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Type of Application: PUD Zoning & Master Site Plan

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Pulte Group
Company Representative: Garrett Dinsmore
Address: 4400 PGA Blvd, Suite 700
City: Palm Beach Gardens, **State:** FL **Zip:** 33410
Phone: 304-290-6022 **Email:** garrett.dinsmore@pulte.com

Agent (Name or Company): Cotleur & Hearing
Company Representative: Daniel Sorrow
Address: 1934 Commerce Ln, Suite 1
City: Jupiter, **State:** FL **Zip:** 33458
Phone: 561-747-6336 **Email:** dsorrow@cotleur-hearing.com

Contract Purchaser (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Land Planner (Name or Company): Same as Agent
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Landscape Architect (Name or Company): Same as Agent
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Surveyor (Name or Company): Caufield Wheeler
Company Representative: Dave Lindley
Address: 7900 Glades Rd
City: Boca Raton, **State:** FL **Zip:** 33434
Phone: 561-239-7070 **Email:** dave@cwiasoc.com

Civil Engineer (Name or Company): EDC
Company Representative: David Baggett
Address: 10250 SW Village Parkway, Suite 201
City: Port St. Lucie, **State:** FL **Zip:** 34987
Phone: 772-462-2455 **Email:** davidbaggett@edc-inc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): OERP

Company Representative: Susan O'Rourke

Address: 969 SW Federal Highway, Suite 402

City: Stuart, State: FL Zip: 34994

Phone: 561-350-8738 Email: seorourke@comcast.net

Architect (Name or Company): Same as Applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Fox McCluskey Bush Robinson

Company Representative: Tyson Waters

Address: 3473 SE Willoughby Blvd

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): Same as Civil Engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



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

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

6.24.19

Date

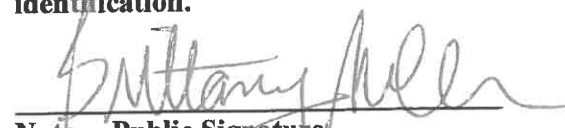
DANIEL T. Sarnow
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 24th day of June, 20 19, by Daniel Sarnow.

☒ He or She ☐ is personally known to me or ☐ has produced _____ as identification.


Notary Public Signature

Brittany Mullen
Printed name

STATE OF: Florida at-large





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

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Digital Submittal Affidavit

I, Daniel Sorrow, attest that the electronic version included for the project Pulte at Christ Fellowship is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]
Applicant Signature

6.24.19
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

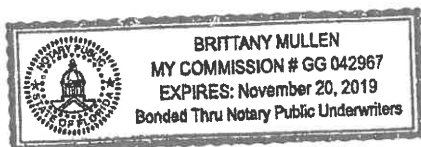
I hereby certify that the foregoing instrument was acknowledged before me this 24th day of June, 20 19, by Daniel Sorrow.

☒ He or She ☐ is personally known to me or ☐ has produced _____ as identification.

[Signature]
Notary Public Signature

Brittany Mullen
Printed name

STATE OF: Florida at-large



Pulte at Christ Fellowship

PUD Zoning and Master Site Plan Narrative

June 10, 2019

Introduction

On behalf of Christ Fellowship, please accept this as the narrative for the PUD Zoning and Master Site Plan application of the Pulte at Christ Fellowship project within Martin County. The property, located at 10205 Pratt Whitney Road in Stuart, is approximately 321 acres and is composed of seven parcels owned by the same entity, Christ Fellowship Church Inc. The Parcel Control Numbers of each parcel are listed below.

The PUD Rezoning application proposes regulations and information to allow for the addition of residential single-family homes on most of the property, including an amenity center and model and sales center. There is also an area of approximately 20 acres dedicated for an Operation 300 camp on the northwest corner of the site. The PUD Zoning and Master Site Plan will need to be done concurrently with a Comprehensive Plan Amendment to change the land use of the property from *rural density* to *estate density* to allow for single-family homes on the allotted acreage, up to one unit per acre.

Location

This property is located at 10205 Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road, and north of SW Bulldog Way.

