

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

RESOLUTION NO. \_\_\_\_

REGARDING THE ABANDONMENT OF PORTIONS OF  
PLATTED RIGHTS-OF-WAY LYING WITHIN PORT SALERNO,  
MARTIN COUNTY, FLORIDA

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

1. Pursuant to notice published in The Stuart News on May 21, 2023, a public hearing was held by the Board of County Commissioners of Martin County, Florida, on the 6<sup>th</sup> of June, in the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida, concerning abandoning and vacating the following described right-of-way in Martin County, Florida:

SEE ATTACHED EXHIBIT "A"

2. Any and all persons desiring to be heard regarding this matter were given an opportunity to present their views to this Board;
3. This Board has determined that the above-described rights-of-way will not be needed as a part of the County's road system;
4. This Board has determined that vacating and abandoning said right-of-way would not be contrary to the public interest;
5. This Board has determined that no property owner will be denied access to their property as a result of this abandonment; and

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Martin County, Florida, that:

- A. The following described rights-of-way in Martin County, Florida, is hereby vacated and abandoned, subject to the conditions set forth in part B:

SEE ATTACHED EXHIBIT "A"

B. The vacation and abandonment of said right-of-way is subject to all easements of record and following conditions precedent:

1. Recording of the Special Warranty Deeds conveying the real property as described in Exhibits "B-1", "B-2", "B-3", "B-4", "B-5", and "B-6" attached hereto, to Martin County; and
2. Publication one time within thirty (30) days, a Notice of Adoption of this Resolution in a newspaper of general circulation published in Martin County, Florida.

THIS RESOLUTION SHALL NOT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED.

DULY PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF JUNE, 2023.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

\_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

\_\_\_\_\_  
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

\_\_\_\_\_  
SARAH W. WOODS, COUNTY ATTORNEY

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003H.DWG

M.C. PROJ. NO. 22-003

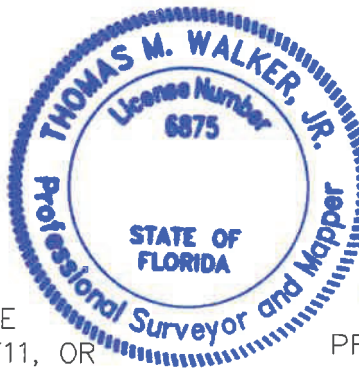
SHEET NO. 1 OF 3

## EXHIBIT "A"

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2 AND 3, SHEET 3 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND FOR ABANDONMENT AND RELEASE.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. LEGEND: ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PG=PAGE, ROW=RIGHT-OF-WAY.

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).



SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

A handwritten signature in blue ink, appearing to read "T Walker", written over a horizontal line.

THOMAS M. WALKER, JR., P.S.M.  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. P.S.M. 6875

DATE: FEB 10 2023

RIGHT-OF-WAY ABANDONMENT AND RELEASE

SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 7/13/2022

DRAWING # 22-003H

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003H.DWG M.C. PROJ. NO. 22-003 SHEET NO. 2 OF 3

## EXHIBIT "A"

### DESCRIPTION

THAT PORTION OF THE UNNAMED ALLEY, 15 FEET IN WIDTH, LYING BETWEEN LOTS 1 THROUGH 8 AND LOTS 9 THROUGH 16, BLOCK 46 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF A 60 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN BLOCK 46 AND BLOCK 53 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF THE UNNAMED ALLEY, 15 FEET IN WIDTH, LYING BETWEEN LOTS 1 THROUGH 8, BLOCK 53 AND LOTS 9 THROUGH 16, BLOCK 53 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF A 60 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN LOT 16, BLOCK 52 AND LOT 9, BLOCK 53 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID PARCEL CONTAINS 42,750 SQUARE FEET, (0.99 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS  
NOT VALID WITHOUT SHEETS 1 AND 3.

