

Our File Number: 45699.00001 Writer's Direct No.: (772) 288-1980 Writer's E-mail Address: jlong@gunster.com

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,

Joshua I. Long, AICP

cc:

Client

Robert S. Raynes, Jr., Esq.

Enclosures



DOUG SMITHCommissioner, 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

TELEPHONE 772-288-5400

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

MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

Telephone: (772) 288-5495

Project Number: K024-004

Fax: (772) 288-5764

Email: nikkiv@martin.fl.us

Application No: DEV2018070020

August 7, 2018

Mr. Robert Raynes Gunster Law Firm 800 SE Monterey Commons Blvd.

Ste. 200

Stuart, FL 34996

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.

Raynes August 7, 2018 Page 2 of 2

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

Miki un Van

NvV:CR:kk

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



Our Client No: 00045699.00001 Writer's Direct No.: (772) 288-1980 Writer's E-mail Address: jlong@gunster.com

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.
- 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,

Joshua I. Long, AICP

cc: Clien

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: Rep	olat	1		
	Proposed Development's Hobe Sound Retail				
3.	Former Development's N Vacant	ame:			
4.	Previous Project Number	1 .	K024-002		_
5.	Pre-Application Meeting	Date:	08/18/2016	·	
6.	Property Owner: Name or Company Name Company Representative Address 9336 Equus Cir City Boynton Beach	Olympus Deve	lopment LLC State FL		
	Phone Email	Fax	State	Zip <u>som</u>	_
7.	Agent: Name or Company Name Company Representative Address City Phone Email				
8.	Contract Purchaser: Name or Company Name Company Representative Address 14600 Detroit Avenue, Suite 1 City Lakewood Phone 216 - 221 - 6600	Matt Casey	E List BTS Retail, LLC State OH 227 - 1786	Zip 44107	-
0	Email mcasey@zarembagroup.com	Same as the C	civil Engineer		ببد
y .	Land Planner: Name or Company Name Company Representative Address City		State	Zip	
	Phone	Fax	·		

Same as Civil Engineer 10. Landscape Architect: Name or Company Name Company Representative Address State Zip City Phone Fax **Email** Select from the list 11. Surveyor: **AVID GROUP** Name or Company Name JOHN L. WABY, PLS Company Representative Address 2300 CURLEW ROAD SUITE 201 City PALM HARBOR Zip 34683 State FL _ 741 _ 7158 Phone Fax JOHN.WABY@AVIDGROUP.COM Email Select from the list 12. Civil Engineer: Avid Group Name or Company Name JORGE HERNANDEZ, PE Company Representative Address 2300 Curlew Rd., Suite 201 Zip 34683 City Palm Harbor State FL _ 9500 Phone Fax JORGE.HERNANDEZ@AVIDGROUP.COM Email Select from the list 13. Traffic Engineer: Lassiter Transportation Group, Inc. Name or Company Name Andrew Ames Company Representative Address 1450 W. Granada Blvd., Suite 2 City Ormond Beach Zip 32174 State FL Phone 386 6996 Fax aames@ltg-inc.us Email Select from the list 14. Architect: Richard L. Bowen & Associates Inc. Name or Company Name Melanie L. Lewis Company Representative Address 13000 Shaker Blvd. City Cleveland State OH Zip 44120 Phone _ 377 Fax Email mlewis@rlba.com Select from the list 15. Attorney: **GUNSTER** Name or Company Name Robert S. Raynes, Jr., Esq. Company Representative Address 800 SE Monterey Commons Blvd City Stuart Zip 34996 State FL 772 - 288 - 1980 Phone Fax

Email

RRAYNES@GUNSTER.COM

16 Environr	nental Planner:	Select from the list
	Company Name	Atlantic Ecological Services
	Representative	Jody Sisk
Address	217 Gallicia Avenue	
City St. Augu	ustine	State FL Zip 32086
Phone	904 _ 347 _ 9133	Fax 904 - 512 - 0459
Email	jody@atlanticeco.com	
Company Address City Phone Email	Company Name Representative ontrol Number(s)	State Zip Fax
Section 1 Regulation When profes inform waive inform the Co appro	ons (LDR), Martin (reviewing an apple sional listed in s. a nation from the apple s the limitation in valuation is not author punty, at the application or denial.	Onals: O, Development Review Procedures, Land Development County Code (MCC) provides the following: lication for a development permit that is certified by a 403.0877. F.S., the County shall not request additional plication more than three times, unless the applicant writing. If the applicant believes the request for additional rized by ordinance, rules, statute, or other legal authority, cant's request, shall proceed to process the application for ed if the applicant waives the limitations.
B. Applic	ant or Agent C	Certification:
D. Applic	ant of Agent C	AGRITORIA OTT.
		, and to the extent that I participated in the application, I ully and accurately.
Lo	WX 6	July 26, 2018
P	Applicant's signa	dure Date
Xa	ports. Raynes	;, Jr.
	Printed nami	9

NOTARY ACKNOWLEDGMENT

STATE OF Florida	
COUNTY OF <u>Martin</u>	
I hereby certify that the foregoing instrument was day of, 20_1%, by, 20_1%, by	acknowledged before me this overt 5. Raynes, Jr.
is personally known to me or has produced _	as
identification.	
Saw al talled	***************************************
Notary public signature	STACY M. TALBOT
Stacy M. Talbot Printed name	MY COMMISSION # GG 106970 EXPIRES: June 22, 2021 Bonded Thru Notary Public Underwriters
State of Plovid 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	t copy of the
documents that were submitted for sufficient	ency, excluding any requested mod	difications
made by the sufficiency review team. All	requested modifications, if any, ha	ave been
completed and are included with the packet	et.	
Applicant Signature	July 26, 2018	16
	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, IMARK HABIB, Owner, have hereunto set my hand on this15TH day ofAUGUST, 2018 .
NOTARY ACKNOWLED SYEDA IDRISI Notary Public - State of Florida Commission # GG 037186 My Comm. Expires Dec 16, 2020 Bonded through National Notary Assn.
I hereby certify that the foregoing instrument was acknowledged before me this 15th day of August , 2018, by Mark & Harbib. He or she is personally known to me or Thas produced FLDL as identification. Notary public signature Sted A 10 RIS1 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

FILED Mar 29, 2018

Secretary of State

CC0008430990

Authorized Person(s) Detail:

Title S Title MEMB

NameHABIB, MARY HELENNameHABIB, ANDREAddress11422 MAJESTIC ACRES TERAddress2 COLE DR

City-State-Zip: BOYNTON BEACH FL 33473 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

1838586 02012 PG 2 2568 RECORDED 05/11/2005 02:45:26 PM MARSHA ENING 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 umarried 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:

ROBERT A. BURSON

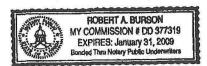
DoubleTime

Witness Name:

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]



Notary Public

Printed Name:

ROBERT A. BURSON

My Commission Expires:

Warranty Deed (Statutory Form) - Page 2

DoubleTimee

Order: FTPA17-36985 Doc: 2012-2568 REC ALL

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



enthusiasm and confidence."

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OPENING THIS EMAIL CONSTITUES ACCEPTANCE OF THE ABOVE CONDITIONS.

