

31-38-42-000-00042-9

No Address

Existing Zoning:	PUD-C, Planned Unit Development Commercial
Future land use:	Commercial General
Commission district:	4
Municipal taxing district:	C, South Central MSTU
Planning area:	South County
Traffic analysis zone:	57

#### LOCATION MAP

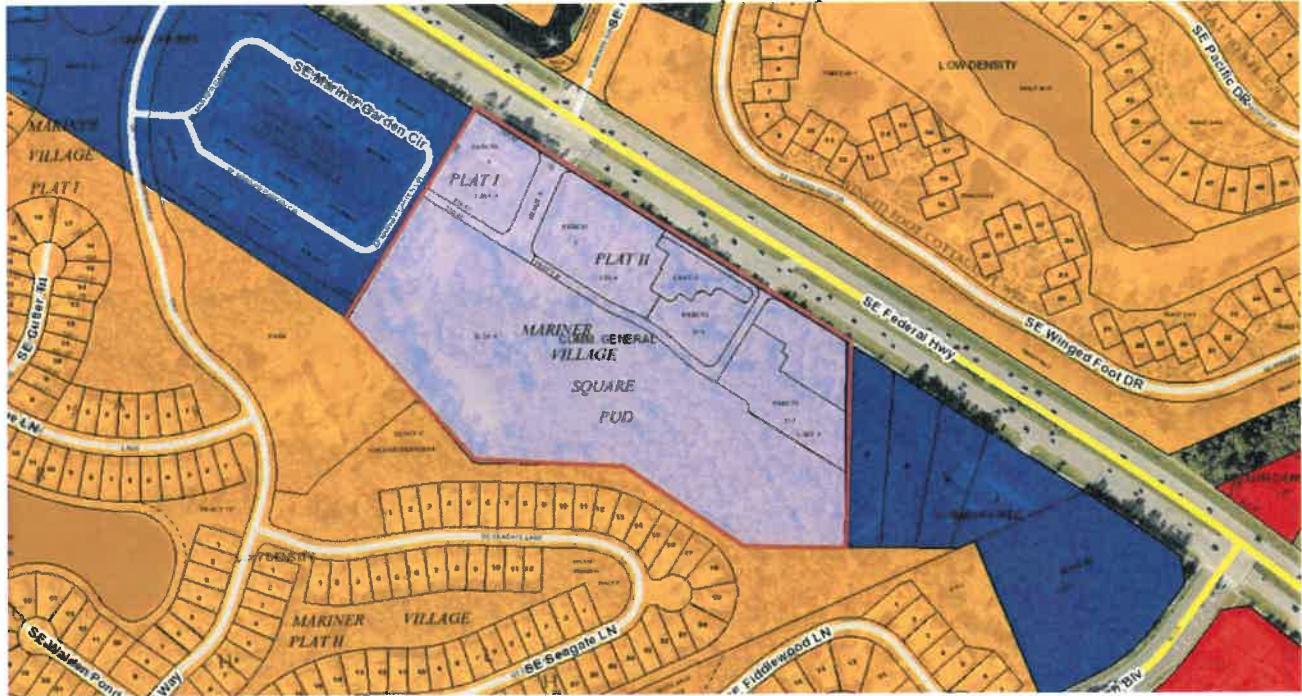


#### Aerial





Future Land Use Map Excerpt



Proposed Development Overlay



***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

**Unresolved Issues:**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning or procedural requirement issues associated with this application.

***H. Determination of compliance with the urban design and community redevelopment requirements - Community Development Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

***I. Determination of compliance with the property management requirements - Engineering Department***

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

**Landscaping**

**Findings of Compliance:**



The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a non-residential subdivision.

The plat documents are consistent with the approved master site plan and final site plan for Phase 2. The survey provides for required areas of landscape and buffering.

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

#### ***L. Determination of compliance with county surveyor - Engineering Department***

##### **Unresolved Issues:**

Note: All items below were not addressed in response to previous staff report.

##### **Item #1:**

Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

##### **Remedy/Suggestion/Clarification:**

Correct inconsistencies between plat certification and consent language and Resolution No. 02-6.1. Particularly the Clerk's recording certificate and Certificate of Surveyor and Mapper.

**BOTH CERTIFICATES HAVE BEEN REVISED TO MATCH THE LANGUAGE IN RESOLUTION NO. 02-601.**

##### **Item #2:**

1. Corners requiring certification must be filed in accordance with Ch 177, Part III, F. S., for public land corners identified, recovered, re-established, re-monumented, restored or used as controls in the preparation of the plat.
2. The original certified corner record must be submitted to the Florida Department of Environmental Protection (FDEP), Bureau of Surveying and Mapping, and shall be provided to the county surveyor and mapper in the plat application.
3. Each certified corner must indicate the State Plane Coordinate value of the corner, based upon the geodetic tie-in requirement of this section.
4. Upon approval of the certified corner record by FDEP, the certificate number of the public land corner shall be shown on the plat prior to recordation. [Sec. 4.912.C.18, M. C. Code Vol 2]

##### **Remedy/Suggestion/Clarification:**

Provide existing CCR information for Section Corner and 1/4 Corner. If filing new CCR, leave blank spaces to fill in on mylar prior to recordation of plat.

**CCR INFORMATION HAS BEEN ADDED.**

##### **Item #3:**

The legal description shall be consistent with the title certification. It shall include the total acreage of the platted land. [Ch 177.091.(11), Prt 1, F.S.; 4.912.C.20, M.C. Code Vol 2]

The location and width of proposed easements and existing easements identified in the title opinion or certification are to be shown on the plat or in the notes or legend, and their intended use clearly stated. If the easements are not coincident with the property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way. (Ch 177.091.(16), Prt I, F. S.)

**Remedy/Suggestion/Clarification:**

The legal description is not consistent with the provided title certification.

THE PROJECT ATTORNEY HAS CONFIRMED OWNERSHIP AND REQUESTED A TITLE UPDATE, WHICH WILL BE PROVIDED IMMEDIATELY UPON RECEIPT. (SEE ATTACHED DEEDS)

**Item #4:**

The plat shall be consistent with an approved final site plan.

**Remedy/Suggestion/Clarification:**

The dimension for the west line of Lot 2, does not appear to be correct on either the plat nor the site plan. It appears it should be corrected from 313.50' to 299.50'. I do not have a closure report to confirm.

THE DIMENSION HAS BEEN CORRECTED.

**Item #5:**

Provide a Closure Report.

**Remedy/Suggestion/Clarification:**

Provide a Closure Report for all lots and tracts, not just the outside boundary of the plat.

A CLOSURE REPORT FOR ALL LOTS AND TRACTS IS NOW INCLUDED IN THE SUBMITTAL.

**Item #6:**

Provide a P.R.M. Field Inspection request prior to recording.

AN INSPECTION REQUEST HAS NOW BEEN SUBMITTED.

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

**Electronic File Submittal**

**Findings of Compliance:**

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

***O. Determination of compliance with utilities requirements - Utilities Department***

**Water and Wastewater Service**

**Unresolved Issues:**

**Item #1:**

**Plat:**

The plat does not provide easements or dedications for the utilities to be maintained by Martin County Utilities. The applicant must show utility easements on the plat. These changes must be made to the plat prior to final plat approval.

REVISIONS HAVE BEEN MADE AS REQUESTED.

**Wellfield and Groundwater Protection**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

***R. Determination of compliance with Martin County Health Department and Martin County School Board***

### **Martin County Health Department**

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

### **Martin County School Board**

N/A

The applicant has indicated that this application is for a residential care facility. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

Review Ongoing

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

#### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk

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or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

**Item #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

**Item #2:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

**Item #3:**

One (1) paper 24" x 36" copy of the approved plat.

**Item #4:**

A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.

**Item #5:**

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

**Item #6:**

Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.

**Item #7:**

One (1) digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

**Item #8:**

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #9:**

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

## ***V. Local, State, and Federal Permits***

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

## ***W. Fees***



Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$16,600.00	\$16,600.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

## **X. General application information**

Applicant: Ribbon Ventures, LLC  
Rita M. Wilson  
P. O. Box 418  
Boynton Beach, FL 33435

Agent: Lucido & Associates  
Morris A. Crady, AICP  
701 East Ocean Blvd  
Stuart, FL 34994  
772-220-2100

## **Y. Acronyms**

ADA.....Americans with Disability Act  
AHJ .....Authority Having Jurisdiction  
ARDP .....Active Residential Development Preference  
BCC.....Board of County Commissioners  
CGMP .....Comprehensive Growth Management Plan  
CIE .....Capital Improvements Element  
CIP .....Capital Improvements Plan  
FACBC .....Florida Accessibility Code for Building Construction  
FDEP .....Florida Department of Environmental Protection  
FDOT .....Florida Department of Transportation  
LDR.....Land Development Regulations  
LPA .....Local Planning Agency  
MCC.....Martin County Code  
MCHD.....Martin County Health Department  
NFPA .....National Fire Protection Association  
SFWMD .....South Florida Water Management District  
W/WWSA ....Water/Waste Water Service Agreement

## **Z. Attachments**

**Morris Crady**

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**From:** Morris Crady  
**Sent:** Tuesday, March 17, 2020 3:15 PM  
**To:** Shirley Lyders  
**Subject:** FW: Mariner Village Square Plat  
**Attachments:** signed & sealed eng. cost est..pdf

FYI

**From:** Lisa Leonard <lleonard@bowmanconsulting.com>  
**Sent:** Tuesday, March 17, 2020 1:49 PM  
**To:** Merv McDonald (mmcdonald@lancorerealty.com) <mmcdonald@lancorerealty.com>; Behn Wilson <behnwilson@gmail.com>  
**Cc:** Morris Crady <mcrady@lucidodesign.com>; TPM@mccarthysummers.com; Brendan Kelley <bkelley@bowmanconsulting.com>  
**Subject:** FW: Mariner Village Square Plat

Hi Merv and Behn,

Martin County has "approved" the engineer's estimate for the plat infrastructure. I have attached a copy for your records.

Thanks,  
 Lisa

**Lisa Leonard, PE | Bowman Consulting Group**

office: 772.283.1413 | direct: 772.678.4331 | cell: 772.485.3163

**From:** Michael Uhazie <[muhazie@martin.fl.us](mailto:muhazie@martin.fl.us)>  
**Sent:** Tuesday, March 17, 2020 1:33 PM  
**To:** Lisa Leonard <[lleonard@bowmanconsulting.com](mailto:lleonard@bowmanconsulting.com)>; Michelle Cullum <[mcullum@martin.fl.us](mailto:mcullum@martin.fl.us)>  
**Cc:** Shirley Lyders <[slyders@lucidodesign.com](mailto:slyders@lucidodesign.com)>; Terence McCarthy <[TPM@mccarthysummers.com](mailto:TPM@mccarthysummers.com)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>; Tom Walker <[twalker@martin.fl.us](mailto:twalker@martin.fl.us)>; Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>; Krista Storey <[kstorey@martin.fl.us](mailto:kstorey@martin.fl.us)>; Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Brendan Kelley <[bkelley@bowmanconsulting.com](mailto:bkelley@bowmanconsulting.com)>; David Moore <[davidm@martin.fl.us](mailto:davidm@martin.fl.us)>  
**Subject:** RE: Mariner Village Square Plat

Good afternoon Lisa,

I apologize for the delay. We have reviewed the cost estimate for the project and have found it to be acceptable. When you get a chance, can you please submit a signed and sealed hardcopy for our records?

