

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

PETITION TO ABANDON

TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA:

Petitioner(s) Loblolly Community Service Corporation, petition(s) this Board to abandon a public right-of-way, alleyway or easement in Martin County, Florida, and as grounds therefor say the following:

1. Petitioner(s) request(s) abandonment of the following legally described right-of-way, alleyway or easement:

SEE ATTACHED EXHIBIT "A"

NOTE: Partial rights-of-way shall not be abandoned unless Petitioner(s) show(s) just cause and that the partial abandonment is not contrary to the public interest.

2. Petitioner requests this abandonment for the following reasons:

To facilitate a land swap between Florida Inland Navigation District and Loblolly

Community Service Corporation

3. The following persons or entities own all of the property abutting said right-of-way alleyway or easement:

Loblolly Bay Property Owners Association, Inc., Loblolly Pines Property Owners Association, Inc.,

Johnathan Taylor, Virginia Lovelace and Florida Inland Navigation District

All of the above-named persons or entities have either joined in the Petition or have signed letters of no objection (which are attached hereto).

4. Said paved/unpaved right-of-way, alleyway or easement is not open to the public for use and does not afford access to navigable water.
5. No property owner shall be deprived of legal access to his property as a result of this right-of-way, alleyway or easement being abandoned.

NOW, THEREFORE, Petitioner(s) request(s) that this Board of County Commissioners abandon the above-described right-of-way, alleyway or easement in accordance with Chapter 336, Florida Statutes, and applicable provisions of the Martin County Code.

DATED this 12<sup>th</sup> day of Oct, 2020.

Loblolly Community Service Corporation

Petitioner

Address 7407 SE Hill Terrace

Hobe Sound, FL 33455

Telephone 772.545.2574

BAPL  
Petitioner

Address \_\_\_\_\_

Telephone \_\_\_\_\_

\_\_\_\_\_  
Petitioner

Address \_\_\_\_\_

Telephone \_\_\_\_\_

\_\_\_\_\_  
Petitioner

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Jane Cornett

Attorney for Petitioner(s)

Loblolly Bay Property Owners Association, Inc.  
c/o Board of Directors  
7407 SE Hill Terrace  
Hobe Sound, FL 33455

August 20, 2020

To Whom it May Concern:

This letter will serve to indicate that the undersigned has no objection to the petition for abandonment of the Martin County Right of Way that is located adjacent to our property.

Sincerely,



Title: Gm


Loblolly Community Service Corporation, Inc.  
c/o Board of Directors  
7407 SE Hill Terrace  
Hobe Sound, FL 33455

August 20, 2020

To Whom it May Concern:

This letter will serve to indicate that the undersigned has no objection to the petition for abandonment of the Martin County Right of Way that is located adjacent to two parcels of property to which Loblolly Community Service Corporation, Inc. holds title.

Sincerely,

  
Title: Gm



Loblolly Pines Property Owners Association, Inc.  
c/o Board of Directors  
7407 SE Hill Terrace  
Hobe Sound, FL 33455

August 20, 2020

To Whom it May Concern:

This letter will serve to indicate that the undersigned has no objection to the petition for abandonment of the Martin County Right of Way that is located adjacent to our property.

Sincerely,



Title: Gm

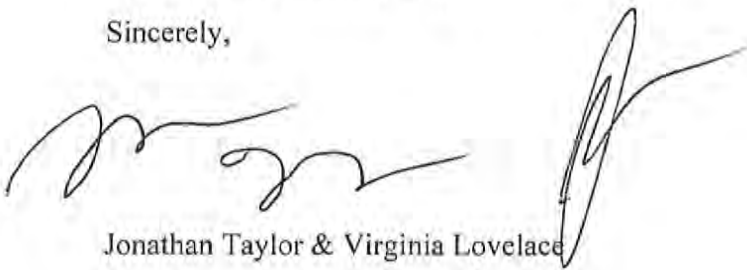
Jonathan Taylor & Virginia Lovelace  
7940 SE Dock Street  
Hobe Sound, FL 33455

October 29, 2020

To Whom it May Concern:

This letter will serve to indicate that the undersigned have no objection to the petition for abandonment of the Martin County Right of Way that is located adjacent our property located at Lot 63, Plat 2, Loblolly Bay.

Sincerely,

A handwritten signature in black ink, consisting of two distinct parts. The left part is a cursive signature, and the right part is a large, stylized loop or flourish.

Jonathan Taylor & Virginia Lovelace

# FLORIDA INLAND NAVIGATION DISTRICT



August 21, 2020

## COMMISSIONERS

DON DONALDSON  
CHAIR  
ST. LUCIE COUNTY

J. CARL BLOW  
VICE-CHAIR  
ST. JOHNS COUNTY

JON NETTS  
TREASURER  
FLAGLER COUNTY

FRANK GERNERT  
SECRETARY  
BROWARD COUNTY

T. SPENCER CROWLEY, III  
MIAMI-DADE COUNTY

DONALD J. CUOZZO  
MARTIN COUNTY

CHARLES C. ISIMINGER  
PALM BEACH COUNTY

VACANT  
VOLUSIA COUNTY

MICHAEL O'STEEN  
DUVAL COUNTY

JERRY H. SANSOM  
BREVARD COUNTY

LYNN A. WILLIAMS  
NASSAU COUNTY

VACANT  
INDIAN RIVER COUNTY

MARK T. CROSLEY  
EXECUTIVE DIRECTOR

JANET ZIMMERMAN  
ASSISTANT EXECUTIVE  
DIRECTOR

To Whom it May Concern:

This letter will serve to indicate that the undersigned has no objection to the petition for abandonment and relocation of the Martin County Right of Way that is located at the southern border of Florida Inland Navigation District property, PCN # 343842000030000008. Thank you.

Sincerely,


Mark Crosley  
Executive Director

CERTIFICATION

DATE: November 3, 2020

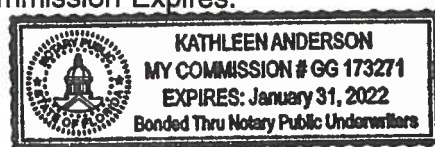
I have reviewed the abandonment petition filed by Lucido & Associates and all related documents, maps, aerials, etc., and I hereby certify that no property owner will be denied access to their property as a result of the abandonment of the property described on Exhibit "A" (Legal Description).



  
Name: Gregory S. Fleming, PSM  
Address: 617 NW Baker Road  
Stuart, FL 34994  
Title: Professional Land Surveyor  
NorthStar Geomatics Inc.

  
Notary Public

My Commission Expires:



NOTE: This form must be signed by either an Attorney, Title Company, Engineer or Surveyor.

## EXHIBIT A

### LEGAL DESCRIPTION

THAT CERTAIN 33 FOOT-WIDE RIGHT-OF-WAY LYING BETWEEN LOT 36 AND LOT 37, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID 33 FOOT-WIDE RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE, BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID LOT 37, BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 36.

CONTAINING 68,281.84 SQUARE FEET OR 1.57 ACRES MORE OR LESS.

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE HAVING A BEARING OF NORTH 21°37'14" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

\_\_\_\_\_  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

\_\_\_\_\_  
DATE

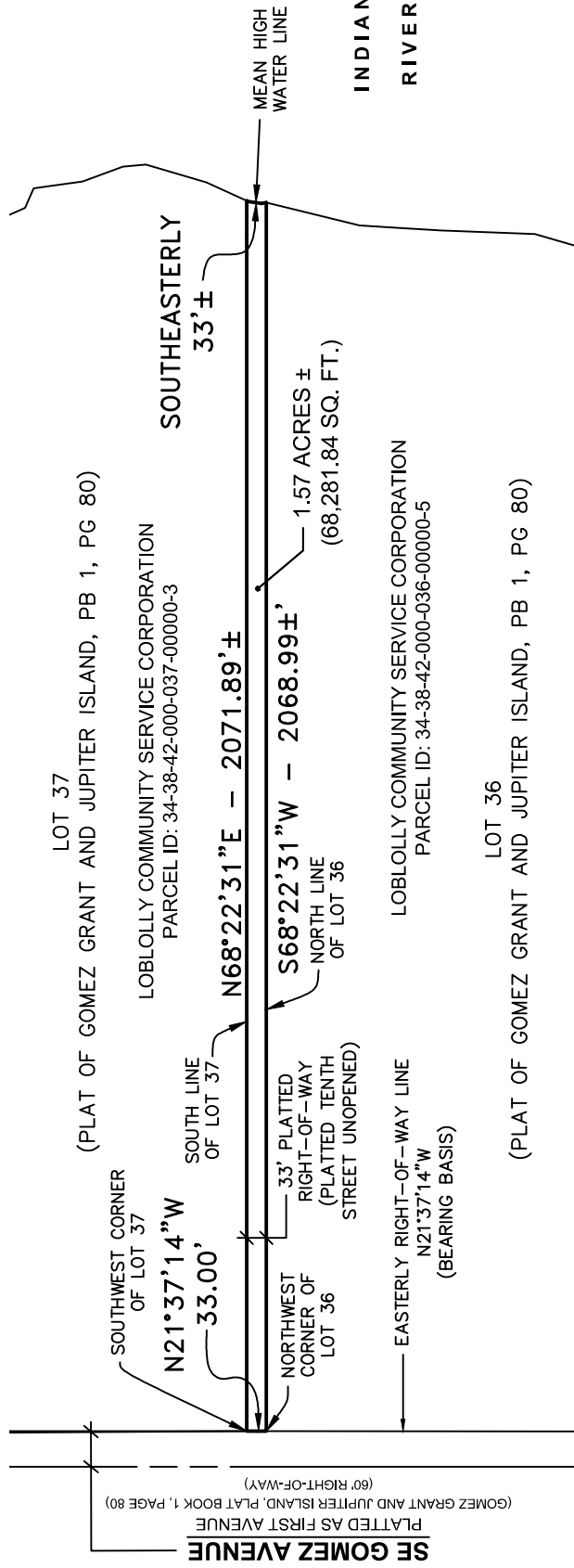


**NORTHSTAR  
GEOMATICS**

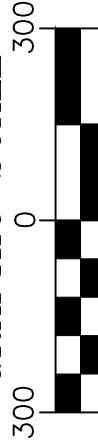
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION  
33 FOOT-WIDE RIGHT OF WAY  
LYING BETWEEN LOT 36 AND LOT 37  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 2  
PROJECT NO.  
20-046



# GRAPHIC SCALE



( IN FEET )

1 inch = 300 ft.

# LEGEND

PB = PLAT BOOK  
PG = PAGE  
SQ. FT. = SQUARE FEET



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SKETCH AND LEGAL DESCRIPTION  
33 FOOT-WIDE RIGHT OF WAY  
LYING BETWEEN LOT 36 AND LOT 37  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 2  
PROJECT NO.  
20-046

## EXHIBIT B

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 33, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 476, PAGE 2694 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND SAID PARCEL OF LAND CONTAINING ALL OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 692, PAGE 2327, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 33; THENCE NORTH 66°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 2417 FEET, MORE OR LESS TO THE WATERS OF THE INDIAN RIVER;

THENCE SOUTHEASTERLY, MEANDERING THE WATERS OF SAID INDIAN RIVER, 40 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTHERLY LINE OF LOT 63, PLAT NO. 2, LOBLOLLY BAY, A P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT OF INTERSECTION ALSO LYING ON A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33;

THENCE SOUTH 66°00'00" WEST, ALONG SAID LINE LYING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33, AND ALONG THE NORTH LINE OF SAID PLAT NO. 2, LOBLOLLY BAY, A P.U.D., AND ALONG THE NORTH LINE OF LOBLOLLY BAY, A P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,

AND ALONG THE NORTH LINE OF LOBLOLLY BAY, PLAT NO.5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 2381.61 FEET, MORE OR LESS, TO A POINT THAT IS 25.00 FEET EASTERLY OF THE EAST RIGHT OF WAY LINE OF SE GOMEZ AVENUE, SAID POINT ALSO LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE NORTH 24°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,608.38 SQUARE FEET OR 2.22 ACRES MORE OR LESS.



**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION  
40 FOOT WIDE ACCESS EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 8  
PROJECT NO.  
20-046

## **SURVEYOR'S NOTES**

1. BEARING BASIS IS THE EASTERLY RIGHT-OF-WAY LINE OF GOMEZ AVENUE HAVING A BEARING OF NORTH 24°00'00" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 8 SHEETS, WITH SHEETS 3 THROUGH 8 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

## **SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

\_\_\_\_\_  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

\_\_\_\_\_  
DATE



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SKETCH AND LEGAL DESCRIPTION  
40 FOOT WIDE ACCESS EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
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# LEGEND

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**GOMEZ AVENUE**  
PLATTED AS FIRST AVENUE  
(GOMEZ GRANT AND JUPITER ISLAND,  
PLAT BOOK 1, PAGE 80)  
(60' RIGHT-OF-WAY)

(BEARING BASIS)  
**N24°00'00"W**  
**65.00'**

**R=25.00'**  
**L=39.27'**  
**T=25.00'**  
**D=90°00'00"**

**POINT OF BEGINNING**  
NORTHWEST  
CORNER OF LOT 33

EASTERLY RIGHT OF WAY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-000000-8

NORTH LINE OF LOT 33

**N66°00'00"E - 2417'±**

LOT 34

LOT 33

(ORB 476, PG 2694)

(ORB 692, PG 2327)

**2.22 ACRES ±**  
(96,608.38 SQ. FT.)

**S66°00'00"W - 2381.61'**

40.00'

TRACT "B"  
LOBLOLLY BAY  
PLAT NO. 5  
(PB 12, PG 86)

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

SE LOBLOLLY BAY DRIVE  
50' PRIVATE STREET

LOBLOLLY BAY

A.P.U.D. - PB 1, PG 14

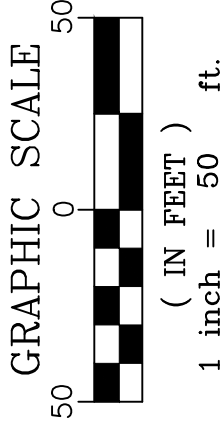
LOT 25

LOT 26

LOBLOLLY BAY A P.U.D.  
(PB 1, PG 14)

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00002-5

LOT 24



( IN FEET )

1 inch = 50 ft.

PLAT OF GOMEZ GRANT AND JUPITER  
ISLAND, PB 1, PG 80, PALM BEACH  
(NOW MARTIN) COUNTY

MATCH LINE "A" - SEE SHEET 4



617 NW BAKER ROAD  
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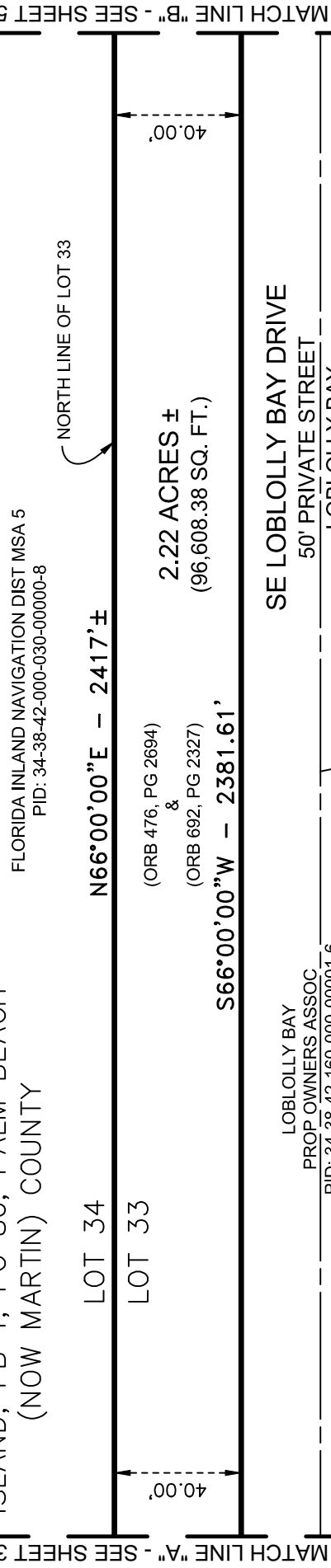
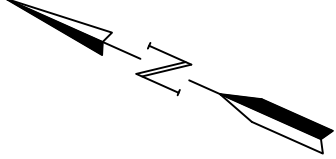
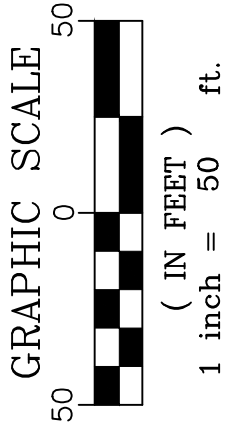
SKETCH AND LEGAL DESCRIPTION  
40' WIDE ACCESS EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
3  
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- SQ. FT. = SQUARE FEET

PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PB 1, PG 80, PALM BEACH (NOW MARTIN) COUNTY



