

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

RESOLUTION NO. _____

**A RESOLUTION TO RELEASE THE UNITIES OF TITLE FOR
LAUREL LANE HOLDINGS, LLC AND HOBE SOUND JUPITER ISLAND
PROPERTIES, LLC**

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

1. A Unity of Title was entered into by Abacoa Isles at Hobe Sound, LLC, a Florida limited liability company, predecessor in title to Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties, LLC, a Florida limited liability company and recorded in Official Records Book 2036, Page 807, Public Records of Martin County, Florida and re-recorded in Official Records Book 2049, Page 2744, Public Records of Martin County, Florida to include the Exhibit "A" legal description.
2. Laurel Lane Holdings, LLC and Hobe Sound Jupiter Island Properties, LLC have requested that the Unities of Title be released in order to dedicate 8.5 feet of right-of-way for SE Kimberly Way to Martin County as required to receive a Road Opening Permit as approved by Resolution 19-9.2 adopted by the Martin County Board of County Commissioners.
3. Laurel Lane Holdings, LLC and Hobe Sound Jupiter Island Properties, LLC will be required to provide a new Unity of Title to unify the property less the 8.5' right-of-way.
4. This Board considered such request at a public meeting on _____, 2020.
5. At the public meeting, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, THAT:

1. The Unity of Title entered into by Abacoa Isles at Hobe Sound, LLC, Florida limited liability company, predecessor in title to Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties, LLC, a Florida limited liability company and recorded in Official Records Book 2036, Page 807, Public Records of Martin County, Florida and re-recorded in Official Records Book 2049, Page 2744, Public Records of Martin County,

Florida to include the Exhibit "A" legal description, attached hereto as Exhibit "A" are hereby released.

2. This Resolution shall be recorded in the Public Records of Martin County. A copy of this Resolution shall be forwarded to the applicants subsequent to recording.

DULY PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER

HAROLD E. JENKINS, II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

Exhibit "A"

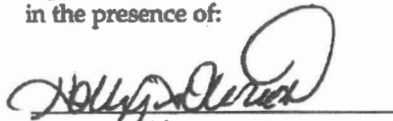
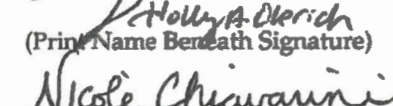
UNITY OF TITLE

In consideration of the issuance of a Permit to Abaco Isles at Hobe Sound, LLC, a Florida limited liability company, as "Owner", for the construction of a residential condominium development known as Heron Cove in Hobe Sound, Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. 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 can 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.
2. 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 Owner, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

Signed, acknowledged and notarized on this 20th day of April, 2005.

Signed, sealed and delivered
in the presence of:


(Print Name Beneath Signature)
Holly A. Olerich

(Print Name Beneath Signature)
Nicole Chiavarini

Abaco Isles at Hobe Sound, LLC
a Florida limited liability company

By: 
Nicholas Mastroianni, Managing Member

"OWNER"

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 20th day of April, 2005,
by Nicholas Mastroianni, Managing Member of Abaco Isles at Hobe Sound, LLC, a Florida limited liability company. He ☒ is personally known to me or ☐ has produced _____
as identification.



Holly A. Olerich
MY COMMISSION # DD1997284 EXPIRES
May 7, 2007
NOTARY PUBLIC
(Notary Seal)


(Print Name Beneath Signature)
NOTARY PUBLIC
My Commission Expires: May 7, 2007

This instrument prepared by:
Lucido & Associates
701 E. Ocean Boulevard
Stuart, FL 34994

INSTR # 1865043
OR BK 02049 PG 2744
RECORDED 08/17/2005 02:45:58 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Barker

INSTR # 1855253
OR BK 02036 PG 0807
RECORDED 07/14/2005 11:42:27 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Barker

Please note: Being re-recorded to include Exhibit "A"

EXHIBIT 'A'

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH ½ OF LOT 103 (LESS SOUTH 210' OF EAST 420') GOMEZ GRANT, WEST OF INDIAN RIVER, ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 13, 1892, RECORDED IN PLAT BOOK A, PAGE 10, DADE COUNTY, FLORIDA, PUBLIC RECORDS; ALSO FILED MARCH 25, 1910, RECORDED IN PLAT BOOK 1, PAGE 62, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL I.D. NUMBER: 34-38-42-000-103-0002.0-90000

PARCEL 2:

SOUTH 217.74' OF LOT 3 ACCORDING TO THE PLAT OF SUBURBAN HOMES AND GROVES DULY RECORDED IN THE OFFICE OF THE CLERK OF MARTIN COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 58 OF MARTIN COUNTY PUBLIC RECORDS FILED MAY 7, 1947.

PARCEL I.D. NUMBER: 34-38-42-061-000-00031-0