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

ORDINANCE NUMBER 1126

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-24, OLD PALM CITY FLUM, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on December 5, 2019, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on December 17, 2019, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 18, 2020 at a duly advertised public hearing this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

**PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT
CPA 19-24, OLD PALM CITY FLUM**

Comprehensive Growth Management Plan Amendment CPA 19-24, Old Palm City FLUM, amending the Future Land Use Map regarding the Old Palm City Community Redevelopment Area (CRA), is adopted. The Future Land Use Map for the Old Palm City Community Redevelopment Area is hereby established as follows: CRA Center future land use designation is assigned to the property described in Exhibit A; CRA Neighborhood future land use designation is assigned to the property

described in Exhibit B; General Commercial future land use designation is assigned to the property described in Exhibit C; Industrial future land use designation is assigned to the property described in Exhibit D; General Institutional future land use designation is assigned to the property described in Exhibit E; Recreational future land use designation is assigned to the property described in Exhibit F; and Public Conservation future land use designation is assigned to the property described in Exhibit G. The Old Palm City Mixed-Use Future Land Use Overlay is repealed. Exhibit A through Exhibit G, attached hereto, are incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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


ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY 
HAROLD E. JENKINS, II CHAIRMAN

For 
CAROLYN TIMMANN, CLERK
OF THE CIRCUIT COURT AND
COMPTROLLER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY 
KRISTA A. STOREY,
SENIOR ASSISTANT COUNTY
ATTORNEY

Ord. 1126

**Exhibit A
CRA Center future land use**

LEGAL DESCRIPTION

LOTS 1-5, BLOCK 2, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY FOR SW MARTIN DOWNS BOULEVARD.

TOGETHER WITH

LOTS 5-9, BLOCK 33 AND LOTS 5-14, BLOCK 34 AND LOTS 6-13 AND THE WEST 1/2 OF LOT 5, BLOCK 37 AND LOTS 6-13, BLOCK 38 AND LOTS 6-13, BLOCK 41 AND LOTS 5-14, BLOCK 42 AND LOTS 6-13, THE WEST 1/2 OF LOT 5, AND THE W 1/2 OF LOT 14, BLOCK 45 AND ALL OF BLOCKS 50 AND 51, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR SW MAPP ROAD.

TOGETHER WITH

LOTS 6-13, BLOCK 46, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR SW MAPP ROAD AND SW MARTIN HIGHWAY.

TOGETHER WITH

LOTS 1-5 AND 22-26, BLOCK 49, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

THE EAST 30 FEET OF SAID LOTS 1 AND 26.

AND LESS

A PORTION OF LOTS 1 AND 2 AND A PORTION OF LOTS 25 AND 26, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 2519, PAGE 1332, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF THAT PORTION OF TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING WEST OF THE CENTERLINE OF DANFORTH CREEK AND NORTH OF THE NORTH RIGHT OF WAY LINE OF SW MARTIN HIGHWAY (COUNTY ROAD 714) OF THE PLAT OF PALM CITY FARMS AS RECORDED IN PLAT BOOK 6 AT PAGE 42 OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING NORTH OF SE 714 AND WEST OF PALM CITY SCHOOL AVENUE LESS THE FOLLOWING DESCRIBED PARCEL:

START AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 714 AND PALM CITY ELEMENTARY SCHOOL ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 58 IN SECTION 18, T38S, R41E, PALM CITY FARMS S/D AS IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND RUN NORTHERLY ALONG THE CENTERLINE OF PALM CITY ELEMENTARY SCHOOL ROAD FOR 661.8 FEET TO A POINT; THENCE RUN WESTERLY FOR 50 FEET TO A CONCRETE MONUMENT ON THE RIGHT-OF-WAY LINE OF PALM CITY ELEMENTARY SCHOOL ROAD, FOR THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE WESTERLY FOR 140.0 FEET TO A POINT; THENCE RUN SOUTH FOR 156.0 FEET ALONG A CHAINLINK FENCE PARALLEL TO THE CENTERLINE OF SAID PALM CITY ELEMENTARY SCHOOL ROAD TO A CONCRETE MARKER; THENCE CONTINUE SOUTH 1.0 FEET TO A POINT; THENCE RUN EASTERLY 140.0 FEET TO A CONCRETE MONUMENT SAID CONCRETE MONUMENT BEING ON THE WESTERLY RIGHT-OF-WAY OF PALM CITY ELEMENTARY SCHOOL ROAD; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY FOR 157.0 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

START AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 714 AND PALM CITY ELEMENTARY SCHOOL ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 58 IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, AND RUN NORTHERLY ALONG THE CENTERLINE OF PALM CITY ELEMENTARY SCHOOL ROAD FOR 661.8 FEET TO A POINT; THENCE RUN WESTERLY FOR 25 FEET TO A CONCRETE MONUMENT ON THE RIGHT-OF-WAY LINE OF PALM CITY ELEMENTARY SCHOOL ROAD, FOR THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, CONTINUE WESTERLY FOR 140.0 FEET TO A POINT; THENCE RUN SOUTH FOR 156.0 FEET ALONG A CHAINLINK FENCE PARALLEL TO THE CENTERLINE OF SAID PALM CITY ELEMENTARY SCHOOL ROAD TO A CONCRETE MARKER; THENCE CONTINUE SOUTH 1.0 FEET TO A POINT; THENCE RUN EASTERLY 140.00 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING ON THE WESTERLY RIGHT-OF-WAY OF PALM CITY ELEMENTARY SCHOOL ROAD; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY FOR 157.0 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING.

TOGETHER WITH

LOT 14 AND THE WEST 40 FEET OF LOT 15, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND

EAST 10 FEET OF LOT 15, AND ALL OF LOT 16, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND

LOT 11 AND THE EAST 1/2 OF LOT 12, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND

WEST 25 FEET OF LOT 12, AND ALL OF LOT 13, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND

WEST 40 FEET OF LOT 7, ALL OF LOTS 8, 9, 10, 17, 18, 19 AND THE WEST 40 FEET OF LOT 20, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, BLOCK 49, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND

TRACT 63, LESS THE WEST 10 FEET THEREOF, IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS AND EXCEPT THE ROAD RIGHT-OF-WAY OF STATE ROAD NO. 714.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

START AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 89°30'14" WEST ALONG THE SOUTH LINE OF SECTION 18, A DISTANCE OF 1,880.40 FEET; THENCE RUN NORTH 00°21'01" EAST A DISTANCE OF 50 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 714 FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 00°21'01" EAST A DISTANCE OF 200 FEET; THENCE RUN SOUTH 89°30'14" EAST A DISTANCE OF 133 FEET; THENCE RUN NORTH 00°20'22" EAST A DISTANCE OF 533.75 FEET; THENCE RUN NORTH 89°15'44" WEST A DISTANCE OF 248 FEET; THENCE RUN SOUTH 00°18'16" WEST A DISTANCE OF 120 FEET; THENCE RUN SOUTH 00°21'01" EAST A DISTANCE OF 614.80 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 714; THENCE RUN SOUTH 89°30'14" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 115 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N 89°30'14" W, 1688.60 FEET ALONG THE CENTERLINE OF STATE ROAD 714, AND SOUTH LINE OF SAID SECTION 18; THENCE N 00°16'46" E, 50.00 FEET, TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 714, FOR THE POINT OF BEGINNING; THENCE CONTINUING N 00°16'46" E, 200.00 FEET; THENCE N 89°30'14" W, 191.55 FEET; THENCE S 00°21'01" W, 200.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 714; THENCE S 89°30'14" E, 191.80 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

START AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 89°30'14" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1,488.6 FEET; THENCE RUN NORTH 00°17'46" EAST A DISTANCE OF 50 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY OF STATE ROAD 714 FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 00°17'46" EAST A DISTANCE OF 200 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00°17'46" WEST A DISTANCE OF 200 FEET TO A CONCRETE MONUMENT LOCATED ON AFORESAID RIGHT OF WAY OF STATE ROAD 714; THENCE RUN SOUTH 89°30'14" EAST ALONG SAID RIGHT OF WAY 200 FEET TO THE POINT OF BEGINNING; LESS THE EAST 43' THEREOF.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

COMMENCE 50 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN, WEST 1688.60 FEET; THENCE RUN, NORTH 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN, NORTH 20.00 FEET; THENCE RUN, EAST 157.00 FEET; THENCE RUN, SOUTH 20.00 FEET; THENCE RUN, WEST 157.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE NORTH 89 DEGREES 30'14" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 1431.42 FEET; THENCE NORTH 00 DEGREES 16'11" EAST 50.00 FEET; THENCE NORTH 89 DEGREES 30'14" WEST 100.18 FEET; THENCE NORTH 00 DEGREES 16'11" EAST 218.00 FEET; THENCE NORTH 89 DEGREES 30'14" WEST 59.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 30'14" WEST 97.57 FEET; THENCE SOUTH 00 DEGREES 16'11" WEST 18.00 FEET; THENCE NORTH 89 DEGREES 30'14" WEST 58.45 FEET; THENCE NORTH 00 DEGREES 20'22" EAST 532.50 FEET; THENCE SOUTH 89 DEGREES 30'28" EAST 156.00 FEET; THENCE SOUTH 00 DEGREES 20'22" WEST 514.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N 89°30'14" W, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1,431.42 FEET; THENCE N 00°26'11" E PARALLEL WITH AND 100 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 50.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE N 00°16'11" E ALONG THE LASTLY SAID LINE A DISTANCE OF 732.52 FEET TO THE INTERSECTION WITH A LINE 120.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE N 89°30'28" W, ALONG LASTLY SAID LINE, A DISTANCE OF 314.98 FEET TO THE INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R.B. 383, PAGE 2237, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 00°20'22" W, ALONG SAID EAST LINE, A DISTANCE OF 532.50 FEET; THENCE S 89°30'14" E A DISTANCE OF 58.45 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 579, PAGE 1086, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE N 00°16'11" E ALONG THE WESTERLY BOUNDARY OF THE LAST DESCRIBED PARCEL A DISTANCE OF 18.00 FEET; THENCE S 89°30'14" E A DISTANCE OF 157.00 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 492, PAGE 954, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 00°16'11" W, ALONG LASTLY SAID LINE, A DISTANCE OF 218.00 FEET, TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE S 89°30'14" E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING; LESS THE WEST 156 FEET THEREOF.

LESS

THE SOUTH 10 FEET THEREOF FOR RIGHT-OF-WAY DEDICATION, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2277, PAGE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N 89°30'14" W, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1,431.42 FEET; THENCE N 00°16'11" E PARALLEL WITH AND 100 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 50.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N 00°16'11" E ALONG THE LASTLY SAID LINE A DISTANCE OF 10.00 FEET; THENCE N 89°30'14" W, ALONG A LINE PARALLEL WITH AND 10 FEET NORTH OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.18 FEET; THENCE S 00°16'11" W A DISTANCE OF 10.00 FEET TO THE NORTH LINE OF SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE S 89°30'14" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE EAST 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

THE WEST 10 FEET OF TRACT 63, IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

SUBJECT TO RIGHT OF WAY FOR STATE ROAD 714.

TOGETHER WITH

A PORTION OF BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE RUN NORTH 89°28'00" WEST, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER, FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00°13'16" EAST, ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE BASELINE OF SURVEY, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP OF SECTION NO. (8909) 8952-250, FOR ROAD NO. 714, 3 SHEETS; FOR A DISTANCE OF 75.14 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE CONTINUE NORTH 0°13'16" EAST, ALONG THE LAST COURSE, (SAID LINE BEING THE WEST RIGHT-OF-WAY LINE FOR STATE ROAD 714) FOR A DISTANCE OF 274.86 FEET, TO A POINT WHICH IS 29.26 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 48; THENCE RUN NORTH 89°28'00" WEST, ALONG THE NORTH LINE OF LOTS 1 THRU 7, OF SAID BLOCK 48, FOR A DISTANCE OF 280.76 FEET; THENCE RUN SOUTH 0°06'00" WEST, ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF LOTS 7 AND 20, OF SAID BLOCK 48, FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°28'00" EAST, ALONG THE SOUTH LINE OF LOTS 20 THRU 26, OF SAID BLOCK 48 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 714, (ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER) FOR A DISTANCE OF 254.99 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°18'44" FOR AN ARC DISTANCE OF 39.41 FEET, TO THE POINT OF TANGENCY AND THE POINT OF BEGINNING.

TOGETHER WITH

LOTS 1, 4, 5 AND 6, BLOCK L, PLAT OF THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 78, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS

THE FOLLOWING DESCRIBED PARCELS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00°12'01" EAST, ALONG THE CENTERLINE OF MAPP ROAD (STATE ROAD 714) A DISTANCE OF 3982.36 FEET TO A POINT; THENCE SOUTH 89°47'59" EAST A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°12'01" EAST A DISTANCE OF 40.11 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF MAPP ROAD TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE SOUTH 89°37'30" EAST A DISTANCE OF 35.12 FEET; THENCE SOUTH 00°22'30" WEST A DISTANCE OF 5 FEET; THENCE SOUTH 45°17'15.5" WEST, A DISTANCE OF 49.57 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN OR BOOK 579, PAGE 1703.

AND LESS

THE NORTH 5 FEET OF LOTS 4, 5 AND 6 OF BLOCK L, AND THE WEST 20 FEET OF NORTH 1/2 OF LOT 6, OF BLOCK L, OF CLEVELAND ADDITION TO PALM CITY ACCORDING TO PLAT RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; CONTAINING 0.05 ACRE, MORE OR LESS, AS DESCRIBED IN DEED BOOK 67, PAGE 342.