SE LOBLOLLY BAY DRIVE  
50' PRIVATE STREET  
LOBLOLLY BAY  
A P.U.D. - PB 1, PG 14

SE SULLY'S LANDING  
(50' R/W LOBLOLLY BAY  
A P.U.D. - PB 1, PG 14)

LOT 26  
LOBLOLLY BAY A P.U.D.  
(PB 1, PG 14)

LOT 36  
LOBLOLLY BAY A P.U.D.  
(PB 1, PG 14)

PARCEL "G"



617 NW BAKER ROAD  
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MARTIN COUNTY, FLORIDA

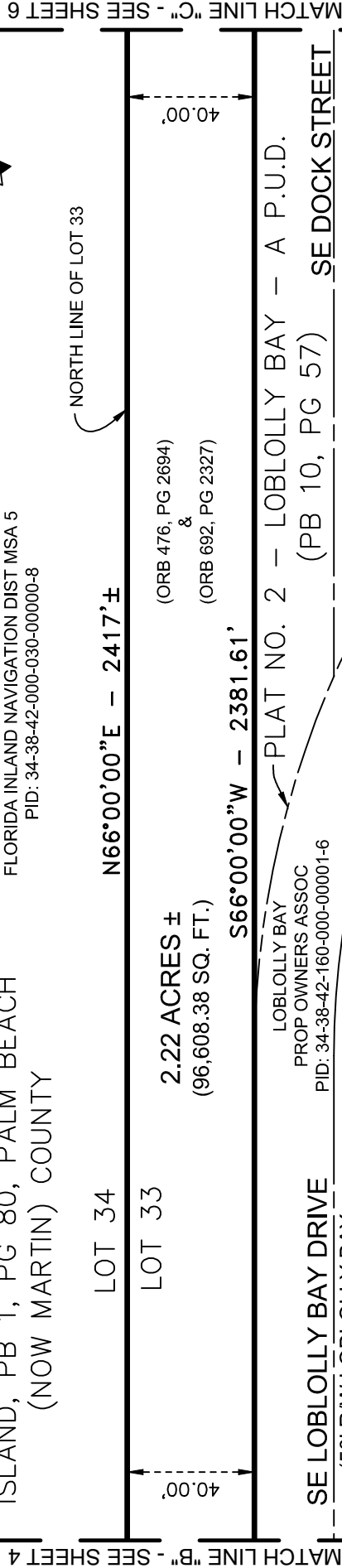
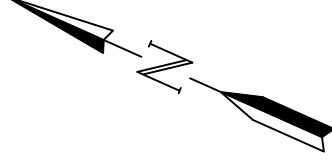
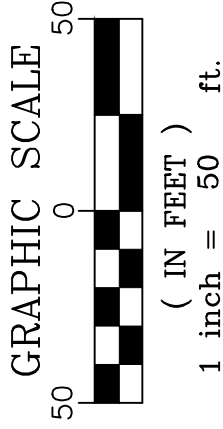
SHEET NO. 4 OF 8  
PROJECT NO. 20-046

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PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PB 1, PG 80, PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8



SE LOBLOLLY BAY DRIVE  
(50' RW LOBLOLLY BAY  
A P.U.D. - PB 1, PG 14)

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

PLAT NO. 2 - LOBLOLLY BAY - A P.U.D.  
(PB 10, PG 57)

SE DOCK STREET  
PRIVATE STREET

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-232-000-00001-0

"F"

PARCEL  
"G"

LOT 37

LOT 38

LOT 39

LOBLOLLY BAY A P.U.D.  
(PB 1, PG 14)

LOT 62

LOBLOLLY BAY  
A P.U.D.  
(PB 1, PG 14)



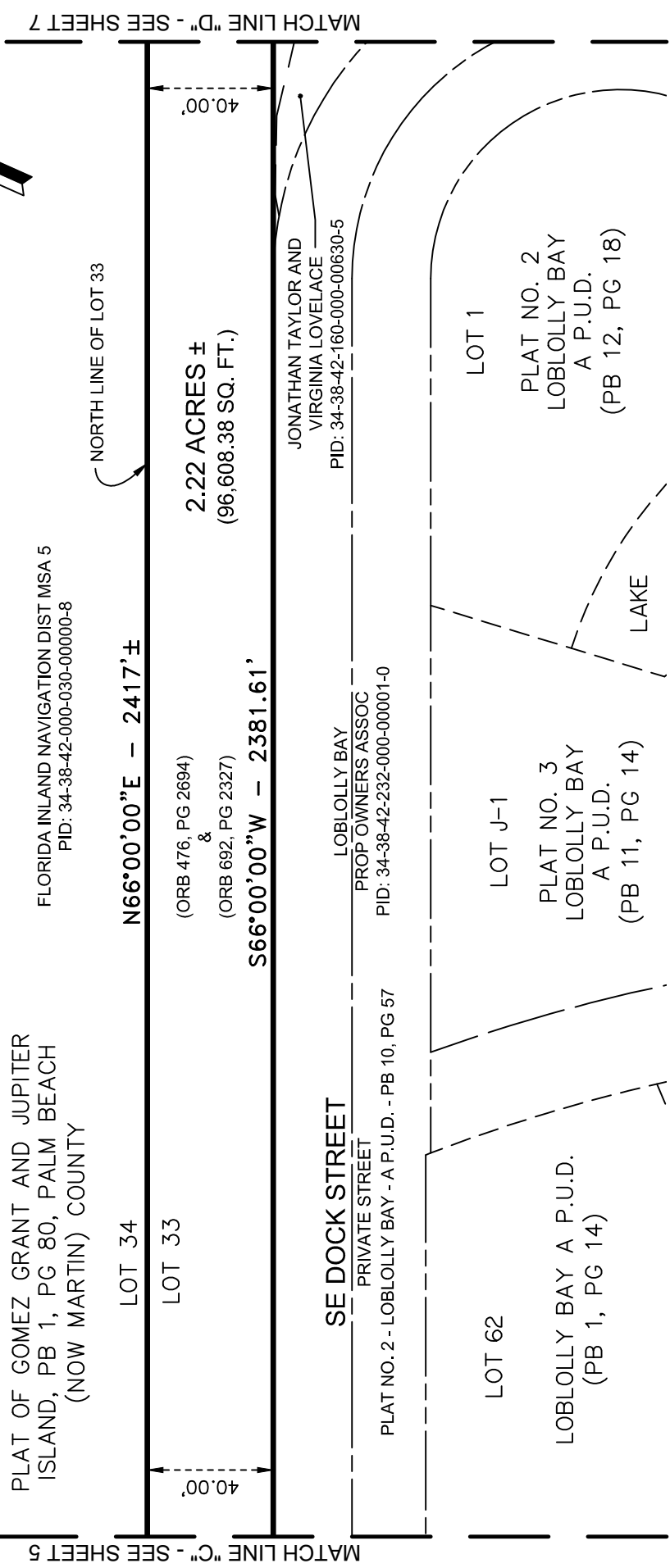
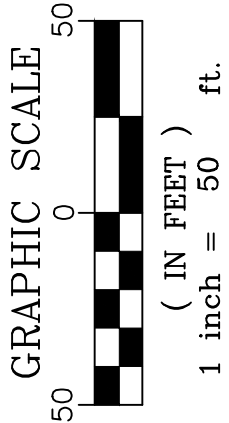
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

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40' WIDE ACCESS EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

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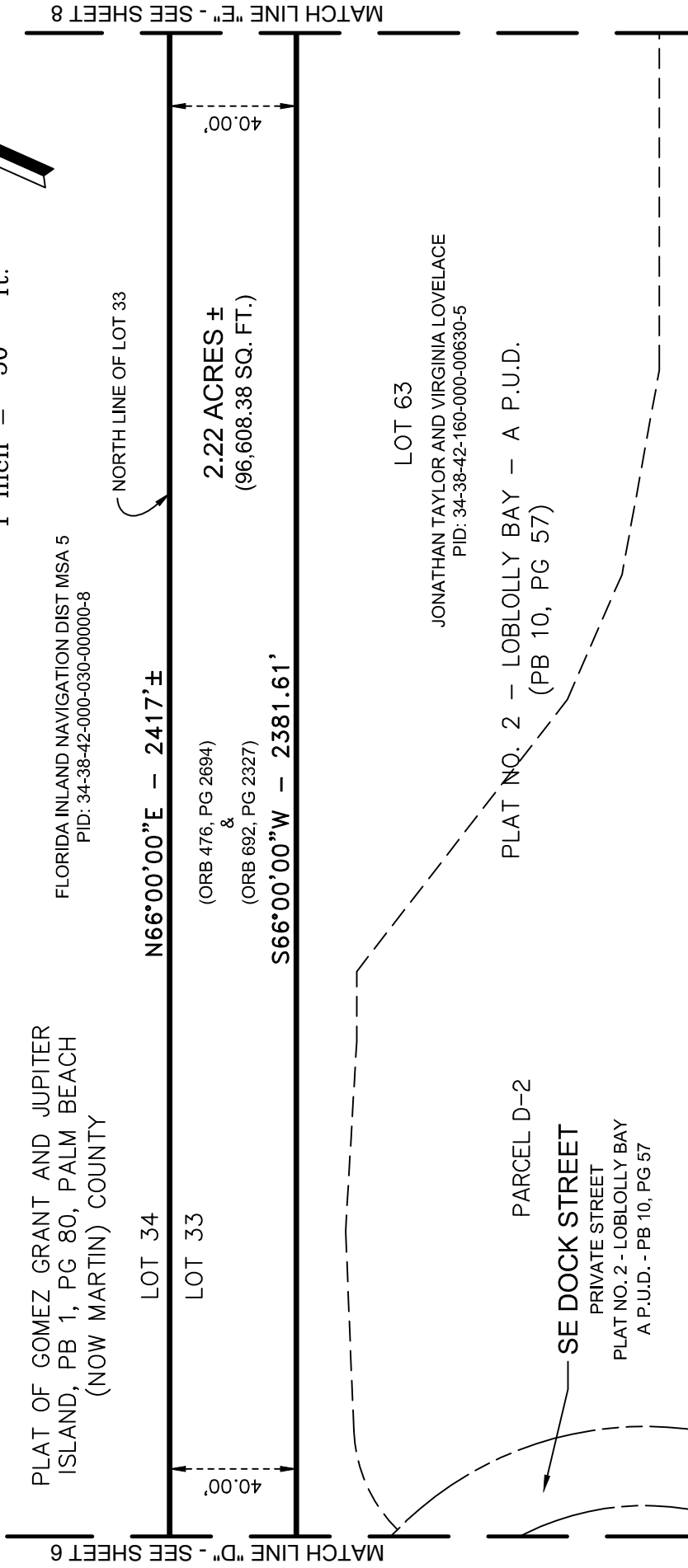
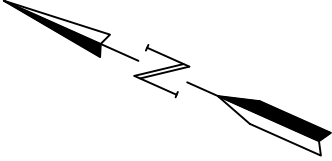
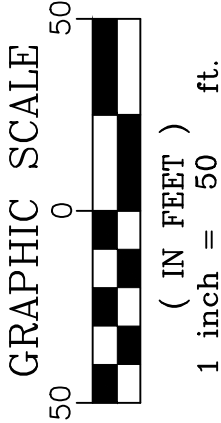
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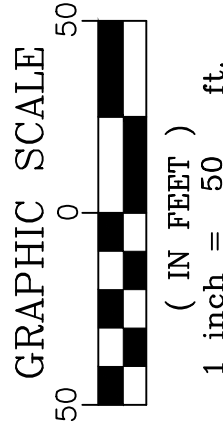
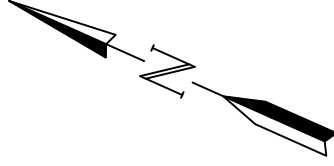
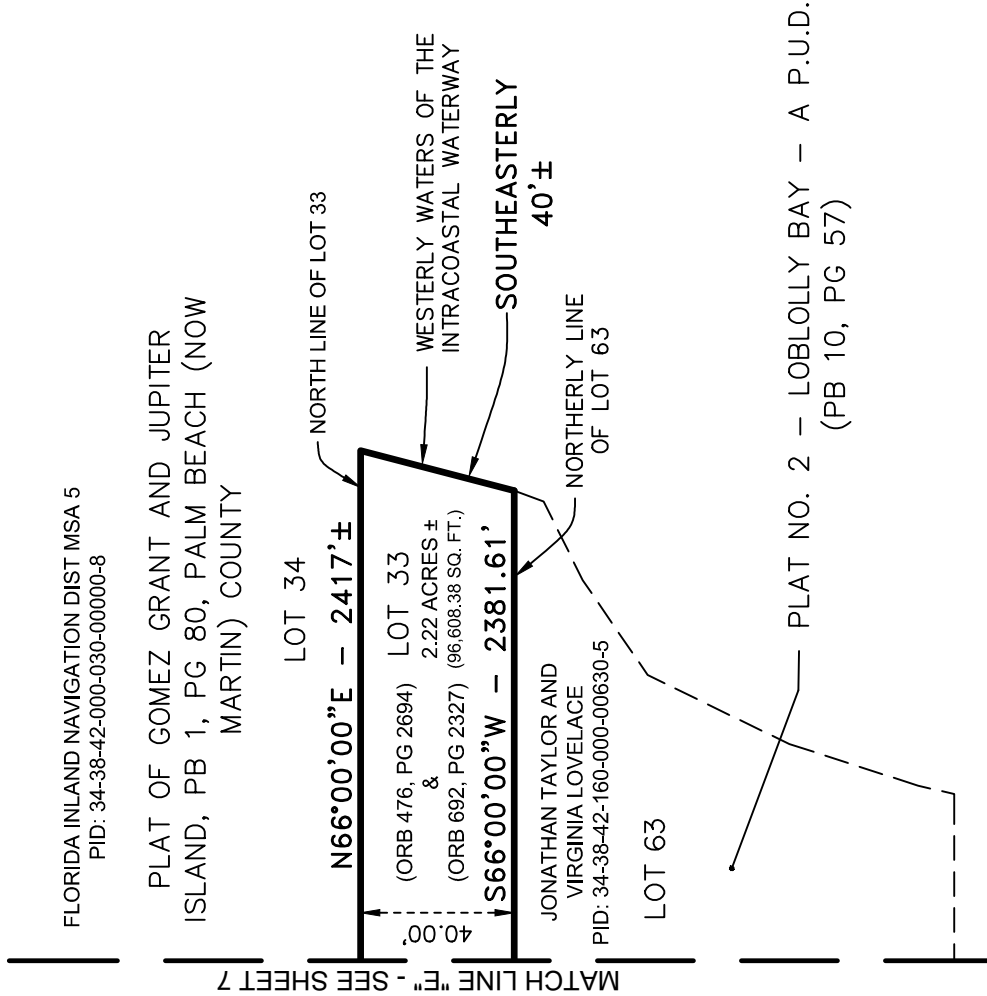
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MARTIN COUNTY, FLORIDA

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- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER
- P.U.D. = PLANNED URBAN DEVELOPMENT
- ORB = OFFICIAL RECORDS BOOK
- SQ. FT. = SQUARE FEET

INTRACOASTAL WATERWAY ( INDIAN RIVER )



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION  
40' WIDE ACCESS EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
8  
OF 8  
PROJECT NO.  
20-046

## EXHIBIT C

### LEGAL DESCRIPTION

THE SOUTH 132.20 FEET OF LOT 40, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 40.

CONTAINING 164,887.94 SQUARE FEET OR 3.79 ACRES MORE OR LESS.

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF LOT 40 HAVING A BEARING OF SOUTH 68°23'36" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

\_\_\_\_\_  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

\_\_\_\_\_  
DATE

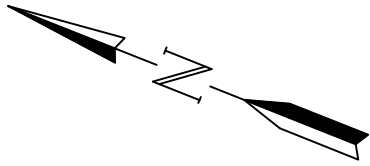


**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
3.79 ACRE DONATION PARCEL  
FOR  
LOBLOLLY COMMUNITY SERVICE CORP.  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 2  
PROJECT NO.  
19-022



SE GOMEZ AVENUE  
PLATTED AS FIRST AVENUE  
(GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80)  
(60' RIGHT-OF-WAY)

LOT 41  
(PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PB 1, PG 80)

LOT 40,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND,  
(PLAT BOOK 1, PAGE 80)

LOBLOLLY COMMUNITY SERVICE CORP  
PARCEL ID: 34-38-42-000-040-00010-5

N68°23'36"E - 1292.28'

LOBLOLLY COMMUNITY SERVICE CORP  
PARCEL ID: 34-38-42-000-040-00010-5  
3.79 ACRES ±  
(164,887.94 SQ. FT)

N21°36'35"W  
132.20'

N68°23'36"E - 1213.49'  
(BEARING BASIS)

SOUTH 132.20'  
OF LOT 40  
NORTHEASTERLY  
RIGHT-OF-WAY LINE

MARTIN COUNTY  
PARCEL ID: 34-38-42-000-037-00010-1

"GOMEZ PARK"

LOT 39

(PLAT OF GOMEZ GRANT AND JUPITER ISLAND,  
PLAT BOOK 1, PAGE 80)

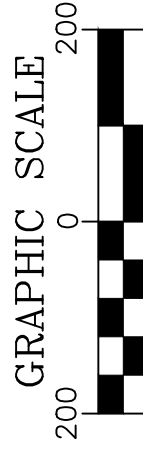
WATERS EDGE  
INTRACOASTAL  
WATERWAY  
(INDIAN RIVER)  
(PECK'S LAKE)  
SOUTHERLY LINE  
OF LOT 40

## LEGEND

PB = PLAT BOOK

PG = PAGE

SQ. FT. = SQUARE FEET



( IN FEET )  
1 inch = 200 ft.



