAKE DRIVE, HAVING A RADIUS OF 1305.00 FEET AND A CENTRAL ANGLE OF 4°15'46" FOR AN ARC DISTANCE OF 97.11 FEET; THENCE RUN EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EUCALYPTUS AVENUE, AS SHOWN ON SAID PLAT, FOR A DISTANCE OF 50.39 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.308 ACRES OR 1374 SQUARE FEET, MORE OR LESS.

Exhibit B Site Plan



BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

PETITION TO ABANDON

TO THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

Petitioner, The Banner Lake Club, Inc., a Florida not-for-profit corporation, petitions this Board to abandon a public right-of-way, alleyway, or easement in Martin County, Florida, and as grounds therefor say the following:

1. Petitioner requests 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 shows just cause and that the abandonment is not contrary to the public interest.

2. Petitioner requests this abandonment for the following reasons:

Petition requests the abandonment of this portion of the unopened SE Lake Drive right-of-way, as described in Exhibit "A", to accommodate improvements to the Banner Lake Community Center in exchange for Petitioner's conveyance of properties described in Exhibits "B" and "C" to Martin County for on-street public parking.

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

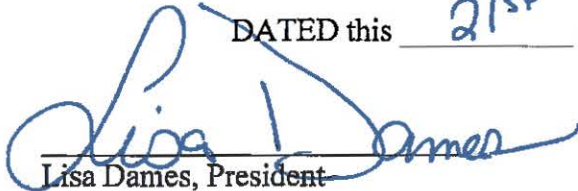
The Banner Lake Club, Inc., a Florida not-for-profit corporation, and Martin County, a political subdivision of the State of Florida.

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.
6. Petitioner requests that Martin County convey its interest in the property described in Exhibit "A" to Banner Lake Club, Inc., a Florida not-for-profit corporation, after the abandonment to assure that the entire parcel will become property of the Banner Lake Club, Inc., a Florida not-for-profit corporation.

7. The applicant requests that the application fee, appraisal requirement, and privilege fee are waived because the project will improve the Banner Lake Community Center for the benefit of local citizens, the Petitioner is a not-for-profit corporation, and the Petitioner's exchange of property to Martin County.

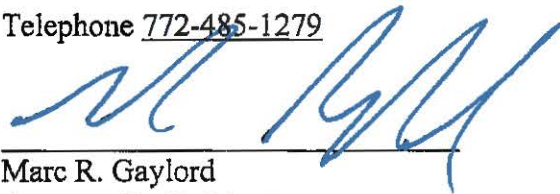
NOW, THEREFORE, Petitioner requests that the Board of County Commissioners abandon the above-described right-of-way, alleyway, or easement in accordance with Chapter 336, Florida Statutes, and applicable provisions of the Martin County Code.

DATED this 21st day of June, 2018.



Lisa Dames, President
The Banner Lake Club, Inc.
A Florida not-for-profit corporation
Petitioner
PO Box 1875
Hobe Sound, FL 33475

Telephone 772-485-1279



Marc R. Gaylord
Attorney for Petitioner
12000 SE Dixie Highway
Hobe Sound, FL 33455

Telephone 772-545-7740

CERTIFICATION

DATE: 6/21/18

I have reviewed the abandonment petition filed by The Banner Lake Club, Inc., a Florida not-for-profit corporation, 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).

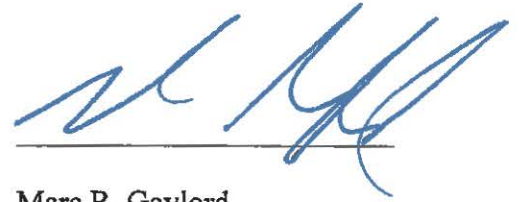
(Seal if available)

Signature: _____

Name: _____

Address: _____

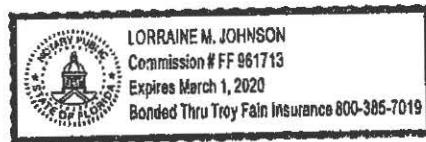
Title: _____



Marc R. Gaylord

12000 SE Dixie Highway
Hobe Sound, FL 33455

Lawyer




Notary Public

My Commission Expires: _____

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

BANNER

DEDICATION

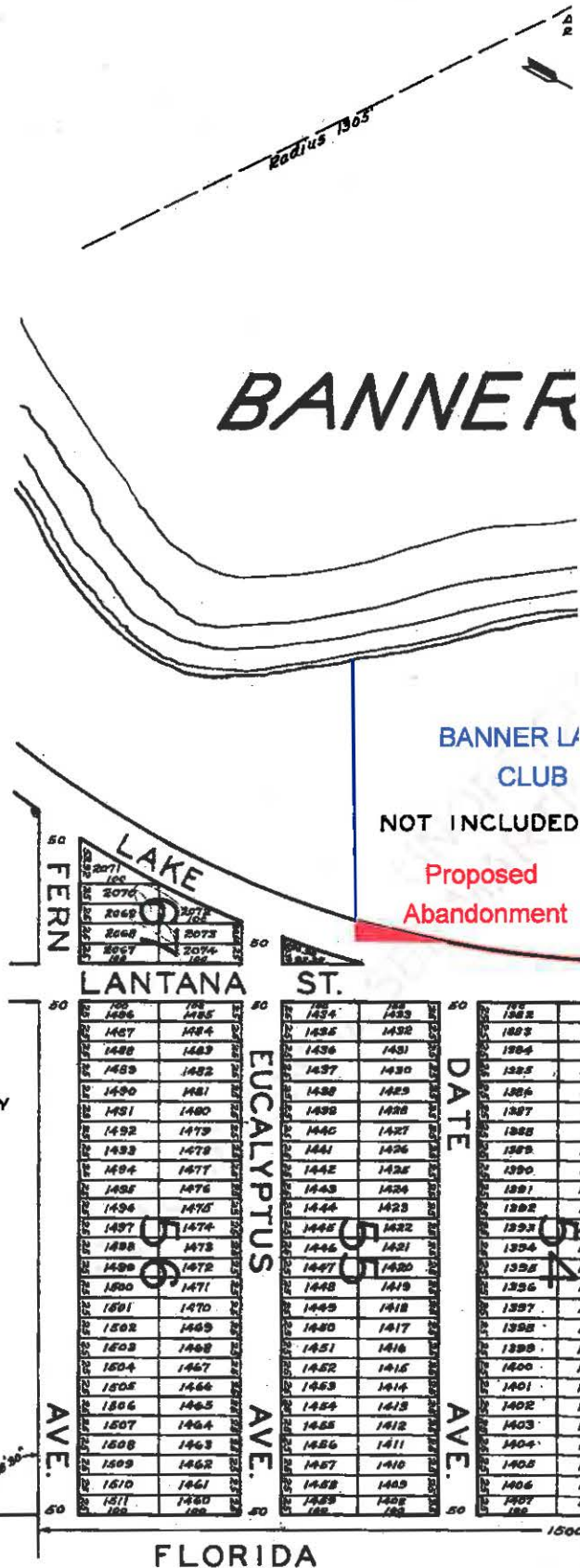
State of Florida } s.s.
County of Palm Beach }

