



April 23, 2020

HAND DELIVERY

Peter Walden, Principal Planner
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

RE: Mariner Village Square PUD Plat Application – Resubmittal in Response to Second Staff Report Dated February 19, 2020 (MC Project #M160-012; Our Ref. #18-360)

Dear Pete:

In response to the above-referenced staff report, please find enclosed the original resubmittal packet containing the revised documents and plat referenced below, a CD with PDF copies of the resubmitted materials, and an additional 24x36 copy of the revised plat.

In anticipation of being scheduled for the **County Commission meeting on May 19, 2020**, I have also enclosed a final draft of the contract for construction of required engineering improvements and a draft performance surety bond based on the engineer's cost estimate approved by the Engineering Department staff.

The enclosed materials are as listed follows:

- The staff report with the surveyor's responses to the relevant comments highlighted in red;
- E-mail dated March 17, 2020 from Michael Uhazie, which approves the engineer's cost estimate attached thereto;
- Draft contract for Construction of Required Engineering Improvements;
- Draft performance Surety Bond;
- Recorded Quit Claim Deed;
- Recorded Warranty Deed;
- Plat closure report assumed;
- Closure report for lots; and
- Proposed plat.

These materials have been revised or provided in accordance with the surveyor's responses in the attached staff report.

Please feel free to contact me or my assistant, Shirley Lyders, if you have any questions or need additional information to facilitate scheduling for the May 19, 2020 County Commission meeting.

Sincerely,

Morris A. Crady, AICP
Senior Vice President
Encl.



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

MARINER VILLAGE SQUARE PUD PLAT

Applicant:	Ribbon Ventures, LLC
Property Owner:	Ribbon Ventures, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	M160-012
Application Type and Number:	DEV2019090006
Report Number:	2020_0219_M160-012_Staff_Report_Final
Application Received:	10/25/2019
Transmitted:	10/28/2019
Date of Staff Report:	12/10/2019
Resubmittal Received:	01/15/2020
Transmitts:	01/15/2020
Date of report:	02/19/2020

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B. Project description and analysis

Requesting plat approval for the Mariner Village Square PUD. Mariner Village Square is an existing Commercial PUD situated on approximately 20 acres located on the west side of US Highway 1 across from the Mariner Sands Drive intersection. The property has a future land use designation of Commercial General and has Planned Unit Development (PUD) zoning designation.

The project originally received approval in 1986. A final site plan for Phase 1 was obtained in 1988 and Phase 1 was completed with the construction of a two-story bank/office building and infrastructure improvements including left and right-hand turn lanes from US Highway 1.

The proposed plat will re-plat existing platted property to make it consistent with the proposed master plan. The plat will be consistent with the proposed lots created by the master plan and will provide for common area and preserve tracts consistent with the proposed 6th amendment to the PUD agreement, master site plan and phase 2 final site plans.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Pete Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Pete Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5793	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	Non-Comply
M	Engineering	Michael Uhazie	288-5416	N/A
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Michele Jones	219-4941	N/A
Q	ADA	Michael Uhazie	288-5416	N/A
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Pete Walden	219-4923	Exempt

D. Review Board action

This application is for a plat. As such, final action on this request is required to be heard at a public meeting.

The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

On the west side of Federal Hwy (US 1) at the intersection of Mariner Sands Dr and Federal Hwy between Port Salerno and Hobe Sound

Parcel number(s) and address:

31-38-42-000-014-00010-6

No Address

31-38-42-000-000-00042-9

No Address

Existing Zoning:

PUD-C, Planned Unit Development Commercial

Future land use:

Commercial General

Commission district:

4

Municipal taxing district:

C, South Central MSTU

Planning area:

South County

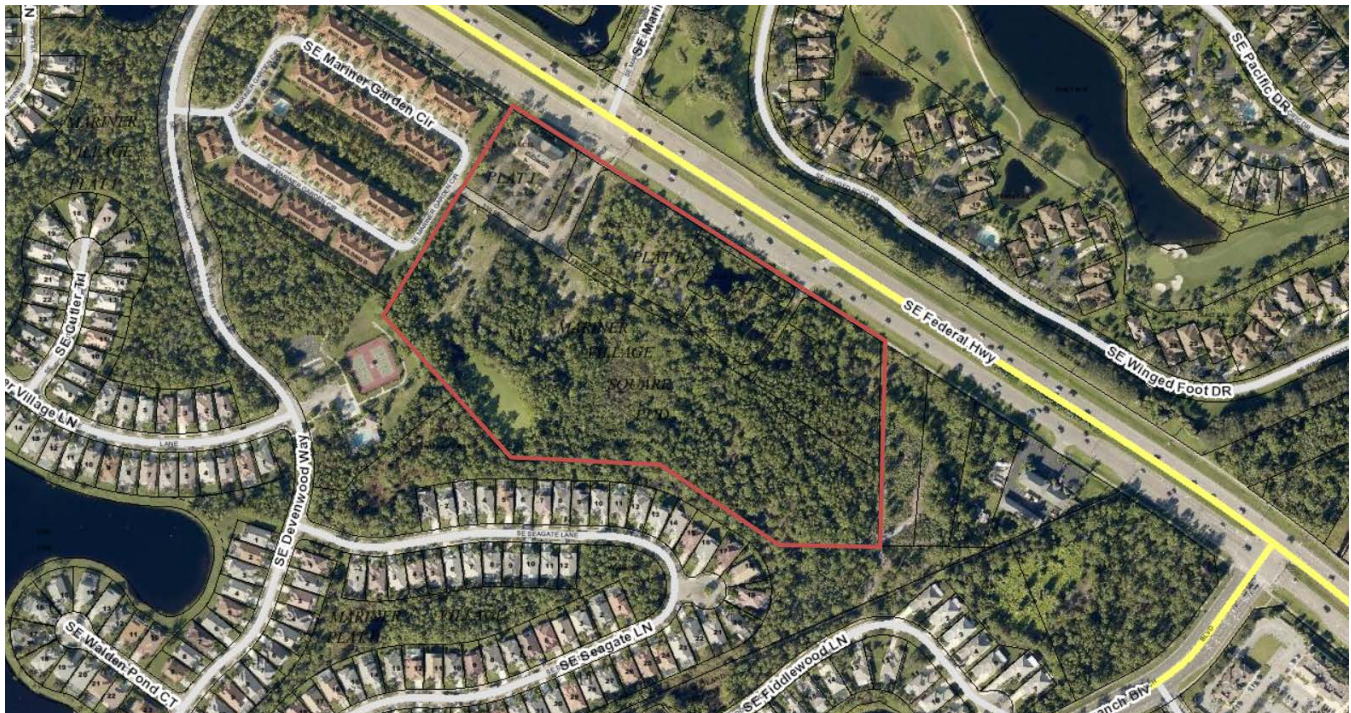
Traffic analysis zone:

57

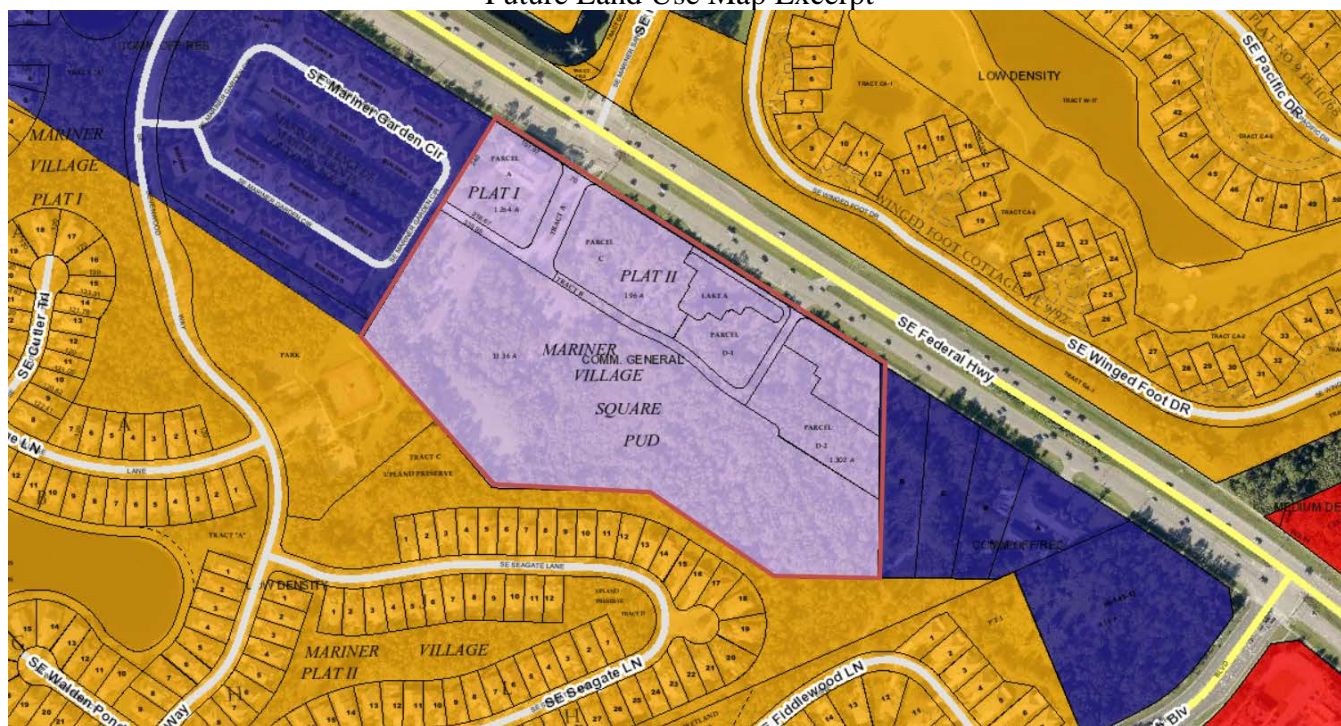
LOCATION MAP



Aerial



Future Land Use Map Excerpt



Proposed Development Overlay



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved Issues:

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning or procedural requirement issues associated with this application.

H. Determination of compliance with the urban design and community redevelopment requirements - Community Development Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

I. Determination of compliance with the property management requirements - Engineering Department

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscaping

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013].The applicant has proposed construction of a non-residential subdivision.

The plat documents are consistent with the approved master site plan and final site plan for Phase 2. The survey provides for required areas of landscape and buffering.

K. Determination of compliance with transportation requirements - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

Note: All items below were not addressed in response to previous staff report.

Item #1:

Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

Remedy/Suggestion/Clarification:

Correct inconsistencies between plat certification and consent language and Resolution No. 02-6.1. Particularly the Clerk's recording certificate and Certificate of Surveyor and Mapper.

BOTH CERTIFICATES HAVE BEEN REVISED TO MATCH THE LANGUAGE IN RESOLUTION NO. 02-601.

Item #2:

1. Corners requiring certification must be filed in accordance with Ch 177, Prt III, F. S., for public land corners identified, recovered, re-established, re-monumented, restored or used as controls in the preparation of the plat.
2. The original certified corner record must be submitted to the Florida Department of Environmental Protection (FDEP), Bureau of Surveying and Mapping, and shall be provided to the county surveyor and mapper in the plat application.
3. Each certified corner must indicate the State Plane Coordinate value of the corner, based upon the geodetic tie-in requirement of this section.
4. Upon approval of the certified corner record by FDEP, the certificate number of the public land corner shall be shown on the plat prior to recordation. [Sec. 4.912.C.18, M. C. Code Vol 2]

Remedy/Suggestion/Clarification:

Provide existing CCR information for Section Corner and 1/4 Corner. If filing new CCR, leave blank spaces to fill in on mylar prior to recordation of plat.

CCR INFORMATION HAS BEEN ADDED.

Item #3:

The legal description shall be consistent with the title certification. It shall include the total acreage of the platted land. [Ch 177.091.(11), Prt 1, F.S.; 4.912.C.20, M.C. Code Vol 2]

The location and width of proposed easements and existing easements identified in the title opinion or certification are to be shown on the plat or in the notes or legend, and their intended use clearly stated. If the easements are not coincident with the property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way. (Ch 177.091.(16), Prt I, F. S.)

Remedy/Suggestion/Clarification:

The legal description is not consistent with the provided title certification.

THE PROJECT ATTORNEY HAS CONFIRMED OWNERSHIP AND REQUESTED A TITLE UPDATE, WHICH WILL BE PROVIDED IMMEDIATELY UPON RECEIPT. (SEE ATTACHED DEEDS)

Item #4:

The plat shall be consistent with an approved final site plan.

Remedy/Suggestion/Clarification:

The dimension for the west line of Lot 2, does not appear to be correct on either the plat nor the site plan. It appears it should be corrected from 313.50' to 299.50'. I do not have a closure report to confirm.

THE DIMENSION HAS BEEN CORRECTED.

Item #5:

Provide a Closure Report.

Remedy/Suggestion/Clarification:

Provide a Closure Report for all lots and tracts, not just the outside boundary of the plat.

A CLOSURE REPORT FOR ALL LOTS AND TRACTS IS NOW INCLUDED IN THE SUBMITTAL.

Item #6:

Provide a P.R.M. Field Inspection request prior to recording.

AN INSPECTION REQUEST HAS NOW BEEN SUBMITTED.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic File Submittal

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Unresolved Issues:

Item #1:

Plat:

The plat does not provide easements or dedications for the utilities to be maintained by Martin County Utilities. The applicant must show utility easements on the plat. These changes must be made to the plat prior to final plat approval.

REVISIONS HAVE BEEN MADE AS REQUESTED.

Wellfield and Groundwater Protection

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

N/A

The applicant has indicated that this application is for a residential care facility. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk

or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #3:

One (1) paper 24" x 36" copy of the approved plat.

Item #4:

A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.

Item #5:

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

Item #6:

Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.

Item #7:

One (1) digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

Item #8:

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #9:

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$16,600.00	\$16,600.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant: Ribbon Ventures, LLC
Rita M. Wilson
P. O. Box 418
Boynton Beach, FL 33435

Agent: Lucido & Associates
Morris A. Crady, AICP
701 East Ocean Blvd
Stuart, FL 34994
772-220-2100

Y. Acronyms

ADA.....Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC.....Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR.....Land Development Regulations
LPA Local Planning Agency
MCC.....Martin County Code
MCHD.....Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

Morris Crady

From: Morris Crady
Sent: Tuesday, March 17, 2020 3:15 PM
To: Shirley Lyders
Subject: FW: Mariner Village Square Plat
Attachments: signed & sealed eng. cost est..pdf

FYI

From: Lisa Leonard <lleonard@bowmanconsulting.com>
Sent: Tuesday, March 17, 2020 1:49 PM
To: Merv McDonald (mmcdonald@lancorerealty.com) <mmcdonald@lancorerealty.com>; Behn Wilson <behnwilson@gmail.com>
Cc: Morris Crady <mcrady@lucidodesign.com>; TPM@mccarthysummers.com; Brendan Kelley <bkelly@bowmanconsulting.com>
Subject: FW: Mariner Village Square Plat

Hi Merv and Behn,

Martin County has "approved" the engineer's estimate for the plat infrastructure. I have attached a copy for your records.