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
3.79 ACRE DONATION PARCEL  
FOR  
LOBLOLLY COMMUNITY SERVICE CORP.  
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 2

PROJECT NO.

20-046



29 September 2020

Mr. Brent Hanlon  
LobLolly, Inc.  
7407 SE Hill Terr.  
Hobe Sound, FL 33455

**Subject: Phase I Environmental Site Assessment**  
**Subject Site: Approximate 3.79-Acre Property for**  
**Right-of-Way Donation to Martin County**  
**SE Gomez Avenue, Hobe Sound, Florida**

Dear Mr. Hanlon:

In accordance with your authorization of Geosyntec Consultant's (Geosyntec's) proposal dated 1 September 2020, Geosyntec has prepared the enclosed Phase I Environmental Site Assessment (ESA) report for LobLolly, Inc. (herein referred to as the "Client") for the approximately 3.79-acre portion of a larger parcel which is to be donated to Martin County. The parcel is located on SE Gomez Avenue in Hobe Sound, Florida ("Site"). Enclosed is an electronic copy of the report.

Should you have questions regarding this submittal or need additional information, please do not hesitate to contact us. We appreciate the opportunity to be of service to you.

Sincerely,



Jodi Beck  
Project Scientist



J. Chris Herin, P.G. (FL, KY, LA, TX, PA)  
Senior Principal

# APPENDICES

## APPENDIX A

SELECTED REVIEWED DOCUMENTS  
PROVIDED BY OWNER, SITE CONTACT(S),  
THE CLIENT, AND/OR OTHERS











## APPENDIX A-1

### MARTIN COUNTY PARCEL INFORMATION

# Martin County, FL

## Legend

### Roads

-  EXP
-  MAA; MAC; MIA; PKY
-  MIC
-  RES; RMP
-  Airport
-  Parcel Polygons
-  Subdivision
-  Red: Red
-  Green: Green
-  Blue: Blue

0 760 Feet

Date: 9/14/2020

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
Copyright: Copyright 2015



Martin County, Florida - Laurel Kelly, C.F.A

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
34-38-42-000-040-00010-5	48434	SE GOMEZ AVE, HOBE SOUND	\$0	9/12/2020

Owner Information

Owner(Current)	LOBLOLLY COMMUNITY SERVICE CORP			
Owner/Mail Address	7407 SE HILL TERR HOBE SOUND FL 33455			
Sale Date	10/31/2012			
Document Book/Page	<a href="#">2610 0223</a>			
Document No.	2359670			
Sale Price	78000			

Location/Description

Account #	48434	Map Page No.	GG-11
Tax District	9009	Legal Description	GOMEZ GRANT W OF RIVER, LOT 40 (LESS NLY 79.2')
Parcel Address	SE GOMEZ AVE, HOBE SOUND		
Acres	20.3700		
<b>NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.</b>			

Parcel Type

Use Code	9599 ComAssnNoValRivrlLakesCom
Neighborhood	36910 Common Areas - County Wide

Assessment Information

Market Land Value	
Market Improvement Value	
Market Total Value	\$0



## APPENDIX A-2

GEOSYNTEC REVIEWED DOCUMENTS  
OBTAINED FROM CLIENT AND  
GOVERNMENT SOURCES FOR THE SITE





( IN FEET )  
Intended display scale:  
1 inch = 20 feet

EXHIBIT FOR RIGHT OF WAY MARTIN COUNTY	
GOMEZ GRANT MARTIN COUNTY, FLORIDA	

DATE: 6/25/2020
SCALE: 1"=60'
FIELD BK.:
DRAWN BY: JHY
CHECKED BY: GSF

NO.	DATE	REVISIONS



**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD, STUART, FLORIDA 34994  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 20-046



## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTH 132.20 FEET OF LOT 40, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 40.


CONTAINING 3.79 ACRES MORE OR LESS.

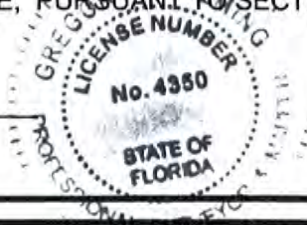
### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF LOT 40 HAVING A BEARING OF SOUTH 68°23'36" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

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GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350



7/27/20  
DATE

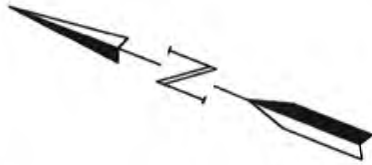


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SKETCH AND LEGAL DESCRIPTION OF  
3.79 ACRE DONATION PARCEL  
FOR  
LOBLOLLY COMMUNITY SERVICE CORP.  
MARTIN COUNTY, FLORIDA

SHEET NO.
<u>1</u>
OF <u>2</u>
PROJECT NO.
<u>19-022</u>



LOT 41  
(PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PB 1, PG 80)

LOT 40,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND,  
(PLAT BOOK 1, PAGE 80)

SE GOMEZ AVENUE  
(60' PLATTED RIGHT-OF-WAY)

N21°36'35"W  
132.20'

LOBLOLLY COMMUNITY SERVICE CORP  
PARCEL ID: 34-38-42-000-040-00010-5

N68°23'36"E - 1292.28'

LOBLOLLY COMMUNITY SERVICE CORP  
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3.79 ACRES ±

N68°23'36"E - 1213.49'  
(BEARING BASIS)

SOUTH 132.20'  
OF LOT 40

NORTHEASTERLY  
RIGHT-OF-WAY LINE

MARTIN COUNTY

PARCEL ID: 34-38-42-000-037-00010-1

"GOMEZ PARK"

LOT 39

(PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT  
BOOK 1, PAGE 80)

WATERS EDGE  
INTRACOASTAL  
WATERWAY  
(INDIAN RIVER)  
(PECK'S LAKE)



( IN FEET )  
1 inch = 200 ft.



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
3.79 ACRE DONATION PARCEL

FOR

LOBLOLLY COMMUNITY SERVICE CORP.  
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 2

PROJECT NO.

20-046

**AMERICAN LAND TITLE ASSOCIATION**  
**COMMITMENT FOR TITLE INSURANCE**

*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

**NOTICE**

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

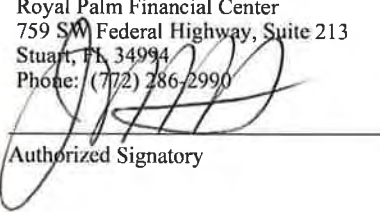
**COMMITMENT TO ISSUE  
POLICY**

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

Issued through the Office of  
Jane L. Cornett, Esq. - Agent #4555  
Becker & Poliakoff, P.A.  
Royal Palm Financial Center  
759 SW Federal Highway, Suite 213  
Stuart, FL 34994  
Phone: (772) 286-2990

  
\_\_\_\_\_  
Authorized Signatory



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President

Attest  Secretary



## Commitment Conditions

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I-Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule A

#### Transaction Identification Data for reference only:

<b>Commitment Number:</b> 920607	<b>Revision Number:</b> None	<b>Issuing Office File Number:</b> L18575-338987	<b>Issuing Office:</b> 455515
<b>Property Address:</b> Hobe Sound, FL 33455	<b>Loan ID Number:</b>	<b>ALTA Universal ID:</b> None	<b>Issuing Agent:</b> Becker & Poliakoff, P.A.

1. Commitment Date: **July 24, 2020 at 11:00 PM**

2. Policy to be Issued: Proposed Policy Amount:

OWNER'S: **ALTA Owner's Policy (06/17/06). (With Florida Modifications)** **\$100,000.00**

Proposed Insured: **Martin County, a Political Subdivision of the State of Florida**

MORTGAGEE:

Proposed Insured:

MORTGAGEE:

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE** (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
**Loblolly Community Service Corporation, a Florida not for profit corporation**

5. The Land is described as follows:  
**The South 132.20 feet of Lot 40, Gomez Grant and Jupiter Island, according to the Plat thereof as recorded in Plat Book 1, Page 80, Palm Beach (now Martin) County, Florida, as measured at right angles to the South line of said Lot 40.**

Old Republic National Title Insurance Company  
400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

  
AUTHORIZED SIGNATORY

Becker & Poliakoff, P.A.

455515

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

# ***OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY***

## ***AMERICAN LAND TITLE ASSOCIATION COMMITMENT***

### **Schedule B-I**

Issuing Office File Number: L18575-338987

### **Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - A. Warranty Deed from Loblolly Community Service Corporation, a Florida not for profit corporation, to the proposed insured purchaser(s).
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. Satisfactory evidence must be furnished establishing that Loblolly Community Service Corporation is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
7. Review articles of incorporation, bylaws, and governing documents to confirm the powers of the directors and officers and any procedure relating to the transaction to be insured.
8. Record resolution from the governing board consistent with the bylaws authorizing the transaction and specifying the officers who are to execute the instrument to be insured to be attached to the instrument to be insured.
9. Compliance with Sec. 617.1201 or 617.1202, F.S., from membership if the subject property constitutes all or substantially all of the assets of the corporate grantor.
10. Resolution of the Board of County Commissioners of Martin County, Florida, accepting the conveyance to be insured herein.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.



# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule B-II

Issuing Office File Number: L18575-338987

### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
  - a. General or special taxes and assessments required to be paid in the year **2020** and subsequent years.
  - b. Rights or claims of parties in possession not recorded in the Public Records.
  - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
  - d. Easements or claims of easements not recorded in the Public Records.
  - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Rights of the lessees under unrecorded leases.
6. All matters contained on the Plat of Gomez Grant and Jupiter Island, according to the Plat thereof as recorded in Plat Book 1, Page 80, Palm Beach (now Martin) County, Florida,
7. Restrictive Covenant Running with the Land recorded in O.R. Book 751, Page 2065, Public Records of Martin County, Florida.
8. Grant of Easement recorded in O.R. Book 1249, Page 1259, Public Records of Martin County, Florida.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

# ***OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY***

## ***AMERICAN LAND TITLE ASSOCIATION COMMITMENT***

### **Schedule B-II**

Issuing Office File Number: L18575-338987

9. Grant of Easement recorded in O.R. Book 2413, Page 2396, Public Records of Martin County, Florida.
10. Covenant Running with the Land recorded in O.R. Book 2621, Page 753, Public Records of Martin County, Florida.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.



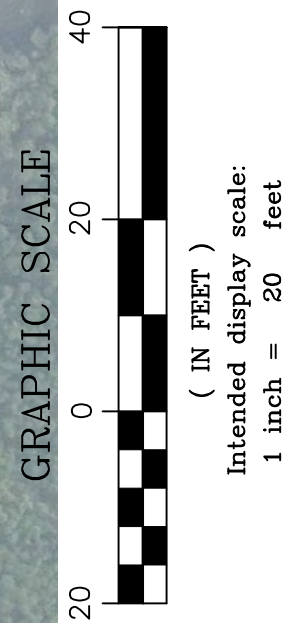


EXHIBIT FOR RIGHT OF WAY  
MARTIN COUNTY

GOMEZ GRANT  
MARTIN COUNTY, FLORIDA

SHEET NO. 1  
OF 1 SHEETS  
PROJECT NO.  
20-046

DATE: 6/25/2020  
SCALE: 1"=60'  
FIELD BK.:  
DRAWN BY: JHY  
CHECKED BY: GSF

NO.	DATE	REVISIONS



**NORTHSTAR**  
GEOMATICS

617 NW BAKER ROAD, STUART, FLORIDA 34994,  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217



MARSHA STILLER  
CLERK OF CIRCUIT COURT  
MARTIN CO., FL

RECORDED & VERIFIED  
BY D.C.

01339208

98 DEC 21 PM 3:30

Prepared by / Return to:  
JANE L. CORNETT, Esq.  
WACKEEN, CORNETT, GOOGE & ROSS, PA  
Post Office Box 66, Stuart, Florida, 34995

DOC-DEED # 120 MARSHA STILLER  
DOC-MTG # \_\_\_\_\_ MARTIN COUNTY  
DOC-ASM # \_\_\_\_\_ CLERK OF CIRCUIT COURT  
INT. TAX # \_\_\_\_\_ BY MS D.C.

Parcel Id Number: 34-38-42-160-000-0002-500; 34-38-42-160-000-00005-200;  
34-38-42-160-000-00003-400; 34-38-42-160-000-00005-200;  
34-38-42-160-000-00008-900; 34-38-42-160-000-00006-100;  
34-38-42-160-000-00007-000; 34-38-42-160-000-00004-300;  
34-38-42-160-000-00001-600

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 16th day of December, 1998, by LOBLOLLY BAY COMPANY, first party, whose mailing address is 4440 PGA Blvd., Suite 306, Palm Beach Gardens, FL 33410, to LOBLOLLY BAY PROPERTY OWNERS ASSOCIATION, INC., second party, whose mailing address is 8000 Little Harbour Drive, Hobe Sound, FL 33455:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida, to wit:

Loblolly Bay Recreation Area and Buffer Strip, Parcel A, less that part replatted in Plat 5, Loblolly Bay, a P.U.D., according to the map or plat thereof as recorded in P.U.D. Plat Book 1, Page 14, Public Records of Martin County, Florida, and

Parcel B, Loblolly Bay, a P.U.D., according to the map or plat thereof as recorded in P.U.D. Plat Book 1, Page 14, Public Records of Martin County, Florida; Less and Excepting as described in O.R. Book 693, Page 1550, and O.R. Book 920, Page 1404, and

Loblolly Bay Recreation Area, Parcel C, Loblolly Bay, a P.U.D., according to the map or plat thereof as recorded in Plat Book 1, Page 14, Public Records of Martin County, Florida, and

Parcel D, Loblolly Bay, a P.U.D., according to the map or plat thereof as recorded in P.U.D. Plat Book 1, Page 14, Public Records of Martin County, Florida; Less and Excepting as described in O.R. Book 693, Page 1550, and O.R. Book 920, Page 1404, and

Natural Area, Parcel D-3, Loblolly Bay, 2, a P.U.D., according to the map or plat thereof as recorded in Plat Book 10, Page 57, Public Records of Martin County, Florida, and

Loblolly Bay Recreation Area, Parcel F, Loblolly Bay, a P.U.D., according to the map

OR BK 1 3 5 8 PG 1 1 8 2

Loblolly Bay Recreation Area, Parcel F, Loblolly Bay, a P.U.D., according to the map or plat thereof as recorded in P.U.D. Plat Book 1, Page 14, Public Records of Martin County, Florida, and

Storm and Drainage Area Parcel G, Loblolly Bay, a P.U.D., according to the map or plat thereof as recorded in P.U.D. Plat Book 1, Page 14, Public Records of Martin County, Florida, and

Loblolly Bay Lake, Loblolly Bay, a P.U.D., according to the map or plat thereof as recorded in P.U.D., Plat Book 1, Page 14, Public Records of Martin County, Florida, and

All streets, roadways, right of ways and easements located in the P.U.D. known as Loblolly Bay, as previously dedicated in the Plats of Loblolly Bay, all recorded in the Public Records of Martin County, Florida.

SUBJECT to easements, restrictions and zoning ordinances of public record, and taxes for the current and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Signature

LOIS D. RINSONE  
Print name of witness

*[Signature]*  
Witness Signature

Julie Bessent  
Print name of witness

LOBLOLLY BAY COMPANY,  
a Florida Corporation

By: *[Signature]*  
JOHN MABIE, President

( CORPORATE SEAL)



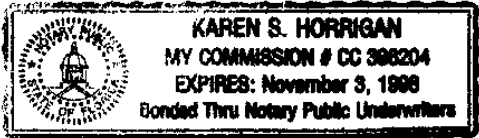
JLC:LOBLOLLY.POA/DEED.QC:CAR

OR BK 1 3 5 8 PG 1 1 8 3

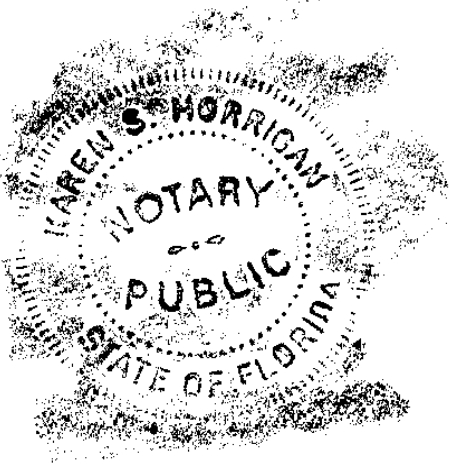
STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 1998, by JOHN MABIE, President of LOBLOLLY BAY COMPANY.