AND LESS

A PORTION OF LOTS 4 AND 5, BLOCK L, OF "CLEVELAND ADDITION" SUBDIVISION AS RECORDED IN PLAT BOOK 10, AT PAGE 78 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, THEN RUN SOUTH 00°08'23" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 17 A DISTANCE OF 1208.36 FEET TO AN INTERSECTION WITH THE SURVEY BASELINE FOR MARTIN DOWNS BOULEVARD; THENCE RUN NORTH 90°00'00" EAST, ALONG SAID SURVEY BASELINE 85.11 FEET; THENCE RUN SOUTH 00°00'00" WEST, 32.16 FEET TO THE POINT OF BEGINNING OF THE HEREIN AFTER DESCRIBED PARCEL; THENCE RUN NORTH 89°57'23" EAST, 95.25 FEET; THENCE RUN SOUTH 00°11'20" EAST, 5.00 FEET; THENCE RUN SOUTH 89°57'23" WEST, 100.25 FEET; THENCE RUN NORTH 44°54'30" EAST, 7.07 FEET TO THE POINT OF BEGINNING AS DESCRIBED IN OR BOOK 787, PAGE 2399; AND LESS RIGHT-OF-WAY FOR SW MARTIN DOWNS BOULEVARD.

TOGETHER WITH

THAT PORTION OF LAKE WACO LYING SOUTH OF LOT 1, IN BLOCK "L" OF CLEVELAND'S ADDITION TO THE TOWN OF PALM CITY, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

TOGETHER WITH

ALL OF COYBROOK MINOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 70, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LOTS 1-7 AND 18-24, BLOCK 2, AMENDED PLAT OF BELLE VIEW COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR SW MAPP ROAD.

TOGETHER WITH

LOTS 1-5 AND 18-24, BLOCK 1, BELLE VIEW COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

LOTS 1-12 AND 43-46, BLOCK 1, CLEVELAND'S SECOND ADDITION TO PALM CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL THAT PORTION OF A CERTAIN 14' ALLEYWAY AS SHOWN ON THE PLAT OF THE CLEVELAND SECOND ADDITION TO THE TOWN OF PALM CITY, BEING RECORDED IN PLAT BOOK 11, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN BLOCK 1 BETWEEN LOTS 1, 2, 3, AND 4 ON THE EAST AND LOT 46 ON THE WEST. THAT PORTION OF SAID ALLEYWAY BEING 108.5' LONG.

TOGETHER WITH

KNOWN AS ALL THAT PORTION OF ALLEY LYING CONTIGUOUS AND WEST OF THE WEST LOT LINE OF LOTS 5, 6, 7, & 8, BLOCK 1, CLEVELAND'S SECOND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS.

TOGETHER WITH

LOTS 1-12 AND 42-46, BLOCK 2, 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

KNOWN AS THAT CERTAIN 14.00 FEET WIDE ALLEY SITUATED IN BLOCK 2, "THE CLEVELAND 2ND ADDITION", AS RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 46, OF THE HEREINBEFORE DESCRIBED BLOCK 2; THENCE SOUTH 89°45'24" EAST ALONG THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 25.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED 14.00 FEET WIDE ALLEY; THENCE CONTINUE SOUTH 89°45'24" EAST A DISTANCE

OF 14.00 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 203.00 FEET TO A POINT; THENCE NORTH 89°45'24" WEST A DISTANCE OF 14.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 203.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED 14.00 FEET WIDE ALLEY.

TOGETHER WITH

LOTS 1-16 AND 49-51, BLOCK 3, 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS THE WESTERLY 14 FEET OF LOT 13 AND RIGHT-OF-WAY FOR MAPP ROAD.

TOGETHER WITH

ALL OF THAT CERTAIN UNNAMED ALLEY WAY THAT LIES IMMEDIATELY WEST OF LOTS 1 THROUGH 12 AND EAST OF LOTS 13 AND 52, BLOCK 3, AS SHOWN ON PLAT OF CLEVELAND'S SECOND ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

ALL OF THAT CERTAIN UNNAMED ALLEY WAY COMPRISED OF THE WESTERLY 14 FEET OF LOT 52, BLOCK 3, PLAT OF CLEVELAND'S SECOND ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

LOTS 1-14 AND 42-46, BLOCK 4, 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR MAPP ROAD.

TOGETHER WITH

THE FOURTEEN FEET WIDE ALLEYWAY RUNNING FROM EAST TO WEST BETWEEN LOTS 13 AND 46, BLOCK 4 AND LOTS 14 AND 45, BLOCK 4 AND THAT PORTION OF THE FOURTEEN FEET WIDE ALLEYWAY RUNNING FROM NORTH TO SOUTH BETWEEN LOTS 1 THROUGH 6, BLOCK 4 AND LOT 46, BLOCK 4, CLEVELAND SECOND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

THE SOUTHERLY 11.5' OF LOT 20, ALL OF LOTS 21 THROUGH 31, INCLUSIVE, BLOCK 5, CLEVELAND SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

THE EAST 20 FEET OF LOTS 20 TO 24, INCLUSIVE OF SAID BLOCK 5.

TOGETHER WITH

THAT CERTAIN ABANDONED ALLEY-WAY LYING ADJACENT TO THE EASTERLY BOUNDARY OF LOT 25 AND BETWEEN THE NORTHERLY BOUNDARY OF LOTS 25, 26, 27, 28, AND 29, AND THE SOUTHERN BOUNDARY OF LOT 18, ALL LYING WITHIN BLOCK 5, CLEVELAND SECOND ADDITION, PURSUANT TO RESOLUTION CLOSING ALLEY-WAY RECORDED IN O.R. BOOK 325, PAGES 1921-1922, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LESS & EXCEPT THE RIGHT-OF-WAY FOR MARTIN DOWNS BOULEVARD AS SHOWN IN SPECIAL WARRANTY DEED TO MARTIN COUNTY RECORDED IN O.R. BOOK 461, PAGE 399, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LOTS 10, 11, 12, 13, 14, 15 AND THE NORTH 13.5 FEET OF LOT 16, BLOCK 5 OF CLEVELAND 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

POINT OF BEGINNING FORMED BY THE INTERSECTION OF EAST LINE OF BLOCK 5, CLEVELAND 2ND ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, WITH NORTH LINE OF MARTIN DOWNS BOULEVARD AS MEASURED 50 FEET AT RIGHT ANGLES TO CENTER LINE OF SAID BOULEVARD; THENCE WEST ALONG NORTH LINE OF MARTIN DOWNS BOULEVARD FROM SAID POINT OF INTERSECTION FOR 50.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG AN ARC OF A CONCAVE CURVE, HAVING FOR ITS ELEMENT A RADIUS OF 50 FEET, A DELTA $90^{\circ}07'58''$, A LENGTH OF 78.65 FEET TO A POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY OF MAPP ROAD AND EAST LINE OF BLOCK 5; THENCE SOUTH ALONG WEST RIGHT-OF-WAY OF MAPP ROAD FOR 50.12 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING:

THE EASTERLY 10.00 FEET OF LOTS 10, 11, 12, 13, 14, 15 AND THE NORTH 13.5 FEET OF LOT 16, BLOCK 5, OF CLEVELAND 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

LOTS 1, 2 AND 3, BLOCK K, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 15 FEET THEREOF; FURTHER LESS AND EXCEPT ANY PART THEREOF, AS CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED WITH THE STIPULATION IN OFFICIAL RECORDS BOOK 800, PAGE 494, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LOT 4 AND 5, BLOCK K, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW LYING AND BEING IN MARTIN COUNTY, FLORIDA; LESS THE SOUTHERLY 20 FEET THEREOF.