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

Jorge.Hernandez@avidgroup.com

www.avidgroup.com

Cell: (727) 647-0356

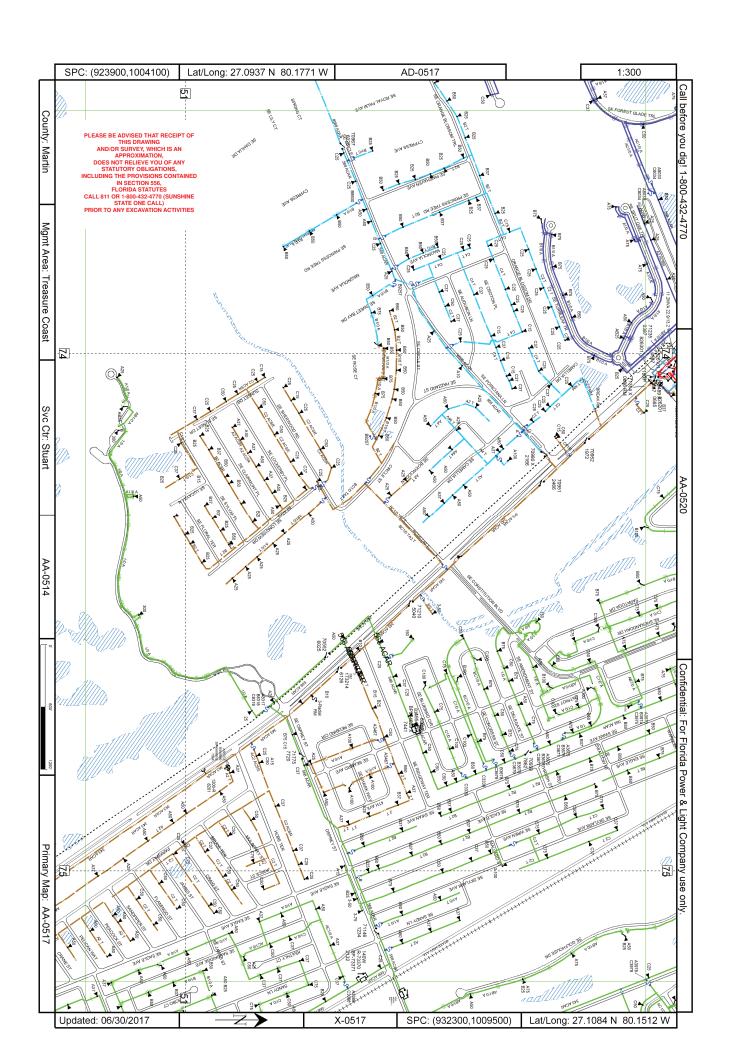


enthusiasm and confidence.

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OPENING THIS EMAIL CONSTITUES ACCEPTANCE OF THE ABOVE CONDITIONS.





Surveyor Certification

Martin County, Florida Growth Management Department DEVELOPMENT REVIEW DIVISION 2401 SE Monterey Road, Stuart, EL, 34996

2401 SE Monterey Road, Stuart, FL 34996 772-288-5501 www.martin.fl.us

Plat Checklist Certification

Plat Name:	HOBE SOUND BTS RETAIL
Surveyor's Name:	JOHN L. WABY
PLS#:	4270
Company Name:	AVIDGROUP
Phone #:	727-741-7158
Code, Volume 2, L Florida Statues, Ch	above plat and find that it meets the requirements of Martin County and Development Regulations, Sec. 4.912, Plat Requirements, and apter 177, Part 1, and Martin County Resolution 02-6.1, subject to the comments, below. PLS Signature
	JOHN L. WABY
	Printed Name

Last Updated: 07/21/2009

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

Paragraph Reference	Does Comply	Does not Comply	Comments
4.912.C.1	X		
4.912.C.2	X		
4.912.C.3	X		
4.912.C.4	X		
4.912.C.5;			
4.912.E; FS.Ch.177			
4.912.C.6 &7			THERE ARE NO PCP,PRM AND CORNERS S
4.912.C.8.a			THERE Y INC. TO STATE OF STATE
4.912.C.8.b			NO CURVE TABLES ON PLAT
4.912.C.8.c	X		NO CURVE TABLES ON PLAT
4.912.C.9	X	<u> </u>	NO LINE TABLE ON PLAT
4.912.C.10.a	\boxtimes		
4.912.C.10.b	X		
4.912.C.10.c	\boxtimes		NO PRIVATE STREETS
4.912.C.11	\boxtimes		SITE DOES NOT HAVE THESE ZONES
4.912.C.12;			NO TIDAL MATER
FS Ch.177			NO TIDAL WATER
4.912.C.13	\boxtimes		NO TIDAL WATER
4.912.C.14	\boxtimes		
4.912.C.15			
4.912.C.16	\boxtimes		PRIOR TO RECORDING
4.912.C.17	\boxtimes		
4.912.C.18			PARCEL IS IN GOMEZ GRANT
4.912.C.19			ADJOINED BY LATERAL DITCH
4.912.C.20	\boxtimes		
4.912.C.21	\boxtimes		
4.912.C.22	\boxtimes		
4.912.C.23	\boxtimes		
4.912.C.24	\boxtimes		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	Does	Does not	
Reference	Comply	Comply	Comments
A	\boxtimes		
В			
Dedication C-1, 2 & 3	\boxtimes		
No dedication C-1	\boxtimes		HAVE DEDICATION
D	\boxtimes		SIGN AFTER FINAL REVIEW
E-for person			
E-for corporation	\boxtimes		
F-1	\boxtimes		
F-2	\boxtimes		NO UTILITY EASEMENTS
F-3	\boxtimes		NO DRAINAGE EASEMENTS
F-4	\boxtimes		NO DRAINAGE EASEMENTS
G	\boxtimes		

Page 3

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:	
ACCE	SS EASEMENT DEED
THIS INDENTURE, made this	
("Grantor"), a	and the fee simple owner of that certain real property

WITNESSETH:

located in Martin County, Florida that is more particularly described in Exhibit "A" ("Grantor's

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

is _____,

and the fee

address

__ ("Grantee"), a _____

Property")

whose

(the "Grantee").

and

mailing

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 By: _____ in the presence of: Print Name: Title WITNESSES: Print Name: 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 AGRANTOR'S PROPERTY

A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE 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.

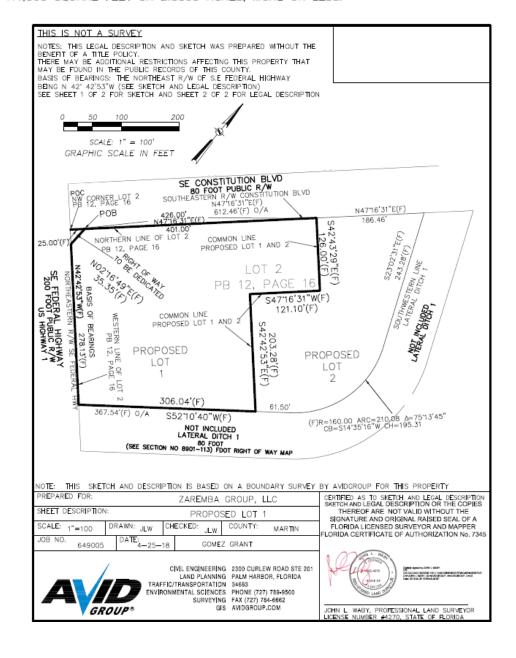


EXHIBIT BGRANTEE'S PROPERTY

A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE 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 65,209 SQUARE FEET OR 1.4970 ACRES, MORE OR LESS.