*Karen S. Horrigan*  
NOTARY PUBLIC



☒ Personally Known To Me OR  
☐ Produced Identification [Type of Identification Produced \_\_\_\_\_]



Copy Copy Copy

JLC: LOBLOLLY . POA/DEED . QC: CAR

INSTR # 2359670  
OR BK 2610 PG 223  
(3 Pgs)  
RECORDED 11/01/2012 02:30:34 PM  
MARSHA EWING  
MARTIN COUNTY CLERK  
DEED DOC TAX \$546.00

Prepared by and return to:

Robert S. Kramer, Esq.  
Kramer, Sopko & Levenstein, P.A.  
2300 SE Monterey Road Suite 100  
Stuart, FL 34996  
772-288-0048  
File Number: 5294.26  
Will Call No.: 80

Parcel Identification No. 34-38-42-000-040-00010-50000  
34-38-42-000-037-00000.30000

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 31st day of October, 2012 between JS CAPITAL MANAGEMENT, INC., a Florida corporation whose post office address is 851 SE Monterey Commons Blvd., Stuart, FL 34996 of the County of Martin, State of Florida, grantor\*, and LOBLOLLY COMMUNITY SERVICE CORPORATION, a Florida non-profit corporation whose post office address is 7407 SE Hill Terrace, Hobe Sound, FL 33455 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 successors and assigns, the following described land, situate, lying and being in Martin County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

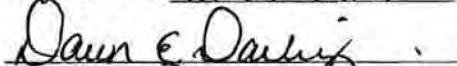
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "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:

  
Witness Name: R.S. Kramer

  
Witness Name: Dawn E. Dally

JS CAPITAL MANAGEMENT, INC., a Florida corporation

By:   
William C. Fowler, President

(Corporate Seal)

DoubleTime®

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 2012 by William C. Fowler, President of JS CAPITAL MANAGEMENT, INC., a Florida corporation, on behalf of the corporation. He [X] is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Dawn E. Dailey  
Notary Public

Printed Name: Dawn E. Dailey

My Commission Expires: 6/26/14



## **EXHIBIT A**

### **Legal Description**

#### **Parcel 1**

Lot 37, less the North 10 acres thereof, Gomez Grant, West of Indian River, according to the Plat thereof, recorded in Plat Book 1, Page 80, of the Public Records of Palm Beach (now Martin) County, Florida.

#### **Parcel 2**

The South 1/2 of Lot 40, GOMEZ GRANT West of Indian River, according to the plat thereof, recorded in Plat Book 1, Page 80 of the Public Records of Palm Beach (now Martin) County, Florida.

Together with the South 250.80 feet of the North half of Lot 40, bounded on the East by the mean high water line of the "Gomez Grant and Jupiter Island" according to the plat thereof, as recorded in Plat Book 1 at Page 80 in the Public Records of Palm Beach (now Martin) County, Florida.



Recorded in Martin County, FL 3/30/2020 12:54 PM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$27.00 Deed Tax: \$10,332.00  
 CFN#2807588 BK 3120 PG 1418 PAGE 1 of 3

Prepared by and return to:

Robert S. Kramer, Esq.  
 Kramer, Sopko & Copeland, P.A.  
 411 SE Osceola Street Suite 200  
 Stuart, FL 34994  
 772-288-0048  
 File Number: 100095.01  
 Will Call No.: 80

Parcel Identification No. 34-38-42-000-136-00000-5

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 23rd day of March, 2020 between Gomez Grant LLC, a Florida limited liability company whose post office address is 12798 Kedelston Circle, Fort Myers, FL 33912 of the County of Lee, State of Florida, grantor\*, and Loblolly Community Service Corporation, a Florida not for profit corporation whose post office address is 7407 SE Hill Terrace, Hobe Sound, FL 33455 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:

Lot 36 of GOMEZ GRANT (West of Indian River), according to the Plat thereof as recorded in the Public Records of Miami-Dade County, Florida, in Plat Book "A", Page 17, copy of which is duly recorded in the Public Records of Palm Beach (now Martin) County, Florida in Plat Book 1, Page 80.

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.

\* "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

DoubleTime®

CFN#2807588 BK 3120 PG 1419 PAGE 2 of 3

Signed, sealed and delivered in our presence:

[Signature]  
 Witness Name: Ignatious Skalmusky

Witness Name: Jose Ruiz Gomez

State of Florida

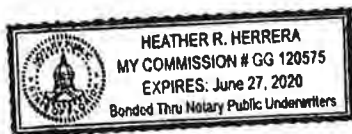
County of Lee

Gomez Grant LLC, a Florida limited liability company

By: Karen L. Krupp, Manager  
 Karen L. Krupp, Manager

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of March, 2020 by Karen L. Krupp, Manager of Gomez Grant LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]  
 Notary Public

Printed Name: Heather R. Herrera

My Commission Expires: June 27, 2020

CFN#2807588 BK 3120 PG 1420 PAGE 3 of 3

Signed, sealed and delivered in our presence:

Steven E Clark  
 Witness Name: STEVEN E CLARK  
Darlene C Charles  
 Witness Name: DARLENE C CHARLES

Gomez Grant LLC, a Florida limited liability company

By: Florence Gans, Manager  
 Florence Gans, Manager

State of North Carolina

County of Wake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of March, 2020 by Florence Gans, Manager of Gomez Grant LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Steven E ClarkMy Commission Expires: 6-13-2024



**Recorded in Martin County, FL 4/17/2019 1:32 PM**  
**Carolyn Timmann, Clerk of the Circuit Court & Comptroller**  
**Rec Fees: \$35.50Deed Tax: \$11,900.00**  
**CFN#2749599 BK 3053 PG 350 PAGE 1 of 4**

Prepared by and return to:  
**Robert S. Kramer, Esq.**  
**Kramer, Sopko & Copeland, P.A.**  
**411 SE Osceola Street Suite 200**  
**Stuart, FL 34994**  
**772-288-0048**  
File Number: **112636.04**  
Will Call No.:

Parcel Identification No. **34-38-42-160-000-00630-5**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**Warranty Deed**  
(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this **16th** day of **April, 2019** between **Gary C. Stephans and Linda J. Stephans, husband and wife** whose post office address is **6789 SE Morning Dove Way, Hobe Sound, FL 33455** of the County of **Martin**, State of **Florida**, grantor\*, and **Jonathan Taylor and Virginia Lovelace, husband and wife** whose post office address is **Box 317, Niagara on the Lake, ON LOS 1J0, Canada** of the County of , State of **Ontario**, 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:

**Lot 63, Plat No. 2, Loblolly Bay, a P.U.D., according to the map or plat thereof as recorded in Plat Book 10, Page 57, Public Records of Martin County, Florida.**

**Subject to taxes for 2019 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.

\* "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.

[SIGNATURE PAGES FOLLOW]

Signed, sealed and delivered in our presence:

Stephanie A. Boyer  
Witness Name: Stephanie A. Boyer

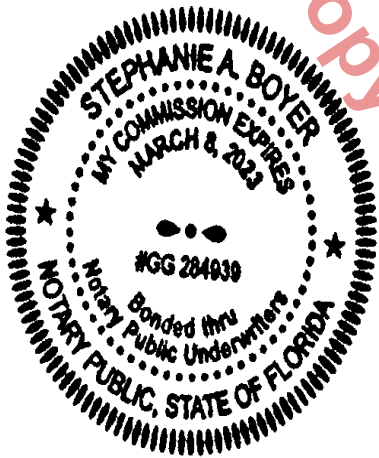
Gary C. Stephans (Seal)  
Gary C. Stephans

Dawn E. Dailley  
Witness Name: Dawn E. Dailley

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2019 by Gary C. Stephans, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Stephanie A. Boyer  
Notary Public

Printed Name: Stephanie A. Boyer

My Commission Expires: 03/08/2023

Kendall Taylor  
Witness Name: Kendall Taylor

Nicole Stern  
Witness Name: Nicole Stern

Linda J. Stephens (Seal)  
Linda J. Stephens

State of Tennessee  
County of Davidson

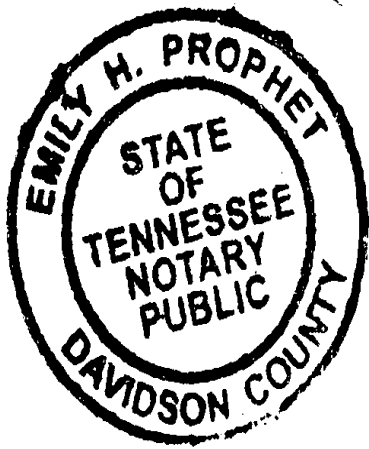
The foregoing instrument was acknowledged before me this 11 day of April, 2019 by Linda J. Stephens, who ☐ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

Emily H. Prophet  
Notary Public

Printed Name: Emily H. Prophet

My Commission Expires: 8-20-2019



Copy Copy Copy



## PROPERTY OWNERS' ASSOCIATION CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY that **Jonathan Taylor and Virginia Lovelace**  
have been approved by LOBLOLLY BAY PROPERTY OWNERS' ASSOCIATION, INCORPORATED, as  
Purchasers of the following described property in Martin County, Florida.


- (a) Lot 63, LOBLOLLY BAY, a P.U.D., recorded in P.U.D. Plat Book 1, Page 14, Public Records of Martin County, Florida.
- (b) Condominium Unit      of LOBLOLLY BAY RESIDENTIAL CONDOMINIUM ASSOCIATION, INCORPORATED, according to the Declaration of Condominium thereof recorded in O.R. Book 545, Page 2095, et seq., Public Records of Martin County, Florida, together with the share in the Common Elements appertaining thereto as provided in said Declaration of Condominium.
- (c) Condominium Unit                     , SEAWATCH at LOBLOLLY BAY, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in O.R. Book 787, Page 840, et seq., Public Records of Martin County, Florida, together with the share in the Common Elements appertaining thereto as provided in said Declaration of Condominium.

Such approval has been given pursuant to the provisions of the LOBLOLLY BAY DECLARATION OF PROTECTIVE COVENANTS recorded in O.R. Book 499, Page 303, et seq., and the Articles of Incorporation and Bylaws of Loblolly Bay Property Owners' Association, Incorporated.

DATED this 15th day of March, 2019.

WITNESSES:

WITNESSES.

(1)   
Printed Name: Elizabeth Langer

(2) Yvonne Bartron  
Printed Name Yvonne Bartron

**LOBLOLLY BAY PROPERTY OWNERS'  
ASSOCIATION, INCORPORATED**

BY: Valerie Forese  
Printed Name: Valerie Forese

Title: Community Associations Manager

(CORPORATE SEAL)

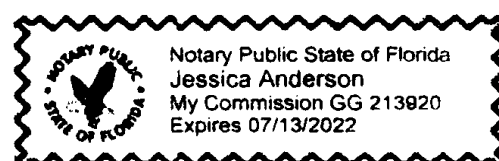
STATE OF FLORIDA )

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 15th day of March, 2019, by Valerie Forese, as Community Associations Manager of LOBLOLLY BAY PROPERTY OWNERS' ASSOCIATION, INCORPORATED, a Florida corporation, on behalf of the corporation. He is personally known to me.

Notary Signature: Jessica Anderson  
Printed Name: Jessica anderson

(Notary Public Seal):







October 13, 2020

James P. Virga, Manager  
Operations, Planning & Design  
AT&T Florida  
3300 Okeechobee Road  
Fort Pierce, FL 34947

RE: Petition to Abandon Right-of-Way, Martin County, Florida  
(Our Ref. #20-005)

Dear Mr. Virga:

Please consider this letter my request for a Letter of No Objection to the abandonment of the right-of-way described in the attached legal description and sketch. This right-of-way is located in the unincorporated area of Martin County.

Your signature and return of the duplicate copy of this correspondence will be considered your letter of no objection to the proposed abandonment.

If you have any questions or if I may be of further assistance, please call me at the number below.  
Thank you for your assistance in this matter.

Sincerely,

Doug Fitzwater  
Senior Project Manager

Enclosure: Sketch and legal description of property

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE  
PROPOSED ABANDONMENT.

AT&T FLORIDA

By: James P Virga

Print Name & Title: Manager ATO Wireline C&E

# ROW Abandonment

132' ROW to be  
Dedicated

33' ROW to be  
Abandoned

40' ROW to be  
Abandoned

0 1,600 Feet

Date: 10/12/2020

This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is," without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
Copyright: Copyright: 2015



## EXHIBIT A

### LEGAL DESCRIPTION

A 33.00-FOOT WIDE RIGHT-OF-WAY PLATTED AS TENTH STREET (NOW UNOPEN) LYING BETWEEN LOT 36 AND LOT 37, PLAT OF GOMEZ GRANT AND JUPITER ISLAND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 80 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID LOT 37 AND ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF SE GOMEZ AVENUE; THENCE NORTH 68°22'31" EAST, ALONG THE SOUTH LINE OF SAID LOT 37, A DISTANCE OF 2017.89' MORE OR LESS TO THE WATERS EDGE OF PECK'S LAKE; THENCE MEANDER THE WATERS EDGE OF SAID PECK'S LAKE, SOUTHEASTERLY, A DISTANCE OF 33.00 FEET MORE OR LESS TO A POINT AT THE INTERSECTION OF THE NORTH LINE OF AFORESAID LOT 36, SAID NORTH LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE OF SAID LOT 37; THENCE SOUTH 68°22'31" SOUTH, ALONG SAID NORTH LINE, A DISTANCE OF 2068.99 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE NORTH 21°37'14" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.57 ACRES MORE OR LESS.

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE HAVING A BEARING OF NORTH 21°37'14" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

\_\_\_\_\_  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

\_\_\_\_\_  
DATE



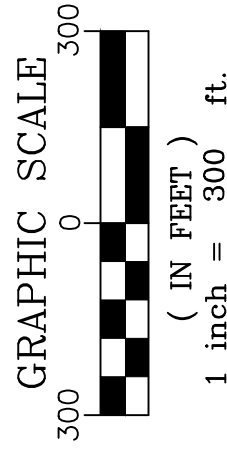
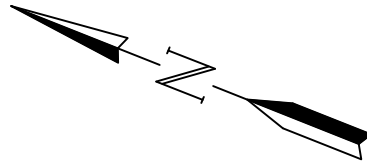
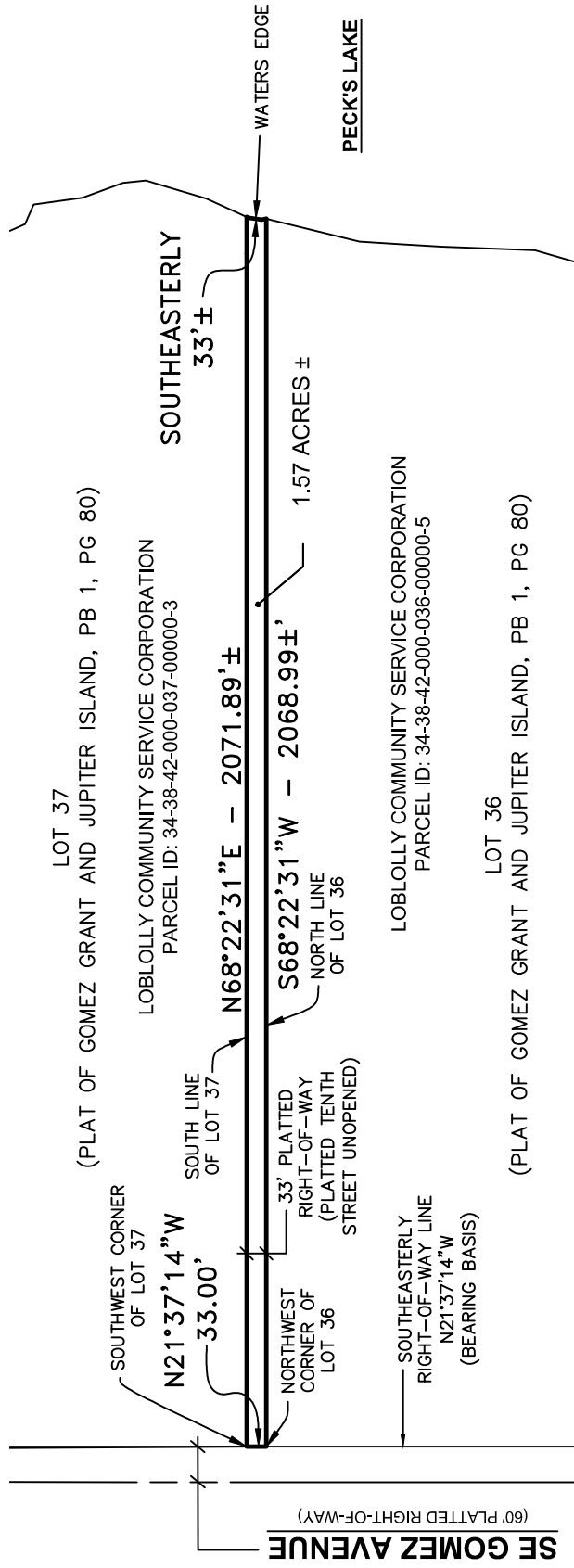
**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
ABANDONMENT OF 33' PLATTED RIGHT-OF-WAY  
FOR  
MARTIN COUNTY  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 2  
PROJECT NO.  
20-046





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(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
ABANDONMENT OF 33' PLATTED RIGHT-OF-WAY  
FOR  
MARTIN COUNTY  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 2  
PROJECT NO.  
20-046

## EXHIBIT A

### LEGAL DESCRIPTION

A 40-FOOT WIDE STRIP OF LAND LYING IN LOT 33 PLAT OF GOMEZ, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 61, PALM BEACH (NOW MARTIN) COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 33 BEING ALSO A POINT ON THE EASTERLY LINE OF SE GOMEZ AVENUE; THENCE NORTH  $66^{\circ}00'00''$  EAST, ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 2417' MORE OR LESS TO THE INTERSECTION WITH THE WESTERLY WATERS OF THE INTRACOASTAL WATERWAY (INDIAN RIVER); THENCE SOUTHEASTERLY, MEANDERING THE WESTERLY WATERS EDGE OF SAID INTRACOASTAL WATERWAY, 40 FEET MORE OR LESS TO A POINT BEING THE NORTHEASTERLY CORNER OF LOT 63, PLAT NO. 2, LOBLOLLY BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT ALSO LIES 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33; THENCE SOUTH  $66^{\circ}00'00''$  WEST, ALONG THE NORTHERLY LINES OF SAID PLAT NO. 2 LOBLOLLY BAY; THE PLAT OF LOBLOLLY BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE PLAT OF LOBLOLLY BAY PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 86, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 2381.61 FEET TO A POINT THAT IS 25.00 FEET EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , A DISTANCE OF 39.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE NORTH  $24^{\circ}00'00''$  WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.22 ACRES MORE OR LESS.

