



August 24, 2018

Ms. Nicki van Vonno, AICP
Growth Management Director
Martin County
2401 S.E. Monterey Road
Stuart, FL 33996

**Re: Heritage Ridge PUD, Parcel C-4 Lot 2 PUD Replat
Project # K024-004**

Dear Nicki:

It is our pleasure to submit on behalf of our client, Hobe Sound BTS Retail, LLC, a Replat Application to Heritage Ridge PUD, Parcel C-4 Lot 2.

The proposed Replat Application accompanies an active Final Site Plan application for a portion of the property. The Final Site Plan application Project Number is K024-003 and proposes a new 9,100 square foot Dollar General store on a portion of the property.

The subject property is approximately 4.06 acres, located at the southeast corner of US Highway 1 and SE Constitution Boulevard (Parcel Control Number 34-38-42-091-000-00020-7). The application will create two (2) lots; Lot 1 will be 2.5565 +/- acres in size and Lot 2 will be 1.5042 +/- acres in size.

Enclosed you will find two (2) paper copies of our Replat Application and one (1) disk which contains an electronic versions of all required documents. In response to our Completeness Review Letter, dated August 7, 2018 we have provided or revised the following documents:

1. **Power of Attorney.** The original Power of Attorney has been provided.
2. **Development Order and Exhibits.** Only the Final Site Plan is provided.
3. **Boundary Survey.** The hardcopy now matches the electronic version.
4. **Approved Site Plan.** Only the Final Site Plan is provided.
5. **Financial Disclosure.** The original Financial Disclosure has been provided.

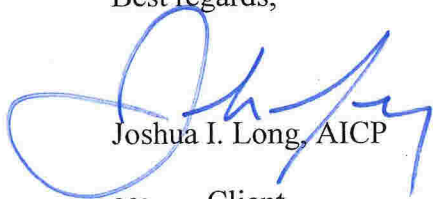
Ms. Nicki van Vonno, AICP

August 24, 2018

Page 2

If you have any questions or need further information please do not hesitate to contact me at 772-288-1980.

Best regards,

A handwritten signature in blue ink, appearing to read 'Joshua I. Long', is written over the printed name.

Joshua I. Long, AICP

cc: Client
Robert S. Raynes, Jr., Esq.

Enclosures



DOUG SMITH
Commissioner, District 1

ED FIELDING
Commissioner, District 2

HAROLD E. JENKINS II
Commissioner, District 3

SARAH HEARD
Commissioner, District 4

EDWARD V. CIAMPI
Commissioner, District 5

TARYN KRYZDA, CPM
County Administrator

SARAH W. WOODS
County Attorney

MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

Telephone: (772) 288-5495
Fax: (772) 288-5764
Email: nikkiv@martin.fl.us

August 7, 2018

Mr. Robert Raynes
Gunster Law Firm
800 SE Monterey Commons Blvd.
Ste. 200
Stuart, FL 34996

Application No: DEV2018070020
Project Number: K024-004

RE: Completeness Review
HERITAGE RIDGE PUD PARCEL C-4 LOT 2 PUD REPLAT

Dear Mr. Raynes,

The above referenced application has been determined to be complete for review by the County. Catherine Riiska will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention.

Item #1: POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.

Comments: Please submit an original document that is signed by the owner/owner's representative. Please also submit documentation that establishes the authority of the signatory to represent the Olympus Development LLC owner entity.

Item #2: DEVELOPMENT ORDER AND EXHIBITS: The approved development order(s) and exhibits.

Comments: Please submit only the final site plan, not the full civil plan set.

Item #3: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: The hardcopy is insufficient and does not match the electronic copy. Please submit the complete and updated survey consistent with the PDF of the file submitted.

TELEPHONE
772-288-5400

WEB ADDRESS
<http://www.martin.fl.us>

Item #4: The approved final site plan.

Comments: Please submit only the site plan, not the full civil construction plan set.

Item #5: FINANCIAL DISCLOSURE: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]

Comments: Please submit the original signed and notarized document.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$16,600.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number K024-004 must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP
Growth Management Director

NvV:CR:kk

cc: Olympus Development LLC, 9336 Equus Circle, Boynton Beach, FL 33472



July 30, 2018

Ms. Nicki van Vonno, AICP
Growth Management Director
Martin County
2401 S.E. Monterey Road
Stuart, FL 33996

**Re: Heritage Ridge PUD, Parcel C-4 Lot 2 PUD Replat
Completeness Review for Replat Application**

Dear Nicki:

It is our pleasure to submit on behalf of our client, Hobe Sound BTS Retail, LLC, a Completeness Review Application for an Replat Application to Heritage Ridge PUD, Parcel C-4 Lot 2.

The proposed Replat Application accompanies an active Final Site Plan application for a portion of the property. The Final Site Plan application Project Number is K024-003 and proposes a new 9,100 square foot Dollar General store on a portion of the property.

The subject property is approximately 4.06 acres, located at the northeast corner of SE Highway (US Highway 1) and SE Constitution Boulevard (Parcel Control Number 34-38-42-091-000-00020-7).

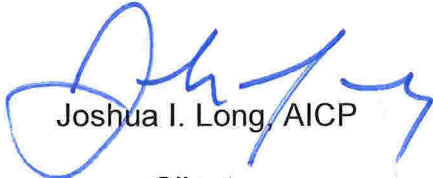
Enclosed you will find two (2) paper copies of our Replat Application and one (1) disk which contains an electronic versions of all required documents. Each application checklist item which is not included with our submittal is identified below. For ease of review we use the same numbering system found on the PUD Zoning Master and Final Site Plan Checklist.

4. We will be submitting large scale paper plans.
9. Development Order and Exhibits – There are no active development orders for the subject parcel. The site is vacant.
10. Declaration – There are no existing Declaration of Covenants and Restrictions for the property and no Declaration of Covenants and Restrictions is proposed.

Ms. Nicki van Vonno
July 30, 2018
Page 2

If you have any questions or need further information please do not hesitate to contact me at 772-288-1980.

Best regards,

A handwritten signature in blue ink, appearing to read "Joshua I. Long".

Joshua I. Long, AICP

cc: Client
Robert S. Raynes, Jr., Esq.

Enclosures

WPB_ACTIVE 8586633.1



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

A. General Information:

1. Type of Application: Replat
2. Proposed Development's Name:
Hobe Sound Retail
3. Former Development's Name:
Vacant
4. Previous Project Number: K024-002
5. Pre-Application Meeting Date: 08/18/2016
6. Property Owner:
Name or Company Name Olympus Development LLC
Company Representative
Address 9336 Equus Cir
City Boynton Beach State FL Zip 33472
Phone - - Fax - -
Email
7. Agent: Same as Attorney
Name or Company Name
Company Representative
Address
City State Zip
Phone - - Fax - -
Email
8. Contract Purchaser: Select from the List
Name or Company Name Hobe Sound BTS Retail, LLC
Company Representative Matt Casey
Address 14600 Detroit Avenue, Suite 1500
City Lakewood State OH Zip 44107
Phone 216 - 221 - 6600 Fax 216 - 227 - 1786
Email mcasey@zarembagroup.com
9. Land Planner: Same as the Civil Engineer
Name or Company Name
Company Representative
Address
City State Zip
Phone - - Fax - -
Email

Same as Civil Engineer

10. Landscape Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

11. Surveyor:

Name or Company Name AVID GROUP
Company Representative JOHN L. WABY, PLS
Address 2300 CURLEW ROAD SUITE 201
City PALM HARBOR State FL Zip 34683
Phone 727 - 741 - 7158 Fax _____ - _____ - _____
Email JOHN.WABY@AVIDGROUP.COM

Select from the list

12. Civil Engineer:

Name or Company Name Avid Group
Company Representative JORGE HERNANDEZ, PE
Address 2300 Curlew Rd., Suite 201
City Palm Harbor State FL Zip 34683
Phone 727 - 789 - 9500 Fax 727 - 784 - 6662
Email JORGE.HERNANDEZ@AVIDGROUP.COM

Select from the list

13. Traffic Engineer:

Name or Company Name Lassiter Transportation Group, Inc.
Company Representative Andrew Ames
Address 1450 W. Granada Blvd., Suite 2
City Ormond Beach State FL Zip 32174
Phone 386 - 257 - 2571 Fax 386 - 257 - 6996
Email aames@ltg-inc.us

Select from the list

14. Architect:

Name or Company Name Richard L. Bowen & Associates Inc.
Company Representative Melanie L. Lewis
Address 13000 Shaker Blvd.
City Cleveland State OH Zip 44120
Phone 216 - 377 - 3850 Fax 216 - 491 - 8053
Email mlewis@rlba.com

Select from the list

15. Attorney:

Name or Company Name GUNSTER
Company Representative Robert S. Raynes, Jr., Esq.
Address 800 SE Monterey Commons Blvd
City Stuart State FL Zip 34996
Phone 772 - 288 - 1980 Fax _____ - _____ - _____
Email RRAYNES@GUNSTER.COM

16. Environmental Planner: Select from the list
Name or Company Name Atlantic Ecological Services
Company Representative Jody Sisk
Address 217 Galicia Avenue
City St. Augustine State FL Zip 32086
Phone 904 - 347 - 9133 Fax 904 - 512 - 0459
Email jody@atlanticeco.com

17. Other Professional:
Name or Company Name
Company Representative
Address
City State Zip
Phone - - Fax - -
Email

18. Parcel Control Number(s):
3438420910000002070000

19. Certifications by Professionals:


Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.

☒ This box must be checked if the applicant waives the limitations.

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.



Applicant's signature
Robert S. Raynes, Jr.

Printed name

July 26, 2018

Date

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 26 day of July, 2018, by Robert S. Raynes, Jr.