Parcel Control Numbers

The following Parcel Control Numbers refer to the seven parcels owned by Christ Fellowship that will be included in the concurrent PUD Rezoning application and Comprehensive Plan Amendment application.

| PCN | Acreage | Land Use | Zoning |
|--------------------|---------|---------------|--------|
| 083941000015000209 | 4.59 | Rural Density | RE-2A |
| 083941000015000300 | 41.10 | Rural Density | RE-2A |
| 173941000001000004 | 38.40 | Rural Density | RE-2A |
| 173941000002000002 | 53.86 | Rural Density | RE-2A |
| 173941000007000109 | 144.21 | Rural Density | RE-2A |
| 173941000008000205 | 9.97 | Rural Density | RE-2A |
| 173941000008000107 | 29.16 | Rural Density | RE-2A |

History

The site is currently mostly vacant, except for the existing Christ Fellowship Church on the western edge of the property. The latest site plan approval for the church was done in 2017 under Martin County project number C148-001. A significant portion of the project site contains protected wetlands and conservation uplands.

Land Use and Zoning

The following tables depict the project site's existing and proposed land use and zoning, as well as the existing surrounding land uses and zoning.

| EXISTING USE | EXISTING LAND USE | PROPOSED LAND USE | EXISTING ZONING | PROPOSED ZONING |
|-------------------|-------------------|-------------------|-----------------|-----------------|
| Church and Vacant | Rural Density | Estate Density | RE-2A | PUD |

| BOUNDARY | EXISTING USE | LAND USE | ZONING |
|----------|----------------------|-----------------------|--------------|
| NORTH | Vacant | General Institutional | PS-2 |
| SOUTH | Residential | Rural Density | A-1 |
| WEST | Agricultural | Agricultural | A-1 / AG-20A |
| EAST | Institutional/School | General Institutional | A-1 |

Residential Density Calculation

For purposes of calculating allowable residential density, the Martin County Comprehensive Plan **Policy 4.1E.4(3)** states that nonresidential uses shall not be included in the total area used to calculate density. However, there are exceptions for lands dedicated to not-for-profit corporations. Although Christ Fellowship Church and the Operation 300 Gold Star Family Campground can both be classified as institutional, they are both dedicated to not-for-profit organizations. Therefore, the areas allocated for these uses count towards the total acreage used to calculate allowable density. Included in this PUD application are the certifications of non-profit corporation status.

Per Martin County code section *4.2.F. Density Transfers*, on-site wetland acreage can be used towards residential density calculations at a rate of one dwelling unit per 0.5 acre of wetland. Since the site has 15.89 acres of wetland, the total allowable density would be $321 - (15.89 \times 0.5)$, which would result in 313 units.

Housing Types

The PUD will allow for both single-family detached homes as well as duplexes. Duplexes will have a minimum lot width of 37 feet, and single-family lots will be a minimum of 40, 55, or 70 feet wide; all lots will be at least 130 feet deep. These four distinct housing types will encourage a families of different incomes, backgrounds, demographics, and sizes to live within the community, promoting diversity and equity in Martin County.

Phasing

There are two planned phases for the PUD, illustrated in the Phasing Plan item of this application submittal, item 25. The first phase will be to develop the northern half of the property, including the Operation 300 campground. If built out to the maximum density allowed, 144 lots may be constructed. The second phase would be the southern half of the property, including the recreation center, and if built out to the maximum density allowed, 169 lots may be constructed.

Statement of Benefits

The proposed PUD Zoning and Master Site Plan application provides numerous benefits to the project site, the immediate surroundings, and Martin County as a whole. Firstly, this project is an infill development, providing up to 313 single-family homes on an underutilized area with existing utilities and infrastructure. Developing on underutilized land as opposed to sprawling into greenfields, such as agricultural or untouched lands, promotes sustainable and smart growth of municipalities. This practice reduces the need to travel larger distances, therefore reducing greenhouse gas emissions and road usage.