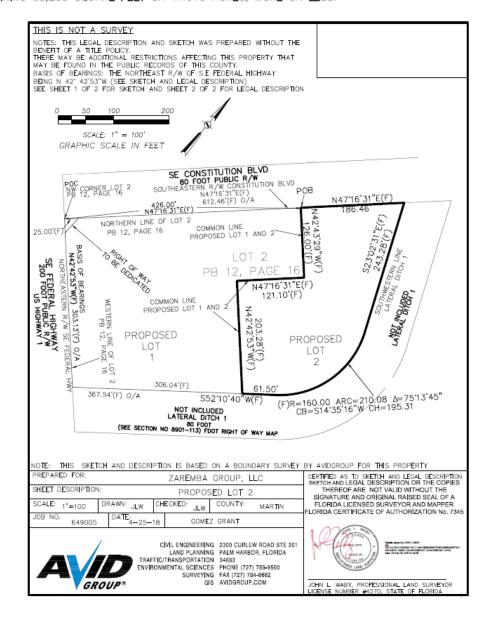
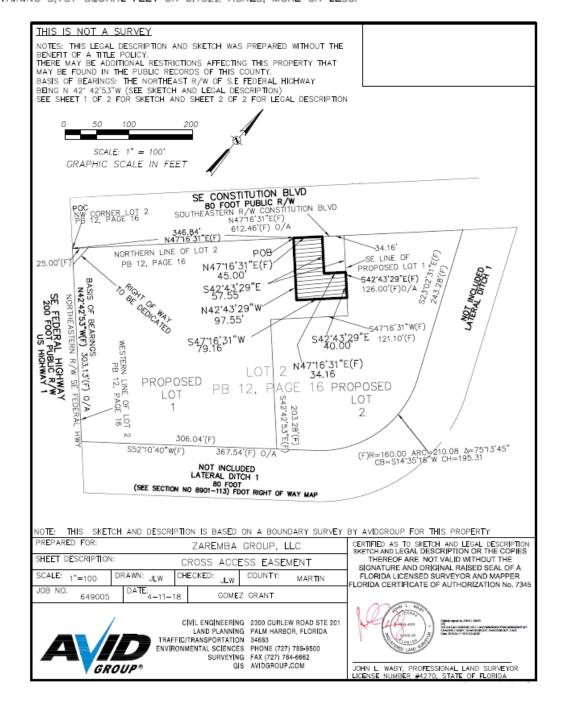


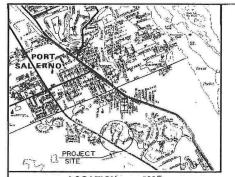
EXHIBIT CACCESS EASEMENT AREA

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





LOCATION MAP

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 day of July , 1989

Buttle Killyum

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

Dated this! 50 day of ANLIST, 1989

otors Incorporated , A Florida Corporation.

By: Slady Milliagen , Prosident

Ridgeway Mobile Home Subdivision, Inc., A Florida Corporation, by and through its undersinged officers, and Woodrow Kantner, Indivusilly and as Trustee, do hereby certify that they are the numers of lot Z, a portion of the property described heron.

Doted this # day of JULY , 1989

By: Mus Vetelley, President Attest Heald W. Folo, Secretary

Corporate Seal.

Dated this 1 day of August, 1989

TITLE CEPTICICATE

1, TERRICE P. HCCARTHY, A MEMBER OF THE FLORIDA BAR, HERRRY CERTIFY THAT:

EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.

. HORTGAGOR: WOODROW KANTHER, INDIVIDUALLY ARD ATTRUSTEE, TO RIDGEWAY MOBILE HON SUBDIVISION, INC., DATED 12/31/87, O.R.

HORTCAGEE: ELDGERAY HOBILE HOME SUBDIVISION, INC.

TERRICE P. HOCARTHY
ATTORNEY-AT-LAW
AMERICAN BANK BUILDING-SUITE 2A
2081 EAST OCEAN BOULEVARD
STUADT FIREIN 32404

PLAT OF C-4

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

BANGA CONTROL OF CHERRY OF CISCUIT COURT

2 ชัยสา ก ธ. CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT
COURT OF MARTIN COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS PLAT MAS FILED FOR
RECORD IN PLAT BOOK 12, PAGE LC,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS
THIS DAT OF THAT,
198 9.

MARSHA STILLER, CLERK OF THE CRICUIT COURT
MARTIN COUNTY, FLORIDA

Sheet 1 of 2

34-38-42-091-000-000.0 SUBDIVISION PARCEL CONTROL No.

> SHEET 1 OF 2 SHEETS JULY 1989

LEGAL DESCRIPTION

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

BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF RIGHTS WORLD'S HOME SUBDIVISION PLAT SEVER, PLAT BOO 7. PAGE 26, PUBLIC RECORDS OF NABTHE COUNTY, FLORIDA NORTH BESTERLY REGIT-O-HAY LINE OF U.S. HIGHAY NO. ACT OF RESTERLY RIGHT-OP-WAY LINE OF U.S. ALCIGNAY NO. SAID EASTRELY RIGHT-OP-WAY LINE OF U.S. ALCIGNAY NO. BISTANCE OF 348.6 FEFT, THENER CONTINUE ALONG SAID EASTRELY RIGHT-OP-WAY N. 42-15'45" WA DISTANCE OF 344.6 FEET, TO THENOE RUN NS. 50'20" A DISTANCE OF 364.6 FEET, THENOE RUN NS. 50'20" A DISTANCE OF 866.1 FEET TO THE POINT OF RIFERSECTION WITH THE RESTERLY PLANT BOOK 7, PAGE 81, PUBLIC RECORDS OF NASTH COUNTY FLORIDA. THENCE S 22'33'27" E A DISTANCE OF 767.90 FEET TO THE SOUTHWESTERLY CORNER OF HERITAGE RIDGE SOUT SECTION ONE, PLAT BOOK 7, PAGE 81, PUBLIC RECORDS OF MATHE COUNTY FLORIDA. AND POINT AND PLAT BOOK 7. PAGE 81, PUBLIC RECORDS OF MATHE COUNTY FLORIDA. THENCE S 26'50'20" U. ALONG SAT NORTHERLY LAT BOOK 7. PAGE 86.50'20" U. ALONG SAT NORTHERLY LINE OF RIBGESWAY WORLLE HOME SURDIVISION PLAT SEVERAL ALL BOOK 7. PAGE 86.50'20" U. ALONG SAT NORTHERLY LINE OF RIBGESWAY WORLLE HOME SURDIVISION PLAT SEVERAL ALL BOOK 7. PAGE 81.00 SURDIVISION PLAT SEVERAL ALL BOOK 9. THENCE S 65'50'20" U. ALONG SAT NORTHERLY LINE OF RIBGESWAY WORLLE HOME SURDIVISION PLAT SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOINT OF SEVERAL ALL BOOK 9.528.22 FEET TO THE FOIL SEVERAL ALL BOOK 9.528.22 FEET TO THE FOIL PAGE 9.529.22 FEET TO THE FOIL PAGE 9.529.520 FEET TO THE SEVERAL ALL BOOK 9.528.22 FEET TO THE POINT OF

LESS: THE BO FOOT RIGHT-OF-PAY FOR S.E. CONSTITUTION BOULEWARD AS SHOWN ON THE PLAT OF HERITAGE RIDGE SOUTS SECTION ONE. PLAT BOOK 7, PAGE B1, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO LESS: THE 80 FOOT RIGHT-OF-WAY FOR DEPARTMENT OF TRANSFORTATION 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 1,2,8 3 = 8.6674 ACRES.

