



Inst. # 2780747
Bk: 3089 Pg: 2023 Pages: 1 of 13
Recorded on: 10/21/2019 1:06 PM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$112.00

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SPACE ABOVE THIS LINE FOR RECORDING DATA

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

RESOLUTION NO. 19-10.2

**RESOLUTION REGARDING REALIGNMENT OF SE 138TH STREET IN HOBE SOUND,
EXCHANGE OF PROPERTY AND ACCEPTANCE**

WHEREAS, Martin County owns an unopened roadway that was declared by the Board of County Commissioners in 1940, a portion of which is located on the eastern property boundary of property owned by A.C.H. Associates, a Florida general partnership; and

WHEREAS, a portion of SE 138th Street, as currently constructed, is located on property owned by A.C.H. Associates, a Florida general partnership; and

WHEREAS, realignment of SE 138th Street to its current location will improve safety by replacing a reverse roadway curve with a single roadway curve, lower life-cycle costs, and improve water and air quality by paving a dirt road; and

WHEREAS, A.C.H. Associates, a Florida general partnership has agreed to donate by Warranty Deed to Martin County the current right-of-way for 138th Street as described in Exhibit "A" attached hereto and made a part hereof in exchange for the conveyance from Martin County to A.C.H. Associates, of a portion of the declared road as described in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the portion of the declared road described in Exhibit "B" is not needed by Martin County;

WHEREAS, proper notice of this exchange hearing was published once a week for two weeks prior to the public hearing in a newspaper of general circulation published in the County, pursuant to Section 125.37, Florida Statutes; and

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WHEREAS, anyone desiring to be heard regarding this matter was given opportunity to present their views to this Board; and

WHEREAS, Adrian and Michelle Reed, a married couple, have conveyed right-of-way for the realignment and paving of SE 138th Street in Hobe Sound to Martin County by Warranty Deed executed on May 10, 2018; 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:

A. SE 138th Street is considered relocated as constructed in accordance with Section 336.08, Florida Statutes.

B. The Board hereby authorizes the exchange of property between A.C.H. Associates, a Florida general partnership and Martin County, a political subdivision of the State of Florida to obtain necessary right-of-way for realignment of SE 138th Street.

C. The Board hereby accepts and approves the Warranty Deed conveyed by A.C.H. Associates, a Florida general partnership to Martin County, a political subdivision of the State of Florida for the property described in Exhibit "A" for realignment of SE 138th Street.

D. The Board authorizes the Chairman to execute a County Deed to A.C.H. Associates, a Florida general partnership, conveying the property described in Exhibit "B" pursuant to Section 125.37, Florida Statutes.

E. The Martin County Board of County Commissioners hereby accepts and approves the Warranty Deed from Adrian and Michelle Reed, a married couple, for right-of-way to realign and pave SE 138th Street in Hobe Sound.

F. The Board further authorizes the Chairman to execute any and all documents necessary to complete the transaction.

DULY PASSED AND ADOPTED THIS 8th DAY OF October, 2019.

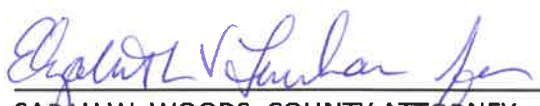
ATTEST:

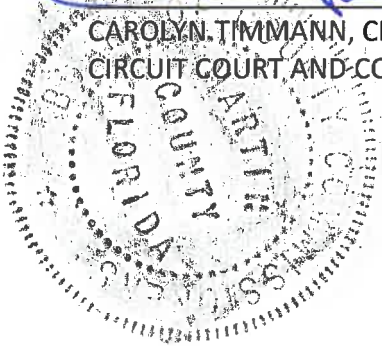
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER


EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:


SARAH W. WOODS, COUNTY ATTORNEY



MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772 288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 1 OF 4

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON: CONSTRUCTION PLANS FOR SE 138TH STREET REALIGNMENT AND PAVING, BY GIANGRANDE ENGINEERING AND PLANNING, DATED FEBRUARY 9TH, 2018, CAD FILE 17-023 BNDY & TOPO SE 138th STREET 032317.DWG, CAD FILE 17-023 SKL ACH PARCEL 080117.DWG.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. BEARING AND REFERENCE: BEARING IS SOUTH 00°07'11" WEST, REFERENCE IS THE EASTERLY LINE OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY DEDICATION.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
8. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LEGEND: DB=DEED BOOK, ORB=OFFICIAL RECORD BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SEC=SECTION

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SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE



BRION D. FANCY, PSM
PROJECT SURVEYOR - SURVEYING DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162

DATE: 12-18-2018

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, AND 4.

RIGHT OF WAY DEDICATION

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772 288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 2 OF 4

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°07'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 854.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID SECTION 36, SOUTH 00°07'11" WEST, A DISTANCE OF 241.93 FEET; THENCE NORTH 75°23'50" WEST, A DISTANCE OF 15.31 FEET; THENCE NORTH 28°59'26" WEST, A DISTANCE OF 48.35 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 61°00'34" WEST, WITH A RADIUS OF 430.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'28", AN ARC DISTANCE OF 128.39 FEET; THENCE NORTH 11°52'57" WEST, A DISTANCE OF 76.55 FEET; THENCE NORTH 09°12'31" WEST, A DISTANCE OF 55.33 FEET; THENCE NORTH 04°59'29" WEST, A DISTANCE OF 118.12 FEET; THENCE NORTH 09°23'53" WEST, A DISTANCE OF 103.28 FEET; THENCE NORTH 17°35'13" WEST, A DISTANCE OF 255.62 FEET; THENCE NORTH 25°21'55" WEST, A DISTANCE OF 141.54 FEET; THENCE NORTH 29°16'54" WEST, A DISTANCE OF 63.65 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 60°43'06" EAST, WITH A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'39", AN ARC DISTANCE OF 82.36 FEET; THENCE NORTH 60°44'33" WEST, A DISTANCE OF 92.56 FEET TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2563, PAGE 1836 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE NORTH 89°50'11" EAST, A DISTANCE OF 166.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 46°02'16" EAST WITH A RADIUS OF 510.00 FEET AND HAVING A CHORD BEARING OF SOUTH 31°08'17" EAST, A CHORD LENGTH OF 195.28 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'32", AN ARC DISTANCE OF 196.50 FEET; THENCE SOUTH 21°53'12" EAST, A DISTANCE OF 37.87 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 68°06'48" EAST, WITH A RADIUS OF 2050.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'08", AN ARC DISTANCE OF 243.38 FEET; THENCE SOUTH 15°05'04" EAST, A DISTANCE OF 52.42 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 74°54'56" EAST, WITH A RADIUS OF 950.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'47", AN ARC DISTANCE OF 114.35 FEET; THENCE SOUTH 08°11'16" EAST, A DISTANCE OF 115.92 FEET, TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 81°48'44" WEST, WITH A RADIUS OF 446.86 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'19", AN ARC DISTANCE OF 99.87 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 92,187.53 SQUARE FEET, (2.116 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3, AND 4.

RIGHT OF WAY DEDICATION

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18 151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772 288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18 151

SHEET NO. 3 OF 4

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S00° 07' 11"W	241.93'
L2	N75° 23' 50"W	15.31'
L3	N28° 59' 26"W	48.35'
L4	N11° 52' 57"W	76.55'
L5	N09° 12' 31"W	55.33'
L6	N04° 59' 29"W	118.12'
L7	N09° 23' 53"W	103.28'
L8	N17° 35' 13"W	255.62'
L9	N25° 21' 55"W	141.54'
L10	N29° 16' 54"W	63.65'
L11	N60° 44' 33"W	92.56'
L12	N89° 50' 11"E	166.77'
L13	S21° 53' 12"E	37.87'
L14	S15° 05' 04"E	52.42'
L15	S08° 11' 16"E	115.92'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING	CHORD BEARING	CHORD LENGTH
C1	128.39'	430.00'	17°06'28"	S61°00'34"W		
C2	82.36'	150.00'	31°27'39"	N60°43'06"E		
C3	196.50'	510.00'	22°04'32"	N46°02'16"E	S31°08'17"E	195.28
C4	243.38'	2050.00'	06°48'08"	N68°06'48"E		
C5	114.35'	950.00'	06°53'47"	N74°54'56"E		
C6	99.87'	446.86'	12°48'19"	S81°48'44"W		

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 4.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4

S89°50'11"W 897.55'-

NORTH LINE OF SECTION 36

VARIABLE WIDTH

25 30

SE BRIDGE ROAD
(RIGHT OF WAY-VARIABLE WIDTH
D&FJ BK 2, PG 37)

50'

L12

36

ORB 2563, PG 1836

POC

NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 39
SOUTH, RANGE 41 EAST

L11 C2 L10 L9

L13

C4

L8

L14

C5

L15

C6

L7

L6

L5

L4

C1

L1

C2

L2

C3

L3

C4

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C7

L7

C8

L8

C9

L9

C10

L10

C11

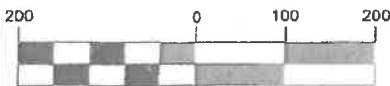
BEARING BASIS

AREA= 92,187.53 SQUARE FEET
(2.116 ACRES) MORE OR LESS

POB

OWNER: ACH ASSOCIATES
PARCEL CONTROL NUMBER:
36-39-41-000-013-00000-9

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

DB 10, PG 407
HOBE SOUND ROAD
DECLARED 100' ROW

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 3.
SEE SHEET 3 FOR LINE AND CURVE TABLES.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=200' OR SMALLER.