KNOW ALL MEN BY THESE PRESENTS, that the OLYMPIA IMPROVEMENT CORPORATION, a corporation organized and existing under the laws of the State of Florida, the owners of the tract of land shown hereon and more particularly described as follows: The North 1500 feet of the tract of land beginning at the N.W. corner of lot 86 of the subdivision of Gomez, as recorded in Plat Book 1 at page 62, Public Records of Palm Beach County, run thence westerly along the prolongation of the South line of Second Street, as shown on the said plat of Gomez a distance of 1141.5 feet to a point, which point is the point of beginning of this description; run thence southerly parallel to the westerly line of lots 83, 84, 85 and 86 of the said plat of Gomez to the South line of Gomez Grant, thence westerly along the South line of the Gomez Grant a distance of 2062.38 feet to a point; thence northerly at right angles to the last described line to the shore line of Banner Lake thence in a northerly direction meandering the East shore line of Banner Lake to its intersection with the prolongation of the South line of Second Street aforesaid; thence in an easterly direction to the point of beginning, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the use of the public the Streets, Avenues, Boulevard road and drive as shown hereon, reserving however, unto itself, its successors or assigns, the reversion or reversions of the same, whenever it is abandoned by the public or discontinued by law.

IN WITNESS WHEREOF, it has caused these presents to be signed by its president and its corporate seal affixed and attested by its Secretary this 16th day of April A.D. 1924

OLYMPIA IMPROVEMENT CORPORATION

Attest
Frank M. Hannon Secretary
Signed
Malcolm Wesscham President



OLYMPIA

PALM BEACH COUNTY
FLORIDA

PLAT NO. 3

SCALE 1"=100'

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
THIS INSTRUMENT WAS FILED FOR
RECORD AT 2PM THIS 13 DAY OF APRIL
1924 AND DULY RECORDED ON THE
19TH DAY OF APRIL 1924 IN BOOK 10
OF PLATS ON PAGE 13, RECORD
VERIFIED.

John E. Jones
CLERK CIRCUIT COURT
BY: DEPUTY CLERK

THIS IS A TRUE COPY OF THE ORIGINAL
PLAT OF RECORD OF "OLYMPIA" PLAT
BOOK 10, PAGE 17, PALM BEACH COUNTY,
FLORIDA, NOW MARTIN COUNTY.

Paul A. Stafford
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 413

LAKE

ACKNOWLEDGEMENT

State of Florida } ss
County of Palm Beach }

BEFORE ME this day personally appeared
Malcolm Meacham and Frank M. Hannon, President
and Secretary, respectively of the OLYMPIA IMPROVE-
MENT CORPORATION, a Florida Corporation, and
acknowledged before me that they executed the
dedication hereon shown for the uses and purposes
therein stated on behalf of said Corporation.

Witness, my hand and seal this 16th day of
April A.D. 1924.

Victor J. Hahn Notary Public

My Commission expires Jan. 21, 1928

AFFIDAVIT

State of Florida } ss
County of Palm Beach }

I HEREBY CERTIFY, That the attached plat
is a correct representation of a survey made
under our direction and is true and accurate to
the best of our knowledge and belief.

CARR & McFADDEN, Inc.
CIVIL ENGINEERS

By Samuel McFadden
Fla. Eng. Cert. No. 280

Subscribed and sworn to before me
this 16th day of April A.D. 1924

Victor J. Hahn Notary Public

My Commission expires Jan. 21, 1928

Surveyed and Platted by
Carr & McFadden, Inc.
CIVIL ENGINEERS
FLA. STATE ENG. CERT. NOS. 173 & 280

WEST PALM BEACH, FLORIDA
MARCH 24, 1924

N.W. Corner Lot 86 of the
Subdivision of Gomez as re-
corded in Plat Book 1 Page 62, P.R.P. Co.

DRAWING NO. 2931

Exhibit "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE RIGHT-OF-WAY OF LAKE DRIVE, OLYMPIA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SE BRIDGE ROAD (BEING A 80 FOOT WIDE RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (NOW SE LANTANA AVENUE, BEING A 50 FOOT WIDE RIGHT-OF-WAY) SAME ARE SHOWN ON AFOREMENTIONED OLYMPIA PLAT NO. 3; THENCE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVENUE, A DISTANCE OF 749.94 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,255.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (BEING A 50 FOOT WIDE RIGHT-OF-WAY) THROUGH A CENTRAL ANGLE OF 11°24'10" FOR A ARC DISTANCE OF 249.77 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 20°32'46" EAST, A DISTANCE OF 111.88 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE BANNER LAKE CLUB (PER OFFICIAL RECORD BOOK 1051, PAGE 2224, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA); THENCE SOUTH 68°20'39" WEST, ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 25.80 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE, ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,255.00 FEET, AND A RADIAL LINE BEARING SOUTH 85°00'46" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE OF SE LAKE DRIVE, THROUGH A CENTRAL ANGLE OF 5°15'57" FOR AN ARC DISTANCE OF 115.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,341.0 SQUARE FEET (0.0308 ACRES) MORE OR LESS.

PAGE 1 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: N/A W.O. #: 813760

REVISIONS:

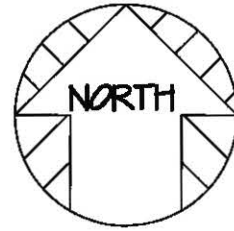
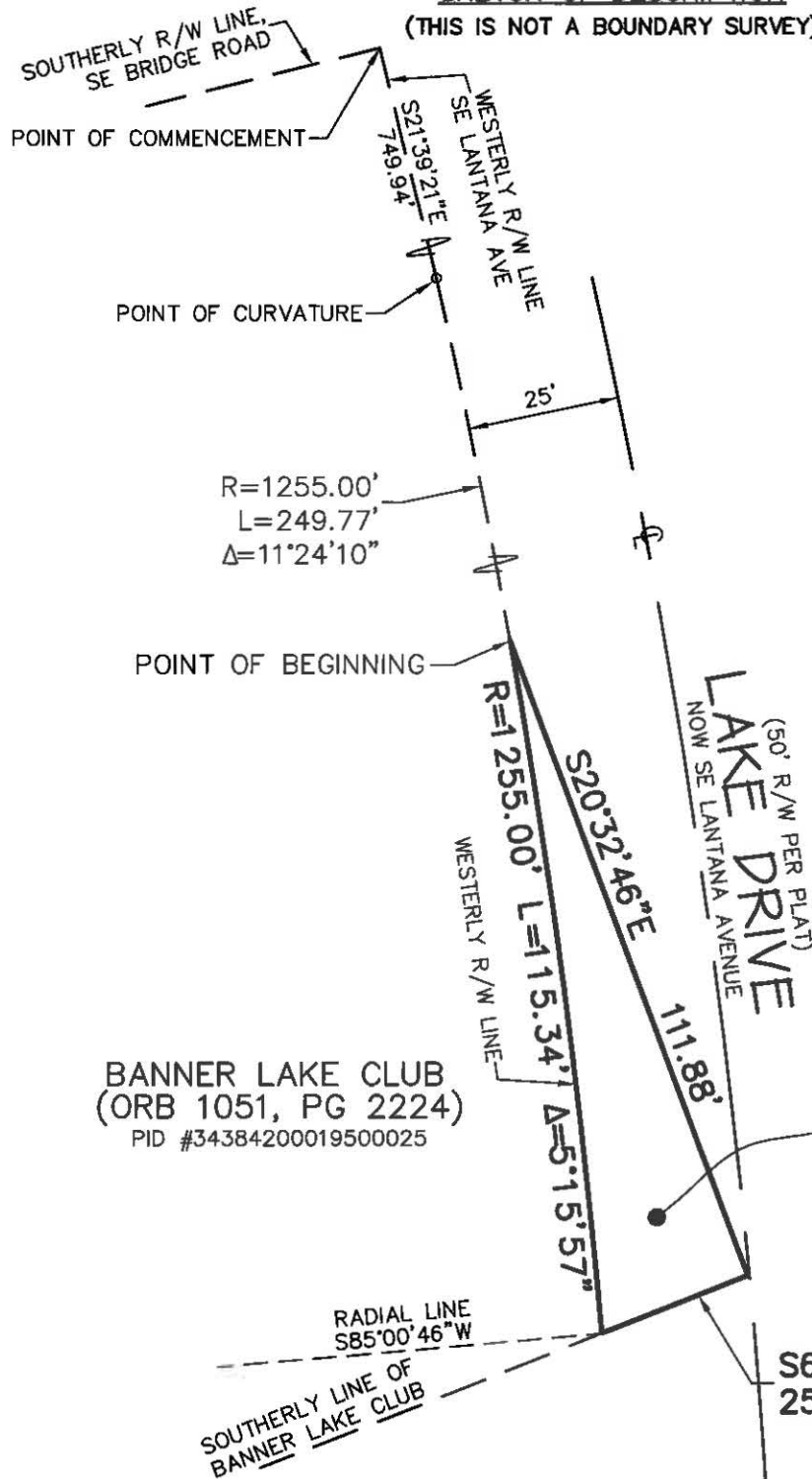
03/14/18 * PER COUNTY COMMENTS * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ


FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

218

Exhibit "A"

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)



LEGEND:

R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
CL	CENTERLINE

OLYMPIA PLAT NO. 3
PB 10, PG 17
PUBLIC RECORDS OF
PALM BEACH (NOW
MARTIN) COUNTY,
FLORIDA

SUBJECT PARCEL
AREA = 1,341.0 SQUARE FEET
(0.0308 ACRES) MORE OR LESS

PAGE 2 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

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RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: 1" = 30' W.O. #: 813760

REVISIONS:

03/14/18 * PER COUNTY COMMENTS * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ

P. Michael Zarrella
FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

Exhibit "B"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE BANNER LAKE CLUB AS RECORDED IN OFFICIAL RECORD BOOK 1051, PAGE 2224, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SE BRIDGE ROAD (BEING A 80 FOOT WIDE RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (NOW SE LANTANA AVENUE, BEING A 50 FOOT WIDE RIGHT-OF-WAY) SAME ARE SHOWN ON THE PLAT OF OLYMPIA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVENUE, A DISTANCE OF 660.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE AFORMENTIONED BANNER LAKE CLUB AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 89.94 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,255.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SE LAKE DRIVE (BEING A 50 FOOT WIDE RIGHT-OF-WAY) THROUGH A CENTRAL ANGLE OF 11°24'10" FOR AN ARC DISTANCE OF 249.77 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, FOR NEW LINES OF WIDENED RIGHT-OF-WAY OF SE LAKE DRIVE, THE FOLLOWING SIX (6) COURSES AND DISTANCES; NORTH 20°06'24" WEST, A DISTANCE OF 71.35 FEET; THENCE NORTH 16°53'13" WEST, A DISTANCE OF 15.78 FEET; THENCE NORTH 20°33'18" WEST, A DISTANCE OF 53.77 FEET; THENCE NORTH 19°21'08" WEST, A DISTANCE OF 43.06 FEET; THENCE NORTH 20°11'36" WEST, A DISTANCE OF 64.42 FEET; THENCE NORTH 21°39'21" WEST, A DISTANCE OF 89.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE AFORMENTIONED BANNER LAKE CLUB; THENCE NORTH 68°20'39" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 17.12 FEET TO THE POINT BEGINNING.

SAID PARCEL CONTAINING 4,674.6 SQUARE FEET (0.1073 ACRES) MORE OR LESS.

PAGE 1 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: N/A W.O. #: 813760

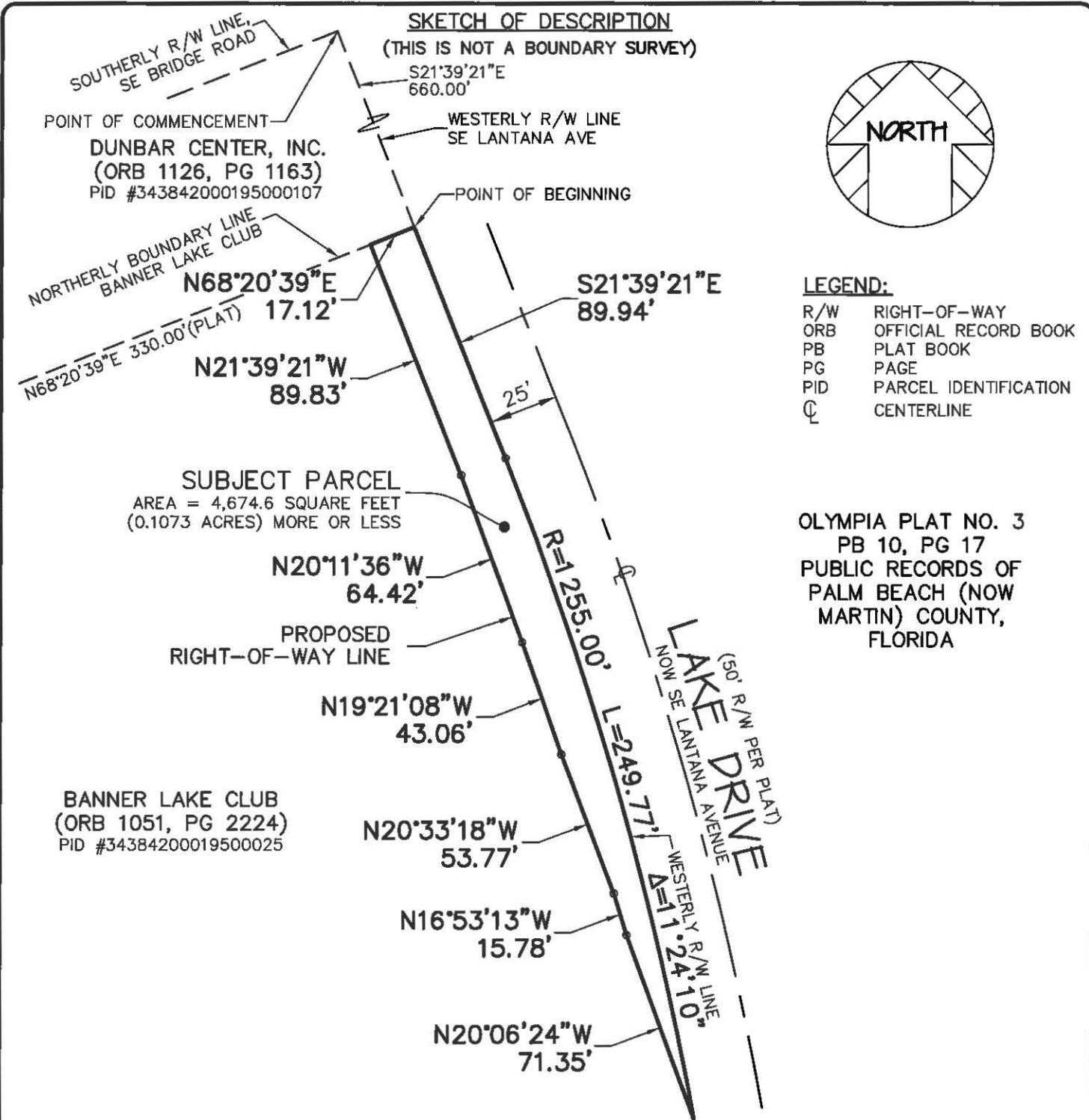
REVISIONS:

03/14/18 * PER COUNTY COMMENTS * PMZ
04/18/18 * EXTEND TO N. PROP. LINE * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ


FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

220

Exhibit "B"



PAGE 2 OF 2
(NOT VALID WITHOUT ALL PAGES)

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8088 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: 1" = 50' W.O. #: 813760

REVISIONS:

03/14/18 * PER COUNTY COMMENTS * PMZ
04/18/18 * EXTEND TO N. PROP. LINE * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ

P. Michael Zarrella
FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

Exhibit "C"

LEGAL DESCRIPTION

A PARCEL OF LAND SHOWN AS AN UNNUMBERED BLOCK, OLYMPIA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 67, AFOREMENTIONED OLYMPIA PLAT NO. 3; THENCE NORTH 21°39'21" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVENUE (BEING A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°29'09" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE EUCALYPTUS WAY (BEING A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 29.97 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (BEING A 50 FOOT WIDE RIGHT-OF-WAY), ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIAL LINE BEARING SOUTH 88°30'23" WEST, AND HAVING A RADIUS OF 1,305.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE, THROUGH A CENTRAL ANGLE OF 4°15'01", FOR AN ARC DISTANCE OF 96.81 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID SE LANTANA AVENUE; THENCE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVE, A DISTANCE OF 92.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,322.2 SQUARE FEET (0.0304 ACRES) MORE OR LESS.

PAGE 1 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: N/A W.O. # 813760

REVISIONS:

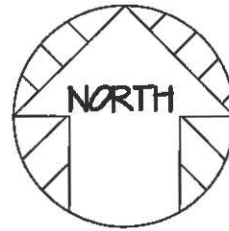
03/14/18 * PER COUNTY COMMENTS * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ


FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

222

Exhibit "C"

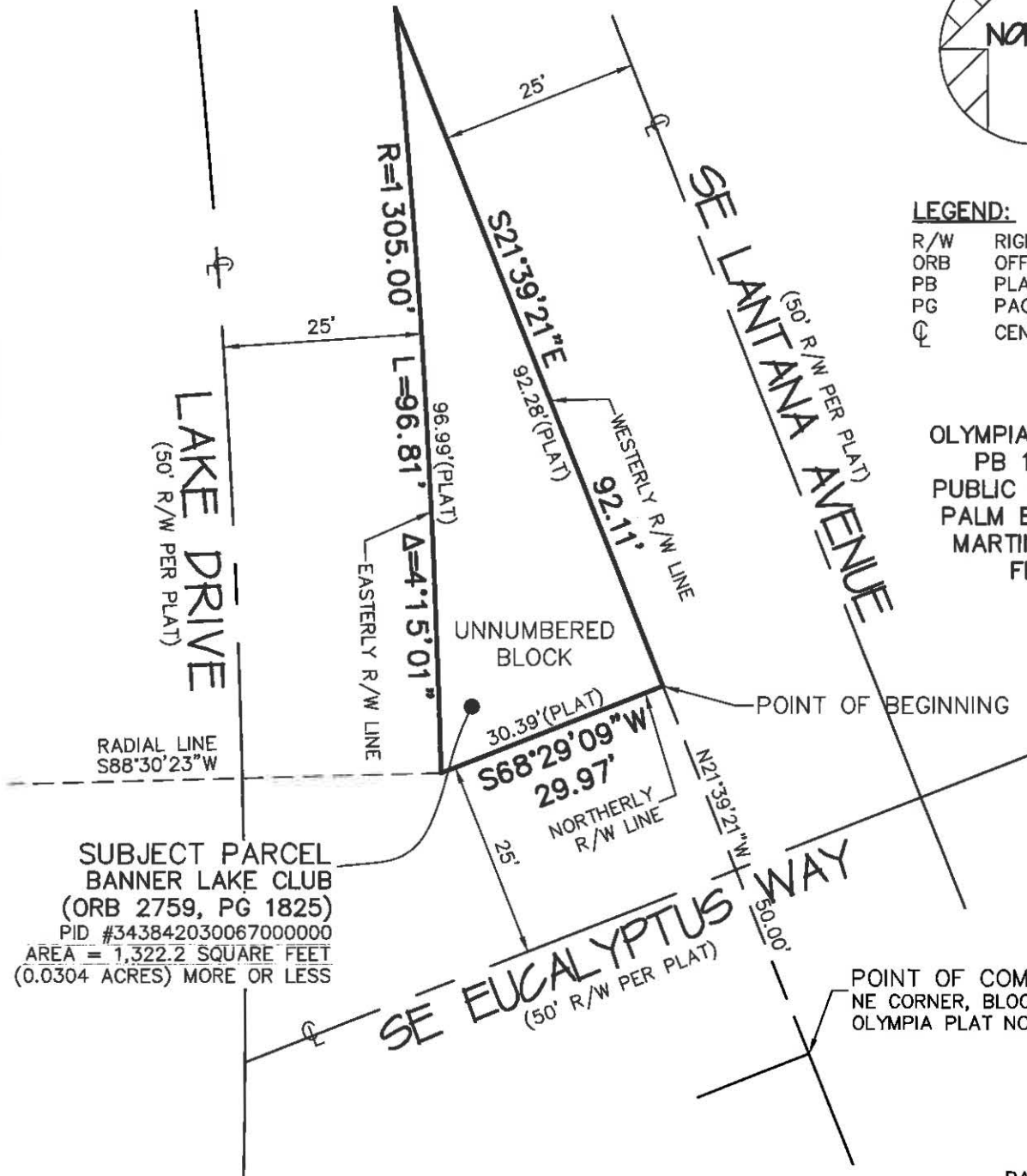
SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)



LEGEND:

R/W RIGHT-OF-WAY
ORB OFFICIAL RECORD BOOK
PB PLAT BOOK
PG PAGE
CL CENTERLINE

OLYMPIA PLAT NO. 3
PB 10, PG 17
PUBLIC RECORDS OF
PALM BEACH (NOW
MARTIN) COUNTY,
FLORIDA



SUBJECT PARCEL
BANNER LAKE CLUB
(ORB 2759, PG 1825)
PID #343842030067000000
AREA = 1,322.2 SQUARE FEET
(0.0304 ACRES) MORE OR LESS

POINT OF COMMENCEMENT
NE CORNER, BLOCK 67,
OLYMPIA PLAT NO. 3

PAGE 2 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

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9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: 1" = 20' W.O. #: 813760

REVISIONS:

03/14/18 * PER COUNTY COMMENTS * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ

P. Michael Zarrella
FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
TEL: (772) 545-7740
FAX: (772) 545-7782

MARC R. GAYLORD, ESQ.
JARED E. GAYLORD, ESQ.

RICK KOZELL, ESQ.
(OF COUNSEL)

March 7, 2018

VIA U.S. Mail

Martin County Board of County Commissioners
c/o Taryn Kryzda
2401 SE Monterey Road
Stuart, FL 34996

RE: Petition to Abandon a Portion of the Unopened SE Lake Drive Right-of-Way

To Whom it May Concern:

My office represents the Banner Lake Club, Inc. with respect to its petition to vacate a portion of the unopened SE Lake Drive right-of-way in Hobe Sound.

This abandonment is necessary for the re-development of the Banner Lake Club, a local non-profit agency. This re-development will reconfigure parking in the area of the proposed abandonment. Additionally, the Banner Lake Club will exchange a small portion of property to Martin County to widen the Lantana Avenue right-of-way.

Martin County regulations require a petitioner to mail notice to all abutting property owners of the right-of-way. Please review this application and contact me if you have any questions or concerns.

After you review the application and determine it is sufficient, please sign the notice and return it to attorney Marc Gaylord's law office.

Sincerely,



Jared Gaylord, Esq.
Encl.

Cc: Colleen Holmes, Norman Asbjornsen

Date: 2/26/18

Telephone: 772-545-7740
Fax: 772-545-7782

AT&T Florida
33000 Okeechobee Road
Fort Pierce, FL 34947

RE: Petition to Abandon a Portion of the Unopened SE Lake Drive Right-of-Way

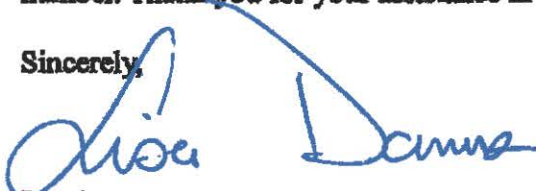
To Whom It May Concern:

Please consider this letter 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 me at the above telephone number. Thank you for your assistance in this matter.

Sincerely,



Lisa Dames
President
Banner Lake Club, Inc.
P.O. Box 1875
Hobe Sound, FL 33475

Enclosures: Sketches and legal of property

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

Print Company: AT&T-FLORIDA

By: IVAN ARILL

Print Name & Title: GEO-MANAGER-OSPE

Date: 2/26/18

Telephone: 772-545-7740
Fax: 772-545-7782

South Martin Regional Utility (SMRU)
Mario Loaiza
P.O. Box 395
Hobe Sound, FL 33475-0395

RE: Petition to Abandon a Portion of the Unopened SE Lake Drive Right-of-Way

Dear Mr. Loaiza,

Please consider this letter 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 me at the above telephone number. Thank you for your assistance in this matter.

Sincerely,



Lisa Dames
President
Barner Lake Club, Inc.
P.O. Box 1875
Hobe Sound, FL 33475

Enclosures: Sketches and legal of property

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

Print Company: SOUTH MARTIN REGIONAL UTILITY

By: 

Print Name & Title: MARIO E. LOAIZA, P.E.
UTILITY DIRECTOR

Date: 2/26/18

Telephone: 772-545-7740
Fax: 772-545-7782

Florida Power & Light Company
4406 SW Cargo Way
Palm City, FL 34990

RE: Petition to Abandon a Portion of the Unopened SE Lake Drive Right-of-Way

To Whom It May Concern:

Please consider this letter 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 me at the above telephone number. Thank you for your assistance in this matter.

Sincerely,



Lisa Dames
President
Banner Lake Club, Inc.
P.O. Box 1875
Hobe Sound, FL 33475

Enclosures: Sketches and legal of property

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

Print Company: Florida Power & Light

By: [Signature]

Print Name & Title: Shirley Parzer
Associate Engineer

Date: 2/26/18

Telephone: 772-545-7740
Fax: 772-545-7782

Comcast
ATTN: Tim Korndorfer
1495 NW Britt Road
Stuart, FL 34994

RE: Petition to Abandon a Portion of the Unopened SE Lake Drive Right-of-Way

Dear Mr. Korndorfer:

Please consider this letter 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 me at the above telephone number. Thank you for your assistance in this matter.

Sincerely,



Lisa Dames
President
Banner Lake Club, Inc.
P.O. Box 1875
Hobe Sound, FL 33475

Enclosures: Sketches and legal of property

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

Print Company: Comcast

By: Rick Johnson

Print Name & Title: Rick Johnson
CONSTRUCTION COORDINATOR III



**MARTIN COUNTY
PUBLIC WORKS DEPARTMENT
SURVEYING DIVISION
REAL PROPERTY # 2932**

**BANNER LAKE CLUB
PROPOSED LAKE DR
ABANDONMENT**



BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 18-_____

REGARDING THE ABANDONMENT OF A PORTION OF SE LAKE DRIVE
RIGHT- OF-WAY LYING WITHIN OLYMPIA, PLAT NO. 3,
MARTIN COUNTY, FLORIDA

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

1. Pursuant to notice published in The Stuart News on November 4, 2018, a public hearing was held by the Board of County Commissioners of Martin County, Florida, on the 20th of November, 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

WHEREAS, by document titled Special Warranty Deed executed on September 17, 2018, the Banner Lake Club, Inc., conveyed real property as described in Exhibits "B" and "C", attached hereto to Martin County; and

WHEREAS, Sec. 139.31 and 139.21, 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 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 Banner Lake Club, Inc. conveying the real property as described in Exhibits "B" and "C" 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.

C. Martin County hereby accepts and approves the Special Warranty Deed conveyed by Banner Lake Club, Inc. and dedicates the property described therein as right-of-way.

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

DULY PASSED AND ADOPTED THIS _____ DAY _____ OF 2018.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY
COMMISSIONERS:

CAROLYN TIMMANN, CLERK
OF THE CIRCUIT COURT AND
COMPTROLLER

_____, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

SARAH WOODS, COUNTY ATTORNEY

Marc R. Gaylord, P.A.
12000 SE Old Dixie Hwy.
Hobe Sound, FL 33455
772-545-7740
File Number: 2018-111
Parcel ID # 34-38-42-000-195-00020-5
Parcel ID #34-38-42-030-067-00000-0

[Space Above This Line For Recording Data]

Special Warranty Deed

This Warranty Deed made this 17th day of September, 2018 between The Banner Lake Club, Inc., a Florida Non Profit Corporation whose post office address is PO Box 1875, Hobe Sound, FL 33475, grantor, and Martin County, a political subdivision of the State of Florida whose post office address is 2401 SE Monterey Road, Stuart, FL 34996, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

See Exhibits B and C

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Banner Lake Club, Inc.

Lorraine M. Johnson
Witness Name: Lorraine M. Johnson

Lisa Dames
Lisa Dames, President

Miranda Ramsey
Witness Name: Miranda Ramsey

State of _____
County of _____

The foregoing instrument was acknowledged before me this 14th day of September, 2018 by Lisa Dames, individually and as President of The Banner Lake Club, Inc., a Florida Not For Profit Corporation, who is [] personally known or [] has produced a driver's license as identification.

[Notary Seal]

Lorraine M. Johnson
Notary Public

Printed Name: _____

My Commission
Expires: _____



EXHIBIT "B"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE BANNER LAKE CLUB AS RECORDED IN OFFICIAL RECORD BOOK 1051, PAGE 2224, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SE BRIDGE ROAD (BEING A 80 FOOT WIDE RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (NOW SE LANTANA AVENUE, BEING A 50 FOOT WIDE RIGHT-OF-WAY) SAME ARE SHOWN ON THE PLAT OF OLYMPIA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVENUE, A DISTANCE OF 860.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE AFORMENTIONED BANNER LAKE CLUB AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 89.94 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,255.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SE LAKE DRIVE (BEING A 50 FOOT WIDE RIGHT-OF-WAY) THROUGH A CENTRAL ANGLE OF 11°24'10" FOR AN ARC DISTANCE OF 249.77 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, FOR NEW LINES OF WIDENED RIGHT-OF-WAY OF SE LAKE DRIVE, THE FOLLOWING SIX (6) COURSES AND DISTANCES; NORTH 20°06'24" WEST, A DISTANCE OF 71.35 FEET; THENCE NORTH 16°53'13" WEST, A DISTANCE OF 15.78 FEET; THENCE NORTH 20°33'18" WEST, A DISTANCE OF 53.77 FEET; THENCE NORTH 19°21'08" WEST, A DISTANCE OF 43.06 FEET; THENCE NORTH 20°11'36" WEST, A DISTANCE OF 64.42 FEET; THENCE NORTH 21°39'21" WEST, A DISTANCE OF 89.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE AFORMENTIONED BANNER LAKE CLUB; THENCE NORTH 68°20'39" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 17.12 FEET TO THE POINT BEGINNING.

SAID PARCEL CONTAINING 4,674.6 SQUARE FEET (0.1073 ACRES) MORE OR LESS.

PAGE 1 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5878
9075 SE BRIDGE ROAD, HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

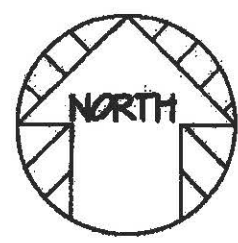
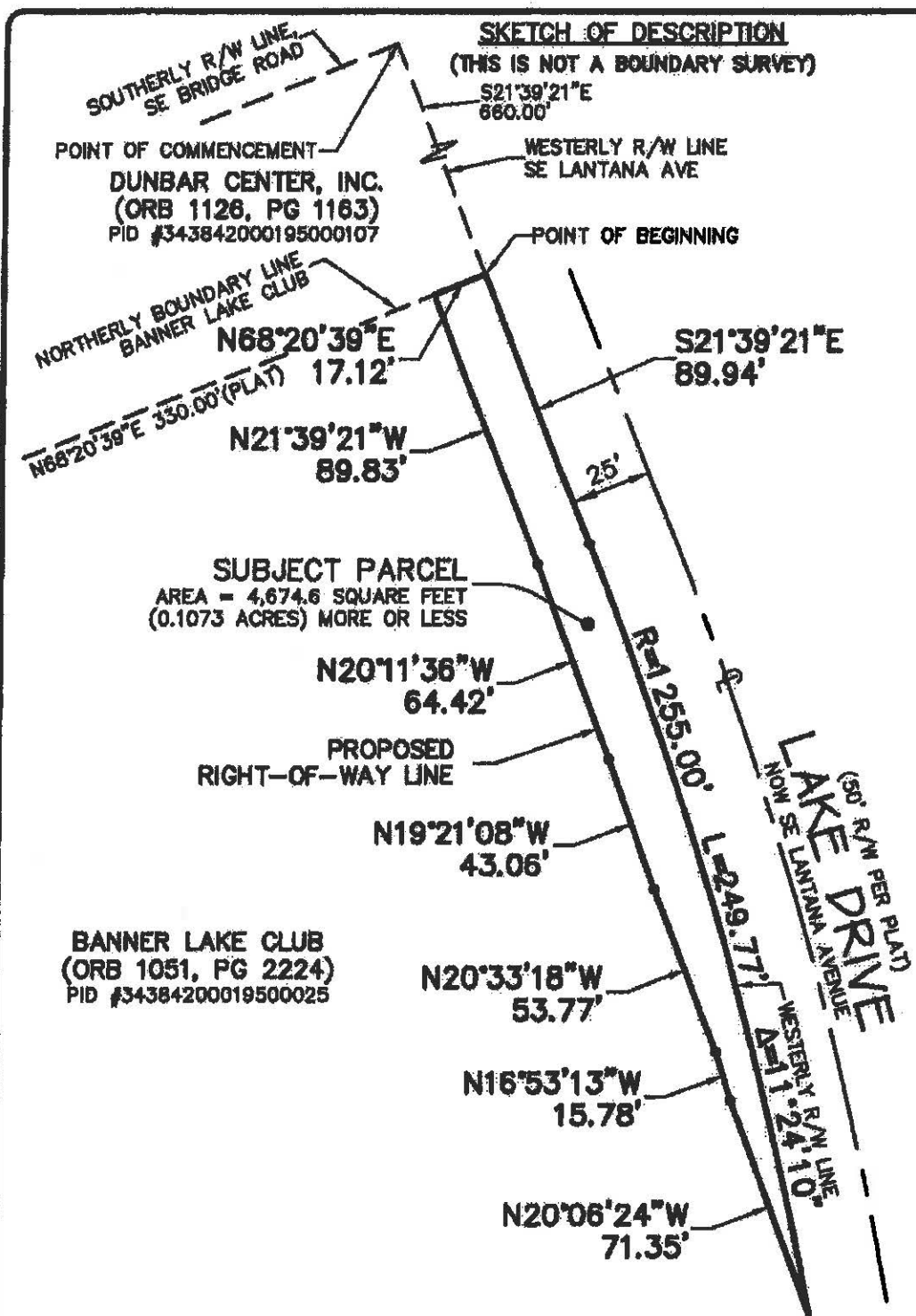
DATE OF SKETCH: 12/01/17

SCALE: N/A W.O. # 813760

REVISIONS:

03/14/18 * PER COUNTY COMMENTS * PMZ
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06/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ


FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM



LEGEND:

R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
PID	PARCEL IDENTIFICATION
CL	CENTERLINE

OLYMPIA PLAT NO. 3
PB 10, PG 17
PUBLIC RECORDS OF
PALM BEACH (NOW
MARTIN) COUNTY,
FLORIDA

PAGE 2 OF 2
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SKETCH NO.: BL-CLUB_SKETCH.dwg NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9875 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 180 HOBE SOUND, FL 33478
PHONE: 772-548-8088 FAX: 772-548-8087
EMAIL: vaught@hobesouth.net

DATE OF SKETCH: 12/01/17
SCALE: 1" = 50' W.O. # 813780
REVISIONS:
03/14/18 * PER COUNTY COMMENTS * PMZ
04/18/18 * EXTEND TO N. PROP. LINE * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
08/11/18 * PER COUNTY COMMENTS * PMZ

P. Michael Zarrella
FLORIDA REGISTRATION #9738
P. Michael Zarrella PSM

EXHIBIT "C"

LEGAL DESCRIPTION

A PARCEL OF LAND SHOWN AS AN UNNUMBERED BLOCK, OLYMPIA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 67, AFOREMENTIONED OLYMPIA PLAT NO. 3; THENCE NORTH 21°39'21" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVENUE (BEING A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°29'09" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE EUCALYPTUS WAY (BEING A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 29.97 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (BEING A 50 FOOT WIDE RIGHT-OF-WAY), ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIAL LINE BEARING SOUTH 88°30'23" WEST, AND HAVING A RADIUS OF 1,305.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE, THROUGH A CENTRAL ANGLE OF 4°15'01", FOR AN ARC DISTANCE OF 96.81 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID SE LANTANA AVENUE; THENCE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVE, A DISTANCE OF 92.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,322.2 SQUARE FEET (0.0304 ACRES) MORE OR LESS.

PAGE 1 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD, HOBE SOUND 33455
MAIL: P.O. BOX 180 HOBE SOUND, FL 33475
PHONE: 772-845-8086 FAX: 772-845-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: N/A W.O. # 813760

REVISIONS:

03/14/18 * PER COUNTY COMMENTS * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ


FLORIDA REGISTRATION #8736
P. Michael Zarrella PSM

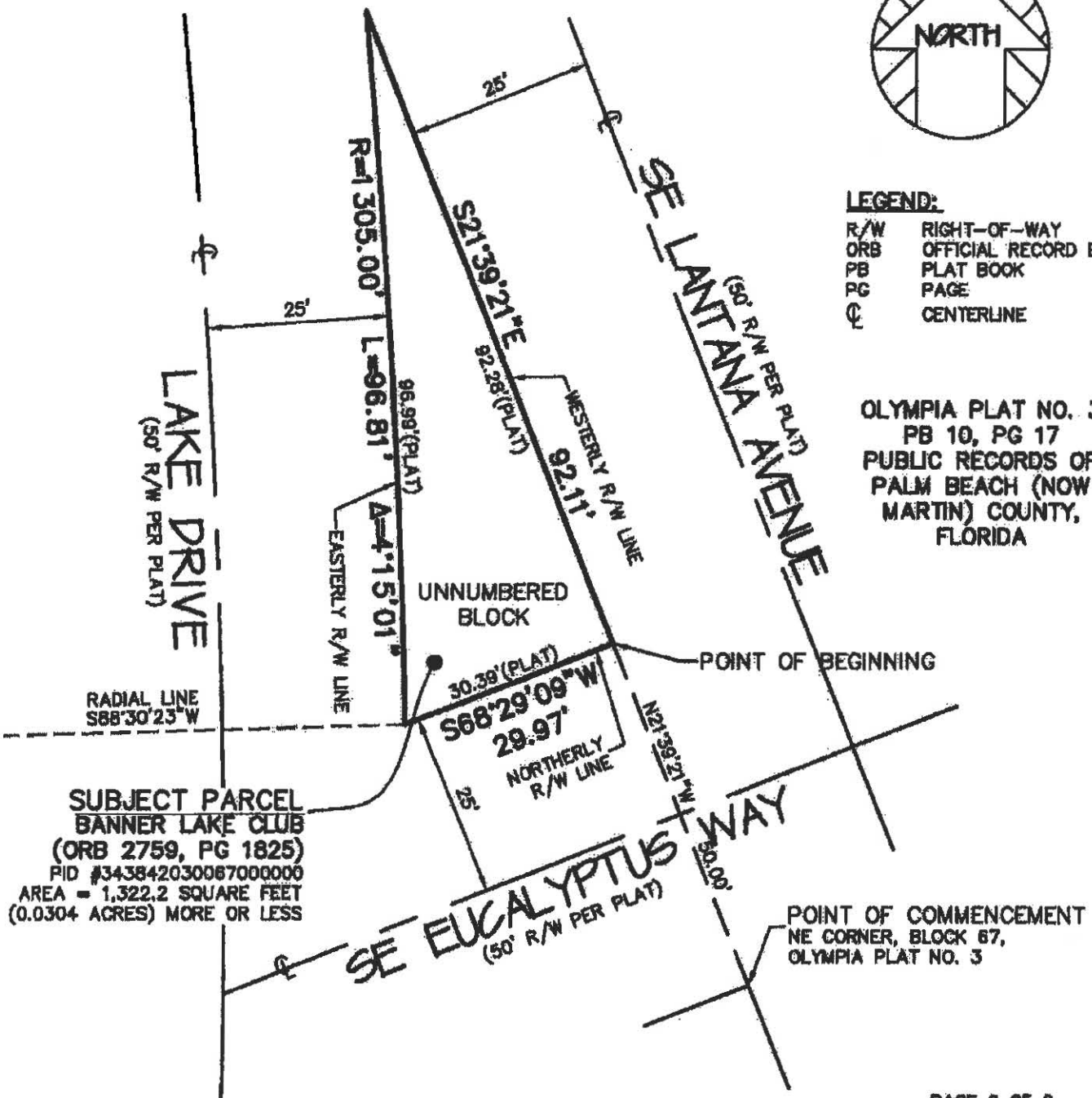
SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)



LEGEND:

R/W RIGHT-OF-WAY
ORB OFFICIAL RECORD BOOK
PB PLAT BOOK
PG PAGE
CL CENTERLINE

OLYMPIA PLAT NO. 3
PB 10, PG 17
PUBLIC RECORDS OF
PALM BEACH (NOW
MARTIN) COUNTY,
FLORIDA



SUBJECT PARCEL
BANNER LAKE CLUB
(ORB 2759, PG 1825)
PID #343842030067000000
AREA = 1,322.2 SQUARE FEET
(0.0304 ACRES) MORE OR LESS

POINT OF COMMENCEMENT
NE CORNER, BLOCK 67,
OLYMPIA PLAT NO. 3

PAGE 2 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD, HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-846-8086 FAX: 772-846-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17
SCALE: 1" = 20' N.O. # 813760

REVISIONS:
03/14/18 * PER COUNTY COMMENTS * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ

PMZ
FLORIDA REGISTRATION #8736
P. Michael Zarrella PSM

PHQJ-1

Thomas M. Walker, Jr. PSM

4261 SW Pine Cove Court

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/Variances 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

- Supervises Field Crews and Survey Assistant positions
- Manages In-house and Consultant Survey/GIS Projects
- Reviews Plats and other Development Review Surveys
- Open Road Determinations & Variances
- Manages 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)

EDUCATION:

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

May 2011

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

May 2007

RELEVANT COURSEWORK:

Automated Surveying and Mapping	Geographic Information Science and Systems	Spatial Data Analysis
Platting and Land Subdivision	Engineering Construction Surveying	Introduction to Geodesy
Legal Aspects of Surveying	Photogrammetry	Positioning with GPS

ORGANIZATIONS:

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

PHQJ-1

COUNTY
EXHIBIT #3

Treasure Coast Newspapers | TCPALM

The Stuart News
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF MARTIN

Before the undersigned authority personally appeared, Natalie Zollar, who on oath says that she is Classified Inside Sales Manager 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, with offices and paid circulation in Martin County, Florida, and that said newspapers have heretofore been continuously published in said Martin County, Florida, daily and distributed in Martin, 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.

Customer	Ad Number	Copyline	PQ #
964106 - MARTIN COUNTY BOCC	2150514	BEFORE THE BOARD OF COUNTY COMMISSIO	

Pub Dates
November 4, 2018

Sworn to and subscribed before me this day of, November 05, 2018, by

Natalie Zollar, who is
Natalie Zollar
(X) personally known to me or
() who has produced _____ as Identification.

Karol E Kangas
Karol Kangas Notary Public



FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 11/20/18
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
D.C.

BEFORE THE BOARD OF
COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

REGARDING THE
ABANDONMENT OF A
PORTION OF LAKE DRIVE
RIGHT-OF-WAY LYING WITHIN
THE PLAT No. 3 OF OLYMPIA
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 November 20th 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 rights-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. Please contact the Office of the County Administrator at (772) 221- 2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. If you are hearing or voice impaired, please call (772) 288-5940.

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 LYING WITHIN THE RIGHT-OF-WAY OF LAKE DRIVE, OLYMPIA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SE BRIDGE ROAD (BEING A 80 FOOT WIDE RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (NOW SE LANTANA AVENUE, BEING A 50 FOOT WIDE RIGHT-OF-WAY) SAME ARE SHOWN ON AFOREMENTIONED OLYMPIA PLAT NO. 3; THENCE SOUTH 21° 39' 21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVENUE, A DISTANCE OF 749.94 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND

HAVING A RADIUS OF 1,255.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (BEING A 50 FOOT WIDE RIGHT-OF-WAY) THROUGH A CENTRAL ANGLE OF 11° 24' 10" FOR AN ARC DISTANCE OF 249.77 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 20° 32' 46" EAST, A DISTANCE OF 111.88 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE BANNER LAKE CLUB (PER OFFICIAL RECORD BOOK 1051, PAGE 2224, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA); THENCE SOUTH 68° 20' 39" WEST, ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 25.80 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE, ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,255.00 FEET, AND A RADIAL LINE BEARING SOUTH 85° 00' 46" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE OF SE LAKE DRIVE, THROUGH A CENTRAL ANGLE OF 5° 15' 57" FOR AN ARC DISTANCE OF 115.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING
1,341.0 SQUARE FEET (0.0308
ACRES) MORE OR LESS.
Pub: Nov. 4th, 2018
TCN 2150514