

This instrument prepared by:
Ellen MacArthur
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Three Lakes Golf Club

Property Address: 3535 SW Kanner Highway, Stuart, FL 34997

PCN: 14-39-40-000-000-00010-3

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 30 day of JANUARY, 2023, by THREE LAKES GOLF CLUB, LLC, a Delaware limited liability company, whose address is 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq. ("**Grantor**"), to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida and legally described on Exhibit "A" attached hereto (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO real estate taxes for 2023, if any, and all subsequent years, applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; all facts that would be shown by an accurate, current survey; and all matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, easements, encumbrances, agreements, and matters appearing on any applicable plat, but nothing herein shall be deemed to reimpose any such matters.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Property; and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Accepted pursuant to
Resolution No. _____

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IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

WITNESSES:

THREE LAKES GOLF CLUB, LLC,
a Delaware limited liability company

[Signature]
Witness #1 Signature
Printed Name: Danielle Bimonte

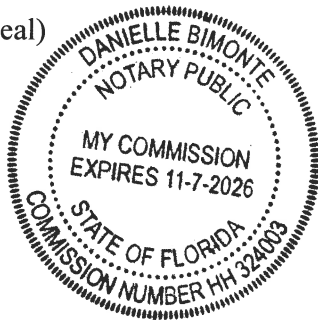
By: [Signature]
Printed Name: Katherine Block
Title: Vice President

[Signature]
Witness #2 Signature
Printed Name: Alison D'Agostino

STATE OF FL }
COUNTY OF Palm Beach }

The foregoing instrument was acknowledged before me this 30 day of January, 2023, by Katherine Block who is the Vice President of THREE LAKES GOLF CLUB, LLC, a Delaware limited liability company, (x) by means of physical presence or () online notarization. He/She is (x) personally known to me or has produced _____ as identification.

(Affix Notary Seal)



[Signature]
Print Name: Danielle Bimonte
Commission No.: HH 324003
Commission Expires: 11/7/26

EXHIBIT A
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD (COUNTY ROAD 708);

THENCE, NORTH 89°45'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 649.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KANNER HIGHWAY (STATE ROAD 76) AND THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 3250.36 FEET, A CENTRAL ANGLE OF 00°24'11" AND A CHORD BEARING AND DISTANCE OF NORTH 64°18'44" EAST, 22.87 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.87 FEET;

THENCE, SOUTH 89°45'41" EAST A DISTANCE OF 628.77 FEET;

THENCE, NORTH 89°27'38" EAST A DISTANCE OF 2663.77 FEET;

THENCE, NORTH 89°26'13" EAST A DISTANCE OF 2714.86 FEET;

THENCE, SOUTH 89°36'08" EAST A DISTANCE OF 2339.27 FEET TO THE EAST LINE OF THE WEST 53.57 FEET OF TRACT 15 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGES 5 AND 6 OF THE PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA PUBLIC RECORDS;

THENCE, SOUTH 00°02'21" WEST ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;

1. THENCE, NORTH 89°36'08" WEST A DISTANCE OF 2339.08 FEET;
2. THENCE, NORTH 00°05'53" EAST A DISTANCE OF 5.00 FEET;
3. THENCE, SOUTH 89°26'13" WEST A DISTANCE OF 2714.34 FEET;
4. THENCE, SOUTH 89°27'38" WEST A DISTANCE OF 2664.24 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.19 ACRES MORE OR LESS

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SURVEYOR'S CERTIFICATION:

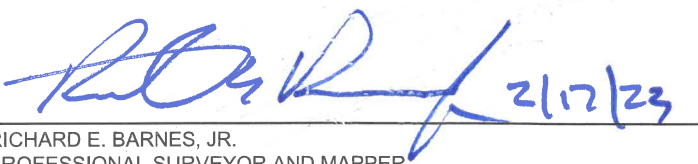
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 40 EAST BEING NORTH 89°45'41" WEST.

NOTE: SEE SHEETS 2 - 7 OF 7 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 2 - 7 OF 7 OF THIS DOCUMENT.