Thanks,
Lisa

Lisa Leonard, PE | Bowman Consulting Group

office: 772.283.1413 | direct: 772.678.4331 | cell: 772.485.3163

From: Michael Uhazie <muhazie@martin.fl.us>
Sent: Tuesday, March 17, 2020 1:33 PM
To: Lisa Leonard <lleonard@bowmanconsulting.com>; Michelle Cullum <mcullum@martin.fl.us>
Cc: Shirley Lyders <slyders@lucidodesign.com>; Terence McCarthy <TPM@mccarthysummers.com>; Paul Schilling <pschilli@martin.fl.us>; Tom Walker <twalker@martin.fl.us>; Peter Walden <pwalden@martin.fl.us>; Krista Storey <kstorey@martin.fl.us>; Morris Crady <mcrady@lucidodesign.com>; Brendan Kelley <bkelly@bowmanconsulting.com>; David Moore <davidm@martin.fl.us>
Subject: RE: Mariner Village Square Plat

Good afternoon Lisa,

I apologize for the delay. We have reviewed the cost estimate for the project and have found it to be acceptable. When you get a chance, can you please submit a signed and sealed hardcopy for our records?

Thanks,

Michael Uhazie, P.E.
Development Review Engineer
Public Works Department
Martin County Board of County Commissioners
772-288-5416 (office)



Prepared by and return to:

Christen Spake, Esquire

McCarthy, Summers, Bobko, Wood,

Norman, Bass & Melby, P.A.

2400 SE Federal Highway, 4th Floor

Stuart, Florida 34994

772-286-1700

File No. 13599.01

_____[Space Above This Line For Recording Data]_____

Quit Claim Deed

This Quit Claim Deed made this 7th day of April, 2020, between **Heritage Trust, Inc., a Florida corporation**, whose address is 3477-A Palm City School Ave, Palm City, FL 34990, the "Quitclaimor", and **Ribbon Ventures, LLC, a Florida limited liability company**, whose address is 712 Shore Drive, Boynton Beach, FL 33435, the "Quitclaimee":

(Whenever used herein the terms "quitclaimor(s)" and "quitclaimee(s)" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Quitclaimors, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Quitclaimors in hand paid by said Quitclaimees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Quitclaimees, and Quitclaimees' heirs and assigns forever, all the right, title, interest, claim and demand which Quitclaimors have in and to the following described land, situate, lying and being in Martin County, Florida to-wit:

ACCESS TRACT "B" AND LAKE "A" OF PLAT II OF MARINER VILLAGE SQUARE P.U.D. ("MARINER VILLAGE SQUARE") ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH PROPERTY IS LOCATED IN PART OF SECTION 31, TOWNSHIP 38, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This Deed was prepared without the benefit of title examination.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Quitclaimors, either in law or equity, for the use, benefit and profit of the said Quitclaimees forever.

In Witness Whereof, Quitclaimors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Heritage Trust, Inc., a Florida corporation

Donna Dempsey

By: Brian Bols

Printed Witness Name DONNA DEMPSEY

Print: Brian D. Bols

Terence P. McCarthy

As: Vice President

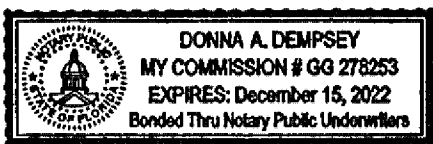
Printed Witness Name Terence P. McCarthy

State of FLORIDA
County of MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2020, by Brian D. Bols as Vice President of Heritage Trust, Inc., a Florida corporation, on behalf of the corporation. He is ☒ personally known to me or ☐ has produced _____ as identification.

Notary Seal

Donna A. Dempsey
Notary Public
Printed Name: DONNA A. DEMPSEY
My Commission Expires:





Prepared by and return to:

Christen Spake, Esq.

McCarthy, Summers, Wood,

Norman, Melby & Schultz, P.A.

2400 SE Federal Highway, 4th Floor

Stuart, Florida 34994

772-286-1700

File Number: 13599.01

(space above this line for recording data)

Warranty Deed

THIS WARRANTY DEED, made this 27th day of MARCH, 2020, by **Mariner Village Square Association, Inc.**, a Florida not-for-profit corporation whose address is 855 Alamanda Street, Boca Raton, FL 33486 ("Grantor"), to **Ribbon Ventures, LLC**, a Florida limited liability company, whose address is 712 Shore Drive, Boynton Beach, FL 33435 ("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 "A" ATTACHED HERETO
and incorporated herein by this reference

Subject to taxes for 2020, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

This deed is prepared without benefit of title examination.

This is a conveyance of unencumbered property with no change of beneficial ownership and no exchange of value. Pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue SC03-2063,05/19/2005, and subsequent Technical Assistance Advisements issued by the State of Florida Department of Revenue, only minimum documentary stamp tax is due.

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:

Witnesses:

Mariner Village Square Association, Inc., a
Florida not-for-profit corporation

Kinshee Bradley
Printed Witness Name Kinshee Bradley
Brent Rudy
Printed Witness Name Brent Rudy

By: Behn Wilson
Print: Behn Wilson
As: President

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 27 day of March, 2020, by
Behn Wilson as President of Mariner Village Square Association, Inc., a
Florida not-for-profit corporation, on behalf of the corporation. He/she is ☒ personally known
to me or ☐ has produced _____ as identification.

{Notary Seal}

Notary Public



ELIZABETH NEIBERGER
Commission # GG 346445
Expires October 19, 2023
Bonded Thru Budget Notary Services

Elizabeth Neiberger

EXHIBIT A

ACCESS TRACT "B" AND LAKE "A" OF PLAT II OF MARINER VILLAGE SQUARE P.U.D. ("MARINER VILLAGE SQUARE") ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH PROPERTY IS LOCATED IN PART OF SECTION 31, TOWNSHIP 38, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

Mapcheck 22: PLAT BOUNDARY ASSUMED

Closure Summary

Precision, 1 part in: 435044.43'

Error distance: 0.01'

Error direction: N89° 07' 42.08"E

Area: 802356.31 Sq. Ft.