Thanks,

**Michael Uhazie, P.E.**  
 Development Review Engineer  
 Public Works Department  
 Martin County Board of County Commissioners  
 772-288-5416 (office)



Prepared by and return to:  
**Christen Spake, Esquire**  
McCarthy, Summers, Bobko, Wood,  
Norman, Bass & Melby, P.A.  
2400 SE Federal Highway, 4<sup>th</sup> Floor  
Stuart, Florida 34994  
772-286-1700  
File No. 13599.01

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 7<sup>th</sup> day of April, 2020, between **Heritage Trust, Inc., a Florida corporation**, whose address is 3477-A Palm City School Ave, Palm City, FL 34990, the "Quitclaimor", and **Ribbon Ventures, LLC, a Florida limited liability company**, whose address is 712 Shore Drive, Boynton Beach, FL 33435, the "Quitclaimee":

*(Whenever used herein the terms "quitclaimor(s)" and "quitclaimee(s)" 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 Quitclaimors, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Quitclaimors in hand paid by said Quitclaimees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Quitclaimees, and Quitclaimees' heirs and assigns forever, all the right, title, interest, claim and demand which Quitclaimors have in and to the following described land, situate, lying and being in Martin County, Florida to-wit:

ACCESS TRACT "B" AND LAKE "A" OF PLAT II OF MARINER VILLAGE SQUARE P.U.D. ("MARINER VILLAGE SQUARE") ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH PROPERTY IS LOCATED IN PART OF SECTION 31, TOWNSHIP 38, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**This Deed was prepared without the benefit of title examination.**

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Quitclaimors, either in law or equity, for the use, benefit and profit of the said Quitclaimees forever.



In Witness Whereof, Quitclaimors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Heritage Trust, Inc., a Florida corporation

Donna Dempsey  
Printed Witness Name DONNA DEMPSEY

By: Brian Bols  
Print: Brian D. Bols

Terence P. McCarthy  
Printed Witness Name Terence P. McCarthy

As: Vice President

State of FLORIDA  
County of MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2020, by Brian D. Bols as Vice President of Heritage Trust, Inc., a Florida corporation, on behalf of the corporation. He is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

Notary Seal

Donna A. Dempsey  
Notary Public  
Printed Name: DONNA A. DEMPSEY  
My Commission Expires:





Prepared by and return to:  
Christen Spake, Esq.  
McCarthy, Summers, Wood,  
Norman, Melby & Schultz, P.A.  
2400 SE Federal Highway, 4<sup>th</sup> Floor  
Stuart, Florida 34994  
772-286-1700  
File Number: 13599.01

(space above this line for recording data)

### Warranty Deed

**THIS WARRANTY DEED**, made this <sup>th</sup> 27 day of MARCH, 2020, by **Mariner Village Square Association, Inc.**, a Florida not-for-profit corporation whose address is 855 Alamanda Street, Boca Raton, FL 33486 ("Grantor"), to **Ribbon Ventures, LLC**, a Florida limited liability company, whose address is 712 Shore Drive, Boynton Beach, FL 33435 ("Grantee"):

**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 EXHIBIT "A" ATTACHED HERETO  
and incorporated herein by this reference

Subject to taxes for 2020, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

This deed is prepared without benefit of title examination.

This is a conveyance of unencumbered property with no change of beneficial ownership and no exchange of value. Pursuant to *Crescent Miami Center, LLC v. Florida Department of Revenue* SC03-2063, 05/19/2005, and subsequent Technical Assistance Advisements issued by the State of Florida Department of Revenue, only minimum documentary stamp tax is due.

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

Signed, sealed and delivered in our presence:

Witnesses:

**Mariner Village Square Association, Inc., a**  
Florida not-for-profit corporation

Kinshee Dudley  
Printed Witness Name Kinshee Dudley

By: Behn Wilson

Brent Dudley  
Printed Witness Name Brent Dudley

Print: Behn Wilson

As: President

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of March, 2020, by Behn Wilson as President of Mariner Village Square Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

{Notary Seal}

Notary Public



ELIZABETH NEIBERGER  
Commission # GQ 346445  
Expires October 19, 2023  
Bonded Thru Budget Notary Services

Elizabeth Neiberger



**EXHIBIT A**

ACCESS TRACT "B" AND LAKE "A" OF PLAT II OF MARINER VILLAGE SQUARE P.U.D. ("MARINER VILLAGE SQUARE") ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH PROPERTY IS LOCATED IN PART OF SECTION 31, TOWNSHIP 38, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

## Mapcheck 22: PLAT BOUNDARY ASSUMED

### Closure Summary

Precision, 1 part in: 435044.43'

Error distance: 0.01'

Error direction: N89° 07' 42.08"E

Area: 802356.31 Sq. Ft.

Square area: 802356.31

Perimeter: 3972.91'

### Point of Beginning

Easting: 931233.9992'

Northing: 1012746.8388'

### Side 1: Line

Direction: S00° 36' 33.00"W

Angle: [000° 36' 33"]

Deflection angle: [-179° 23' 27"]

Distance: 544.41'

Easting: 931228.2111'

Northing: 1012202.4595'

### Side 2: Line

Direction: N89° 19' 06.00"W

Angle: [-089° 55' 39"]

Deflection angle: [090° 04' 21"]

Distance: 260.69'

Easting: 930967.5396'

Northing: 1012205.5610'

### Side 3: Line

Direction: N57° 47' 05.00"W

Angle: [-148° 27' 59"]

Deflection angle: [031° 32' 01"]

Distance: 384.56'  
Easting: 930642.1822'  
Northing: 1012410.5706'

Side 4: Line

Direction: N87° 55' 12.00"W  
Angle: [149° 51' 53"]  
Deflection angle: [-030° 08' 07"]  
Distance: 408.82'  
Easting: 930233.6316'  
Northing: 1012425.4087'

Side 5: Line

Direction: N39° 33' 10.00"W  
Angle: [-131° 37' 58"]  
Deflection angle: [048° 22' 02"]  
Distance: 511.36'  
Easting: 929908.0033'  
Northing: 1012819.6869'

Side 6: Line

Direction: N32° 12' 55.00"E  
Angle: [-108° 13' 55"]  
Deflection angle: [071° 46' 05"]  
Distance: 380.26'  
Easting: 930110.7206'  
Northing: 1013141.4063'

Side 7: Line

Direction: S57° 47' 04.00"E  
Angle: [-089° 59' 59"]  
Deflection angle: [090° 00' 01"]  
Distance: 339.85'



Easting: 930398.2502'

Northing: 1012960.2302'

Side 8: Line

Direction: N32° 12' 56.00"E

Angle: [090° 00' 00"]

Deflection angle: [-090° 00' 00"]

Distance: 25.00'

Easting: 930411.5778'

Northing: 1012981.3814'

Side 9: Curve

Curve direction: Clockwise

Radius: [25.00']

Arc length: 35.78'

Delta angle: 082° 00' 00"

Tangent: [21.73']

Chord direction: N16° 47' 04.00"W

Chord angle: [131° 00' 00"]

Deflection angle: [-049° 00' 00"]

Chord distance: 32.80'

Easting: 930402.1061'

Northing: 1013012.7840'

Side 10: Line

Direction: N24° 12' 56.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 191.87'

Easting: 930480.8056'

Northing: 1013187.7712'

Side 11: Curve

Curve direction: Clockwise

Radius: [25.00']

Arc length: 42.76'

Delta angle: 098° 00' 00"

Tangent: [28.76']

Chord direction: N73° 12' 56.00"E

Chord angle: [-131° 00' 00"]

Deflection angle: [049° 00' 00"]

Chord distance: 37.74'

Easting: 930516.9378'

Northing: 1013198.6694'

Side 12: Line

Direction: S57° 47' 05.00"E

Angle: [179° 59' 59"]

Deflection angle: [-000° 00' 01"]

Distance: 847.55'

Easting: 931234.0083'

Northing: 1012746.8389'

**Mariner Village Squaare Plat III, P.U.D.**

(Coordinates do not apply)

**Mapcheck 1: LOT 2**

Closure Summary

Precision, 1 part in: 692376.97'

Error distance: 0.00'

Error direction: S32° 12' 55.50"W

Area: 132229.72 Sq. Ft.

Square area: 132229.72

Perimeter: 1482.00'

Point of Beginning

Easting: 929947.8518'

Northing: 1012882.9347'

Side 1: Line

Direction: N32° 12' 55.00"E

Angle: [-147° 47' 05"]

Deflection angle: [032° 12' 55"]

Distance: 299.50'

Easting: 930107.5158'

Northing: 1013136.3270'

Side 2: Line

Direction: S57° 47' 04.00"E

Angle: [-089° 59' 59"]

Deflection angle: [090° 00' 01"]

Distance: 441.50'

Easting: 930481.0462'

Northing: 1012900.9607'

Side 3: Line

Direction: S32° 12' 55.00"W

Angle: [-090° 00' 01"]

Deflection angle: [089° 59' 59"]

Distance: 299.50'

Easting: 930321.3822'

Northing: 1012647.5684'

Side 4: Line

Direction: N57° 47' 05.00"W

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 441.50'

Easting: 929947.8506'

Northing: 1012882.9329'

## Mapcheck 2: LOT 4-

### Closure Summary

Precision, 1 part in: 109482.17'

Error distance: 0.03'

Error direction: N74° 39' 26.63"E

Area: 290599.91 Sq. Ft.

