

December 12, 2019
Via: Hand Delivery

Project Number: M0609

Catherine Riiska, Principal Planner
Martin County Growth Management
2401 SE Monterey Road
Stuart Fl, 34996

**Subject: MC320 – MC #M226-001
Major Final Site Plan – Full Review Submittal**

Dear Ms. Riiska,

This application is for approval of a Major Final Site Plan for excavation of a sand mine. This application is being submitted in accordance with Article 10, Section 10.2.A.g. proposed excavation of a water body.

The 174+/- acre property is located at the junction of SW Citrus Boulevard and SW Greenridge Street in Palm City (unincorporated Martin County) and lies in Sections 14 and 15, Township 39 South, Range 40 East. It is outside of the Urban Services District. The property is zoned A2 (Agricultural) and also has a land use for Agricultural, which is compatible with the proposed use. Access will be via SW Greenridge Street which is an inventoried partially opened roadway located on our client's property, to Citrus Boulevard. Please note that per our Pre-Application Meeting on July 24, 2019, an aggressive equestrian trail is proposed along Citrus Boulevard, but not on the privately-owned Greenridge Street as our client does not want the liability of the public on his property; horses and mining operations are not a good mix.

A Major Final Site Plan is proposed for construction of a 33+/- acre lake (mine). The property owner would prefer portlet and water jugs rather than well and septic as the construction trailer is temporary in nature. A construction trailer which would be temporary for use during the excavation is the only proposed building. There will be three employees who park in the open space next to the trailer.

The following items have not been included as they are not applicable:

- Copy of previously approved Final Site Plan – there has been no previous development;
- Utilities Letters – Utility Certification – no utilities are proposed
- Utility Related Calculations – no utilities are proposed
- Lighting Plan – no lighting is proposed
- Floor Plan/Elevations – no building are proposed

Please find the attached documents for review:

1. Cover Letter including Narrative;
2. Check for the \$9,127.00 Review fee;
3. Executed Application;
4. Affidavit for Digital Submittal;
5. Power of attorney/Representative Authorization;
6. Recorded Deed;
7. No Property Transfer Certification;

8. Legal Description with Parcel ID Number;
9. Draft Unity of Title;
10. Location Map;
11. Aerial Map;
12. Adequate Public Facilities;
13. Excavation, Fill and Hauling;
14. Stormwater Management Report;
15. Stormwater Maintenance Report;
16. Traffic Impact Analysis;
17. Evacuation Plan;
18. Wildfire Risk Assessment;
19. School Impact Statement;
20. Environmental Assessment;
21. Proposed Water Sources;
22. Required Agency Permits;
23. Two (2) Signed and Sealed Boundary Survey;
24. Two (2) Signed and Sealed Topographic Survey;
25. Two (2) Final Site Plan;
26. Utility Related Calculations;
27. Two (2) Signed and sealed Engineering Plan;
28. Two (2) Signed and sealed Erosion Control Plan;
29. Two (2) Signed and sealed Landscape Plan;
30. Tree Survey;
31. Disclosure of Interest Affidavit; and
32. CD containing AutoCAD File of Surveys and Site Plan and bookmarked pdf of submittal.

Thank you for your time and assistance. Please do not hesitate to call if you have any questions or need additional information.

Sincerely,
The MilCor Group, Inc.



Melissa G. Corbett, P.E.
President

Enclosures

Cc: Rick Mancil
Paul Filipe



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

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: MC320

Brief Project Description:

Proposed 39 acre lake (mine) on 173 acre property located in Palm City

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: 7-25-19

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

15-39-40-000-000-00010-0

15-39-40-000-000-00012-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): MC320, LLC

Company Representative: Don R. Mancil, Jr.

Address: 8530 SW Jayme Way

City: Palm City, State: FL Zip: 34990

Phone: 772-288-0951 Email: rick@mancils.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): MC320, LLC

Company Representative: Don R. Mancil, Jr.

Address: 8530 SW Jayme Way

City: Palm City, State: FL Zip: 34990

Phone: 772-288-0951

Email:

Agent (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa G. Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850

Email: melissac@themilcorgroup.com

Contract Purchaser (Name or Company): NA

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

Land Planner (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa G. Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850

Email: melissac@themilcorgroup.com

Landscape Architect (Name or Company): TBD

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

Surveyor (Name or Company): GCY, Inc.

Company Representative: Peter Andersen, PSM

Address: 1505 SW Martin Highway

City: Palm City, State: FL Zip: 34990

Phone: 772-286-8083

Email: petea@gcyinc.com

Civil Engineer (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa G. Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850

Email: melissac@themilcorgroup.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa G. Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850 Email: melissac@themilcorgroup.com

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Robert A. Burson, P.A.