Square area: 802356.31

Perimeter: 3972.91'

Point of Beginning

Easting: 931233.9992'

Northing: 1012746.8388'

Side 1: Line

Direction: S00° 36' 33.00"W

Angle: [000° 36' 33"]

Deflection angle: [-179° 23' 27"]

Distance: 544.41'

Easting: 931228.2111'

Northing: 1012202.4595'

Side 2: Line

Direction: N89° 19' 06.00"W

Angle: [-089° 55' 39"]

Deflection angle: [090° 04' 21"]

Distance: 260.69'

Easting: 930967.5396'

Northing: 1012205.5610'

Side 3: Line

Direction: N57° 47' 05.00"W

Angle: [-148° 27' 59"]

Deflection angle: [031° 32' 01"]

Distance: 384.56'
Easting: 930642.1822'
Northing: 1012410.5706'

Side 4: Line

Direction: N87° 55' 12.00"W
Angle: [149° 51' 53"]
Deflection angle: [-030° 08' 07"]
Distance: 408.82'
Easting: 930233.6316'
Northing: 1012425.4087'

Side 5: Line

Direction: N39° 33' 10.00"W
Angle: [-131° 37' 58"]
Deflection angle: [048° 22' 02"]
Distance: 511.36'
Easting: 929908.0033'
Northing: 1012819.6869'

Side 6: Line

Direction: N32° 12' 55.00"E
Angle: [-108° 13' 55"]
Deflection angle: [071° 46' 05"]
Distance: 380.26'
Easting: 930110.7206'
Northing: 1013141.4063'

Side 7: Line

Direction: S57° 47' 04.00"E
Angle: [-089° 59' 59"]
Deflection angle: [090° 00' 01"]
Distance: 339.85'

Easting: 930398.2502'
Northing: 1012960.2302'

Side 8: Line

Direction: N32° 12' 56.00"E
Angle: [090° 00' 00"]
Deflection angle: [-090° 00' 00"]
Distance: 25.00'
Easting: 930411.5778'
Northing: 1012981.3814'

Side 9: Curve

Curve direction: Clockwise
Radius: [25.00']
Arc length: 35.78'
Delta angle: 082° 00' 00"
Tangent: [21.73']
Chord direction: N16° 47' 04.00"W
Chord angle: [131° 00' 00"]
Deflection angle: [-049° 00' 00"]
Chord distance: 32.80'
Easting: 930402.1061'
Northing: 1013012.7840'

Side 10: Line

Direction: N24° 12' 56.00"E
Angle: [-180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 191.87'
Easting: 930480.8056'
Northing: 1013187.7712'

Side 11: Curve

Curve direction: Clockwise

Radius: [25.00']

Arc length: 42.76'

Delta angle: 098° 00' 00"

Tangent: [28.76']

Chord direction: N73° 12' 56.00"E

Chord angle: [-131° 00' 00"]

Deflection angle: [049° 00' 00"]

Chord distance: 37.74'

Easting: 930516.9378'

Northing: 1013198.6694'

Side 12: Line

Direction: S57° 47' 05.00"E

Angle: [179° 59' 59"]

Deflection angle: [-000° 00' 01"]

Distance: 847.55'

Easting: 931234.0083'

Northing: 1012746.8389'

Mariner Village Squaare Plat III, P.U.D.

(Coordinates do not apply)

Mapcheck 1: LOT 2

Closure Summary

Precision, 1 part in: 692376.97'

Error distance: 0.00'

Error direction: S32° 12' 55.50"W

Area: 132229.72 Sq. Ft.

Square area: 132229.72

Perimeter: 1482.00'

Point of Beginning

Easting: 929947.8518'

Northing: 1012882.9347'

Side 1: Line

Direction: N32° 12' 55.00"E

Angle: [-147° 47' 05"]

Deflection angle: [032° 12' 55"]

Distance: 299.50'

Easting: 930107.5158'

Northing: 1013136.3270'

Side 2: Line

Direction: S57° 47' 04.00"E

Angle: [-089° 59' 59"]

Deflection angle: [090° 00' 01"]

Distance: 441.50'

Easting: 930481.0462'

Northing: 1012900.9607'

Side 3: Line

Direction: S32° 12' 55.00"W

Angle: [-090° 00' 01"]

Deflection angle: [089° 59' 59"]

Distance: 299.50'

Easting: 930321.3822'

Northing: 1012647.5684'

Side 4: Line

Direction: N57° 47' 05.00"W

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 441.50'

Easting: 929947.8506'

Northing: 1012882.9329'

Mapcheck 2: LOT 4-

Closure Summary

Precision, 1 part in: 109482.17'

Error distance: 0.03'

Error direction: N74° 39' 26.63"E

Area: 290599.91 Sq. Ft.

Square area: 290599.91

Perimeter: 2766.83'

Point of Beginning

Easting: 933859.6013'

Northing: 1012249.1764'

Side 1: Line

Direction: N02° 04' 48.00"E

Angle: [-177° 55' 12"]

Deflection angle: [002° 04' 48"]

Distance: 125.00'

Easting: 933864.1381'

Northing: 1012374.0941'

Side 2: Line

Direction: N69° 47' 18.00"E

Angle: [-112° 17' 30"]

Deflection angle: [067° 42' 30"]

Distance: 35.95'

Easting: 933897.8744'

Northing: 1012386.5144'

Side 3: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 61.37'
Delta angle: 070° 19' 30"
Tangent: [35.22']
Chord direction: S55° 22' 26.73"E
Chord angle: [-125° 09' 45"]
Deflection angle: [054° 50' 15"]
Chord distance: 57.59'
Easting: 933945.2639'
Northing: 1012353.7910'

Side 4: Line

Direction: N89° 27' 48.00"E
Angle: [180° 00' 00"]
Deflection angle: [-000° 00' 00"]
Distance: 39.43'
Easting: 933984.6922'
Northing: 1012354.1603'

Side 5: Line

Direction: S55° 19' 55.00"E
Angle: [-144° 47' 43"]
Deflection angle: [035° 12' 17"]
Distance: 49.69'
Easting: 934025.5603'
Northing: 1012325.8956'

Side 6: Curve

Curve direction: Counter-clockwise
Radius: [50.00']
Arc length: 15.30'
Delta angle: 017° 31' 56"
Tangent: [7.71']

Chord direction: S64° 05' 53.33"E

Chord angle: [171° 14' 02"]

Deflection angle: [-008° 45' 58"]

Chord distance: 15.24'

Easting: 934039.2694'

Northing: 1012319.2382'

Side 7: Line

Direction: S72° 51' 51.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 45.47'

Easting: 934082.7210'

Northing: 1012305.8410'

Side 8: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 59.38'

Delta angle: 068° 02' 51"

Tangent: [33.76']

Chord direction: N73° 06' 43.17"E

Chord angle: [145° 58' 34"]

Deflection angle: [-034° 01' 26"]

Chord distance: 55.95'

Easting: 934136.2616'

Northing: 1012322.0956'

Side 9: Line

Direction: N39° 05' 18.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 72.23'
Easting: 934181.8039'
Northing: 1012378.1588'

Side 10: Line

Direction: N37° 32' 51.00"E
Angle: [178° 27' 33"]
Deflection angle: [-001° 32' 27"]
Distance: 117.39'
Easting: 934253.3436'
Northing: 1012471.2312'

Side 11: Curve

Curve direction: Counter-clockwise
Radius: [50.00']
Arc length: 10.78'
Delta angle: 012° 21' 18"
Tangent: [5.41']
Chord direction: N31° 22' 11.84"E
Chord angle: [173° 49' 21"]
Deflection angle: [-006° 10' 39"]
Chord distance: 10.76'
Easting: 934258.9452'
Northing: 1012480.4191'

Side 12: Line

Direction: N25° 11' 33.00"E
Angle: [-180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 75.52'
Easting: 934291.0912'
Northing: 1012548.7558'

Side 13: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 72.40'

Delta angle: 082° 58' 01"

Tangent: [44.21']

Chord direction: N16° 17' 27.41"W

Chord angle: [138° 31' 00"]

Deflection angle: [-041° 29' 00"]

Chord distance: 66.24'

Easting: 934272.5097'

Northing: 1012612.3366'

Side 14: Line

Direction: N32° 13' 32.00"E

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 15.77'

Easting: 934280.9191'

Northing: 1012625.6773'

Side 15: Curve

Curve direction: Clockwise

Radius: [593.50']

Arc length: 33.10'

Delta angle: 003° 11' 43"

Tangent: [16.55']