Square area: 290599.91

Perimeter: 2766.83'

### Point of Beginning

Easting: 933859.6013'

Northing: 1012249.1764'

### Side 1: Line

Direction: N02° 04' 48.00"E

Angle: [-177° 55' 12"]

Deflection angle: [002° 04' 48"]

Distance: 125.00'

Easting: 933864.1381'

Northing: 1012374.0941'

### Side 2: Line

Direction: N69° 47' 18.00"E

Angle: [-112° 17' 30"]

Deflection angle: [067° 42' 30"]

Distance: 35.95'

Easting: 933897.8744'

Northing: 1012386.5144'

### Side 3: Curve

Curve direction: Counter-clockwise

Radius: [50.00']



Arc length: 61.37'  
Delta angle: 070° 19' 30"  
Tangent: [35.22']  
Chord direction: S55° 22' 26.73"E  
Chord angle: [-125° 09' 45"]  
Deflection angle: [054° 50' 15"]  
Chord distance: 57.59'  
Easting: 933945.2639'  
Northing: 1012353.7910'

Side 4: Line

Direction: N89° 27' 48.00"E  
Angle: [180° 00' 00"]  
Deflection angle: [-000° 00' 00"]  
Distance: 39.43'  
Easting: 933984.6922'  
Northing: 1012354.1603'

Side 5: Line

Direction: S55° 19' 55.00"E  
Angle: [-144° 47' 43"]  
Deflection angle: [035° 12' 17"]  
Distance: 49.69'  
Easting: 934025.5603'  
Northing: 1012325.8956'

Side 6: Curve

Curve direction: Counter-clockwise  
Radius: [50.00']  
Arc length: 15.30'  
Delta angle: 017° 31' 56"  
Tangent: [7.71']

Chord direction: S64° 05' 53.33"E

Chord angle: [171° 14' 02"]

Deflection angle: [-008° 45' 58"]

Chord distance: 15.24'

Easting: 934039.2694'

Northing: 1012319.2382'

Side 7: Line

Direction: S72° 51' 51.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 45.47'

Easting: 934082.7210'

Northing: 1012305.8410'

Side 8: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 59.38'

Delta angle: 068° 02' 51"

Tangent: [33.76']

Chord direction: N73° 06' 43.17"E

Chord angle: [145° 58' 34"]

Deflection angle: [-034° 01' 26"]

Chord distance: 55.95'

Easting: 934136.2616'

Northing: 1012322.0956'

Side 9: Line

Direction: N39° 05' 18.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 72.23'  
Easting: 934181.8039'  
Northing: 1012378.1588'

Side 10: Line

Direction: N37° 32' 51.00"E  
Angle: [178° 27' 33"]  
Deflection angle: [-001° 32' 27"]  
Distance: 117.39'  
Easting: 934253.3436'  
Northing: 1012471.2312'

Side 11: Curve

Curve direction: Counter-clockwise  
Radius: [50.00']  
Arc length: 10.78'  
Delta angle: 012° 21' 18"  
Tangent: [5.41']  
Chord direction: N31° 22' 11.84"E  
Chord angle: [173° 49' 21"]  
Deflection angle: [-006° 10' 39"]  
Chord distance: 10.76'  
Easting: 934258.9452'  
Northing: 1012480.4191'

Side 12: Line

Direction: N25° 11' 33.00"E  
Angle: [-180° 00' 00"]  
Deflection angle: [000° 00' 00"]  
Distance: 75.52'  
Easting: 934291.0912'  
Northing: 1012548.7558'

Side 13: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 72.40'

Delta angle: 082° 58' 01"

Tangent: [44.21']

Chord direction: N16° 17' 27.41"W

Chord angle: [138° 31' 00"]

Deflection angle: [-041° 29' 00"]

Chord distance: 66.24'

Easting: 934272.5097'

Northing: 1012612.3366'

Side 14: Line

Direction: N32° 13' 32.00"E

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 15.77'

Easting: 934280.9191'

Northing: 1012625.6773'

Side 15: Curve

Curve direction: Clockwise

Radius: [593.50']

Arc length: 33.10'

Delta angle: 003° 11' 43"

Tangent: [16.55']

Chord direction: S59° 22' 56.49"E

Chord angle: [-091° 36' 28"]

Deflection angle: [088° 23' 32"]

Chord distance: 33.09'

Easting: 934309.3994'

Northing: 1012608.8223'

Side 16: Line

Direction: S57° 47' 05.00"E

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 50.71'

Easting: 934352.3026'

Northing: 1012581.7887'

Side 17: Curve

Curve direction: Counter-clockwise

Radius: [45.50']

Arc length: 71.47'

Delta angle: 089° 59' 58"

Tangent: [45.50']

Chord direction: N77° 12' 55.80"E

Chord angle: [135° 00' 01"]

Deflection angle: [-044° 59' 59"]

Chord distance: 64.35'

Easting: 934415.0539'

Northing: 1012596.0276'

Side 18: Line

Direction: N32° 12' 57.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 16.51'

Easting: 934423.8555'

Northing: 1012609.9958'

Side 19: Curve



Curve direction: Clockwise

Radius: [51.50']

Arc length: 56.24'

Delta angle: 062° 33' 58"

Tangent: [31.29']

Chord direction: N63° 29' 55.67"E

Chord angle: [-148° 43' 01"]

Deflection angle: [031° 16' 59"]

Chord distance: 53.48'

Easting: 934471.7204'

Northing: 1012633.8616'

#### Side 20: Curve

Curve direction: Counter-clockwise

Radius: [88.50']

Arc length: 96.64'

Delta angle: 062° 33' 59"

Tangent: [53.77']

Chord direction: N63° 29' 55.25"E

Chord angle: [148° 43' 01"]

Deflection angle: [-031° 16' 59"]

Chord distance: 91.91'

Easting: 934553.9739'

Northing: 1012674.8740'

#### Side 21: Line

Direction: N32° 12' 56.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 10.95'

Easting: 934559.8114'

Northing: 1012684.1383'

Side 22: Curve

Curve direction: Clockwise

Radius: [43.50']

Arc length: 10.33'

Delta angle: 013° 36' 40"

Tangent: [5.19']

Chord direction: N39° 01' 15.67"E

Chord angle: [-173° 11' 40"]

Deflection angle: [006° 48' 20"]

Chord distance: 10.31'

Easting: 934566.3023'

Northing: 1012692.1479'

Side 23: Line

Direction: N45° 49' 36.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 3.93'

Easting: 934569.1210'

Northing: 1012694.8864'

Side 24: Line

Direction: S57° 47' 05.00"E

Angle: [-103° 36' 41"]

Deflection angle: [076° 23' 19"]

Distance: 226.35'

Easting: 934760.6247'

Northing: 1012574.2188'

Side 25: Line

Direction: S00° 36' 33.00"W

Angle: [-121° 36' 22"]

Deflection angle: [058° 23' 38"]

Distance: 309.00'

Easting: 934757.3394'

Northing: 1012265.2363'

Side 26: Line

Direction: N89° 34' 55.00"W

Angle: [-090° 11' 28"]

Deflection angle: [089° 48' 32"]

Distance: 50.10'

Easting: 934707.2408'

Northing: 1012265.6018'

Side 27: Line

Direction: S32° 12' 56.00"W

Angle: [121° 47' 51"]

Deflection angle: [-058° 12' 09"]

Distance: 161.30'

Easting: 934621.2508'

Northing: 1012129.1342'

Side 28: Curve

Curve direction: Clockwise

Radius: [100.00']

Arc length: 102.03'

Delta angle: 058° 27' 27"

Tangent: [55.95']

Chord direction: S61° 26' 39.48"W

Chord angle: [-150° 46' 17"]

Deflection angle: [029° 13' 43"]

Chord distance: 97.66'

Easting: 934535.4713'

Northing: 1012082.4517'

Side 29: Line

Direction: N89° 19' 37.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 26.58'

Easting: 934508.8931'

Northing: 1012082.7639'

Side 30: Line

Direction: S16° 27' 53.00"W

Angle: [105° 47' 30"]

Deflection angle: [-074° 12' 30"]

Distance: 51.95'

Easting: 934494.1692'

Northing: 1012032.9442'

Side 31: Line

Direction: N57° 47' 05.00"W

Angle: [-074° 14' 58"]

Deflection angle: [105° 45' 02"]

Distance: 384.56'

Easting: 934168.8118'

Northing: 1012237.9538'

Side 32: Line

Direction: N87° 55' 12.00"W

Angle: [149° 51' 53"]

Deflection angle: [-030° 08' 07"]

Distance: 309.39'

Easting: 933859.6256'

Northing: 1012249.1831'



### Mapcheck 3: ACCESS TRACT

#### Closure Summary

Precision, 1 part in: 2210415.67'

Error distance: 0.00'

Error direction: N53° 29' 13.87"E

Area: 24439.96 Sq. Ft.

Square area: 24439.96

Perimeter: 2190.67'

#### Point of Beginning

Easting: 930110.7164'

Northing: 1013141.4055'

#### Side 1: Line

Direction: S57° 47' 04.00"E

Angle: [-057° 47' 04"]

Deflection angle: [122° 12' 56"]

Distance: 339.85'

Easting: 930398.2460'

Northing: 1012960.2294'

#### Side 2: Line

Direction: N32° 12' 56.00"E

Angle: [090° 00' 00"]

Deflection angle: [-090° 00' 00"]

Distance: 25.00'

Easting: 930411.5736'

Northing: 1012981.3806'

#### Side 3: Line

Direction: S57° 47' 04.00"E

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 103.08'

Easting: 930498.7843'

Northing: 1012926.4280'

Side 4: Curve

Curve direction: Counter-clockwise

Radius: [249.50']

Arc length: 92.78'

Delta angle: 021° 18' 21"

Tangent: [46.93']

Chord direction: S68° 26' 14.17"E

Chord angle: [169° 20' 50"]

Deflection angle: [-010° 39' 10"]

Chord distance: 92.24'

Easting: 930584.5733'

Northing: 1012892.5263'

Side 5: Curve

Curve direction: Clockwise

Radius: [624.50']

Arc length: 232.22'

Delta angle: 021° 18' 20"

Tangent: [117.47']

Chord direction: S68° 26' 14.85"E

Chord angle: [-169° 20' 50"]

Deflection angle: [010° 39' 10"]

Chord distance: 230.89'

Easting: 930799.3004'

Northing: 1012807.6722'

Side 6: Line

Direction: S57° 47' 05.00"E

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 50.71'

Easting: 930842.2037'

Northing: 1012780.6386'

#### Side 7: Curve

Curve direction: Counter-clockwise

Radius: [14.50']

Arc length: 22.78'

Delta angle: 089° 59' 58"

Tangent: [14.50']

Chord direction: N77° 12' 55.80"E

Chord angle: [135° 00' 01"]

Deflection angle: [-044° 59' 59"]

Chord distance: 20.51'

Easting: 930862.2013'

Northing: 1012785.1762'

#### Side 8: Line

Direction: N32° 12' 57.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 16.51'

Easting: 930871.0030'

Northing: 1012799.1445'

#### Side 9: Curve

Curve direction: Clockwise

Radius: [82.50']

Arc length: 90.09'

Delta angle: 062° 33' 58"  
Tangent: [50.13']  
Chord direction: N63° 29' 55.67"E  
Chord angle: [-148° 43' 01"]  
Deflection angle: [031° 16' 59"]  
Chord distance: 85.68'  
Easting: 930947.6795'  
Northing: 1012837.3760'

Side 10: Curve

Curve direction: Counter-clockwise  
Radius: [57.50']  
Arc length: 62.79'  
Delta angle: 062° 33' 59"  
Tangent: [34.94']  
Chord direction: N63° 29' 55.25"E  
Chord angle: [148° 43' 01"]  
Deflection angle: [-031° 16' 59"]  
Chord distance: 59.72'  
Easting: 931001.1212'  
Northing: 1012864.0226'

Side 11: Line

Direction: N32° 12' 56.00"E  
Angle: [-180° 00' 00"]  
Deflection angle: [000° 00' 00"]  
Distance: 2.14'  
Easting: 931002.2621'  
Northing: 1012865.8331'

Side 12: Line

Direction: N18° 59' 34.00"E

Angle: [166° 46' 38"]

Deflection angle: [-013° 13' 22"]

Distance: 23.49'

Easting: 931009.9068'

Northing: 1012888.0443'

Side 13: Line

Direction: S57° 47' 05.00"E

Angle: [-076° 46' 39"]

Deflection angle: [103° 13' 21"]

Distance: 38.52'

Easting: 931042.4967'