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY) HAVING A BEARING OF NORTH  $22^{\circ}42'31''$  EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 8 SHEETS, WITH SHEETS 3 AND 8 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

DATE



**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

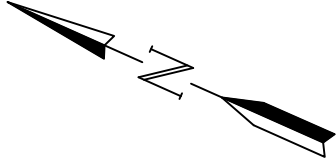
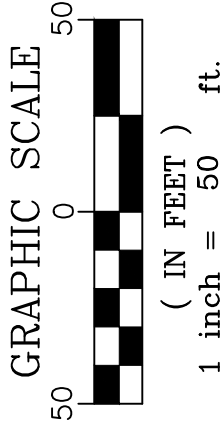
SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 8  
PROJECT NO.  
20-046

# LEGEND

- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER

**GOMEZ AVENUE**  
(60' PLATTED RIGHT-OF-WAY)



EASTERLY RIGHT OF WAY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

**POINT OF BEGINNING**  
NORTHWEST CORNER OF LOT 33

NORTH LINE OF LOT 33

N66°00'00"E - 2417'±

LOT 34

N24°00'00"W  
65.00'

R=25.00'  
D=90°00'00"  
L=39.27'  
T=25.00'

LOT 33

S66°00'00"W - 2381.61'

40.00'

TRACT "B"  
LOBLOLLY BAY  
PLAT NO. 5  
(PB 12, PG 86)

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

SE LOBLOLLY BAY DRIVE  
50' PRIVATE STREET  
LOBLOLLY BAY  
A PUD - PB 1, PG 14

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00002-5

PARCEL A  
LOBLOLLY BAY A P.U.D.  
(PB 1, PG 14)

LOT 24

LOT 25

LOT 26

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

MATCH LINE "A" - SEE SHEET 4



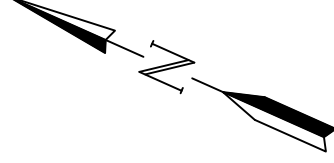
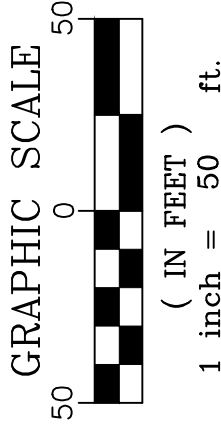
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
3  
OF 8  
PROJECT NO.  
20-046

# LEGEND

- PB = PLAT BOOK
- PG = PAGE
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- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "B" - SEE SHEET 5

MATCH LINE "A" - SEE SHEET 3

LOT 34

LOT 33

N66°00'00"E - 2417'±

S66°00'00"W - 2381.61'

40.00'

40.00'

NORTH LINE OF LOT 33

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

SE LOBLOLLY BAY DRIVE  
50' PRIVATE STREET  
LOBLOLLY BAY  
A PUD - PB 1, PG 14

LOT 26

LOT 27

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

SE SULLY'S LANDING  
(50' R/W LOBLOLLY BAY  
A PUD - PB 1, PG 14)

LOT 36

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

"F"

PARCEL  
"G"



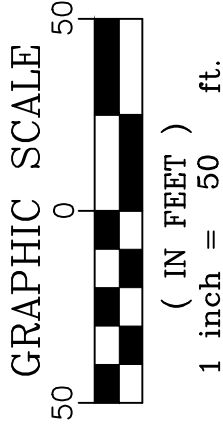
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
4  
OF 8  
PROJECT NO.  
20-046

# LEGEND

- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER

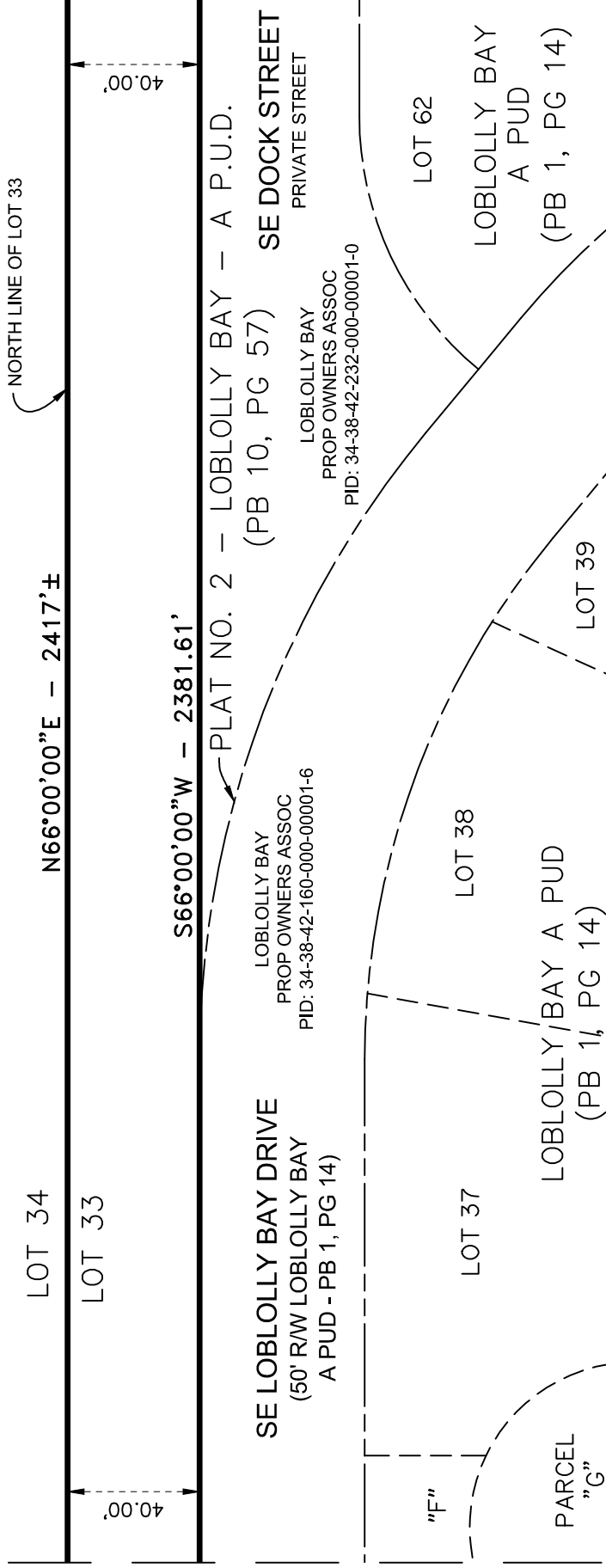


PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "B" - SEE SHEET 4

MATCH LINE "C" - SEE SHEET 6



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

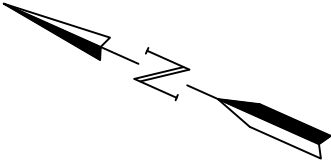
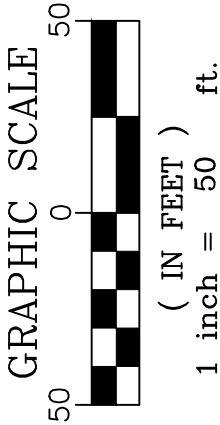
SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
5  
OF 8  
PROJECT NO.  
20-046



LEGEND

- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "C" - SEE SHEET 5

MATCH LINE "D" - SEE SHEET 7

LOT 34

N66°00'00"E - 2417'±

LOT 33

40.00'

40.00'

NORTH LINE OF LOT 33

S66°00'00"W - 2381.61'

SE DOCK STREET

PRIVATE STREET

PLAT NO. 2 - LOBLOLLY BAY - A PUD - PB 10, PG 57

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-232-000-00001-0

LOT 62

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

LOT J-1

PLAT NO. 3  
LOBLOLLY BAY  
A P.U.D.  
(PB 11, PG 14)

PARCEL D-1  
PLAT NO. 2  
LOBLOLLY BAY  
A P.U.D.  
(PB 10, PG 57)

LAKE



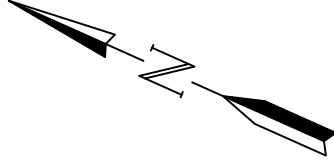
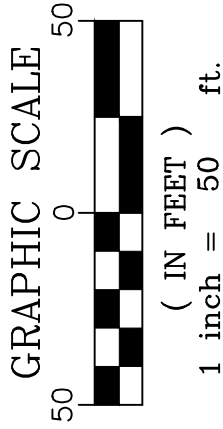
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
6  
OF 8  
PROJECT NO.  
20-046

# LEGEND

- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "D" - SEE SHEET 6

MATCH LINE "E" - SEE SHEET 8

LOT 34

N66°00'00"E - 2417'±

LOT 33

40.00'

40.00'

S66°00'00"W - 2381.61'

LOT 63

JONATHAN TAYLOR AND VIRGINIA LOVELACE  
PID: 34-38-42-160-000-00630-5

PLAT NO. 2 - LOBLOLLY BAY - A P.U.D.  
(PB 10, PG 57)

PARCEL D-2

SE DOCK STREET

PRIVATE STREET

PLAT NO. 2 - LOBLOLLY BAY  
A PUD - PB 10, PG 57



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.

7

OF 8

PROJECT NO.

20-046

# LEGEND

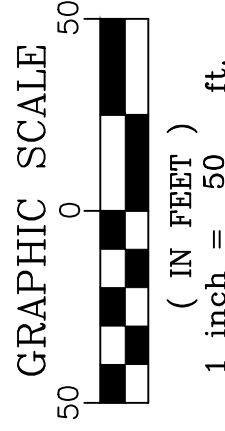
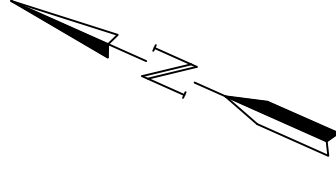
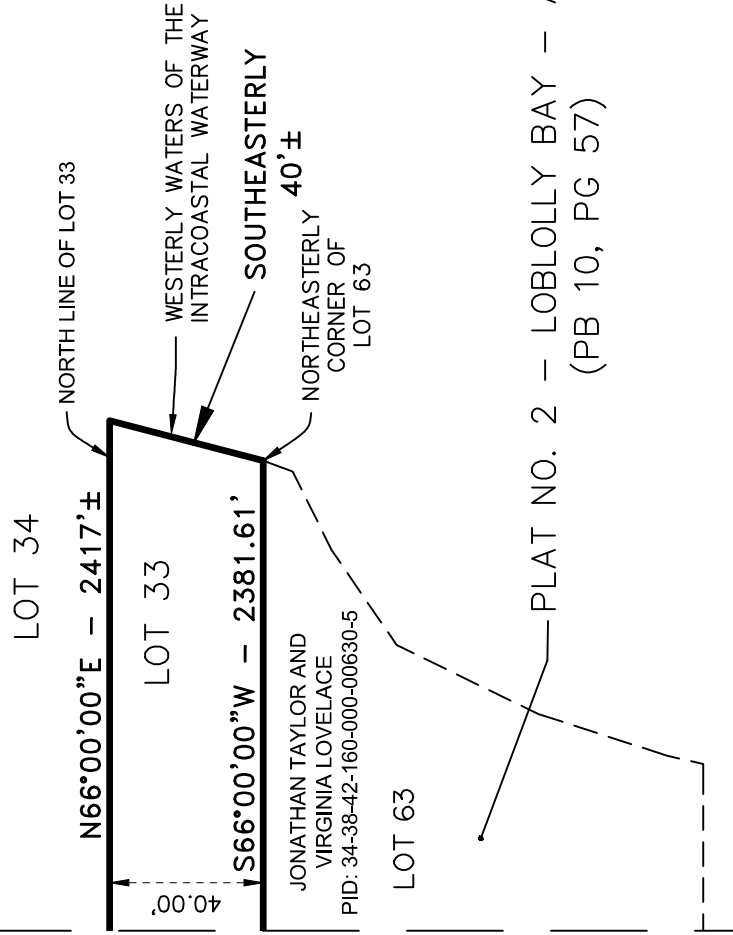
- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER

## INTRACOASTAL WATERWAY ( INDIAN RIVER )

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

MATCH LINE "E" - SEE SHEET 7



617 NW BAKER ROAD  
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
8  
OF 8  
PROJECT NO.  
20-046

## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTH 132.20 FEET OF LOT 40, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 40.


CONTAINING 3.79 ACRES MORE OR LESS.

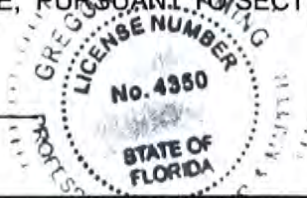
### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF LOT 40 HAVING A BEARING OF SOUTH 68°23'36" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350



7/27/20  
DATE

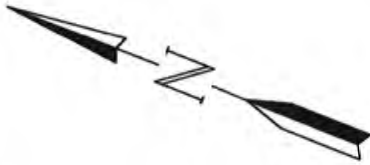


**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
3.79 ACRE DONATION PARCEL  
FOR  
LOBLOLLY COMMUNITY SERVICE CORP.  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 2  
PROJECT NO.  
19-022



LOT 41  
(PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PB 1, PG 80)

LOT 40,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND,  
(PLAT BOOK 1, PAGE 80)

SE GOMEZ AVENUE  
(60' PLATTED RIGHT-OF-WAY)

N21°36'35"W  
132.20'

LOBLOLLY COMMUNITY SERVICE CORP  
PARCEL ID: 34-38-42-000-040-00010-5

N68°23'36"E - 1292.28'

LOBLOLLY COMMUNITY SERVICE CORP  
PARCEL ID: 34-38-42-000-040-00010-5

3.79 ACRES ±

N68°23'36"E - 1213.49'  
(BEARING BASIS)

SOUTH 132.20'  
OF LOT 40

NORTHEASTERLY  
RIGHT-OF-WAY LINE

MARTIN COUNTY

PARCEL ID: 34-38-42-000-037-00010-1

"GOMEZ PARK"

LOT 39

(PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT  
BOOK 1, PAGE 80)

WATERS EDGE  
INTRACOASTAL  
WATERWAY  
(INDIAN RIVER)  
(PECK'S LAKE)



( IN FEET )  
1 inch = 200 ft.



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
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SKETCH AND LEGAL DESCRIPTION OF  
3.79 ACRE DONATION PARCEL  
FOR

LOBLOLLY COMMUNITY SERVICE CORP.  
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 2

PROJECT NO.

20-046





October 13, 2020

Tim Korndoerfer  
Comcast  
1495 NW Britt Road  
Stuart, FL 34994

RE: Petition to Abandon Right-of-Way, Martin County, Florida  
(Our Ref. #20-005)

Dear Mr. Korndoerfer:

Please consider this letter my request for a Letter of No Objection to the abandonment of the right-of-way described in the attached legal description and sketch. This right-of-way is located in the unincorporated area of Martin County.

Your signature and return of the duplicate copy of this correspondence will be considered your letter of no objection to the proposed abandonment.

If you have any questions or if I may be of further assistance, please call me at the number below. Thank you for your assistance in this matter.

Sincerely,

Doug Fitzwater  
Senior Project Manager

Enclosure: Sketch and legal description of property

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE PROPOSED ABANDONMENT.