RIGHT-OF-WAY ABANDONMENT AND RELEASE

SW MANATEE POCKET STA

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 7/13/2022

DRAWING # 22-003H



# MARTIN COUNTY, STUART, FLORIDA

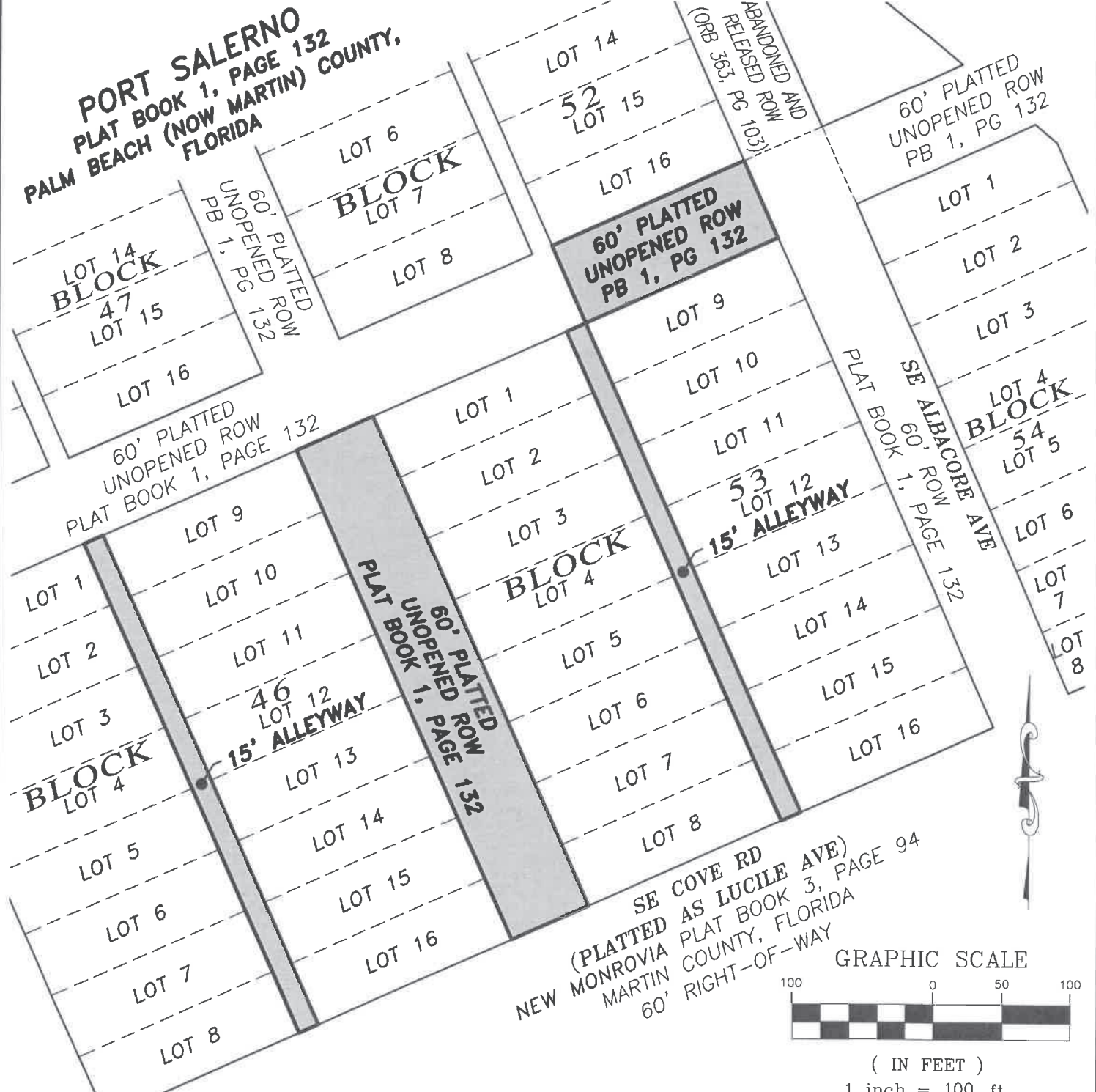
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003H.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

## EXHIBIT "A"



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=100' OR SMALLER.

RIGHT-OF-WAY ABANDONMENT AND RELEASE  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM SCALE : 1"=100'  
DATE : 7/13/2022  
DRAWING # 22-003H

**Exhibit “B-1”**  
**SPECIAL WARRANTY DEED NO. 1**

*[See attached]*

This instrument prepared by:  
Real Property Division  
Mandee Johns, F.R.P.  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-052-00060-4

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER GRIEN, A MARRIED MAN and SUSETTE GRIEN, A SINGLE WOMAN** whose address is PO Box 12689, Port Salerno, FL 34992, (collectively “**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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 6, 7 and 8, Block 52, PORT SALERNO, according to the plat thereof as recorded in Plat Book 1, page 132, Public Records of Martin County, Florida. (51-38-41-001-052-00060-4); and

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property, and Peter Grien, a married man, warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted Pursuant to

Resolution No. \_\_\_\_\_

1<sup>st</sup> IN WITNESS WHEREOF, Grantor has signed and sealed this instrument on this  
1 day of February, 2023.

Signed, sealed and delivered  
in the presence of:

GRANTOR

Thomas R. Sawyer  
(Witness' Signature)

Print Name: THOMAS R. SAWYER

(Witness)

Peter Grien

PETER GRIEN

Karen C. Richardt  
(Witness' Signature)

Print Name: Karen C. Richardt

(Witness)

STATE OF FLORIDA

COUNTY OF MARTIN.

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 1<sup>st</sup> day of February, 2023, by Peter Grien, a married  
man, who is personally known to me or has produced Florida drivers license as  
identification, and who did (did not) take an oath.

(Type of Identification)

Karen C. Richardt

Notary Public, Signature

Print Name: Karen C. Richardt

Notary Public, State of Florida

Commission No. \_\_\_\_\_

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

[NOTARY SEAL]





Signed, sealed and delivered  
in the presence of:

GRANTOR

Thomas R. Sawyer  
(Witness' Signature)  
Print Name: THOMAS R. SAWYER  
(Witness)

Susette Grien  
SUSETTE GRIEN

Karen C. Richardt  
(Witness' Signature)  
Print Name: Karen C. Richardt  
(Witness)

STATE OF FLORIDA

COUNTY OF MARTIN.

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 1st day of February, 2023, by Susette Grien, a  
single woman, who is personally known to me or has produced Florida drivers license  
as identification, and who did (did not) take an oath.  
(Type of Identification)

[NOTARY SEAL]

Karen C. Richardt  
Notary Public, Signature  
Print Name: Karen C. Richardt  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003F.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

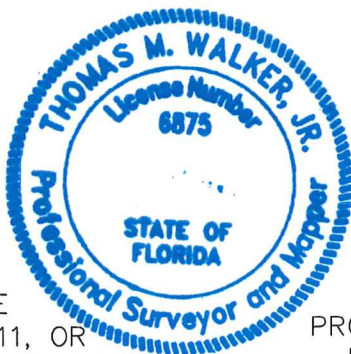
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OFFICIAL RECORDS BOOK 2608, PAGE 1749, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### DESCRIPTION


LOTS 6, 7 AND 8, BLOCK 52, PORT SALERNO, PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 21,393 SQUARE FEET, (0.491 ACRES) MORE OR LESS.

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).



SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

  
THOMAS M. WALKER, JR., P.S.M.  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA**  
**PORT SALERNO - PLAT BOOK 1, PAGE 132**  
**PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 2/7/2022	
DRAWING # 22-003F	

# MARTIN COUNTY, STUART, FLORIDA

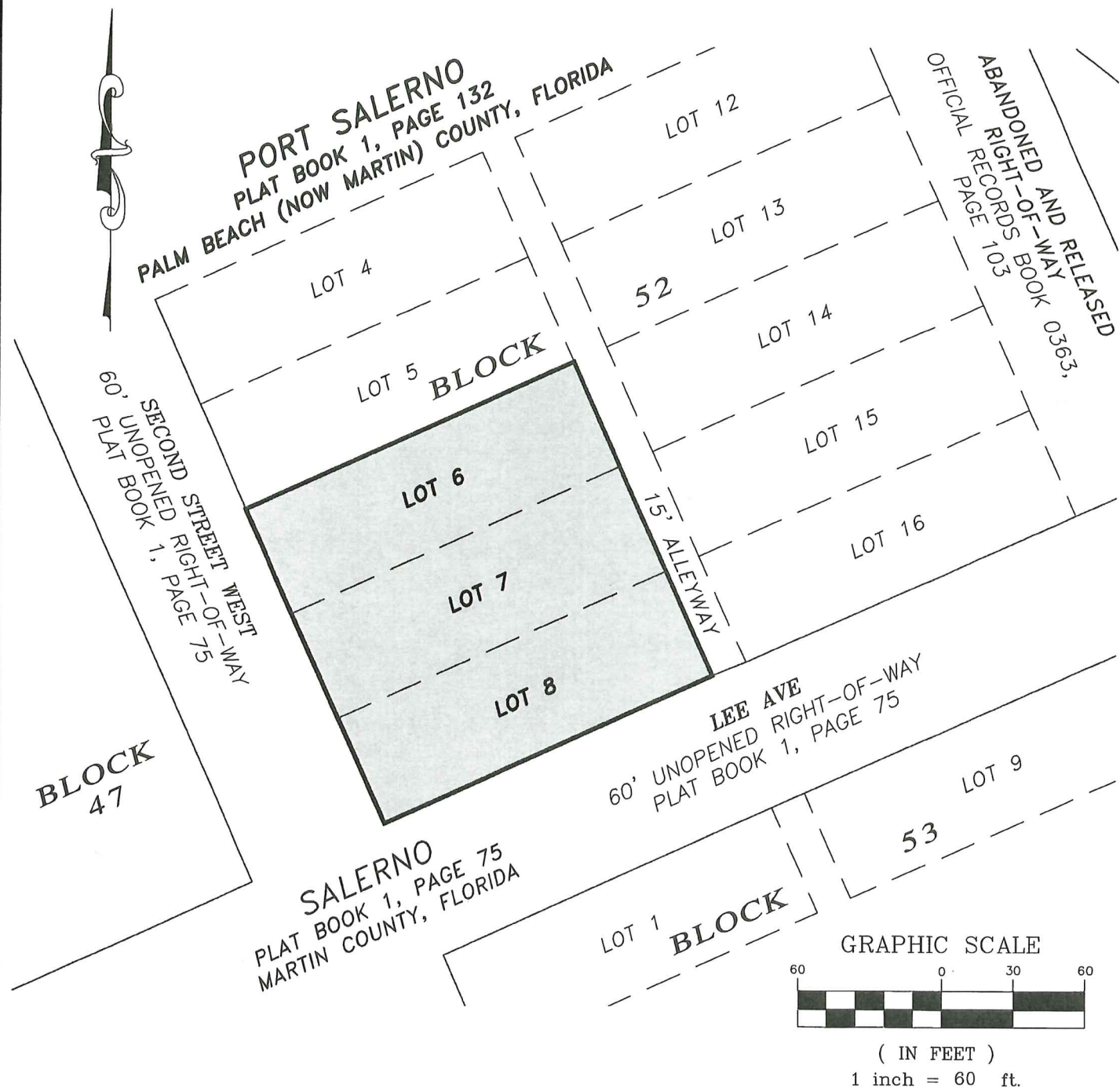
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003F.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEET 1.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.

SW PRONG MANATEE POCKET STA  
PORT SALERNO - PLAT BOOK 1, PAGE 132  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=60'

DATE : 2/7/2022

DRAWING # 22-003F

**EXHIBIT “B-2”**  
**SPECIAL WARRANTY DEED NO. 2**

*[See attached]*



This instrument prepared by:

Real Property Division  
Mandee Johns, F.R.P.  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-052-00090-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

THIS WARRANTY DEED made this 1<sup>ST</sup> day of February, 2023, by **PETER HENRY GRIEN**, a married man, whose address is PO Box 12689, Port Salerno, FL 34992, (“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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “Property”), situate, lying and being in Martin County, Florida, to-wit:

Lot 9, Block 52, PORT SALERNO, according to the plat thereof as recorded in Plat Book 1, page 132, Public Records of Martin County, Florida. (51-38-41-001-052-00090-8); and

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property, and Grantor further warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

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

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)

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

WITNESSES:

GRANTOR:

Thomas R. Sawyer  
Witness #1 Signature  
Printed Name: THOMAS R. SAWYER

By: Peter Henry Grien  
PETER HENRY GRIEN

Karen C. Richardt  
Witness #2 Signature  
Printed Name: Karen C. Richardt

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me (☒) by means of physical presence or ( ) online notarization this 1st day of February, 2023, by Peter Henry Grien who is ( ) personally known to me or (☒) has produced Florida drivers license as identification.



Karen C. Richardt  
Notary Public, State of Florida  
Print Name: Karen C. Richardt  
My Commission Expires: \_\_\_\_\_

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003E.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT **A**

### SURVEYOR'S NOTES

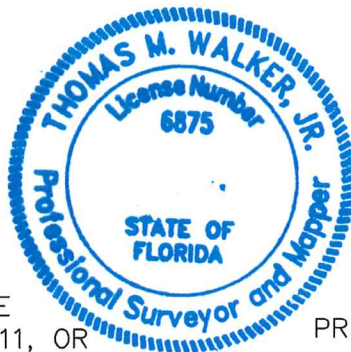
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. LEGEND: FKA=FORMALLY KNOWN AS.