Company Representative: Bob Burson

Address: 900 SE Ocean Blvd, Suite C-120

City: Stuart, State: FL Zip: 34994

Phone: 772-286-1616 Email: bob@robertburson.com

Environmental Planner (Name or Company): Aquatic Research Monitoring...LLC

Company Representative: Jennifer Acevedo

Address: PO Box 1420

City: Stuart, State: FL Zip: 34997

Phone: 772-629-9005 Email: acevedoj@gmail.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification 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. (125.022(1), Fla. Stat.)



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

E. 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 Signature

11/21/19
Date

Melissa Corbett
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

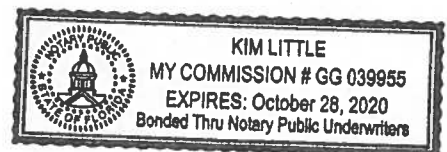
I hereby certify that the foregoing instrument was acknowledged before me this 21 day
of NOV, 20 19, by Melissa Corbett.

He or ~~She~~ X is personally known to me or ___ has produced ___ as
identification.


Notary Public Signature

Kim Little
Printed name

STATE OF: Florida at-large



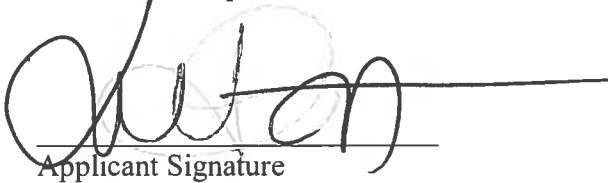


**Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Melissa G. Corbett, attest that the electronic version included for the project MC320 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

12-4-19
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

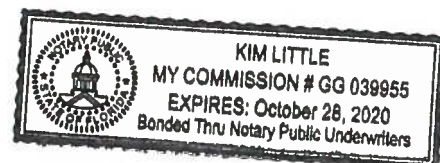
I hereby certify that the foregoing instrument was acknowledged before me this 4 day of December, 2019, by Melissa Corbett.

He or She ~~X~~ is personally known to me or ___ has produced ___ as identification.


Notary Public Signature

Kim Little
Printed name

STATE OF: Florida at-large



REPRESENTATIVE AUTHORIZATION

Martin County
2401 SE Monterey Road
Stuart, Florida 34996

Re: MC320

Please be advised that the undersigned has authorized the following person(s)/entity to act on their behalf in seeking approval for the above referenced application:

Melissa G. Corbett, P.E.
Kenneth Rau, P.E.
The Milcor Group, Inc.
10975 SE Federal Highway
Hobe Sound, FL 33455

Witness:

MC320, LLC



Maribel S. Allen

Print Name



Sue Smart

Print Name

By:



Don R. Marcel, Jr., Manager

Print Name, Title

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me this 17TH day of JUNE, 2019,
by Don R. Marcel, Jr., and [] is personally known to me or
[] has produced _____ as identification.

Notary Stamp


Notary Public



Sheryl Kramer
Commission # GG169234
Expires: December 18, 2021
Bonded thru Aaron Notary

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L19000129408
FILED 8:00 AM
May 13, 2019
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

MC320 LLC

Article II

The street address of the principal office of the Limited Liability Company is:

8530 SW JAYME WAY
PALM CITY, FL. US 34990

The mailing address of the Limited Liability Company is:

8530 SW JAYME WAY
PALM CITY, FL. US 34990

Article III

Other provisions, if any:

THIS IS A MANAGER MANAGED COMPANY AND ANY MEMBER MAY BE,
BUT NEED NOT BE, A MANAGER.

Article IV

The name and Florida street address of the registered agent is:

MYRA SMITH
8530 SW JAYME WAY
PALM CITY, FL. 34990

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MYRA SMITH

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
DON R MANCIL
8530 SW JAYME WAY
PALM CITY, FL. 34990 US

Title: MGR
PAUL D FILIPE
4016 SW MOORE ST
PALM CITY, FL. 34990 US

L19000129408
FILED 8:00 AM
May 13, 2019
Sec. Of State
nculligan

Article VI

The effective date for this Limited Liability Company shall be:

05/13/2019

Signature of member or an authorized representative

Electronic Signature: DON R. MANCIL, JR.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

CERTIFICATE OF AUTHORITY OF MANAGERS TO ACT ON BEHALF OF MC320 LLC

The undersigned, as representatives of all the members of MC320 LLC, a Florida limited liability company (the "Company"), hereby certify that:

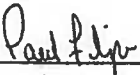
1. The Company is a duly formed, validly existing limited liability company in good standing under the laws of the State of Florida.
2. The Company is a manager managed limited liability company.
3. As shown on the records of the Division of Corporations of the Office of the Secretary of State of the State of Florida as shown on the attached **Exhibit 1**, the managers of the of the Company are Don R. Mancil and Paul D. Filipe.
4. The minutes of the Company reflect that the managers of the Company are Don R. Mancil and Paul D. Filipe.
5. The operating agreement of the Company provides in part as follows:

6.04 Decisions of Managers. When there is more than one Manager, any Manager may take any action permitted to be taken by the Managers, unless the approval of more than one Manager is required by this Agreement, by the Act, of by other applicable law.

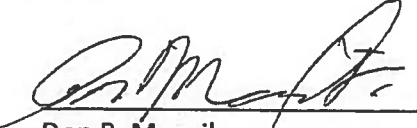
6. There are no provisions in the Operating Agreement or law which prevent either of the managers, Don R. Mancil or Paul D. Filipe, from individually representing the Company in the processing the application for county permits for the property owned by MC320 LLC.

The undersigned have executed this Certificate on the date(s) set forth below.

MC320 LLC, a Florida limited liability company, by all of its members.



Paul D. Filipe
June 7, 2019



Don R. Mancil
June 14, 2019



Prepared by and return to:
Robert A. Burson
Attorney at Law
Robert A. Burson, P.A.
Post Office Box 1620
Stuart, FL 34995
772-286-1616
File Number: 19-016
Will Call No.: CH Box #39

Parcel Identification No. 22-39-40-000-000-00011-50000(5 parcel ID #s)

3,850,000. -

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 18th day of June, 2019 between Shakoar Arain whose post office address is 1713 US Highway 441 North, Suite B, Okeechobee, FL 34972 of the County of Okeechobee, State of Florida, grantor*, and MC320 LLC, a Florida limited liability company whose post office address is 8530 SW Jayme Way, Palm City, FL 34990 of the County of Martin, 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:

See Exhibit 1 for legal description

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 in Okeechobee County, Florida.

Together with all right, title and interest of the grantor in and to all licenses approvals, tenements, hereidtements, and appurtenances belonging to or in anywise appertaining to the Property, including without limitation of the foregoing, all right, title and interest of the grantor in and to any land lying in the bed of any dedicated street, alley, road or avenue(before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated) in front of or adjoining the property to the center line thereof.

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:

Karin Ammons
Witness Name: Karin Ammons

Jessica Williams
Witness Name: Jessica Williams

Shakoor Arain (Seal)
Shakoor Arain

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this 18th day of June, 2019 by Shakoor Arain, who ☒ is personally known or ☐ has produced _____ as identification.

[Notary Seal]

Karin Ammons
Notary Public
Printed Name: Karin Ammons
My Commission Expires: 8-7-19

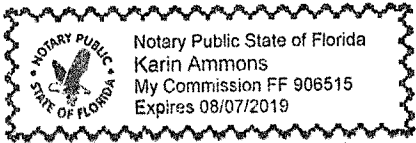


EXHIBIT 1

PARCEL 1A-1

A parcel of land lying in portions of Sections 14, 15, 22 and 23, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of Section 7, Township 39 South, Range 40 East, Martin County, Florida, and run North 00°11'13" East along the West line of said Section 7 a distance of 2648.87 feet to the West one quarter corner of said Section 7;

thence North 00°12'01" East along said West line a distance of 2647.72 feet to the Southwest corner of Section 6, Township 39 South, Range 40 East, Martin County, Florida;

thence North 00°16'38" East along the West line thereof a distance of 2649.62 feet to the West one quarter corner of said Section 6;

thence North 00°08'10" East along the West line of said Section 6 a distance of 124.72 feet to a point;

thence South 89°48'10" East a distance of 5278.52 feet to the West line of Section 5, Township 39 South, Range 40 East, Martin County, Florida;

thence South 89°48'10" East a distance of 2079.83 feet to the Southwest corner of lands conveyed to Mr. Michael Zarrella as recorded in O. R. Book 164, Page 258, Public Records of Martin County, Florida;

thence continue South 89°48'10" East along the South line of said Zarrella property a distance of 2805.71 feet to the Southeast corner of said property;

thence continue South 89°48'10" East a distance of 208.72 feet to the Easterly right-of-way line of the S-1 Canal and the Westerly property line of lands conveyed to Mr. William J. Matheson as recorded in O. R. Book 340, Page 1231, Public Records of Martin County, Florida;

thence Southerly along the East right-of-way line of said S-1 Canal the following courses and distances:

Thence South 22°54'28" East along the West line of said Matheson property a distance of 491.65 feet to the East line of said Section 5;

thence continue South 22°54'28" East along the West line of said Matheson property a distance of 2625.68 feet to the South line of Section 4, Township 39 South, Range 40 East, Martin County, Florida, and the Northwest corner of lands conveyed to Charles O. Melear and Jimmy E. Melear as recorded in O. R. Book 220, Page 348, Public Records of Martin County, Florida;

thence South 22°45'48" East along the West line of said Melear property, a distance of 4256.91 feet to the Northwest corner of Parcel 1 of lands conveyed to Melear Bros. Dairy, Inc. as recorded in O. R. Book 334, Page 198;

thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9, Township 39 South, Range 40 East, Martin County, Florida;

thence continue South 22°45'48" East a distance of 531.88 feet;

thence South 32°45'17" East, a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet;

thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16;

thence continue along the above mentioned curve, through a central angle of 11°18'13" a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal;

thence South 89°35'32" East non-tangent to the aforementioned curve and along the North line of said S-2 Canal, a distance of 3283.27 feet to the Southwest corner of lands conveyed to Golden Bear Land Company, Inc. as recorded in O. R. Book 554, Page 361, Public Records of Martin County, Florida;

thence continue South 89°35'32" East along the South line of said Golden Bear Land Company, Inc. property a distance of 1660.62 feet to the East line of said Section 15, Township 39 South, Range 40 East, Martin County, Florida;

thence continue South 89°35'32" East, a distance of 93.20 feet to the Westerly right-of-way line of Citrus Blvd. (County Road 726), said point being on a curve concave to the Southwest having a radius of 5679.58 feet and a chord bearing of South 00°06'56" East;

thence Southerly along the arc of said curve through a central angle of 00°48'26", a distance of 80.00 feet to the South right-of-way line of the S-2 Canal;

thence North 89°35'32" West, parallel and 80.00 feet South of, as measured at right angles to the North right-of-way line of said S-2 Canal a distance of 93.99 feet to the East line of said Section 15;

thence North 89°35'32" West and continuing along said described line a distance of 4734.69 feet to the Easterly right-of-way line of the S-1 Canal and a point of a non-tangent curve concave to the Southwest, having a radius of 1575.00 feet;

thence Southeasterly along the arc of said curve, having a chord bearing of South 48°57'26" East and a central angle of 31°37'36", a distance of 869.38 feet;

thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to the POINT OF BEGINNING;

thence South 89°39'36" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 15, a distance of 3056.23 feet to the East line of said Section 15;

thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9, Township 39 South, Range 40 East, Martin County, Florida;

thence continue South 22°45'48" East a distance of 531.88 feet;

thence South 32°45'17" East, a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet;

thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16;

thence continue along the above mentioned curve, through a central angle of 11°18'13" a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal;

thence South 89°35'32" East non-tangent to the aforementioned curve and along the North line of said S-2 Canal, a distance of 3283.27 feet to the Southwest corner of lands conveyed to Golden Bear Land Company, Inc. as recorded in O. R. Book 554, Page 361, Public Records of Martin County, Florida;

thence continue South 89°35'32" East along the South line of said Golden Bear Land Company, Inc. property a distance of 1660.62 feet to the East line of said Section 15, Township 39 South, Range 40 East, Martin County, Florida;

thence continue South 89°35'32" East, a distance of 93.20 feet to the Westerly right-of-way line of Citrus Blvd. (County Road 726), said point being on a curve concave to the Southwest having a radius of 5679.58 feet and a chord bearing of South 00°06'56" East;

thence Southerly along the arc of said curve through a central angle of 00°48'26", a distance of 80.00 feet to the South right-of-way line of the S-2 Canal;

thence North 89°35'32" West, parallel and 80.00 feet South of, as measured at right angles to the North right-of-way line of said S-2 Canal a distance of 93.99 feet to the East line of said Section 15;

thence North 89°35'32" West and continuing along said described line a distance of 4734.69 feet to the Easterly right-of-way line of the S-1 Canal and a point of a non-tangent curve concave to the Southwest, having a radius of 1575.00 feet;

thence Southeasterly along the arc of said curve, having a chord bearing of South 48°57'26" East and a central angle of 31°37'36", a distance of 869.38 feet;

thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to the POINT OF BEGINNING;

thence South 89°39'36" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 15, a distance of 3056.23 feet to the East line of said Section 15;