The development will include street trees to promote a reduction in heat island effect and to enhance the aesthetics of the area. The street trees will also provide shade for the adjacent sidewalks, which encourages active transportation and pedestrian connectivity to the adjacent high school and surrounding areas. The primary vehicular access will be through the main entry located off Pratt Whitney Road, and a secondary emergency access will be provided off Bulldog Way to ensure emergency vehicles have access to the community at all times and to provide a secondary, resident-only entrance for residents who live closer to Bulldog Way.

Environment

The existing upland preserve and wetlands on-site will remain mostly untouched and will be preserved on the eastern and northeastern side of the project site. The approved preserve boundaries will remain the same as they were when accepted as part of the approved PAMP and District Conservation Easement. The proposed project would include the removal of exotic species, which would improve the health and function of the local ecosystem and return it to a more endemic state. Gopher tortoise burrows were also observed and measures to protect and relocate this listed species to ensure they are placed in a more suitable location. This treatment of the preserve areas will provide a healthier ecosystem for the native wildlife.

Christ Fellowship Church

The Christ Fellowship Church, which includes one worship center and worship center annex, is approximately 49,500 square feet. The latest site plan approval for the church was done in 2017 under Martin County project number C148-001, and the site will remain unchanged. The community will have access to the church site, but access will be restricted by gates in order to prohibit through traffic. The Christ Fellowship Church will be buffered from the surrounding residential areas to ensure religious services and events do not interfere with the residents. The proposed development will maintain all

existing access, drainage, utilities, and environmental elements of the existing church site.

Operation 300 Gold Star Camp

Operation 300 is a non-profit organization created in honor of SOC Aaron C. Vaughn. The organization provides mentorship to children who have lost parents in military service. Each child is partnered with a father-aged male who mentors and spends the weekend doing activities with the child at the Operation 300 camp, allowing them to share their burdens and ask difficult questions they may not be comfortable asking their mothers. Each camp has typically between 40 and 50 children, and the weekend experience introduced the children to activities as sailing, canoeing, archery, fishing and one-on-one mentorship with a paternal figure. This break in their everyday life connecting with other children that understand their feeling of loss and adult figures that are trained to communicate and navigate the pain of the loss of a parent. While we as adults understand the hero sacrificed his or her life defending our country and our liberties, this sacrifice does not necessarily translate to the children left behind who may not fully grasp why their father no longer comes home.

Registration for the seven Operation 300 weekend event dates in 2019 has already been filled, and there are an estimated twelve camp events planned for 2020. Martin County is recognized on a national level for hosting Operation 300 and the work they do for Gold Star families. Having this camp available to the community will bring immense value to the area and will support the mission of the non-profit, *"to provide mentorship to children of the fallen, honor the sacrifice of those who've given their all for our freedom, and promote patriotism and service in our communities"*. This provides an immense patriotic and civic opportunity for the residence of our community. Local volunteers who support the mission of Operation 300 do everything from set-up, logistics, one-on-one mentoring and raising funds to fully fund the work.

The camp will be constructed during the first of two phases of development of the entire PUD. Access to the camp will not be provided from within the PUD but will instead come from the County-owned Kansas Avenue, off Kanner Highway. Kansas Avenue will be improved to meet transportation needs created by the camp.

There will be four main buildings constructed on the campgrounds. The first one to be built will be the multi-purpose storage structure, approximately 100'x100' pole-barn utilized for the storage of camp and activity equipment. The second will be a small, 50'x50' barn for potential temporary farm animals. The third building will serve as a general gathering space for meetings and activities. Finally, the last constructions will be eight, 20'x15' cabins without plumbing and four bunk house structures approximately

30'x50' with indoor plumbing. The proposed development will provide utility and drainage connections for future service to the campgrounds.

Schools

The project site is located within a two-mile radius of the Crystal Lake Elementary School and the South Fork High School. The Dr David L Anderson Middle School is just outside the two-mile radius but is still easily accessible from the property site for those families with middle-school-aged children. The southeast corner of the project area will feature a pedestrian access to the South Fork High School for students of the community who are able to and prefer to walk to school.