TOGETHER WITH

LOTS 6 AND 7, LESS THE SOUTH 15 FEET THEREOF; ALL OF LOTS 8, 9 AND 10; THE SOUTH 15 FEET OF LOT 11 AND THE SOUTH 58 FEET OF LOT 13, BLOCK "K", TOGETHER WITH THAT PORTION OF THE CLOSED ALLEYS LYING BETWEEN LOTS 6, 7, 8 AND 9; LOTS 6 AND 13 AND LOTS 10 AND 11 AND LOT 13, AS ABOVE DESCRIBED, ALL IN BLOCK "K", CLEVELAND'S ADDITION TO PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THOSE LANDS CONVEYED TO MARTIN COUNTY FOR ROAD RIGHT-OF-WAY PURPOSES RECORDED IN ORB 582, PAGE 639, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND LYING IN BLOCK "K", LOT 7 OF CLEVELAND ADDITION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 44 DEGREES 20'33" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 18, A DISTANCE OF 1,137.28 FEET TO A POINT; THENCE SOUTH 89 DEGREES 39'27" EAST, A DISTANCE OF 30 FEET FOR A POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 38'28.5" EAST, A DISTANCE OF 50.93 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE NORTH 89 DEGREES 37'30" WEST, A DISTANCE OF 36 FEET; THENCE NORTH 00 DEGREES 20'33" EAST, A DISTANCE OF 36 FEET TO THE POINT OF BEGINNING; AND LESS AND EXCEPTING THEREFROM THOSE LANDS CONVEYED TO MARTIN COUNTY IN ORB 938, PAGE 1442, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 15 FEET OF LOT 11, BLOCK "K", CLEVELAND'S ADDITION TO PALM CITY RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE RUN S 89 DEGREES 37'30" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 00 DEGREES 14'45" W FOR A DISTANCE OF 179.03 FEET; THENCE RUN N 44 DEGREES 41'23" W FOR A DISTANCE OF 14.16 FEET; THENCE RUN N 00 DEGREES 14'45" E FOR A DISTANCE OF 169.00 FEET TO THE POINT OF BEGINNING; ALSO LESS AND EXCEPTING THEREFROM THOSE LANDS CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORD BOOK 849, PAGE 1315, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS SHOWN IN INSTRUMENT AS PARCEL 101, 110 AND 130.

TOGETHER WITH

THE NORTH 35 FEET OF LOT 11, ALL OF LOT 12, AND THE NORTH 85 FEET OF LOT 13, BLOCK K, TOGETHER WITH THAT PART OF ABANDONED ALLEY LYING BETWEEN AND ADJACENT TO

SAID LOTS; AND ALSO TOGETHER WITH THE SOUTH ONE-HALF OF ABANDONED STREET LYING NORTH OF SAID LOTS, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT 10, PAGE(S) 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID LAND LYING AND BEING IN MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LOTS 1-10, BLOCK I, CLEVELAND ADDITION TO PALM CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR SW MARTIN DOWNS BOULEVARD.

TOGETHER WITH

LOTS 1-4, BLOCK A, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR SW MARTIN DOWNS BOULEVARD.

TOGETHER WITH

A PART OF LOTS 13, 14 AND 15, BLOCK 1, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 15 IN SAID BLOCK 1; THENCE S00°45'36"W ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 22.47 FEET TO A POINT ON THE NORTH, NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 714 SAID POINT BEING THE PLACE OF BEGINNING; THENCE EAST, NORTHEASTERLY ALONG THE SAID RIGHT-OF-WAY LINE OF STATE ROAD 714 ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 371.07 FEET AND AN ARC LENGTH OF 139.47 FEET TO A POINT OF TANGENCY D.O.T. STATION 226 + 22.29; THENCE N62°11'01"E CONTINUING ALONG THE RIGHT-OF-WAY LINE OF STATE ROAD 714 TO A POINT OF INTERSECTION WITH A LINE 3 FEET WESTERLY OF AND CONTIGUOUS TO THE WESTERLY ORDINARY HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE SOUTHWESTERLY ALONG SAID LINE, WHICH IS 3 FEET FROM AND CONTIGUOUS TO THE WESTERLY ORDINARY HIGH WATER LINE TO A POINT OF INTERSECTION WITH A LINE 115 FEET NORTHWESTERLY OF AND PARALLEL WITH STATE ROAD 714 CENTERLINE CONSTRUCTION; THENCE NORTH 62°11'01"E ALONG SAID 115 FOOT PARALLEL LINE TO ITS INTERSECTION WITH AFORESAID WESTERLY ORDINARY HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE ALONG THE HIGH WATER MARK OF THE SAID RIVER TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 13 IN BLOCK 1, PALM CITY; THENCE S62°39'56"W 13 FEET MORE OR LESS TO A LEAD PLUG IN THE EXISTING CONCRETE BULKHEAD; THENCE CONTINUE ON THE COURSE OF S62°39'56"W 96.39 FEET TO A CONCRETE MONUMENT SITUATE AT THE PLATTED SHORE LINE OF THE AFORESAID ST. LUCIE RIVER; THENCE N88°58'46"W CONTINUING ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 139.49 FEET TO THE EAST RIGHT-OF-WAY LINE OF MICHIGAN AVE. (50' WIDE); THENCE S00°45'36"W ALONG THE EAST RIGHT-OF-WAY LINE OF MICHIGAN AVE. AND THE WEST LINES OF LOTS 13, 14 AND PART OF 15, A DISTANCE OF 122.47 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR SW MARTIN DOWNS BOULEVARD.

TOGETHER WITH

LOTS 1-16, BLOCK B, CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR SW MARTIN DOWNS BOULEVARD.

TOGETHER WITH

LOTS 8-17, BLOCK C, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

BEING ALL OF LOT 1, AND LOTS 2, 3, 4 AND 5, TOGETHER WITH THE NORTH ONE-HALF OF THE ALLEY LYING SOUTHERLY THEREOF, AND LOTS 16 AND 17, ALL IN BLOCK M, ACCORDING TO THE PLAT OF THE CLEVELAND ADDITION AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF THE 14.00 FOOT WIDE ABANDONED ALLEY RUNNING NORTH-SOUTH IN SAID BLOCK M, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH, ALONG THE EAST BOUNDARY OF LOT 2, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 100.00 FEET, TO THE CENTERLINE OF THE ABANDONED 14.00 FOOT WIDE ALLEY RUNNING EAST-WEST IN SAID BLOCK M; THENCE S 89°46'18" E, ALONG SAID CENTERLINE, A DISTANCE OF 7.00 FEET, TO THE CENTERLINE OF SAID ABANDONED NORTH-SOUTH ALLEY; THENCE SOUTH, A DISTANCE OF 7.00 FEET, ALONG THE CENTERLINE OF SAID ABANDONED NORTH-SOUTH ALLEY; THENCE S 89°46'18" E A DISTANCE OF 7.00 FEET, TO THE WEST BOUNDARY OF LOTS 17, 16 AND 1; THENCE NORTH, ALONG THE SAID WEST BOUNDARY OF LOTS 17, 16 AND 1, A DISTANCE OF 107.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N 89°46'18" W, A DISTANCE OF 14.00 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

LOTS 6, 7, 8, 9, 10, 11, 12 AND 13, (LESS AND EXCEPT THE WEST 20 FEET OF LOTS 8 AND 9 BLOCK M THEREOF); TOGETHER WITH THAT PORTION OF ABANDONED ALLEY ADJACENT TO LOTS 6 THROUGH 13, INCLUSIVE, BLOCK M, PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 78, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LAND SITUATE, LYING AND BEING IN MARTIN COUNTY FLORIDA.