Chord direction: S59° 22' 56.49"E

Chord angle: [-091° 36' 28"]

Deflection angle: [088° 23' 32"]

Chord distance: 33.09'

Easting: 934309.3994'
Northing: 1012608.8223'

Side 16: Line

Direction: S57° 47' 05.00"E
Angle: [180° 00' 00"]
Deflection angle: [-000° 00' 00"]
Distance: 50.71'
Easting: 934352.3026'
Northing: 1012581.7887'

Side 17: Curve

Curve direction: Counter-clockwise
Radius: [45.50']
Arc length: 71.47'
Delta angle: 089° 59' 58"
Tangent: [45.50']
Chord direction: N77° 12' 55.80"E
Chord angle: [135° 00' 01"]
Deflection angle: [-044° 59' 59"]
Chord distance: 64.35'
Easting: 934415.0539'
Northing: 1012596.0276'

Side 18: Line

Direction: N32° 12' 57.00"E
Angle: [-180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 16.51'
Easting: 934423.8555'
Northing: 1012609.9958'

Side 19: Curve

Curve direction: Clockwise

Radius: [51.50']

Arc length: 56.24'

Delta angle: 062° 33' 58"

Tangent: [31.29']

Chord direction: N63° 29' 55.67"E

Chord angle: [-148° 43' 01"]

Deflection angle: [031° 16' 59"]

Chord distance: 53.48'

Easting: 934471.7204'

Northing: 1012633.8616'

Side 20: Curve

Curve direction: Counter-clockwise

Radius: [88.50']

Arc length: 96.64'

Delta angle: 062° 33' 59"

Tangent: [53.77']

Chord direction: N63° 29' 55.25"E

Chord angle: [148° 43' 01"]

Deflection angle: [-031° 16' 59"]

Chord distance: 91.91'

Easting: 934553.9739'

Northing: 1012674.8740'

Side 21: Line

Direction: N32° 12' 56.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 10.95'

Easting: 934559.8114'

Northing: 1012684.1383'

Side 22: Curve

Curve direction: Clockwise

Radius: [43.50']

Arc length: 10.33'

Delta angle: 013° 36' 40"

Tangent: [5.19']

Chord direction: N39° 01' 15.67"E

Chord angle: [-173° 11' 40"]

Deflection angle: [006° 48' 20"]

Chord distance: 10.31'

Easting: 934566.3023'

Northing: 1012692.1479'

Side 23: Line

Direction: N45° 49' 36.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 3.93'

Easting: 934569.1210'

Northing: 1012694.8864'

Side 24: Line

Direction: S57° 47' 05.00"E

Angle: [-103° 36' 41"]

Deflection angle: [076° 23' 19"]

Distance: 226.35'

Easting: 934760.6247'

Northing: 1012574.2188'

Side 25: Line

Direction: S00° 36' 33.00"W

Angle: [-121° 36' 22"]
Deflection angle: [058° 23' 38"]
Distance: 309.00'
Easting: 934757.3394'
Northing: 1012265.2363'

Side 26: Line

Direction: N89° 34' 55.00"W
Angle: [-090° 11' 28"]
Deflection angle: [089° 48' 32"]
Distance: 50.10'
Easting: 934707.2408'
Northing: 1012265.6018'

Side 27: Line

Direction: S32° 12' 56.00"W
Angle: [121° 47' 51"]
Deflection angle: [-058° 12' 09"]
Distance: 161.30'
Easting: 934621.2508'
Northing: 1012129.1342'

Side 28: Curve

Curve direction: Clockwise
Radius: [100.00']
Arc length: 102.03'
Delta angle: 058° 27' 27"
Tangent: [55.95']
Chord direction: S61° 26' 39.48"W
Chord angle: [-150° 46' 17"]
Deflection angle: [029° 13' 43"]
Chord distance: 97.66'

Easting: 934535.4713'

Northing: 1012082.4517'

Side 29: Line

Direction: N89° 19' 37.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 26.58'

Easting: 934508.8931'

Northing: 1012082.7639'

Side 30: Line

Direction: S16° 27' 53.00"W

Angle: [105° 47' 30"]

Deflection angle: [-074° 12' 30"]

Distance: 51.95'

Easting: 934494.1692'

Northing: 1012032.9442'

Side 31: Line

Direction: N57° 47' 05.00"W

Angle: [-074° 14' 58"]

Deflection angle: [105° 45' 02"]

Distance: 384.56'

Easting: 934168.8118'

Northing: 1012237.9538'

Side 32: Line

Direction: N87° 55' 12.00"W

Angle: [149° 51' 53"]

Deflection angle: [-030° 08' 07"]

Distance: 309.39'

Easting: 933859.6256'

Northing: 1012249.1831'

Mapcheck 3: ACCESS TRACT

Closure Summary

Precision, 1 part in: 2210415.67'

Error distance: 0.00'

Error direction: N53° 29' 13.87"E

Area: 24439.96 Sq. Ft.

Square area: 24439.96

Perimeter: 2190.67'

Point of Beginning

Easting: 930110.7164'

Northing: 1013141.4055'

Side 1: Line

Direction: S57° 47' 04.00"E

Angle: [-057° 47' 04"]

Deflection angle: [122° 12' 56"]

Distance: 339.85'

Easting: 930398.2460'

Northing: 1012960.2294'

Side 2: Line

Direction: N32° 12' 56.00"E

Angle: [090° 00' 00"]

Deflection angle: [-090° 00' 00"]

Distance: 25.00'

Easting: 930411.5736'

Northing: 1012981.3806'

Side 3: Line

Direction: S57° 47' 04.00"E

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 103.08'

Easting: 930498.7843'

Northing: 1012926.4280'

Side 4: Curve

Curve direction: Counter-clockwise

Radius: [249.50']

Arc length: 92.78'

Delta angle: 021° 18' 21"

Tangent: [46.93']

Chord direction: S68° 26' 14.17"E

Chord angle: [169° 20' 50"]

Deflection angle: [-010° 39' 10"]

Chord distance: 92.24'

Easting: 930584.5733'

Northing: 1012892.5263'

Side 5: Curve

Curve direction: Clockwise

Radius: [624.50']

Arc length: 232.22'

Delta angle: 021° 18' 20"

Tangent: [117.47']

Chord direction: S68° 26' 14.85"E

Chord angle: [-169° 20' 50"]

Deflection angle: [010° 39' 10"]

Chord distance: 230.89'

Easting: 930799.3004'

Northing: 1012807.6722'

Side 6: Line

Direction: S57° 47' 05.00"E

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 50.71'

Easting: 930842.2037'

Northing: 1012780.6386'

Side 7: Curve

Curve direction: Counter-clockwise

Radius: [14.50']

Arc length: 22.78'

Delta angle: 089° 59' 58"

Tangent: [14.50']

Chord direction: N77° 12' 55.80"E

Chord angle: [135° 00' 01"]

Deflection angle: [-044° 59' 59"]

Chord distance: 20.51'

Easting: 930862.2013'

Northing: 1012785.1762'

Side 8: Line

Direction: N32° 12' 57.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 16.51'

Easting: 930871.0030'

Northing: 1012799.1445'

Side 9: Curve

Curve direction: Clockwise

Radius: [82.50']

Arc length: 90.09'

Delta angle: 062° 33' 58"
Tangent: [50.13']
Chord direction: N63° 29' 55.67"E
Chord angle: [-148° 43' 01"]
Deflection angle: [031° 16' 59"]
Chord distance: 85.68'
Easting: 930947.6795'
Northing: 1012837.3760'