Adequate Public Facilities Statement

Due to the existing infrastructure constructed as a part of the Christ Fellowship Church, Martin County utilities are already available on-site. As such, the project does not propose alteration of the existing infrastructure and will utilize the associated water and sanitary force mains for service. The site is located within the Secondary Urban Service District and a utilities letter was provided by the County confirming that potable water, wastewater, and irrigation water services would adequately be provided to the project. Letters were also provided by Waste Management and TECO Partners ensuring waste management and natural gas services would be available for Pulte at Christ Fellowship. These letters are included in this application as Item 22.

Stormwater Management System

The development will be served by a proposed master stormwater drainage system design to satisfy the treatment and attenuation criteria of Martin County and the South Florida Water Management District. The master system will accommodate existing drainage flows from off-site contributing areas and the existing Christ Fellowship Church. The system will be sized to accommodate the future Operation 300 drainage requirements.

Landscape and Irrigation

Landscaping and irrigation standards within this project will abide by the Martin County Land Development Regulations, Site Development Standards, Division 15. – Landscaping, Buffering and Tree Protection. The only deviation from the Land Development Regulations will be buffer requirements for lakes. This PUD aims to provide aesthetic vistas to the proposed and existing lakes, therefore perimeter buffers for recreation centers and residences will not be required when adjacent to lakes.

Traffic and Access

Main access to and from Pulte at Christ Fellowship will be provided from County Road 711, also known as Pratt Whitney Road. A secondary access will be available from Bulldog Way, but this access will be for emergency vehicles and residents only. The Operation 300 campground will not be accessible from within the PUD, but will instead be reachable through Kansas Avenue, located north of the property boundary. At buildout, the proposed PUD will generate 3,240 daily trips; with 243 trips during peak morning hours and 331 trips during peak evening hours. Per the traffic impact analysis,

the trips created by this development will not cause levels of service to fall below acceptable levels in the future, and the project is deemed consistent with transportation concurrency requirements.

Compatibility with Comprehensive Plan

The proposed comprehensive plan amendment is consistent with all policies under **Objective 2.1A**, which states “*Text amendments to the CGMP and amendments to the FLUM shall allocate land use so as to provide for compatibility with existing development and long term planning goals*”. Pulte at Christ Fellowship will not support developments that exceed 15 units per acre, buildings of more than four stories, and building height of more than 40 feet, per **Policy 2.1A.1**. The project is consistent with **Policy 2.1A.2** by preventing the development of commercial or industrial uses in an area surrounded by low density residential developments. Additionally, **Policy 2.1A.3** is met by ensuring that the subject project has a comparable residential density as those surrounding residences.

Wetlands on site will also be preserved, per **Objective 2.2A**, **Policy 2.2A.1**. The proposed development will consistent with **Policy 2.2A.4**, which states that “*Development plans shall provide restoration of the natural hydroperiod to the maximum extent technically feasible, and shall provide for buffers, exotic vegetation removal, long term maintenance guarantees, and any other actions necessary to assure the continuing values and functions of the wetland area*”. **Objective 2.2B** is aimed at preserving native upland habitat when it is used by threatened and endangered flora and fauna. **Policy 2.2B.1** states that at least 25% of existing upland native habitat should be preserved in developments, and the proposed project ensures that the existing upland habitat is almost entirely preserved. Per **Policy 2.2B.3**, gopher tortoises were found onsite and although their native habitat will be preserved, appropriate measures will also be taken to ensure they are relocated to a more suitable location, and a 100% Gopher Tortoise Survey will be required prior to any clearing of the site.

The project site is located within the Secondary Urban Service District (USD), and with a proposed density of one dwelling unit per acre, the project contributes to **Objective 4.7B** of the Comprehensive Plan; “*To concentrate rural and estate densities not exceeding one unit per gross acre in Secondary Urban Service Districts, where a reduced level of public facility needs are programmed to be available at the base level of service adopted in the Capital Improvements Element*”. **Policy 4.7B.1** states that Estate Density land uses are allowed within Secondary USD, therefore the project is in compliance with the policy. The proposed density of one unit per acre also fulfills **Policy 4.7B.4**, which requires that residential developments in Secondary USDs have density of no higher than one dwelling unit per acre in Estate Density and one unit per two acres in Rural Density.