TOGETHER WITH

LOTS 4-13, BLOCK N, CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR SW MAPP ROAD.

LESS

ANY ROAD RIGHT-OF-WAY.

Ord. 1126

**Exhibit B
CRA Neighborhood future land use**

LEGAL DESCRIPTION

LOTS 6-12 AND THE SOUTH 20 FEET OF LOT 5, BLOCK 1, ST. LUCIE VISA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 70, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH TRACT, AMENDED PLAT OF ST. LUCIE VISTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 93, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

BLOCKS 1 AND 2, AMENDED PLAT OF BELLE VIEW COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

LOTS 1-7 AND 18-24, BLOCK 2, AMENDED PLAT OF BELLE VIEW COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 1-5 AND 18-24, BLOCK 1, BELLE VIEW COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

ALL OF MARGOLO ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF LOGGERHEAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 72, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST,

LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF S.W. 34TH STREET, MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF RASTRELLI'S MINOR NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF RASTRELLI'S MINOR REPLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 38, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF RASTRELLI'S MINOR REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF MARCY'S NO. 1 MINOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 60, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LOTS 10, 11 AND 12, SKELTON MINOR PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 64 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF HARWIN MINOR PLAT NO. 1, AS RECORDED IN PLAT BOOK 5, PAGE 34, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR SW MARTIN HIGHWAY.

TOGETHER WITH

ALL OF ST. LUCIE SHORES SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 58, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF ST. LUCIE SHORES SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 90, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LOTS 1, 2 AND 3, JUST AWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 27, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

PARCEL "A" OF THAT CERTAIN LOT SPLIT & SURVEY OF ALL THAT PART OF THE WEST 569.5 FEET OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, WHICH LIES NORTHERLY OF THE CENTER OF DANFORTH CREEK; LESS THE WEST 50 FEET THEREOF, AS SHOWN ON THAT LOT SPLIT & SURVEY AS RECORDED IN OFFICIAL RECORDS BOOK 394, PAGE 2752 THROUGH 2762; SAID PARCEL A BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE WEST 569.5 FEET OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, WHICH LIES NORTHERLY OF THE CENTER OF DANFORTH CREEK; LESS THE WEST 50 FEET THEREOF; ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE IN THE CENTERLINE OF S.W. MAPP ROAD (MURPHY ROAD), SAID SPIKE IS KNOWN TO BE THE NORTHWEST CORNER OF SAID SECTION 17; THENCE RUN S 89 DEGREES 45'00" E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND THE EAST RIGHT OF WAY OF SAID S.W. MAPP ROAD; THENCE RUN SOUTH A DISTANCE OF 30.00 FEET ALONG THE SAID EAST RIGHT OF WAY; THENCE RUN S 89 DEGREES 45'00" E A DISTANCE OF 289.64 FEET; THENCE RUN S 45 DEGREES 17'00" E A DISTANCE OF 167.75 FEET TO A REFERENCE MONUMENT IN THE NORTHERLY BANK OF DANFORTH CREEK; THENCE CONTINUE TO RUN S 45 DEGREES 17'00" E TO THE CENTERLINE OF DANFORTH CREEK; THENCE MEANDER THE CENTERLINE OF DANFORTH CREEK IN AN EASTERLY DIRECTION TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 569.5 FEET OF SAID GOVERNMENT LOT 3; THENCE RUN N 00 DEGREES 15'00" E TO A REFERENCE MONUMENT IN THE NORTHERLY BANK OF DANFORTH CREEK; THENCE CONTINUE TO RUN N 00 DEGREES 15'00" E A DISTANCE OF 113.00 FEET TO A CONCRETE MONUMENT WHICH IS ACCEPTED TO BE THE NORTHEAST CORNER OF THE SAID WEST 569.5 FEET OF GOVERNMENT LOT 3; THENCE RUN N 89 DEGREES 45'00" W A DISTANCE OF 515.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A RAILROAD SPIKE IN THE CENTERLINE OF S.W. MAPP ROAD (MURPHY ROAD) SAID POINT IS KNOWN TO BE THE NORTHWEST CORNER OF SECTION 17, ALSO BEING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE RUN S 89°45'00" E A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY OF SAID S.W. MAPP ROAD; THENCE RUN DUE SOUTH ALONG THE RIGHT OF WAY OF SAID S.W. MAPP ROAD A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°45'00" E A DISTANCE OF 269.35 FEET; THENCE RUN S 45°17'00" E A DISTANCE OF 28.55 FEET; THENCE RUN N 89°45'00" W A DISTANCE OF 289.64 FEET

TO THE EAST RIGHT OF WAY OF S.W. MAPP ROAD; THENCE RUN NORTH ALONG THE EAST RIGHT OF WAY OF S.W. MAPP ROAD A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NW CORNER, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN EAST 50 FEET TO POINT OF BEGINNING; THENCE RUN SOUTH 10 FEET; THENCE RUN EAST 269.35 FEET; THENCE RUN SOUTHEASTERLY 196.3 FEET; THENCE RUN SOUTHEASTERLY 43 FEET TO THE CENTER LINE OF CREEK; THENCE MEANDER EASTERLY TO LINE OF THE WEST 569.5 FEET OF GOVERNMENT LOT 3; THENCE RUN NORTH 133.78 FEET; THENCE RUN WEST 515.36 FEET TO POINT OF BEGINNING.

TOGETHER WITH

THE SOUTH 1,040.4 FEET OF THE W. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; LESS RIGHT-OF-WAY FOR S.W. MARTIN HIGHWAY.

TOGETHER WITH

THE WEST 1/2 ACRE OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED IN O.R.B. 1139, PAGE 1194, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF SW 34TH STREET, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE EAST LINE OF THE WEST 84.62 FEET AND THE SOUTH RIGHT OF WAY LINE OF SW 34TH STREET, RUN EAST ALONG SAID RIGHT OF WAY 50 FEET; THENCE SOUTH 199.25 FEET; THENCE WEST 50 FEET; THENCE NORTH 199.41 TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PART OF THE EAST 225 FEET OF TRACT 50, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, OF THE PALM CITY FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 42, PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, PUBLIC RECORDS, THAT LIES SOUTH OF THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF NINTH STREET OF THE AMENDED PLAT OF PALM CITY AS RECORDED IN PLAT BOOK 6, PAGE 41, PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, PUBLIC RECORDS, CONTAINING TWO (2) ACRES.

