

Lidberg Land Surveying, Inc.

675 West Indiantown Road, Suite 200
Jupiter, Florida 33458 (561) 746-8454

LETTER OF TRANSMITTAL

DATE: 7/1/2020 PROJ. #: 15-055 (306)

ATTENTION: Ms. Denise Johnston

RE: Proposed Plat of Palm Pike Crossing

Submittal No. 2

TO: Martin County Growth Mgmt. Dept.

Development Review Division

2401 S.E. Monterey Rd.

Stuart, Florida 34996 (772) 320-3047

☐ Mailed ☒ Pick-up at LLS

☒ Hand delivered 7/1/2020

GENTLEMEN: WE ARE SENDING YOU

☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order

COPIES		DESCRIPTION
2	Copies	Development Review Application
1	Check	#103 in the amount of \$16,600.00 Palm Pike Crossing, LLC
2	Copies	Plat Checklist Certification
2	D15-055	Boundary survey.
2	D15-055P	Proposed plat of Palm Pike Crossing
2	Cd's	Pdf files of all submitted documents.
2	Copies	Master Site Plan.
2	Copies	Narrative.
2	Sets	Utility Letters.
2	Sets	Designation of Authorized Agent Letters (two entities)

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ For your use
☐ Approved as noted ☐ Returned for corrections
☐ For review and comment ☐ As requested

REMARKS

2 Copies	Corrective Quit Claim Deed (ORB 3070 Pg. 1543)
2 Copies	Warranty Deed (ORB 3050 Pg. 1483)
2 Copies	Disclosure of Interest Affidavit - Palm Pike Crossing.
2 Copies	Disclosure of Interest Affidavit - Palm City Wagas VII.
2 Copies	Declaration of Covenants, Restrictions and Easements.

COPY TO: _____

SIGNED: David C. Lidberg, P.S.M.



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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Plat

Name or Title of Proposed Project: PALM PIKE CROSSING

Brief Project Description:

REPLAT FOR CREATING SEVERAL COMMERCIAL TRACTS

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: P175-001

Previous Project Name if applicable: _____

Parcel Control Number(s)

24-38-40-000-007-00000-1

24-38-40-000-010-00000-5

24-38-40-000-011-00000-3

24-38-40-000-007-00001-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): PALM PIKE CROSSING, LLC

Company Representative: KATIE BUCHER

Address: 7940 VIA DELLAGIO WAY, SUITE 200

City: ORLANDO, State: FL Zip: 32819

Phone: 407-999-9985 Email: katie@unicorp.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): LIDBERG LAND SURVEYING, INC.

Company Representative: DAVID C. LIDBERG

Address: 675 WEST INDIANTOWN ROAD, SUITE 200

City: JUPITER, State: FL Zip: 33458

Phone: 561-746-8454 Email: david@lidberg.net

Agent (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): LIDBERG LAND SURVEYING, INC.

Company Representative: DAVID C. LIDBERG

Address: 675 WEST INDIANTOWN ROAD, SUITE 200

City: JUPITER, State: FL Zip: 33458

Phone: 561-746-8454 Email: david@lidberg.net

Civil Engineer (Name or Company): THOMAS ENGINEERING GROUP, LLC

Company Representative: BRANDON ULMER, P.E.

Address: 125 WEST INDIANTOWN ROAD, SUITE 206

City: JUPITER, State: FL Zip: 33458

Phone: 561-203-7503 Email: bulmer@thomaseng.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): AKERMAN, LLP

Company Representative: ROBERT M. POPPELL

Address: 420 S. ORANGE AVENUE

City: ORLANDO, State: FL Zip: 32801

Phone: 407-423-4000 Email: robert.poppell@akerman.com

Environmental Planner (Name or Company): _____

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.

[Signature]
Applicant Signature

5/14/2020
Date

David C. Lidberg
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of May, 20 20, by David C. Lidberg.

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

Kristen M. Williams
Notary Public Signature

KRISTEN M. WILLIAMS
Printed name

STATE OF: Florida at-large





**Martin 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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Plat Checklist Certification

Surveyor Certification

Plat Name: PALM PIKE CROSSING
Surveyor's Name: DAVID C. LIDBERG
PLS#: LS 3613
Company Name: LIDBERG LAND SURVEYING, INC.
Phone #: 561 - 746 - 8454

I have reviewed the above plat and find that it meets the requirements of Martin County Code, Volume 2, Land Development Regulations, Sec. 4.912, *Plat Requirements*, and Florida Statutes, Chapter 177, Part 1, and Martin County Resolution 02-6.1, subject to exceptions noted in the comments, below.

MAY 14, 2020

Date


PLS Signature

DAVID C. LIDBERG

Printed Name

MCLDR, Section 4.192; FS, Chapter 177, Part 1.