THIS IS NOT A SURVEY



RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 5173
BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

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

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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Professional Surveyors and Mapper Business Certificate # LB 8030

S.W. BRIDGE ROAD / C.R. 708
RIGHT-OF-WAY DEDICATION

MARTIN COUNTY

FLORIDA

PATH: P:\New Projects\030625-01-001\Survey\TopoBoundary

PROJECT NO. 030625-01-001

REVISED DATE: FEB. 17, 2023

DATE: APR. 4, 2022

CADD FILE: 030625 RW DED SKT




SCALE: N/A

SHEET 1 OF 7

SKETCH OF DESCRIPTION

LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

LEGEND

Δ	= CENTRAL ANGLE OF CURVE	PG.	= PAGE
CH	= CHORD BEARING AND DISTANCE OF CURVE	R	= RANGE / RADIUS OF CURVE
C/L	= CENTERLINE	R/W	= RIGHT-OF-WAY
C.R.	= COUNTY ROAD	S.R.	= STATE ROAD
D.B.	= DEED BOOK	T	= TOWNSHIP
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	TYP.	= TYPICAL
L	= ARC LENGTH OF CURVE	T 39 S	= TOWNSHIP 39 SOUTH
LB	= LICENSED BUSINESS	R 41 E	= RANGE 41 EAST
LS	= LICENSED SURVEYOR		= RIGHT-OF-WAY DEDICATION
LTD.	= LIMITED		= QUARTER SECTION CORNER
O.R.B.	= OFFICIAL RECORDS BOOK		= SECTION CORNER
P.B.	= PLAT BOOK		

NOTE: SEE SHEET 1 OF 7 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

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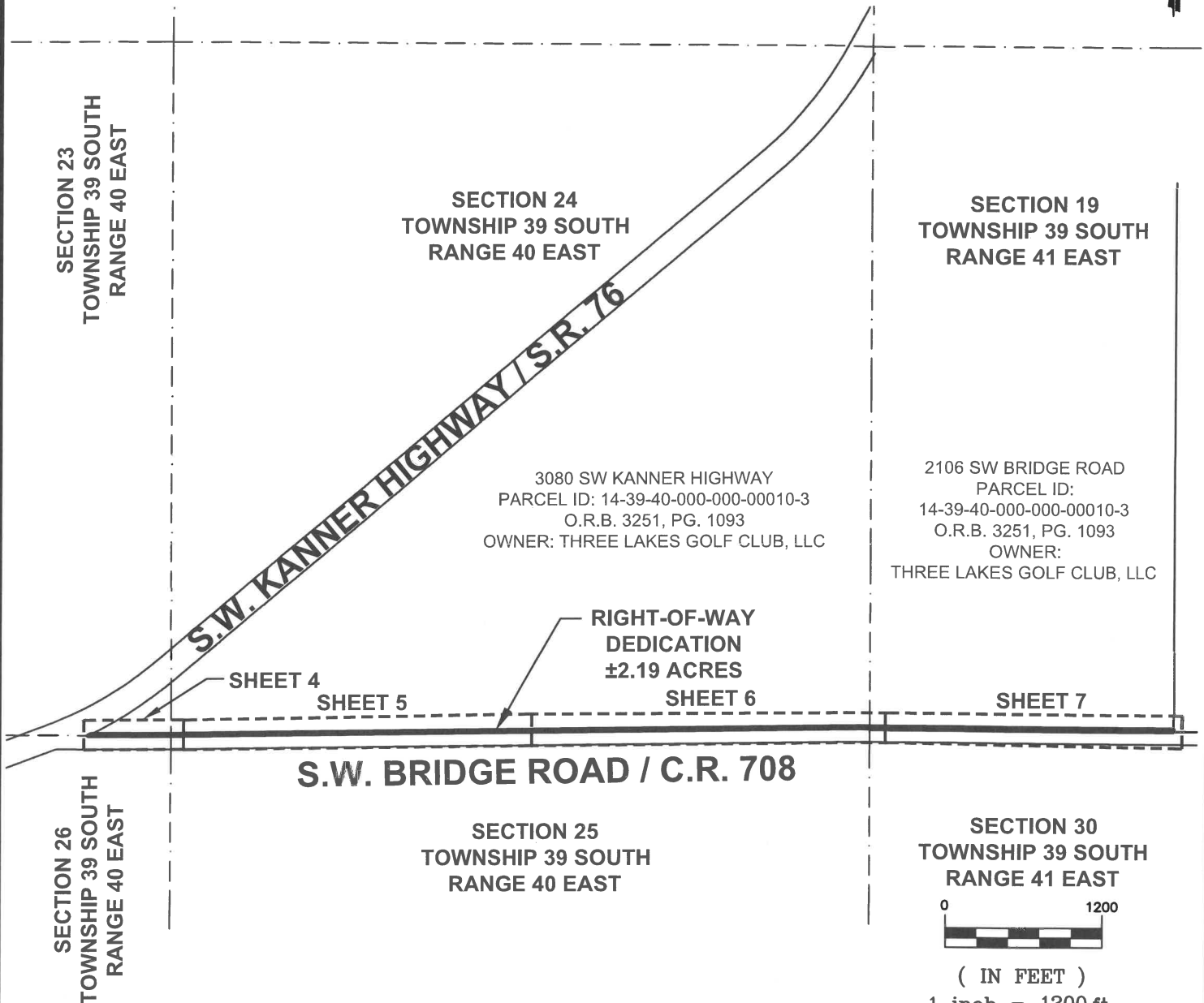
CADD FILE: 030625 RW DED SKT