RIGHT OF WAY DEDICATION

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : 1"=200'

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4

S89°50'11"W 897.55'

NORTH LINE OF SECTION 36

VARIABLE WIDTH

25 30

SE BRIDGE ROAD
(RIGHT OF WAY-VARIABLE WIDTH
D&FJ BK 2, PG 37)

50

L12

ORB 2563, PG 1836

POC

NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 39
SOUTH, RANGE 41 EAST

L11 C2 L10 L9

L13

C3

BEARING BASIS

C4

L14

500°07'11"W 854.27'

EASTERLY LINE SEC 36

L8

L7

L6

L5

L4

L3

L2

L1

C1

L13

OWNER: ACH ASSOCIATES
PARCEL CONTROL NUMBER:
36-39-41-000-013-00000-9

AREA= 92,187.53 SQUARE FEET
(2.116 ACRES) MORE OR LESS

POB

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

DB 10, PG 407
HOBE SOUND ROAD
DECLARED 100' ROW

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
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THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=200' OR SMALLER.

RIGHT OF WAY DEDICATION

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : 1"=200'

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 1 OF 4

EXHIBIT B

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON: CONSTRUCTION PLANS FOR SE 138TH STREET REALIGNMENT AND PAVING, BY GIANGRANDE ENGINEERING AND PLANNING, DATED FEBRUARY 9TH, 2018, CAD FILE 17-023 BNDY & TOPO SE 138th STREET 032317.DWG, CAD FILE 17-023 SKL ACH PARCEL 080117.DWG, CAD FILE 18-151.DWG.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. BEARING AND REFERENCE: BEARING IS SOUTH 00°07'11" WEST, REFERENCE IS THE EASTERLY LINE OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND TO BE EXCHANGED.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
8. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LEGEND: DB=DEED BOOK, ORB=OFFICIAL RECORD BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SEC=SECTION

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SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE



BRION D. YANCY, FSM
PROJECT SURVEYOR - SURVEYING DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162

DATE: 7-31-2019

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, AND 4.

RIGHT-OF-WAY
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY
DRAWN BY : MNM SCALE : N/A
DATE : 07/31/2019
DRAWING # 19-065.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 2 OF 4

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°07'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 854.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 36, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 69°00'25" WEST, WITH A RADIUS OF 446.86 FEET, HAVING A CHORD BEARING OF NORTH 14°35'26" WEST, A CHORD LENGTH OF 99.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'19", AN ARC DISTANCE OF 99.87 FEET; THENCE NORTH 08°11'16" WEST, A DISTANCE OF 115.92 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 81°48'44" EAST, WITH A RADIUS OF 950.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'11", AN ARC DISTANCE OF 47.03 FEET, TO A POINT OF A NON-TANGENT LINE; THENCE NORTH 00°07'11" EAST, A DISTANCE OF 328.20 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF SOUTH 89°52'49" EAST, WITH A RADIUS OF 217.30 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'03", A DISTANCE OF 217.30 FEET, TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2563, PAGE 1836 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE SOUTH 89°50'11" EAST, A DISTANCE OF 231.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 57°30'58" EAST WITH A RADIUS OF 317.30 FEET AND HAVING A CHORD BEARING OF SOUTH 37°56'07" EAST, A CHORD LENGTH OF 60.29 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°54'10", AN ARC DISTANCE OF 60.38 FEET, TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°07'11" WEST, A DISTANCE OF 756.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44,150.3 SQUARE FEET, (1.01 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 3, AND 4.

RIGHT-OF-WAY

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 07/31/2019

DRAWING # 19-065.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 3 OF 4

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N08°11'16"W	115.92'
L2	N00°07'11"E	328.20'
L3	S89°50'11"E	231.85'
L4	S00°07'11"W	756.62'

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIAL BEARING	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12°48'19"	99.87'	S69°00'25"W	446.86'	N14°35'26"W	99.66'
C2	2°50'11"	47.03'	N81°48'44"E	950.00'		
C3	90°27'03"	343.04'	S89°52'49"E	217.30'		
C4	10°54'10"	60.38'	N57°30'58"E	317.30'	S37°56'07"E	60.29'

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 4.

RIGHT-OF-WAY
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 07/31/2019

DRAWING # 19-065.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 4 OF 4

S89°50'11"W 897.55'

NORTH LINE OF SECTION 36

VARIABLE WIDTH

25 30

SE BRIDGE ROAD
(RIGHT OF WAY-VARIABLE WIDTH
D&FJ BK 2, PG 37)

50'

ORB 2563, PG 1836

L3

36

31

POC

NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 39
SOUTH, RANGE 41 EAST

AREA=44,150.3 SQUARE FEET
(1.01 ACRES) MORE OR LESS

OWNER: MARTIN COUNTY
PARCEL CONTROL NUMBER:
31-39-42-000-001-00060-0

OWNER: ACH ASSOCIATES
PARCEL CONTROL NUMBER:
36-39-41-000-013-00000-9

SE 138TH STREET

C4

S00°07'11"W 854.27'

L4

L2

L3

C2

L1

C1

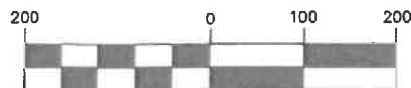
EASTERLY LINE SEC 36

BEARING BASIS

POB

HOBE SOUND ROAD
DECLARED 100' ROW
DB 10, PG 407

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=200' OR SMALLER.

RIGHT-OF-WAY
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : 1"=200'

DATE : 07/31/2019

DRAWING # 19-065.DWG

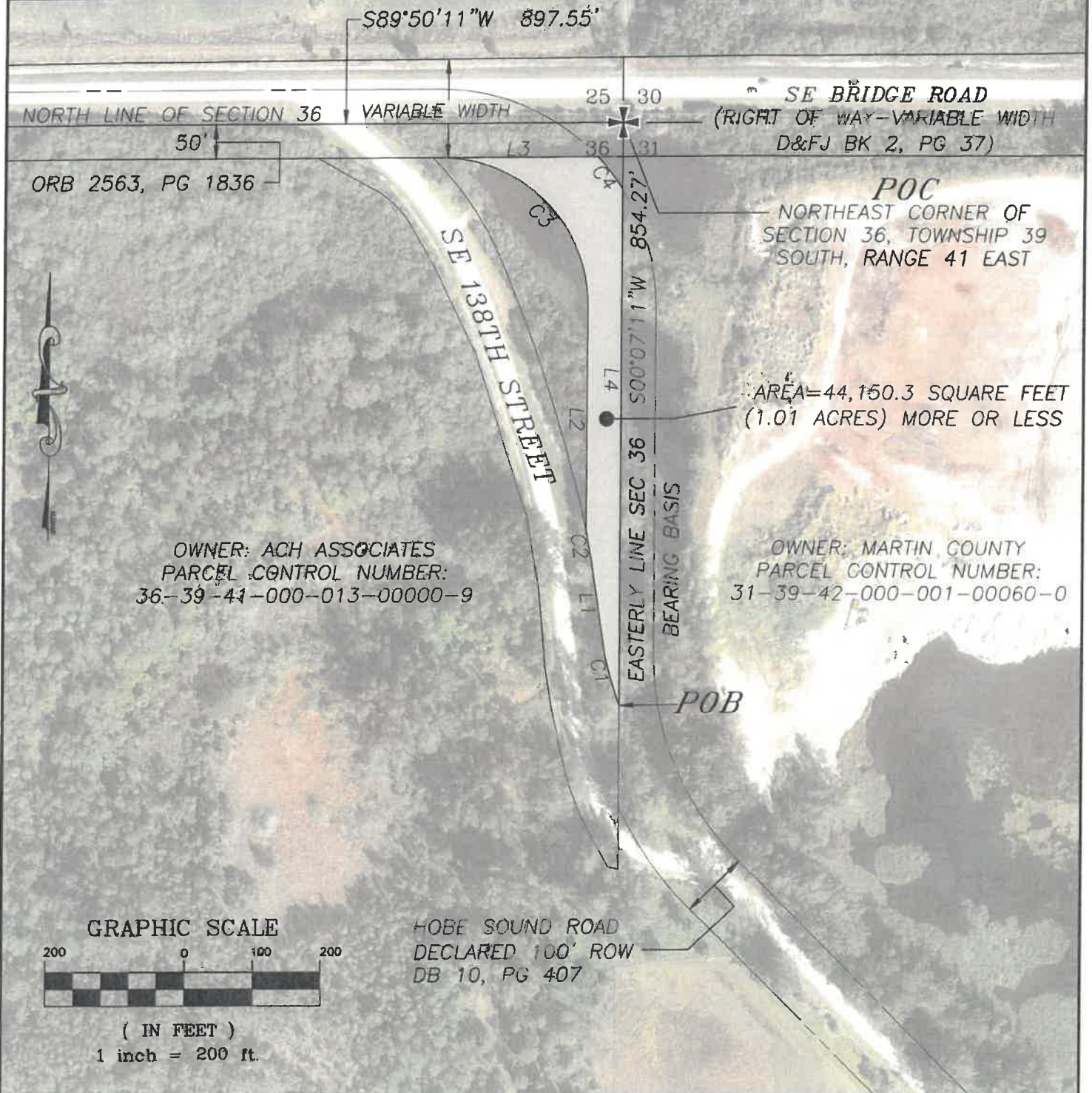
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 4 OF 4



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200' OR SMALLER.

RIGHT-OF-WAY
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY
DRAWN BY : MNM | SCALE : 1"=200'
DATE : 07/31/2019
DRAWING # 19-065.DWG

PREPARED BY AND RETURN TO:
Real Property Division, Colleen Holmes
Martin County
2401 SE Monterey Road
Stuart, Florida 34996



Inst. # 2780748
Bk: 3089 Pg: 2036 Pages: 1 of 14
Recorded on: 10/21/2019 1:06 PM Doc: AFF
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$120.50

**STATE OF TENNESSEE
COUNTY OF KNOX**

AFFIDAVIT

COMES NOW, ERNEST E. HAMILTON, JR., who, being duly sworn, deposes and states as follows:

1. I am the sole Trustee of the HAMILTON INVESTMENT TRUST U/A dated March 3, 1993, (hereinafter the "Trust").


2. The title page, pages 9 through 13 and pages 18 and 19 of the Trust Agreement, attached hereto as Exhibit "B" and made a part hereof, to be recorded in the Public Records of Martin County, Florida, are true and accurate copies of those pages to that Trust Agreement and the provisions made in that Trust Agreement are in full force and effect and have not been revoked, amended or modified as of the date of this Affidavit.