He or she

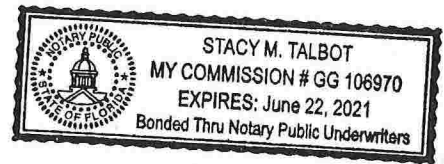
☒ is personally known to me or ☐ has produced _____ as identification.

Stacy M. Talbot

Notary public signature

Stacy M. Talbot

Printed name




State of Florida at-large



Martin County Development Review
Digital Submittal Affidavit

I, Joshua I. Long, AICP, attest that the electronic version included for the project Heritage Ridge PUD, Parcel C-4, Lot 2 Replat is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

July 26, 2018

Date



Heritage Ridge PUD, Parcel C-4, Lot 2 PUD Replat Application K024-004

PROJECT NARRATIVE

August 24, 2018

The subject property is approximately 4.06 acres, located at the southeast corner of US Highway 1 and SE Constitution Boulevard (Parcel Control Number 34-38-42-091-000-00020-7). The property is Lot 2, Plat C-4 of the Heritage Ridge PUD and has a zoning designation of Commercial General.

The proposed Replat Application accompanies an active Final Site Plan application for a portion of the property. The Final Site Plan application Project Number is K024-003 and proposes a new 9,100 square foot Dollar General store on a portion of the property. A copy of the Site Plan application plans is included with this Replat application.

The proposed Replat (named "Hobe Sound BTS Retail") will provide two (2) lots which will share one common entrance. A cross access easement is proposed to provide access to Lot 2 by way of Lot 1.

Lot 1 is directly adjacent to South East Federal (US Highway 1) and is 2.5565 +/- acres in size. A corner clip is proposed on the north west corner of the Lot 1.

Lot 2 is approximately 1.5042 +/- acres in size. No development application has been filed for the development of Lot 2. A cross access easement is proposed to provide access to Lot 2 by way of Lot 1.

LIMITED POWER OF ATTORNEY

By this Limited Power of Attorney I, MARK HABIB, as owner of the property subject to the application submitted to Martin County, hereby make, constitute and appoint Robert S. Raynes Jr., Esq., the true and lawful attorney-in-fact for said application, and in my name, place and stead, to execute and sign any and all documents or instruments pertaining to the following property located in Martin County.

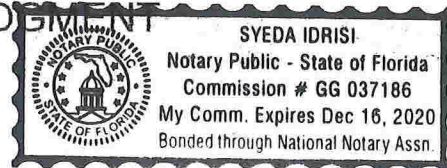
See attached legal description as Exhibit "A"

I, MARK HABIB, Owner, give and grant unto said attorney-in-fact, full power and authority to do and perform any and all acts necessary or incident to the performance and execution of the powers herein expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as owners might or could do with full power of substitution and revocation, hereby ratifying and confirming all that said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I MARK HABIB, Owner, have hereunto set my hand on this 15TH day of AUGUST, 2018.

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach



I hereby certify that the foregoing instrument was acknowledged before me this 15th day of August, 2018, by Mark S Habib.
He or she
☐ is personally known to me or ☒ has produced FLDL as identification.

Syeda Idrisi
Notary public signature

SYEDA IDRISI
Printed name

State of Florida at-large

2018 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L03000002124

Entity Name: OLYMPUS DEVELOPMENT, LLC

Current Principal Place of Business:

11422 MAJESTIC ACRES TER
BOYNTON BEACH, FL 33472

Current Mailing Address:

11422 MAJESTIC ACRES TER
BOYNTON BEACH, FL 33473 US

FEI Number: 33-1042501

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HABIB, MARK
3780 MIRAMONTES CIR
WELLINGTON, FL 33414 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MARK HABIB

03/29/2018

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title S
Name HABIB, MARY HELEN
Address 11422 MAJESTIC ACRES TER
City-State-Zip: BOYNTON BEACH FL 33473

Title MEMB
Name HABIB, ANDRE
Address 2 COLE DR
City-State-Zip: HOPKINTON MA 01748

Title MNGR
Name HABIB, MARK
Address 3780 MIRAMONTES CIR
City-State-Zip: WELLINGTON FL 33414

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARK HABIB

MNGR

03/29/2018

Electronic Signature of Signing Authorized Person(s) Detail

Date

INSTR # 1838586
OR BK 02012 PG 2568
RECORDED 05/11/2005 02:45:26 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 9,100.00
RECORDED BY L Wood

Prepared by and return to:
Robert A. Burson

Robert A. Burson, P.A.
PO Box 1620
Stuart, FL 34995
772-286-1616
File Number: 05-141
Will Call No.:

Parcel Identification No. 34-38-42-091-000-00020-7

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of May, 2005 between Werner Bols, as Trustee of the Werner Bols Revocable Trust and individually, an unmarried man whose post office address is Post Office Box 194, Palm City, FL 34991 of the County of Martin, State of Florida, grantor*, and Olympus Development, LLC, a Florida limited liability company whose post office address is 18145 SE Heritage Drive, Tequesta, FL of the County of Palm Beach, State of Florida, 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:

Lot 2, Plat C-4, Heritage Ridge, P.U.D. , according to the plat thereof, recorded in Plat Book 12, page 16, of the public records of Martin County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is on Palm City Road, Stuart, Florida.


Grantor joins in this deed individually without warranties.

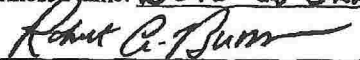
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:


Witness Name: BOYD G. BRADFORD, JR.


Witness Name: _____

ROBERT A. BURSON

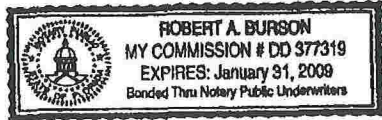
 (Seal) 5/10/05
Werner Bols

DoubleTime®

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 10th day of May, 2005 by Werner Bols, as trustee and individually who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



Robert A. Burson
Notary Public

Printed Name: ROBERT A. BURSON

My Commission Expires: _____

Jorge Hernandez

From: Jorge Hernandez
Sent: Wednesday, September 27, 2017 9:45 AM
To: 'Clark, Dennisha'; 'df1979@att.com'; 'Bray, Joel'
Subject: Dollar General Hobe Sound 649005 - SE Federal Highway & Constitution Blvd, Hobe Sound, FL 33455

Dear Utility Provider,

We are in the process of permitting construction for a Dollar General store at the intersection of SE Federal Highway and Constitution Blvd. (next to 8401 SE Federal Highway, Hobe Sound, FL 33455).


Would you please verify that your company have available infrastructure to serve the above mentioned parcel.

Your prompt response will be greatly appreciated.

Sincerely,

Jorge Hernandez, PE
Project Manager

AVID Group®
2300 Curlew Rd. Ste 201
Palm Harbor, FL 34683
Phone: (727) 789-9500 x135
Fax: (727) 784-6662
Cell: (727) 647-0356
Jorge.Hernandez@avidgroup.com
www.avidgroup.com

	<p>DISCLAIMER OF LIABILITY:</p> <p>AVID Group (AVID) makes the electronically stored data on this email available for information purposes only. No warranty either expressed or implied is made regarding the accuracy or reliability of this data. AVID reserves the right to revise, update and improve its electronically stored data without notice and assumes no responsibility for any damages which may arise as a result of the use of its data. The user agrees to verify the data in the email to ascertain its accuracy for the intended use. AVID makes every effort to ensure this email is virus free, however AVID assumes no responsibility for damages caused by the installation of this data. Use of the data on this email indicates that the user accepts the above conditions.</p> <p>OPENING THIS EMAIL CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.</p>
--	---

Jorge Hernandez

From: Villamizar, Efrain <evillami@wm.com>
Sent: Thursday, August 10, 2017 3:15 PM
To: Jorge Hernandez
Subject: WM HOBE SOUND

WASTE MANAGMENT HOBE SOUND
FRANCHISE AREA CONFIRMED.
PERMANENT SALES 1-800-223-4825.

Efrain Villamizar
Florida ICR
Evillami@wm.com

Waste Management
2625 W Grandview Rd, Ste 160
Phoenix, AZ 85023
Cell: 480.229.4700



Recycling is a good thing. Please recycle any printed emails.

Jorge Hernandez

From: Bray, Joel <Joel.Bray@fpl.com>
Sent: Thursday, February 08, 2018 8:39 AM
To: Jorge Hernandez
Subject: RE: Dollar General Hobe Sound 649005 - SE Federal Highway & SE Constitution Blvd, Hobe Sound, FL 33455
Attachments: _aa-0517.pdf

Attached is the requested print

From: Jorge Hernandez [mailto:Jorge.Hernandez@avidgroup.com]
Sent: Friday, February 02, 2018 11:55 AM
To: Bray, Joel; 'tony_springsteel@comcast.com'
Subject: Dollar General Hobe Sound 649005 - SE Federal Highway & SE Constitution Blvd, Hobe Sound, FL 33455

CAUTION - EXTERNAL EMAIL

Dear Utility Provider,

We are in the process of permitting construction for a Dollar General store at the intersection of SE Federal Highway and SE Constitution Blvd. (next to 8401 SE Federal Highway, Hobe Sound, FL 33455).

Would you please verify that your company have available infrastructure to serve the above mentioned parcel.


Your prompt response will be greatly appreciated.