### DESCRIPTION


LOT 9, BLOCK 52, SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 6,423 SQUARE FEET, (0.147 ACRES) MORE OR LESS.

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).



**SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE**

  
THOMAS M. WALKER, JR., P.S.M.  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA  
SALERNO – PLAT BOOK 1, PAGE 75  
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 2/4/2022	
DRAWING # 22-003E	



# MARTIN COUNTY, STUART, FLORIDA

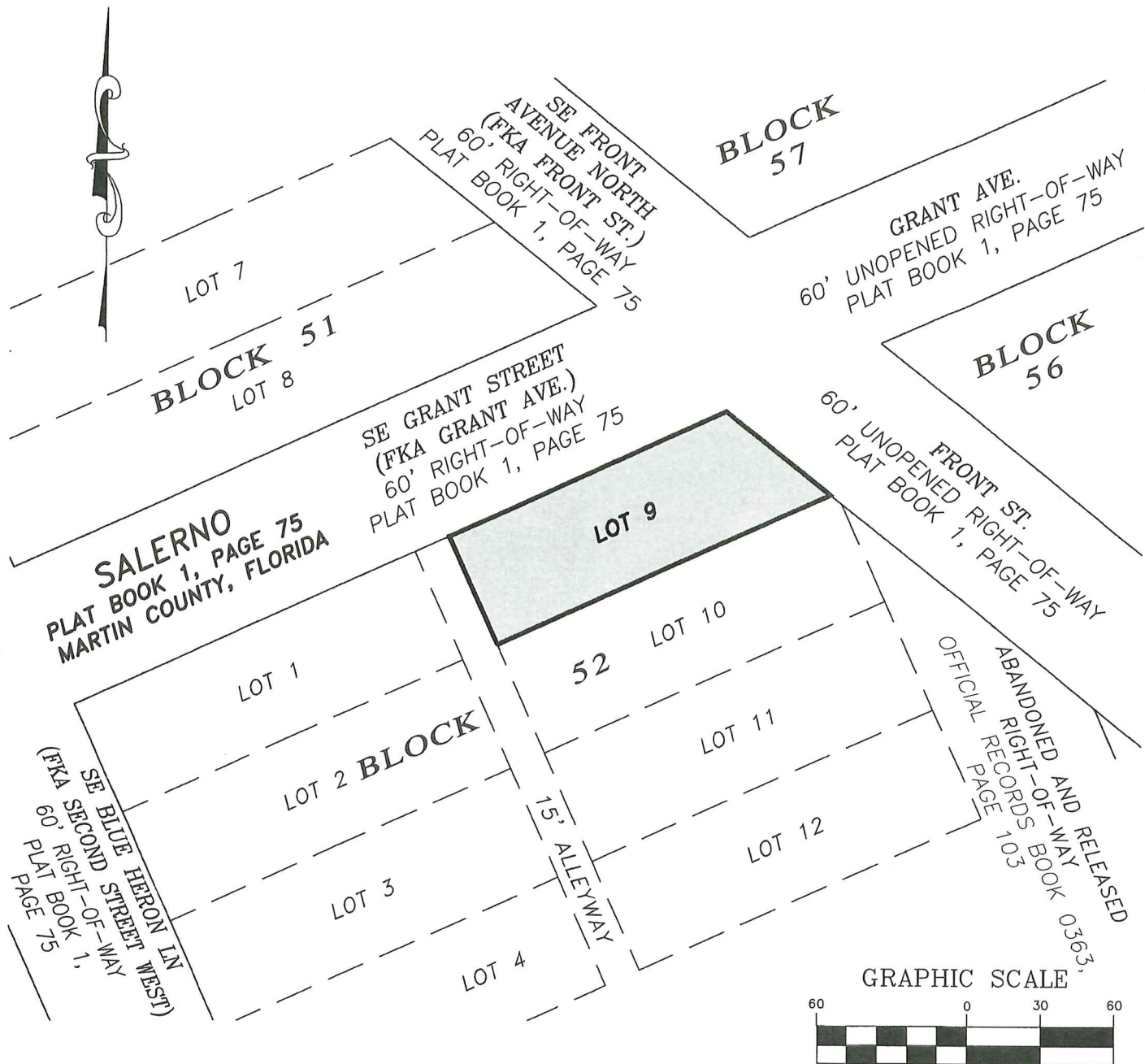
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003E.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEET 1.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.

**SW PRONG MANATEE POCKET STA**  
**SALERNO - PLAT BOOK 1, PAGE 75**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=60'

DATE : 2/4/2022

DRAWING # 22-003E

**EXHIBIT “B-3”**  
**SPECIAL WARRANTY DEED NO. 3**

*[See attached]*

This instrument prepared by:  
Real Property Division  
Mandee Johns, F.R.P.  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-057-00110-3

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER HENRY GRIEN, A MARRIED MAN**, whose address is PO Box 12689, Port Salerno, FL 34992, (“**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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 26, 27, 28, 29, and 30, Block 57, SALERNO, according to the plat thereof as recorded in Plat Book 1, page 75, Public Records of Martin County, Florida (51-38-41-001-057-00110-3).

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property and Grantor further warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted pursuant to

Resolution No. \_\_\_\_\_

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

WITNESSES:

GRANTOR:

Thomas R. Sawyer

Witness #1 Signature

Printed Name: THOMAS R. SAWYER

By: Peter H. Grien

PETER H. GRIEN

Karen C. Richardt

Witness #2 Signature

Printed Name: Karen C. Richardt

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me ( ☒ ) by means of physical presence or ( ) online notarization this 1st day of February, 2023, by Peter Henry Grien, a married man who is ( ) personally known to me or ( ☒ ) has produced Florida drivers license as identification.