COMCAST

By: Rick Johnson 2-2-21

Print Name & Title: Rick Johnson Construction Coordinator

# ROW Abandonment

132' ROW to be  
Dedicated

33' ROW to be  
Abandoned

40' ROW to be  
Abandoned

0 1,600 Feet

Date: 10/12/2020

This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is," without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
Copyright: Copyright: 2015





## EXHIBIT A

### LEGAL DESCRIPTION

A 33.00-FOOT WIDE RIGHT-OF-WAY PLATTED AS TENTH STREET (NOW UNOPEN) LYING BETWEEN LOT 36 AND LOT 37, PLAT OF GOMEZ GRANT AND JUPITER ISLAND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 80 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID LOT 37 AND ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF SE GOMEZ AVENUE; THENCE NORTH 68°22'31" EAST, ALONG THE SOUTH LINE OF SAID LOT 37, A DISTANCE OF 2017.89' MORE OR LESS TO THE WATERS EDGE OF PECK'S LAKE; THENCE MEANDER THE WATERS EDGE OF SAID PECK'S LAKE, SOUTHEASTERLY, A DISTANCE OF 33.00 FEET MORE OR LESS TO A POINT AT THE INTERSECTION OF THE NORTH LINE OF AFORESAID LOT 36, SAID NORTH LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE OF SAID LOT 37; THENCE SOUTH 68°22'31" SOUTH, ALONG SAID NORTH LINE, A DISTANCE OF 2068.99 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE NORTH 21°37'14" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.57 ACRES MORE OR LESS.

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE HAVING A BEARING OF NORTH 21°37'14" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

\_\_\_\_\_  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

\_\_\_\_\_  
DATE

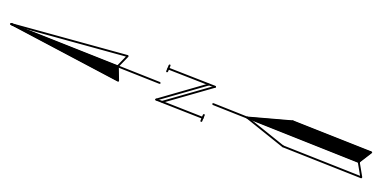
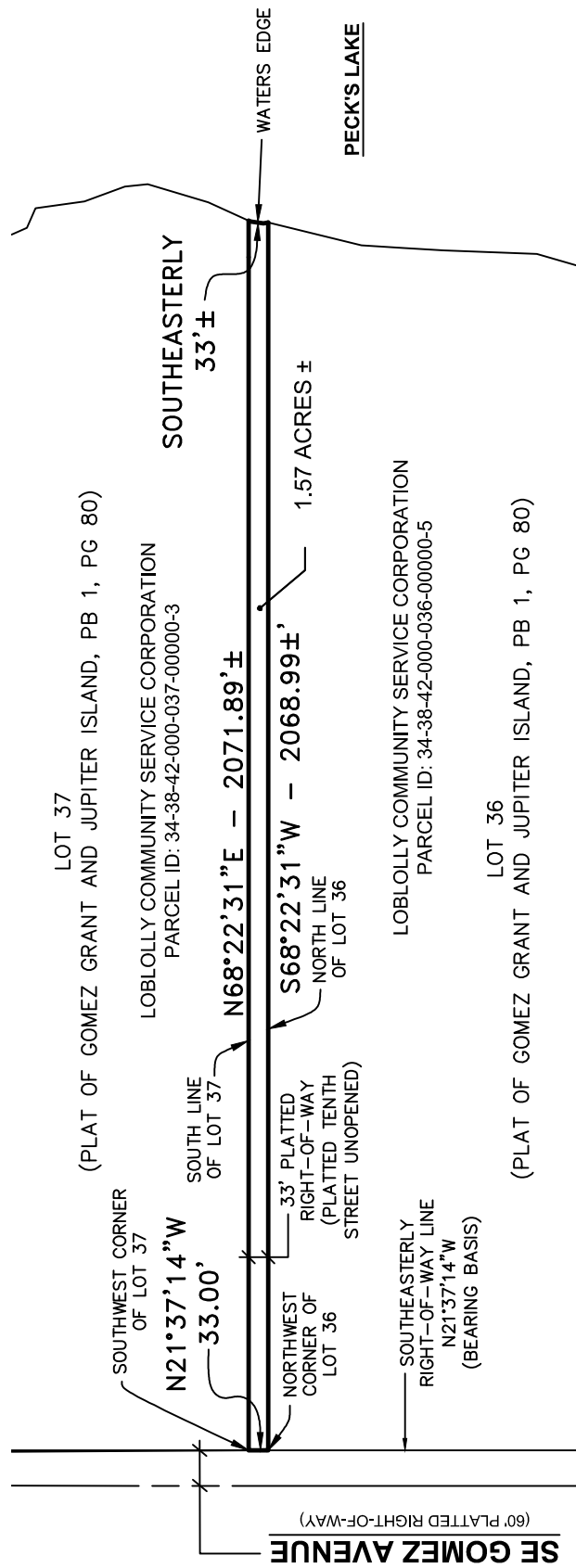


**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
ABANDONMENT OF 33' PLATTED RIGHT-OF-WAY  
FOR  
MARTIN COUNTY  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 2  
PROJECT NO.  
20-046



**NORTHSTAR GEOMATICS**  
617 NW BAKER ROAD  
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SKETCH AND LEGAL DESCRIPTION OF  
ABANDONMENT OF 33' PLATTED RIGHT-OF-WAY  
FOR  
MARTIN COUNTY  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 2

PROJECT NO.  
20-046

## EXHIBIT A

### LEGAL DESCRIPTION

A 40-FOOT WIDE STRIP OF LAND LYING IN LOT 33 PLAT OF GOMEZ, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 61, PALM BEACH (NOW MARTIN) COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 33 BEING ALSO A POINT ON THE EASTERLY LINE OF SE GOMEZ AVENUE; THENCE NORTH 66°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 2417' MORE OR LESS TO THE INTERSECTION WITH THE WESTERLY WATERS OF THE INTRACOASTAL WATERWAY (INDIAN RIVER); THENCE SOUTHEASTERLY, MEANDERING THE WESTERLY WATERS EDGE OF SAID INTRACOASTAL WATERWAY, 40 FEET MORE OR LESS TO A POINT BEING THE NORTHEASTERLY CORNER OF LOT 63, PLAT NO. 2, LOBLOLLY BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT ALSO LIES 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 66°00'00" WEST, ALONG THE NORTHERLY LINES OF SAID PLAT NO. 2 LOBLOLLY BAY; THE PLAT OF LOBLOLLY BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE PLAT OF LOBLOLLY BAY PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 86, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 2381.61 FEET TO A POINT THAT IS 25.00 FEET EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE NORTH 24°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.22 ACRES MORE OR LESS.

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY) HAVING A BEARING OF NORTH 22°42'31" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 8 SHEETS, WITH SHEETS 3 AND 8 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

\_\_\_\_\_  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

\_\_\_\_\_  
DATE



**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

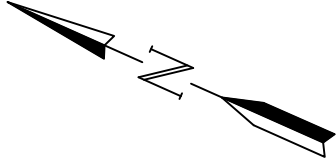
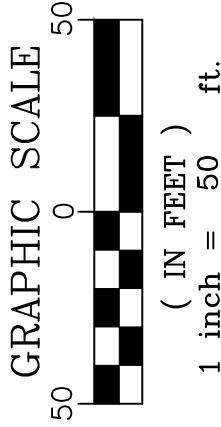
SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 8  
PROJECT NO.  
20-046

# LEGEND

- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER

**GOMEZ AVENUE**  
(60' PLATTED RIGHT-OF-WAY)



EASTERLY RIGHT OF WAY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

**POINT OF BEGINNING**  
NORTHWEST CORNER OF LOT 33

PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

NORTH LINE OF LOT 33

N66°00'00"E - 2417'±

LOT 34

N24°00'00"W  
65.00'

R=25.00'  
D=90°00'00"  
L=39.27'  
T=25.00'

LOT 33

S66°00'00"W - 2381.61'

40.00'

TRACT "B"  
LOBLOLLY BAY  
PLAT NO. 5  
(PB 12, PG 86)

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

SE LOBLOLLY BAY DRIVE  
50' PRIVATE STREET  
LOBLOLLY BAY  
A PUD - PB 1, PG 14

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00002-5

PARCEL A  
LOBLOLLY BAY A P.U.D.  
(PB 1, PG 14)

LOT 24

LOT 25

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

LOT 26

MATCH LINE "A" - SEE SHEET 4



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.

3

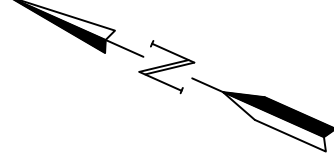
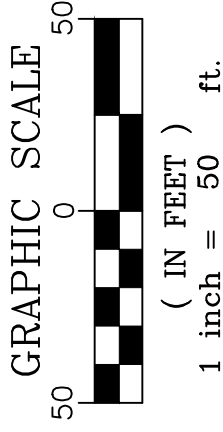
OF 8

PROJECT NO.

20-046

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- PG = PAGE
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- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "B" - SEE SHEET 5

MATCH LINE "A" - SEE SHEET 3

LOT 34

LOT 33

N66°00'00"E - 2417'±

S66°00'00"W - 2381.61'

40.00'

40.00'

NORTH LINE OF LOT 33

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

SE LOBLOLLY BAY DRIVE  
50' PRIVATE STREET  
LOBLOLLY BAY  
A PUD - PB 1, PG 14

LOT 26

LOT 27

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

SE SULLY'S LANDING  
(50' R/W LOBLOLLY BAY  
A PUD - PB 1, PG 14)

LOT 36

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

"F"

PARCEL  
"G"



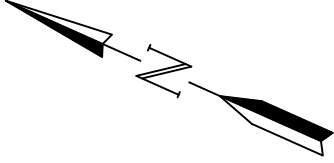
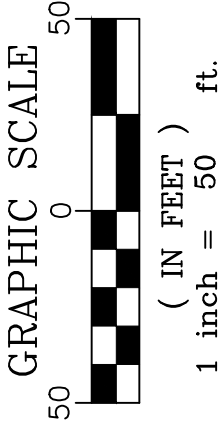
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PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
4  
OF 8  
PROJECT NO.  
20-046

# LEGEND

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- PG = PAGE
- R = RADIUS
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- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "B" - SEE SHEET 4

MATCH LINE "C" - SEE SHEET 6

LOT 34

LOT 33

NORTH LINE OF LOT 33

N66°00'00"E - 2417'±

40.00'

40.00'

S66°00'00"W - 2381.61'

SE LOBLOLLY BAY DRIVE  
(50' R/W LOBLOLLY BAY  
A PUD - PB 1, PG 14)

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

(PB 10, PG 57)

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-232-000-00001-0

PLAT NO. 2 - LOBLOLLY BAY - A P.U.D.

SE DOCK STREET  
PRIVATE STREET

"F"

LOT 37

LOT 38

PARCEL  
"G"

LOBLOLLY/BAY A PUD  
(PB 1, PG 14)

LOT 39

LOT 62

LOBLOLLY BAY  
A PUD  
(PB 1, PG 14)



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.

5

OF 8

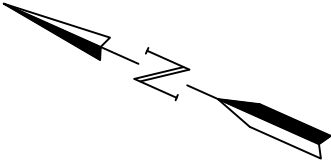
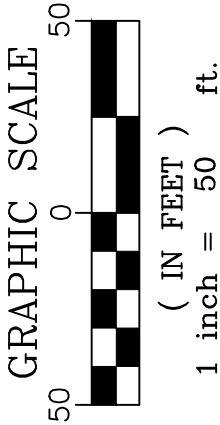
PROJECT NO.

20-046



LEGEND

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- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
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- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "C" - SEE SHEET 5

MATCH LINE "D" - SEE SHEET 7

LOT 34

N66°00'00"E - 2417'±

LOT 33

40.00'

40.00'

NORTH LINE OF LOT 33

S66°00'00"W - 2381.61'

SE DOCK STREET

PRIVATE STREET

PLAT NO. 2 - LOBLOLLY BAY - A PUD - PB 10, PG 57

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-232-000-00001-0

LOT 62

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

LOT J-1

PLAT NO. 3  
LOBLOLLY BAY  
A P.U.D.  
(PB 11, PG 14)

PARCEL D-1  
PLAT NO. 2  
LOBLOLLY BAY  
A P.U.D.  
(PB 10, PG 57)

LAKE



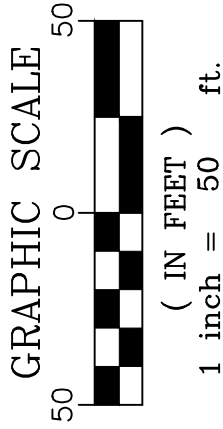
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
6  
OF 8  
PROJECT NO.  
20-046

# LEGEND

- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "D" - SEE SHEET 6

MATCH LINE "E" - SEE SHEET 8

LOT 34

LOT 33

N66°00'00"E - 2417'±

S66°00'00"W - 2381.61'

40.00'

40.00'

NORTH LINE OF LOT 33

LOT 63

JONATHAN TAYLOR AND VIRGINIA LOVELACE  
PID: 34-38-42-160-000-00630-5

PLAT NO. 2 - LOBLOLLY BAY - A P.U.D.  
(PB 10, PG 57)

PARCEL D-2

SE DOCK STREET

PRIVATE STREET

PLAT NO. 2 - LOBLOLLY BAY  
A PUD - PB 10, PG 57



617 NW BAKER ROAD  
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SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
7  
OF 8  
PROJECT NO.  
20-046

# LEGEND

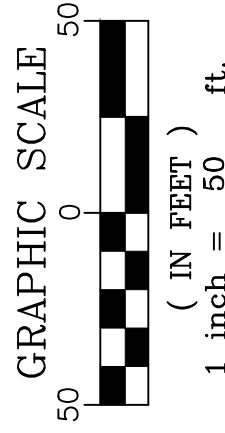
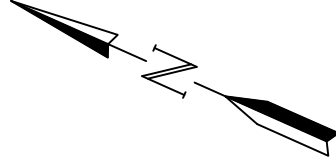
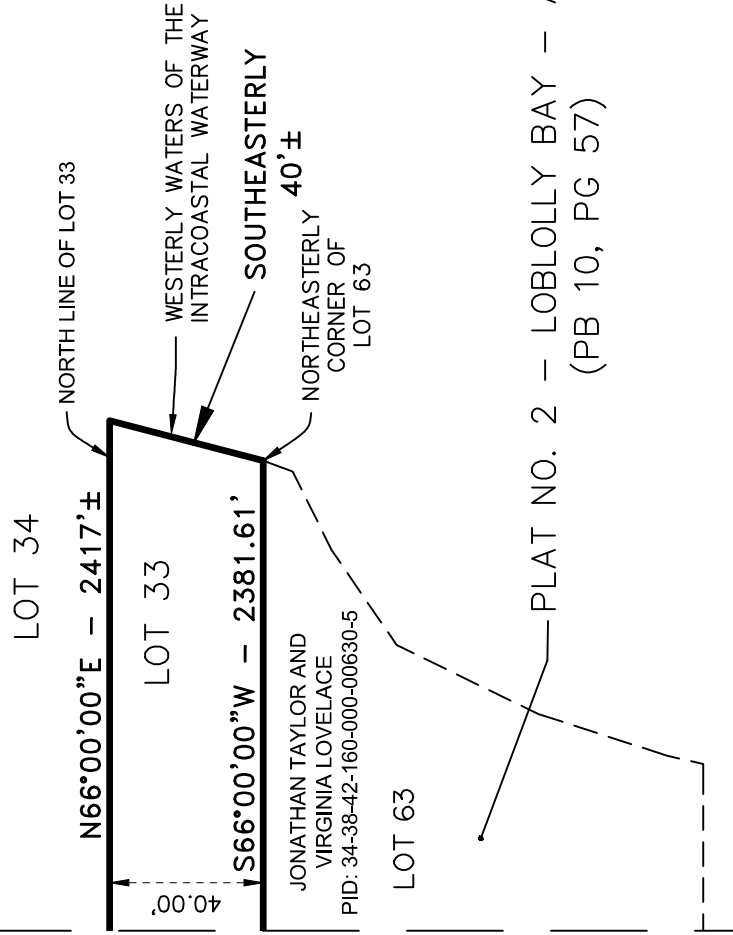
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- PID = PARCEL IDENTIFICATION NUMBER

## INTRACOASTAL WATERWAY ( INDIAN RIVER )

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

MATCH LINE "E" - SEE SHEET 7



617 NW BAKER ROAD  
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SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
8  
OF 8  
PROJECT NO.  
20-046

## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTH 132.20 FEET OF LOT 40, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 40.


CONTAINING 3.79 ACRES MORE OR LESS.