Pulte at Christ Fellowship also supports **Objective 4.9C**, “*To ensure that the Land Development Regulations provide for residential zoning classifications allowing for flexibility in site design and land use mix*”. **Policy 4.9C.1(2)** states that at a minimum, residential zoning shall provide for “*PUDs to encourage creativity in development*,”

Pulte at Christ Fellowship
PUD Zoning and Master Site Plan
June 10, 2019

design, protection of open space and protection of environmental features, and a mix of residential and non-residential land uses”.

The allowable housing types per the project’s proposed PUD regulations are consistent with **Goal 6.1**, *“To provide a diverse housing stock adequate to serve the needs of current and future populations of Martin County, consistent with the desired development character of the County”*. With the three different sizes of single-family homes and the possibility to construct multifamily units, **Policy 6.1B.1**, *“Zone lands for housing”* and **Policy 6.1B.2** *“Provision of varied housing types”* are achieved. The different housing types permitted within the project area will encourage diversity and will allow for a variety of family sizes, incomes, and demographics to reside within the area.

Pulte at Christ Fellowship will also contribute to **Objective 9.1A**, *“To ensure the air quality in Martin County continues to meet or surpass National Ambient Air Quality Standards for all pollutants measured by the FDEP”*. **Policy 9.1A.2** reaffirms the importance of alternate transportation methods in regard to the reduction of air-polluting emissions. The proposed development will be fully interconnected through a sidewalk network, which will connect residents to each other as well as to the Christ Fellowship Church and the adjacent high school. Being a private, gated community, the low number of vehicular trips within the community will also encourage bicycling within the project site, as well as to the surrounding areas.

Objective 13.1B is also partially achieved through this project. The objective is *“To enhance the quantity of groundwater recharge and maintain desirable groundwater levels”*. Pulte at Christ Fellowship conforms with **Policy 13.1B.6**, which is for *“[...] regional stormwater retention/detention systems shall be located in areas of depressed groundwater levels and/or impacted wetlands and shall be designed to enhance groundwater recharge”*. This policy is accomplished through the conservation and preservation of the numerous existing wetlands and lakes onsite. Stormwater retention/detention will be achieved through the existing natural or minorly altered hydrologic system and features within the project area.

We look forward to working with Martin County on this project. Please contact me with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. T. Sorrow', with a stylized flourish at the end.

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.747.6336 Office

June 21, 2019

Mr. Paul Schilling
Senior Planner Martin County
2401 SE Monterey Road
Stuart, FL 34996

Dear Mr. Schilling,

Please be advised the undersigned, **Christ Fellowship Church, Inc.** is the owner of the subject parcel of approximately 321 acres of land located at 10205 SW Pratt Whitney Road. The undersigned does hereby consent to the filing of an application for Comprehensive Plan Amendment and PUD Zoning and Master Site Plan approval with the Growth Management Department of Martin County, Florida and does authorize Cotleur & Hearing, Inc. and Pulte Group, as representatives and agent on behalf of the undersigned in connection with such filing to sign the following:

1. Application, affidavits, and other legal documents regarding the Comprehensive Plan Amendment.
2. Application, affidavits, and other legal documents regarding the PUD Zoning and Master Site Plan.

For:

Thomas D Mullins
Signatory Authority

6/26/19
Date

Thomas D Mullins
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of June, 20 19, by Thomas Mullins.

He or she ☒ is personally known to me or ☐ has produced _____ as identification.

