

03-BSD-MC.03-07/18

This instrument prepared  
under the direction of:

Shenika Harris, Esq. *SH 10/4/18*

Legal Description prepared by:

Louis Cefolia, P.S.M. (08-30-18)

Document prepared by:

Grace K Abel (09-04-18)

Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Ft. Lauderdale, Florida 33309

Parcel No.	104.1R
Item/Segment No.	4368701
Section:	89090-2507
Managing District:	04
S.R. No.	714 (SW Martin Highway)
County:	Martin

### COUNTY DEED

THIS DEED Made this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by **MARTIN COUNTY, a political subdivision of the State of Florida**, whose address is: 2401 S.E. Monterey Road, Stuart, Florida 34996, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, party of the second part, whose address is: 3400 W. Commercial Boulevard, Ft. Lauderdale, Florida 33309.

WITNESSETH that the said party of the first part, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the party of the second part, its heirs and assigns forever, the following described land lying and being in Martin County, Florida:

Parcel No. 104

Item/Segment No. 4368701

A portion of Tract 3, PALM CITY FARMS, according to the plat thereof, as recorded in Plat Book 6, Page 42 of the Public Records of Palm Beach (now Martin) County, and a portion of the Existing Right of Way of S.W. Leighton Farm Avenue as recorded in Official Records Book 2731, Page 1006 in the Public Records of Martin County, Florida, lying in Section 23, Township 38 South, Range 40 East, as shown on Sheet 6 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4368701, Section 89090-2507, being more particularly described as follows:

Commence at a 5/8" Iron Pipe in asphalt cut-out (No ID), found marking the North One-Quarter (N 1/4) Corner of Section 23, also being a point on the Baseline of Survey of State Road 714 (S.W. Martin Highway); thence South 89°26'49" East along the North line of said Section 23 and said Baseline of Survey of State Road 714 (S.W. Martin Highway), a distance of 908.58 feet; thence South 00°33'11" West along a line at a right angle to the previously described course, a distance of 50.00 feet to a point on the Southerly Existing Right of Way line of said State Road 714 (S.W. Martin Highway) and the POINT OF BEGINNING; thence South 00°33'37" West, a distance of 24.90 feet to the beginning of a curve concave Easterly, having a chord bearing of South 01°41'18" East; thence Southerly along said curve, having a radius of 440.00 feet, through a central angle of 04°29'51", an arc distance of 34.54 feet to the end of said curve; thence South 89°59'39" East, a distance of 80.23 feet; thence North 41°17'46" East, a distance of 50.45 feet to the beginning of a non-tangent curve concave Northerly, having a

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chord bearing of North 87°10'05" East, thence Easterly along said curve, having a radius of 7,691.00 feet, through a central angle of 00°28'45", an arc distance of 64.31 feet to the end of said curve and a point on the Easterly Existing Right of Way line of S.W. Leighton Farm Avenue; thence North 31°32'21" West along said Easterly Existing Right of Way line of S.W. Leighton Farm Avenue, a distance of 19.61 feet to a point on said Southerly Existing Right of Way line of State Road 714 (S.W. Martin Highway); thence North 89°26'49" West, a distance of 168.28 feet to the POINT OF BEGINNING.

Containing 7,206 square feet, more or less.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

By: \_\_\_\_\_  
Carolyn Timmann  
Clerk of the Circuit Court and Comptroller

By: \_\_\_\_\_  
Edward V. Ciampi  
Chairman

Approved as to Form and Legal Sufficiency:

By: \_\_\_\_\_  
Krista A. Story  
Acting County Attorney