



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

RESOLUTION NO. 20-2.8

WHEREAS, in order to receive a Road Opening Permit for SE Kimberly Way in Hobe Sound, Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties, LLC, a Florida limited liability company are required to convey 8.5 feet of right-of-way on SE Kimberly Way from SE Eagle Avenue to SE Dixie Highway to Martin County; and

WHEREAS, Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties, LLC, a Florida limited liability company have executed a Warranty Deed to Martin County for the required right-of-way on February 14, 2020; 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:

Martin County hereby accepts and approves the Warranty Deed from Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties, LLC, a Florida limited liability company.

DULY PASSED AND ADOPTED THIS 18TH DAY OF FEBRUARY, 2020.


ATTEST:


CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:


SARAH W. WOODS, COUNTY ATTORNEY



Prepared by and return to:
Lorraine M. Johnson
Legal Assistant
Marc R. Gaylord, P.A.
12000 SE Old Dixie Hwy.
Hobe Sound, FL 33455
772-545-7740
File Number: 2020-010
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14 day of February, 2020 between Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties LLC, a Florida limited liability company whose post office address is 404 S Beach Rd, Hobe Sound, FL 33455, grantor, and Martin County, a Political Subdivision of the State of Florida whose post office address is 2401 SE Monterey Rd, 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 Attached Exhibit "A"

Parcel Identification Number: 34-38-42-000-103-00020.90000

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; and taxes for the year 2020 and subsequent thereto; and all applicable zoning ordinances.

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 the 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.


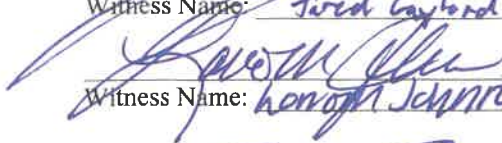
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Accepted Pursuant to Resolution

No 2-18-20

On 20-2-8

Signed, sealed and delivered in our presence:


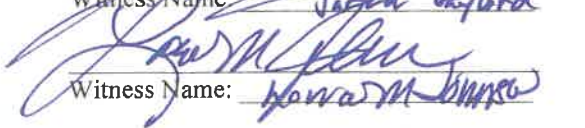

Witness Name: Jared Gaylord

Witness Name: Kenneth Schnur

Laurel Lane Holdings, LLC

By: Robert M. Kaye
Robert M. Kaye, Authorized Member

Hobe Sound Jupiter Island Properties LLC

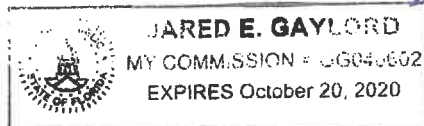
By: Michael A. Dooley
Michael A. Dooley, Manager


Witness Name: Jared Gaylord

Witness Name: Kenneth Schnur

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of February, 2020 by Robert M. Kaye of Laurel Lane Holdings, LLC, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Jared Gaylord

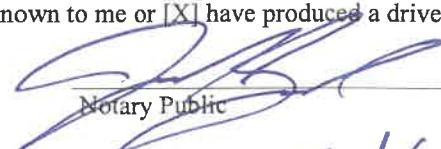
My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of February, 2020 by Michael A Dooley and Michael A. Dooley, Manager of Hobe Sound Jupiter Island Properties LLC, on behalf of the company, who ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