Side 10: Curve

Curve direction: Counter-clockwise
Radius: [57.50']
Arc length: 62.79'
Delta angle: 062° 33' 59"
Tangent: [34.94']
Chord direction: N63° 29' 55.25"E
Chord angle: [148° 43' 01"]
Deflection angle: [-031° 16' 59"]
Chord distance: 59.72'
Easting: 931001.1212'
Northing: 1012864.0226'

Side 11: Line

Direction: N32° 12' 56.00"E
Angle: [-180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 2.14'
Easting: 931002.2621'
Northing: 1012865.8331'

Side 12: Line

Direction: N18° 59' 34.00"E

Angle: [166° 46' 38"]

Deflection angle: [-013° 13' 22"]

Distance: 23.49'

Easting: 931009.9068'

Northing: 1012888.0443'

Side 13: Line

Direction: S57° 47' 05.00"E

Angle: [-076° 46' 39"]

Deflection angle: [103° 13' 21"]

Distance: 38.52'

Easting: 931042.4967'

Northing: 1012867.5092'

Side 14: Line

Direction: S45° 49' 36.00"W

Angle: [-076° 23' 19"]

Deflection angle: [103° 36' 41"]

Distance: 3.93'

Easting: 931039.6780'

Northing: 1012864.7707'

Side 15: Curve

Curve direction: Counter-clockwise

Radius: [43.50']

Arc length: 10.33'

Delta angle: 013° 36' 40"

Tangent: [5.19']

Chord direction: S39° 01' 15.67"W

Chord angle: [173° 11' 40"]

Deflection angle: [-006° 48' 20"]

Chord distance: 10.31'

Easting: 931033.1871'
Northing: 1012856.7611'

Side 16: Line

Direction: S32° 12' 56.00"W
Angle: [-180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 10.95'
Easting: 931027.3496'
Northing: 1012847.4968'

Side 17: Curve

Curve direction: Clockwise
Radius: [88.50']
Arc length: 96.64'
Delta angle: 062° 33' 59"
Tangent: [53.77']
Chord direction: S63° 29' 55.25"W
Chord angle: [-148° 43' 01"]
Deflection angle: [031° 16' 59"]
Chord distance: 91.91'
Easting: 930945.0962'
Northing: 1012806.4844'

Side 18: Curve

Curve direction: Counter-clockwise
Radius: [51.50']
Arc length: 56.24'
Delta angle: 062° 33' 58"
Tangent: [31.29']
Chord direction: S63° 29' 55.67"W
Chord angle: [148° 43' 01"]

Deflection angle: [-031° 16' 59"]

Chord distance: 53.48'

Easting: 930897.2313'

Northing: 1012782.6186'

Side 19: Line

Direction: S32° 12' 57.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 16.51'

Easting: 930888.4296'

Northing: 1012768.6504'

Side 20: Curve

Curve direction: Clockwise

Radius: [45.50']

Arc length: 71.47'

Delta angle: 089° 59' 58"

Tangent: [45.50']

Chord direction: S77° 12' 55.80"W

Chord angle: [-135° 00' 01"]

Deflection angle: [044° 59' 59"]

Chord distance: 64.35'

Easting: 930825.6784'

Northing: 1012754.4115'

Side 21: Line

Direction: N57° 47' 05.00"W

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 50.71'

Easting: 930782.7751'

Northing: 1012781.4451'

Side 22: Curve

Curve direction: Counter-clockwise

Radius: [593.50']

Arc length: 220.69'

Delta angle: 021° 18' 20"

Tangent: [111.64']

Chord direction: N68° 26' 14.85"W

Chord angle: [169° 20' 50"]

Deflection angle: [-010° 39' 10"]

Chord distance: 219.42'

Easting: 930578.7070'

Northing: 1012862.0871'

Side 23: Curve

Curve direction: Clockwise

Radius: [280.50']

Arc length: 104.31'

Delta angle: 021° 18' 21"

Tangent: [52.76']

Chord direction: N68° 26' 14.17"W

Chord angle: [-169° 20' 49"]

Deflection angle: [010° 39' 11"]

Chord distance: 103.71'

Easting: 930482.2588'

Northing: 1012900.2011'

Side 24: Line

Direction: N57° 47' 04.00"W

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 1.43'
Easting: 930481.0490'
Northing: 1012900.9634'

Side 25: Line

Direction: N57° 47' 04.00"W
Angle: [180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 441.50'
Easting: 930107.5186'
Northing: 1013136.3297'

Side 26: Line

Direction: N32° 12' 55.00"E
Angle: [-090° 00' 01"]
Deflection angle: [089° 59' 59"]
Distance: 6.00'
Easting: 930110.7172'
Northing: 1013141.4061'

Mapcheck 4: LOT 3-

Closure Summary

Precision, 1 part in: 632680.16'

Error distance: 0.00'

Error direction: S36° 50' 20.56"W

Area: 116930.27 Sq. Ft.

Square area: 116930.27

Perimeter: 1549.67'

Point of Beginning

Easting: 930516.9270'

Northing: 1013198.6703'

Side 1: Line

Direction: S57° 47' 05.00"E

Angle: [-057° 47' 05"]

Deflection angle: [122° 12' 55"]

Distance: 582.68'

Easting: 931009.9040'

Northing: 1012888.0425'

Side 2: Line

Direction: S18° 59' 34.00"W

Angle: [-103° 13' 21"]

Deflection angle: [076° 46' 39"]

Distance: 23.49'

Easting: 931002.2592'

Northing: 1012865.8313'

Side 3: Line

Direction: S32° 12' 56.00"W

Angle: [-166° 46' 38"]

Deflection angle: [013° 13' 22"]

Distance: 2.14'

Easting: 931001.1184'

Northing: 1012864.0208'

Side 4: Curve

Curve direction: Clockwise

Radius: [57.50']

Arc length: 62.79'

Delta angle: 062° 33' 59"

Tangent: [34.94']

Chord direction: S63° 29' 55.25"W

Chord angle: [-148° 43' 01"]

Deflection angle: [031° 16' 59"]

Chord distance: 59.72'

Easting: 930947.6767'

Northing: 1012837.3742'

Side 5: Curve

Curve direction: Counter-clockwise

Radius: [82.50']

Arc length: 90.09'

Delta angle: 062° 33' 58"

Tangent: [50.13']

Chord direction: S63° 29' 55.67"W

Chord angle: [148° 43' 01"]

Deflection angle: [-031° 16' 59"]

Chord distance: 85.68'

Easting: 930871.0001'

Northing: 1012799.1427'

Side 6: Line

Direction: S32° 12' 57.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 16.51'

Easting: 930862.1985'

Northing: 1012785.1744'

Side 7: Curve

Curve direction: Clockwise

Radius: [14.50']

Arc length: 22.78'

Delta angle: 089° 59' 58"

Tangent: [14.50']

Chord direction: S77° 12' 55.80"W

Chord angle: [-135° 00' 01"]

Deflection angle: [044° 59' 59"]

Chord distance: 20.51'

Easting: 930842.2008'

Northing: 1012780.6368'

Side 8: Line

Direction: N57° 47' 05.00"W

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 50.71'

Easting: 930799.2976'

Northing: 1012807.6704'

Side 9: Curve

Curve direction: Counter-clockwise

Radius: [624.50']

Arc length: 232.22'