Design Ticket number: 033803869

Sincerely,

Jorge Hernandez, PE
Project Manager

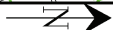
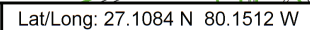
AVID Group®
2300 Curlew Rd. Ste 201
Palm Harbor, FL 34683
Phone: (727) 789-9500 x135
Fax: (727) 784-6662
Cell: (727) 647-0356
Jorge.Hernandez@avidgroup.com
www.avidgroup.com

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---	---

1:300

Confidential: For Florida Power & Light Company use only

Primary Map: AA-0517





Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us

Plat Checklist Certification

Surveyor Certification

Plat Name: HOBE SOUND BTS RETAIL

Surveyor's Name: JOHN L. WABY

PLS#: 4270

Company Name: AVIDGROUP

Phone #: 727-741-7158

I have reviewed the above plat and find that it meets the requirements of Martin County Code, Volume 2, Land Development Regulations, Sec. 4.912, *Plat Requirements*, and Florida Statutes, Chapter 177, Part 1, and Martin County Resolution 02-6.1, subject to exceptions noted in the comments, below.

5/9/18

Date

PLS Signature

JOHN L. WABY

Printed Name

MCLDR, Section 4.192; FS, Chapter 177, Part 1.

Paragraph Reference	Does Comply	Does not Comply	Comments
4.912.C.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.5; 4.912.E; FS.Ch.177	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.6 &7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE ARE NO PCP,PRM AND CORNERS S
4.912.C.8.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.8.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO CURVE TABLES ON PLAT
4.912.C.8.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO CURVE TABLES ON PLAT
4.912.C.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO LINE TABLE ON PLAT
4.912.C.10.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.10.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.10.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO PRIVATE STREETS
4.912.C.11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SITE DOES NOT HAVE THESE ZONES
4.912.C.12; FS Ch.177	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO TIDAL WATER
4.912.C.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO TIDAL WATER
4.912.C.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.15	<input type="checkbox"/>	<input type="checkbox"/>	
4.912.C.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PRIOR TO RECORDING
4.912.C.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PARCEL IS IN GOMEZ GRANT
4.912.C.19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADJOINED BY LATERAL DITCH
4.912.C.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AT TIME OF RECORDING

Notes: Dedications and reservations to homeowner associations (HOA) must be accepted by the HOA, including their maintenance obligations as well. This acceptance must be acknowledged.

PRMs must be set in the field and shown on the plat in accordance with FS Ch. 177 and subsection 4.912.E. At least four (4) permanent monuments no more than 800 feet apart shall be placed within the platted lands and on the exterior.

Martin County Resolution 02-6.1 Checklist

Paragraph Reference	Does Comply	Does not Comply	Comments
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dedication C-1, 2 & 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
No dedication C-1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HAVE DEDICATION
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIGN AFTER FINAL REVIEW
E-for person	<input type="checkbox"/>	<input type="checkbox"/>	
E-for corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO UTILITY EASEMENTS
F-3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO DRAINAGE EASEMENTS
F-4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO DRAINAGE EASEMENTS
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

This instrument was prepared by:

J. Michael Marshall, Esq.
Gunster, Yoakley, Stewart, PA
450 East Las Olas Blvd., Ste 1400
Fort Lauderdale, Florida 33301

Record and return to:

ACCESS EASEMENT DEED

THIS INDENTURE, made this ____ day of 2018, between _____
("Grantor"), a _____ and the fee simple owner of that certain real property
located in Martin County, Florida that is more particularly described in Exhibit "A" ("Grantor's
Property") and whose mailing address is _____, and
_____ ("Grantee"), a _____ and the fee
simple owner of that certain real property located in the Martin County, Florida that is more
particularly described in Exhibit "B" ("Grantee's Property") and whose mailing address is
_____ (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good
and valuable considerations, to them in hand paid by said Grantee, the receipt and sufficiency
whereof is hereby acknowledged, does hereby grant, bargain and sell to Grantee, its successors,
assigns, tenants, employees, agents, contractors and invitees, forever, a permanent and non-
exclusive access easement of the portion of Grantor's Property that is more particularly described
on Exhibit "C," attached hereto and made a part hereof.

SEE EXHIBIT "C" (the "ACCESS EASEMENT AREA")

TOGETHER WITH all rights of vehicular and pedestrian ingress and egress on, over,
across and through the Access Easement Area necessary for the full and complete use,
occupation and enjoyment of the access easement hereby granted and all rights, privileges and
appurtenances incident thereto.

Grantor represents and covenants that it is the owner of the Grantor's Property and have the right, title and capacity to grant the access easement granted herein and will defend the same against the lawful claims of all persons whomsoever.

The access easement granted herein may be amended, terminated or released only by an instrument in writing executed by Granter and Grantee, their successors and/or assigns, a recorded in the Official Public Records of Martin County, Florida.

TO HAVE AND TO HOLD the access easement as hereby granted to Grantee.

IN WITNESS WHEREOF, the said Granters have signed and sealed these presents the day first above written.

By: HOBE SOUND BTS RETAIL, LLC,
a Florida Limited Liability Company

Signed, sealed, and delivered
in the presence of:

By: _____
Print Name:
Title

WITNESSES:

Sign: _____
Print Name: _____

Sign: _____
Print Name: _____

STATE OF FLORIDA)
) ss:
COUNTY OF MARTIN)

THIS INSTRUMENT was acknowledged before me on this _____ day of _____, 2018, by _____, on behalf of HOBE SOUND BTS RETAIL, LLC, who has produced _____ as identification or who is personally known to me.

Notary Public, State of Florida
My Commission expires: _____
Commission No.: _____

EXHIBIT A
GRANTOR'S PROPERTY

A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TH THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47°16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 47°16'31" EAST, ALONG SAID LINE, FOR 401.00 FEET TO THE NORTHWESTERN CORNER OF PROPOSED LOT 2; THENCE ALONG THE COMMON LINE BETWEEN PROPOSED LOT 1 AND PROPOSED LOT 2 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 42°43'29" EAST FOR 126.00 FEET; (2) SOUTH 47°16'31" WEST FOR 121.10 FEET; (3) SOUTH 42°42'53" EAST FOR 203.28 FEET TO INTERSECT THE SOUTHERN LINE OF AFORESAID LOT 2; THENCE SOUTH 52°10'40" WEST ALONG A PORTION OF SAID SOUTHERN LINE FOR 306.04 FEET TO INTERSECT THE SOUTHEASTERN RIGHT OF WAY OF AFORESAID FEDERAL HIGHWAY; THENCE NORTH 42°42'53" WEST ALONG SAID SOUTHEASTERN RIGHT OF WAY FOR 278.13 FEET; THENCE NORTH 02°16'49" EAST FOR 35.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 111,363 SQUARE FEET OR 2.5565 ACRES, MORE OR LESS.

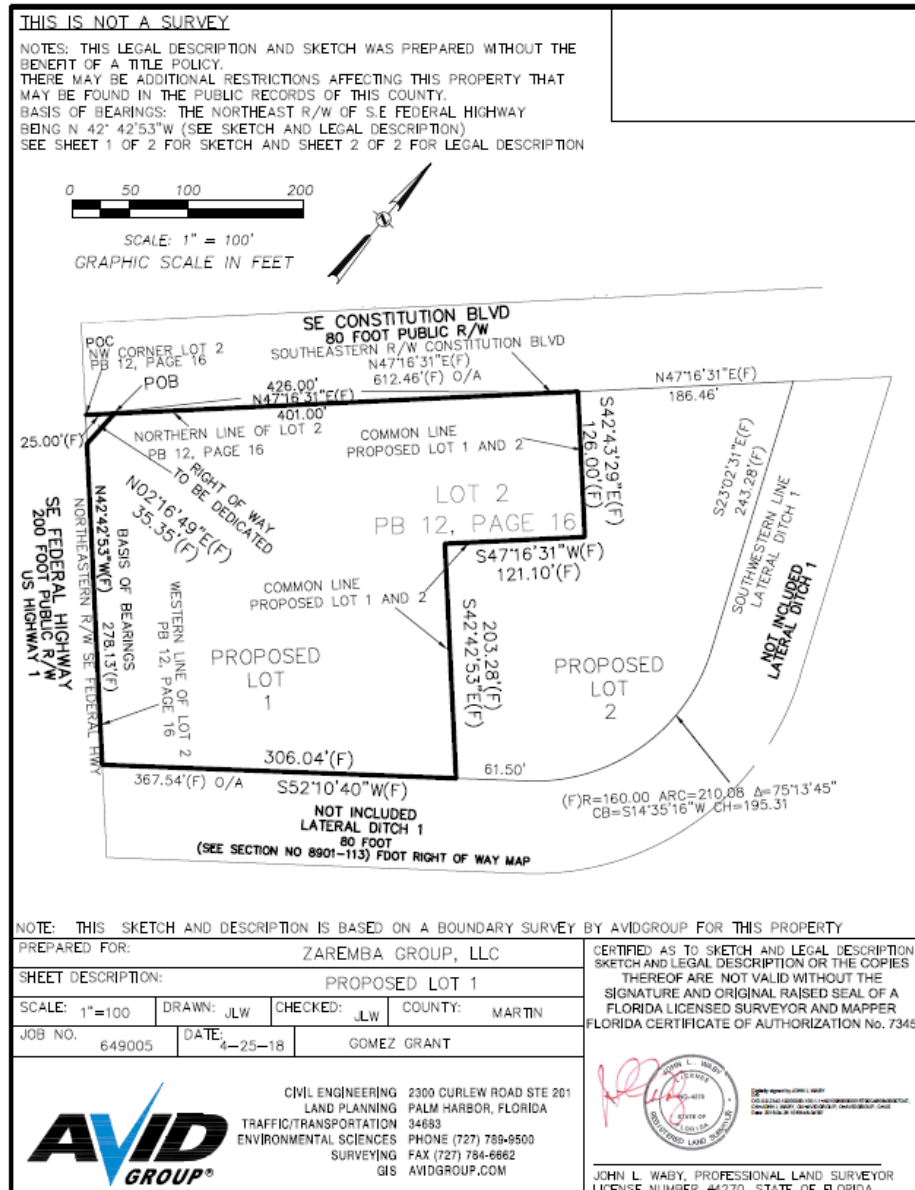


EXHIBIT B GRANTEE'S PROPERTY

A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TH THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47°16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 426.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 47°16'31" EAST ALONG SAID LINE FOR 186.46 FEET TO INTERSECT THE SOUTHWESTERN LINE OF LATERAL 1 ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP -SECTION NO. 8901-113; THENCE ALONG THE SAID WESTERN LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 23°02'31" EAST FOR 243.28 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; (2) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 75°13'45", AN ARC LENGTH OF 210.08 FEET, AND A CHORD BEARING SOUTH 14°35'16" WEST FOR 195.31 FEET; (3) SOUTH 52°10'40" WEST FOR 61.51 FEET TO INTERSECT THE SOUTHEASTERN CORNER OF PROPOSED LOT 1; THENCE ALONG THE COMMON LINE BETWEEN PROPOSED LOT 1 AND PROPOSED LOT 2 THE FOLLOWING THREE (3) COURSES: (1) NORTH 42°42'53" WEST FOR 203.28 FEET; (2) NORTH 47°16'31" EAST FOR 121.10 FEET; (3) NORTH 42°43'29" WEST FOR 126.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,209 SQUARE FEET OR 1.4970 ACRES, MORE OR LESS.