SURVEYOR'S NOTES

- Bearings shown bereon are related to the East line of parcel "A" being North 21'07'22" Wost as shown on the plat of BIDEEMAY MOBILE MONE SUBDIVISION PLAY NO. 7 as recorded in Plat Book 7, Page 26, Public Records of Nartin County. Playida.
- There shall be no lot aplits except to create larger lots.
- No vehicular access to U.S. 1 without prior approval of the Martin Couty Board of County Commissioners.

LEGEND

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

COUNTY APPROVAL

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

913! , 1989 DANAL E LISTIMUM

DONALD E HOLCORAN, COUNTY ENCINE

PURE 27, 1989 DONAL Banks

Quine 27, 1989 DONAL Banks

gaine 27, 1989 Linking County, Flaking

Marsha Stiller
Marsha Stiller
Marsha Stiller
By: Edwood Jengta

(BOARD SEAL)

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 SUMVEY WAS MADE UMPRE WY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY BATA COMPLLES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER THAT (P.R.M. 'S) PERMANENT HEFERENCE MONUMENTS AND FURTHER THAT (P.R.M. 'S)

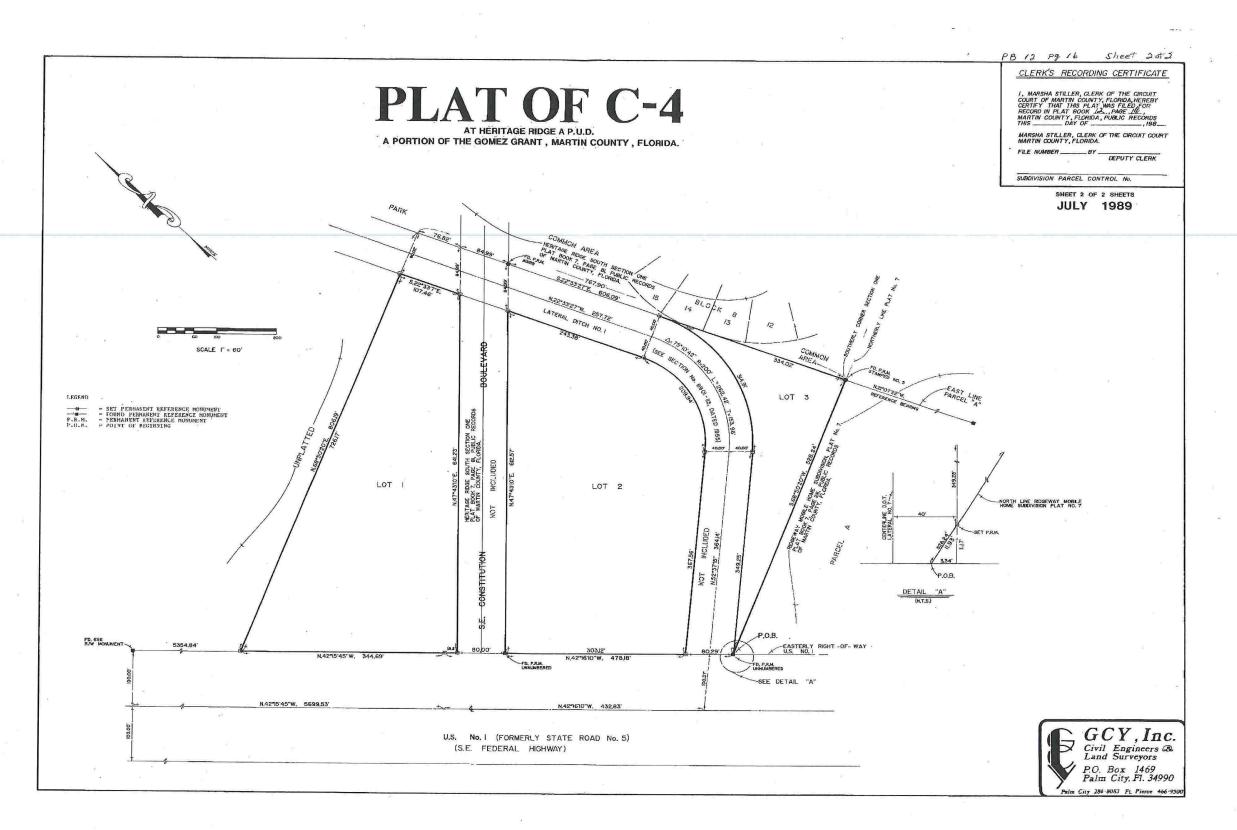
ALBERT C. ALLEN 111
REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION NO. 4130

GCY, Inc.
Civil Engineers & Land Surveyors
P.O. Box 1469
Palm City, Fl. 34990
Falm City 786-9083 Ft. Pierce 466-950

Order: FTPA17-36985 Doc: 12-16 MAP PLAT

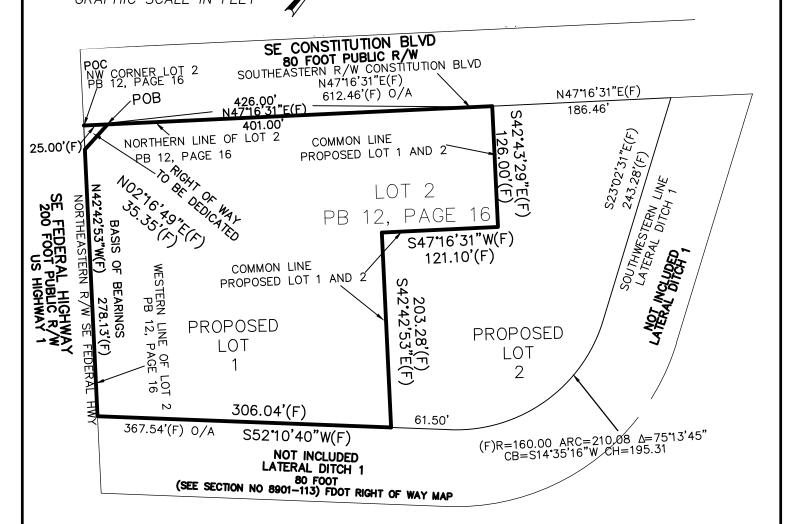
Page 1 of 2

Requested By: Pete Gumina , Printed: 1/12/2017 12:23 PM



Order: FTPA17-36985 Doc: 12-16 MAP PLAT

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 50 200 100 0 SCALE: 1" = 100"GRAPHIC SCALE IN FEET



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

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

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



TRAFFIC/TRANSPORTATION 34683 ENVIRONMENTAL SCIENCES PHONE (727) 789-9500

GIS

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201 LAND PLANNING PALM HARBOR, FLORIDA SURVEYING FAX (727) 784-6662

AVIDGROUP.COM

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

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

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

ABBREVIATIONS LEGEND

BLVD = BOULEVARD (C) = CALCULATED DATAE = EAST (F) = FIELD MEASURE FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION FT = FEETHWY = HIGHWAY