thence South 89°34'48" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 14, Township 39 South, Range 40 East, Martin County, Florida, a distance of 98.82 feet to the Westerly right-of-way line of said Citrus Boulevard;

thence South 00°19'04" West along the West line of said Citrus Blvd., a distance of 55.00 feet to a point on the South line of said Section 14, said point bearing South 89°34'48" East a distance of 98.95 feet from the Southwest corner of said Section 14;

thence continue South 00°19'03" West along said West line of said Citrus Blvd. a distance of 970.53 feet to the beginning of a curve concave to the Northwest having a radius of 3769.72 feet;

thence Southerly along said right-of-way line and the arc of said curve, through a central angle of 31°08'47" a distance of 2049.25 feet to a point of compound curvature of a curve concave to the Northwest having a radius of 2814.79 feet;

thence Southwesterly along said right-of-way line and the arc of said curve, through a central angle of 12°15'31" a distance of 602.23 feet to the intersection with the Easterly right-of-way line of the S-1 Canal;

thence departing the Northwesterly right-of-way line of the aforesaid Citrus Blvd. (County Road 726), North 32°43'17" West, along the aforesaid Easterly right-of-way of the S-1 Canal, a distance of 4055.79 feet to the North line of Section 22, Township 39 South, Range 40 East, Martin County, Florida;

thence continue North 32°43'17" West, a distance of 2.87 feet;

thence North 33°08'39" West, along said Easterly right-of-way line, a distance of 62.82 feet to the POINT OF BEGINNING.

TOGETHER with the following described Parcel:

PARCEL 1B-1

A parcel of land lying in portions of Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows: To wit:

COMMENCE at the Southwest corner of Section 7 of said Township and run North 00°11'13" East along the West line of said Section 7, a distance of 2648.87 feet to the West one quarter corner of said Section 7;

thence North 00°12'01" East along said West line, a distance of 2647.72 feet to the Southwest corner of Section 6;

thence North 00°16'38" East along the West line thereof, a distance of 2649.62 feet to the West one quarter corner of said Section 6;

thence North 00°08'10" East along the West line of said Section 6, a distance of 124.72 feet to a point;

thence South 89°48'10" East, a distance of 5278.52 feet to the West line of Section 5;

thence South 89°48'10" East, a distance of 2079.83 feet to the Southwest corner of lands conveyed to Mr. Michael Zarrella as recorded in O. R. Book 164, Page 258, Public Records of Martin County, Florida;

thence continue South 89°48'10" East along the South line of said Zarrella property, a distance of 2805.71 feet to the Southeast corner of said property;

thence continue South 89°48'10" East, a distance of 208.72 feet to the Easterly right-of-way line of the S-1 Canal and the Westerly property line of lands conveyed to Mr. William J. Matheson as recorded in O. R. Book 340, Page 1231, Public Records of Martin County, Florida;

thence Southerly along the East right-of-way line of said S-1 Canal the following courses and distances:

Thence South 22°54'28" East along the West line of said Matheson property a distance of 491.65 feet to the East line of Section 5;

thence continue South 22°54'28" East along the West line of said Matheson property, a distance of 2625.68 feet to the South line of Section 4 and the Northwest corner of lands conveyed to Charles O. Melear and Jimmy E. Melear as recorded in O. R. Book 220, Page 348, Public Records of Martin County, Florida;

thence South 22°45'48" East along the West line of said Melear property, a distance of 4256.91 feet to the Northwest corner of Parcel 1 of lands conveyed to Melear Bros. Dairy, Inc. as recorded in O. R. Book 334, Page 198;

thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9;

thence continue South 22°45'48" East a distance of 531.88 feet;

thence South 32°45'17" East a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet;

thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16;

thence continue along the above mentioned curve, through a central angle of 11°18'13", a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal;

thence continue along the above mentioned curve, through a central angle of 01°07'57", a distance of 34.91 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 1575.00 feet;

thence Southeasterly along the arc of said curve, through a central angle of 06°52'53", a distance of 189.16 feet to the POINT OF BEGINNING;

thence continue along the above mentioned curve, through a central angle of 31°37'36", a distance of 869.38 feet;

thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to a point;

thence South 89°39'36" East, departing the S-1 Canal right-of-way, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 3056.23 feet to the East line of said Section 15;

thence South 89°34'48" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 14, a distance of 98.82 feet to the Westerly right-of-way line of said Citrus Boulevard;

thence North 00°19'04" East along said Citrus Boulevard right-of-way a distance of 2098.84 feet to the beginning of a curve concave to the West, having a radius of 5679.58 feet;

thence Northerly along the arc of said curve, through a central angle of 00°01'47", a distance of 2.94 feet to the South right-of-way line of the S-2 Canal and a point 80.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O. R. Book 554, Page 361, Martin County Public Records;

thence North 89°35'32" West, non-tangent to the aforementioned curve, a distance of 4828.68 feet to the POINT OF BEGINNING.