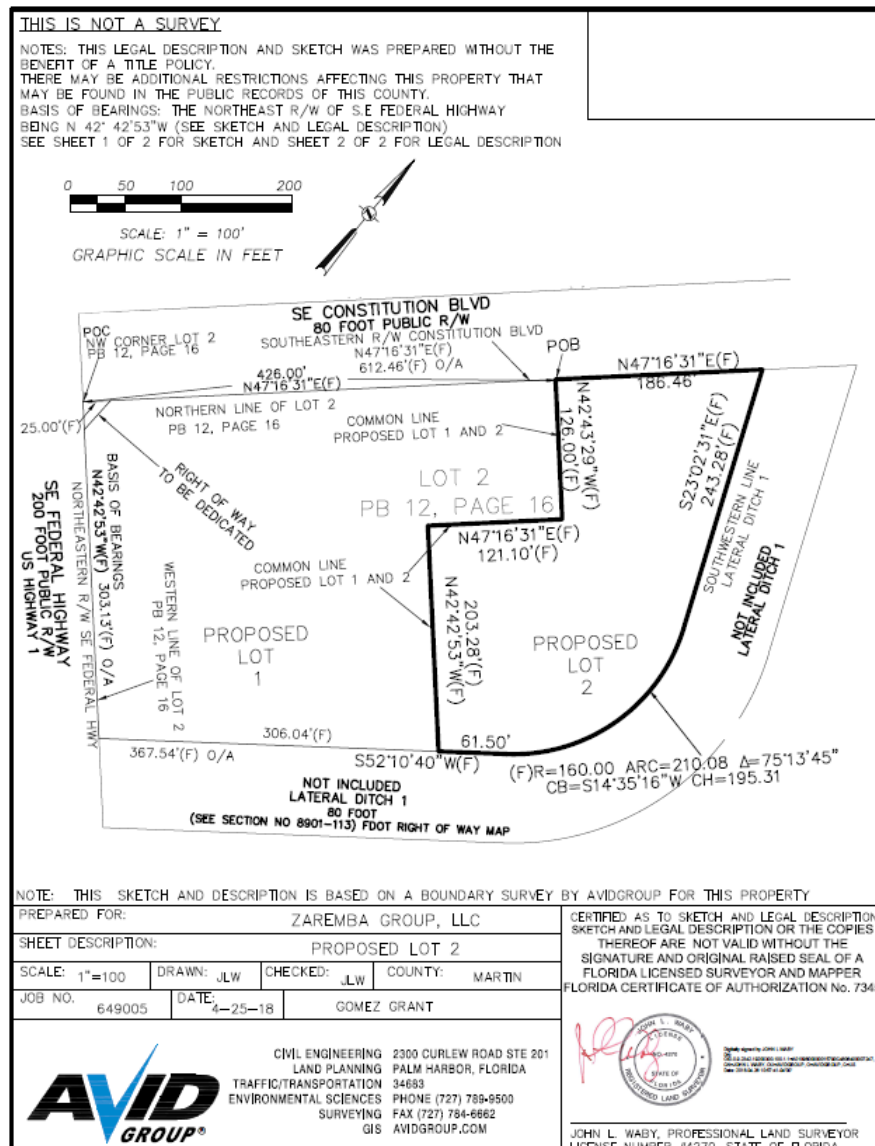
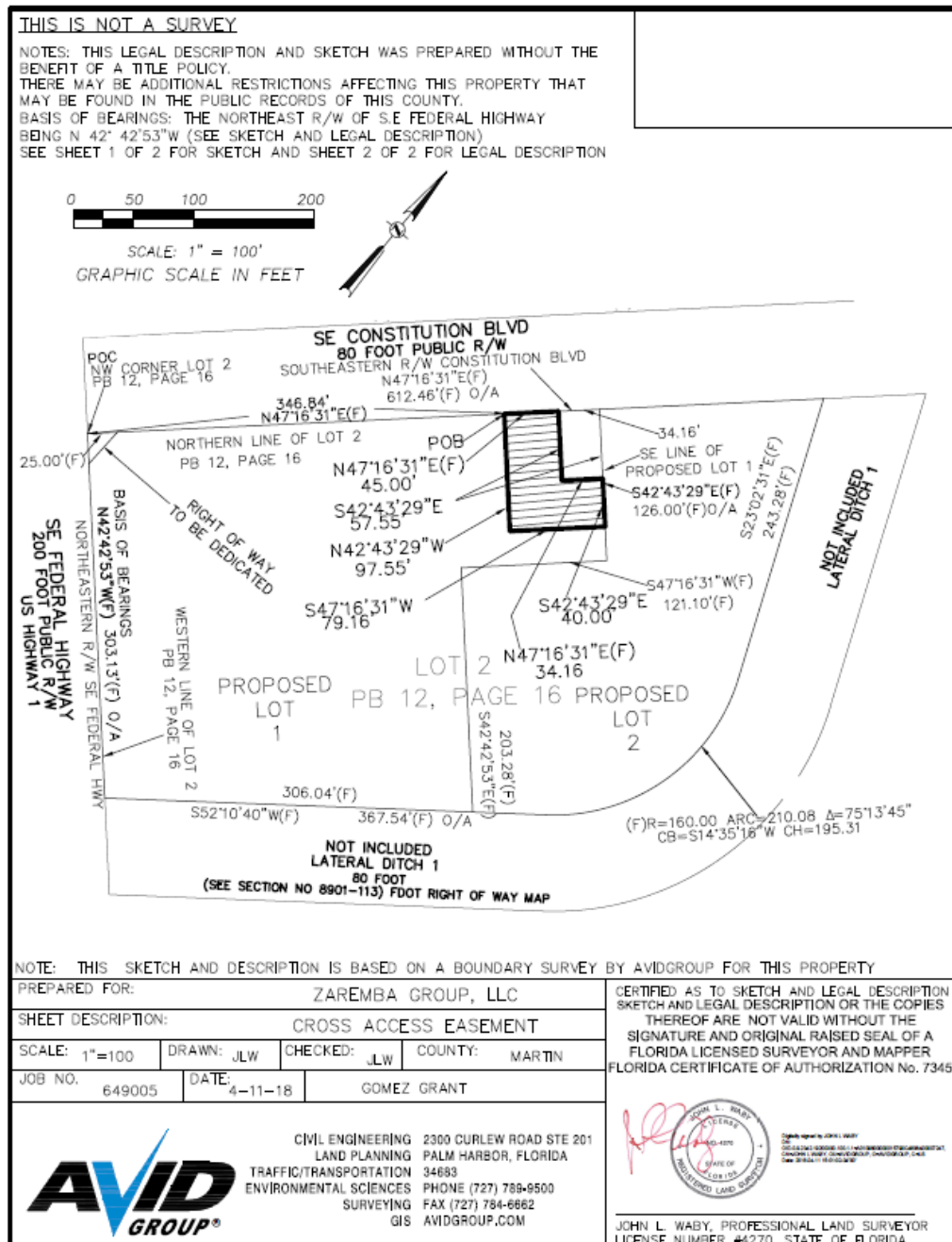


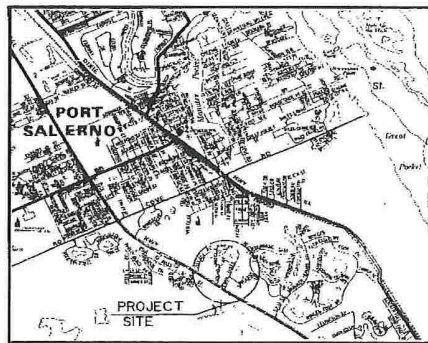
EXHIBIT C ACCESS EASEMENT AREA

AN EASEMENT IN A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47°16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 346.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 47°16'31" EAST, ALONG SAID LINE, FOR 45.00 FEET; THENCE SOUTH 42°43'29" EAST FOR 57.55 FEET; THENCE NORTH 47°16'31" EAST FOR 34.16 FEET TO INTERSECT THE SOUTHEASTERN LINE OF PROPOSED LOT 1; THENCE SOUTH 42°43'29" EAST ALONG SAID LINE FOR 40.00 FEET; THENCE SOUTH 47°16'31" WEST FOR 79.16 FEET; THENCE NORTH 42°43'29" WEST FOR 97.55 FEET TO INTERSECT THE AFORESAID SOUTHEAST RIGHT OF WAY AND THE POINT OF BEGINNING.

CONTAINING 5,757 SQUARE FEET OR 0.1322 ACRES, MORE OR LESS.