LB = LICENSED BUSINESS NUMBER = NORTH N

ORB = OFFICIAL RECORDS BOOK

O/A = OVERALL $(\dot{P}) = PLAT$ W = WEST XX. PB = PLAT BOOK = DEGREES

XX' = MINUTES (BEARINGS) PG = PAGE POB = POINT OF BEGINNING XX" = SECONDS (BEARINGS)

POC = POINT OF COMMENCEMENT XX' = FEET (DISTANCES) = RADIUS R/W = RIGHT OF WAY

ARC = ARC LENGTH S = SOUTH CH = CHORDSQ = SQUARE

CB = CHORD BEARING S.R. = STATE ROAD Λ = CENTRAL ANGLE

PREPARED FOR: ZAREMBIA GROUP, LLC

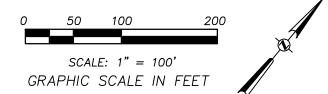
SHEET DESCRIPTION: PROPOSED LOT 1

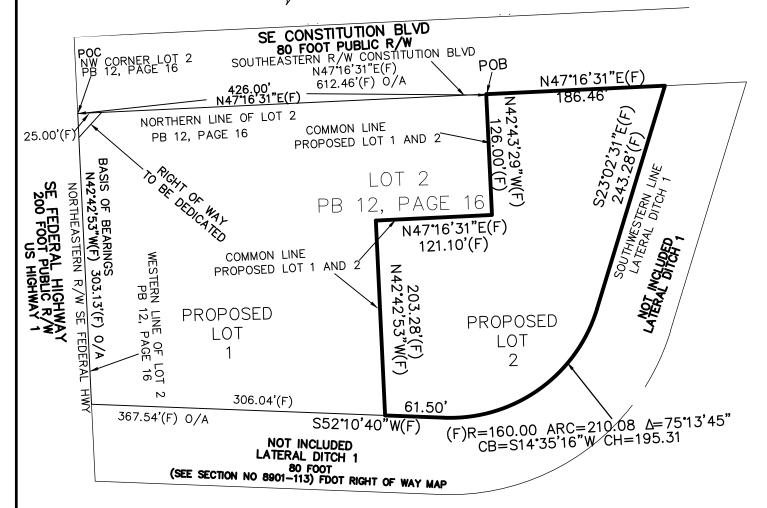


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BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION) SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION





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

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

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

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LEGAL DESCRIPTION: PROPOSED LOT 2

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W

XX.

XX'

= WEST

= DEGREES

= MINUTES (BEARINGS)

XX" = SECONDS (BEARINGS)

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

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= RADIUS = LICENSED BUSINESS NUMBER ARC = ARC_LENGTH S = NORTH = SOUTH CH = CHORDORB = OFFICIAL RECORDS BOOK SQ = SQUARECB = CHORD BEARING S.R. = STATE ROAD= CENTRAL ANGLE

PREPARED FOR:

ZAREMBIA GROUP, LLC

SHEET DESCRIPTION:

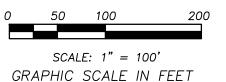
PROPOSED LOT 2

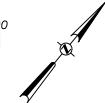


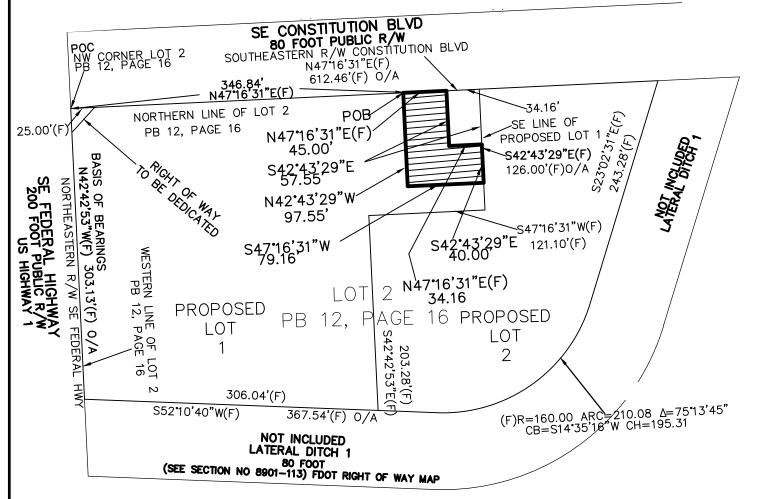
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BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION) SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION







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

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

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



TRAFFIC/TRANSPORTATION 34683 **ENVIRONMENTAL SCIENCES**

GIS

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201 LAND PLANNING PALM HARBOR, FLORIDA PHONE (727) 789-9500 SURVEYING FAX (727) 784-6662 AVIDGROUP.COM

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

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: 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:

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.

ABBREVIATIONS LEGEND

BLVD = BOULEVARD

(C) = CALCULATED DATA

E = EAST

(F) = FIELD MEASURE
FDOT = FLORIDA DEPARTMENT

OF TRANSPORTATION

O/A = OVERALL

(P) = PLAT

PB = PLAT BOOK

PG = PAGE

POB = POINT OF BEGINNIN

OF TRANSPORTATION
FT = FEET

POC = POINT OF BEGINNING

XX" = SECONDS (BEARINGS)
POC = POINT OF COMMENCEMENT XX' = FEET (DISTANCES)

HWY = HIGHWAY

LB = LICENSED BUSINESS NUMBER

N = NORTH

ORB = OFFICIAL RECORDS BOOK

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

R = RADIUS ARC = ARC LENGTH CH = CHORD

XX' = MINUTES (BEARINGS)