LESS the North 120.00 feet of the above described parcel.

AND LESS the following described parcel of land:

Being a parcel of land lying in Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15;

thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel;

thence South 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet;

thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O. R. Book 554, Page 361, Martin County, Florida, Public Records;

thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to the Westerly right-of-way line of Citrus Boulevard;

thence South 00°19'04" West, along said West line a distance of 1981.83 feet to the intersection with a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 14;

thence North 89°34'48" West, along said parallel line, a distance of 98.82 feet to the POINT OF BEGINNING of the herein described parcel.

TOGETHER with the following described Parcel:

PARCEL 1B-2

Being a parcel of land lying in Sections 14 & 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15;

thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel;

thence North 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet;

thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O. R. Book 554, Page 361, Martin County Public Records;

thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to a point on the Westerly Right-of-way of Citrus Boulevard (County Road 726);

thence along said right-of-way line South 00°19'03" West a distance of 1981.83 feet;

thence departing said right-of-way North 89°35'21" West, a distance of 98.91 feet to the POINT OF BEGINNING of the herein described parcel.

All references to the S-1 and S-2 Canals and Rights-of-Ways thereof in the above described lands are as recorded in Official Records Book 769, Page 1412, Public Records, Martin County, Florida.

Consisting of the following tax parcel ID numbers:

15-39-40-000-000-00010-0
15-39-40-000-000-00012-0
15-39-40-000-000-00040-4
22-39-40-000-000-00010-6
22-39-40-000-000-00011-5
22-39-40-000-000-00020-2

PROPERTY TRANSFER CERTIFICATION

Martin County
2401 SE Monterey Road
Stuart, Florida 34996

Re: MC320
PCN 15-39-40-000-000-00010-0, 15-39-40-000-000-00012-0

I hereby declare that there has been no transfer of ownership of the subject property since the property was deeded to MC320, LLC.

Witness:



MAUREEN SALTZER
Print Name



MARK J. D'ANNUNZIO
Print Name

MC320, LLC

By: 


Don R. Mancil, Jr.
Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me this 3rd day of July, 2019, by Don Mancil, Jr., and [☒] is personally known to me or [☐] has produced _____ as identification.

Notary Stamp


Notary Public



WANDA SUE SMART
Commission # GG 200367
Expires April 25, 2022
Bonded Thru Budget Notary Services

15-39-40-000-000-00012-0

All references to the S-1 and S-2 Canals and Rights-of -Ways thereof in the above described lands are as recorded in Official Record Book 769, Page 1412, Public Records, Martin County, Florida.

[illegible]

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to MC320 LLC, as Owner(s) for the construction of MC320 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)**