LOCATION MAP

PLAT OF C-4

AT HERITAGE RIDGE A P.U.D.
A PORTION OF THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA.

RECORDED
MARTIN COUNTY
09 NOV -7 PM 3:02
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY



PB Sheet 1 of 2

CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 14, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 7 DAY OF JULY, 1989.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA
FILE NUMBER 79612 BY *Deborah Longtin* DEPUTY CLERK

34-38-42-091-000-1000.0
SUBDIVISION PARCEL CONTROL No.

SHEET 1 OF 2 SHEETS
JULY 1989

CERTIFICATE OF OWNERSHIP

Bertil K. Kjellgren does hereby certify that he is the owner of lot 1, a portion of the property described hereon.

Dated this 11th day of July, 1989

Bertil K. Kjellgren
Bertil K. Kjellgren

Holland Motors, Incorporated, a Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of lot 3, a portion of the property described hereon.

Dated this 5th day of August, 1989

Holland Motors Incorporated, A Florida Corporation.

By: *Shelley McIlroy* Vice President

Ridgeway Mobile Home Subdivision, Inc., a Florida Corporation, by and through its undersigned officers, and Woodrow Kantner, individually and as Trustee, do hereby certify that they are the owners of lot 2, a portion of the property described hereon.

Dated this 11th day of July, 1989

Ridgeway Mobile Home Subdivision, Inc., a Florida Corporation.

By: *Wm. V. Kantner* President

Attest: *Donald W. Potts* Secretary

Corporate Seal.

Dated this 1st day of August, 1989

Woodrow Kantner
Woodrow Kantner, individually and as Trustee

TITLE CERTIFICATE

1. TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGOR: WOODROW KANTNER, INDIVIDUALLY AND AS TRUSTEE, TO RIDGEWAY MOBILE HOME SUBDIVISION, INC., DATED 12/31/87, O.R. BOOK 748, PAGE 1348.

MORTGAGEE: RIDGEWAY MOBILE HOME SUBDIVISION, INC.

DATED THIS 11th DAY OF July, 1989.

Terence P. McCarthy
TERENCE P. MCCARTHY
ATTORNEY-AT-LAW
AMERICAN BANK BUILDING-SUITE 2A
2081 EAST OCEAN BOULEVARD
STUART, FLORIDA 33494

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT SEVEN, PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (FORMERLY STATE ROAD 5). THENCE RUN N 42°16'10" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 478.18 FEET, THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY N 42°15'45" E A DISTANCE OF 344.69 FEET, THENCE RUN N 68°50'20" E A DISTANCE OF 806.19 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE PLAT OF HERITAGE RIDGE SOUTH SECTION ONE, PLAT BOOK 7, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THENCE S 22°33'27" E A DISTANCE OF 767.90 FEET TO THE SOUTHWESTERLY CORNER OF HERITAGE RIDGE SOUTH SECTION ONE, PLAT BOOK 7, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT ALSO BEING IN THE NORTHERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT SEVEN, PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THENCE S 68°50'20" W ALONG SAID NORTHERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT SEVEN A DISTANCE OF 528.24 FEET TO THE POINT OF BEGINNING.

LESS: THE 80 FOOT RIGHT-OF-WAY FOR S.E. CONSTITUTION BOULEVARD AS SHOWN ON THE PLAT OF HERITAGE RIDGE SOUTH SECTION ONE, PLAT BOOK 7, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO LESS: THE 80 FOOT RIGHT-OF-WAY FOR DEPARTMENT OF TRANSPORTATION DITCH NO. 1, AS SHOWN ON THE STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR SECTION NO. 8901-113, DATED 1955.

TOTAL ACRES LOT 1, 2, & 3 = 8.66± ACRES.

SURVEYOR'S NOTES

1. Bearings shown hereon are related to the East line of parcel "A" being North 21°07'22" West as shown on the plat of RIDGEWAY MOBILE HOME SUBDIVISION PLAT NO. 7 as recorded in Plat Book 7, Page 26, Public Records of Martin County, Florida.
2. There shall be no lot splits except to create larger lots.
3. No vehicular access to U.S. 1 without prior approval of the Martin County Board of County Commissioners.

LEGEND

—o— = SET PERMANENT REFERENCE MONUMENT
—x— = FOUND PERMANENT REFERENCE MONUMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

8/31, 1989 *Donald E. Hollman*
DONALD E. HOLLMAN, COUNTY ENGINEER

June 27, 1989 *James S. Bryan*
JAMES S. BRYAN, COUNTY ATTORNEY

June 27, 1989 *Joseph B. Bump*
JOSEPH B. BUMP, CHAIRMAN
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

June 27, 1989 *Frank A. Wach*
FRANK A. WACH, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ATTEST:

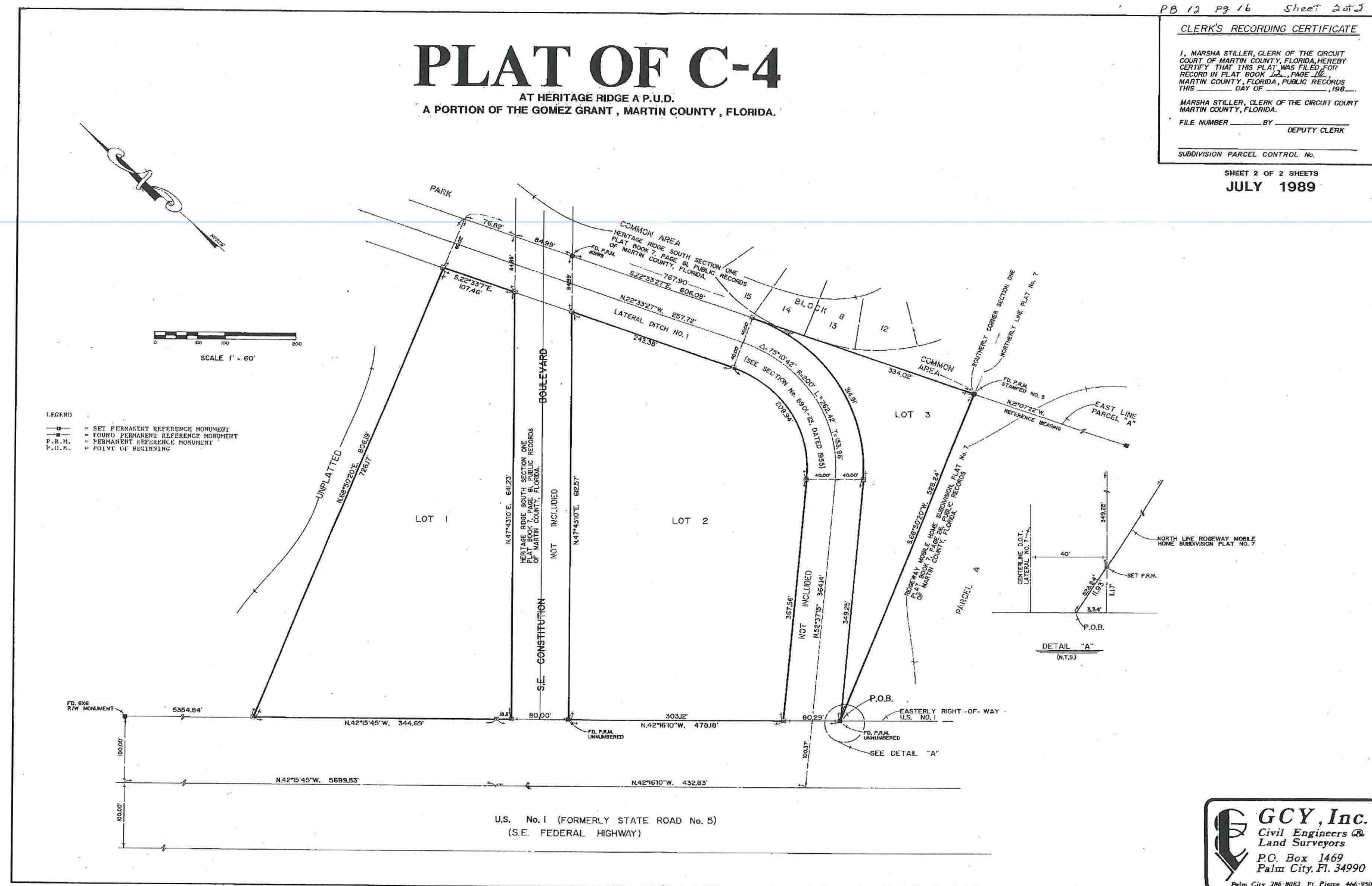
Marsha Stiller (BOARD SEAL)
MARSHA STILLER, CLERK
By: *Deborah Longtin* D.C.

SURVEYOR'S CERTIFICATION

I, ALBERT C. ALLEN III, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET, AS REQUIRED BY CHAPTER 177.091 FLORIDA STATUTES.