Paragraph Reference	Does Compl	Does not Comply	Comments
4.912.C.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.5; 4.912.E; FS.Ch.177	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PRM'S TO BE SET
4.912.C.6 & 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P.C.P'S AND LOT CORNERS TO BE SET BEFORE RELEASE OF BOND
4.912.C.8.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.8.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.8.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.10.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.10.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.10.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.912.C.12; FS Ch.177	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
4.912.C.13	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
4.912.C.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.18	<input type="checkbox"/>	<input type="checkbox"/>	
4.912.C.19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Notes: Dedications and reservations to homeowner associations (HOA) must be accepted by the HOA, including their maintenance obligations as well. This acceptance must be acknowledged.

PRMs must be set in the field and shown on the plat in accordance with FS Ch. 177 and subsection 4.912.E. At least four (4) permanent monuments no more than 800 feet apart shall be placed within the platted lands and on the exterior.

Martin County Resolution 02-6.1 Checklist

Paragraph Reference	Does Comply	Does not Comply	Comments
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dedication C-1, 2 & 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
No dedication C-1	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E-for person	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
E-for corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-4	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
G	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY

Designation of Authorized Agent

Consent for: Palm Pike Crossing
Palm City Site (Property Appraiser Info attached)
Parcel ID: 243840000007000010 0000
Property Owner: Palm City Wagas VII, LLC

This form shall serve as consent for Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC, Joshua I. Long AICP and Robert S. Raynes Jr. Esq of Gunster Law Firm, and David C. Lidberg, Lidberg Land Surveying, Inc. to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and plat as needed; site construction permits; building permits; Martin county Utilities, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development, located on the south side of SW Martin Highway

I do hereby give consent to for Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC, Joshua I. Long AICP and Robert S. Raynes Jr. Esq of Gunster Law Firm, and David C. Lidberg, Lidberg Land Surveying Group, Inc. to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner:	Palm City Wagas VII, LLC
Owner/Mail Address:	7940 VIA Dellagio Way Suite 200 Orlando, FL 32819

BY: Palm City Wagas VII, LLC,
a Florida limited liability company

BY: CW FAMILY, LLLP,
a Florida limited liability limited partnership,
its Manager

BY: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

BY: 
Charles Whittall, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

On this 9th day of April, 2020 ^{physically appeared}, before me, the undersigned notary public, personally appeared Charles Whittall, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm City Wagas VII, LLC, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company and that he/was duly authorized to do so. He/ is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public Information:

(Signature of Notary)

Amy Barnard

(Name – Must be typed, printed or stamped)
My Commission Expires:



Agent Information:

Brandon Ulmer, Thomas Engineering Group, LLC
Ryan Thomas, Thomas Engineering Group, LLC
125 West Indiantown road Suite 206
Jupiter, FL 33458

Joshua I. Long AICP, Gunster Law Firm
Robert S. Raynes, Esq., Gunster Law Firm
800 SE Monterey Commons Blvd #200
Stuart, Florida 34996

David C. Lidberg, PSM
Lidberg Land Surveying, Inc.
675 West Indiantown Road
Suite 200
Jupiter, Florida 33458

Designation of Authorized Agent

Consent for: Palm Pike Crossing
Palm City Site (Property Appraiser Info attached)
Parcel ID: 24384000000700000 1 0000; 24384000001000000 5 0000; 24384000001100000 3 0000
Property Owner: Palm Pike Crossing LLC

This form shall serve as consent for Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC, Joshua I. Long AICP and Robert S. Raynes Jr. Esq of Gunster Law Firm, and David C. Lidberg, Lidberg Land Surveying, Inc. to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and plat as needed; site construction permits; building permits; Martin county Utilities, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development located on the south side of SW Martin Highway

I do hereby give consent to for Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC, Joshua I. Long AICP and Robert S. Raynes Jr. Esq of Gunster Law Firm, and David C. Lidberg, Lidberg Land Surveying, Inc. to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Palm Pike Crossing, LLC
Owner/Mail Address: 7940 VIA Dellagio Way Suite 200
Orlando, FL 32819

BY: Palm Pike Crossing, LLC,
a Florida limited liability company

BY: CW FAMILY, LLLP,
a Florida limited liability limited partnership,
its Manager

BY: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

BY: 
Charles Whittall, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

On this 9th day of April, 2020 *physically appeared*, before me, the undersigned notary public, personally appeared Charles Whittall, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm Pike Crossing, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company and that he/was duly authorized to do so. He/ is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public Information:

(Signature of Notary)

(Name – Must be typed, printed or stamped)
My Commission Expires:



Agent Information:

Brandon Ulmer, Thomas Engineering Group, LLC
Ryan Thomas, Thomas Engineering Group, LLC
125 West Indiantown road Suite 206
Jupiter, FL 33458

Joshua I. Long AICP, Gunster Law Firm
Robert S. Raynes, Esq., Gunster Law Firm
800 SE Monterey Commons Blvd #200
Stuart, Florida 34996

David C. Lidberg, PSM
Lidberg Land Surveying, Inc.
675 West Indiantown Road
Suite 200
Jupiter, Florida 33458



Recorded in Martin County, FL 4/3/2019 3:46 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$32,725.00
 CFN#2747204 BK 3050 PG 1483 PAGE 1 of 3

Prepared by and return to:
 Larry B. Alexander, Esquire
 Jones Foster P.A.
 505 S Flagler Drive, #1100
 West Palm Beach, FL 33401
 561-659-3000
 File Number: 22023.15

Parcel Identification No. 24-38-40-000-007-00000.10000
 Parcel Identification No. 24-38-40-000-010-00000.50000
 Parcel Identification No. 24-38-40-000-011-00000.30000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 3rd day of **April, 2019** between **Nemec Limited Partnership, a Florida limited partnership** whose post office address is 608 Harbour Pointe Way, Greenacres, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and **Palm Pike Crossing, LLC, a Florida limited liability company** whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 of the County of Orange, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Signed, sealed and delivered in our presence:

Witness Name: Larry B. Alexander

Nemec Limited Partnership,
a Florida limited partnership

Witness Name: Kelly Berge

By: Nemec Properties, Inc., a
Florida corporation, its
General Partner

By: Deborah Nemec
Deborah Nemec, President
President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3rd day of April, 2019 by Deborah Nemec, as President of Nemec Properties, Inc., a Florida corporation, General Partner of Nemec Limited Partnership, a Florida limited partnership, on behalf of the corporation and the partnership. She ✓ is personally known to me or has produced as identification.

(Notary Seal)

Keely Buehl
Notary Public
My commission expires:

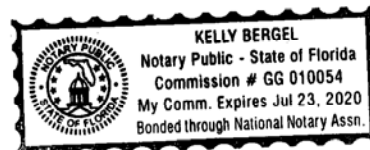


EXHIBIT "A"
LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

P:\DOCS\22023\00015\DOC\1X77980.RTF



Recorded in Martin County, FL 7/11/2019 11:31 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00
 CFN#2764543 BK 3070 PG 1543 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:

Amy Barnard
 Unicorp National Developments, Inc.
 7940 Via Dellagio Way, Suite 200
 Orlando, FL 32819
 Telephone: (407) 999-9985

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of the 11th day of July, 2019, by **PALM PIKE CROSSING, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**GRANTOR**"), to **PALM CITY WAGAS VII, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, suite 200, Orlando, Florida 32819 ("**GRANTEE**").

WITNESSETH, that the said **GRANTOR** for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said **GRANTEE**, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said **GRANTEE** forever, all the right, title, interest, claim and demand that the said **GRANTOR** 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 ("Property"), to wit:

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

The Property being conveyed herein is given for and in consideration of the sum of Ten Dollars (\$10.00).

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 **GRANTOR**, either in law or equity, to the only proper use, benefit and behoof of the said **GRANTEE** forever.

(Wherever used herein the terms "**GRANTOR**" and "**GRANTEE**" 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.)

THE PURPOSE OF THIS QUIT-CLAIM DEED IS TO CORRECT THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THE ORIGINAL QUIT-CLAIM DEED RECORDED JULY 11, 2019, BOOK 3070, PAGE 1344 IN THE OFFICAL RECORDS OF MARTIN COUNTY, FLORIDA.

{38673476;1}

CFN#2764543 BK 3070 PG 1544 PAGE 2 of 3

IN WITNESS WHEREOF the said GRANTOR has caused these present to be executed in their name, the day and year first above written.

WITNESSES:

Signature of Witness

Amy Barnard

Print Name of Witness

Signature of Witness

Nelly Soto

Print Name of Witness

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: CW Family, LLLP, a Florida limited
liability limited partnership,
its Manager

By: CW Family, LLC, a Florida limited
liability company,
its General Partner

By:

Charles Whittall, its Manager

STATE OF FLORIDA)

) ss.

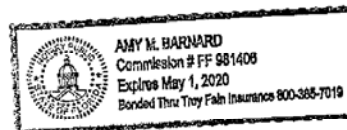
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of July, 2019 by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of **PALM PIKE CROSSING, LLC**, a Florida limited liability company, on behalf of the respective entities. Such individual is personally known to me (YES) (NO) or produced _____ as identification and took an oath.

Signature of Notary Public

Amy Barnard

(Print Notary Name)



My Commission Expires:

May 1, 2020

{38673476;1}

EXHIBIT "A"

A PARCEL OF LAND, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND AS SHOWN ON SAID PLAT BOOK 6, PAGE 42; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 223.63 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00°18'14" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE SOUTH 89°41'46" EAST, ALONG A LINE PARALLEL WITH AND 7.75 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, A DISTANCE OF 261.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 43°05'01" EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 136.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 346.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'53" A DISTANCE OF 170.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 58°29'23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'05", A DISTANCE OF 27.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 299.02 FEET; THENCE NORTH 00°18'08" EAST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 96116 SQUARE FEET OR 2.207 ACRES, MORE OR LESS.

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