SECTION 14 & 15, TOWNSHIP 39 SOUTH, RANGE 40 EAST

PARCEL NUMBER

15-39-40-000-000-00010-0

15-39-40-000-000-00012-0

PARCEL 1B-1

A parcel of land lying in portions of Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows: To wit: COMMENCE at the Southwest corner of Section 7 of said Township and run North 00°11'13" East along the West line of said Section 7, a distance of 2648.87 feet to the West one quarter corner of said Section 7; thence North 00°12'01" East along said west line, a distance of 2647.72 feet to the Southwest corner of Section 6; thence North 00°16'38" East along the West line thereof, a distance of 2649.62 feet to the West one quarter corner of said Section 6; thence North 00°08'10" East along the West line of said Section 6, a distance of 124.72 feet to a point; thence South 89°48'10" East, a distance of 5278.52 feet to the West line of Section 5; thence South 89°48'10" East, a distance of 2079.83 feet to the Southwest corner of lands conveyed to Mr. Michael Zarrella as recorded in ORB 164, Page 258, public records of Martin County, Florida; thence continue South 89°48'10" East along the South line of said Zarrella property, a distance of 2805.71 feet to the Southeast corner of said property; thence continue South 89°48'10" East, a distance of 208.72 feet to the Easterly right-of-way line of the S-1 Canal and the Westerly property line of lands conveyed to Mr. William J. Matheson as recorded in ORB 340, Page 1231, public records of Martin County, Florida; thence Southerly along the East right-of-way line of said S-1 Canal the following courses and distances: Thence South 22°54'28" East along the West line of said Matheson property a distance of 491.65 feet to the East line of Section 5; thence continue South 22°54'28" East along the West line of said Matheson property, a distance of 2625.68 feet to the South line of Section 4 and the Northwest corner of lands conveyed to Charles O. Melear and Jimmy E. Melear as recorded in ORB 220, Page 348, public records of Martin County, Florida; thence South 22°45'48" East along the West line of said Melear property, a distance of 4256.91 feet to the Northwest corner of Parcel 1 of lands conveyed to Melear Bros. Dairy, Inc. as recorded in ORB 334, Page 198; thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9; thence continue South 22°45'48" East a distance of 531.88 feet; thence South 32°45'17" East a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16; thence continue along the above mentioned curve, through a central angle of 11°18'13", a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal; thence continue along the above mentioned curve, through a central angle of 01°07'57", a distance of 34.91 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 1575.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 06°52'53", a distance of 189.16 feet to the POINT OF BEGINNING; thence continue along the above mentioned curve, through a central angle of 31°37'36", a distance of 869.38 feet; thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to a point; thence South 89°39'36" East, departing the S-1 Canal right-of-way, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 3056.23 feet to the East line of said Section 15; thence South 89°34'48" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 14, a distance of 98.82 feet to the Westerly right-of-way line of said Citrus Boulevard; thence North 00°19'04" East along said Citrus Boulevard right-of-way a distance of 2098.84 feet to the beginning of a curve concave to the West, having a radius of 5679.58 feet; thence Northerly along the arc of said curve, through a central angle of 00°01'47", a distance of 2.94 feet to the South right-of-way line of the S-2 Canal and a point 80.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County Public Records; thence North 89°35'32" West, non-tangent to the aforementioned curve, a distance of 4828.68 feet to the POINT OF BEGINNING.

LESS the North 120.00' feet of the above described parcel.

AND LESS the following described parcel of land:

Being a parcel of land lying in Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15; thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel; thence South 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet; thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County, Florida, Public Records; thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to the Westerly right-of-way line of Citrus Boulevard; thence South 00°19'04" West, along said West line a distance of 1981.83 feet to the intersection with a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 14; thence North 89°34'48" West, along said parallel line, a distance of 98.82 feet to the POINT OF BEGINNING of the herein described parcel.

PARCEL 1B-2

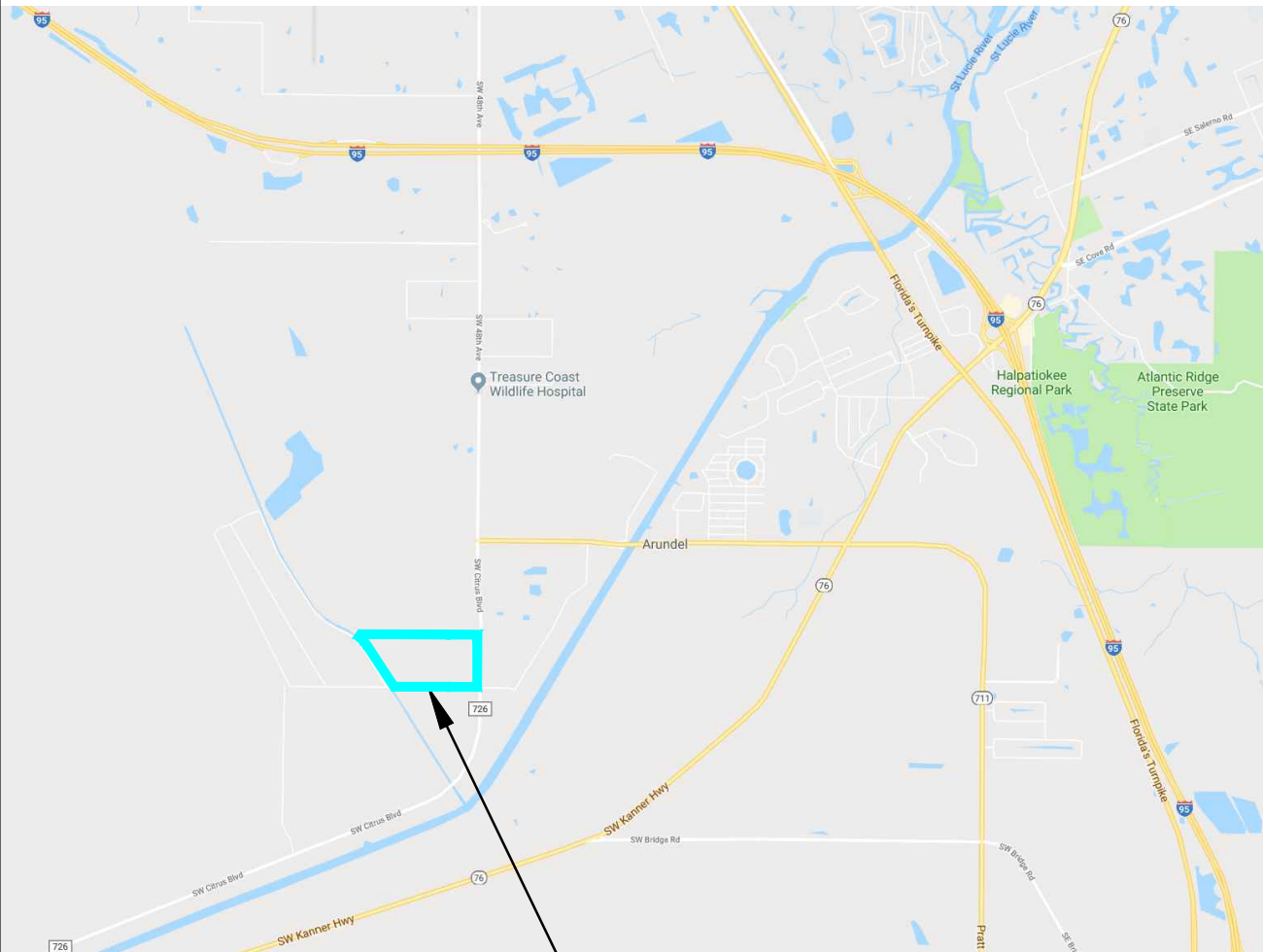
Being a parcel of land lying in Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15; thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel; thence North 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet; thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County Public Records; thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to a point on the Westerly Right-of-Way of Citrus Boulevard (County Road 726); thence along said right-of-way line South 00°19'03" West a distance of 1981.83 feet; thence departing said right-of-way North 89°35'21" West, a distance of 98.91 feet to the POINT OF BEGINNING of the herein described parcel.