Northing: 1012867.5092'

Side 14: Line

Direction: S45° 49' 36.00"W

Angle: [-076° 23' 19"]

Deflection angle: [103° 36' 41"]

Distance: 3.93'

Easting: 931039.6780'

Northing: 1012864.7707'

Side 15: Curve

Curve direction: Counter-clockwise

Radius: [43.50']

Arc length: 10.33'

Delta angle: 013° 36' 40"

Tangent: [5.19']

Chord direction: S39° 01' 15.67"W

Chord angle: [173° 11' 40"]

Deflection angle: [-006° 48' 20"]

Chord distance: 10.31'



Easting: 931033.1871'

Northing: 1012856.7611'

Side 16: Line

Direction: S32° 12' 56.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 10.95'

Easting: 931027.3496'

Northing: 1012847.4968'

Side 17: Curve

Curve direction: Clockwise

Radius: [88.50']

Arc length: 96.64'

Delta angle: 062° 33' 59"

Tangent: [53.77']

Chord direction: S63° 29' 55.25"W

Chord angle: [-148° 43' 01"]

Deflection angle: [031° 16' 59"]

Chord distance: 91.91'

Easting: 930945.0962'

Northing: 1012806.4844'

Side 18: Curve

Curve direction: Counter-clockwise

Radius: [51.50']

Arc length: 56.24'

Delta angle: 062° 33' 58"

Tangent: [31.29']

Chord direction: S63° 29' 55.67"W

Chord angle: [148° 43' 01"]

Deflection angle: [-031° 16' 59"]

Chord distance: 53.48'

Easting: 930897.2313'

Northing: 1012782.6186'

Side 19: Line

Direction: S32° 12' 57.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 16.51'

Easting: 930888.4296'

Northing: 1012768.6504'

Side 20: Curve

Curve direction: Clockwise

Radius: [45.50']

Arc length: 71.47'

Delta angle: 089° 59' 58"

Tangent: [45.50']

Chord direction: S77° 12' 55.80"W

Chord angle: [-135° 00' 01"]

Deflection angle: [044° 59' 59"]

Chord distance: 64.35'

Easting: 930825.6784'

Northing: 1012754.4115'

Side 21: Line

Direction: N57° 47' 05.00"W

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 50.71'

Easting: 930782.7751'

Northing: 1012781.4451'

Side 22: Curve

Curve direction: Counter-clockwise

Radius: [593.50']

Arc length: 220.69'

Delta angle: 021° 18' 20"

Tangent: [111.64']

Chord direction: N68° 26' 14.85"W

Chord angle: [169° 20' 50"]

Deflection angle: [-010° 39' 10"]

Chord distance: 219.42'

Easting: 930578.7070'

Northing: 1012862.0871'

Side 23: Curve

Curve direction: Clockwise

Radius: [280.50']

Arc length: 104.31'

Delta angle: 021° 18' 21"

Tangent: [52.76']

Chord direction: N68° 26' 14.17"W

Chord angle: [-169° 20' 49"]

Deflection angle: [010° 39' 11"]

Chord distance: 103.71'

Easting: 930482.2588'

Northing: 1012900.2011'

Side 24: Line

Direction: N57° 47' 04.00"W

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 1.43'

Easting: 930481.0490'

Northing: 1012900.9634'

Side 25: Line

Direction: N57° 47' 04.00"W

Angle: [180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 441.50'

Easting: 930107.5186'

Northing: 1013136.3297'

Side 26: Line

Direction: N32° 12' 55.00"E

Angle: [-090° 00' 01"]

Deflection angle: [089° 59' 59"]

Distance: 6.00'

Easting: 930110.7172'

Northing: 1013141.4061'

#### Mapcheck 4: LOT 3-

##### Closure Summary

Precision, 1 part in: 632680.16'

Error distance: 0.00'

Error direction: S36° 50' 20.56"W

Area: 116930.27 Sq. Ft.

Square area: 116930.27

Perimeter: 1549.67'

##### Point of Beginning

Easting: 930516.9270'

Northing: 1013198.6703'

##### Side 1: Line

Direction: S57° 47' 05.00"E

Angle: [-057° 47' 05"]

Deflection angle: [122° 12' 55"]

Distance: 582.68'

Easting: 931009.9040'

Northing: 1012888.0425'

##### Side 2: Line

Direction: S18° 59' 34.00"W

Angle: [-103° 13' 21"]

Deflection angle: [076° 46' 39"]

Distance: 23.49'

Easting: 931002.2592'

Northing: 1012865.8313'

##### Side 3: Line

Direction: S32° 12' 56.00"W

Angle: [-166° 46' 38"]

Deflection angle: [013° 13' 22"]

Distance: 2.14'

Easting: 931001.1184'

Northing: 1012864.0208'

Side 4: Curve

Curve direction: Clockwise

Radius: [57.50']

Arc length: 62.79'

Delta angle: 062° 33' 59"

Tangent: [34.94']

Chord direction: S63° 29' 55.25"W

Chord angle: [-148° 43' 01"]

Deflection angle: [031° 16' 59"]

Chord distance: 59.72'

Easting: 930947.6767'

Northing: 1012837.3742'

Side 5: Curve

Curve direction: Counter-clockwise

Radius: [82.50']

Arc length: 90.09'

Delta angle: 062° 33' 58"

Tangent: [50.13']

Chord direction: S63° 29' 55.67"W

Chord angle: [148° 43' 01"]

Deflection angle: [-031° 16' 59"]

Chord distance: 85.68'

Easting: 930871.0001'

Northing: 1012799.1427'

Side 6: Line

Direction: S32° 12' 57.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 16.51'

Easting: 930862.1985'

Northing: 1012785.1744'

#### Side 7: Curve

Curve direction: Clockwise

Radius: [14.50']

Arc length: 22.78'

Delta angle: 089° 59' 58"

Tangent: [14.50']

Chord direction: S77° 12' 55.80"W

Chord angle: [-135° 00' 01"]

Deflection angle: [044° 59' 59"]

Chord distance: 20.51'

Easting: 930842.2008'

Northing: 1012780.6368'

#### Side 8: Line

Direction: N57° 47' 05.00"W

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 50.71'

Easting: 930799.2976'

Northing: 1012807.6704'

#### Side 9: Curve

Curve direction: Counter-clockwise

Radius: [624.50']

Arc length: 232.22'

Delta angle: 021° 18' 20"  
Tangent: [117.47']  
Chord direction: N68° 26' 14.85"W  
Chord angle: [169° 20' 50"]  
Deflection angle: [-010° 39' 10"]  
Chord distance: 230.89'  
Easting: 930584.5705'  
Northing: 1012892.5245'

Side 10: Curve

Curve direction: Clockwise  
Radius: [249.50']  
Arc length: 92.78'  
Delta angle: 021° 18' 21"  
Tangent: [46.93']  
Chord direction: N68° 26' 14.17"W  
Chord angle: [-169° 20' 49"]  
Deflection angle: [010° 39' 11"]  
Chord distance: 92.24'  
Easting: 930498.7814'  
Northing: 1012926.4262'

Side 11: Line

Direction: N57° 47' 04.00"W  
Angle: [180° 00' 00"]  
Deflection angle: [-000° 00' 00"]  
Distance: 103.08'  
Easting: 930411.5708'  
Northing: 1012981.3788'

Side 12: Curve

Curve direction: Clockwise



Radius: [25.00']  
Arc length: 35.78'  
Delta angle: 082° 00' 00"  
Tangent: [21.73']  
Chord direction: N16° 47' 04.00"W  
Chord angle: [-139° 00' 00"]  
Deflection angle: [041° 00' 00"]  
Chord distance: 32.80'  
Easting: 930402.0982'  
Northing: 1013012.7843'

Side 13: Line

Direction: N24° 12' 56.00"E  
Angle: [180° 00' 00"]  
Deflection angle: [-000° 00' 00"]  
Distance: 191.87'  
Easting: 930480.7976'  
Northing: 1013187.7714'

Side 14: Curve

Curve direction: Clockwise  
Radius: [25.00']  
Arc length: 42.76'  
Delta angle: 098° 00' 00"  
Tangent: [28.76']  
Chord direction: N73° 12' 56.00"E  
Chord angle: [-131° 00' 00"]  
Deflection angle: [049° 00' 00"]  
Chord distance: 37.74'  
Easting: 930516.9255'  
Northing: 1013198.6684'

## Mapcheck 5: STORM TRACT

### Closure Summary

Precision, 1 part in: 186305.31'

Error distance: 0.01'

Error direction: S35° 21' 12.98"W

Area: 116669.58 Sq. Ft.

Square area: 116669.58

Perimeter: 2420.69'

### Point of Beginning

Easting: 929907.9985'

Northing: 1012819.6864'

### Side 1: Line

Direction: N32° 12' 55.00"E

Angle: [-147° 47' 05"]

Deflection angle: [032° 12' 55"]

Distance: 74.76'

Easting: 929947.8532'

Northing: 1012882.9372'

### Side 2: Line

Direction: S57° 47' 05.00"E

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 441.50'

Easting: 930321.3847'

Northing: 1012647.5727'

### Side 3: Line

Direction: N32° 12' 55.00"E

Angle: [090° 00' 00"]

Deflection angle: [-090° 00' 00"]

Distance: 299.50'

Easting: 930481.0488'

Northing: 1012900.9650'

Side 4: Line

Direction: S57° 47' 04.00"E

Angle: [-089° 59' 59"]

Deflection angle: [090° 00' 01"]

Distance: 1.43'

Easting: 930482.2586'

Northing: 1012900.2027'

Side 5: Curve

Curve direction: Counter-clockwise

Radius: [280.50']

Arc length: 104.31'

Delta angle: 021° 18' 21"

Tangent: [52.76']

Chord direction: S68° 26' 14.17"E

Chord angle: [169° 20' 50"]

Deflection angle: [-010° 39' 10"]

Chord distance: 103.71'

Easting: 930578.7068'

Northing: 1012862.0887'

Side 6: Curve

Curve direction: Clockwise

Radius: [593.50']

Arc length: 187.60'

Delta angle: 018° 06' 37"

Tangent: [94.59']

Chord direction: S70° 02' 06.34"E

Chord angle: [-170° 56' 42"]

Deflection angle: [009° 03' 18"]

Chord distance: 186.82'

Easting: 930754.2947'

Northing: 1012798.3017'

Side 7: Line

Direction: S32° 13' 32.00"W

Angle: [-086° 47' 40"]

Deflection angle: [093° 12' 20"]

Distance: 15.77'

Easting: 930745.8852'

Northing: 1012784.9610'

Side 8: Line

Direction: N57° 46' 28.00"W

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 53.82'

Easting: 930700.3559'

Northing: 1012813.6607'

Side 9: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 46.99'

Delta angle: 053° 51' 06"

Tangent: [25.39']

Chord direction: N84° 42' 00.92"W

Chord angle: [153° 04' 27"]

Deflection angle: [-026° 55' 33"]

Chord distance: 45.28'

Easting: 930655.2658'

Northing: 1012817.8434'

Side 10: Line

Direction: S68° 22' 26.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 89.81'

Easting: 930571.7776'

Northing: 1012784.7441'

