

Prepared by and return to:  
Terence P. McCarthy, Esq.  
McCarthy, Summers, Wood,  
Norman, Melby & Schultz, P.A.  
2400 SE Federal Highway, 4<sup>th</sup> Floor  
Stuart, Florida 34994  
772-286-1700  
File Number: 3540 Kiplinger  
Donation PCN.: 40-38-41-001-  
051-00000-2

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## Special Warranty Deed

**THIS SPECIAL WARRANTY DEED**, made this 29<sup>th</sup> day of DECEMBER, 2020, by and between Fairview Properties, Inc., a Virginia corporation authorized to transact business in Florida as Fairview South Inc., whose post office address is 2400 SE Federal Highway, #230, Stuart, FL 34994 ("Grantor"), to Martin County, a political subdivision of the State of Florida whose post office address is 2401 SE Monterey Road, Stuart, Florida 34996 ("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 consideration 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 successors 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, and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Pursuant to Section 12B-4.014(2)(a), FAC, this is a gift of unencumbered property for which no tax is due.

for so long as said property is used for recreational or natural purposes for the benefit of the public, and to facilitate the public's use and enjoyment of the existing, adjoining Kiplinger Nature Preserve legally described as set forth on Exhibit "B" attached hereto and incorporated herein by this reference. The gift of this property will be acknowledged in conjunction with Kiplinger Nature Preserve on a plaque with text, design, fabrication, and location to be agreed upon by the parties consistent with the Martin County Sign Code and County policy and paid for by the Grantor. In the event the Grantee's use of this property does not conform, or ceases to conform, with the recreational and natural purposes, then title to this property shall revert to and vest in the Grantor, its successors and assigns. Pursuant to Section 689.18(5) of the Florida Statutes, this reverter provision is exempt from temporal limitation.

Grantor does hereby specially warrant the title to said land only against the lawful claims of persons claiming by, through, or under Grantor, subject to the exceptions set forth herein.

\* "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:

WITNESSES:

[Signature]  
Print William Patrick Van Yendery

[Signature]  
Print German Cruz

GRANTOR:

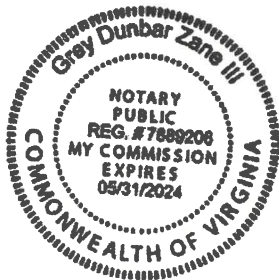
**FAIRVIEW PROPERTIES, INC.**, a Virginia corporation, authorized to transact business in Florida as Fairview South Inc.

By: [Signature]  
Corbin M. Wilkes, as Vice President

STATE OF Virginia  
COUNTY OF ARLington

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of December, 2020, by Corbin M. Wilkes, as Vice President of **FAIRVIEW PROPERTIES, INC.**, a Virginia corporation, authorized to transact business in Florida as Fairview South Inc., on behalf of the corporation. He is personally known to me or has produced Drivers license as identification.

(SEAL)



[Signature]  
Notary Public – State of Virginia  
Printed Name: Gray D. Zane III

Accepted Pursuant to Resolution  
No. \_\_\_\_\_  
on \_\_\_\_\_

# LEGAL DESCRIPTION

## EXHIBIT *A*

### Bridgeview - South Parcel

Being a portion of Lot Six of the Subdivision of The Miles or Hanson Grant according to the plat thereof recorded in Plat Book B, Page 59, of the Public Records of Dade County, Florida and a portion of Lot E of Stuart Farms Subdivision, according to the plat thereof recorded in Plat Book 1, page 63 of the Public Records of Palm Beach (Now Martin) County, Florida, all lying West of State Road No.76. Being more particularly described as follows:

Commence at the intersection of the North line of the Miles or Hanson Grant and the Westerly Right-of-Way of State Road No. 76; thence, along said Westerly Right-of-Way and the Southerly prolongation thereof, South 20°42'45" East, a distance of 1292.48 feet to a point on said Westerly Right-of-Way and the Point of Beginning; thence, continue on said Westerly Right-of-Way line, South 20°42'45" East, a distance of 473.49 feet to the Northerly Mean High Water line of "No Name Creek"; thence meandering the Northerly Mean High Water line of "No Name Creek" and the Easterly Mean High Water line of the South Fork of the St Lucie River, the following courses and distances, North 79°01'32" West, a distance of 342.94 feet; thence North 77°07'17" West, a distance of 7.62 feet; thence North 67°46'39" West, a distance of 198.35 feet; thence North 89°55'21" West, a distance of 354.81 feet; thence North 62°31'47" West, a distance of 63.44 feet; thence North 28°54'59" West, a distance of 269.67 feet; thence South 87°07'06" West, a distance of 320.41 feet thence North 46°08'39" West, a distance of 53.08 feet; thence North 30°06'32" West, a distance of 136.16 feet; thence North 39°28'34" East, a distance of 20.33 feet to the Southerly Right-of-Way Line of S.W. Martin Highway; thence, along said Southerly Right-of-Way Line, South 69°12'11" East, a distance of 397.77 feet; thence North 20°47'49" East, a distance 147.50 feet to the Northerly Right-of-Way line of said S.W. Martin Highway; thence, along said Northerly Right-of-Way line the following 2 courses: South 69°11'41" East, a distance of 7.64 feet to the beginning of a curve, concave to the North and having a radius of 881.25 feet and a central angle of 2°45'18"; thence along the arc of said curve to the left a distance of 42.37 feet, said curve subtended by a chord which bears South 70°34'50" East with a length of 42.37 feet to the beginning of a non-tangent line; thence along said non-tangent line, South 20°47'49" West, a distance of 147.65 feet to said Southerly Right-of-Way Line of S.W. Martin Highway and the beginning of a non-tangent curve, concave Northerly, having a radius of 1028.80 feet and a central angle of 23°24'19"; thence along the arc of said curve to the left a distance of 420.26 feet, said curve subtended by a chord which bears South 83°15'59" East with a length of 417.35 feet; thence, along a non-tangent line, South 83°27'03" East, a distance of 65.29 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 1043.75 feet and a central angle of 12°15'28"; thence along the arc of said curve to the left a distance of 223.30 feet, said curve subtended by a chord which bears North 75°23'16" East with a length of 222.87 feet to the end of said curve; thence North 69°15'32" East, a distance of 169.40 feet; thence South 64°18'24" East, a distance of 47.82 feet to the Point of Beginning.

Containing 6.69 acres more or less.

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NO.	REVISIONS	DATE	BY



SKETCH & LEGAL FOR:		
Kiplinger / Outlook Inc.		
MARTIN COUNTY		FLORIDA
Scale:	Date:	File & Drawing No.:
N/A	Dec. 2020	20-1038-01
Drawn By:	Checked:	Sheet
M.F.M.	P.A.	1 OF 5

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
  - A) Provided in its entirety consisting of 5 sheets, with sheets 3 - 5 being the sketch of description.
  - B) Reproductions of the description and sketch are signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the West Right-of-Way line of State Road No. 76 having a bearing of South 20°42'45" East, and all others are relative thereto.

**NOTE:**

This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. The printed survey map or report or copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor or mapper.

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

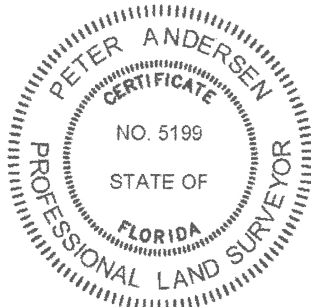
I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.

Peter  
Andersen,  
PSM

Digitally signed by  
Peter Andersen, PSM  
Date: 2020.12.30  
11:37:07 -05'00'

Peter Andersen  
Professional Surveyor and Mapper  
Florida Certificate No. 5199

12/11/2020  
Date of Signature



SKETCH & LEGAL FOR:  
**Kiplinger / Outlook Inc.**  
MARTIN COUNTY FLORIDA

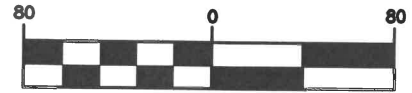
Scale: N/A	Date: Dec. 2020	File & Drawing No.: 20-1038-01
Drawn By: M.F.M.	Checked: P.A.	Sheet 2 OF 5