SCALE: 1"=1200'

SHEET 2 OF 7

SKETCH OF DESCRIPTION

LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA



THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 1200'

THIS IS NOT A SURVEY

NOTE: SEE SHEET 1 OF 7 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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RIGHT-OF-WAY DEDICATION**

MARTIN COUNTY

FLORIDA

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SCALE: 1"=1200'

SHEET 3 OF 7

SKETCH OF DESCRIPTION

LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA



(IN FEET)

1 inch = 40 ft.

THIS MAP IS INTENDED
TO BE DISPLAYED AT
A SCALE OF 1" = 40'



SECTION 23
TOWNSHIP 39 SOUTH
RANGE 40 EAST

SECTION 24
TOWNSHIP 39 SOUTH
RANGE 40 EAST

$R=3250.36'$
 $\Delta=0^{\circ}24'11''$
 $L=22.87'$
 $CH = N64^{\circ}18'44''E$
 $22.87'$

SW KANNER HIGHWAY / S.R. 76
200' PUBLIC RIGHT OF WAY WIDTH PER
F.D.O.T. R/W MAP SECTION NO. 89060-2102
AND D.B. 29, PG. 534

EAST RIGHT-OF-WAY LINE

SOUTH 10.00'
OF SECTION 23
T 39 S - R 40 E

S 89°45'41" E 628.77'

N 89°45'41" W 649.61'
BASIS OF BEARINGS LINE

SOUTH LINE OF
SECTION 23 - T39S - R40E
AND NORTHERLY R/W LINE OF
S.W. BRIDGE ROAD / C.R. 708

S.W. BRIDGE ROAD / C.R. 708
(FORMERLY S.R. 708)

105' PUBLIC RIGHT OF WAY WIDTH
PER D.B. 55, PG. 327
(100' R/W PER F.D.O.T. R/W MAP SECTION
NO. 8951-150)

C/L OF SURVEY PER F.D.O.T. R/W
MAP SECTION NO. 8951-150

SECTION 26
TOWNSHIP 39 SOUTH
RANGE 40 EAST

SECTION 25
TOWNSHIP 39 SOUTH
RANGE 40 EAST

3080 SW KANNER HIGHWAY
PARCEL ID:
14-39-40-000-000-00010-3
O.R.B. 3251, PG. 1093
OWNER:
THREE LAKES GOLF CLUB, LLC

10.00' R/W DEDICATION
±2.19 ACRES

SOUTH 10.00'
OF SECTION 24
T 39 S - R 40 E

N 89°27'38" E 2663.77'

S 89°27'38" W 2664.24'
SOUTH LINE OF
SECTION 24 - T39S - R40E
AND NORTHERLY R/W LINE OF
SW BRIDGE ROAD / C.R. 708

POINT OF BEGINNING
S.E. CORNER OF SECTION 23

MATCH LINE 'A' - SEE SHEET 6

NOTE: SEE SHEET 1 OF 7 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

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S.W. BRIDGE ROAD / C.R. 708
RIGHT-OF-WAY DEDICATION

MARTIN COUNTY

FLORIDA

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SCALE: 1"=40'

SHEET 4 OF 7

SKETCH OF DESCRIPTION

LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA



(IN FEET)

1 inch = 40 ft.

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TO BE DISPLAYED AT
A SCALE OF 1" = 40'



SECTION 24
TOWNSHIP 39 SOUTH
RANGE 40 EAST

3080 SW KANNER HIGHWAY
PARCEL ID: 14-39-40-000-000-00010-3
O.R.B. 3251, PG. 1093
OWNER: THREE LAKES GOLF CLUB, LLC

MATCH LINE 'A' - SEE SHEET 4

MATCH LINE 'B' - SEE SHEET 6

10.00' R/W DEDICATION
±2.19 ACRES

SOUTH 10.00' OF
SECTION 24
T 39 S - R 40 E

N 89°27'38" E 2663.77'

N 89°26'13" E 2714.86'

S 89°27'38" W 2664.24'

S 89°26'13" W 2714.34'