Side 11: Line

Direction: S79° 55' 27.00"W

Angle: [-168° 26' 59"]

Deflection angle: [011° 33' 01"]

Distance: 69.88'

Easting: 930502.9754'

Northing: 1012772.5185'

Side 12: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 34.36'

Delta angle: 039° 22' 08"

Tangent: [17.89']

Chord direction: S60° 14' 23.34"W

Chord angle: [160° 18' 56"]

Deflection angle: [-019° 41' 04"]

Chord distance: 33.68'

Easting: 930473.7341'

Northing: 1012755.7988'

Side 13: Line

Direction: S40° 33' 20.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 95.28'

Easting: 930411.7844'

Northing: 1012683.4073'

Side 14: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 15.34'

Delta angle: 017° 34' 22"

Tangent: [7.73']

Chord direction: S31° 46' 08.34"W

Chord angle: [171° 12' 48"]

Deflection angle: [-008° 47' 12"]

Chord distance: 15.28'

Easting: 930403.7421'

Northing: 1012670.4207'

Side 15: Line

Direction: S22° 58' 57.00"W

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 80.92'

Easting: 930372.1469'

Northing: 1012595.9238'

Side 16: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 37.69'  
Delta angle: 043° 11' 39"  
Tangent: [19.79']  
Chord direction: S01° 23' 07.77"W  
Chord angle: [158° 24' 11"]  
Deflection angle: [-021° 35' 49"]  
Chord distance: 36.81'  
Easting: 930371.2569'  
Northing: 1012559.1269'

Side 17: Line

Direction: S69° 47' 18.00"W  
Angle: [-090° 00' 00"]  
Deflection angle: [090° 00' 00"]  
Distance: 35.95'  
Easting: 930337.5206'  
Northing: 1012546.7065'

Side 18: Line

Direction: S02° 04' 48.00"W  
Angle: [112° 17' 30"]  
Deflection angle: [-067° 42' 30"]  
Distance: 125.00'  
Easting: 930332.9838'  
Northing: 1012421.7889'

Side 19: Line

Direction: N87° 55' 12.00"W  
Angle: [-090° 00' 00"]  
Deflection angle: [090° 00' 00"]  
Distance: 99.43'  
Easting: 930233.6193'

Northing: 1012425.3977'

Side 20: Line

Direction: N39° 33' 10.00"W

Angle: [-131° 37' 58"]

Deflection angle: [048° 22' 02"]

Distance: 511.36'

Easting: 929907.9910'

Northing: 1012819.6758'



## Mapcheck 6: PRESERVE TRACT 2-

### Closure Summary

Precision, 1 part in: 82910.12'

Error distance: 0.01'

Error direction: N30° 21' 14.31"W

Area: 88499.58 Sq. Ft.

Square area: 88499.58

Perimeter: 1143.06'

### Point of Beginning

Easting: 930700.3531'

Northing: 1012813.6640'

### Side 1: Line

Direction: S57° 46' 28.00"E

Angle: [-057° 46' 28"]

Deflection angle: [122° 13' 32"]

Distance: 53.82'

Easting: 930745.8824'

Northing: 1012784.9643'

### Side 2: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 72.40'

Delta angle: 082° 58' 01"

Tangent: [44.21']

Chord direction: S16° 17' 27.41"E

Chord angle: [-138° 30' 59"]

Deflection angle: [041° 29' 01"]

Chord distance: 66.24'

Easting: 930764.4638'

Northing: 1012721.3835'

Side 3: Line

Direction: S25° 11' 33.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 75.52'

Easting: 930732.3179'

Northing: 1012653.0467'

Side 4: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 10.78'

Delta angle: 012° 21' 18"

Tangent: [5.41']

Chord direction: S31° 22' 11.84"W

Chord angle: [-173° 49' 21"]

Deflection angle: [006° 10' 39"]

Chord distance: 10.76'

Easting: 930726.7162'

Northing: 1012643.8589'

Side 5: Line

Direction: S37° 32' 51.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 117.39'

Easting: 930655.1766'

Northing: 1012550.7864'

Side 6: Line

Direction: S39° 05' 18.00"W

Angle: [-178° 27' 33"]

Deflection angle: [001° 32' 27"]

Distance: 72.23'

Easting: 930609.6343'

Northing: 1012494.7233'

#### Side 7: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 59.38'

Delta angle: 068° 02' 51"

Tangent: [33.76']

Chord direction: S73° 06' 43.17"W

Chord angle: [-145° 58' 35"]

Deflection angle: [034° 01' 25"]

Chord distance: 55.95'

Easting: 930556.0936'

Northing: 1012478.4686'

#### Side 8: Line

Direction: N72° 51' 51.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 45.47'

Easting: 930512.6421'

Northing: 1012491.8658'

#### Side 9: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 15.30'

Delta angle: 017° 31' 56"  
Tangent: [7.71']  
Chord direction: N64° 05' 53.33"W  
Chord angle: [-171° 14' 02"]  
Deflection angle: [008° 45' 58"]  
Chord distance: 15.24'  
Easting: 930498.9329'  
Northing: 1012498.5232'

Side 10: Line

Direction: N55° 19' 55.00"W  
Angle: [-180° 00' 00"]  
Deflection angle: [000° 00' 00"]  
Distance: 49.69'  
Easting: 930458.0648'  
Northing: 1012526.7879'

Side 11: Line

Direction: S89° 27' 48.00"W  
Angle: [144° 47' 43"]  
Deflection angle: [-035° 12' 17"]  
Distance: 39.43'  
Easting: 930418.6366'  
Northing: 1012526.4186'

Side 12: Curve

Curve direction: Clockwise  
Radius: [50.00']  
Arc length: 99.06'  
Delta angle: 113° 31' 09"  
Tangent: [76.29']  
Chord direction: N33° 46' 37.35"W

Chord angle: [-123° 14' 25"]

Deflection angle: [056° 45' 35"]

Chord distance: 83.64'

Easting: 930372.1371'

Northing: 1012595.9389'

Side 13: Line

Direction: N22° 58' 57.00"E

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 80.92'

Easting: 930403.7323'

Northing: 1012670.4358'

Side 14: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 15.34'

Delta angle: 017° 34' 22"

Tangent: [7.73']

Chord direction: N31° 46' 08.34"E

Chord angle: [-171° 12' 49"]

Deflection angle: [008° 47' 11"]

Chord distance: 15.28'

Easting: 930411.7746'

Northing: 1012683.4225'

Side 15: Line

Direction: N40° 33' 20.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 95.28'

Easting: 930473.7243'  
Northing: 1012755.8139'

Side 16: Curve

Curve direction: Clockwise  
Radius: [50.00']  
Arc length: 34.36'  
Delta angle: 039° 22' 08"  
Tangent: [17.89']  
Chord direction: N60° 14' 23.34"E  
Chord angle: [-160° 18' 57"]  
Deflection angle: [019° 41' 03"]  
Chord distance: 33.68'  
Easting: 930502.9656'  
Northing: 1012772.5336'

Side 17: Line

Direction: N79° 55' 27.00"E  
Angle: [180° 00' 00"]  
Deflection angle: [-000° 00' 00"]  
Distance: 69.88'  
Easting: 930571.7678'  
Northing: 1012784.7592'

Side 18: Line

Direction: N68° 22' 26.00"E  
Angle: [168° 26' 59"]  
Deflection angle: [-011° 33' 01"]  
Distance: 89.81'  
Easting: 930655.2560'  
Northing: 1012817.8585'

Side 19: Curve

Curve direction: Clockwise  
Radius: [50.00']  
Arc length: 46.99'  
Delta angle: 053° 51' 06"  
Tangent: [25.39']  
Chord direction: S84° 42' 00.92"E  
Chord angle: [-153° 04' 27"]  
Deflection angle: [026° 55' 33"]  
Chord distance: 45.28'  
Easting: 930700.3461'  
Northing: 1012813.6759'

## Mapcheck 7: PRESERVE TRACT 1-

### Closure Summary

Precision, 1 part in: 171094.54'

Error distance: 0.01'

Error direction: S52° 34' 32.95"W

Area: 32998.45 Sq. Ft.

Square area: 32998.45

Perimeter: 888.06'

### Point of Beginning

Easting: 931228.2102'

Northing: 1012202.4564'

### Side 1: Line

Direction: N89° 19' 06.00"W

Angle: [090° 40' 54"]

Deflection angle: [-089° 19' 06"]

Distance: 260.69'

Easting: 930967.5386'

Northing: 1012205.5579'

### Side 2: Line

Direction: N16° 27' 53.00"E

Angle: [-074° 13' 01"]

Deflection angle: [105° 46' 59"]

Distance: 51.95'

Easting: 930982.2625'

Northing: 1012255.3776'

### Side 3: Line

Direction: S89° 19' 37.00"E

Angle: [-105° 47' 30"]



Deflection angle: [074° 12' 30"]

Distance: 26.58'

Easting: 931008.8407'

Northing: 1012255.0654'

Side 4: Curve

Curve direction: Counter-clockwise

Radius: [100.00']

Arc length: 102.03'

Delta angle: 058° 27' 27"

Tangent: [55.95']

Chord direction: N61° 26' 39.48"E

Chord angle: [150° 46' 16"]

Deflection angle: [-029° 13' 44"]

Chord distance: 97.66'

Easting: 931094.6202'

Northing: 1012301.7479'

Side 5: Line

Direction: N32° 12' 56.00"E

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 161.30'

Easting: 931180.6102'

Northing: 1012438.2155'

Side 6: Line

Direction: S89° 34' 55.00"E

Angle: [-121° 47' 51"]

Deflection angle: [058° 12' 09"]

Distance: 50.10'

Easting: 931230.7089'

Northing: 1012437.8500'

Side 7: Line

Direction: S00° 36' 33.00"W

Angle: [-089° 48' 32"]

Deflection angle: [090° 11' 28"]