Jennifer Sorokowski
Notary public signature

Jennifer Sorokowski
Printed Name

State of Florida at-large



JENNIFER SOROKOWSKI
MY COMMISSION # GG 059381
EXPIRES: January 3, 2021
Bonded Thru Budget Notary Services

Record and Return to:
The Tullio Law Firm
Title Processing Center
36412 Chanoay Road
Zephyrhills, FL 33841

Rec Fees \$35.50
Doc Stamps \$26250.00

Prepared by and return to:
John Fenn Foster, Esq.
Foster & Fuchs, P.A.
4425 Military Trail Suite 109
Jupiter, FL 33458
561-799-6797
File Number: CFC-Martin Pres

INSTR # 2326030
OR BK 02571 PG 1380
Pgs 1380 - 13831 (4pgs)
RECORDED 04/13/2012 12:29:13 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 26,250.00
RECORDED BY S Phoenix

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 12th day of April, 2012 between Taylor Morrison of Florida, Inc., a Florida corporation, whose post office address is 1211 N. Westshore Blvd., Suite 512, Tampa, FL 33607, grantor, and Christ Fellowship Church, Inc., a Florida Not-for-Profit Corporation whose post office address is 5343 Northlake Blvd., Palm Beach Gardens, FL 33418, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

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

Subject to (1) taxes and assessments for the year 2012 and subsequent years; (2) covenants, conditions, restrictions, limitations, reverters and easements of record, none of which are intended to be reimposed hereby; and (3) governmental, land use and zoning restrictions and regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

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:

[Signature]
Witness Name: S. Todd Merrill

[Signature]
Witness Name: Elsie A. Stulic

Taylor Morrison of Florida, Inc.

By: [Signature]
Louis E. Steffens, President

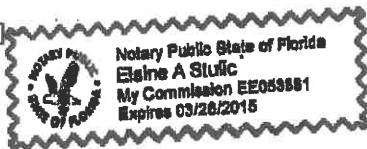
(Corporate Seal)



State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 1st day of April, 2012 by Louis E. Steffens, President of Taylor Morrison of Florida, Inc., on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Elsie A. Stulic

Printed Name: _____

My Commission Expires: _____

03-26-2015

Exhibit "A"
Legal Description

All of Tracts 1, 2, 7, 8, 9, 10 and the North three quarters of Tracts 15 and 16, Section 17, Township 39 South, Range 41 East, Tropical Fruit Farms, according to the Plat thereof, as recorded in Plat Book 3, Page 6, of the Public Records of Palm Beach County (Now Martin County), Florida;

Together with the South 834.49 feet of that part of Tracts 15 and 16, Section 8, Township 39 South, Range 41 East, of said Plat of Tropical Fruit Farms, lying Westerly of the right-of-way for Florida's Turnpike;

Excepting therefrom the right-of-way deeded to Martin County in Deed Book 42, Page 517 and Deed Book 42, Page 524, of the Public Records of Martin County, Florida;

Also excepting the rights-of-way deeded to Martin County in Official Record Book 111, Page 546 and Official Record Book 111, Page 551, and Official Record Book 111, page 556, all of the Public Records of Martin County, Florida;

Also excepting the right-of-way for the South Fork High School access road, recorded in Official Record Book 494, Page 2683, of the Public Records of Martin County, Florida;

Also excepting the 40 foot posted and viewed right of way (Kansas Avenue) by declaration of the County Commissioners of Palm Beach County September 5, 1923.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 02°15' 47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556,

OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA

| | |
|----------------------------|--------------------------|
| Parcel Identification Nos: | 08-39-41-000-015-00020-9 |
| | 08-39-41-000-015-00030-0 |
| | 17-39-41-000-001-00000-4 |
| | 17-39-41-000-002-00000-2 |
| | 17-39-41-000-007-00010-9 |
| | 17-39-41-000-008-00010-7 |
| | 17-39-41-000-008-00020-5 |

INSTR # 2381383
OR BK 2635 PG 1869
(5 Pgs)
RECORDED 03/08/2013 09:13:48 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK

Martin County Growth Management Department
2401 S. E. Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Christ Fellowship Church, Inc. as Owner(s) for the construction of _____ in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in Exhibit A attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☒ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

*Martin County Growth Management Department
2401 S. E. Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us*

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

CORPORATE

Signed, acknowledged and notarized on this 4TH day of MARCH, 2013.