Albert C. Allen III
ALBERT C. ALLEN III
REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION NO. 4130

GCY, Inc.
Civil Engineers &
Land Surveyors
P.O. Box 1469
Palm City, FL 34990
Palm City 286-8083 Ft. Pierce 464-9500

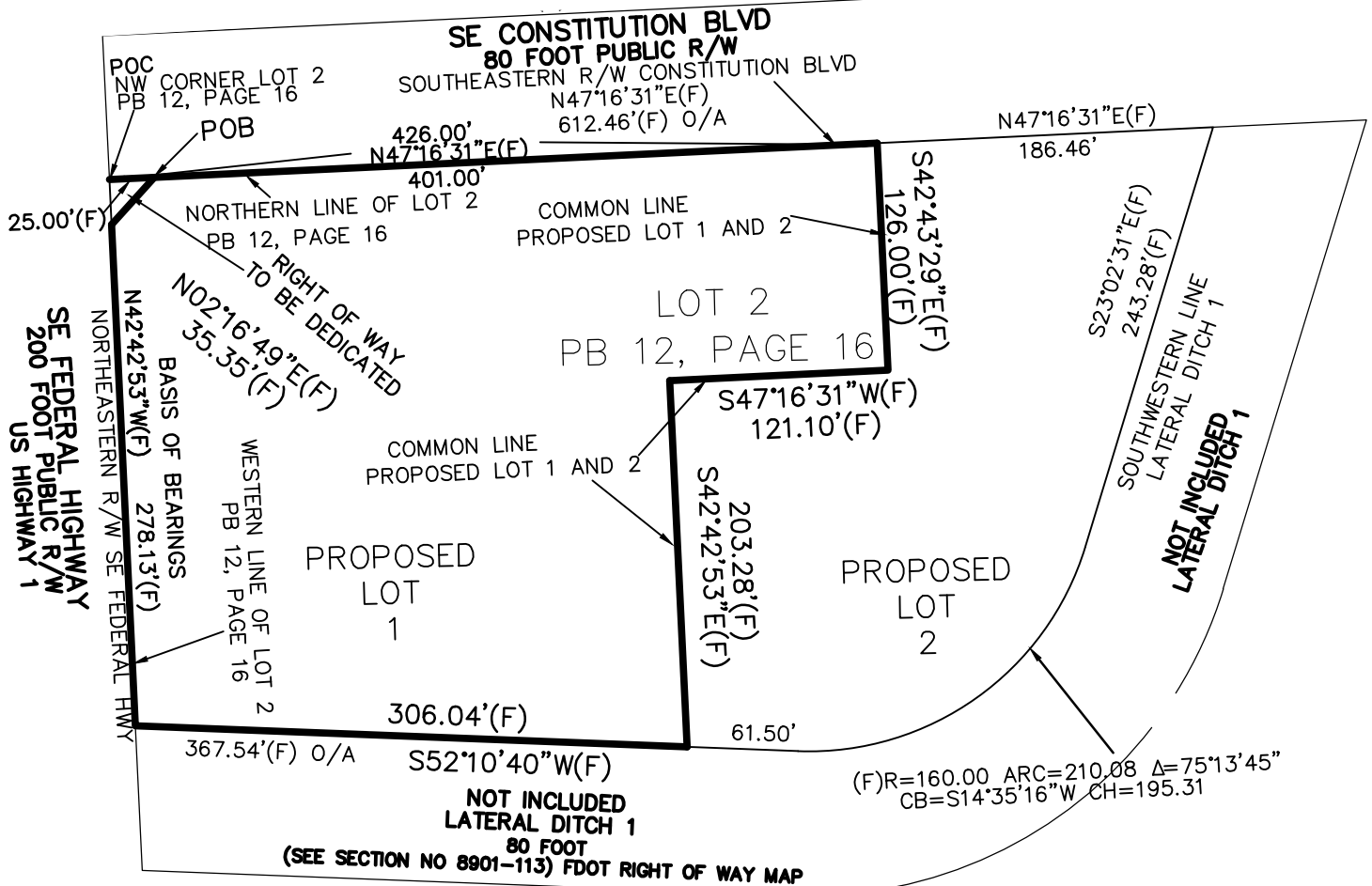
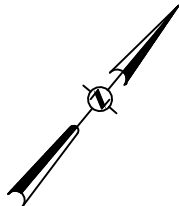


THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
BASIS OF BEARINGS: THE NORTHEAST R/W OF S.E. FEDERAL HIGHWAY BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION)
SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET



NOTE: THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY AVIDGROUP FOR THIS PROPERTY

PREPARED FOR:		ZAREMBA GROUP, LLC		CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345
SHEET DESCRIPTION:		PROPOSED LOT 1		
SCALE: 1"=100	DRAWN: JLW	CHECKED: JLW	COUNTY: MARTIN	
JOB NO. 649005	DATE: 4-25-18	GOMEZ GRANT		



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
SURVEYING FAX (727) 784-6662
GIS AVIDGROUP.COM

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER #4270, STATE OF FLORIDA

THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: THE NORTHEAST R/W OF S.E FEDERAL HIGHWAY BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION)

SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION

LEGAL DESCRIPTION: PROPOSED LOT 1

A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TH THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 111,363 SQUARE FEET OR 2.5565 ACRES, MORE OR LESS.

ABBREVIATIONS LEGEND

BLVD = BOULEVARD
(C) = CALCULATED DATA
E = EAST
(F) = FIELD MEASURE
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION
FT = FEET

HWY = HIGHWAY
LB = LICENSED BUSINESS NUMBER
N = NORTH
ORB = OFFICIAL RECORDS BOOK

O/A = OVERALL
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

R/W = RIGHT OF WAY
S = SOUTH
SQ = SQUARE
S.R. = STATE ROAD

W = WEST
XX° = DEGREES
XX' = MINUTES (BEARINGS)
XX" = SECONDS (BEARINGS)
XX' = FEET (DISTANCES)
R = RADIUS
ARC = ARC LENGTH
CH = CHORD
CB = CHORD BEARING
△ = CENTRAL ANGLE

PREPARED FOR: ZAREMBIA GROUP, LLC

SHEET DESCRIPTION: PROPOSED LOT 1

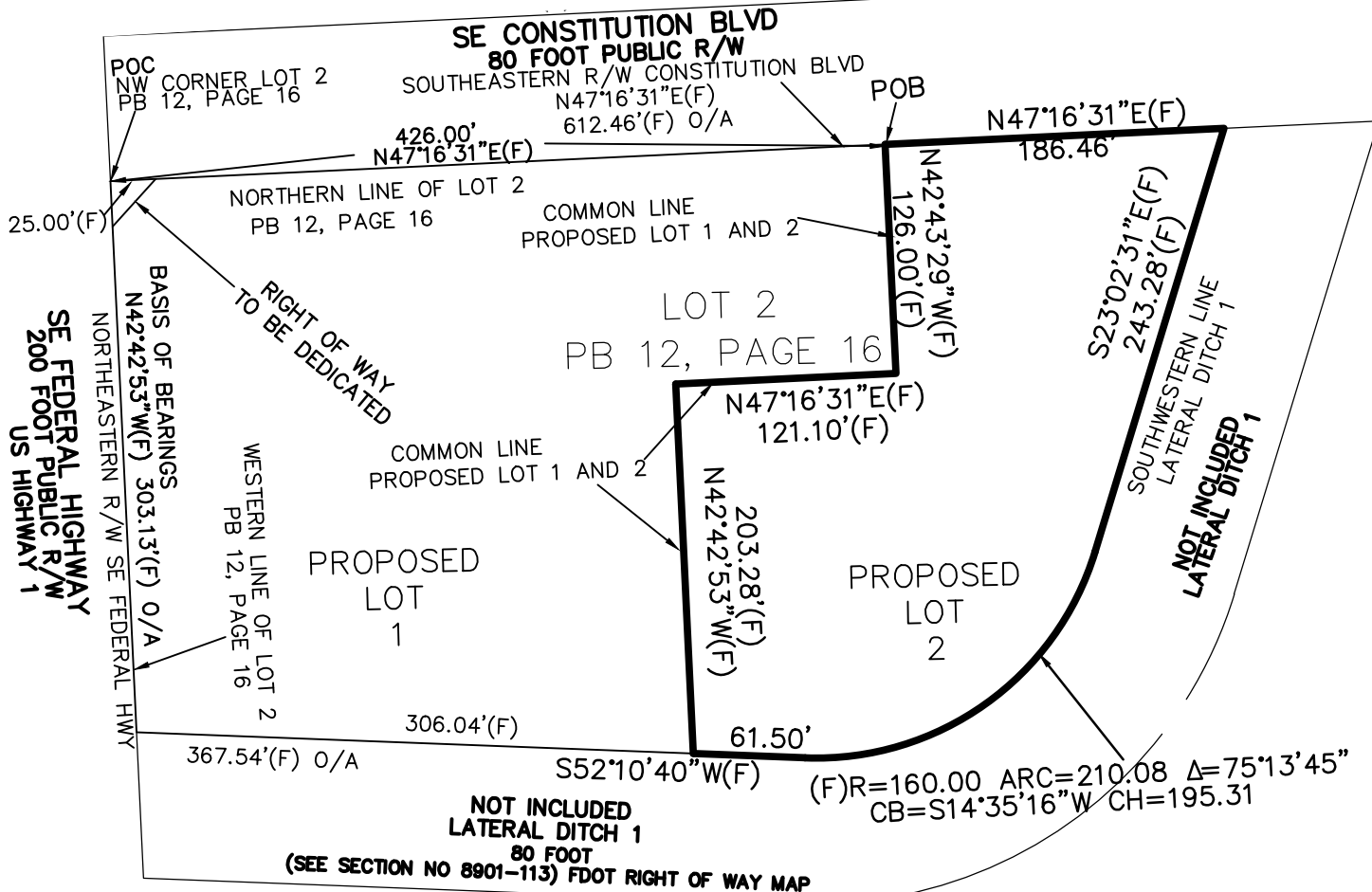
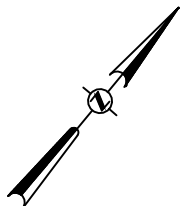


THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
BASIS OF BEARINGS: THE NORTHEAST R/W OF S.E. FEDERAL HIGHWAY BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION)
SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET



NOTE: THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY AVIDGROUP FOR THIS PROPERTY

PREPARED FOR:		ZAREMBA GROUP, LLC	
SHEET DESCRIPTION:		PROPOSED LOT 2	
SCALE: 1"=100	DRAWN: JLW	CHECKED: JLW	COUNTY: MARTIN
JOB NO. 649005	DATE: 4-25-18	GOMEZ GRANT	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION OR THE COPIES
THEREOF ARE NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