= WEST

XX* = DEGREES

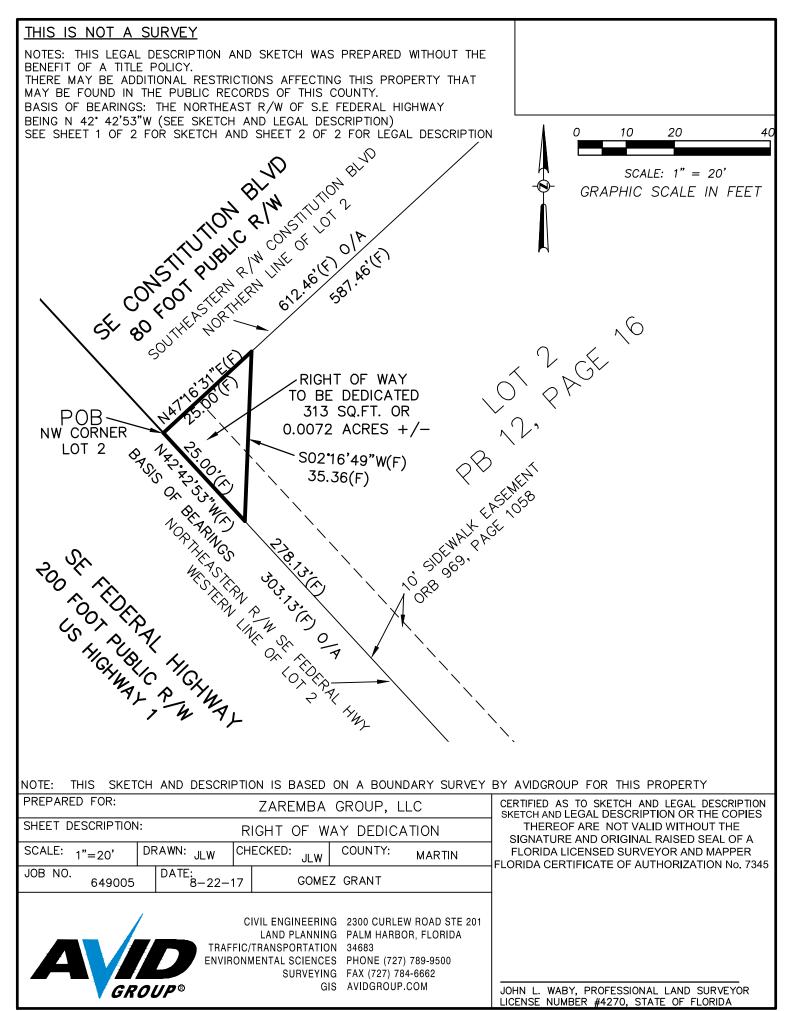
W

CB = CHORD BEARING $\triangle = CENTRAL ANGLE$

PREPARED FOR: ZAREMBIA GROUP, LLC

SHEET DESCRIPTION: CROSS ACCESS EASEMENT





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: RIGHT OF WAY DEDICATION

A PORTION OF LOT 2, PLAT FO 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:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, PLAT FO 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

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.

ABBREVIATIONS LEGEND

O/A = OVERALLBLVD = BOULEVARD (C) = CALCULATED DATA $(\dot{P}) = PLAT$ W = WEST E = EAST (F) = FIELD MEASURE XX* = DEGREES PB = PLAT BOOK XX' = MINUTES (BEARINGS) FDOT = FLORIDA DEPARTMENT PG = PAGE OF TRANSPORTATION POB = POINT OF BEGINNING XX" = SECONDS (BEARINGS) FT = FEETPOC = POINT OF COMMENCEMENT XX' = FEET (DISTANCES) HWY = HIGHWAY= RADIUS LB = LICENSED BUSINESS NUMBER R/W = RIGHT OF WAYARC = ARC LENGTH S = NORTH = SOUTH CH = CHORDORB = OFFICIAL RECORDS BOOK SQ = SQUARECB = CHORD BEARING S.R. = STATE ROAD

PREPARED FOR:

ZAREMBIA GROUP, LLC

SHEET DESCRIPTION:

RIGHT OF WAY DEDICATION



 Λ = CENTRAL ANGLE

MAP OF BOUNDARY SURVEY:

SEE SHEET 2 OF 2 FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

(SEE DATA SOURCE 2)

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.

LEGAL DESCRIPTION: (AS SURVEYED)

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. LYING IN A PORTION OF THE GOMEZ GRANT IN MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHEAST INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD ALSO BEING THE NORTHWESTERN 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; THENCE NORTH 47"16'31" EAST ALONG THE SOUTHERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 612.46 FEET TO THE NORTHEASTERN CORNER OF SAID LOT 2 AND THE WESTERN LINE OF LATERAL DITCH 1 (80 FOOT WIDE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 8901-113; THENCE ALONG THE WESTERN AND NORTHERN SIDE OF SAID LATERAL DITCH 1 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 367.54 FEET TO INTERSECT THE EASTERN RIGHT OF WAY OF SAID SOUTHEAST FEDERAL HIGHWAY AND THE SOUTHWEST CORNER OF AFORESAID LOT 2; THENCE NORTH 42°42'53" WEST ALONG SAID EASTERN RIGHT OF WAY FOR 303.13 FEET TO THE POINT

CONTAINING 176,884 SQUARE FEET OR 4.0607 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

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

BEGIN 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 25.00 FEET; THENCE SOUTH 0216'49" 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.

DATA SOURCES:

BEARINGS ARE BASED UPON THE EASTERN RIGHT OF WAY OF SE FEDERAL HIGHWAY BEING N42°42'53"W AS ESTABLISHED BASED ON STATE PLANE COORDINATES AND IS SHOWN ON THE

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER FTPA17-36985, EFFECTIVE DATE: JUNE 21, 2018 AT 8:00 A.M. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT

3. SOURCE OF EASEMENT INFORMATION BEING SAID COMMITMENT REFERENCED IN DATA SOURCES 2.

4. STATE PLANE COORDINATES ARE BASED FDOT FLORIDA PERMANENT REFERENCE NETWORK THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.

THE RECORD PLAT OF PLAT OF C-4, AT HERITAGE RIDGE A P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, [SHOWN AS (P) ON MAP OF SURVEY] WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

SURVEYOR

MISSES, ARE SHOWN ON MAP OF SURVEY.

USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

THE SIGNING PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT WERE NOT PROVIDED BY THE TITLE COMPANY REFERENCED IN DATA SOURCES 2.

3. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE FACE OF THE SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE

MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION. 5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

. FIELD WORK WAS COMPLETED ON 2/10/17 ,UPDATED 8/11/17 AND UPDATED 4/30/18 TO SET PRM,S AND LOT CORNERS.

8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED

10. 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

11. ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL

12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, X-SHADED AND X, PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120161, PANEL NUMBER 310, SUFFIX G , MAP NUMBER 12085C0310G, MAP REVISED MARCH 16, 2015 (NAVD 88 DATUM)

13. THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE ABOVE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP AND ARE APPROXIMATE. AN ACCURATE ZONE LINE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE LINES AS SHOWN. THE ABOVE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR INSURANCE PURPOSES ONLY".

FOLLOWING ARE PER SCHEDULE B - SECTION 2 OF THE COMMITMENT REFERENCED IN DATA SOURCE 2

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. RESPONSE TO ITEM 1: NON SURVEY ITEM

2 Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
RESPONSE TO ITEM 2: NON SURVEY ITEM

3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished. imposed by law and not shown by the public records. RESPONSE TO ITEM 3: NON SURVEY ITEM

4. Encroachments, overlaps, boundary line disputes, and other matters which would be disclosed by an accurate survey and inspection of the premises. RÉSPONSE TO ITEM 4: SEE MAP OF SURVEY

5. Rights or claims of parties in possession not shown by the Public Records. RESPONSE TO ITEM 5: NON SURVEY ITEM

6. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title RESPÓNSE TO ITEM 6: SEE MAP OF SURVEY

7. This policy does not insure against loss or damage arising as the result of unpaid charges for public utilities furnished by any county, municipality, or public service corporation, which may be or may become a lien upon the land insured hereby under any provision of the Florida Statutes, including Section 159.17, and/or any county, municipal, or special taxing district assessment, including those levied under the provisions of Chapter 190, Florida Statutes. RESPONSE TO ITEM 7. NON SURVEY ITEM

8. Items 2 and 3 of the Surveyor's Notes as shown on the plat of 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, RESPONSE TO ITEM 8: NOT PLOTTABLE- REFERS LOT LOT SPLITS AND VEHICULAR ACCESS

9. Reservations set forth in that certain Indenture from Floyd E. Lundgren and Elma I. Lundgren, his wife to Irwin S. Gars, as Trustee, recorded March 15, 1957 in Deed Book 90, Page 411, of the Public Records of Martin County, Florida. RESPONSE TO ITEM 9: THE SURVEYED PARCEL IS WITHIN THE LAND DESCRIBED. NOT PLOTTABLE RIGHTS TO OIL, GAS OR VALUABLE ORES