TOGETHER WITH

BLOCKS 1-5, CLEVELAND 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

LOTS 1-12 AND 42-46, BLOCK 2, 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 1-16 AND 49-51, BLOCK 3, 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS THE WESTERLY 14 FEET OF LOT 13.

AND LESS

LOTS 1-14 AND 42-46, BLOCK 4, 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 1-12 AND 43-46, BLOCK 1, CLEVELAND'S SECOND ADDITION TO PALM CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND LESS

ALL THAT PORTION OF A CERTAIN 14' ALLEYWAY AS SHOWN ON THE PLAT OF THE CLEVELAND SECOND ADDITION TO THE TOWN OF PALM CITY, BEING RECORDED IN PLAT BOOK 11, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN BLOCK 1 BETWEEN LOTS 1, 2, 3, AND 4 ON THE EAST AND LOT 46 ON THE WEST, THAT PORTION OF SAID ALLEYWAY BEING 108.5' LONG.

AND LESS

KNOWN AS ALL THAT PORTION OF ALLEY LYING CONTIGUOUS AND WEST OF THE WEST LOT LINE OF LOTS 5, 6, 7, & 8, BLOCK 1, CLEVELAND'S SECOND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS.

AND LESS

KNOWN AS THAT CERTAIN 14.00 FEET WIDE ALLEY SITUATED IN BLOCK 2, "THE CLEVELAND 2ND ADDITION", AS RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 46, OF THE HEREINBEFORE DESCRIBED BLOCK 2; THENCE SOUTH 89°45'24" EAST ALONG THE NORTH LINE OF SAID LOT 46, A

DISTANCE OF 25.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED 14.00 FEET WIDE ALLEY; THENCE CONTINUE SOUTH 89°45'24" EAST A DISTANCE OF 14.00 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 203.00 FEET TO A POINT; THENCE NORTH 89°45'24" WEST A DISTANCE OF 14.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 203.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED 14.00 FEET WIDE ALLEY.

AND LESS

ALL OF THAT CERTAIN UNNAMED ALLEY WAY THAT LIES IMMEDIATELY WEST OF LOTS 1 THROUGH 12 AND EAST OF LOTS 13 AND 52, BLOCK 3, AS SHOWN ON PLAT OF CLEVELAND'S SECOND ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

AND LESS

ALL OF THAT CERTAIN UNNAMED ALLEY WAY COMPRISED OF THE WESTERLY 14 FEET OF LOT 52, BLOCK 3, PLAT OF CLEVELAND'S SECOND ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

AND LESS

THE FOURTEEN FEET WIDE ALLEYWAY RUNNING FROM EAST TO WEST BETWEEN LOTS 13 AND 46, BLOCK 4 AND LOTS 14 AND 45, BLOCK 4 AND THAT PORTION OF THE FOURTEEN FEET WIDE ALLEYWAY RUNNING FROM NORTH TO SOUTH BETWEEN LOTS 1 THROUGH 6, BLOCK 4 AND LOT 46, BLOCK 4, CLEVELAND SECOND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

AND LESS

THE SOUTHERLY 11.5' OF LOT 20, ALL OF LOTS 21 THROUGH 31, INCLUSIVE, BLOCK 5, CLEVELAND SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

THAT CERTAIN ABANDONED ALLEY-WAY LYING ADJACENT TO THE EASTERLY BOUNDARY OF LOT 25 AND BETWEEN THE NORTHERLY BOUNDARY OF LOTS 25, 26, 27, 28, AND 29, AND THE SOUTHERN BOUNDARY OF LOT 18, ALL LYING WITHIN BLOCK 5, CLEVELAND SECOND ADDITION, PURSUANT TO RESOLUTION CLOSING ALLEY-WAY RECORDED IN O.R. BOOK 325, PAGES 1921-1922, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

LOTS 1, 2 AND 3, BLOCK K, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOT 4 AND 5, BLOCK K, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW LYING AND BEING IN MARTIN COUNTY, FLORIDA.

AND LESS

LOTS 6 AND 7, LESS THE SOUTH 15 FEET THEREOF; ALL OF LOTS 8, 9 AND 10; THE SOUTH 15 FEET OF LOT 11 AND THE SOUTH 58 FEET OF LOT 13, BLOCK "K", TOGETHER WITH THAT PORTION OF THE CLOSED ALLEYS LYING BETWEEN LOTS 6, 7, 8 AND 9; LOTS 6 AND 13 AND LOTS 10 AND 11 AND LOT 13, AS ABOVE DESCRIBED; ALL IN BLOCK "K", CLEVELAND'S ADDITION TO PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THOSE LANDS CONVEYED TO MARTIN COUNTY FOR ROAD RIGHT-OF-WAY PURPOSES RECORDED IN ORB 582, PAGE 639, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND LYING IN BLOCK "K", LOT 7 OF CLEVELAND ADDITION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 44 DEGREES 20'33" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 18, A DISTANCE OF 1,137.28 FEET TO A POINT; THENCE SOUTH 89 DEGREES 39'27" EAST, A DISTANCE OF 30 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 38'28.5" EAST, A DISTANCE OF 50.93 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE NORTH 89 DEGREES 37'30" WEST, A DISTANCE OF 36 FEET; THENCE NORTH 00 DEGREES 20'33" EAST, A DISTANCE OF 36 FEET TO THE POINT OF BEGINNING; AND LESS AND EXCEPTING THEREFROM THOSE LANDS CONVEYED TO MARTIN COUNTY IN ORB 938, PAGE 1442, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 15 FEET OF LOT 11, BLOCK "K", CLEVELAND'S ADDITION TO PALM CITY RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE RUN S 89 DEGREES 37'30" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 00 DEGREES 14'45" W FOR A DISTANCE OF 179.03 FEET; THENCE RUN N 44 DEGREES 41'23" W FOR A DISTANCE OF 14.16 FEET; THENCE RUN N 00 DEGREES 14'45" E FOR A DISTANCE OF 169.00 FEET TO THE POINT OF BEGINNING; ALSO LESS AND EXCEPTING THEREFROM THOSE LANDS CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORD BOOK 849, PAGE 1315, PUBLIC

RECORDS OF MARTIN COUNTY, FLORIDA, AS SHOWN IN INSTRUMENT AS PARCEL 101, 110 AND 130.

AND LESS

THE NORTH 35 FEET OF LOT 11, ALL OF LOT 12, AND THE NORTH 85 FEET OF LOT 13, BLOCK K, TOGETHER WITH THAT PART OF ABANDONED ALLEY LYING BETWEEN AND ADJACENT TO SAID LOTS; AND ALSO TOGETHER WITH THE SOUTH ONE-HALF OF ABANDONED STREET LYING NORTH OF SAID LOTS, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT 10, PAGE(S) 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID LAND LYING AND BEING IN MARTIN COUNTY, FLORIDA.