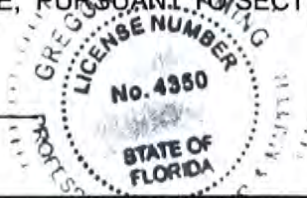
### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF LOT 40 HAVING A BEARING OF SOUTH 68°23'36" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350



7/27/20  
DATE

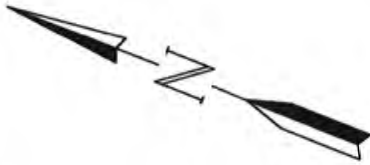


**NORTHSTAR  
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617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
3.79 ACRE DONATION PARCEL  
FOR  
LOBLOLLY COMMUNITY SERVICE CORP.  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 2  
PROJECT NO.  
19-022



LOT 41  
(PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PB 1, PG 80)

LOT 40,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND,  
(PLAT BOOK 1, PAGE 80)

SE GOMEZ AVENUE  
(60' PLATTED RIGHT-OF-WAY)

N21°36'35"W  
132.20'

LOBLOLLY COMMUNITY SERVICE CORP  
PARCEL ID: 34-38-42-000-040-00010-5

N68°23'36"E - 1292.28'

LOBLOLLY COMMUNITY SERVICE CORP  
PARCEL ID: 34-38-42-000-040-00010-5

3.79 ACRES ±

N68°23'36"E - 1213.49'  
(BEARING BASIS)

SOUTH 132.20'  
OF LOT 40

NORTHEASTERLY  
RIGHT-OF-WAY LINE

MARTIN COUNTY

PARCEL ID: 34-38-42-000-037-00010-1

"GOMEZ PARK"

LOT 39

(PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT  
BOOK 1, PAGE 80)

WATERS EDGE  
INTRACOASTAL  
WATERWAY  
(INDIAN RIVER)  
(PECK'S LAKE)



( IN FEET )  
1 inch = 200 ft.



617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
3.79 ACRE DONATION PARCEL  
FOR

LOBLOLLY COMMUNITY SERVICE CORP.  
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 2

PROJECT NO.

20-046



Work Request No. N/A  
Sec N/A, TWP N/A S, RGE N/A E (Gomez Grant)  
Parcel I.D. N/A  
(Maintained by County Appraiser)

**EASEMENT  
(BUSINESS)**

This instrument Prepared By:  
Name: Gregory S. Fleming, PSM  
Co. Name: NorthStar Geomatics, Inc.  
Address: 617 NW Baker Road  
Stuart, Florida, 34994

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:

Entity Name:

\_\_\_\_\_  
Witness Signature  
Print Name: \_\_\_\_\_

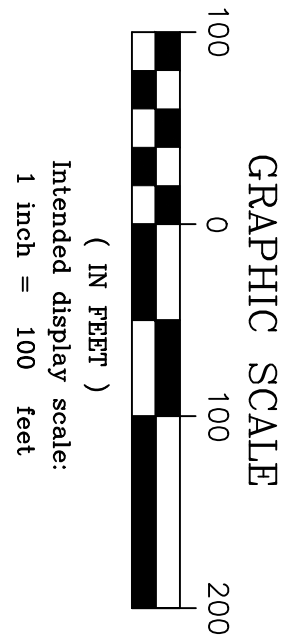
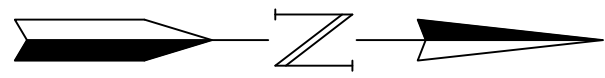
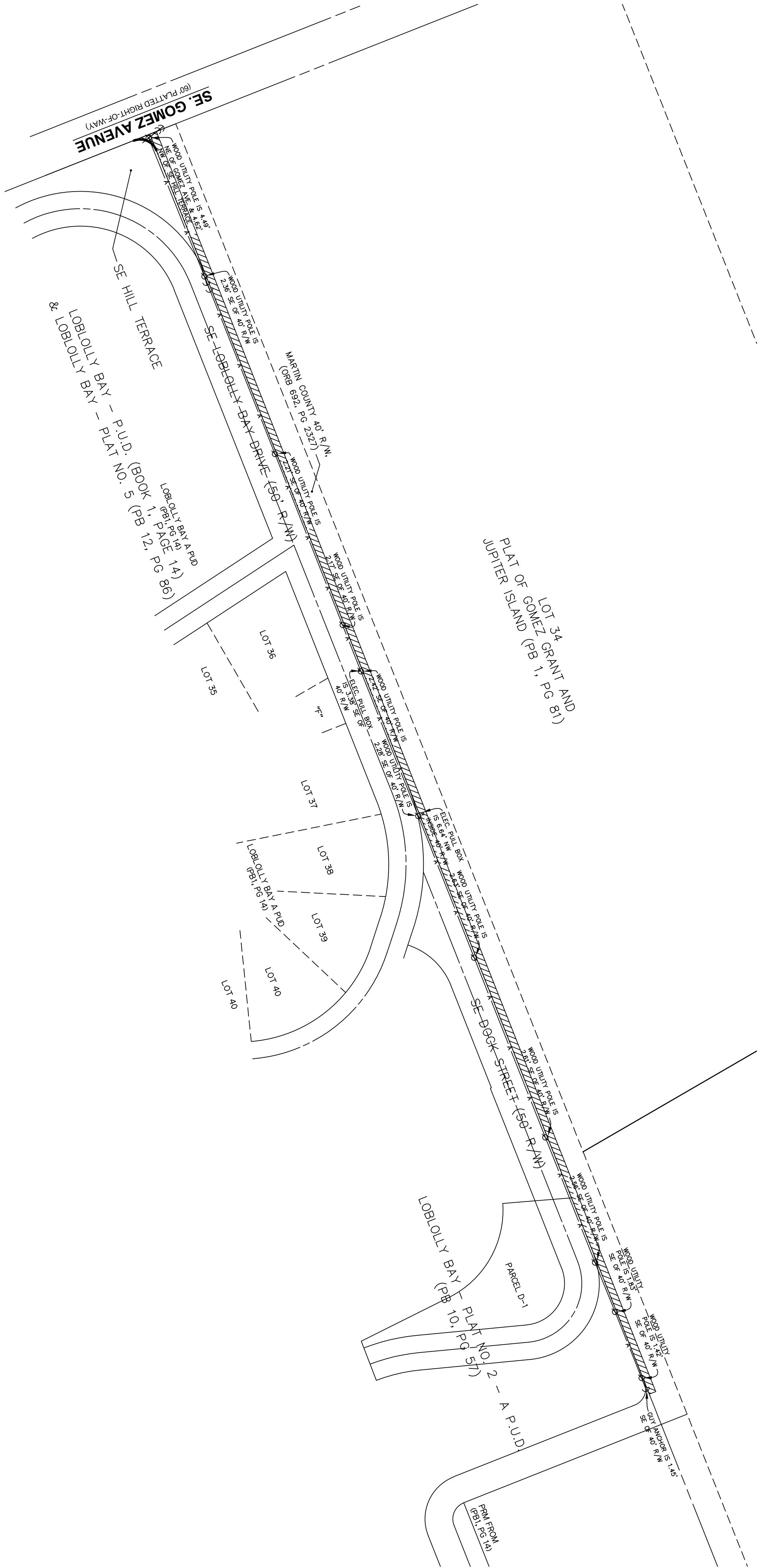
By: \_\_\_\_\_  
Signature  
Print Name: \_\_\_\_\_  
Print Address: \_\_\_\_\_

\_\_\_\_\_  
Witness Signature  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath.

**Notary Stamp**

\_\_\_\_\_  
Notary Signature



617 NW BAKER ROAD, STUART, FLORIDA 34994  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

**NORTHSTAR  
GEOMATICS**

NO.	DATE	REVISIONS

DATE: 12/03/2020  
SCALE: 1"=100'  
FIELD BK.: 109  
DRAWN BY: JHY  
CHECKED BY: GSF

FP&L EASEMENT EXHIBIT  
LOBLOLLY

MARTIN COUNTY, FLORIDA

SHEET NO. 1

OF 1 SHEETS  
PROJECT NO.  
20-046



## EXHIBIT A

### **LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN LOT 33, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 476, PAGE 2694 AND OFFICIAL RECORD BOOK 692, PAGE 2327 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAID LOT 33 AND THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE SOUTH 21°37'10" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF LOT 33 AND THE POINT OF BEGINNING; THENCE NORTH 68°22'50" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1948.98 FEET; THENCE SOUTH 21°37'10" EAST, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LOT 63, PLAT NO. 2, LOBLOLLY BAY, A P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT OF INTERSECTION ALSO LYING ON A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 68°22'50" WEST, ALONG SAID LINE LYING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33, AND ALONG THE NORTH LINE OF SAID PLAT NO. 2, LOBLOLLY BAY, A P.U.D., AND ALONG THE NORTH LINE OF LOBLOLLY BAY, A P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND ALONG THE NORTH LINE OF LOBLOLLY BAY, PLAT NO.5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1923.98 FEET TO A POINT THAT IS 25.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE, SAID POINT ALSO LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE NORTH 21°37'10" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.


CONTAINING 0.45 ACRES MORE OR LESS

### **SURVEYOR'S NOTES**

1. BEARING BASIS IS THE EASTERLY RIGHT-OF-WAY LINE OF SE. GOMEZ AVENUE HAVING A BEARING OF SOUTH 21°37'10" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 4 SHEETS, WITH SHEETS 2, 3, AND 4 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### **SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350



2/3/21  
DATE



**NORTHSTAR  
GEOMATICS**

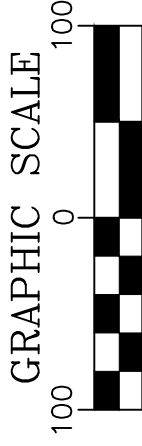
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-5400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION  
10' WIDE FP&L EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 4  
PROJECT NO.  
20-046

# LEGEND

- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER
- ORB = OFFICIAL RECORDS BOOK



GOMEZ AVENUE  
(60' RIGHT-OF-WAY) PLAT OF  
GOMEZ GRANT AND JUPITER  
ISLAND (PB 1, PG 81)

EASTERLY RIGHT OF WAY  
POINT OF  
COMMENCEMENT  
NORTHWEST CORNER  
OF LOT 33

S21°37'10"E  
30.00'  
POINT OF  
BEGINNING  
N21°37'10"W  
35.00'

(NORTH LINE OF LOT 33

N68°22'50"E - 1948.98' (ORB 476, PG 2694) & (ORB 692, PG 2327)

TRACT "B"  
LOBLOLLY BAY  
PLAT NO. 5  
(PB 12, PG 86)

PARCEL A  
LOBLOLLY BAY A P.U.D.  
(PB 1, PG 14)

S68°22'50"W - 1923.98'

SE LOBLOLLY BAY DRIVE  
(50' PRIVATE STREET)  
LOBLOLLY BAY A PUD - PB 1, PG 14

R=25.00'  
D=90°00'00"  
L=39.27'  
T=25.00' Lot 24

LOT 25  
LOBLOLLY BAY A PUD (PB 1, PG 14)

LOT 26

SE SULLY'S LANDING  
(50' R/W LOBLOLLY BAY  
A PUD - PB 1, PG 14)

LOT 27  
LOBLOLLY BAY A PUD  
(PB 1, PG 14)

LOT 35

GOMEZ GRANT AND JUPITER ISLAND  
(PLAT BOOK 1, PAGE 80)  
PUBLIC RECORDS OF PALM BEACH  
(NOW MARTIN) COUNTY, FLORIDA

MATCH LINE "A" - SEE SHEET 3



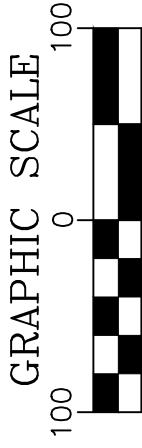
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION  
10' WIDE FP&L EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 4  
PROJECT NO.  
20-046

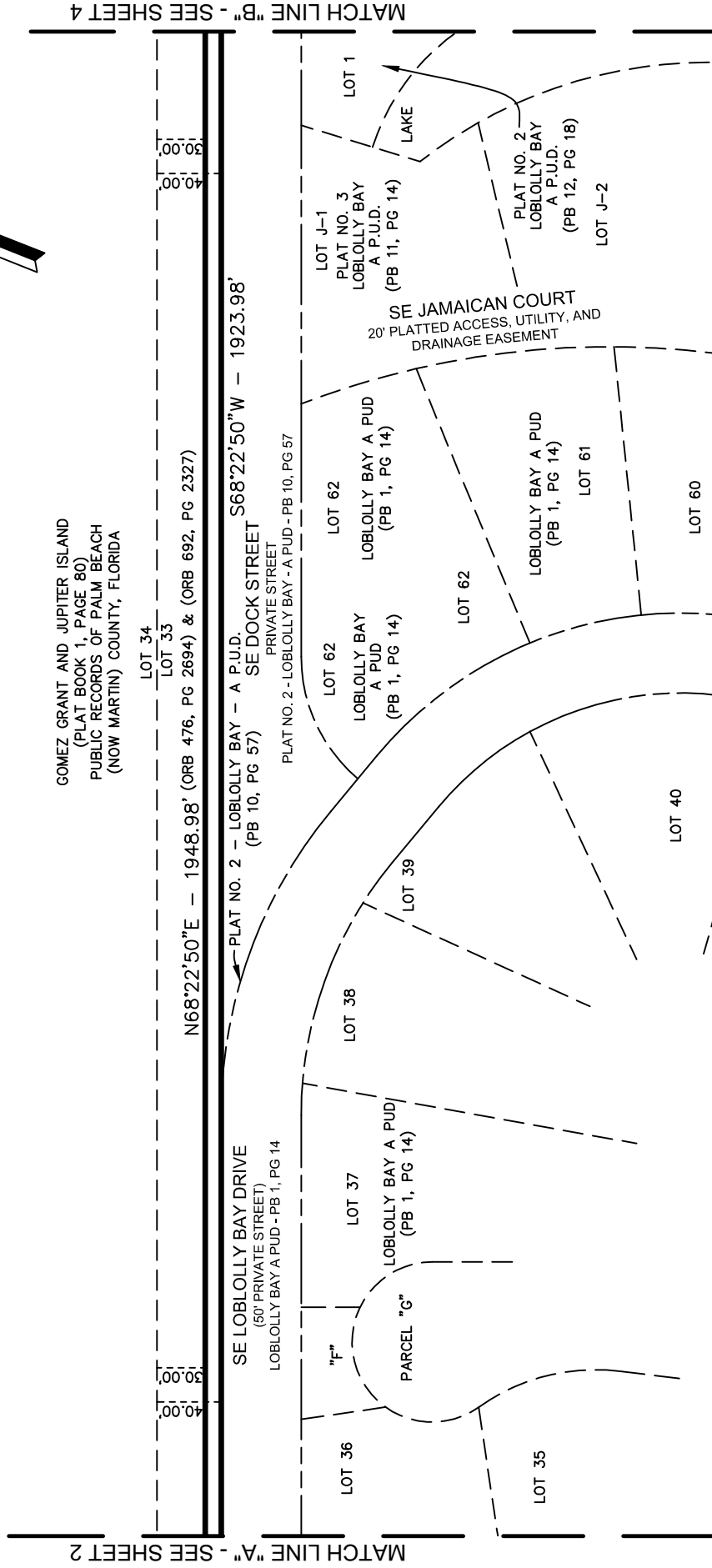
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- PID = PARCEL IDENTIFICATION NUMBER
- ORB = OFFICIAL RECORDS BOOK



( IN FEET )  
1 inch = 100 ft.