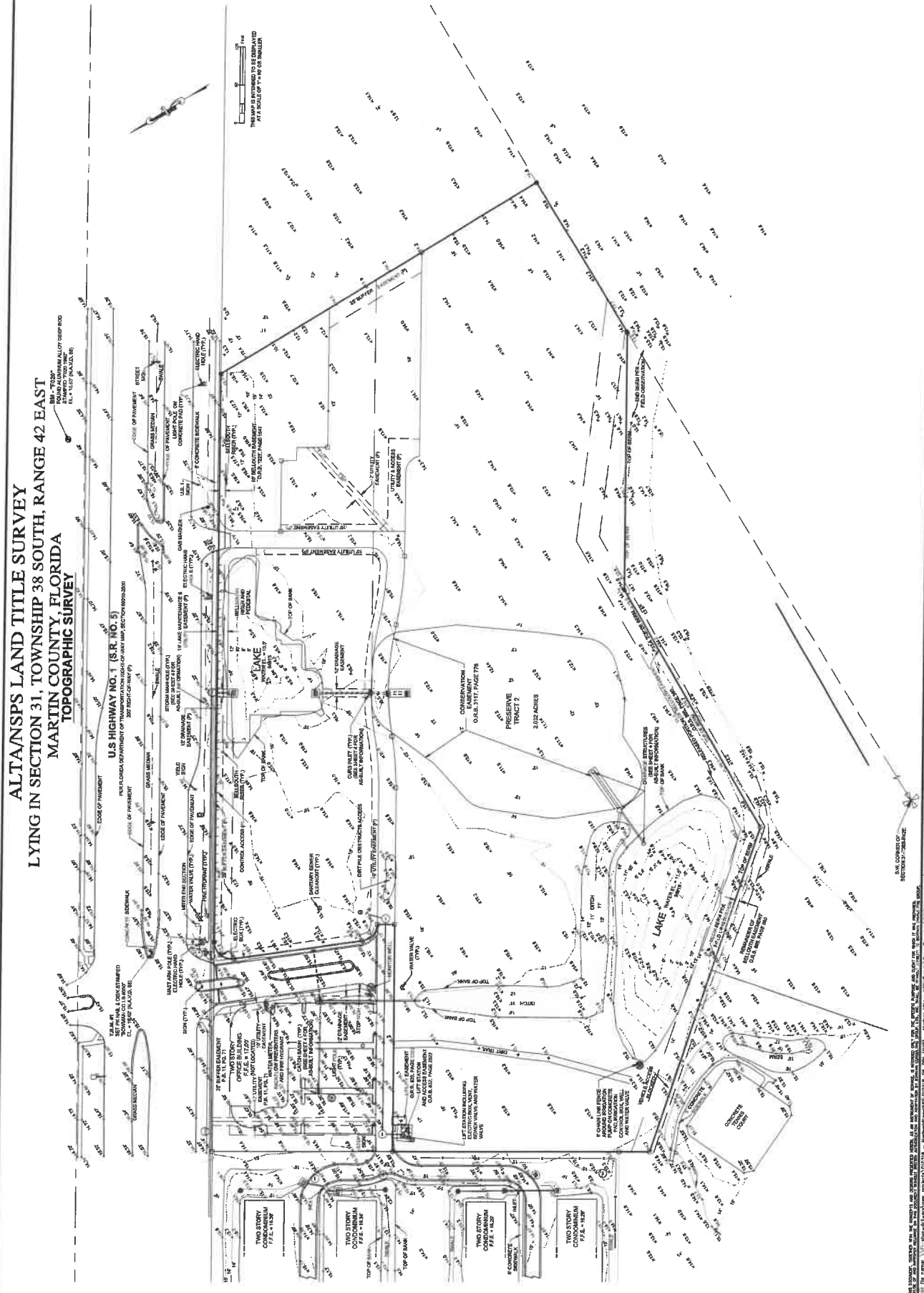
Distance: 235.41'

Easting: 931228.2060'

Northing: 1012202.4533'









# ALTA/NSPS LAND TITLE SURVEY LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST MARTIN COUNTY, FLORIDA AS-BUILT INFORMATION

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
301 S.E. Ocean Blvd., Suite 301  
Shoreline, FL 33484  
Phone: (772) 282-1415  
Fax: (772) 282-1981  
www.bowmanconsulting.com

MARTIN COUNTY  
ALTA/NSPS LAND TITLE SURVEY  
(STUART SOUTH)  
MARINER VILLAGE SQUARE

PROJECT NO.  
010318-01-001

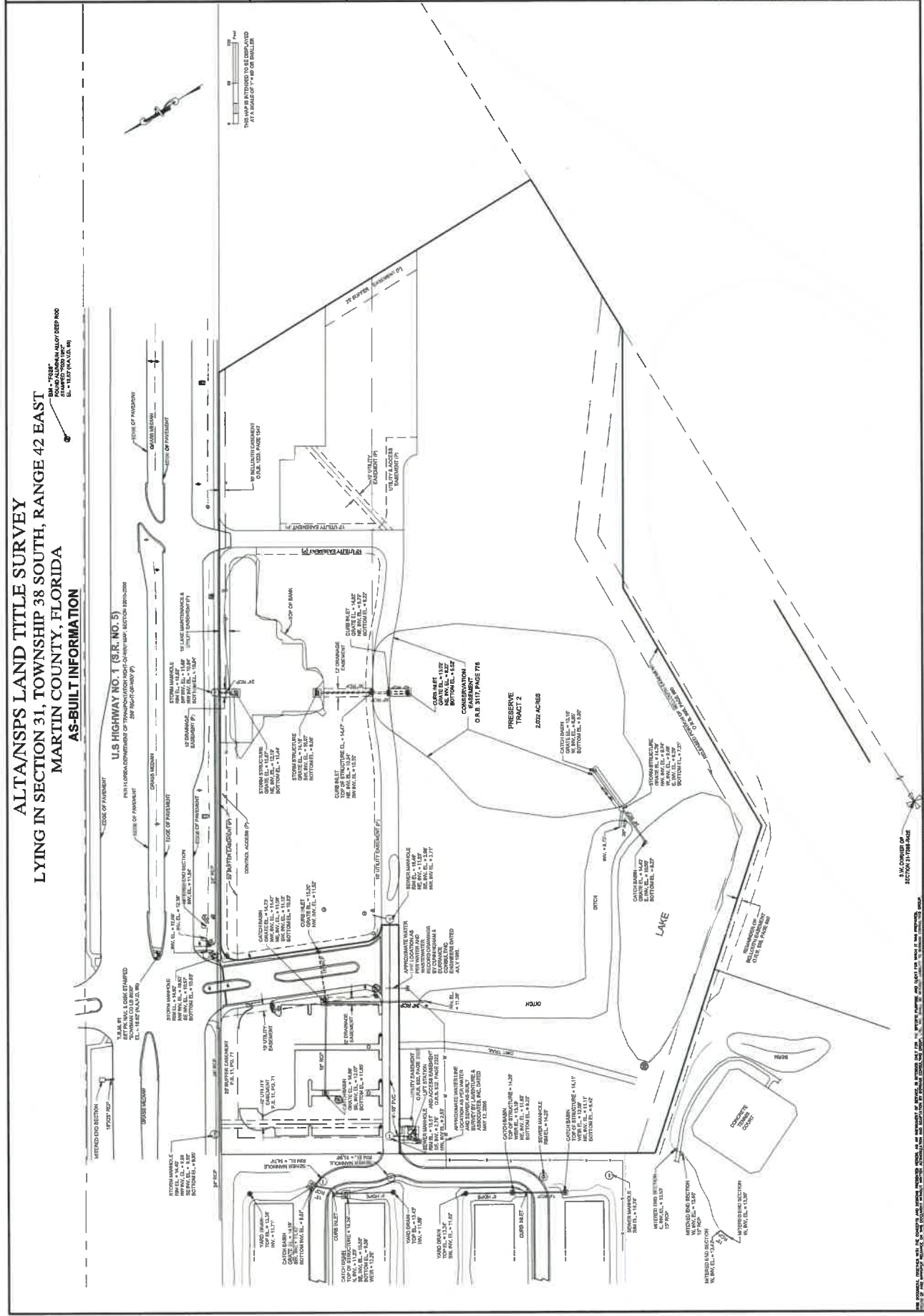
DATE  
JUNE 24, 2015

FILE NO.  
010318-01-001

NO.	DATE	DESCRIPTION
1	06/24/15	FIELD BOOK PAGE
2	06/24/15	NO. 1000
3	06/24/15	NO. 1000
4	06/24/15	NO. 1000
5	06/24/15	NO. 1000
6	06/24/15	NO. 1000
7	06/24/15	NO. 1000
8	06/24/15	NO. 1000
9	06/24/15	NO. 1000
10	06/24/15	NO. 1000

SCALE  
1" = 100'  
DATE  
JUNE 24, 2015  
FILE NO.  
010318-01-001

SHEET  
4 OF 4



### DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Ribbon Ventures, LLC, a Florida limited liability company	712 Shore Drive Boynton Beach, FL 33435

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Rita M. Wilson	712 Shore Drive Boynton Beach, FL 33435	51.48%
Mervin E. McDonald	855 Alamanda Street Boca Raton, FL 33486	23.34%
Eldad Israel	23213 Via Stel Boca Raton, FL 33433	14.70%
Jeremy Stewart	711 North O Street Lake Worth, FL 33476	6.48%

(If more space is needed attach separate sheet)

## 2. Additional

Name	Address	Interest
PFC 1 Holdings, LLC	1422 S Jeaga Drive Jupiter, FL 33458	4.00%



3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

<b>Name</b>	<b>Address</b>	<b>Interest</b>
Harbor Community Bank	200 South Indian River Drive Fort Pierce, FL 34950	Mortgagee

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

<b>Application Name and/or Project Number</b>	<b>Names &amp; Addresses of Parties involved</b>	<b>Date</b>	<b>Type of Application</b>	<b>Status of Application *</b>
M160-011	Same as property owner	4-5-19	PUD Amendment, Rev. MP & Ph.2 FSP	Pending

(If more space is needed attach separate sheet)

P = Pending  
D = Denied  
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

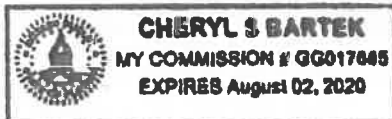
AFFIANT

Rita M. Wilson  
Rita M. Wilson

STATE OF Florida  
COUNTY OF PAIM BEACH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 30<sup>th</sup> day of August 2019, by RITA M. WILSON, who is personally known to me or have produced N/A as Identification.

(Notary Seal)



Cheryl S. Bartek  
Notary Public, State of Florida  
Print Name: Cheryl S. Bartek  
My Commission Expires: 8/02/2020

**Exhibit "A"**  
**(Disclosure of Interest and Affidavit)**  
**(Legal Description)**

**EXHIBIT A**  
**MARINER VILLAGE SQUARE PUD**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST AND LYING SOUTHWESTERLY OF STATE ROAD NO. 5 (US HIGHWAY NO. 1), MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 89°19'06" EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 31, A DISTANCE OF 2,380.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 57°47'05" WEST ALONG A LINE THAT IS 600.00 FEET SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5 (AS NOW LOCATED AND IN USE), A DISTANCE OF 384.56 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT AS RECORDED IN OFFICIAL DEED BOOK 37, PAGE 435, MARTIN COUNTY, FLORIDA; THENCE NORTH 87°55'12" WEST ALONG SAID LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT, A DISTANCE OF 408.82 FEET; THENCE NORTH 39°33'10" WEST ALONG A LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT, A DISTANCE OF 511.36 FEET; THENCE NORTH 32°12'55" EAST, A DISTANCE OF 645.26 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, THENCE SOUTH 57°47'05" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,160.70 FEET; THENCE SOUTH 00°36'33" WEST, A DISTANCE OF 544.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 31; THENCE NORTH 89°19'06" WEST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 260.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

PARCEL "A" & ACCESS TRACT "A" OF PLAT I OF MARINER VILLAGE SQUARE, P.U.D. ("MARINER VILLAGE SQUARE"), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH PROPERTY IS LOCATED IN PART OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 802,357 SQUARE FEET OR 18.419 ACRES, MORE OR LESS.