10. Sidewalk Easement in favor of Martin County, a political subdivision of the State of Florida, recorded July 27, 1992 in Official Records Book 969, Page 1058, of the Public Records of Martin RESPONSE TO ITEM 10; 10 FOOT WIDE SIDEWALK EASEMENT IS SHOWN ON MAP OF SURVEY

11. Terms, conditions, provisions and agreements of the Development Order for Heritage Ridge, a Development of Regional Impact, as approved by the Board of County Commissioners of Martin County. Florida by Resolution Number 78—11.11, recorded December 7, 1978 in Official Records Book 458, Page 933, as amended by instruments recorded in Official Records Book 748, Page 823 and Official Records Book 823, Page 97, all of the Public Records of Martin County, Florida. RESPONSE TO ITEM 11: THIS EFFECTS THE SURVEYED PARCEL. NON PLOTTABLE

12. Terms, conditions, provisions and agreements of the Heritage Ridge, a Development of Regional Impact, Planned Unit Development Zoning Agreement recorded April 5, 1979 in Official Records Book 467, Page 1922 and re-recorded April 20, 1979 in Official Records Book 468, Page 2210, as amended by instruments recorded in Official Records Book 504, Page 795, Official Records Book 504, Page 829, Official Records Book 509, Page 1491, Official Records Book 528. Page 2238, Official Records Book 569, Page 1796, Official Records Book 571, Page 1831, Official Records Book 646, Page 1953, Official Records Book 748, Page 831, Official Records Book 823, Page 90 and as affected by Resolution Number 89-6.34 recorded in Official Records Book 829, Page 912, all of the Public Records of Martin County, Florida. REŠPONSE TO ITEM 12: THIS EFFECTS THE SUBJECT PARCEL. NON PLOTTABLE

ZONING INFORMATION SUPPLIED BY THE CLIENT

Zaremba Group, LLC

Lakewood. Ohio 44107

March 9, 2017

LAND DEVELOPMENT

DENSITY / FLOOR AREA **

REGULATIONS

FUTURE LAND USE

PERMITTED USES

OPEN SPACE **

PARKING **

LOT AREA **

.ot width **

FRONT ***

SIDE

Sincerely

AVID Group

Peter R. Pensa, AICP Associate / Director of Planning

SETBACKS (MIN) *

SIDE STREET

BUILDING HEIGHT **

JURSIDICTION

AVID JOB NO.: 649-005

DATE:

ATTN: Matt Casey; Development Manager

Peter R. Pensa, AICP, Director of Planning

Constitution Boulevard, Martin County, Florida

development of the proposed 9,100 sq.ft. retail store at the above-referenced location.

PARCEL ID

Zoning Letter for Proposed Retail @ SEQ S.E. Federal Highway (U.S. Highway 1) &

PUD-R (Planned Unit Development – Residential) *

less cinema, restaurant, and/or entertainment uses)

10' (1 & 2 stories) / 20' (3 stories) / 30' (4 stories)

20' (1 & 2 stories) / 30' (3 stories) / 40' (4 stories)

As allowed in the GC (General Commercial) zoning district **

4 spaces/1,000 sq.ft. of gross leasable area (retail use with 10% of

Greater of 25' (1-4 stories) or 65' from centerline of Constitution Blvd

As requested, please be advised that the following development standards shall be applicable to

34-38-42-091-000-00020-7

60% building coverage (max)

40' & 4 stories (max

10,000 sq.ft.(min)

Low Density – up to 5 units per acre

150' from centerline of U.S. Highway 1

* The "Second Amendment to Development Order for Heritage Ridge, a Development of Regional

** The Heritage Ridge DRI/PUD states that subject site shall be "developed as if zoned General

*** The Heritage Ridge DRI/PUD states that subject site shall be "in all cases setback 150 from the

Records Book 823 Pages 097-104 of the Public Records of Martin County, Florida.

If you have questions or need additional information, please do not hesitate to contact me any time at

727-789-9500, ext. 181 (office), 727-234-8015 (cell) or at peter.pensa@avidgroup.com.

Commercial, [...] as amended from time to time."

centerline of US #1 (right-of-way)."

Impact" and the "Ninth Amendment to Planned Unit Development Zoning Agreement between

Bertil K. Kjeligren and Martin County Heritage Ridge PUD" are recorded together in Official

14600 Detroit Avenue, Suite 1500

SYMBOLS LEGEND

+ = Aerial Target \bowtie = Air Release Valve 🖶 = Bench Mark BFP = Back Flow Preventor CPS = Cable TV Paint Stripe CB = Cable TV Box □ = Cable TV Pedestal

 ★ = Concrete Light Pole = Concrete Post = Concrete Utility Pole D = Drainage Manhole EB = Electric Box

(C) = Communications Manhole

(E) = Electric Manhole * = Electric Meter IR = Electric Transformer Q. = FPC Pedestal Flag Pole

♥ = Floodlight GAS = Gas Line Marker $\mathcal{Q}_{\mathcal{A}} = \text{Gas Filler Cap}$ ∝ = Gas Valve

GM = Gas Meter Box GLPS = Gas Line Paint Stripe √ = Gas Vent © = Gopher Tortoise Hole

 \rightarrow = Guy Wire 👢 = Handicapped MB = Mail Box

⊕ = Metal Post

= Grate Inlet

 Monitor Well P = Parking Meter PPS = Power Paint Stripe

RWPS = Reclaimed Water Paint Stripe RW = Reclaimed Water Box ^{₹₩} = Reclaimed Water Valve (S) = Sanitary Sewer Manhole Sanitary Cleanout

> SANPS = Sanitary Sewer Paint Stripe = Section Corner 💢 = Siamese Connection - = Sign SCB = Sprinkler Control Box

🔑 = Steel Transmission Pole STMPS = Storm Water Paint Stripe = Telephone Pedestal (T) = Telephone Manhole

TPS = Telephone Paint Stripe = Telephone Marker ISBI = Traffic Signal Box □ = Traffic Signal Pole 🚾 = Underground Cable Marker

₩B = Verizon Box

VM = Verizon Marker □ = Water Blow Off Valve WLM = Water Line Marker WPS = Water Line Paint Stripe

W = Water Meter ₩ = Water Valve → Wood Utility Pole

 $\mathcal{A} = Wood Transmission Pole$

> + = Point of Elevation $\underline{25.2'}$ = Calculated Dimension from Structure to Boundary / Right-of-Way Line

■ = FOUND 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED) ■ SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345"

(UNLESS OTHERWISE NOTED) ■ = FCM, FOUND CONCRETE MONUMENT 4"X4" WITH DISK ■ = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE

■ = SN&D PRM, SET NAIL AND DISK "PRM LB 7345"

(UNLESS OTHERWISE NOTED)

 \triangle = CENTRAL ANGLE

ABBREVIATIONS LEGEND

= Air Conditioner

A/C

ADW = Asphalt Driveway FN&D = Found Nail and Disk = Arc Distance (Length) ASPH = Asphalt = Back of Curb = Board of County Commissioners Minutes Book FPB BFPD = Back Flow Prevention Device BLDG = Building **BNDY** = Boundary **FRRS** = Barb Wire Fence = Calculated Data = Covered Concrete FXC = Chord Bearing CCCL = Coastal Construction Control Line GPS CCR = Certified Corner Record CDW = Concrete Driveway = Curb Inlet = Center Line

FND

= Found

= Chord Length CLF = Chain Link Fence CLS = Centerline Swale = Concrete Monument = Corrugated Metal Pipe CO = Clean out CON = Concrete COR = Corner CPB = Condo Plat Book