All references to the S-1 and S-2 Canals and Rights-of-Ways thereof in the above described lands are as recorded in Official Record Book 769, Page 1412, Public Records, Martin County, Florida.

REVISION		DATE
NO.		DATE
811		
VERTICAL DATUM NAD 83	D.M.	PROJECT NUMBER
DRAWN	PROJECT	FILED
CHECKED	DATE	DATE
THE MILCOR GROUP, INC.		
CIVIL ENGINEERS 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455 PH: (772) 223-8850 FAX: (772) 223-8851 WWW.THEMILCORGROUP.COM CERTIFICATE OF AUTHORIZATION: 28246		
LEGAL DESCRIPTION	PROJECT	
MARTIN COUNTY, FLORIDA		
EXHIBIT		
A		

SECTION 14 & 15, TOWNSHIP 39 SOUTH, RANGE 40
EAST
PARCEL NUMBER
15-39-40-000-000-00010-0
15-39-40-000-000-00012-0



PROJECT
LOCATION

BY		REVISION	
DATE		NO.	
811		CALL 48 HOURS BEFORE YOU DIG	
VERTICAL DATUM NAD 83		11-21-19	
DATE		PROJECT	
FILED		CREDIT	
THE MILCOR GROUP, INC.		CIVIL ENGINEERS	
10975 SE FEDERAL HIGHWAY		HOBE SOUND, FL 33455	
PH: (772) 223-8850		FAX: (772) 223-8851	
WWW.THEMILCORGROUP.COM		CERTIFICATE OF AUTHORIZATION: 28246	
LOCATION MAP		MC320	
MARTIN COUNTY, FLORIDA			
EXHIBIT			
B			

An aerial photograph of a large agricultural field, outlined with a bright cyan boundary. The field is divided into several rectangular sections, some of which appear to be planted with crops. To the left of the main field is a smaller, curved section, possibly a pond or a different type of land use. To the right of the main field is a road and some buildings, including a large white structure. The field is surrounded by trees and other vegetation, and the overall scene is a mix of brown, green, and blue tones.

VERTICAL DATUM NAVD 88			
DATE	D.M.	11-21-19	
PROJECT	M0009		
FILED			
COUNTY WORKS			



**THE
MILCOR
GROUP,
INC.**

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

PH: (772) 223-8850
FAX: (772) 223-8851

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION: 28246

AERIAL

MC320

2000

EXHIBIT

C

October 30, 2019

MC320 Major Final Site Plan

*Engineering
a Value-Driven
Sustainable
Environment*

ADEQUATE PUBLIC FACILITIES

A Certificate of Public Facilities Reservation is requested.