3. Andrew J.R. Hamilton resigned as Trustee, on January 25, 1995, after giving notice to the qualified beneficiaries, the settlors and the co-trustee. The vacancy left by Andrew J. R. Hamilton has not been filled.

4. As the sole Trustee of the Trust, I have full power to sell, convey, and transfer without a court order, the real property located in Martin County, Florida, described as follows:

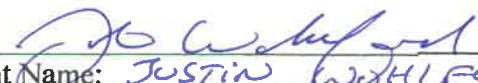
See Exhibit "A" attached hereto and made a part hereof.

FURTHER THE AFFIANT SAYETH NAUGHT.


Ernest E. Hamilton, Jr.

SWORN TO and subscribed before me this 1ST day of AUGUST, 2019, by Ernest E. Hamilton, Jr. Such person is ☒ personally known to me or ☐ produced _____ as identification (Notary Public must check applicable box)




Print Name: JUSTIN WOHLFORD
Notary Public, State of FLORIDA TENNESSEE
My Commission Expires: 12/21/2022

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 1 OF 4

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON: CONSTRUCTION PLANS FOR SE 138TH STREET REALIGNMENT AND PAVING, BY GIANGRANDE ENGINEERING AND PLANNING, DATED FEBRUARY 9TH, 2018, CAD FILE 17-023 BNDY & TOPO SE 138th STREET 032317.DWG, CAD FILE 17-023 SKL ACH PARCEL 080117.DWG.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. BEARING AND REFERENCE: BEARING IS SOUTH 00°07'11" WEST, REFERENCE IS THE EASTERLY LINE OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY DEDICATION.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
8. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LEGEND: DB=DEED BOOK, ORB=OFFICIAL RECORD BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SEC=SECTION

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

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE



BRION D. YANCY, PSM
PROJECT SURVEYOR - SURVEYING DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162

DATE: 12-18-2018

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, AND 4.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 2 OF 4

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°07'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 854.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID SECTION 36, SOUTH 00°07'11" WEST, A DISTANCE OF 241.93 FEET; THENCE NORTH 75°23'50" WEST, A DISTANCE OF 15.31 FEET; THENCE NORTH 28°59'26" WEST, A DISTANCE OF 48.35 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 61°00'34" WEST, WITH A RADIUS OF 430.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'28", AN ARC DISTANCE OF 128.39 FEET; THENCE NORTH 11°52'57" WEST, A DISTANCE OF 76.55 FEET; THENCE NORTH 09°12'31" WEST, A DISTANCE OF 55.33 FEET; THENCE NORTH 04°59'29" WEST, A DISTANCE OF 118.12 FEET; THENCE NORTH 09°23'53" WEST, A DISTANCE OF 103.28 FEET; THENCE NORTH 17°35'13" WEST, A DISTANCE OF 255.62 FEET; THENCE NORTH 25°21'55" WEST, A DISTANCE OF 141.54 FEET; THENCE NORTH 29°16'54" WEST, A DISTANCE OF 63.65 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 60°43'06" EAST, WITH A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'39", AN ARC DISTANCE OF 82.36 FEET; THENCE NORTH 60°44'33" WEST, A DISTANCE OF 92.56 FEET TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2563, PAGE 1836 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE NORTH 89°50'11" EAST, A DISTANCE OF 166.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 46°02'16" EAST WITH A RADIUS OF 510.00 FEET AND HAVING A CHORD BEARING OF SOUTH 31°08'17" EAST, A CHORD LENGTH OF 195.28 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'32", AN ARC DISTANCE OF 196.50 FEET; THENCE SOUTH 21°53'12" EAST, A DISTANCE OF 37.87 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 68°06'48" EAST, WITH A RADIUS OF 2050.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'08", AN ARC DISTANCE OF 243.38 FEET; THENCE SOUTH 15°05'04" EAST, A DISTANCE OF 52.42 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 74°54'56" EAST, WITH A RADIUS OF 950.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'47", AN ARC DISTANCE OF 114.35 FEET; THENCE SOUTH 08°11'16" EAST, A DISTANCE OF 115.92 FEET, TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 81°48'44" WEST, WITH A RADIUS OF 446.86 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'19", AN ARC DISTANCE OF 99.87 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 92,187.53 SQUARE FEET, (2.116 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 3, AND 4.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 3 OF 4

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S00° 07' 11"W	241.93'
L2	N75° 23' 50"W	15.31'
L3	N28° 59' 26"W	48.35'
L4	N11° 52' 57"W	76.55'
L5	N09° 12' 31"W	55.33'
L6	N04° 59' 29"W	118.12'
L7	N09° 23' 53"W	103.28'
L8	N17° 35' 13"W	255.62'
L9	N25° 21' 55"W	141.54'
L10	N29° 16' 54"W	63.65'
L11	N60° 44' 33"W	92.56'
L12	N89° 50' 11"E	166.77'
L13	S21° 53' 12"E	37.87'
L14	S15° 05' 04"E	52.42'
L15	S08° 11' 16"E	115.92'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING	CHORD BEARING	CHORD LENGTH
C1	128.39'	430.00'	17°06'28"	S61°00'34"W		
C2	82.36'	150.00'	31°27'39"	N60°43'06"E		
C3	196.50'	510.00'	22°04'32"	N46°02'16"E	S31°08'17"E	195.28
C4	243.38'	2050.00'	06°48'08"	N68°06'48"E		
C5	114.35'	950.00'	06°53'47"	N74°54'56"E		
C6	99.87'	446.86'	12°48'19"	S81°48'44"W		

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 4.**

**RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

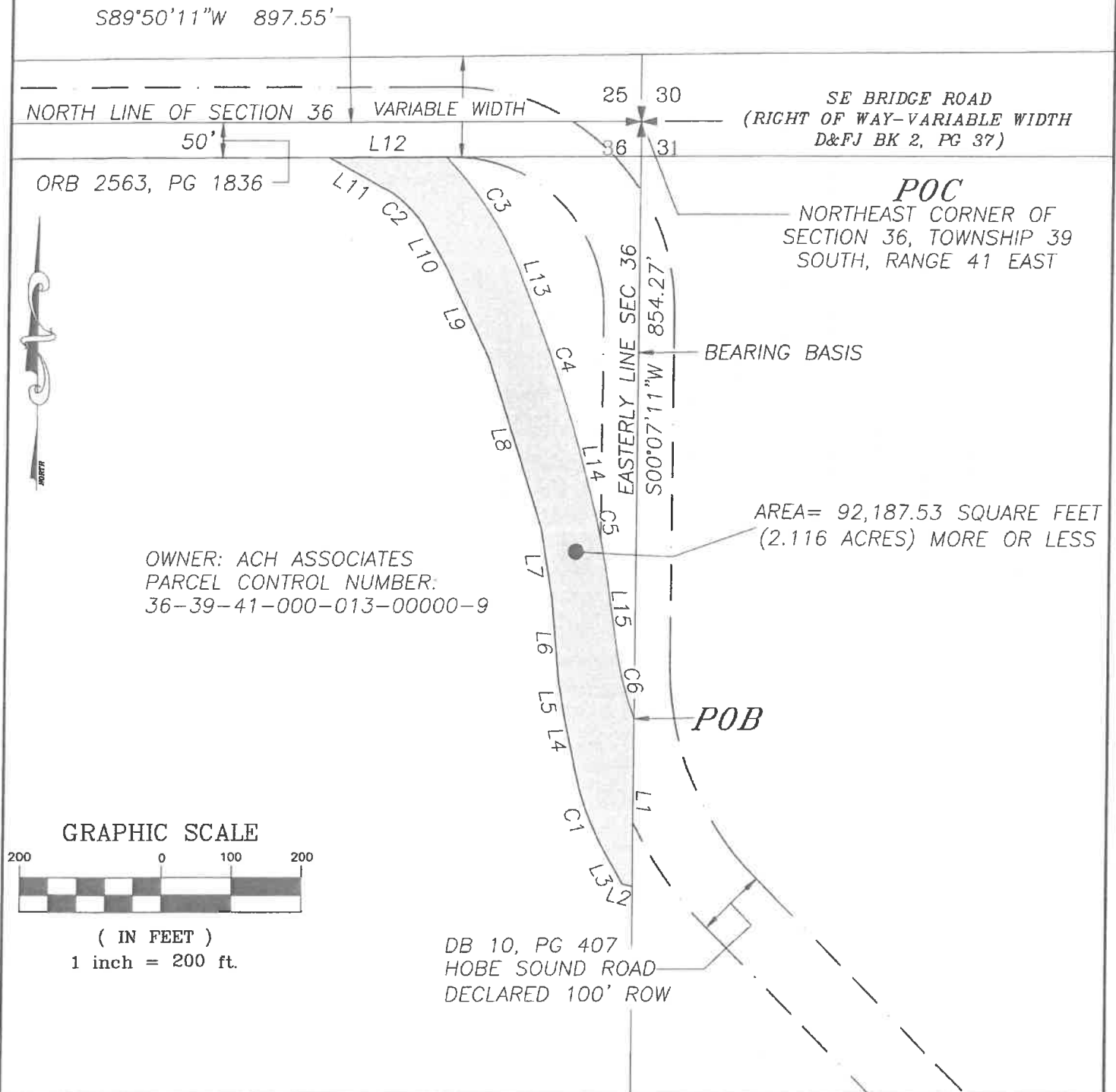
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 3.
SEE SHEET 3 FOR LINE AND CURVE TABLES.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=200' OR SMALLER.

**RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY
DRAWN BY : MNM SCALE : 1"=200'
DATE : 12/18/2018
DRAWING # 18-151.DWG

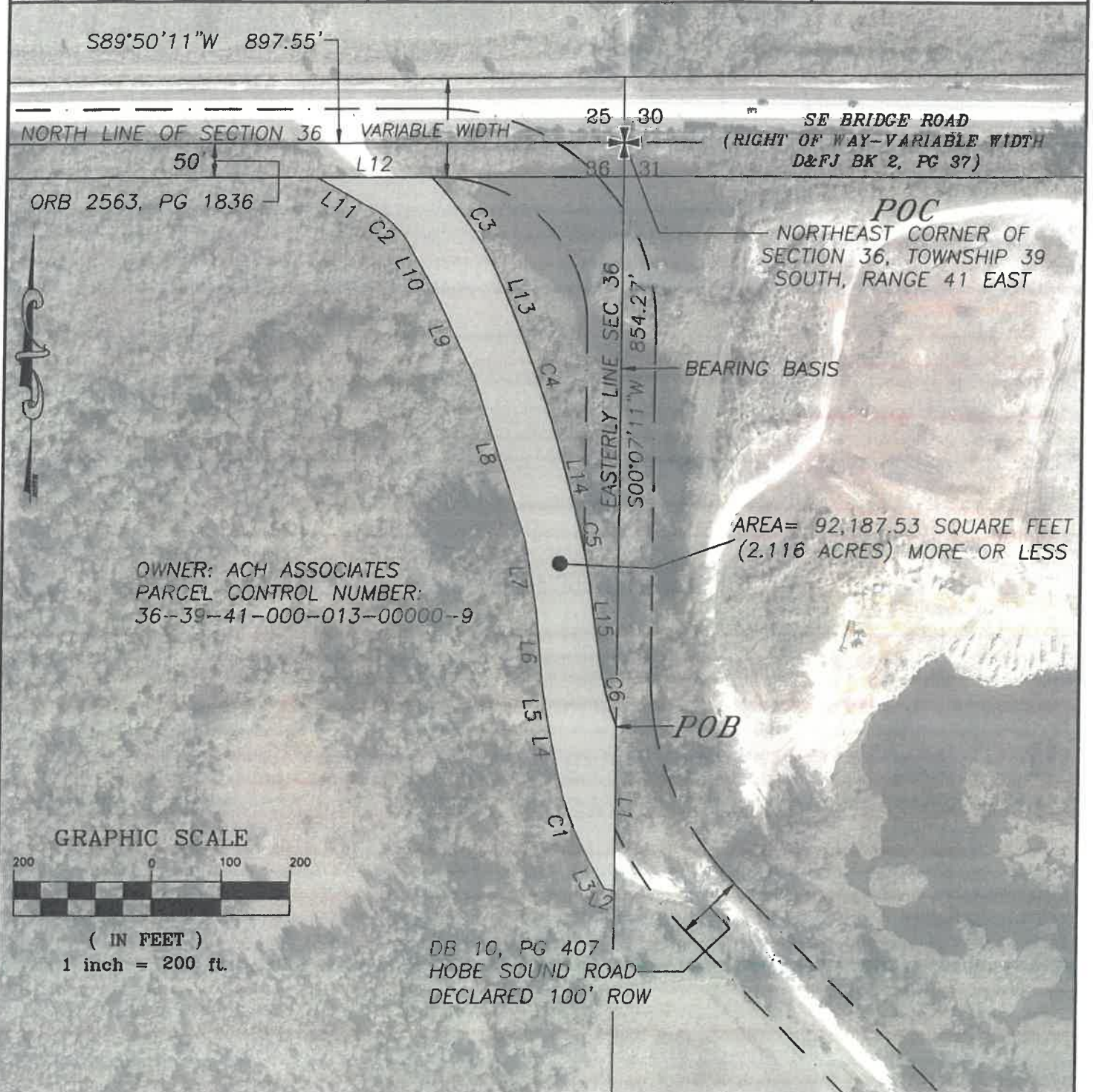
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4



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THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200' OR SMALLER.

**RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY
DRAWN BY : MNM SCALE : 1"=200'
DATE : 12/18/2018
DRAWING # 18-151.DWG

Exhibit "B"

HAMILTON INVESTMENT TRUST

This agreement is made and entered into this 3rd day of March, 1993, between ERNEST E. HAMILTON and NANCY B. HAMILTON, settlors, and ANDREW J.R. HAMILTON and ERNEST E. HAMILTON, JR., trustees.

Andy resigned 1/2/95

ARTICLE I

NAME OF TRUST

A. Name. This instrument and the trust hereby declared and created is designated the "Hamilton Investment Trust."

ARTICLE II

TRUST IRREVOCABLE

This trust is hereby declared to be irrevocable and it shall not at any time be amended, altered or modified in any way.

as of 6/19/19 the trust is still in effect
ARTICLE III *Ernest E. Hamilton*

FAMILY MEMBERS

A. Children. At the time of execution of this instrument, the settlors' children are ANDREW J.R. HAMILTON (11/1/55), ERNEST E. HAMILTON, JR. (11/1/58), DAVID LEE HAMILTON (3/28/59), MONA MARIE MCMAHON (10/15/59) and KAREN Y. RAGER (6/20/62).

B. Grandchildren. At the time of execution of this instrument, the settlors' grandchildren are identified as follows:
Children of ANDREW J.R. HAMILTON:

trustees shall distribute the child's share established in respect of such child.

2. If a child of settlors is not then living, the child's share established in respect of such deceased child shall be distributed by the trustees to the lineal descendants of such deceased child, per stirpes, with each such lineal descendant's share being reduced by the total of all distributions of income made by the trustees to or for the benefit of such lineal descendant. If a deceased child of settlors has no lineal descendants, then such deceased child's share shall be distributed to settlors' lineal descendants, per stirpes.

ARTICLE VIII

POWERS AND DUTIES OF TRUSTEES

A. Powers and Duties. The trustees shall have all of the powers and protection granted by law that are not in conflict with this instrument. In addition and not in limitation of any common law or statutory authority, and without application to any court, the trustees shall also have the powers and responsibilities described below, to be exercised in the trustees' sole and absolute discretion:

1. To collect, hold and retain trust assets received from the settlors until disposition of the assets should be made. The assets may be retained even though they include an asset in which a trustee is personally interested.

2. To hold without liability any and all property received from or through the settlors, or either of them, whether or not permissible for investment of funds of the trust, and any property lawfully coming into the hands of the trustees instead of or in substitution therefor.

3. To receive additions to the assets of the trust.

4. To continue or participate in the operation of any business or other enterprise and to effect incorporation, dissolution or other change in the form of organization of the business or enterprise.

5. To acquire an undivided interest in a trust asset, including but not limited to a money market mutual fund, mutual fund or common trust fund, in which asset the trustee may hold an undivided interest in any capacity.

6. To invest and reinvest trust assets in accordance with the provisions of the trust or as provided by law.

7. If a trustee is a bank, to deposit trust funds in another department of the same entity or in a bank that is affiliated with the trustee bank.

8. To acquire or dispose of an asset for cash or upon credit at a public or private sale; to manage, develop, improve, improve, exchange, partition, change the character of or abandon a trust asset or any interest in it; and to encumber, mortgage or pledge a trust asset for a term within or extending beyond the term of the trust.

9. To make ordinary or extraordinary repairs or alterations

to buildings or other structures; to demolish any improvements; or to raze existing, or erect new, buildings or parts of buildings or other structures.

10. To subdivide, develop or dedicate land to public use; to make, or obtain the vacation of, plats and adjust boundaries; to adjust differences in valuation on exchange or partition by giving or receiving consideration; or to dedicate easements to public or private use.

11. To enter for any purpose into a lease as lessor or lessee with or without option to purchase or renew for a term within or extending beyond the term of the trust.

12. To enter into a lease or arrangement for exploration and removal of minerals, oil, gas or other natural resources or enter into a pooling or unitization agreement.

13. To grant an option involving disposition of a trust asset or to take an option for the acquisition of any asset.

14. To vote a security, in person or by general or limited proxy, or not to vote a security.

15. To pay calls, assessments and any other sums chargeable or accruing against or on account of securities.

16. To sell or exercise stock subscription or conversion rights and consent, directly or through a committee or other agent, to the reorganization, consolidation, merger, dissolution or liquidation of a corporation or other business enterprise.

17. To hold property in the name of a nominee or in other form without disclosure of the trust, but the trustees are liable

for any act of the nominee in connection with the property so held.

18. To insure the assets of the trust against damage or loss and insure the trustees against liability with respect to third persons.

19. To borrow money, to be repaid from trust assets or otherwise, and to advance money for the protection of the trust and for all expenses, losses and liabilities sustained in the administration of the trust or because of the holding or ownership of any trust assets, for which advances, with any interest, the trustee making such advance has a lien on the trust assets as against the beneficiary.

20. To pay or contest any claim; to settle a claim by or against the trust by compromise, arbitration or otherwise; and to release, in whole or in part, any claim belonging to the trust.

21. To pay taxes, assessments, compensation of the trustees and other expenses incurred in the collection, care, administration and protection of the trust.

22. To allocate items of income and expense to either trust income or principal; and to add to principal any income not distributed.

23. To pay any sum distributable to a beneficiary who is under legal disability by paying directly to the beneficiary or by paying the sum for the use of the beneficiary either to a legal representative appointed by the court or, if none, to a relative; and, when income is directed to be paid to a minor, to apply and expend it for the minor's benefit either with or without the

intervention of a guardian.

24. To effect distribution of property and money in divided or undivided interests and to adjust resulting differences in valuation.