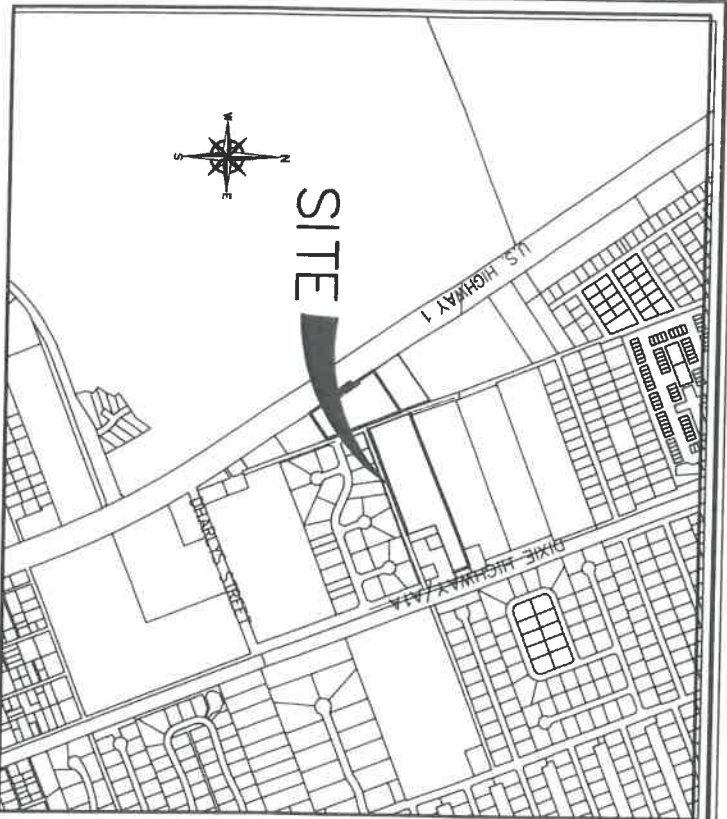
Printed Name: Jared Gaylord

My Commission Expires: _____

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE A BEARING OF S34°49'59"E ALONG THE MEASURED EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY IN MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

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



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON DECEMBER 17, 2019, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724
NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

EXHIBIT A

SHEET NO. 1
OF 3 SHEETS
PROJECT NO.
19-03

DATE REVISIONS
1/17/2020 REASED PER COUNTY COMMENTS
1/29/2020 REASED PER COUNTY COMMENTS

TRADEWINDS, HOBE SOUND
MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

DATE 12/17/2019
SCALE NOT TO SCALE
FIELD BK. N/A
DRAWING BY C.R.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7897 SW JACK JAMES DRIVE - STUART, FLORIDA 34997
772)288-5753 772)288-5635 FAX
LICENSED BUSINESS NO. 9852

LEGAL DESCRIPTION

RIGHT OF WAY PARCEL

THE SOUTHERLY 8.5 FEET OF THE SOUTH 1/2 OF LOT 103 (LESS SOUTH 210' OF EAST 485') GOMEZ GRANT, WEST OF INDIAN RIVER, ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 13, 1892, RECORDED IN PLAT BOOK A, PAGE 10, DADE COUNTY, FLORIDA, PUBLIC RECORDS; ALSO FILED MARCH 25, 1910, RECORDED IN PLAT BOOK 1, PAGE 62, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS AND PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID PARCEL CONTAINING 7.094 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ABBREVIATIONS

Δ CENTRAL (DELTA) ANGLE
L LENGTH
NO. NUMBER
O.R.B. OFFICIAL RECORDS BOOK
PCN PARCEL CONTROL NUMBER
P.B. PLAT BOOK
PG. PAGE
P.L.S. PROFESSIONAL LAND SURVEYOR
RNG. RANGE
ROW RIGHT-OF-WAY
SEC. SECTION
TWP. TOWNSHIP

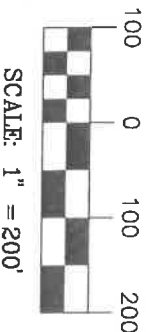
EXHIBIT A

| | | | | |
|-----------------------------|--|---------------------------|--|---|
| SHEET NO. <u>2</u> | | DATE <u>12/17/2019</u> | | TRADEWINDS, HOBE SOUND MARTIN COUNTY, FLORIDA |
| OF <u>3</u> SHEETS | | SCALE <u>NOT TO SCALE</u> | | |
| PROJECT NO. <u>19-03</u> | | FIELD BK. <u>N/A</u> | | SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY DEDICATION |
| | | DRAWING BY <u>C.R.</u> | | |
| | | CHECKED BY <u>E.A.L.</u> | | B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 0772286-5723 0772286-5833 FAX LICENSED BUSINESS NO. 6852 |
| | | | | |

EXHIBIT A

- N 1/2 LOT 103
GOMEZ GRANT**
P.B. 1, PG. 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
P.B. 1, PG. 62, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

N 1/2 LOT 103
GOMEZ GRANT



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7887 S.W. JACK JAMES DRIVE SUIT. 1 FLORIDA 34687
(772)286-5783 (772)286-8833 FAX