GOMEZ GRANT AND JUPITER ISLAND  
(PLAT BOOK 1, PAGE 80)  
PUBLIC RECORDS OF PALM BEACH  
(NOW MARTIN) COUNTY, FLORIDA

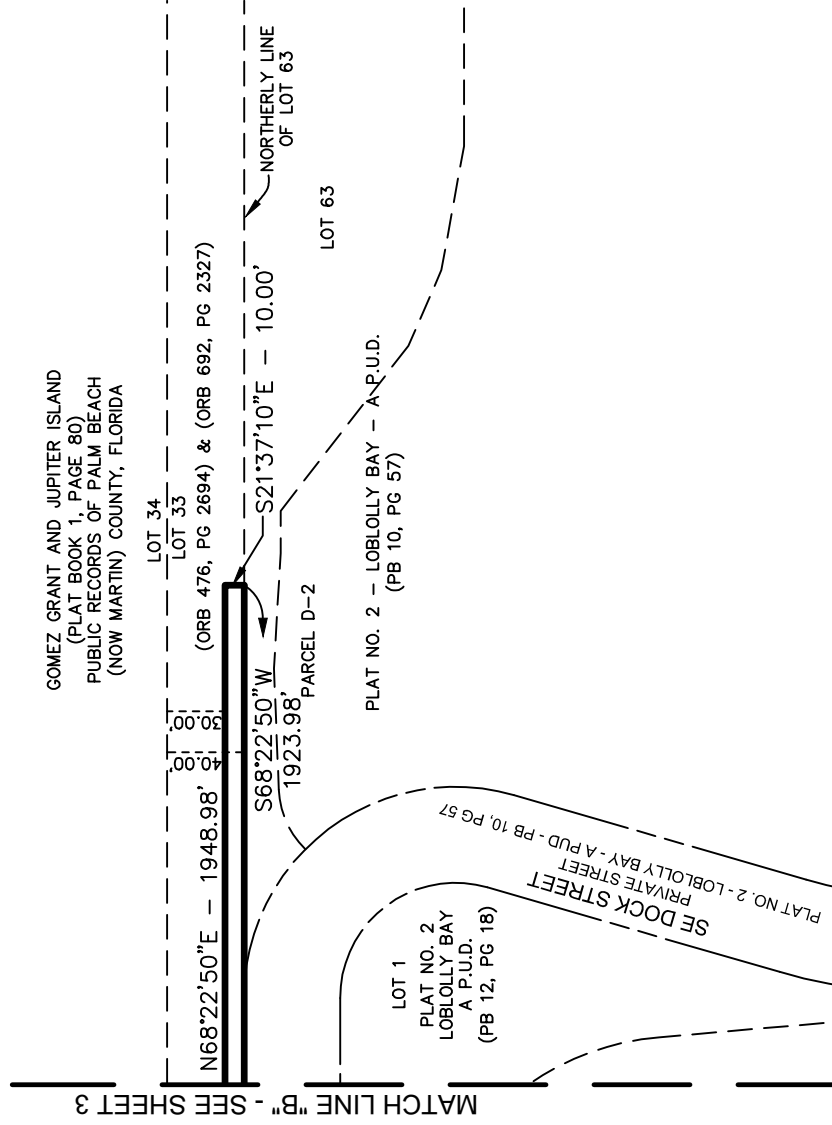


617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION  
10' WIDE FP&L EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
3  
OF  
4  
PROJECT NO.  
20-046





PB	=	PLAT BOOK
PG	=	PAGE
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L	=	ARC LENGTH
D	=	DELTA
T	=	TANGENT LENGTH
PID	=	PARCEL IDENTIFICATION NUMBER
ORB	=	OFFICIAL RECORDS BOOK

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION  
10' WIDE FP&L EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO. 4  
OF 4

PROJECT NO. 20-046



October 13, 2020

Jeffrey S. Leslie, President/CEO  
ITSA Telecommunications Systems, Inc.  
P.O. Box 397  
Indiantown, FL 34956

RE: Petition to Abandon Right-of-Way, Martin County, Florida  
(Our Ref. #20-005)


Dear Mr. Leslie:

Please consider this letter my request for a Letter of No Objection to the abandonment of the right-of-way described in the attached legal description and sketch. This right-of-way is located in the unincorporated area of Martin County.

Your signature and return of the duplicate copy of this correspondence will be considered your letter of no objection to the proposed abandonment.

If you have any questions or if I may be of further assistance, please call me at the number below.  
Thank you for your assistance in this matter.

Sincerely,



Doug Fitzwater  
Senior Project Manager

Enclosure: Sketch and legal description of property

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE  
PROPOSED ABANDONMENT.

ITS TELECOMMUNICATIONS SYSTEMS, INC.

By: 

Print Name & Title:

President JEFF LESLIE



## SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-7619

February 1, 2021

Mr. Doug Fitzwater  
701 SE East Ocean Boulevard  
Stuart, Florida 34994

Subject: Martin County ROW Abandonment – Loblolly Bay

Dear Mr. Fitzwater,

We have completed our review of the proposed abandonment of Martin County's right-of-way located directly north of Loblolly Pines in Hobe Sound. South Martin Regional Utility has no objection to the abandonment of the right-of-way described in the Sketch and Legal Description attached to this letter.

Should you have any further questions or require additional information, please contact me SMRU at (772) 546-6259.

Sincerely,

A handwritten signature in blue ink, which appears to read "Monica Shaner". The signature is fluid and cursive, with the first name "Monica" being more prominent than the last name "Shaner".

Monica Shaner, P.E., Utility Director

cc: Michael Wood, Senior Utility Engineer  
Linda Race, Customer Service Manager



## EXHIBIT A

### LEGAL DESCRIPTION

A 40-FOOT WIDE STRIP OF LAND LYING IN LOT 33 PLAT OF GOMEZ, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 61, PALM BEACH (NOW MARTIN) COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 33 BEING ALSO A POINT ON THE EASTERLY LINE OF SE GOMEZ AVENUE; THENCE NORTH 66°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 2417' MORE OR LESS TO THE INTERSECTION WITH THE WESTERLY WATERS OF THE INTRACOASTAL WATERWAY (INDIAN RIVER); THENCE SOUTHEASTERLY, MEANDERING THE WESTERLY WATERS EDGE OF SAID INTRACOASTAL WATERWAY, 40 FEET MORE OR LESS TO A POINT BEING THE NORTHEASTERLY CORNER OF LOT 63, PLAT NO. 2, LOBLOLLY BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT ALSO LIES 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 66°00'00" WEST, ALONG THE NORTHERLY LINES OF SAID PLAT NO. 2 LOBLOLLY BAY; THE PLAT OF LOBLOLLY BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE PLAT OF LOBLOLLY BAY PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 86, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 2381.61 FEET TO A POINT THAT IS 25.00 FEET EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE NORTH 24°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.22 ACRES MORE OR LESS.

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY) HAVING A BEARING OF NORTH 22°42'31" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 8 SHEETS, WITH SHEETS 3 AND 8 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

DATE \_\_\_\_\_



**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 257, STUART, FLORIDA 34995  
TEL: (772) 581-6400 FAX: (772) 581-6462  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 8  
PROJECT NO.  
20-046



# LEGEND

- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER

**GOMEZ AVENUE**  
(60' PLATTED RIGHT-OF-WAY)



EASTERLY RIGHT OF WAY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

**POINT OF BEGINNING**  
NORTHWEST CORNER OF LOT 33

PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

NORTH LINE OF LOT 33

N66°00'00"E - 2417'±

LOT 34

N24°00'00"W  
65.00'

R=25.00'  
D=90°00'00"  
L=39.27'  
T=25.00'

TRACT "B"  
LOBLOLLY BAY  
PLAT NO. 5  
(PB 12, PG 86)  
LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

40.00'

S66°00'00"W - 2381.61'

LOT 33

40.00'

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

SE LOBLOLLY BAY DRIVE  
50' PRIVATE STREET  
LOBLOLLY BAY  
A PUD - PB 1, PG 14

PID: 34-38-42-160-000-00001-6

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00002-5

PARCEL A  
LOBLOLLY BAY A P.U.D.  
(PB 1, PG 14)

LOT 24

LOT 25

LOT 26

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

MATCH LINE "A" - SEE SHEET 4



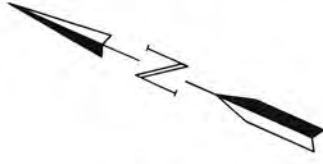
617 NW BAKER ROAD  
PO BOX 2571, STUART, FLORIDA 34995  
(772) 816-6400 (772) 816-6162 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
3  
OF 8  
PROJECT NO.  
20-046

# LEGEND

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- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

MATCH LINE "A" - SEE SHEET 3

LOT 34

LOT 33

40.00'

N66°00'00"E - 2417'±

NORTH LINE OF LOT 33

40.00'

MATCH LINE "B" - SEE SHEET 5

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-000000-8

S66°00'00"W - 2381.61'

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-160-000-00001-6

SE LOBLOLLY BAY DRIVE  
50' PRIVATE STREET  
LOBLOLLY BAY  
A PUD - PB 1, PG 14

SE SULLY'S LANDING  
(50' RW LOBLOLLY BAY  
A PUD - PB 1, PG 14)

LOT 26

LOT 27

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

LOT 36

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

PARCEL  
"G"

"F"



617 NW BAKER ROAD  
PO BOX 22711, SUITE 101, FORT LAUDERDALE, FL 33302  
(772) 816-6400 (772) 816-6462 FAX  
LICENSED BUSINESS NO. 1711

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
4  
OF 8  
PROJECT NO.  
20-046

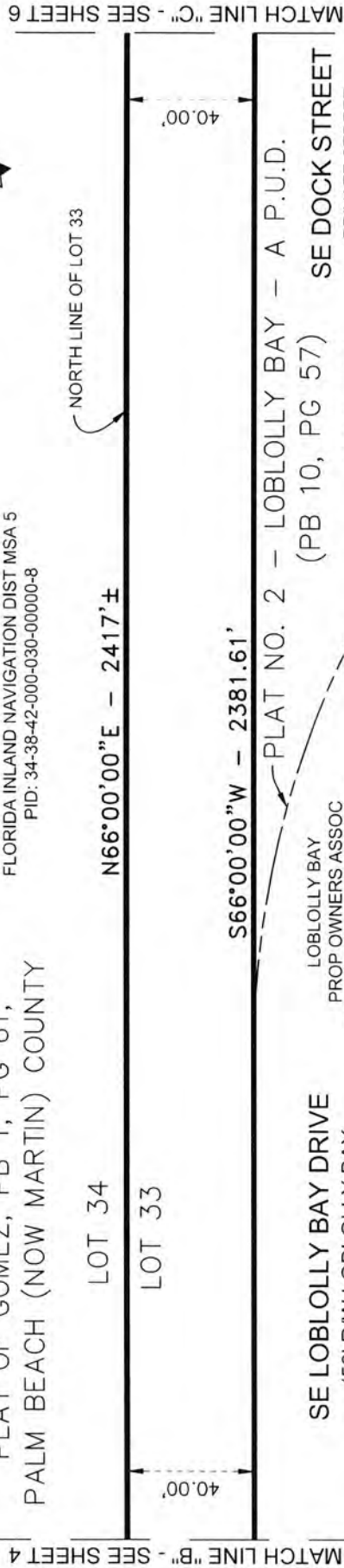
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- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8



617 NW BAKER ROAD  
HQ BOX 237A, STUART, FLORIDA 34995  
(772) 861-6400 (772) 861-6462 FAX  
LICENSED BUSINESS NO. 17217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
5  
OF 8  
PROJECT NO.  
20-046



# LEGEND

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- PG = PAGE
- R = RADIUS
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- D = DELTA
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- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "C" - SEE SHEET 5

MATCH LINE "D" - SEE SHEET 7

NORTH LINE OF LOT 33

LOT 34  
N66°00'00"E - 2417'±

LOT 33

S66°00'00"W - 2381.61'

SE DOCK STREET

PRIVATE STREET

PLAT NO. 2 - LOBLOLLY BAY - A PUD - PB 10, PG 57

LOBLOLLY BAY  
PROP OWNERS ASSOC  
PID: 34-38-42-232-000-00001-0

LOT 62

LOBLOLLY BAY A PUD  
(PB 1, PG 14)

LOT J-1  
PLAT NO. 3  
LOBLOLLY BAY  
A P.U.D.  
(PB 11, PG 14)

PARCEL D-1  
PLAT NO. 2  
LOBLOLLY BAY  
A P.U.D.  
(PB 10, PG 57)

LAKE



611 NW BAKER ROAD  
PO BOX 1571, SUDBURY, FLORIDA 34995  
(772) 81-6400 (772) 81-6421 FAX  
LICENSED BUSINESS NO. 7417

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
6  
OF 8  
PROJECT NO.  
20-046

# LEGEND

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- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- T = TANGENT LENGTH
- PID = PARCEL IDENTIFICATION NUMBER



PLAT OF GOMEZ, PB 1, PG 61,  
PALM BEACH (NOW MARTIN) COUNTY

FLORIDA INLAND NAVIGATION DIST MSA 5  
PID: 34-38-42-000-030-00000-8

MATCH LINE "E" - SEE SHEET 8

MATCH LINE "D" - SEE SHEET 6

NORTH LINE OF LOT 33

LOT 34

N66°00'00"E - 2417'±

LOT 33

S66°00'00"W - 2381.61'

LOT 63

JONATHAN TAYLOR AND VIRGINIA LOVELACE  
PID: 34-38-42-160-000-00630-5

PLAT NO. 2 - LOBLOLLY BAY - A P.U.D.  
(PB 10, PG 57)

PARCEL D-2

SE DOCK STREET  
PRIVATE STREET  
PLAT NO. 2 - LOBLOLLY BAY  
A PUD - PB 10, PG 57



617 NW BAKER ROAD  
PO BOX 2391, STUART, FLORIDA 34995  
(772) 81-6400 (772) 81-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
40' ACCESS EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
7  
OF 8  
PROJECT NO.  
20-046

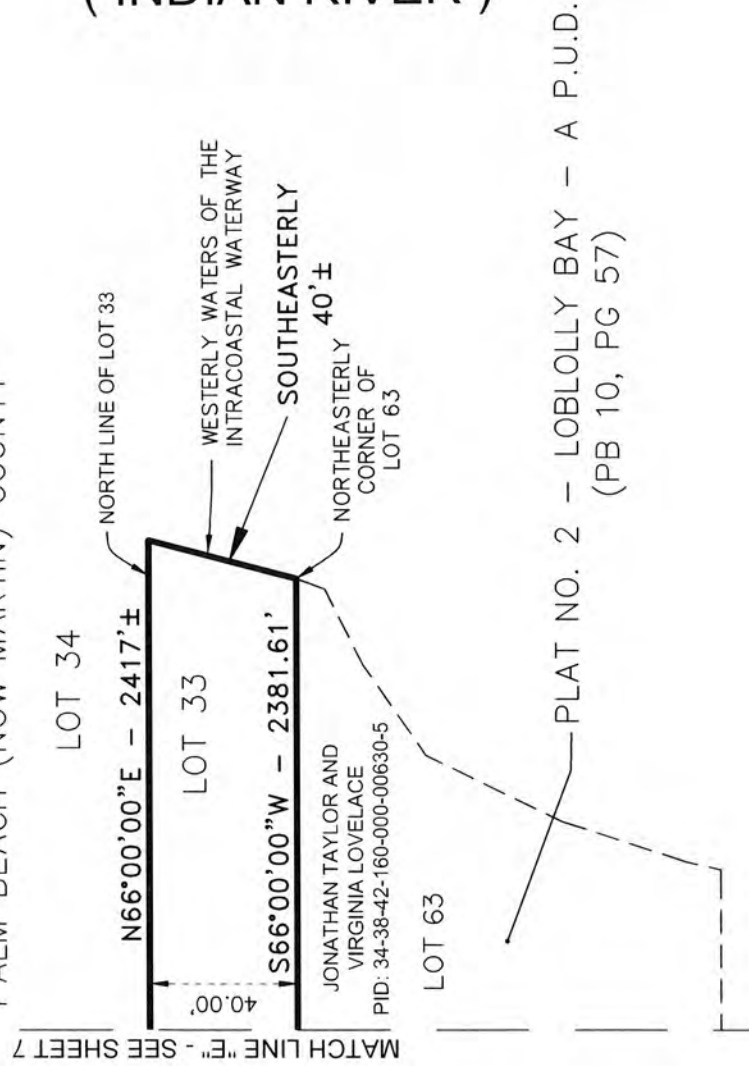
# LEGEND

PB = PLAT BOOK  
 PG = PAGE  
 R = RADIUS  
 L = ARC LENGTH  
 D = DELTA  
 T = TANGENT LENGTH  
 PID = PARCEL IDENTIFICATION NUMBER

## INTRACOASTAL WATERWAY ( INDIAN RIVER )

FLORIDA INLAND NAVIGATION DIST MSA 5  
 PID: 34-38-42-000-030-00000-8

PLAT OF GOMEZ, PB 1, PG 61,  
 PALM BEACH (NOW MARTIN) COUNTY



PLAT NO. 2 - LOBLOLLY BAY - A P.U.D.  
 (PB 10, PG 57)



617 NW BAKER ROAD  
 PO BOX 2371, STUART, FLORIDA 34995  
 (772) 81 6400 (772) 81 6462 FAX  
 LICENSED BUSINESS NO. 1217

SKETCH AND LEGAL DESCRIPTION OF  
 40' ACCESS EASEMENT  
 FOR  
 MARTIN COUNTY UTILITIES  
 MARTIN COUNTY, FLORIDA

SHEET NO.  
 8  
 OF 8  
 PROJECT NO.  
 20-046



## Doug Fitzwater

---

**From:** James Christ <jchrist@martin.fl.us>  
**Sent:** Thursday, October 15, 2020 1:38 PM  
**To:** Doug Fitzwater  
**Cc:** Jeremy Covey  
**Subject:** FW: Martin County Utilities and Solid Waste  
**Attachments:** SAdmin20101513280.pdf

Doug,

This request is in the South Martin Regional Service area MCU has no jurisdiction at the location at this time.

Thank You,

**Jim Christ**  
**Utilities Project Manager**  
Utilities & Solid Waste Department  
Technical Services Division  
Martin County Board of County Commissioners  
3473 SE Willoughby Blvd  
Suite 102  
Stuart, Florida 34994  
772-320-3034  
[JChrist@MARTIN.FL.US](mailto:JChrist@MARTIN.FL.US)  
Visit Martin County's NEW Online Citizen's Services:  
click on the icon or go to [www.martin.fl.us](http://www.martin.fl.us)

**From:** do\_not\_reply@martin.fl.us <do\_not\_reply@martin.fl.us>  
**Sent:** Thursday, October 15, 2020 2:29 PM  
**To:** James Christ <jchrist@martin.fl.us>  
**Subject:** Martin County Utilities and Solid Waste

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