C/S = Concrete Slab CTS = Control Structure (D) = Deed = Deed Book **DCVA** DEPT = Department

DIA = Diameter = Ductile Iron Pipe DMH = Drainage Manhole

= Down Spout = Driveway ECMP

EOW EΡ **ERCP ESMT**

(UNLESS OTHERWISE NOTED)

= Property Line = Finished Floor Elevation = Professional Land Surveyor = Found Nail and Tin Tab = Point of Beginning = Found Open End Iron Pipe POC = Point of Commencement = Florida Power Corporation Box POL = Point on Line = Florida Power Corporation PRM = Permanent Reference Monument = Found Pinched Iron Pipe **PSM** = Professional Surveyor and Mapper = Found Railroad Spike = Point of Tangency = Feet = Polyvinyl Chloride Pipe = Fence Tie = Painted White Line = Found X-cut = Painted Yellow Line = Grate Inlet = Recorded Data (R) = Global Positioning System = Radius = Gopher Tortoise Hole = Reinforced Concrete Pipe **RCP** = Gas Valve = Roof Drain = Handicapped = Range = Illegible cap R/W = Right of Way = Identification = South = Invert Elevation = Set Concrete Monument, 4"x4", "PRM LB 7345" SCM = Invert **SEC** = Section = Jurisdictional SHW = Seasonal High Water Elevation = Legal Description = Set 5/8" Iron Rod and Cap, "AVID LB 7345" = Licensed Business Number = Set 5/8" Iron Rod and Cap, "WIT COR LB 7345" = Linear Feet = Sanitary Manhole = Light Pole = Set Nail and Disk, "AVID LB 7345" = Licensed Surveyor = Set Nail and Disk, "WIT COR LB 7345" MAS = Masonry = Square MES = Mitered End Section = State Road = Manhole STY = Story MHW = Mean High Water = Double Check Valve Assembly SW = Sidewalk MOL = More or Less = Temporary Benchmark = North TOB = Top of Bank N/C = No Cap TOS = Toe of Slope = Not Found N/F **TPS** = Traffic Paint Stripe NAD = North American Datum = North American Vertical Datum = Transforme TRV = Traverse = National Geodetic Survey = National Geodetic Vertical Datum (TYP) = Typical = Elliptical Corrugated Metal Pipe = Normal Pool Elevation = Township (NR) U/P = Non Radia = Utility Pole = Elevation = Edge of Water 0/A VCP = Vitrified Clay Pipe = Overall = Edge of Pavement OHW = Overhead Wire(s) = Wes = Elliptical Reinforced Concrete Pipe ORB = Official Record Book W/ = With = Wood Fence OSW = Other Surface Water WDF = Field Data = Plat Book XX Page XX = Witness = Found Concrete Monument = Plat Book = Wall Tie FCM **FDOT** = Florida Department of Transportation = Point of Curvature = Water Valve

= Permanent Control Point

PREPARED FOR:

= Fire Hydrant

= Found Iron Pipe

= Found Iron Rod

ZAREMBA GROUP, LLC

<u>CERTIFIED</u>

HOBE SOUND BTS RETAIL, LLC DOLGENCORP, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY MARTIN COUNTY

SURVEYOR IN RESPONSIBLE CHARGE:

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER PLS 4270 STATE OF FLORIDA

ENCROACHMENT NOTE

THERE ARE NO VISIBLE ENCROACHMENTS. SEE MAP OF SURVEY.

VICINITY MAP -NOT TO SCALE-

TABLE A OPTION ITEMS

ITEM 2: ADDRESS SE CORNER OF SE CONSTITUTION BOULEVARD AND SE FEDERAL HIGHWAY HOBE SOUND , FLORIDA

ITEM 3: FLOOD ZONE THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES AE, X SHADED AND X. PER FLOOD INSURANCE RATE MAP. COMMUNITY NUMBER 120161.

PANEL NUMBER 310, SUFFIX G , MAP NUMBER 12085C0310G MAP REVISED MARCH 16, 2015 (NAVD 88 DATUM) ITEM 4: AREA

176,884 SQ.FT. or 4.0607 ACRES MORE OR LESS **ITEM 5: TOPOGRAPHY** SEE SEPARATE TOPOGRAPHIC SURVEY WITH TREES

ITEM 6 (a) & (b) : ZONING ZONING INFORMATION - SEE ZONING LETTER PROVIDED BY CLIENT (THIS SHEET) ITEM 7(a), 7(b) (1), 7(c): BUILDING DIMENSIONS, SQUARE FOOTAGE AND HEIGHT

= Pages

= Point of Intersection

THERE ÀRE NO EXISTING BUILDINGS ON SITE ITEM 8: IMPROVEMENTS SEE MAP OF SURVEY DRAWING **ITEM 9: PARKING** THERE ARE NO PARKING SPACES ON SITE

ITEM 10 (a): BUILDING WALLS THERE ARE NO BUILDINGS OR WALLS ON SITE. SEE MAP OF SURVEY DRAWING.

UNDERGROUND UTILITY LOCATE NOTE:

UNDERGROUND UTILITY LOCATIONS ARE SHOWN AS PAINTED AND FLAGGED BY SUNSHINE STATE ONE-CALL OF FLORIDA (SSOCOF). THE ACCURACY OF LOCATION OF THESE UTILITIES IS SUBJECT TO A TOLERANCE ZONE AS SET FORTH IN FLORIDA STATUE 556.105(5)(B). ONE OR MORE UTILITIES MAY EXIST ON SITE THAT WAS NOT LOCATED BY RESPONDING MEMBERS OF SSOCOF. FOR INDIVIDUAL RESPONSES. PLEASE LOG ON TO HTTP://WWW.ONLINE811.COM/IRTHONECALL/ OR BY CALLING 1 - (800) 852 - 8057, AND RÉFER TO TICKET NO. 005705717.

ITEM 13: ADJOINERS SEE MAP OF SURVEY DRAWING

ITEM 14: DISTANCE TO INTERSECTION THE SITE IS AT THE INTERSECTION OF FEDERAL HIGHWAY AND CONSTITUTION BOULEVARD. ITEM 16: EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS

NO ONE WAS OBSERVED MOVING EARTH, DOING BUILDING CONSTRUCTION OR ADDITIONS

ON SITE WHILE THE FIELD CREW WAS ON SITE ITEM 17: CHANGE IN RIGHT OF WAY OR RECENT STREET OR SIDEWALK REPAIRS NO ONE WAS OBSERVED ON SITE DOING STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE THE FIELD CREW WAS ON SITE ITEM 18: WETLANDS

THERE WERE NOT ANY WETLAND MARKERS OBSERVED WHILE THE SURVEY CREW WAS ON SITE ITEM 21: WETLANDS INFORMATION PROVIDED BY CLIENT. NO WETLAND INFORMATION WAS PROVIDED BY THE CLIENT.

ALTA/NSPS SURVEYOR'S CERTIFICATION

CERTIFY TO:

HOBE SOUND BTS RETAIL, LLC DOLGENCORP. LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY MARTIN COUNTY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASE WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)1, 7(C) 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2017, UPDATED AUGUST 11, 2017 AND UPDATED 4/30/18.

JOHN L. WABY PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 4270

THE REPORT IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY, SEE SHEET 2 OF 2.

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