Karen C. Richardt

Notary Public, State of Florida

Print Name: Karen C. Richardt

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



# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003A.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

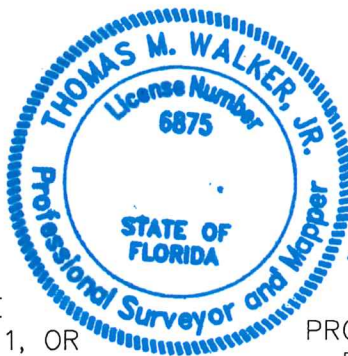
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. LEGEND: FKA=FORMALLY KNOWN AS.

### DESCRIPTION

LOTS 26, 27, 28, 29 AND 30, BLOCK 57, SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 21,118 SQUARE FEET, (0.485 ACRES) MORE OR LESS.

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).



**SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE**

THOMAS M. WALKER, JR., P.S.M.  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA  
SALERNO - PLAT BOOK 1, PAGE 75  
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW  
DRAWN BY : JMM | SCALE : N/A  
DATE : 2/4/2022  
DRAWING # 22-003A



# MARTIN COUNTY, STUART, FLORIDA

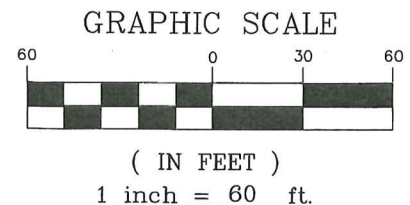
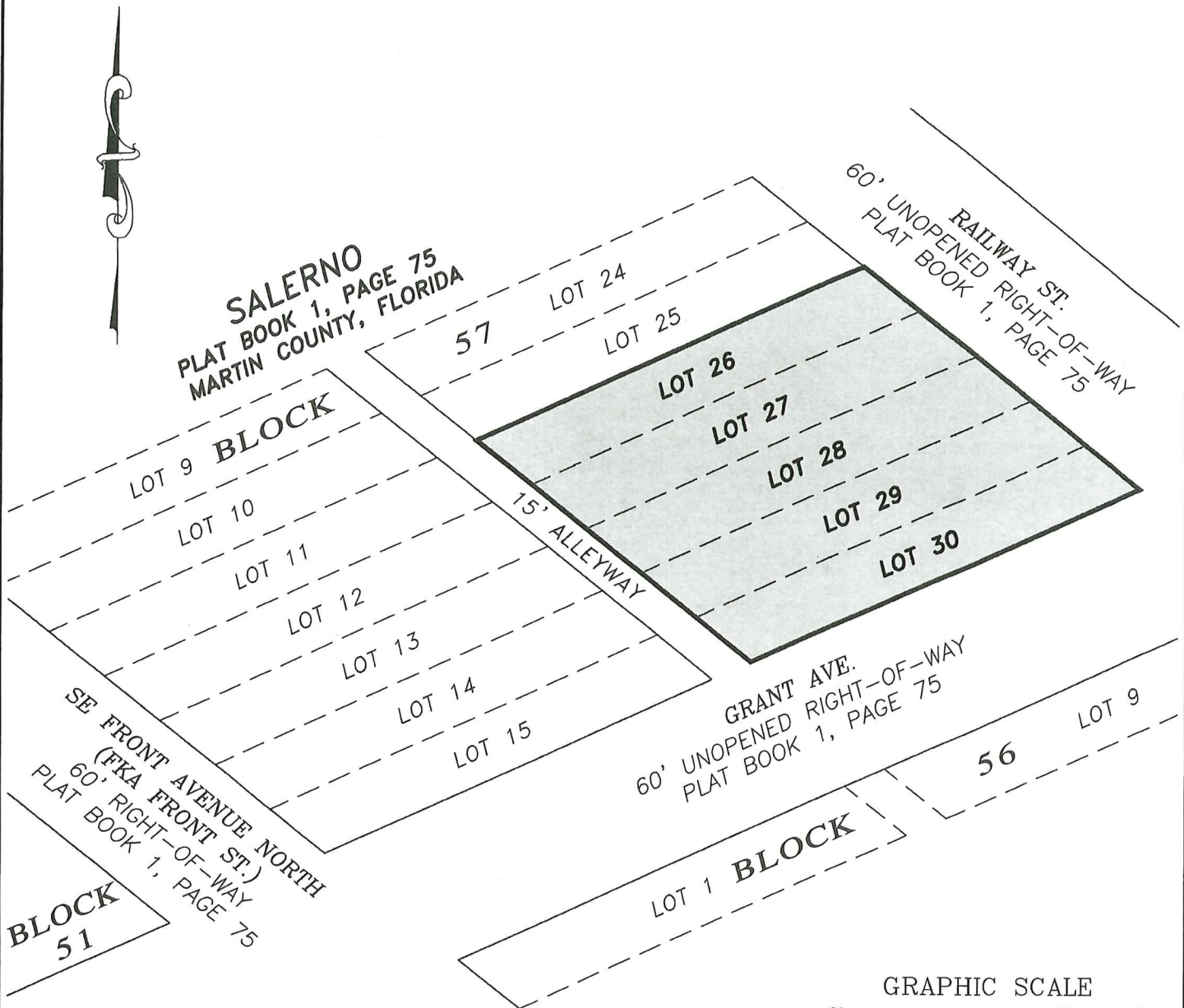
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME :22-003A.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEET 1.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.

SW PRONG MANATEE POCKET STA  
SALERNO - PLAT BOOK 1, PAGE 75  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=60'

DATE : 2/4/2022

DRAWING # 22-003A

**EXHIBIT “B-4”**  
**SPECIAL WARRANTY DEED NO. 4**

*[See attached]*

This instrument prepared by:  
Real Property Division  
Mandee Johns, F.R.P.  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-056-00010-6

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER HENRY GRIEN, A MARRIED MAN**, whose address is PO Box 12689, Port Salerno, FL 34992, (“**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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 1, 16, and 17, Block 56, PORT SALERNO, according to the plat thereof as recorded in Plat Block 1, page 132, Public Records of Martin County, Florida (51-38-41-001-056-00010-6);

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor .

Grantor further warrants that there are no mortgages encumbering the Property and Grantor further warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted pursuant to

Resolution No. \_\_\_\_\_

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

WITNESSES:

GRANTOR:

Thomas R. Sawyer

Witness #1 Signature

Printed Name: THOMAS R. SAWYER

By: Peter Henry Grien

PETER HENRY GRIEN

Karen C. Richardt

Witness #2 Signature

Printed Name: Karen C. Richardt

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me ( ☒ ) by means of physical presence or ( ) online notarization this 1st day of February, 2023, by Peter Henry Grien, a married man who is ( ) personally known to me or ( ☒ ) has produced Florida drivers license as identification.



Karen C. Richardt

Notary Public, State of Florida

Print Name: Karen C. Richardt

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



# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003B.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

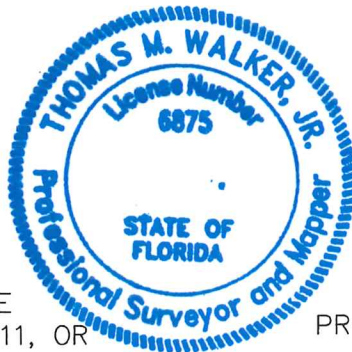
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### DESCRIPTION


LOTS 1, 16 AND 17, BLOCK 56, AND CLOSED ALLEY BETWEEN SAID LOTS 1 AND 16, AND WEST 1/2 OF CLOSED ALLEY ADJACENT TO SAID LOT 17, SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 14,636 SQUARE FEET, (0.336 ACRES) MORE OR LESS.

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).



SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

  
THOMAS M. WALKER, JR., P.S.M.  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA**  
**SALERNO - PLAT BOOK 1, PAGE 75**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 2/4/2022

DRAWING # 22-003B

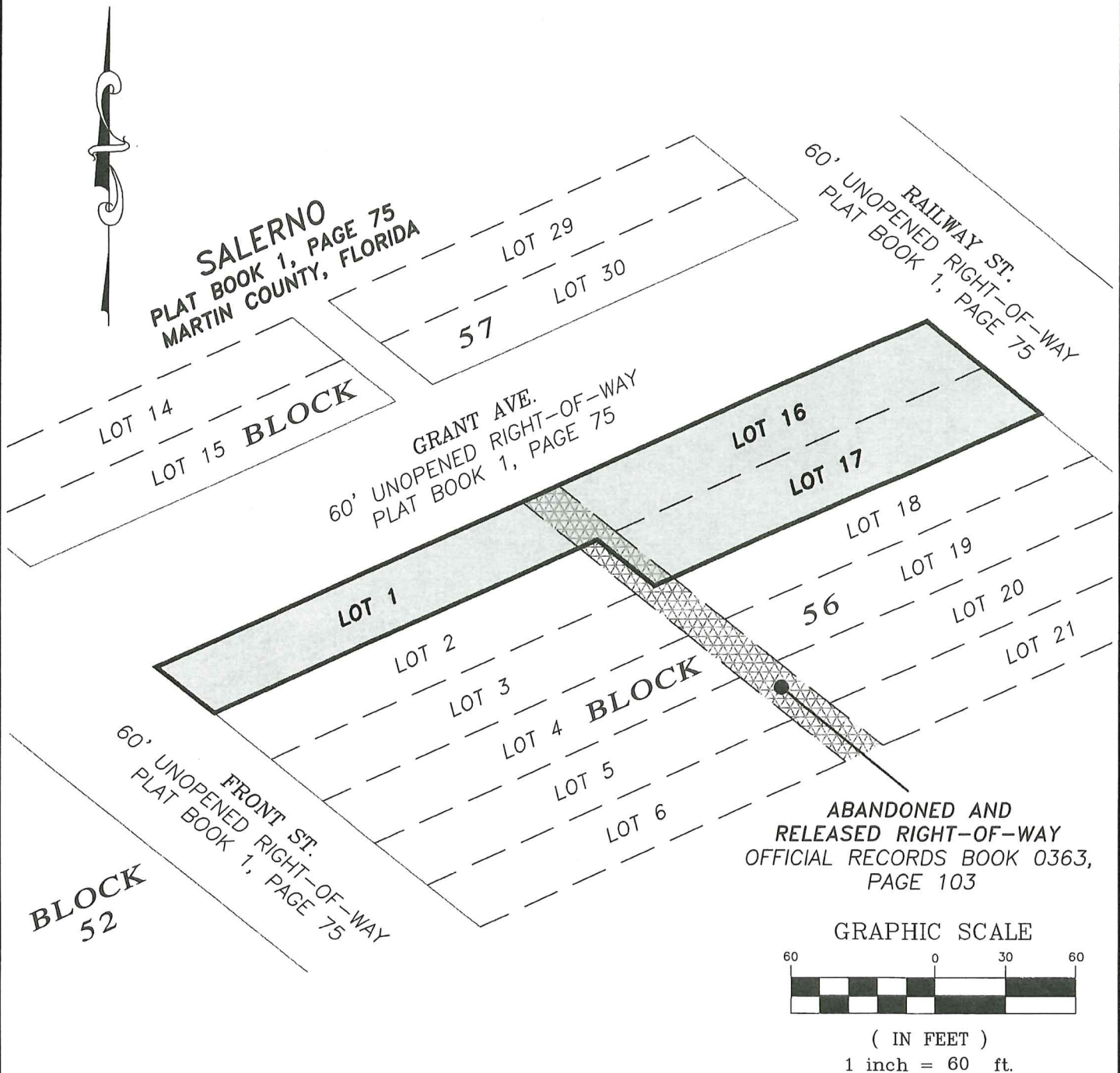
# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003B.DWG | M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEET 1.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.