AND LESS

LOTS 1-10, BLOCK I, CLEVELAND ADDITION TO PALM CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 1-4, BLOCK A, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 1-16, BLOCK B, CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 8-17, BLOCK C, THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

BEING ALL OF LOT 1, AND LOTS 2, 3, 4 AND 5, TOGETHER WITH THE NORTH ONE-HALF OF THE ALLEY LYING SOUTHERLY THEREOF AND LOTS 16 AND 17, ALL IN BLOCK M, ACCORDING TO THE PLAT OF THE CLEVELAND ADDITION AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF THE 14.00 FOOT WIDE ABANDONED ALLEY RUNNING NORTH-SOUTH IN SAID BLOCK M, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH, ALONG THE EAST BOUNDARY OF LOT 2, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 100.00 FEET, TO THE

CENTERLINE OF THE ABANDONED 14.00 FOOT WIDE ALLEY RUNNING EAST-WEST IN SAID BLOCK M; THENCE S 89°46'18" E, ALONG SAID CENTERLINE, A DISTANCE OF 7.00 FEET, TO THE CENTERLINE OF SAID ABANDONED NORTH-SOUTH ALLEY; THENCE SOUTH, A DISTANCE OF 7.00 FEET, ALONG THE CENTERLINE OF SAID ABANDONED NORTH-SOUTH ALLEY; THENCE S 89°46'18" E A DISTANCE OF 7.00 FEET, TO THE WEST BOUNDARY OF LOTS 17, 16 AND 1; THENCE NORTH, ALONG THE SAID WEST BOUNDARY OF LOTS 17, 16 AND 1, A DISTANCE OF 107.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N 89°46'18" W, A DISTANCE OF 14.00 FEET, TO THE POINT OF BEGINNING.

AND LESS

LAKE WACO IN BLOCK "L" OF CLEVELAND'S ADDITION TO THE TOWN OF PALM CITY, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST;

AND LESS

LOTS 6, 7, 8, 9, 10, 11, 12 AND 13, (LESS AND EXCEPT THE WEST 20 FEET OF LOTS 8 AND 9 BLOCK M THEREOF); TOGETHER WITH THAT PORTION OF ABANDONED ALLEY ADJACENT TO LOTS 6 THROUGH 13, INCLUSIVE, BLOCK M, PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 78, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LAND SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

AND LESS

LOTS 4-13, BLOCK N, CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

ALL OF LOTS 12, 13, 14, THE NORTH 10.00 FEET OF LOT 15, THE NORTH 10.00 FEET OF THE EAST 10.55 FEET OF LOT 16, AND THE EAST 0.55 FEET OF LOT 11, BLOCK 2, AMENDED PLAT OF KATEL PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

A PART OF LOTS 13, 14 AND 15, BLOCK 1, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 15 IN SAID BLOCK 1; THENCE S00°45'36"W ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 22.47 FEET TO A POINT ON THE

NORTH, NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 714 SAID POINT BEING THE PLACE OF BEGINNING; THENCE EAST, NORTHEASTERLY ALONG THE SAID RIGHT-OF-WAY LINE OF STATE ROAD 714 ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 371.07 FEET AND AN ARC LENGTH OF 139.47 FEET TO A POINT OF TANGENCY D.O.T. STATION 226 + 22.29; THENCE N62°11'01"E CONTINUING ALONG THE RIGHT-OF-WAY LINE OF STATE ROAD 714 TO A POINT OF INTERSECTION WITH A LINE 3 FEET WESTERLY OF AND CONTIGUOUS TO THE WESTERLY ORDINARY HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE SOUTHWESTERLY ALONG SAID LINE, WHICH IS 3 FEET FROM AND CONTIGUOUS TO THE WESTERLY ORDINARY HIGH WATER LINE TO A POINT OF INTERSECTION WITH A LINE 115 FEET NORTHWESTERLY OF AND PARALLEL WITH STATE ROAD 714 CENTERLINE CONSTRUCTION; THENCE NORTH 62°11'01"E ALONG SAID 115 FOOT PARALLEL LINE TO ITS INTERSECTION WITH AFORESAID WESTERLY ORDINARY HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE ALONG THE HIGH WATER MARK OF THE SAID RIVER TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 13 IN BLOCK 1, PALM CITY; THENCE S62°39'56"W 13 FEET MORE OR LESS TO A LEAD PLUG IN THE EXISTING CONCRETE BULKHEAD; THENCE CONTINUE ON THE COURSE OF S62°39'56"W 96.39 FEET TO A CONCRETE MONUMENT SITUATE AT THE PLATTED SHORE LINE OF THE AFORESAID ST. LUCIE RIVER; THENCE N88°58'46"W CONTINUING ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 139.49 FEET TO THE EAST RIGHT-OF-WAY LINE OF MICHIGAN AVE. (50' WIDE); THENCE S00°45'36"W ALONG THE EAST RIGHT-OF-WAY LINE OF MICHIGAN AVE. AND THE WEST LINES OF LOTS 13, 14 AND PART OF 15, A DISTANCE OF 122.47 FEET TO THE POINT OF BEGINNING.

LESS

LOTS 1-5, BLOCK 2, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

ALL OF THE LAND LYING AND BEING BETWEEN PALMETTO DRIVE AND THE WATERS OF THE ST. LUCIE RIVER IN PALM CITY, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 1 AND 2, BLOCK 4, AMENDED PLAT OF PALM CITY SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 41 IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

THAT PORTION OF PALMETTO DRIVE WHICH LIES NORTH AND EAST OF THE SOUTH LINE OF LOT 2, BLOCK 4, AMENDED PLAT OF PALM CITY, AS RECORDED IN PLAT BOOK 6, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

AND LESS

LOTS 7-12, 21-25 AND THE WEST 25 FEET OF LOT 26, BLOCK 21, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 12, 13 AND 14 OF BLOCK 24, AND LOTS 17, 19 AND 20 OF BLOCK 25, AMENDED PLAT OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

AND LESS

LOTS 5, 7, 8, 10, 13, 24, 26 AND 29 OF BLOCK 26; LOTS 4, 6, 7 AND 9 OF BLOCK 29; AND LOTS 9 AND 11 OF BLOCK 31, AMENDED PLAT OF PALM CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

AND LESS

LOTS 5-9, BLOCK 33 AND LOTS 5-14, BLOCK 34 AND LOTS 6-13 AND THE WEST 1/2 OF LOT 5, BLOCK 37 AND LOTS 6-13, BLOCK 38 AND LOTS 6-13, BLOCK 41 AND LOTS 5-14, BLOCK 42 AND LOTS 6-13, THE WEST 1/2 OF LOT 5, AND THE W 1/2 OF LOT 14, BLOCK 45 AND ALL OF BLOCKS 50 AND 51, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 6-13, BLOCK 46, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 1-5 AND 22-26, BLOCK 49, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOT 14 AND THE WEST 40 FEET OF LOT 15, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

EAST 10 FEET OF LOT 15, AND ALL OF LOT 16, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOT 11 AND THE EAST 1/2 OF LOT 12, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

WEST 25 FEET OF LOT 12, AND ALL OF LOT 13, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

WEST 40 FEET OF LOT 7, ALL OF LOTS 8, 9, 10, 17, 18, 19 AND THE WEST 40 FEET OF LOT 20, BLOCK 48, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, BLOCK 49, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 12, 13 AND 14 OF BLOCK 24, AND LOTS 17, 19 AND 20 OF BLOCK 25, AMENDED PLAT OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

AND LESS

LOTS 5, 7, 8, 10, 13, 24, 26 AND 29 OF BLOCK 26; LOTS 4, 6, 7 AND 9 OF BLOCK 29; AND LOTS 9 AND 11 OF BLOCK 31, AMENDED PLAT OF PALM CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

AND LESS

LOTS 7-12, 21-25 AND THE WEST 25 FEET OF LOT 26, BLOCK 21, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

ANY ROAD RIGHT-OF-WAY.

