

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Florida Power & Light Company as Owner(s) for the construction of FPL Sweetbay Solar Energy Facility in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☒ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

INDIVIDUAL(S)

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

OWNER(S):

Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____

Sign: _____
Print: _____
Sign: _____
Print: _____
Owner(s) Address: _____

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

[STAMP]

CORPORATE

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

OWNER:

Sign: _____

Print: _____

Name of Corporation

Sign: _____

Print: _____

By: _____

Name: _____

Title: _____

Address: _____

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF _____

COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____ (name of officer/agent and title) of _____ (name of corporation) He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name:

State of _____ at large

My commission expires: _____

[STAMP]

Exhibit "A"

LEGAL DESCRIPTION

Legal Description:

(AS FURNISHED BY Dewberry, Project No.50093456, dated 8/1/2017.)

PARCEL 1:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19 AND SECTION 20, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE BEAR NORTH 00° 16' 55" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 2017.23 FEET TO THE POINT OF INTERSECTION WITH A LINE 2017.23 FEET (AS MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19; THENCE BEAR SOUTH 89° 47' 35" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 4094.01 FEET TO A POINT ON THE CENTERLINE OF THE TROUP INDIANTOWN DRAINAGE DISTRICT CANAL 1; THENCE BEAR SOUTH 33° 14' 43" EAST, ALONG SAID TROUP INDIANTOWN DRAINAGE DISTRICT CANAL 1, A DISTANCE OF 2366.86 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20; THENCE BEAR NORTH 89° 42' 04" WEST, A DISTANCE OF 103.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE BEAR NORTH 89° 47' 35" WEST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5319.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF FOR THE RIGHT-OF-WAY OF ALLAPATTAH ROAD.

SUBJECT TO AN EASEMENT FOR THE TROUP INDIANTOWN DRAINAGE DISTRICT CANAL OVER THE EASTERLY 100 FEET THEREOF. TOGETHER WITH:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 30 AND SECTION 29, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE BEAR SOUTH 89° 47' 35" EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 5319.73 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30, ALSO KNOWN AS THE NORTHWEST CORNER OF SAID SECTION 29; THENCE BEAR SOUTH 89° 42' 04" EAST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 103.07 FEET TO A POINT ON THE CENTERLINE OF THE TROUP INDIANTOWN DRAINAGE DISTRICT CANAL 1; THENCE BEAR SOUTH 13° 43' 42" EAST ALONG THE CENTERLINE OF SAID TROUP INDIANTOWN DRAINAGE DISTRICT CANAL 1, A DISTANCE OF 570.69 FEET TO THE POINT OF INTERSECTION WITH A LINE 513.12 FEET (AS MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30; THENCE BEAR NORTH 89° 47' 35" WEST ALONG SAID PARALLEL LINE THROUGH SAID SECTION 29 AND INTO SAID SECTION 30, A DISTANCE OF 5549.45 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE BEAR NORTH 00° 08' 12" EAST ALONG SAID WEST LINE OF SECTION 30, A DISTANCE OF 513.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF FOR THE RIGHT-OF-WAY OF ALLAPATTAH ROAD.

SUBJECT TO AN EASEMENT FOR THE TROUP INDIANTOWN DRAINAGE DISTRICT CANAL OVER THE EASTERLY 100 FEET THEREOF.

PARCEL 2:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 29 AND SECTION 30, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE BEAR SOUTH 00° 08' 12" WEST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 513.12 FEET TO THE POINT OF INTERSECTION WITH A LINE 513.12 FEET (AS MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 30, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE BEAR SOUTH 89° 47' 35" EAST ALONG SAID PARALLEL LINE THROUGH SAID SECTION 30 AND INTO SAID SECTION 29, A DISTANCE OF 5549.45 FEET TO A POINT IN THE CENTERLINE OF THE TROUP INDIANTOWN DRAINAGE DISTRICT CANAL 1; THENCE BEAR SOUTH 13° 43' 42" EAST, ALONG THE CENTERLINE OF SAID TROUP INDIANTOWN DRAINAGE DISTRICT CANAL 1, A DISTANCE OF 2195.43 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 29; THENCE BEAR NORTH 89° 37' 11" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 29, A DISTANCE OF 765.47 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID SECTION 30; THENCE BEAR NORTH 89° 59' 33" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 30, A DISTANCE OF 5310.09 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SECTION 30; THENCE BEAR NORTH 00° 08' 12" EAST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 2146.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF FOR A RIGHT-OF-WAY OF ALLAPATTAH ROAD.

SUBJECT TO AN EASEMENT FOR THE TROUP INDIANTOWN DRAINAGE DISTRICT CANAL 1 OVER THE EASTERLY 100 FEET THEREOF.

Containing approximately :

- 565.78 acres.

Parcel I.D. Numbers:

- 19-39-39000-000-00013-0
- 30-39-39000-000-00010-1
- 29-39-39000-000-00050-4
- 30-39-39000-000-00010-0