SW PRONG MANATEE POCKET STA  
SALERNO - PLAT BOOK 1, PAGE 75  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : 1"=60'

DATE : 2/4/2022

DRAWING # 22-003B

**EXHIBIT “B-5”**  
**SPECIAL WARRANTY DEED NO. 5**

*[See attached]*



This instrument prepared by:  
Real Property Division  
Mandee Johns, F.R.P.  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-056-00020-4

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER GRIEN, A MARRIED MAN and SUSETTE GRIEN, A SINGLE WOMAN**, whose address is PO Box 12689, Port Salerno, FL 34992, (“**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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 2 and 3, Block 56 and West ½ of Closed alley adjacent, PORT SALERNO, according to the plat thereof as recorded in Plat Book 1, page 132, Public Records of Martin County, Florida (51-38-41-001-056-00020-4); and

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under the Grantor.

Grantor further warrants that there are no mortgages encumbering the Property, and Peter Grien, a married man, warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted pursuant to

Resolution No. \_\_\_\_\_



1<sup>ST</sup> IN WITNESS WHEREOF, Grantor has signed and sealed this instrument on this February day of February, 2023.

Signed, sealed and delivered  
in the presence of:

GRANTOR

Thomas R. Sawyer

(Witness' Signature)

Print Name: Thomas R. Sawyer

(Witness)

Peter Grien

PETER GRIEN

Karen C. Richardt

(Witness' Signature)

Print Name: Karen C. Richardt

(Witness)

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1<sup>st</sup> day of February, 2023, by Peter Grien, a married man, who is personally known to me or has produced Florida drivers license as identification, and who did (did not) take an oath.  
(Type of Identification)

Karen C. Richardt

Notary Public, Signature

Print Name: Karen C. Richardt

Notary Public, State of Florida

Commission No. \_\_\_\_\_

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

[NOTARY SEAL]



Signed, sealed and delivered  
in the presence of:

GRANTOR

Thomas R. Sawyer

(Witness' Signature)

Print Name: Thomas R. Sawyer

(Witness)

Susette Grien

SUSETTE GRIEN

Karen C. Richardt

(Witness' Signature)

Print Name: Karen C. Richardt

(Witness)

STATE OF FLORIDA

COUNTY OF MARTIN.

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 1st day of February, 2023, by Susette Grien, a  
single woman, who is personally known to me or has produced Florida drivers license  
as identification, and who did (did not) take an oath.  
(Type of Identification)

Karen C. Richardt

Notary Public, Signature

Print Name: Karen C. Richardt

Notary Public, State of Florida

Commission No. \_\_\_\_\_

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

[NOTARY SEAL]



# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003C.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

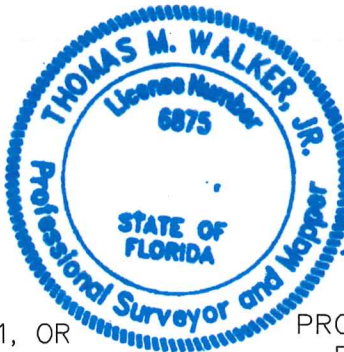
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OFFICIAL RECORDS BOOK 2608, PAGE 1749, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### DESCRIPTION


LOTS 2 AND 3, BLOCK 56 AND WEST 1/2 OF CLOSED ALLEY ADJACENT, PORT SALERNO, PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 9,313 SQUARE FEET, (0.214 ACRES) MORE OR LESS.

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).



SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

  
THOMAS M. WALKER, JR., P.S.M.  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA**  
**PORT SALERNO — PLAT BOOK 1, PAGE 132**  
**PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 2/7/2022	
DRAWING # 22-003C	



2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

SHEET NO. 2 OF 2

A


$$1 \text{ inch} = 60 \text{ ft.}$$

THIS MAP IS INTENDED TO BE DISPLAYED  
AT A SCALE OF 1"=60' OR SMALLER.

SUPERVISED BY : <i>TMW</i>	
DRAWN BY : <i>JMM</i>	SCALE : 1"=60'
DATE : <i>2/7/2022</i>	
DRAWING # <i>22-003C</i>	

**EXHIBIT “B-6”**  
**SPECIAL WARRANTY DEED NO. 6**

*[See attached]*

This instrument prepared by:  
Real Property Division  
Mandee Johns, F.R.P.  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-056-00040-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER H. GRIEN, A MARRIED MAN and SUSETTE GRIEN, A SINGLE WOMAN**, whose address is PO Box 12689, Port Salerno, FL 34992, (“**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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 4 and 5, Block 56 and West ½ of Closed alley adjacent, PORT SALERNO, according to the plat thereof as recorded in Plat Book 1, page 132, Public Records of Martin County, Florida (51-38-41-001-056-00040-0); and

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property, and Peter Grien, a married man, warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted Pursuant to

Resolution No. \_\_\_\_\_

1<sup>st</sup> IN WITNESS WHEREOF, Grantor has signed and sealed this instrument on this 1<sup>st</sup> day of February, 2023.

Signed, sealed and delivered  
in the presence of:

GRANTOR

[Signature]  
(Witness' Signature)  
Print Name: THOMAS R. SAWYER  
(Witness)

[Signature]  
PETER GRIEN

[Signature]  
(Witness' Signature)  
Print Name: Karen C. Richardt  
(Witness)

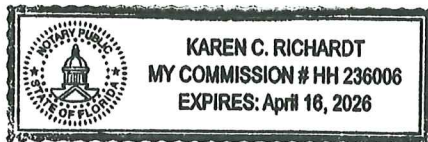
STATE OF FLORIDA

COUNTY OF MARTIN.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1<sup>st</sup> day of February, 2023, by Peter Grien, a married man, who is personally known to me or has produced Florida drivers license as identification, and who did (did not) take an oath.  
(Type of Identification)

[NOTARY SEAL]

[Signature]  
Notary Public, Signature  
Print Name: Karen C. Richardt  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





Signed, sealed and delivered  
in the presence of:

GRANTOR

Thomas R. Sawyer

(Witness' Signature)

Print Name: THOMAS R. SAWYER

(Witness)

Susette Griem

SUSETTE GRIEN

Karen C. Richardt

(Witness' Signature)

Print Name: Karen C. Richardt

(Witness)

STATE OF FLORIDA

COUNTY OF MARTIN.