P.O.C.  
Intersection of the North line of Miles or  
Hanson Grant and the Westerly  
Right-of-Way line of State Road No. 76

North line of Miles or  
Hanson Grant

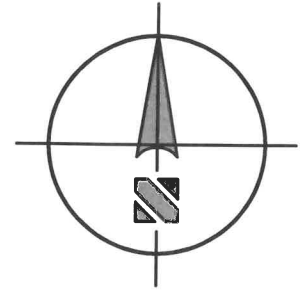
Westerly Right-of-Way line  
of State Road No. 76  
S20°42'45"E  
1,262.48'

## GRAPHIC SCALE



( IN FEET )

1 inch = 80 ft.



SW MARTIN HWY  
O.R.B. 02441, Page 0936

N69°15'32"E 169.40'

S64°18'24"E  
47.82'

D=12°15'28" R=1043.75' L=223.30'  
CB=N75°23'16"E CD=222.87'

P.O.B.

State Road No. 76  
FDOT MAP Section 8906-2510(2511)  
Sheet 2 of 20 date 2-10-88 (last updated 8-19-93)

S20°42'45"E 473.49'

Bridgeview - South Parcel  
6.69± Acres

STUART FARMS  
P.B. 1, PAGE 63 PALM BEACH  
(NOW MARTIN) COUNTY,  
FLORIDA

LOT E

N67°46'39"W 198.35'

N77°07'17"W 7.62'

N79°01'32"W 342.94'

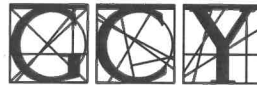
"No Name Creek"

### LEGEND

P.O.C. = Point of Commitment  
P.O.B. = Point of Beginning  
R = Radius  
D = Delta  
L = Arc length  
CB = Chord bearing  
CD = Chord distance  
P.I. = Parcel identification  
O.R.B. = Official Records Book

### NOTE:

This drawing does not represent  
a boundary survey and is based  
on office information only.



INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE  
PO BOX 1499 • 1505 SW MARTIN HWY.  
PALM CITY, FL 34991  
(800) 366-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:

Kiplinger / Outlook Inc.

MARTIN COUNTY

FLORIDA

Scale:  
1"=80'

Date:  
Dec. 2020

File & Drawing No.:  
20-1038-01

Drawn By:  
M.F.M.

Checked:  
P.A.

Sheet

3 OF 5

NO.	REVISIONS	DATE	BY
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MATCHLINE "B" SEE SHEET 5

MATCHLINE "A" SEE SHEET 3

P.I.=40-38-41-001-051-00001-0

S69°11'41"E 7.64'

D=2°45'18" R=881.25' L=42.37'  
CB=S70°34'50"E CD=42.37'

S69°12'11"E 397.77'  
N20°47'49"E 147.50'

S20°47'49"W 147.65'

Northerly Right-of-Way Line

SW MARTIN HWY  
O.R.B. 02441, Page 0936

S87°07'06"W  
320.41'

D=23°24'19" R=1028.80' L=420.26'  
CB=S83°15'59"E CD=417.35'

Southerly Right-of-Way Line

S83°27'03"E 65.29'

N28°54'59"W 269.67'

Bridgeview - South Parcel  
6.69± Acres

N62°31'47"W  
63.44'

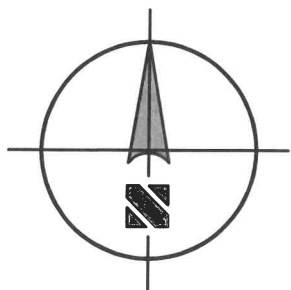
N89°55'21"W 354.81'

Northerly Mean High Water Line

"No Name Creek"

### LEGEND

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P.O.B. = Point of Beginning  
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D = Delta  
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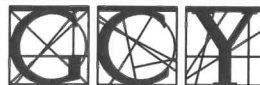
### GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

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Scale:  
1"=80'

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20-1038-01

Drawn By:  
M.F.M.

Checked:  
P.A.

Sheet  
4 OF 5

NO.	REVISIONS	DATE	BY
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SOUTH FORK OF THE  
ST. LUCIE RIVER  
(OKEECHOBEE WATERWAY)

N39°28'34"E  
20.33'

Easterly Mean  
High Water Line

N30°06'32"W 136.16'

SW MARTIN HWY  
O.R.B. 02441, Page 0936

Southerly Right-of-Way Line  
S69°12'11"E 397.77'

Bridgeview - South Parcel  
6.69± Acres

N46°08'39"W 53.08'

S87°07'06"W 320.41'

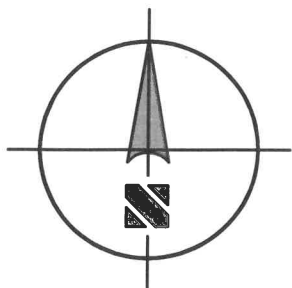
Northerly Mean High Water Line

"No Name Creek"

MATCHLINE "B" SEE SHEET 4

### LEGEND

P.O.C. = Point of Commitment  
P.O.B. = Point of Beginning  
R = Radius  
D = Delta  
L = Arc length  
CB = Chord bearing  
CD = Chord distance  
P.I. = Parcel identification  
O.R.B. = Official Records Book



### GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

### NOTE:

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a boundary survey and is based  
on office information only.

NO.	REVISIONS	DATE	BY



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PALM CITY, FL 34991  
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### SKETCH & LEGAL FOR:

Kiplinger / Outlook Inc.

MARTIN COUNTY

FLORIDA

Scale:  
1"=80'  
Drawn By:  
M.F.M.

Date:  
Dec. 2020  
Checked:  
P.A.

File & Drawing No.:  
20-1038-01  
Sheet  
5 OF 5

## EXHIBIT B

### Legal Description

All that part of Lot Six (6) of the subdivision of the MILES or HANSON GRANT according to the plat thereof recorded in Plat Book B, Page 59, of the Public Records of Dade County, Florida, lying Northerly and Westerly of State Road No. 76, and Lots A to F, inclusive, of STUART FARMS SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 63, of the Public Records of Martin County, Florida, lying West of State Road No. 76, and that part of Lot 7 of the COMMISSIONERS' SUBDIVISION of the Miles or Hanson Grant, according to the plat thereof recorded in Plat Book 1, at Page 11 of the Public Records of Palm Beach County, Florida, now Martin County, Florida, public records, lying South and East of the most Easterly portion of the South Fork of the St. Lucie River and lying West of State Road No. 76, which is bounded on the North by the Southerly mean high water line of an unnamed creek which begins at a point on the Westerly right-of-way line of said State Road No. 76, which is 4,823 feet more or less, North of the South line of said Lot 6, and runs Westerly along the Southerly mean high water line of said "No Name Creek" to the water of the South Fork of the St. Lucie River, which is bounded on the South by the North line of the following described parcel.

A parcel of land containing 79 acres and lying partially in Lot 6 and partially in Lot 7 of the Commissioner's Subdivision of the Miles and Hanson Grants as recorded in Plat Book 1, Page 11, Palm Beach County, now Martin County, Florida, public records, together with a part of Lot F Stuart Farms as recorded in Plat Book 1, Page 63, Martin County, Florida, public records, all of which is more particularly described as follows:

From the Southeasterly corner of said Lot 7 proceed Northerly, along the line between said Lots 6 and 7, a distance of 3,649.75 feet to the Point of Beginning; thence Easterly, parallel to the South line of said Lots 6 and 7, a distance of 1,961.27 feet, more or less, to the arc of a curve in the Westerly right-of-way of State Road No. 76; thence Northerly, along the arc of said curve, a distance of 627.40 feet, more or less, to the end of said curve; thence continue along said Westerly right-of-way a distance of 93.22 feet, more or less, to a line parallel to and 4,366.30 feet Northerly of the South line of said Lots 6 and 7 as measured at right angles; thence Westerly, along said parallel line, a distance of 4,823 feet, more or less, to the Easterly shore of the South Fork of the Saint Lucie River; thence Southerly, along said shore, to a line parallel to and 3,649.75 feet Northerly of said South line of Lots 6 and 7 as measured at right angles; thence Easterly, along said parallel line, a distance of 2,840 feet, more or less, to the Point of Beginning.

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