WITNESSES:

Sign: [Signature]
Print: Brian P. Gove
Sign: [Signature]
Print: Jane Layman

OWNER:

Christ Fellowship Church, Inc., a FL not-for-profit Corp.

Name of Corporation: _____
By: [Signature] Treasurer/Director
Name: STEPHEN P. AUSTIN
Title: TREASURER/DIRECTOR
Address: 5343 Northlake Blvd.
Palm Beach Gardens, FL 33418

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 4TH day of MARCH, 2013, by STEPHEN P. AUSTIN (name of officer/agent and title) of CHRIST FELLOWSHIP CHURCH (name of corporation) He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

[Signature]
Name: _____
State of FLORIDA at large
My commission expires: _____

[STAMP]



Exhibit "A"
Legal Description

All of Tracts 1, 2, 7, 8, 9, 10 and the North three quarters of Tracts 15 and 16, Section 17, Township 39 South, Range 41 East, Tropical Fruit Farms, according to the Plat thereof, as recorded in Plat Book 3, Page 6, of the Public Records of Palm Beach County (Now Martin County), Florida;

Together with the South 834.49 feet of that part of Tracts 15 and 16, Section 8, Township 39 South, Range 41 East, of said Plat of Tropical Fruit Farms, lying Westerly of the right-of-way for Florida's Turnpike;

Excepting therefrom the right-of-way deeded to Martin County in Deed Book 42, Page 517 and Deed Book 42, Page 524, of the Public Records of Martin County, Florida;

Also excepting the rights-of-way deeded to Martin County in Official Record Book 111, Page 546 and Official Record Book 111, Page 551, and Official Record Book 111, page 556, all of the Public Records of Martin County, Florida;

Also excepting the right-of-way for the South Fork High School access road, recorded in Official Record Book 494, Page 2683, of the Public Records of Martin County, Florida;

Also excepting the 40 foot posted and viewed right of way (Kansas Avenue) by declaration of the County Commissioners of Palm Beach County September 5, 1923.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 02°15' 47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 180.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556,

OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 2, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA

Parcel Identification Nos: 08-39-41-000-015-00020-9
08-39-41-000-015-00030-0
17-39-41-000-001-00000-4
17-39-41-000-002-00000-2
17-39-41-000-007-00010-9
17-39-41-000-008-00010-7
17-39-41-000-008-00020-5



Cotleur &
Hearing

LC76000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
☎ 561.747.6336 📠 561.747.1377

Pulte at Christ Fellowship

Item No. 9. Property Transfer

April 5, 2019

On behalf of Christ Fellowship, please accept this as the official statement that there have been no property transfers since the property was deeded to the current owner.

Sincerely,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 Cell
561.747.6336 Office

DESCRIPTION:

ALL OF TRACTS 1, 2, 7, 8, 9, 10 AND THE NORTH THREE QUARTERS OF TRACTS 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

TOGETHER WITH THE SOUTH 834.49 FEET OF THAT PART OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF SAID PLAT OF TROPICAL FRUIT FARMS, LYING WESTERLY OF THE RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

EXCEPTING THEREFROM THE RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN DEED BOOK 42, PAGE 517 AND DEED BOOK 42, PAGE 524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHTS-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 546 AND OFFICIAL RECORD BOOK 111, PAGE 551, AND OFFICIAL RECORD BOOK 111, PAGE 556, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY FOR THE SOUTH FORK HIGH SCHOOL ACCESS ROAD, RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE 40 FOOT POSTED AND VIEWED RIGHT OF WAY (KANSAS AVENUE) BY DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY SEPTEMBER 5, 1923.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE $\frac{1}{4}$) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

THENCE NORTH 02°15'47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E $\frac{1}{2}$) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E $\frac{1}{2}$) OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG THE ARCH OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E ½) OF SAID SECTION 17;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556, OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923;

THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 8;

THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955;

THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 8;

THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.
CONTAINING 13,982,792 SQUARE FEET/321.00 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF
RECORD.