25. To employ or contract with persons, including attorneys, accountants, auditors, investment advisors or agents, even if they are a trustee hereunder or associated with or related to a trustee hereunder, to advise or assist the trustees in the performance of the trustees' duties; to act upon their recommendations without independent investigation; and, instead of acting personally, to employ or contract with one or more agents to perform any act of administration, whether or not discretionary.

26. To prosecute or defend actions, claims or proceedings for the protection of the trust assets and of the trustees in the performance of the trustees' duties and for other purposes.

27. To execute and deliver all instruments that will accomplish or facilitate the exercise of the powers vested in the trustees.

B. Rights and obligations of successor or additional trustee.

Any successor or additional trustee shall have all the rights, powers, discretion, duties and obligations conferred or imposed on the original trustees. No successor or additional trustee shall be obligated to examine the accounts and actions of any previous trustee. Any successor or additional trustee shall become responsible for the trust estate only when, as and if the same shall be received by the such successor or additional trustee.

plural and the masculine shall include the feminine and neuter.

Witnesses:

Nancy J. Leggett
Nancy J. Leggett

Ernest E. Hamilton
Ernest E. Hamilton

Connie Kloeckner
Connie Kloeckner

Nancy L. Van Sweden
NANCY L. VAN SWEDEN

Nancy B. Hamilton
Nancy B. Hamilton

Nancy J. Leggett
NANCY J. Leggett

Rick A. Schlingens
Rick A. Schlingens

Andrew J.R. Hamilton
Andrew J.R. Hamilton

LeAnn M. Burdick
LeAnn M. Burdick

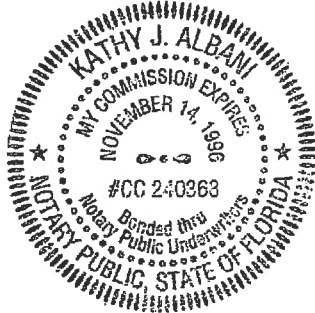
Patricia Cesentino

Ernest E. Hamilton, Jr.
Ernest E. Hamilton, Jr.

Patricia Cesentino

STATE OF FLORIDA
COUNTY OF PALM BEACH

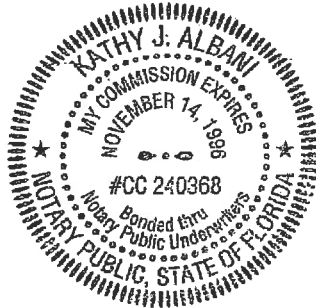
Before me personally appeared ERNEST E. HAMILTON, who is personally known to me, and he acknowledged executing the foregoing instrument as settlor, this 3rd day of March, 1993.



Kathy J. Albani
Notary Public KATHY J. ALBANI

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared NANCY B. HAMILTON, who is personally known to me, and she acknowledged executing the foregoing instrument as settlor, this 3rd day of March, 1993.



Kathy J. Albani
Notary Public KATHY J. ALBANI

This instrument prepared by:
Colleen Holmes, Real Property Division
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2780749
Blk: 3089 Pg: 2050 Pages: 1 of 10
Recorded on: 10/21/2019 1:06 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$86.50

Project Name: ROW 138th Street/Bridge Road /A.C.H. Associates
Project Number: RPM#2963
Property Address: 4580 SE 138th Street, Hobe Sound, FL 33455
PCN: 36-39-41-000-013-00000-9

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 10th day of June, 2019, between A.C.H. Associates, a Florida General Partnership, whose address is 555 Madison Avenue, 32nd Floor, New York, NY 10022, Grantor, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2019 and subsequent years.

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

Grantor further warrants that there are no mortgages encumbering the Premises.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGES FOLLOW]

Accepted Pursuant to Resolution

No 19-10.2
On 10/8/19

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Th R. Mars
Print Name: THOMAS R. MARS

Maryellen Rodgers
Print Name: MARYELLEN RODGERS

A.C.H. ASSOCIATES,
a Florida General Partnership

By: ANTELOPE HOLDINGS, LLC,
a Delaware Limited Liability Company
Its General Partner

Theodate L. Coates
By: Theodate L. Coates, President

STATE OF NEW YORK

COUNTY OF New York)

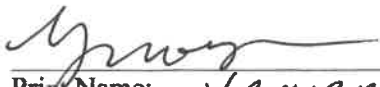
The foregoing instrument was acknowledged before me this 20 day of MAY, 2019 by Theodate L. Coates, as President of Antelope Holdings, LLC, a Delaware Limited Liability Company, as General Partner of A.C.H. Associates, a Florida General Partnership on behalf of the corporation. She is ~~is~~ personally known to me or has produced _____ as identification.

(Notary Seal)

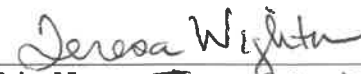
John Stoupakis
Notary Public
Print Name: _____
My Commission Expires: _____
JOHN STOUPAKIS
Notary Public, State of New York
No. 01ST6247616
Qualified in New York County
Commission Expires August 29, 2019

Signed, sealed and delivered
in the presence of:

A.C.H. ASSOCIATES,
a Florida General Partnership

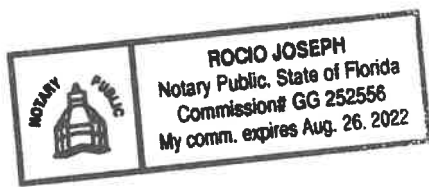

Print Name: YARINA MOYA



CHRISTOPHER T. COWELL
General Partner


Print Name: TERESA WIGHTMAN

STATE OF FLORIDA,
COUNTY OF Palm Beach,

The foregoing instrument was acknowledged before me this 17th day of MAY 2019,
by Christopher T. Cowell as General Partner of A.C.H Associates, a Florida General Partnership. He is
() personally known to me or ☒ has produced FL DRIVERS LICENSE as identification.





Notary Public, State of Florida
Print Name: Rocio Joseph
My Commission Expires: AUG 26th, 2022

Signed, sealed and delivered
in the presence of:


Print Name: Christopher Alfaro


Print Name: Christine A Bee

A.C.H. ASSOCIATES,
a Florida General Partnership



RICHARD C. COWELL, JR.
General Partner

STATE OF FLORIDA,
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 10th day of June 2019,
by Richard C. Cowell, Jr. as General Partner of A.C.H Associates, a Florida General Partnership. He is
() personally known to me or (☒) has produced FDL C400-743-71-004-0 as identification.



Christine A. Bee
Notary Public
State of Florida
My Commission Expires 7/30/2019
Commission No. FF 905050


Notary Public, State of Florida
Print Name: Christine A Bee
My Commission Expires: 07/30/2019

Signed, sealed and delivered
in the presence of:

B3 JB
Print Name: Brian Shandy

Rebecca Goldinger
Print Name: Rebecca Goldinger

A.C.H. ASSOCIATES,
a Florida General Partnership

Ernest E. Hamilton, Jr.
ERNEST E. HAMILTON, JR., Individually and
as Trustee of the Hamilton Investment Trust
General Partner

STATE OF ~~FLORIDA~~, Tennessee
COUNTY OF Knox,

The foregoing instrument was acknowledged before me this 30th day of April 2019,
by Ernest E. Hamilton, Jr, Individually and as Trustee of the Hamilton Investment Trust and General
Partner of A.C.H Associates, a Florida General Partnership. He is () personally known to me or () has
produced FI D.L. as identification.

Debra L. Sattler
Notary Public, State of ~~Florida~~ Tennessee
Print Name: Debra L Sattler
My Commission Expires: 6/4/22



My Commission Expires June 4, 2022

MARTIN COUNTY, STUART, FLORIDA
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151 M.C. PROJ. NO. 18-151 SHEET NO. 1 OF 4


EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON: CONSTRUCTION PLANS FOR SE 138TH STREET REALIGNMENT AND PAVING, BY GIANGRANDE ENGINEERING AND PLANNING, DATED FEBRUARY 9TH, 2018, CAD FILE 17-023 BNDY & TOPO SE 138th STREET 032317.DWG, CAD FILE 17-023 SKL ACH PARCEL 080117.DWG.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. BEARING AND REFERENCE: BEARING IS SOUTH 00°07'11" WEST, REFERENCE IS THE EASTERLY LINE OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY DEDICATION.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
8. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LEGEND: DB=DEED BOOK, ORB=OFFICIAL RECORD BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SEC=SECTION


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

**SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE**


BRION D. ANCEY, F.S.M.
PROJECT SURVEYOR - SURVEYING DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162
DATE: 12-18-2018

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, AND 4.**

**RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA**

SUPERVISED BY: 
DRAWN BY : MNM SCALE : N/A
DATE : 12/18/2018
DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 2 OF 4