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 1st day of February, 2023, by Susette Griem, a  
single woman, who is personally known to me or has produced Florida drivers license  
as identification, and who did (did not) take an oath.

(Type of Identification)

Karen C. Richardt

Notary Public, Signature

Print Name: Karen C. Richardt

Notary Public, State of Florida

Commission No. \_\_\_\_\_

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

[NOTARY SEAL]





# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003D.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

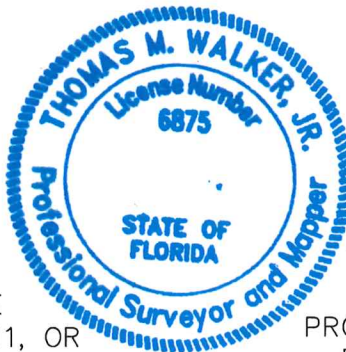
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OFFICIAL RECORDS BOOK 2608, PAGE 1749, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR..
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
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7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### DESCRIPTION


LOTS 4 AND 5, BLOCK 56 AND WEST 1/2 OF CLOSED ALLEY ADJACENT, PORT SALERNO, PLAT BOOK 1, PAGE 132, THEREOF, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL CONTAINS 8,869 SQUARE FEET, (0.204 ACRES) MORE OR LESS.

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).



SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

  
THOMAS M. WALKER, JR., P.S.M.  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA**  
**PORT SALERNO - PLAT BOOK 1, PAGE 132**  
**PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 2/7/2022	
DRAWING # 22-003D	

# MARTIN COUNTY, STUART, FLORIDA

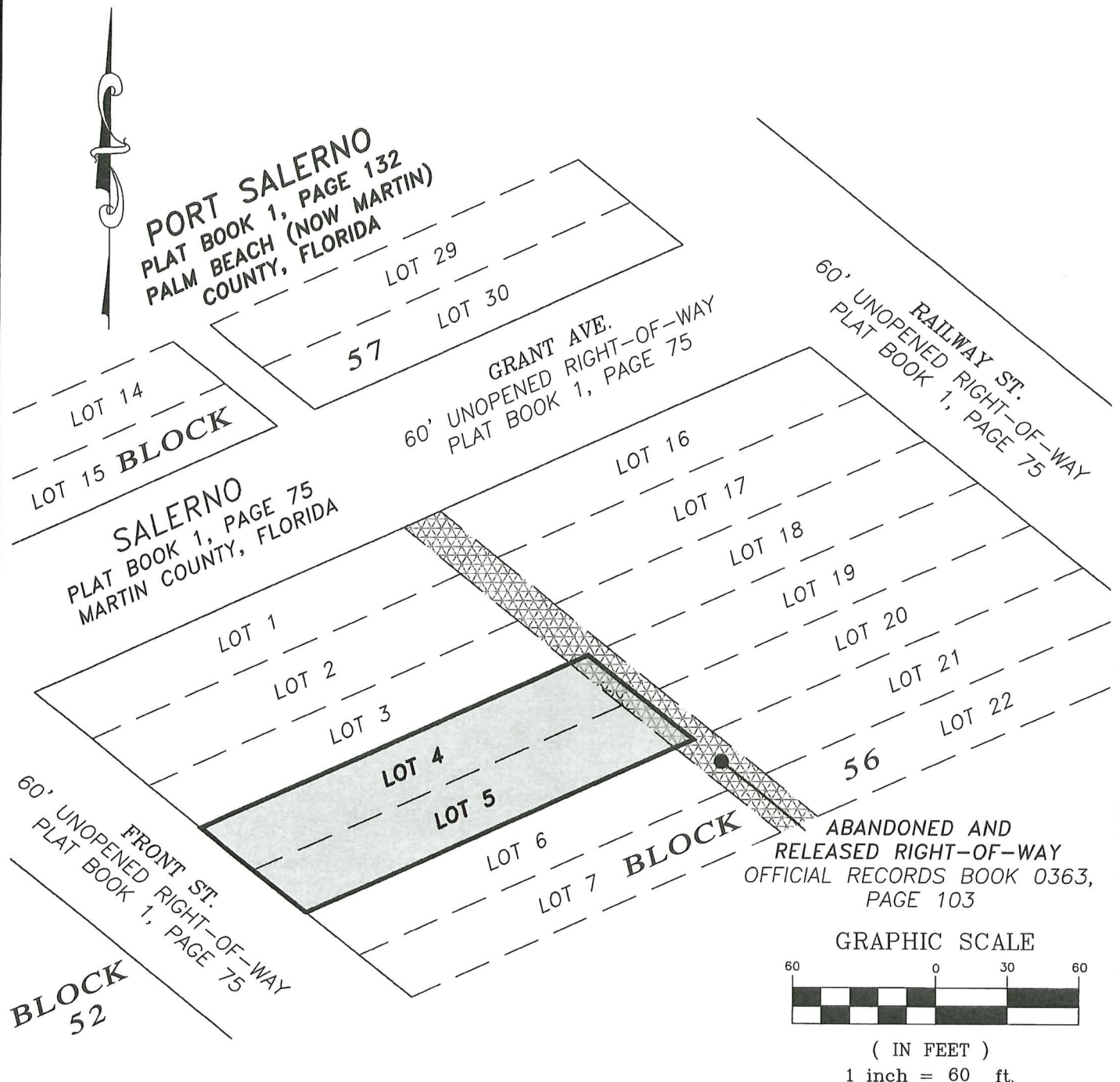
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003D.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEET 1.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.

SW PRONG MANATEE POCKET STA  
PORT SALERNO - PLAT BOOK 1, PAGE 132  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

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