PARCEL ID NUMBERS: 31-38-42-000-014-00010-6      31-38-42-008-000-00001-8  
 31-38-42-008-000-00002-7      31-38-42-008-000-00003-6

THIS INSTRUMENT PREPARED BY,  
AND AFTER RECORDING RETURN TO:

Josias N. Dewey  
Holland & Knight LLP  
Suite 3300  
701 Brickell Avenue  
Miami, Florida 33131

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, is made the 26th day of June, 2015, by **FCB TREASURE COAST LLC**, a Delaware limited liability company, whose address is 2500 Weston Road, Suite 300, Weston, Florida 33331 ("**Grantor**"), in favor of **RIBBON VENTURES, LLC**, a Florida limited liability company, whose address is 712 Shore Drive, Boynton Beach, Florida 33435 (together, the "**Grantee**").

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the real property located in Martin County, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD, the same together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

This conveyance is made subject to the following:

1. All liens, encumbrances, easements, covenants, conditions and restrictions affecting the Property;
2. All matters shown in the public records, without any intent to reimpose same;
3. Ad valorem real estate taxes and assessments for the year 2015 and all subsequent years;
4. All matters that would be disclosed by a correct survey of the Property; and
5. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

Together with all tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

#35930535\_v1

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none others.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

Maite Mendiola  
Print Name: Maite Mendiola

Mahriah Tucker  
Print Name: Mahriah Tucker

**FCB TREASURE COAST LLC**, a Delaware limited liability company

By: Larry Benton  
Larry Benton, Manager

STATE OF FLORIDA )

COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 24 day of June, 2015, by Larry Benton, the Manager of **FCB TREASURE COAST LLC**, a Delaware limited liability company, on behalf of the company; who is personally known to me or who has produced \_\_\_\_\_ as identification.

MAITE MENDIOLA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE210524  
Expires 6/24/2016

Maite Mendiola  
Printed Name: Maite Mendiola  
Notary Public  
My Commission Expires:

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN,  
STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

Being a parcel of land lying in a portion of the Southwest One Quarter (SW ¼) of Section 31, Township 38 South, Range 42 East and lying Southwesterly of State Road No. 5 (US Highway No. 1), Martin County, Florida and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 31, thence South 89°19'06" East (assumed bearing) along the South Line of the Southwest One Quarter (SW ¼) of said Section 31, a distance of 2,380.10 feet to the POINT OF BEGINNING of this description; thence North 57°47'05" West along a line that is 600.00 feet Southwesterly and parallel with the Southwesterly Right-Of-Way Line of said State Road No. 5 (as now located and in use), a distance of 384.56 feet to a POINT OF INTERSECTION with a line that is 7.00 feet North of the South Line of a 33.00 foot telephone cable easement as recorded in Official Deed Book 37, Page 435, Martin County, Florida; thence North 87°55'12" West along said line that is 7.00 feet North of the South Line of a 33.00 foot telephone cable easement, a distance of 408.82 feet; thence North 39°33'10" West along a line that is 7.00 feet North of the South line of a 33.00 foot telephone cable easement, a distance of 511.36 feet; thence North 32°12'55" East, a distance of 645.26 feet to a POINT OF INTERSECTION with the Southwesterly Right-of-Way Line of said State Road No. 5, thence South 57°47'05" East along said Southwesterly Right-Of-Way Line, a distance of 1,160.70 feet; thence South 00°36'33" West, a distance of 544.41 feet to the Southeast Corner of the Southwest One Quarter (SW ¼) of said Section 31; thence North 89°19'06" West along the South Line of said Section 31, a distance of 260.69 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described property, to wit:

Parcel "A" & Access Tract "A" of Plat I of MARINER VILLAGE SQUARE, P.U.D. ("Mariner Village Square"), according to the Plat thereof, as recorded in Plat Book 11, Page 71, Public Records of Martin County, Florida, which property is located in part of Section 31, Township 38 South, Range 42 East, Martin County, Florida.

Access Tract "B" and Lake "A" of Plat II of MARINER VILLAGE SQUARE, P.U.D. ("Mariner Village Square"), according to the Plat thereof, as recorded in Plat Book 12, Page 48, Public Records of Martin County, Florida, which property is located in part of Section 31, Township 38 South, Range 42 East, Martin County, Florida.


To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into Ribbon Ventures, LLC was recorded in the Martin County Public Records.

DATED THIS 26<sup>th</sup> DAY OF Sept., 2019.

  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF September, 2019 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:





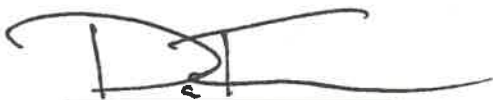
Doug Fitzwater  
220 Hibiscus Avenue  
Stuart, FL 34996

Mr. Morris Crady  
Lucido & Associates  
701 SE Ocean Blvd.  
Stuart, FL 34994

Notice Development Application  
Mariner Village Square PUD Plat  
File Number M160-012

Dear Mr. Crady:

This is to certify that the above referenced sign was installed per Martin County requirements and comply with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.



Doug Fitzwater

State of Florida  
County of Martin

Doug Fitzwater, who is personally known to me, acknowledged the forgoing instrument before me on Nov. 7, 2019.

  
Notary Public, State of Florida



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

[blank space above reserved for recording information]

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

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING DENIAL OF PLAT  
FOR MARINER VILLAGE SQUARE PUD]**

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

1. Blue Ribbon Ventures, LLC. submitted an application for plat approval for the Mariner Village Square PUD project, located on lands legally described in Exhibit A, attached hereto. As a result of the review of said plat application, minor technical adjustments were required to the previously approved final site plan for the Grove Golf Club project to ensure consistency with the plat in accordance with Section 10.11.E.12., Land Development Regulations, Martin County Code. Additionally, to address the addition of the adjacent agricultural parcel to the final site plan.

2. This Board considered such application at a public meeting on June 16, 2020.

3. At the public meeting, all interested parties were given an opportunity to be heard.

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

A. The request for plat approval for Mariner Village Square PUD project is denied, for the following XXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS \_\_\_\_ DAY OF JUNE, 2020.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN

BY: \_\_\_\_\_  
HAROLD E. JENKINS, CHAIRMAN

CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHEMENTS:  
Exhibit A, Legal Description  
Exhibit B, Revised Final Site Plan

**BCC MEETING DATE:** JUNE 16, 2020  
**AGENDA ITEM:** DPQJ-1

**MARTIN COUNTY, FLORIDA  
SUPPLEMENTAL MEMORANDUM**

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**TO:** Honorable Members of the Board of County Commissioners **DATE:** June 8, 2020

**VIA:** Taryn Kryzda  
County Administrator

**FROM:** Peter Walden, Principal Planner

**REF:** 20-0742

**SUBJECT: REQUEST PLAT APPROVAL FOR MARINER VILLAGE SQUARE  
PLAT III, PUD (M160-012)**

---

Attached are the following items:

Contract for Construction  
Engineer's Opinion of Probable Cost  
Performance Surety

Reviewed by County Attorney's Office

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](http://www.martin.fl.us/accessibility-feedback).

**CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS  
AND INFRASTRUCTURE FOR MARINER VILLAGE SQUARE III, PUD**

**THIS CONTRACT**, made and entered in this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between RIBBON VENTURES, LLC, a Florida limited liability company, hereinafter referred to as the "Developer", and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "County";

**W I T N E S S E T H:**

**WHEREAS**, the Developer has made application to County for approval and recordation of Mariner Village Square III, PUD Plat; and

**WHEREAS**, completion of certain improvements and infrastructure is required prior to plat recordation; and

**WHEREAS**, Section 4.913.B, Land Development Regulations, Martin County Code, provides that in lieu of completion of the required improvements and infrastructure prior to plat recordation, security may be posted to insure completion.

**NOW, THEREFORE**, the Developer and County agree as follows:

1. By February 25, 2022, Developer shall complete the required improvements and infrastructure for the above referenced project pursuant to the final site plan approved on February 25, 2020, and construction plans accepted by the County Engineer or his designee, hereinafter referred to as the County Engineer. The itemized list of required improvements and infrastructure is more particularly set forth in Exhibit A, attached hereto and made a part hereof.

2. The Developer shall supply the County with security, in a form acceptable to the Board of County Commissioners, in the amount of \$713,051.25. Said security is attached as Exhibit B, which represents one hundred percent (100%) of the estimated cost of the completion of the required improvements and infrastructure as submitted by a professional engineer licensed in the State of Florida and accepted by the County Engineer and as shown on Exhibit A. The expiration date for any security provided shall be no sooner than fifteen (15) months after the completion date for the required improvements as set forth in Paragraph 1 above, which is comprised of the warranty period plus three months.

3. The required improvements and infrastructure shall be constructed in full compliance with the specifications and requirements of the County under the supervision of Developer's Engineer. When complete, Developer's Engineer shall furnish an Engineer's Certification of Construction Completion to the County Engineer for acceptance.

#### 4. Release of Security

a. Upon receipt of the Engineer's Certification of Construction Completion and a request to release up to ninety percent (90%) of the posted security, the County Engineer will perform a site acceptance inspection of the constructed improvements and infrastructure with the Developer's Engineer. Should it be determined that all improvements and infrastructure are complete and acceptable to the County Engineer, up to ninety percent (90%) of the posted security shall be released accordingly. At the request of the Developer's Engineer in the form of a reduction schedule, partial releases may be authorized by the County Engineer up to ninety percent (90%) of the posted security as work is completed and accepted. The remaining ten percent (10%) shall be held as warranty security.

b. In the event Developer's Engineer and the County Engineer agree that certain "punchlist" items remain outstanding, one hundred percent (100%) of the value of said "punchlist" items shall be added to the ten percent (10%) and included as warranty security.

c. The warranty security shall be held for the additional fifteen (15) months from the date of the site acceptance by the County Engineer, at which time the Developer's Engineer shall request its release and the County Engineer will perform a final inspection. If all improvements and infrastructure, including "punchlist" items, are free of defects due to faulty field engineering, construction, workmanship, or materials, the warranty security shall be released by the County Engineer.

5. In the event said required improvements and infrastructure are not completed by the date set forth in Paragraph 1, or Developer fails to maintain the required security as set forth in Paragraph 2, or the County is advised that the term of the required security will not be extended, County shall have, and is hereby granted, the right to cause the required improvements and infrastructure to be made and to use the security provided herewith for payment of all costs and expenses incurred in the construction thereof, including but not limited to, engineering, legal, and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Contract. County shall have the option to construct and install the required improvements with County employees and equipment, or pursuant to public advertisement and receipt of bids, in the event of Developer's failure or refusal to do so in accordance with the terms of this Contract. In the event that the total costs incurred in construction and full completion of the improvements exceeds the amount of security provided, such additional costs shall be paid by Developer on written demand by the County Engineer.

6. Developer designates the following person as its representative to be contacted and to receive all notices regarding this Contract:

Rita Wilson, Manager  
Ribbon Ventures, LLC



P.O. Box 418  
Boynton Beach, FL 33425

**IN WITNESS WHEREOF**, the parties hereto have executed these presents on the dates indicated below. The date of this Contract shall be the date on which this Contract was approved by the Board of County Commissioners.