Delta angle: 021° 18' 20"
Tangent: [117.47']
Chord direction: N68° 26' 14.85"W
Chord angle: [169° 20' 50"]
Deflection angle: [-010° 39' 10"]
Chord distance: 230.89'
Easting: 930584.5705'
Northing: 1012892.5245'

Side 10: Curve

Curve direction: Clockwise
Radius: [249.50']
Arc length: 92.78'
Delta angle: 021° 18' 21"
Tangent: [46.93']
Chord direction: N68° 26' 14.17"W
Chord angle: [-169° 20' 49"]
Deflection angle: [010° 39' 11"]
Chord distance: 92.24'
Easting: 930498.7814'
Northing: 1012926.4262'

Side 11: Line

Direction: N57° 47' 04.00"W
Angle: [180° 00' 00"]
Deflection angle: [-000° 00' 00"]
Distance: 103.08'
Easting: 930411.5708'
Northing: 1012981.3788'

Side 12: Curve

Curve direction: Clockwise

Radius: [25.00']
Arc length: 35.78'
Delta angle: 082° 00' 00"
Tangent: [21.73']
Chord direction: N16° 47' 04.00"W
Chord angle: [-139° 00' 00"]
Deflection angle: [041° 00' 00"]
Chord distance: 32.80'
Easting: 930402.0982'
Northing: 1013012.7843'

Side 13: Line

Direction: N24° 12' 56.00"E
Angle: [180° 00' 00"]
Deflection angle: [-000° 00' 00"]
Distance: 191.87'
Easting: 930480.7976'
Northing: 1013187.7714'

Side 14: Curve

Curve direction: Clockwise
Radius: [25.00']
Arc length: 42.76'
Delta angle: 098° 00' 00"
Tangent: [28.76']
Chord direction: N73° 12' 56.00"E
Chord angle: [-131° 00' 00"]
Deflection angle: [049° 00' 00"]
Chord distance: 37.74'
Easting: 930516.9255'
Northing: 1013198.6684'

Mapcheck 5: STORM TRACT

Closure Summary

Precision, 1 part in: 186305.31'

Error distance: 0.01'

Error direction: S35° 21' 12.98"W

Area: 116669.58 Sq. Ft.

Square area: 116669.58

Perimeter: 2420.69'

Point of Beginning

Easting: 929907.9985'

Northing: 1012819.6864'

Side 1: Line

Direction: N32° 12' 55.00"E

Angle: [-147° 47' 05"]

Deflection angle: [032° 12' 55"]

Distance: 74.76'

Easting: 929947.8532'

Northing: 1012882.9372'

Side 2: Line

Direction: S57° 47' 05.00"E

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 441.50'

Easting: 930321.3847'

Northing: 1012647.5727'

Side 3: Line

Direction: N32° 12' 55.00"E

Angle: [090° 00' 00"]

Deflection angle: [-090° 00' 00"]

Distance: 299.50'

Easting: 930481.0488'

Northing: 1012900.9650'

Side 4: Line

Direction: S57° 47' 04.00"E

Angle: [-089° 59' 59"]

Deflection angle: [090° 00' 01"]

Distance: 1.43'

Easting: 930482.2586'

Northing: 1012900.2027'

Side 5: Curve

Curve direction: Counter-clockwise

Radius: [280.50']

Arc length: 104.31'

Delta angle: 021° 18' 21"

Tangent: [52.76']

Chord direction: S68° 26' 14.17"E

Chord angle: [169° 20' 50"]

Deflection angle: [-010° 39' 10"]

Chord distance: 103.71'

Easting: 930578.7068'

Northing: 1012862.0887'

Side 6: Curve

Curve direction: Clockwise

Radius: [593.50']

Arc length: 187.60'

Delta angle: 018° 06' 37"

Tangent: [94.59']

Chord direction: S70° 02' 06.34"E

Chord angle: [-170° 56' 42"]

Deflection angle: [009° 03' 18"]

Chord distance: 186.82'

Easting: 930754.2947'

Northing: 1012798.3017'

Side 7: Line

Direction: S32° 13' 32.00"W

Angle: [-086° 47' 40"]

Deflection angle: [093° 12' 20"]

Distance: 15.77'

Easting: 930745.8852'

Northing: 1012784.9610'

Side 8: Line

Direction: N57° 46' 28.00"W

Angle: [-090° 00' 00"]

Deflection angle: [090° 00' 00"]

Distance: 53.82'

Easting: 930700.3559'

Northing: 1012813.6607'

Side 9: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 46.99'

Delta angle: 053° 51' 06"

Tangent: [25.39']

Chord direction: N84° 42' 00.92"W

Chord angle: [153° 04' 27"]

Deflection angle: [-026° 55' 33"]

Chord distance: 45.28'

Easting: 930655.2658'

Northing: 1012817.8434'

Side 10: Line

Direction: S68° 22' 26.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 89.81'

Easting: 930571.7776'

Northing: 1012784.7441'

Side 11: Line

Direction: S79° 55' 27.00"W

Angle: [-168° 26' 59"]

Deflection angle: [011° 33' 01"]

Distance: 69.88'

Easting: 930502.9754'

Northing: 1012772.5185'

Side 12: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 34.36'

Delta angle: 039° 22' 08"

Tangent: [17.89']

Chord direction: S60° 14' 23.34"W

Chord angle: [160° 18' 56"]

Deflection angle: [-019° 41' 04"]

Chord distance: 33.68'

Easting: 930473.7341'

Northing: 1012755.7988'

Side 13: Line

Direction: S40° 33' 20.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 95.28'

Easting: 930411.7844'

Northing: 1012683.4073'

Side 14: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 15.34'

Delta angle: 017° 34' 22"

Tangent: [7.73']

Chord direction: S31° 46' 08.34"W

Chord angle: [171° 12' 48"]

Deflection angle: [-008° 47' 12"]

Chord distance: 15.28'

Easting: 930403.7421'

Northing: 1012670.4207'

Side 15: Line

Direction: S22° 58' 57.00"W

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 80.92'

Easting: 930372.1469'

Northing: 1012595.9238'

Side 16: Curve

Curve direction: Counter-clockwise

Radius: [50.00']

Arc length: 37.69'
Delta angle: 043° 11' 39"
Tangent: [19.79']
Chord direction: S01° 23' 07.77"W
Chord angle: [158° 24' 11"]
Deflection angle: [-021° 35' 49"]
Chord distance: 36.81'
Easting: 930371.2569'
Northing: 1012559.1269'

Side 17: Line

Direction: S69° 47' 18.00"W
Angle: [-090° 00' 00"]
Deflection angle: [090° 00' 00"]
Distance: 35.95'
Easting: 930337.5206'
Northing: 1012546.7065'

Side 18: Line

Direction: S02° 04' 48.00"W
Angle: [112° 17' 30"]
Deflection angle: [-067° 42' 30"]
Distance: 125.00'
Easting: 930332.9838'
Northing: 1012421.7889'

Side 19: Line

Direction: N87° 55' 12.00"W
Angle: [-090° 00' 00"]
Deflection angle: [090° 00' 00"]
Distance: 99.43'
Easting: 930233.6193'

Northing: 1012425.3977'

Side 20: Line

Direction: N39° 33' 10.00"W

Angle: [-131° 37' 58"]

Deflection angle: [048° 22' 02"]

Distance: 511.36'

Easting: 929907.9910'

Northing: 1012819.6758'

Mapcheck 6: PRESERVE TRACT 2-

Closure Summary

Precision, 1 part in: 82910.12'

Error distance: 0.01'

Error direction: N30° 21' 14.31"W

Area: 88499.58 Sq. Ft.

Square area: 88499.58

Perimeter: 1143.06'

Point of Beginning

Easting: 930700.3531'

Northing: 1012813.6640'

Side 1: Line

Direction: S57° 46' 28.00"E

Angle: [-057° 46' 28"]

Deflection angle: [122° 13' 32"]

Distance: 53.82'

Easting: 930745.8824'

Northing: 1012784.9643'

Side 2: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 72.40'

Delta angle: 082° 58' 01"

Tangent: [44.21']

Chord direction: S16° 17' 27.41"E

Chord angle: [-138° 30' 59"]

Deflection angle: [041° 29' 01"]

Chord distance: 66.24'

Easting: 930764.4638'
Northing: 1012721.3835'

Side 3: Line

Direction: S25° 11' 33.00"W
Angle: [-180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 75.52'
Easting: 930732.3179'
Northing: 1012653.0467'

Side 4: Curve

Curve direction: Clockwise
Radius: [50.00']
Arc length: 10.78'
Delta angle: 012° 21' 18"
Tangent: [5.41']
Chord direction: S31° 22' 11.84"W
Chord angle: [-173° 49' 21"]
Deflection angle: [006° 10' 39"]
Chord distance: 10.76'
Easting: 930726.7162'
Northing: 1012643.8589'

Side 5: Line

Direction: S37° 32' 51.00"W
Angle: [-180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 117.39'
Easting: 930655.1766'
Northing: 1012550.7864'

Side 6: Line

Direction: S39° 05' 18.00"W

Angle: [-178° 27' 33"]

Deflection angle: [001° 32' 27"]

Distance: 72.23'

Easting: 930609.6343'

Northing: 1012494.7233'

Side 7: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 59.38'

Delta angle: 068° 02' 51"

Tangent: [33.76']

Chord direction: S73° 06' 43.17"W

Chord angle: [-145° 58' 35"]

Deflection angle: [034° 01' 25"]

Chord distance: 55.95'

Easting: 930556.0936'

Northing: 1012478.4686'

Side 8: Line

Direction: N72° 51' 51.00"W

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 45.47'

Easting: 930512.6421'

Northing: 1012491.8658'

Side 9: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 15.30'

Delta angle: 017° 31' 56"
Tangent: [7.71']
Chord direction: N64° 05' 53.33"W
Chord angle: [-171° 14' 02"]
Deflection angle: [008° 45' 58"]
Chord distance: 15.24'
Easting: 930498.9329'
Northing: 1012498.5232'

Side 10: Line

Direction: N55° 19' 55.00"W
Angle: [-180° 00' 00"]
Deflection angle: [000° 00' 00"]
Distance: 49.69'
Easting: 930458.0648'
Northing: 1012526.7879'

Side 11: Line

Direction: S89° 27' 48.00"W
Angle: [144° 47' 43"]
Deflection angle: [-035° 12' 17"]
Distance: 39.43'
Easting: 930418.6366'
Northing: 1012526.4186'

Side 12: Curve

Curve direction: Clockwise
Radius: [50.00']
Arc length: 99.06'
Delta angle: 113° 31' 09"
Tangent: [76.29']
Chord direction: N33° 46' 37.35"W

Chord angle: [-123° 14' 25"]

Deflection angle: [056° 45' 35"]

Chord distance: 83.64'

Easting: 930372.1371'

Northing: 1012595.9389'

Side 13: Line

Direction: N22° 58' 57.00"E

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 80.92'

Easting: 930403.7323'

Northing: 1012670.4358'

Side 14: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 15.34'

Delta angle: 017° 34' 22"

Tangent: [7.73']

Chord direction: N31° 46' 08.34"E

Chord angle: [-171° 12' 49"]

Deflection angle: [008° 47' 11"]

Chord distance: 15.28'

Easting: 930411.7746'

Northing: 1012683.4225'

Side 15: Line

Direction: N40° 33' 20.00"E

Angle: [-180° 00' 00"]

Deflection angle: [000° 00' 00"]

Distance: 95.28'

Easting: 930473.7243'
Northing: 1012755.8139'

Side 16: Curve

Curve direction: Clockwise
Radius: [50.00']
Arc length: 34.36'
Delta angle: 039° 22' 08"
Tangent: [17.89']
Chord direction: N60° 14' 23.34"E
Chord angle: [-160° 18' 57"]
Deflection angle: [019° 41' 03"]
Chord distance: 33.68'
Easting: 930502.9656'
Northing: 1012772.5336'

Side 17: Line

Direction: N79° 55' 27.00"E
Angle: [180° 00' 00"]
Deflection angle: [-000° 00' 00"]
Distance: 69.88'
Easting: 930571.7678'
Northing: 1012784.7592'

Side 18: Line

Direction: N68° 22' 26.00"E
Angle: [168° 26' 59"]
Deflection angle: [-011° 33' 01"]
Distance: 89.81'
Easting: 930655.2560'
Northing: 1012817.8585'

Side 19: Curve

Curve direction: Clockwise

Radius: [50.00']

Arc length: 46.99'

Delta angle: 053° 51' 06"

Tangent: [25.39']

Chord direction: S84° 42' 00.92"E

Chord angle: [-153° 04' 27"]

Deflection angle: [026° 55' 33"]

Chord distance: 45.28'

Easting: 930700.3461'

Northing: 1012813.6759'

Mapcheck 7: PRESERVE TRACT 1-

Closure Summary

Precision, 1 part in: 171094.54'

Error distance: 0.01'

Error direction: S52° 34' 32.95"W

Area: 32998.45 Sq. Ft.

Square area: 32998.45

Perimeter: 888.06'

Point of Beginning

Easting: 931228.2102'

Northing: 1012202.4564'

Side 1: Line

Direction: N89° 19' 06.00"W

Angle: [090° 40' 54"]

Deflection angle: [-089° 19' 06"]

Distance: 260.69'

Easting: 930967.5386'

Northing: 1012205.5579'

Side 2: Line

Direction: N16° 27' 53.00"E

Angle: [-074° 13' 01"]

Deflection angle: [105° 46' 59"]

Distance: 51.95'

Easting: 930982.2625'

Northing: 1012255.3776'

Side 3: Line

Direction: S89° 19' 37.00"E

Angle: [-105° 47' 30"]

Deflection angle: [074° 12' 30"]

Distance: 26.58'

Easting: 931008.8407'

Northing: 1012255.0654'

Side 4: Curve

Curve direction: Counter-clockwise

Radius: [100.00']

Arc length: 102.03'

Delta angle: 058° 27' 27"

Tangent: [55.95']

Chord direction: N61° 26' 39.48"E

Chord angle: [150° 46' 16"]

Deflection angle: [-029° 13' 44"]

Chord distance: 97.66'

Easting: 931094.6202'

Northing: 1012301.7479'

Side 5: Line

Direction: N32° 12' 56.00"E

Angle: [180° 00' 00"]

Deflection angle: [-000° 00' 00"]

Distance: 161.30'

Easting: 931180.6102'

Northing: 1012438.2155'

Side 6: Line

Direction: S89° 34' 55.00"E

Angle: [-121° 47' 51"]

Deflection angle: [058° 12' 09"]

Distance: 50.10'

Easting: 931230.7089'

Northing: 1012437.8500'

Side 7: Line

Direction: S00° 36' 33.00"W

Angle: [-089° 48' 32"]

Deflection angle: [090° 11' 28"]

Distance: 235.41'

Easting: 931228.2060'

Northing: 1012202.4533'