SOUTH LINE OF
SECTION 24 - T39S - R40E
AND NORTHERLY R/W LINE OF
SW BRIDGE ROAD / C.R. 708

S. QUARTER CORNER OF SECTION 24,
TOWNSHIP 39 S, RANGE 40 E

S.W. BRIDGE ROAD / C.R. 708
(FORMERLY S.R. 708)

105' PUBLIC RIGHT OF WAY WIDTH
PER D.B. 55, PG. 327

(100' R/W PER F.D.O.T. R/W MAP SECTION NO. 8951-150)

C/L OF SURVEY PER F.D.O.T. R/W
MAP SECTION NO. 8951-150

SECTION 25
TOWNSHIP 39 SOUTH
RANGE 40 EAST

NOTE: SEE SHEET 1 OF 7 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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SCALE: 1"=40'

SHEET 5 OF 7

SKETCH OF DESCRIPTION

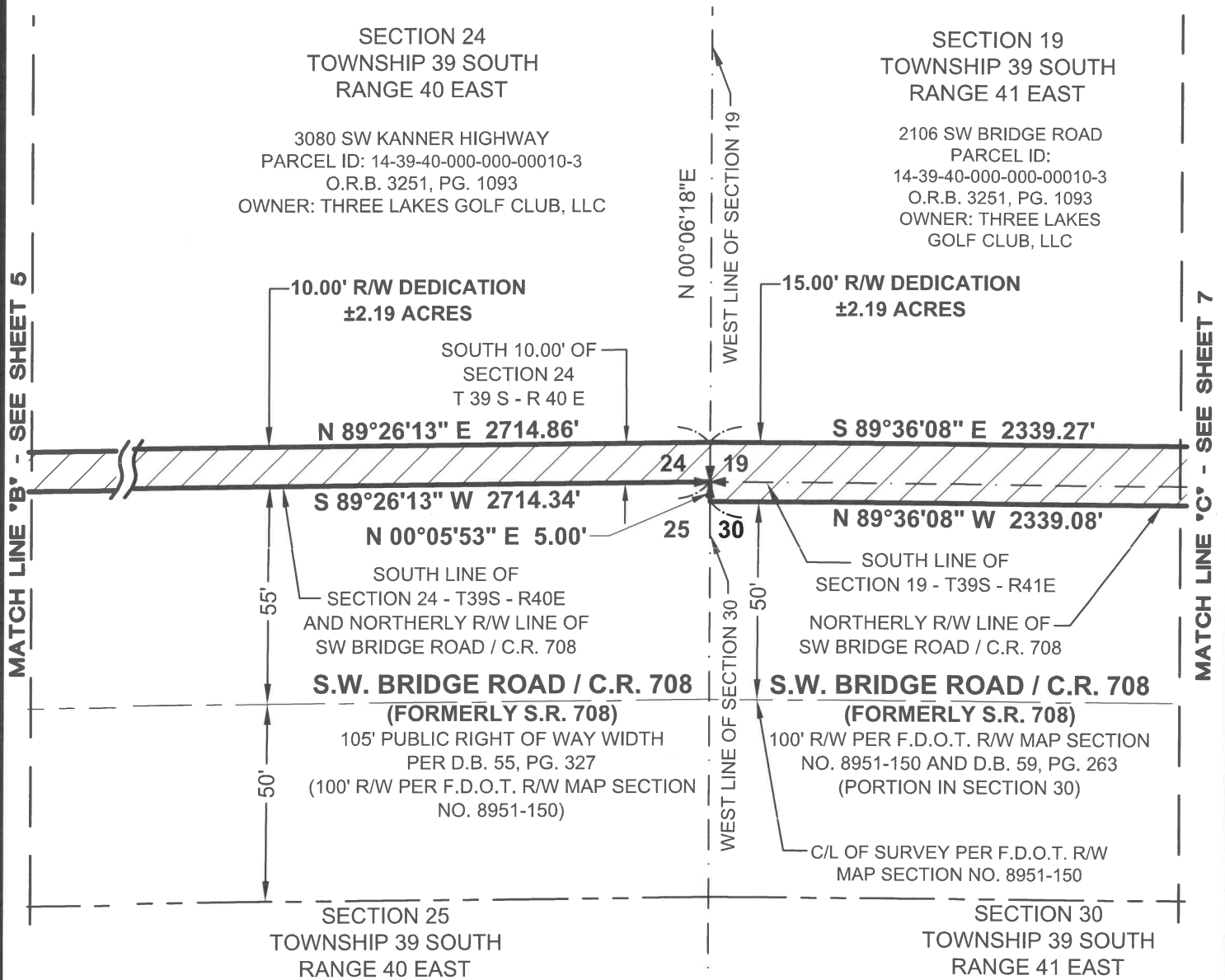
LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA



(IN FEET)

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FLORIDA

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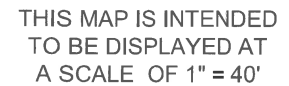
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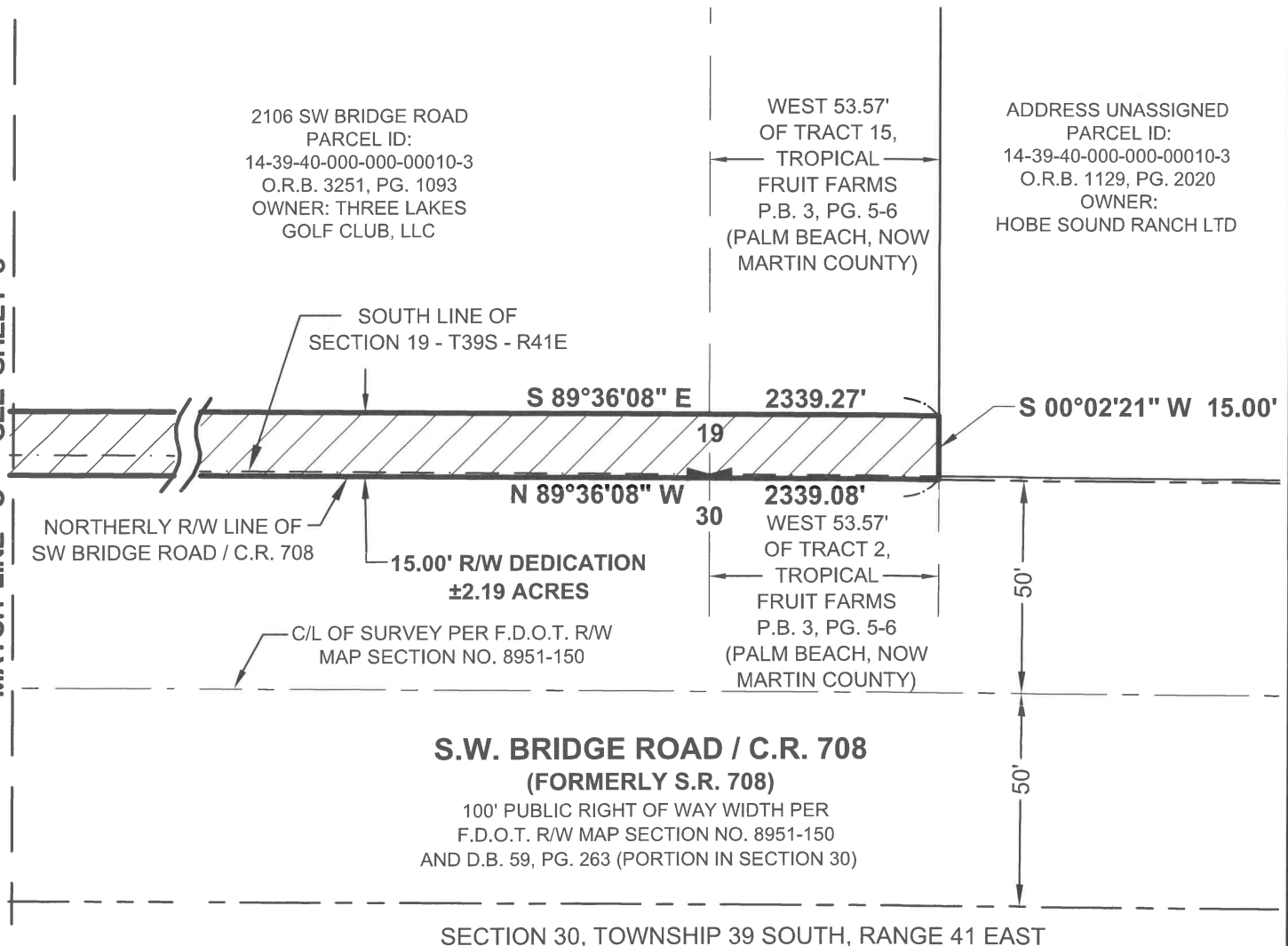
SCALE: 1"=40'

SHEET 6 OF 7

LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA



MATCH LINE 'C' - SEE SHEET 6



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SCALE: 1"=40'

SHEET	7	OF	7
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