Ord. 1126

Exhibit C

General Commercial future land use

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

LESS THE SOUTH 50 FEET FOR STATE ROAD NO. 714 RIGHT-OF-WAY; AND LESS THE WEST 15 FEET FOR BERRY ROAD RIGHT-OF-WAY, WHICH PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°50'16" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°08'55" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED, SAID POINT BEING AN INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714 AS NOW LAID OUT AND IN USE AND THE EASTERLY RIGHT-OF-WAY LINE OF BERRY ROAD, A 30 FOOT ROADWAY AS NOW LAID OUT AND IN USE; THENCE CONTINUE NORTH 00°08'55" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BERRY ROAD, A DISTANCE OF 611.32 FEET TO THE NORTHWEST CORNER OF PARCEL; THENCE SOUTH 89°50'43" EAST, A DISTANCE OF 651.81 FEET TO THE NORTHEAST CORNER OF PARCEL; THENCE SOUTH 00°06'48" WEST, A DISTANCE OF 611.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 714 AND THE SOUTHEAST CORNER OF PARCEL; THENCE NORTH 89°50'16" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 652.22 FEET TO THE POINT OF BEGINNING.

LESS

ANY ADDITIONAL ROAD RIGHT-OF-WAY.

Ord. 1126

Exhibit D
Industrial future land use

LEGAL DESCRIPTION

ALL OF BLOCK 6, PALM CITY ESTATES, BEING PART OF THE FOLLOWING:
SE 1/4 OF THE SW 1/4; SE 1/4 OF THE NE 1/4 OF THE SW 1/4; SW 1/4 OF THE NW 1/4 OF THE
SE 1/4 AND WEST 1/2 OF THE SE 1/4 OF SECT. 18, TWNSP 38 S, RGE 41 E, MARTIN
COUNTY, FLORIDA.

AND THE SW 1/4 OF THE SE 1/4 OF THE SOUTHWEST 1/4 (PALM CITY ESTATES), (LESS
ALL OF BLOCK 6 OF PALM CITY ESTATES), SECTION 18, TOWNSHIP 38 S, RANGE 41 E,
MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THE WEST ONE-HALF (1/2) OF THE WEST TWO HUNDRED SIXTY FEET (W 260') OF
THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4)
OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 38 SOUTH,
RANGE 41 EAST, LYING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH
FIFTY FEET (S 50') THEREOF FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH

THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38
SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM THE SOUTH 50 FEET THEREOF
CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN DEED BOOK 64, PAGE
240, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS

ANY ADDITIONAL ROAD RIGHT-OF-WAY.

Ord. 1126

**Exhibit E
General Institutional future land use**

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

TOGETHER WITH

LOTS 12, 13 AND 14 OF BLOCK 24, AND LOTS 17, 19 AND 20 OF BLOCK 25, AMENDED PLAT OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

TOGETHER WITH

LOTS 5, 7, 8, 10, 13, 24, 26 AND 29 OF BLOCK 26; LOTS 4, 6, 7 AND 9 OF BLOCK 29; AND LOTS 9 AND 11 OF BLOCK 31, AMENDED PLAT OF PALM CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

TOGETHER WITH

LOTS 7-12, 21-25 AND THE WEST 25 FEET OF LOT 26, BLOCK 21, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

TRACT 48, PALM CITY FARMS, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA, LESS THEREFROM THE WEST 296.55 FEET AND ALSO LESS THEREFROM THE RIGHT-OF-WAY OF STATE ROAD NO. 714.

TOGETHER WITH

A PORTION OF TRACT 48, PALM CITY FARMS, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY) FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 296.55 FEET OF THE AFORESAID TRACT 48, LESS, HOWEVER, A TRIANGULAR PARCEL OF LAND LYING AND BEING IN THE NORTHWEST CORNER OF TRACT 48,

SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 48, SAID CORNER BEING THE POINT OF BEGINNING, RUN SOUTH 00°07'53" WEST, ALONG THE WEST LINE OF SAID TRACT 48, A DISTANCE OF 20.00 FEET; THENCE NORTH 74°27'49" EAST, A DISTANCE OF 72.70 FEET TO THE NORTH LINE OF SAID TRACT 48; THENCE NORTH 89°34'07" WEST ALONG THE NORTH LINE OF SAID TRACT 48, A DISTANCE OF 70.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, SKELTON MINOR PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 64 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LAKE WACO IN BLOCK "L" OF CLEVELAND'S ADDITION TO THE TOWN OF PALM CITY, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST LESS THAT PORTION OF LAKE WACO LYING SOUTH OF LOT 1 OF SAID BLOCK "L".

LESS

ANY ROAD RIGHT-OF-WAY.

Ord. 1126

**Exhibit F
Recreational future land use**

LEGAL DESCRIPTION

JOCK LEIGHTON PARK, BEING BLOCKS 2, 3, 6, 7 AND 9-13 AND THOSE ABANDONED RIGHT-OF-WAYS LYING BETWEEN SAID BLOCKS (PER ORB 1614, PAGE 959), TOWNSEND & COFFRIN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS

RIGHT-OF-WAY TO FLDOT PER ORB 2418, PAGE 2375.

AND LESS

RIGHT-OF-WAY PER ORB 1551, PAGE 1266.

TOGETHER WITH

ALL OF THE LAND LYING AND BEING BETWEEN PALMETTO DRIVE AND THE WATERS OF THE ST. LUCIE RIVER IN PALM CITY, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

LOTS 1 AND 2, BLOCK 4, AMENDED PLAT OF PALM CITY SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 41 IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF PALMETTO DRIVE WHICH LIES NORTH AND EAST OF THE SOUTH LINE OF LOT 2, BLOCK 4, AMENDED PLAT OF PALM CITY, AS RECORDED IN PLAT BOOK 6, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

LESS

ANY ADDITIONAL ROAD RIGHT-OF-WAY.

Ord. 1126

Exhibit G

Public Conservation future land use

LEGAL DESCRIPTION

TRACT "A", MARTIN DOWNS PLAT 44, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 69, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS

ANY ROAD RIGHT-OF-WAY.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 27, 2020

Ms. Carolyn Timmann
Clerk of the Circuit Court
Martin County
Post Office Box 9016
Stuart, Florida 34995

Attention: Mary K. Vettel, Deputy Clerk

Dear Ms. Timmann:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Martin County Ordinance No. 1126, which was filed in this office on February 27, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb