

RIGHT-OF-WAY QUITCLAIM DEED  
(RE: CENTER STREET ROAD ABANDONMENT)

QUIT-CLAIM DEED  
FROM CORPORATION

RAMCO FORM 42

550641

This Quit-Claim Deed, Executed this 25<sup>th</sup> day of FEBRUARY, A. D. 1985, by

SOUTHERN LAND GROUP, INC.  
a corporation existing under the laws of Florida, and having its principal place of  
business at P. O. Box 2850, Stuart, Florida, 33495,  
first party, to MARTIN COUNTY, a political subdivision of the  
State of Florida,  
whose postoffice address is 50 Kindred Street, Stuart, Florida, 33497,

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth,** That the said first party, for and in consideration of the sum of \$ 1.00  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-  
lease 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:

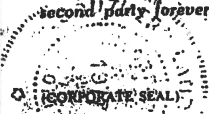
See Exhibit "A", attached hereto and made a part hereof.

This Deed is given for right-of-way purposes, and by acceptance of this  
Deed, the Board of County Commissioners has determined that the subject property  
complies with the requirements of Section 30-3 of the Code of Laws and Ordinances  
of Martin County, Florida, and is comparable to the Center Street right-of-way  
abandoned by the Board of County Commissioners by its Resolution Number 85-2.19,  
recorded at O. R. Book 631, Page 996 of the Public Records of Martin County,  
Florida.

APPROVED		
ACCURACY	FORM	EXECUTION
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

APPROVED			
ENGINEERING	R.O.W.	SURVEY	LEGAL
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**To Have and to Hold** the same together with all and singular the appurtenances thereto  
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-  
soever 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 caused these pres-  
ents to be executed in its name, and its corporate seal to be hereunto affixed,  
by its proper officers thereunto duly authorized, the day and year first above  
written.

ATTEST: *[Signature]*  
Betty English, Secretary

SOUTHERN LAND GROUP, INC.,  
a Florida corporation

Signed, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

By *[Signature]*  
Peter D. Cummings, President

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,  
personally appeared PETER D. CUMMINGS and BETTY ENGLISH,

well known to me to be the President and Secretary respectively of the corporation named as first party  
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily  
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State first aforesaid this 25<sup>th</sup> day of February, A. D. 1985

O. R.  
BOOK 632 PAGE 1136

Stephen Fry, Esquire  
Boose, Clikin, Martens & Fry  
Stuart Professional Center  
900 E. Ocean Boulevard - Suite 120  
Stuart, Florida 33404  
Notary Public, State of Florida at Large  
My Commission Expires March 30, 1987

This instrument prepared by:

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL OF LAND TO BE DEEDED TO MARTIN COUNTY

A parcel of land lying within Lots 15, 16, 17, 18 and 19, Block 7, of the plat of the Cleveland 2nd Addition to the Town of Palm City as recorded in Plat Book 11, Page 63, Public Records of Palm Beach (now Martin) County, Florida. Said parcel of land being more particularly described as following;

That portion of said Lots 15, 16, 17, 18 and 19, Block 7, bounded on the North by Lot 20 (now being the South right-of-way line of Martin Downs Blvd.); bounded on South and East by the waters of Danforth Creek; bounded on the West by a line 100.00 feet East of and parallel to the East right-of-way line of Center Street as shown on said plat of the Cleveland 2nd addition.

Said Parcel of land containing 0.18 acres more or less.

LOU  
K  
BT

85 APR 4 11:58

549622

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 85-2.19

(REGARDING ABANDONING AND VACATING A PORTION OF  
CENTER STREET, CLEVELAND 2ND ADDITION)

WHEREAS, this Board has made the following determinations of fact;

1. Pursuant to notice published in The Stuart News on January 6, 1985, a public hearing was held by the Board of County Commissioners of Martin County, Florida, on the 22nd day of January, 12th day of February, and 26th day of February, 1985, in the Martin County Administrative Center, 50 Kindred Street, Stuart, Florida, concerning abandoning and vacating the following described road in Martin County, Florida:

That portion of Center Street lying west of Lots 12 through 19 of Block 7 of the Plat of the Cleveland 2nd Addition and as recorded in Plat Book 11, Page 63, Palm Beach (now Martin) County, Florida, and also lying South of the right-of-way for Martin Downs Boulevard.

2. Any and all persons desiring to be heard regarding this matter were given an opportunity to present their views to this Board:

3. This Board has determined that the above-described road will not be needed as a part of the County's road system;

4. This Board has determined that vacating and abandoning said road would not be contrary to the public interest;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The following described road in Martin County, Florida, be and hereby is vacated and abandoned, subject to the conditions set forth below in part B:

That portion of Center Street lying west of Lots 12 through 19 of Block 7 of the Plat of the Cleveland 2nd Addition and as recorded in Plat Book 11, Page 63, Palm Beach (now Martin) County, Florida, and also lying South of the right-of-way for Martin Downs Boulevard.

B. The vacation and abandonment of said road is subject to the following conditions subsequent:

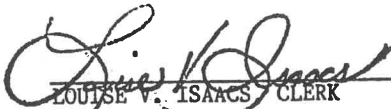
1) Publication one time within thirty (30) days of a Notice of Adoption of this Resolution in a newspaper of general circulation published in Martin County.

2) Any easements of record.

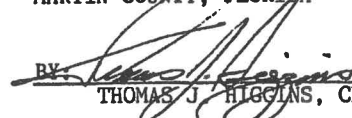
3) Privilege Fee will be waived upon acceptance of Quit Claim Deed for alternate Right-Of-Way.

DULY PASSED AND ADOPTED THIS 26TH DAY OF FEBRUARY, 1985.

ATTEST:

  
LOUISE V. ISAACS, CLERK

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY:   
THOMAS J. HIGGINS, CHAIRMAN

APPROVED AS TO FORM AND  
CORRECTNESS:

  
MICHAEL H. OLENICK,  
COUNTY ATTORNEY

54  
85 MAR 27 A 8:35