

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

Project Name: Pine Ridge at Hobe Sound LLC  
RPD # 3822  
PCN: 34-38-42-000-095-00011-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

THIS WARRANTY DEED made this 27 day of April, 2023, between PINE RIDGE AT HOBE SOUND LLC, a Delaware limited liability company, whose address is 7700 Congress Avenue, Suite 1116, Boca Raton, Florida 33487, ("Grantor") in favor of MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, 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, more particularly described on Exhibit "A" attached hereto (the "Land") for road right-of-way purposes.

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

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

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land; will defend the same against the lawful claims of all persons whomsoever through or under Grantors, and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2022, and covenants, restrictions, agreements, limitations, reservations, and easements of record, if any reference thereto, shall not serve to impose same.

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

Accepted pursuant to  
Resolution No. \_\_\_\_\_

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

Witnesses:

[Signature]  
Witness #1 Signature  
Printed Name: Lana Powell

[Signature]  
Witness #2 Signature  
Printed Name: RICK MOELLER

PINE RIDGE AT HOBE SOUND  
LLC, a Delaware limited liability  
company

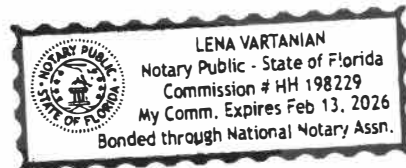
By: [Signature]  
Printed Name Andrew Dickson  
Title manager

STATE OF FLORIDA,  
COUNTY OF Palm Beach,

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of April, 2023, by Andrew Dickson, who is the \_\_\_\_\_ of Pine Ridge at Hobe Sound LLC, a Delaware limited liability company, on behalf of the company. He/she ☒ is personally known to me or ☐ has produced a \_\_\_\_\_ as identification.

(NOTARY PUBLIC)

[Signature]  
Name: Lena Vartanian  
Typed, printed or stamped  
Notary Public of the State of Florida  
having a commission number of HH 198229  
and my commission expires: Feb 13, 2026



# EXHIBIT A



947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION

NOT A SURVEY  
RIGHT-OF-WAY PARCEL

### LEGAL DESCRIPTION

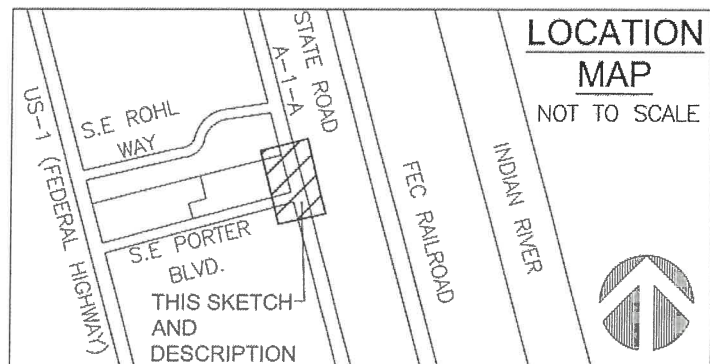
A PORTION OF LOT 95, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY (NOW MARTIN), FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF A PARCEL OF LAND BEING THE VACATED AND ABANDONED PORTION (BY RESOLUTION NO.02-9.46 RECORDED IN O.R. BOOK 1681, PAGE 2960, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA) OF THE PLAT OF "ANGLE-IN MOBILE HOME COURT" AS RECORDED IN PLAT BOOK 4, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT OF "ANGLE-IN MOBILE HOME COURT"; THENCE NORTH 21 DEGREES 40'02" WEST ALONG THE EASTERLY LINE OF SAID PLAT OF "ANGLE-IN MOBILE HOME COURT" A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 25'58" WEST ALONG THE NORTHERLY LINE OF PORTER BOULEVARD AS SHOWN ON SAID PLAT, A DISTANCE OF 10.00 FEET; THENCE NORTH 01 DEGREES 56'39" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 21 DEGREES 40'02" WEST ALONG A LINE 6.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID VACATED AND ABANDONED PORTION OF PLAT, A DISTANCE OF 303.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 96, GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE NORTH 68'25'58" EAST, ALONG SAID SOUTHERLY LINE OF LOT 96, GOMEZ GRANT AND JUPITER ISLAND, A DISTANCE OF 6.00 FEET; THENCE SOUTH 21'40'02" EAST ALONG SAID EASTERLY LINE OF SAID VACATED AND ABANDONED PORTION OF "ANGLE-IN MOBILE HOME COURT", A DISTANCE OF 313.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HOBE SOUND, MARTIN COUNTY, FLORIDA AND CONTAINS 1896 SQUARE FEET, MORE OR LESS.

### ABBREVIATIONS

(D)	=	DEED
D.E.	=	DRAINAGE EASEMENT
M.C.R.	=	MARTIN COUNTY RECORDS
O.R.B.	=	OFFICIAL RECORD BOOK
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS (NOW MARTIN)
P.C.N.	=	PARCEL CONTROL NUMBER
PG.	=	PAGE
PROP.	=	PROPOSED
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT

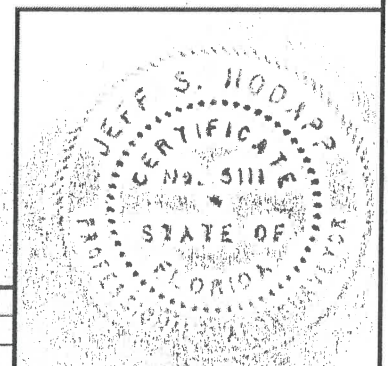


### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

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)



PROJECT NAME: SAND PINE RIDGE	DATE: 10/10/2022
JOB NO. 21238	DWG BY: GY
	CK'D BY: JSH
	SHEET 1 OF 3

# EXHIBIT A



947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ON THE W. R/W LINE OF S.R. A-1-1, HAVING A BEARING OF S 21°40'02" E.
4. PROPERTY ADDRESS: S.E. PORTER BLVD., HOBE SOUND, FL.33455
5. THE WIDTH OF S.R. A-1-A IS NOT SHOWN ON THE ANGLE IN MOBILE HOME COURT PLAT. OTHER PLATS IN THE AREA SHOW THE RIGHT OF WAY AS 30 FEET WIDE. THE FDOT MAINTENANCE MAP SHOWS THIS RIGHT OF WAY AS VARIABLE WIDTH-APPROXIMATELY 34 FEET. THE APPROXIMATELY MEASURED WIDTH OF S.R. A-1-A FOR THIS SITE IS 38.7', ASSUMING THE WEST LINE OF THE F.E.C. RAILROAD RIGHT OF WAY IS 50.00' FROM THE CENTER OF THE TRACKS.
6. PARCEL CONTAINS 1896 SQUARE FEET, MORE OR LESS.
7. THIS SKETCH AND LEGAL DESCRIPTION IS REFERENCED FROM THE BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY PERIMETER SURVEYING AND MAPPING, INC ON: 9/15/2022. JOB#21238

## ABBREVIATIONS

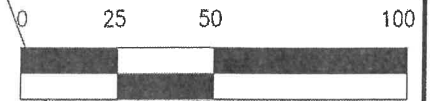
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JOB NO. 21238	PROJECT NAME: SAND PINE RIDGE	DWG BY: GY	SCALE: 1"=50'	
		CK'D BY: JSH	DATE: 10/10/2022	SHEET 2 OF 3

# PERIMETER

Tel: (561) 241-9988  
Fax: (561) 241-5182



GRAPHIC SCALE: 1"=50'