**DEVELOPER**

WITNESSES:

RIBBON VENTURES, LLC

Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Rita M. Wilson, Manager

Print Name: \_\_\_\_\_

P.O. Box 418  
Boynton Beach, FL 33425

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing Contract for Construction of Required Improvement and Infrastructure is acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2020, by Rita M. Wilson, Manager of RIBBON VENTURES, LLC, a Florida limited liability company, on behalf of the company. She ☐ is personally known to me or has ☐ produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

(NOTARIAL STAMP)

Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**COUNTY****ATTEST:****BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

---

Carolyn Timmann, Clerk of the  
Circuit Court and Comptroller

By: 

---

Harold E. Jenkins II, Chairman

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

---

Krista Storey  
Senior Assistant County Attorney

This instrument prepared by:  
Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994



# MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

PROJECT NAME: Mariner Village Square PUD

PHASE/PARCEL/PLAT: Phase 2

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
<b>EARTHWORK/SITEWORK</b>				
a) Mobilization	1	LS	\$7,500.00	7,500.00
b) Clearing, grading and grubbing	7.0	AC	\$3,000.00	21,000.00
c) Excavation (cut)	11,082	CY	\$7.00	77,574.00
d) Embankment (fill)	9,291	CY	\$12.50	116,135.00
e) Sod and seed/mulch	16,178	SY	\$2.00	32,356.00
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	1	LS	\$20,000.00	20,000.00
h) Fencing/railing	1	LS	\$11,200.00	11,200.00
i) Materials testing	1	LS	\$15,000.00	15,000.00
			<b>Subtotal</b>	<b>300,765.00</b>
<b>ROADWORK</b>				
a) Asphalt milling, 1" avg.	870	SY	\$1.50	1,305.00
b) Stabilized subgrade, roll in place	870	SY	\$3.00	2,610.00
c) Stabilized subgrade, Type B, 12" thick	1,900	SY	\$7.50	14,250.00
d) Paving base, optional base group 6	0	SY	\$12.50	0.00
e) Paving base, optional base group 9	1,800	SY	\$15.50	27,900.00
f) Paving base, other	0	SY	\$0.00	0.00
g) Asphaltic concrete, SP-9.5, 1-1/2" thick	0	SY	\$15.00	0.00
h) Asphaltic concrete, SP-9.5, 2 1/2" thick	0	SY	\$25.00	0.00
i) Asphaltic concrete, SP-9.5, 3" thick	0	SY	\$30.00	0.00
j) Asphalt overlay, SP-9.5 (<= 150 tons)	0.0	TN	\$150.00	0.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	190.0	TN	\$120.00	22,800.00
l) Pervious asphalt or concrete	0	SY	\$60.00	0.00
m) Concrete curb & gutters	1,705	LF	\$14.25	24,296.25
q) Sidewalk, 6' wide	1,015	LF	\$25.00	25,375.00
r) Maintenance of traffic (M.O.T.)	1	LS	\$7,500.00	7,500.00
			<b>Subtotal</b>	<b>126,036.25</b>
<b>DRAINAGE</b>				
a) Inlets / Manholes (<10' depth)	13	EA	\$3,000.00	39,000.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	3	EA	\$6,000.00	18,000.00
d) Endwalls	0	CY	\$700.00	0.00
e) Rip-rap	35	CY	\$80.00	2,800.00
f) Storm culvert, 15" dia. or equiv.	0	LF	\$28.00	0.00
g) Storm culvert, 18" dia. or equiv.	783	LF	\$34.00	26,622.00
h) Storm culvert, 24" dia. or equiv.	480	LF	\$48.00	23,040.00
i) Storm culvert, 30" dia. or equiv.	21	LF	\$65.00	1,365.00



## MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

j) Storm culvert, 36" dia. or equiv.	47	LF	\$88.00	4,136.00
k) Storm culvert, 48" dia. Or equiv.	0	LF	\$125.00	0.00
l) Exfiltration trench	0	LF	\$100.00	0.00
			<b>Subtotal</b>	<b>114,963.00</b>
<b>UTILITIES</b>				
a) Water main, 4"	0	LF	\$13.00	0.00
b) Water main, 6"	28	LF	\$17.50	490.00
c) Water main, 8"	960	LF	\$23.50	22,560.00
d) Water main, 10"	0	LF	\$31.25	0.00
e) Water main, 12"	0	LF	\$40.00	0.00
f) Water service, single	2	EA	\$790.00	1,580.00
g) Water service, double	0	EA	\$930.00	0.00
h) Fire hydrant assembly	1	EA	\$3,600.00	3,600.00
i) Sewer main, 8" gravity (<=8' depth)	461	LF	\$28.00	12,908.00
j) Sewer main, 8" gravity (<8'-12' depth)	123	LF	\$43.00	5,289.00
k) Sewer main, 8" gravity (<12'-16' depth)	70	LF	\$88.00	6,160.00
l) Sewer main, 8" gravity (<16'-20' depth)	0	LF	\$104.00	0.00
m) Sewer main, force, (4")	0	LF	\$13.50	0.00
n) Sewer manhole (<=8' depth)	2	EA	\$2,900.00	5,800.00
o) Sewer manhole (<8'-12' depth)	2	EA	\$3,850.00	7,700.00
p) Sewer manhole (<12'-16' depth)	1	EA	\$5,500.00	5,500.00
q) Sewer manhole (<16'-20' depth)	0	EA	\$8,800.00	0.00
r) Sewer lateral, single	3	EA	\$900.00	2,700.00
s) Sewer lateral, double	0	EA	\$1,100.00	0.00
t) Lift Station	0	EA	\$0.00	0.00
u) Directional drill (<= 6" dia.)	0	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	0	LF	\$88.00	0.00
w) Directional drill (12" or > dia.)	0	LF	\$140.00	0.00
			<b>Subtotal</b>	<b>\$74,287.00</b>
<b>TRAFFIC</b>				
a) Signage	1	LS	\$2,500.00	2,500.00
b) Striping	1	LS	\$12,500.00	12,500.00
c) Control devices (signals)	0	EA	\$0.00	0.00
			<b>Subtotal</b>	<b>\$15,000.00</b>
<b>SURVEY</b>				
a) Setting P.C.P.'s	0	LS	\$0.00	0.00
b) Setting and replacing all P.R.M.'s	1	LS	\$2,000.00	2,000.00
c) Setting all lot corners	0	LS	\$0.00	0.00
			<b>Subtotal</b>	<b>\$2,000.00</b>



# MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

## MISCELLANEOUS

a)	8' Decorative Wall	1	LS	\$80,000.00	80,000.00
b)		0		\$0.00	0.00
c)		0		\$0.00	0.00
				<b>Subtotal</b>	<b>\$80,000.00</b>

**TOTAL ESTIMATED COST OF IMPROVEMENTS** **\$713,051.25**

### **\*\*Disclaimer\*\***

- 1) Unit prices pre-entered on this spreadsheet reflect Martin County annual requirements contractors' unit prices and should not be modified without the approval of the County Engineer or his designee.

Prepared by:

Lisa Leonard, P.E.

Professional Engineer's Name

ULL 2-10 2020

Professional Engineer's Signature / Seal

61737

P.E. No.

02/10/2020

Date

Bowman Consulting, 30462

Firm's Name and Licensed Business No. (if applicable)

301 SE Ocean Boulevard, Suite 301, Stuart, FL 34994

Firm's Address

(772) 283-1413

Phone No.

Spine 4/16/2020

County Engineer's (or designee) Acceptance



## PERFORMANCE SURETY BOND

Bond No. \_\_\_\_\_

KNOWN ALL MEN BY THESE PRESENTS:

That RIBBON VENTURES, LLC, as Principal, and \_\_\_\_\_, as Surety, are held and firmly bound unto Martin County Board of County Commissioners, Stuart, Florida, as Obligee, in the sum of \$713,051.25, for the payment of which sum, well and truly to be made, the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

This bond is delivered to Obligee pursuant to Section 4.913.B. of the Martin County Land Development Code ("Section 4.913.B") and the terms of the Contract for Construction of Required Improvements and Infrastructure for Mariner Village Square III, PUD, between the Obligee and the Principal dated June 16, 2020. As a condition precedent to the Obligee's agreement(s), approval(s), and/or acceptance(s), the Principal is required to deliver a good and sufficient bond to warrant and ensure the performance of the work specified in the Contract for Construction of Required Improvements and Infrastructure for Mariner Village Square III, PUD, and to indemnify and save harmless the Obligee from any and all damages and costs caused by the failure to complete the work and/or project in the manner and within the time period described.

The condition of this obligation is such that if the Principal fully performs its obligations to complete the work as described in the Contract for Construction of Required Improvements and Infrastructure for Mariner Village Square III, PUD, as evidenced by written approval of the Obligee, then this bond shall be void. Otherwise, this bond remains in full force and effect.

The Surety unconditionally agrees that, upon 30 days written notice by the Obligee (or its authorized agent or officer) stating that the Principal has defaulted on its obligations to perform and complete the work described in the Contract for Construction of Required Improvements and Infrastructure for Mariner Village Square III, PUD, the Surety will fully perform and complete the work, pay the costs of doing so, and indemnify, defend and hold harmless the Obligee for any and all damages and costs (including attorneys' fees) incurred as a result of the Principal's default, up to the dollar amount of this bond stated above. If the Surety fails to perform its obligations under this bond, the Obligee shall have the right to resort to any and all legal and equitable remedies against the Principal and the Surety, or either one of them, including, but not limited to, specific performance.

The Surety and the Principal jointly and severally agree that, as an alternative to requiring the Surety to perform and complete the work described in the Contract for Construction of Required Improvements and Infrastructure for Mariner Village Square III, PUD, upon the Principal's default, the Obligee, at its option, shall have the right to perform and complete the work (either itself or through its agents or contractors). In the event the Obligee elects to exercise

this right, the Surety and Principal shall be jointly and severally liable to reimburse the Obligee for all costs of performing and completing such work and indemnify, defend and hold harmless the Obligee for any and all damages and costs (including attorneys' fees) incurred as a result of the Principal's default, up to the dollar amount of this bond stated above.

IN WITNESS WHEREOF, the Principal and Surety have caused this performance bond to be executed by their authorized agents this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SURETY**

[INSERT NAME OF SURETY]

**PRINCIPAL**

[INSERT NAME OF PRINCIPAL]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*Power of Attorney Must be Attached*

DPQJ-1

**Peter W. Walden**  
**Principal Planner**  
**Martin County Growth Management Department**  
[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us) Office 772-219-4923  
2401 SE Monterey Road Stuart, FL 34996

COUNTY  
EXHIBIT # 2

### *Experience*

#### Public Sector Work History

##### Principal Planner, Martin County, FL

2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

##### Senior Planner, Martin County, FL

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

##### Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

##### Zoning Compliance, Village of North Palm Beach, NPB, FL

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

#### Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

### **Education & Certifications**

**Florida Atlantic University**, Boca Raton, FL

**B.P.M. Bachelor of Public Management** (Administration), minor in Geography, Magna Cum Laude

**Course work in:** Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

**Indian River State College**, Stuart, FL

**A.A, Environmental Science**, Magna Cum Laude

**Government Internship**, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

**Member of the American Planning Association**

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 6/16/2020  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By UKV D.C.