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°07'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 854.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID SECTION 36, SOUTH 00°07'11" WEST, A DISTANCE OF 241.93 FEET; THENCE NORTH 75°23'50" WEST, A DISTANCE OF 15.31 FEET; THENCE NORTH 28°59'26" WEST, A DISTANCE OF 48.35 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 61°00'34" WEST, WITH A RADIUS OF 430.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'28", AN ARC DISTANCE OF 128.39 FEET; THENCE NORTH 11°52'57" WEST, A DISTANCE OF 76.55 FEET; THENCE NORTH 09°12'31" WEST, A DISTANCE OF 55.33 FEET; THENCE NORTH 04°59'29" WEST, A DISTANCE OF 118.12 FEET; THENCE NORTH 09°23'53" WEST, A DISTANCE OF 103.28 FEET; THENCE NORTH 17°35'13" WEST, A DISTANCE OF 255.62 FEET; THENCE NORTH 25°21'55" WEST, A DISTANCE OF 141.54 FEET; THENCE NORTH 29°16'54" WEST, A DISTANCE OF 63.65 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 60°43'06" EAST, WITH A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'39", AN ARC DISTANCE OF 82.36 FEET; THENCE NORTH 60°44'33" WEST, A DISTANCE OF 92.56 FEET TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2563, PAGE 1836 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE NORTH 89°50'11" EAST, A DISTANCE OF 166.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 46°02'16" EAST WITH A RADIUS OF 510.00 FEET AND HAVING A CHORD BEARING OF SOUTH 31°08'17" EAST, A CHORD LENGTH OF 195.28 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'32", AN ARC DISTANCE OF 196.50 FEET; THENCE SOUTH 21°53'12" EAST, A DISTANCE OF 37.87 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 68°06'48" EAST, WITH A RADIUS OF 2050.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'08", AN ARC DISTANCE OF 243.38 FEET; THENCE SOUTH 15°05'04" EAST, A DISTANCE OF 52.42 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 74°54'56" EAST, WITH A RADIUS OF 950.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'47", AN ARC DISTANCE OF 114.35 FEET; THENCE SOUTH 08°11'16" EAST, A DISTANCE OF 115.92 FEET, TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 81°48'44" WEST, WITH A RADIUS OF 446.86 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'19", AN ARC DISTANCE OF 99.87 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 92,187.53 SQUARE FEET, (2.116 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 3, AND 4.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 3 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00° 07' 11"W	241.93'
L2	N75° 23' 50"W	15.31'
L3	N28° 59' 26"W	48.35'
L4	N11° 52' 57"W	76.55'
L5	N09° 12' 31"W	55.33'
L6	N04° 59' 29"W	118.12'
L7	N09° 23' 53"W	103.28'
L8	N17° 35' 13"W	255.62'
L9	N25° 21' 55"W	141.54'
L10	N29° 16' 54"W	63.65'
L11	N60° 44' 33"W	92.56'
L12	N89° 50' 11"E	166.77'
L13	S21° 53' 12"E	37.87'
L14	S15° 05' 04"E	52.42'
L15	S08° 11' 16"E	115.92'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING	CHORD BEARING	CHORD LENGTH
C1	128.39'	430.00'	17°06'28"	S61°00'34"W		
C2	82.36'	150.00'	31°27'39"	N60°43'06"E		
C3	196.50'	510.00'	22°04'32"	N46°02'16"E	S31°08'17"E	195.28
C4	243.38'	2050.00'	06°48'08"	N68°06'48"E		
C5	114.35'	950.00'	06°53'47"	N74°54'56"E		
C6	99.87'	446.86'	12°48'19"	S81°48'44"W		

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 4.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

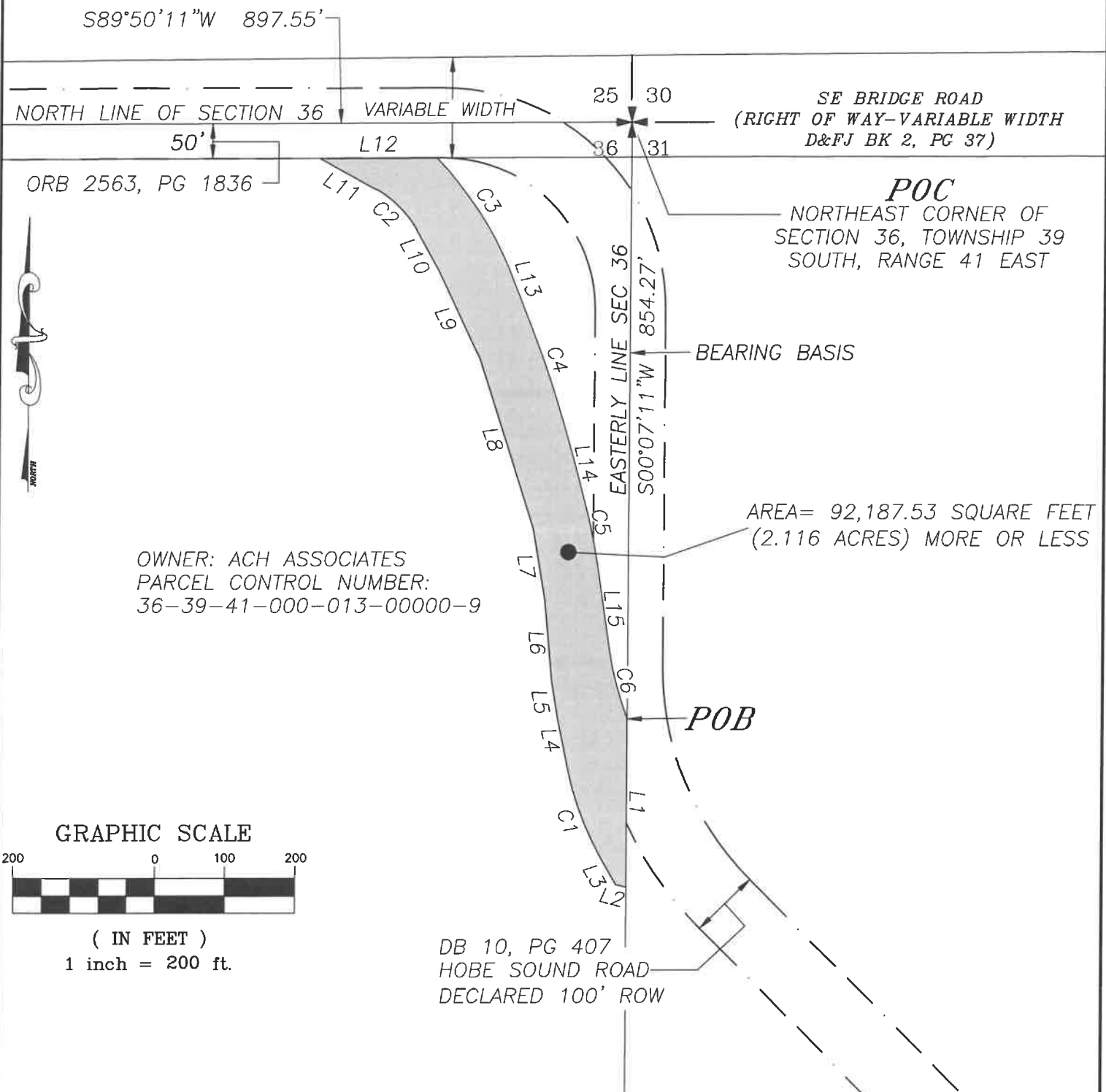
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 3. SEE SHEET 3 FOR LINE AND CURVE TABLES.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200' OR SMALLER.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY
DRAWN BY : MNM SCALE : 1"=200'
DATE : 12/18/2018
DRAWING # 18-151.DWG

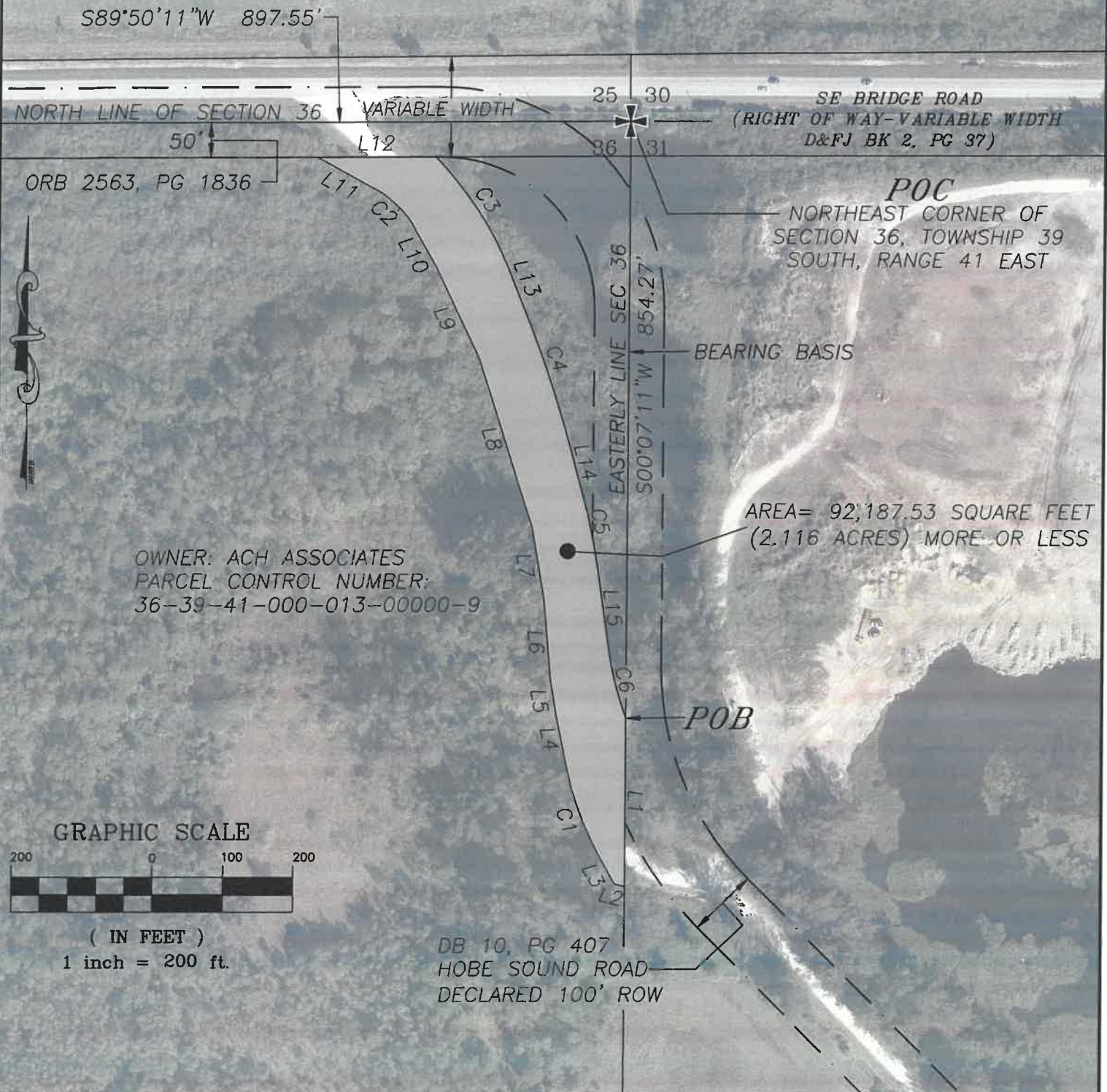
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 3. SEE SHEET 3 FOR LINE AND CURVE TABLES.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200' OR SMALLER.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY	
DRAWN BY : MNM	SCALE : 1"=200'
DATE : 12/18/2018	
DRAWING # 18-151.DWG	

Inst. # 2780750
Bk: 3089 Pg: 2060 Pages: 1 of 6
Recorded on: 10/21/2019 1:06 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50



This instrument prepared by:
Colleen Holmes, Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: ROW 138th Street/Bridge Road / ROW Reed
Property Address: 5200 SE 138th Street, Hobe Sound, FL 33455
PCN: 31-39-42-000-001-00076-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 10th day of May, 2018, between Adrian Reed and Michelle Reed, a married couple, whose address is 5200 SE 138th Street, Hobe Sound, FL 33455, **Grantor**, and **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, **Grantee**,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2016 and subsequent years.

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

Grantor further warrants that there are no mortgages encumbering the Premises.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGE FOLLOWS]

Accepted Pursuant to Resolution

No 19-10.2
On 10/8/19

IN WITNESS WHEREOF. Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Miranda Ramsay
Print Name: Miranda Ramsay

Adrian Reed
Adrian Reed

Cindy Devereaux
Print Name: Cindy Devereaux

Michelle Reed
Michelle Reed

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 10 day of May,
2018, by Adrian Reed and Michelle Reed they are () personally known to me or (x) has produced
driver's license as identification.



Jared E. Gaylord
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 00°07'11" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 872.62 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY BOUNDARY LINE OF THE REED PARCEL ACCORDING TO THE BOUNDARY SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., JOB NO. 3316, WITH A LAST REVISION DATE OF 5/26/04, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 07°38'49" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 118.76 FEET; THENCE SOUTH 44°30'33" EAST, A DISTANCE OF 1162.87 FEET; THENCE NORTH 67°07'59" WEST, DEPARTING SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 19.77 FEET; THENCE NORTH 54°03'41" WEST, A DISTANCE OF 141.29 FEET;

THENCE NORTH 44°30'55" WEST, A DISTANCE OF 507.19 FEET; THENCE NORTH 44°07'07" WEST, A DISTANCE OF 293.89 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 160.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 031°16'43", A DISTANCE OF 87.35 FEET; THENCE NORTH 75°23'50" WEST, A DISTANCE OF 66.29 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE NORTH 00°07'11" EAST, ALONG SAID WEST LINE, A DISTANCE OF 223.58 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 00°07'11" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 872.62 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY BOUNDARY LINE OF THE REED PARCEL ACCORDING TO THE BOUNDARY SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., JOB NO. 3316, WITH A LAST REVISION DATE OF 5/26/04; THENCE SOUTH 07°38'49" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 118.76 FEET; THENCE SOUTH 44°30'33" EAST, A DISTANCE OF 1180.38 FEET; THENCE SOUTH 76°52'33" EAST, A DISTANCE OF 39.81 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 76°52'33" EAST, CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY LINE, A DISTANCE OF 1990.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET; THE CHORD OF WHICH BEARS SOUTH 11°34'18" WEST, WITH A CHORD DISTANCE OF 33.51 FEET; THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'14", FOR A DISTANCE OF 33.51 FEET; THENCE NORTH 75°16'29" WEST, A DISTANCE OF 103.35 FEET; THENCE NORTH 76°06'42" WEST, A DISTANCE OF 50.03 FEET; THENCE NORTH 73°49'14" WEST, A DISTANCE OF 154.99 FEET; THENCE NORTH 76°52'10" WEST, A DISTANCE OF 461.40 FEET; THENCE NORTH 76°08'18" WEST, A DISTANCE OF 200.23 FEET; THENCE NORTH 79°09'03" WEST, A DISTANCE OF 56.02 FEET; THENCE NORTH 75°39'11" WEST, A DISTANCE OF 52.33 FEET; THENCE NORTH 77°16'04" WEST, A DISTANCE OF 185.17 FEET; THENCE NORTH 76°52'49" WEST, A DISTANCE OF 296.20 FEET; THENCE NORTH 78°45'43" WEST, A DISTANCE OF 55.94 FEET; THENCE NORTH 76°32'43" WEST, A DISTANCE OF 118.03 FEET; THENCE NORTH 76°02'40" WEST, A DISTANCE OF 137.94 FEET; THENCE NORTH 67°07'59" WEST, A DISTANCE OF 121.78 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING 1.89 ACRES MORE OR LESS.



**NORTHSTAR
GEOMATICS**

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

SKETCH & LEGAL DESCRIPTION

REED RIGHT-OF-WAY CONVEYANCE

MARTIN COUNTY, FLORIDA

SHEET NO.

1

OF 4

PROJECT NO.

17-023

SURVEYOR'S NOTES

1. BEARING BASIS IS THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°07'11" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF (4) SHEETS, WITH SHEETS 3 & 4 BEING THE SKETCH OF DESCRIPTION.

SURVEYOR'S CERTIFICATE

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


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

5/9/18
DATE

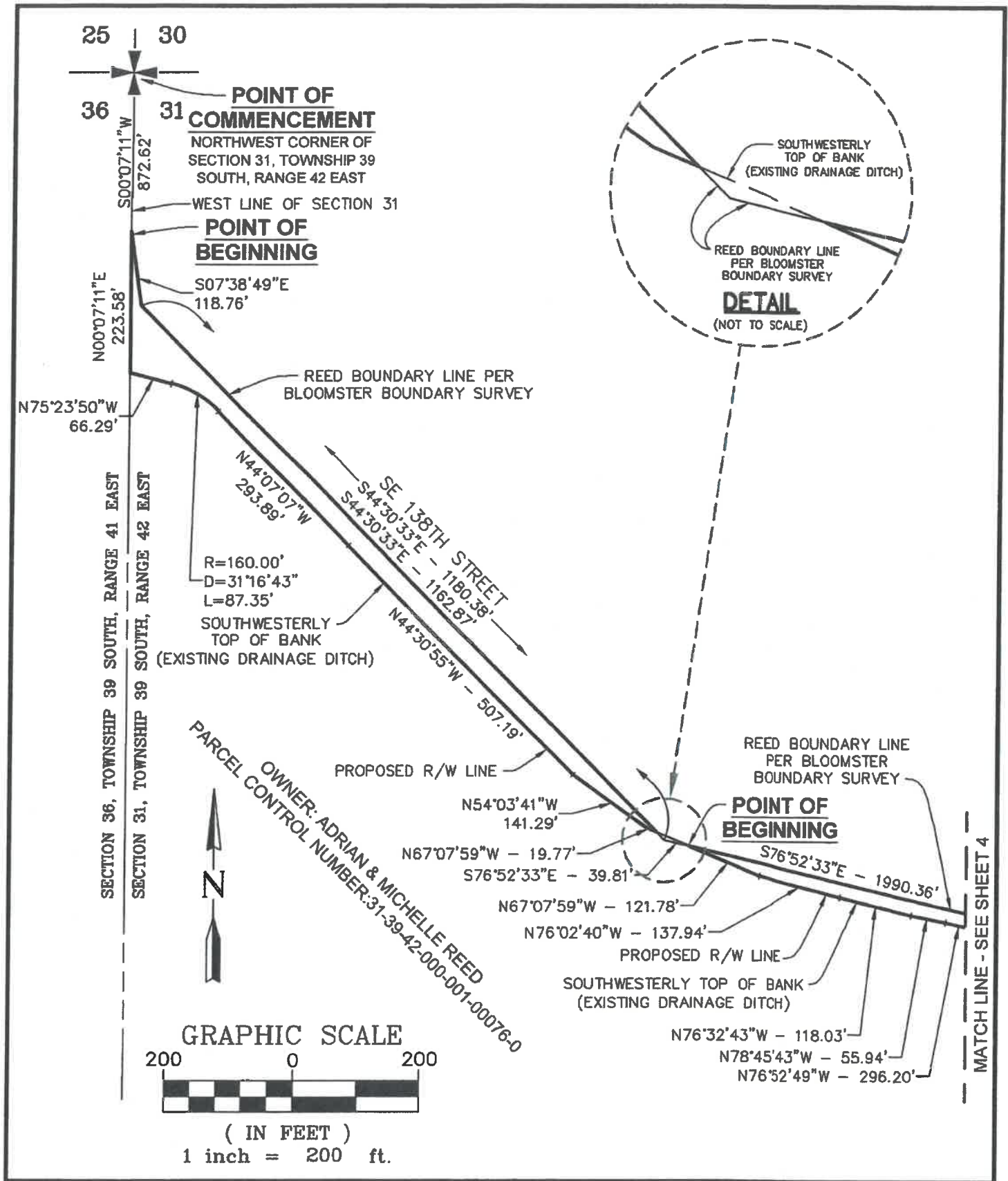


**NORTHSTAR
GEOMATICS**

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

SKETCH & LEGAL DESCRIPTION
REED RIGHT-OF-WAY CONVEYANCE
MARTIN COUNTY, FLORIDA

SHEET NO.
2
OF 4
PROJECT NO.
17-023



**NORTHSTAR
GEOMATICS**

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

SKETCH & LEGAL DESCRIPTION
REED RIGHT-OF-WAY CONVEYANCE

MARTIN COUNTY, FLORIDA

SHEET NO.
3
OF 4
PROJECT NO.
17-023

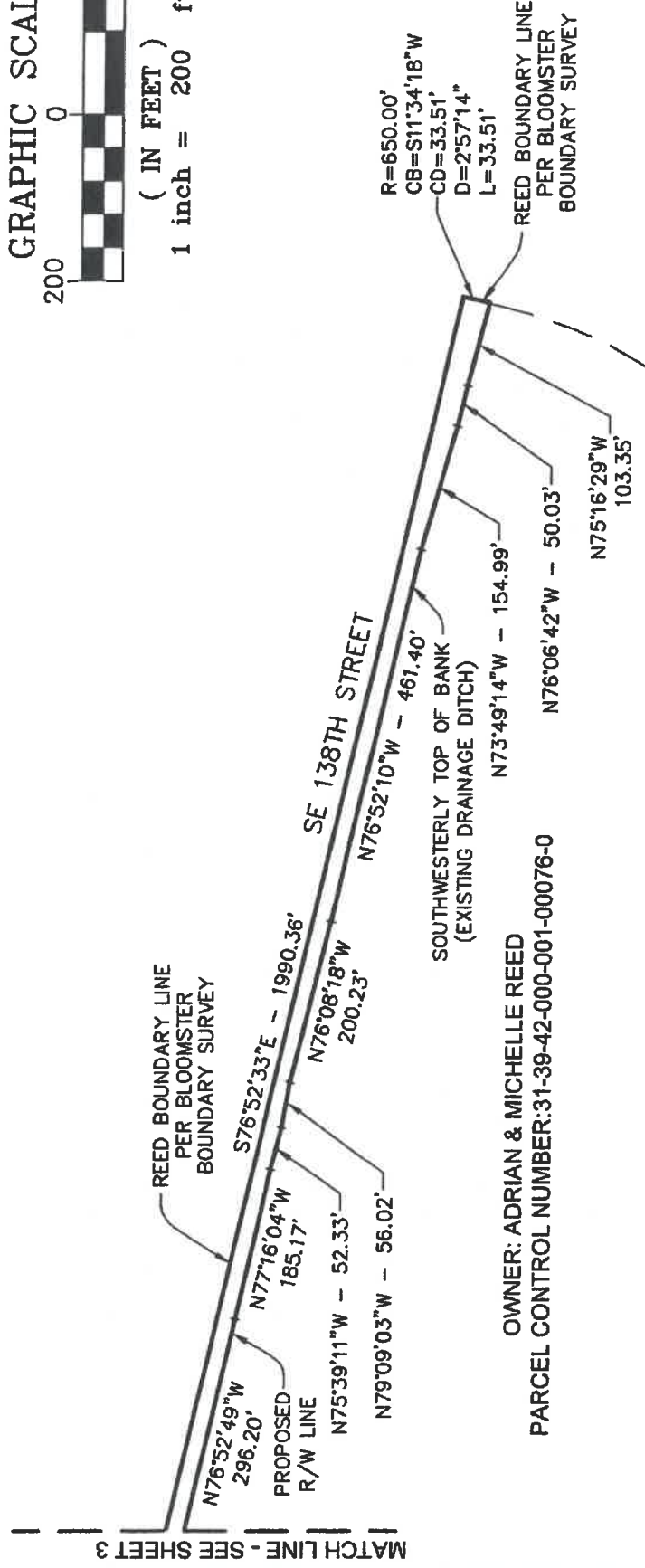


GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



OWNER: ADRIAN & MICHELLE REED

PARCEL CONTROL NUMBER: 31-39-42-000-001-00076-0



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

SKETCH & LEGAL DESCRIPTION
REED RIGHT-OF-WAY CONVEYANCE

MARTIN COUNTY, FLORIDA

SHEET NO.

4

OF

4

PROJECT NO.

17-023

This instrument prepared by:
Colleen Holmes
Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: SE138th Street
Property Address: SE 138th Street
Project # 2963



Inst. # 2780751
Blk: 3089 Pg: 2066 Pages: 1 of 6
Recorded on: 10/21/2019 1:06 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

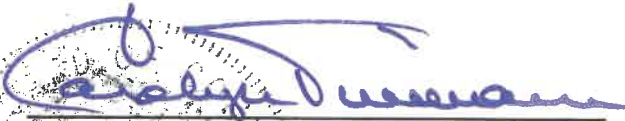
THIS DEED, made this 8th day of October, 2019, by MARTIN COUNTY, a political subdivision of the State of Florida, 2401 SE Monterey Road, Stuart, Florida 34996, party of the first part, and A.C.H. Associates, a Florida general partnership, party of the second part, whose mailing address is 555 Madison Avenue, 32nd Floor, New York, New York 10022.

WITNESSETH that the said party of the first part, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the party of the second part, his heirs and assigns forever, the following described land lying and being in Martin County, Florida:

SEE ATTACHED EXHIBIT "A"

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:


CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:


SARAH W. WOODS, COUNTY ATTORNEY

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 1 OF 4

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON: CONSTRUCTION PLANS FOR SE 138TH STREET REALIGNMENT AND PAVING, BY GIANGRANDE ENGINEERING AND PLANNING, DATED FEBRUARY 9TH, 2018, CAD FILE 17-023 BNDY & TOPO SE 138th STREET 032317.DWG, CAD FILE 17-023 SKL ACH PARCEL 080117.DWG, CAD FILE 18-151.DWG.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. BEARING AND REFERENCE: BEARING IS SOUTH 00°07'11" WEST, REFERENCE IS THE EASTERLY LINE OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND TO BE EXCHANGED.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
8. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LEGEND: DB=DEED BOOK, ORB=OFFICIAL RECORD BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SEC=SECTION

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.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

Brion D. Yancy

BRION D. YANCY, RSM
PROJECT SURVEYOR - SURVEYING DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162

DATE: 7-31-2019

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, AND 4.

**RIGHT-OF-WAY
SE 138TH STREET
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY
DRAWN BY : MNM SCALE : N/A
DATE : 07/31/2019
DRAWING # 19-065.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 2 OF 4

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°07'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 854.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 36, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 69°00'25" WEST, WITH A RADIUS OF 446.86 FEET, HAVING A CHORD BEARING OF NORTH 14°35'26" WEST, A CHORD LENGTH OF 99.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'19", AN ARC DISTANCE OF 99.87 FEET; THENCE NORTH 08°11'16" WEST, A DISTANCE OF 115.92 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 81°48'44" EAST, WITH A RADIUS OF 950.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'11", AN ARC DISTANCE OF 47.03 FEET, TO A POINT OF A NON-TANGENT LINE; THENCE NORTH 00°07'11" EAST, A DISTANCE OF 328.20 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF SOUTH 89°52'49" EAST, WITH A RADIUS OF 217.30 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'03", A DISTANCE OF 217.30 FEET, TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2563, PAGE 1836 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE SOUTH 89°50'11" EAST, A DISTANCE OF 231.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 57°30'58" EAST WITH A RADIUS OF 317.30 FEET AND HAVING A CHORD BEARING OF SOUTH 37°56'07" EAST, A CHORD LENGTH OF 60.29 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°54'10", AN ARC DISTANCE OF 60.38 FEET, TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°07'11" WEST, A DISTANCE OF 756.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44,150.3 SQUARE FEET, (1.01 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 3, AND 4.

RIGHT-OF-WAY

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 07/31/2019

DRAWING # 19-065.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 3 OF 4

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N08°11'16"W	115.92'
L2	N00°07'11"E	328.20'
L3	S89°50'11"E	231.85'
L4	S00°07'11"W	756.62'

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIAL BEARING	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12°48'19"	99.87'	S69°00'25"W	446.86'	N14°35'26"W	99.66'
C2	2°50'11"	47.03'	N81°48'44"E	950.00'		
C3	90°27'03"	343.04'	S89°52'49"E	217.30'		
C4	10°54'10"	60.38'	N57°30'58"E	317.30'	S37°56'07"E	60.29'

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 4.

RIGHT-OF-WAY

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 07/31/2019

DRAWING # 19-065.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 4 OF 4

S89°50'11"W 897.55'

NORTH LINE OF SECTION 36

VARIABLE WIDTH

25 30

SE BRIDGE ROAD
(RIGHT OF WAY-VARIABLE WIDTH
D&FJ BK 2, PG 37)

ORB 2563, PG 1836

50'

L3

36

31

POC
NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 39
SOUTH, RANGE 41 EAST

AREA=44,150.3 SQUARE FEET
(1.01 ACRES) MORE OR LESS

OWNER: MARTIN COUNTY
PARCEL CONTROL NUMBER:
31-39-42-000-001-00060-0

OWNER: ACH ASSOCIATES
PARCEL CONTROL NUMBER:
36-39-41-000-013-00000-9

SE 138TH STREET

C4

C3

C2

C1

L4

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MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 4 OF 4

S89°50'11"W 897.55'

NORTH LINE OF SECTION 36

VARIABLE WIDTH

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SE BRIDGE ROAD

(RIGHT OF WAY-VARIABLE WIDTH
D&FJ BK 2, PG 37)

ORB 2563, PG 1836

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NORTHEAST CORNER OF
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SE 138TH STREET

AREA=44,150.3 SQUARE FEET
(1.01 ACRES) MORE OR LESS

OWNER: ACH ASSOCIATES
PARCEL CONTROL NUMBER:
36-39-41-000-013-00000-9

OWNER: MARTIN COUNTY
PARCEL CONTROL NUMBER:
31-39-42-000-001-00060-0

EASTERLY LINE SEC 36
BEARING BASIS

POB

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

HOBE SOUND ROAD
DECLARED 100' ROW
DB 10, PG 407

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=200' OR SMALLER.

RIGHT-OF-WAY
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY
DRAWN BY : MNM SCALE : 1"=200'
DATE : 07/31/2019
DRAWING # 19-065.DWG