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GIS AVIDGROUP.COM

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER #4270, STATE OF FLORIDA

THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: THE NORTHEAST R/W OF S.E FEDERAL HIGHWAY BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION)

SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION

LEGAL DESCRIPTION: PROPOSED LOT 2

A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TH THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47°16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 426.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 47°16'31" EAST ALONG SAID LINE FOR 186.46 FEET TO INTERSECT THE SOUTHWESTERN LINE OF LATERAL 1 ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP -SECTION NO. 8901-113; THENCE ALONG THE SAID WESTERN LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 23°02'31" EAST FOR 243.28 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; (2) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 75°13'45", AN ARC LENGTH OF 210.08 FEET, AND A CHORD BEARING SOUTH 14°35'16" WEST FOR 195.31 FEET; (3) SOUTH 52°10'40" WEST FOR 61.51 FEET TO INTERSECT THE SOUTHEASTERN CORNER OF PROPOSED LOT 1; THENCE ALONG THE COMMON LINE BETWEEN PROPOSED LOT 1 AND PROPOSED LOT 2 THE FOLLOWING THREE (3) COURSES: (1) NORTH 42°42'53" WEST FOR 203.28 FEET; (2) NORTH 47°16'31" EAST FOR 121.10 FEET; (3) NORTH 42°43'29" WEST FOR 126.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,209 SQUARE FEET OR 1.4970 ACRES, MORE OR LESS.

ABBREVIATIONS LEGEND

BLVD = BOULEVARD
(C) = CALCULATED DATA
E = EAST
(F) = FIELD MEASURE
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION
FT = FEET

HWY = HIGHWAY
LB = LICENSED BUSINESS NUMBER
N = NORTH
ORB = OFFICIAL RECORDS BOOK

O/A = OVERALL
(P) = PLAT
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R/W = RIGHT OF WAY
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S.R. = STATE ROAD

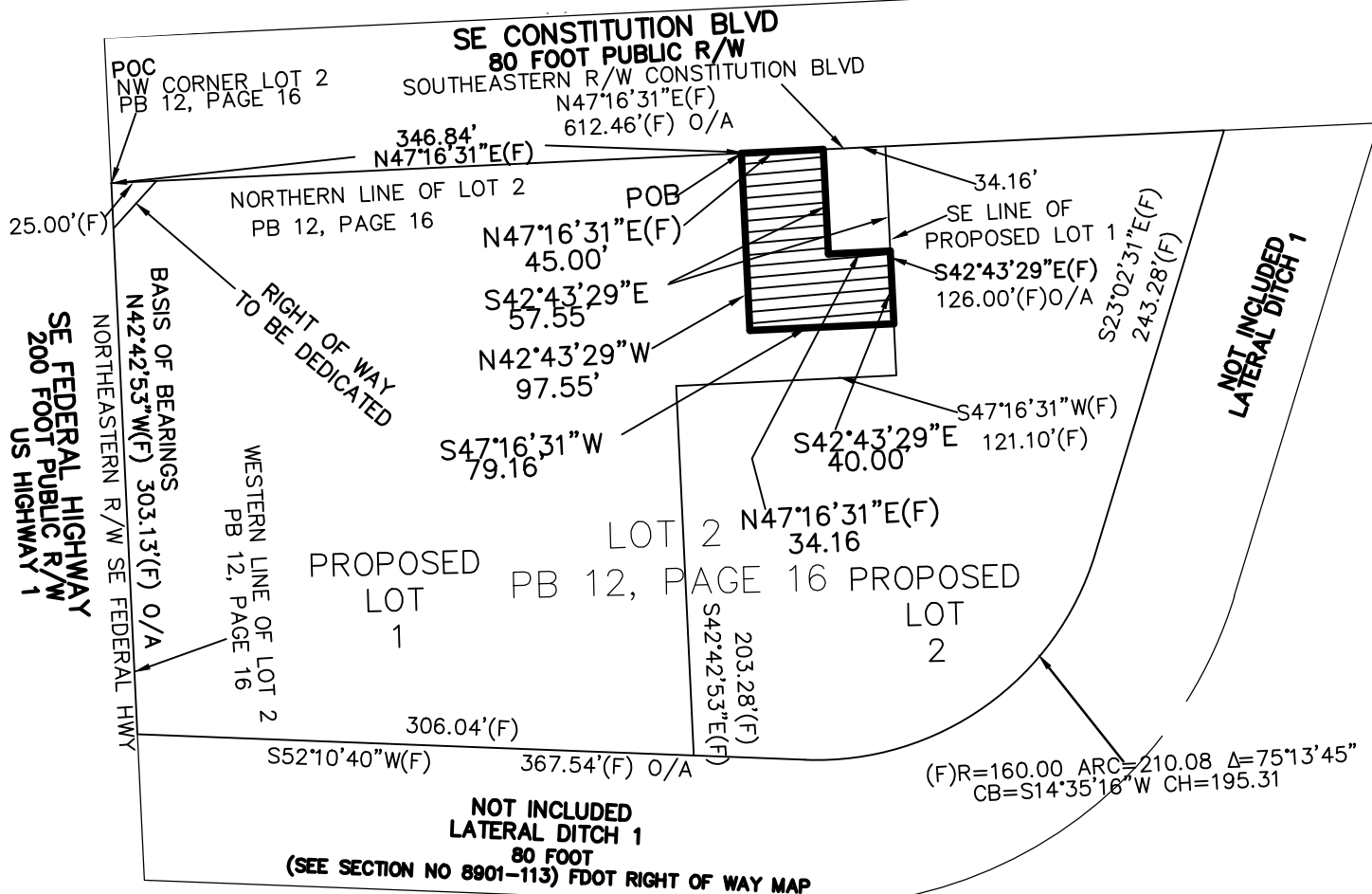
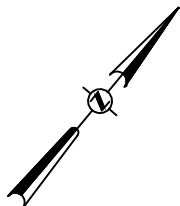
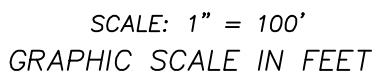
W = WEST
XX° = DEGREES
XX' = MINUTES (BEARINGS)
XX" = SECONDS (BEARINGS)
XX' = FEET (DISTANCES)
R = RADIUS
ARC = ARC LENGTH
CH = CHORD
CB = CHORD BEARING
△ = CENTRAL ANGLE

PREPARED FOR: ZAREMBIA GROUP, LLC

SHEET DESCRIPTION: PROPOSED LOT 2



NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE POLICY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT
MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION)
SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION



PREPARED FOR:		ZAREMBA GROUP, LLC	
SHEET DESCRIPTION:		CROSS ACCESS EASEMENT	
SCALE: 1"=100	DRAWN: JLW	CHECKED: JLW	COUNTY: MARTIN
JOB NO. 649005	DATE: 4-11-18	GOMEZ GRANT	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION OR THE COPIES
THEREOF ARE NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
SURVEYING FAX (727) 784-6662
GIS AVIDGROUP.COM

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER #4270, STATE OF FLORIDA

THIS IS NOT A SURVEY

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SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION

LEGAL DESCRIPTION: CROSS ACCESS EASEMENT

AN EASEMENT IN A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 5,757 SQUARE FEET OR 0.1322 ACRES, MORE OR LESS.

ABBREVIATIONS LEGEND

BLVD = BOULEVARD

(C) = CALCULATED DATA

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(F) = FIELD MEASURE

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S.R. = STATE ROAD

W = WEST

XX° = DEGREES

XX' = MINUTES (BEARINGS)

XX" = SECONDS (BEARINGS)

XX' = FEET (DISTANCES)

R = RADIUS

ARC = ARC LENGTH

CH = CHORD

CB = CHORD BEARING

△ = CENTRAL ANGLE

PREPARED FOR:

ZAREMBIA GROUP, LLC

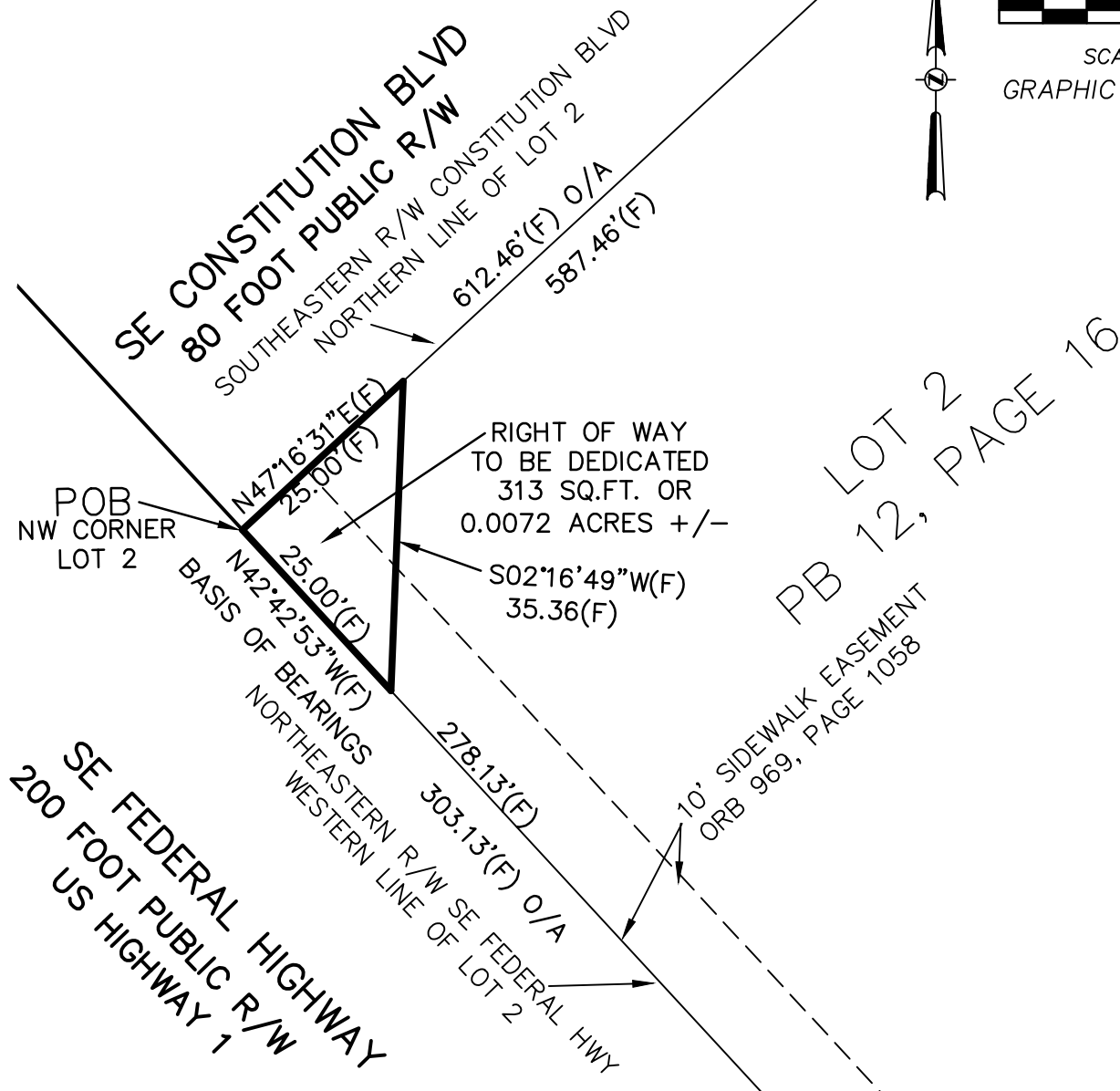
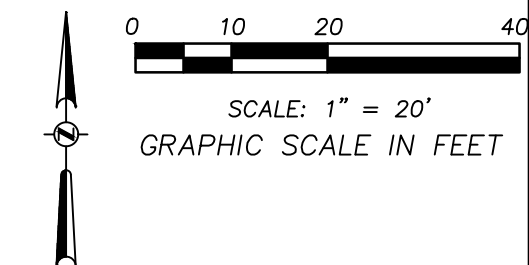
SHEET DESCRIPTION:

CROSS ACCESS EASEMENT



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SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION



NOTE: THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY AVIDGROUP FOR THIS PROPERTY

PREPARED FOR:		ZAREMBA GROUP, LLC	
SHEET DESCRIPTION:		RIGHT OF WAY DEDICATION	
SCALE: 1"=20'	DRAWN: JLW	CHECKED: JLW	COUNTY: MARTIN
JOB NO. 649005	DATE: 8-22-17	GOMEZ GRANT	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
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FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



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ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
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JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
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LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

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AND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47°16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 25.00 FEET; THENCE SOUTH 02°16'49" WEST FOR 35.36 FEET TO INTERSECT THE NORTH EASTERN RIGHT OF WAY OF SAID SOUTHEAST FEDERAL HIGHWAY AND THE WESTERN LINE OF SAID LOT 2; THENCE NORTH 42°42'53" WEST ALONG SAID LINE FOR 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 313 SQUARE FEET OR 0.0072 ACRES, MORE OR LESS.

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PREPARED FOR:

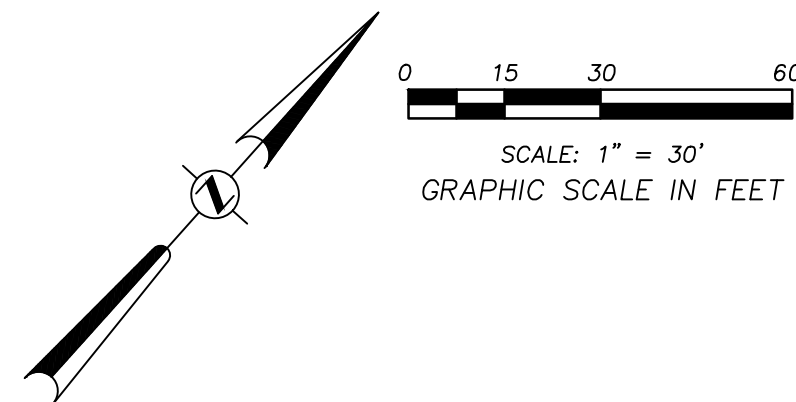
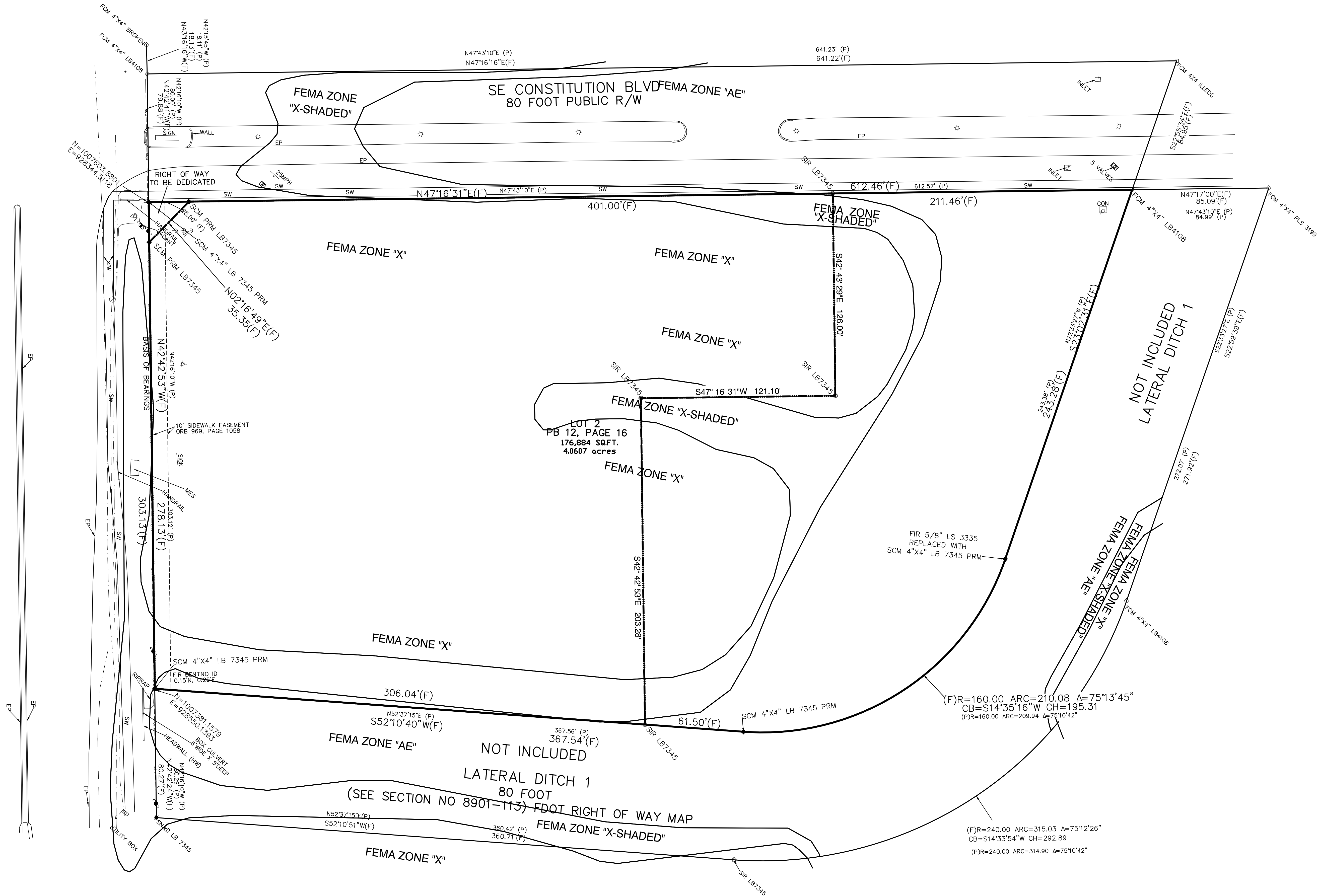
ZAREMBIA GROUP, LLC

SHEET DESCRIPTION:

RIGHT OF WAY DEDICATION



SE FEDERAL HIGHWAY
200 FOOT PUBLIC R/W
US HIGHWAY 1



THIS
IS

DOLLAR GENERAL HOBE SOUND
MARTIN COUNTY, FLORIDA
BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY

2 of 2

ZAREMBA GROUP, LLC

CIVIL ENGINEERING 2300 CURLEW ROAD
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DOING BUSINESS AS AVD GROUP
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OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF AVD GROUP, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7345
SECT-WP-ROE
GOMEZ GRANT
DRAWN OC
JLW
FIELD BOOK/PAGE
184/29 - 33
PROJ. #
C49005
DATE OF FIELDWORK
8/11/17
NO. DATE
DESCRIPTION
BY

NO.	DATE	DESCRIPTION	BY
3	7-19-18	REVISED TITLE COMMITMENT ADDED LEGAL DESCRIPTION FOR AS SURVEYED AND RIGHT OF WAY DEDICATION	
2	4-30-18	ADDED MARTIN COUNTY TO THE CERTIFICATION	
1	8-11-17	UPDATED SURVEY TO SET PRM'S AND CORNERS	
1	8-11-17	UPDATED SURVEY TO ADD DEDICATED R/W CORNERS	