

This instrument prepared by:

Real Property Division
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Constitution Blvd. Right of Way addition
Property Address:
PCN:

RECEIVED

SEP 22 2021

PUBLIC WORKS

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this _____ day of _____, 2021, between McArthur Golf Club, L.L.C., a Foreign Limited Liability Company, whose address is 777 S. Flagler Drive, Suite 1500, West Palm Beach, Florida 33401 ("Grantor"), to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, on Exhibit "A" attached hereto more particularly described (the "Land").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO real estate taxes for 2020, if any, and all subsequent years, and easements and restrictions of record, if any.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no otherwise.

Accepted pursuant to
Resolution No. _____

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

WITNESSES:

GRANTORS:

MCARTHUR GOLF CLUB, L.L.C., a Foreign Limited Liability Company

Witness #1 Signature

Printed Name:

KATIE LYNN ELLA

Witness #2 Signature

Printed Name:

SANES CAPO

Witness #1 Signature

Printed Name:

By:

Name:

Witness #2 Signature

Printed Name:

STATE OF FL

COUNTY OF Martin

The foregoing instrument was acknowledged before me this 21 day of September, 2021 by Kevin Murphy who is the General Manager of McArthur Golf Club, L.L.C, a Foreign Limited Liability Company, (X) by means of physical presence or () online notarization. He/She is (X) personally known to me or has produced as identification.

(Affix Notary Seal)



Jessica Catanzarite

Print Name: Jessica Catanzarite

Commission No.: 66297707

Commission Expires: Feb 03, 2023

EXHIBIT “A”
Legal Description

**DESCRIPTION OF SKETCH
THIS IS NOT A SURVEY**

LEGAL DESCRIPTION:

A 1.608 ACRE, MORE OR LESS, PARCEL OF LAND, DEDICATED TO MARTIN COUNTY FOR RIGHT-OF-WAY PURPOSES, SOUTHERLY OF OCEAN WAY (NOW TO BE KNOWN AS CONSTITUTION BOULEVARD) AND EASTERLY OF CIRCLE DRIVE, AS PLATTED IN POINCIANA GARDENS SECTION 3 & 4, PLAT BOOK 2, PAGE 105, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND WESTERLY OF U.S. HIGHWAY 1, SAID PARCEL BEING IN A PORTION OF THE MCARTHUR GOLF COURSE AS RECORDED IN OFFICIAL RECORDS BOOK 2931, PAGE 2334, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION BOULEVARD AND THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY ROUTE NO.1;

THENCE SOUTH 47°20'57" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION BOULEVARD, A DISTANCE OF 385.82 FEET TO THE **POINT OF BEGINNING** ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 28°52'52", A CHORD BEARING OF SOUTH 14°54'55" WEST, A CHORD LENGTH OF 156.04 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.78 FEET TO A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 46°38'02", A CHORD BEARING OF SOUTH 24°01'56" WEST, A CHORD LENGTH OF 296.86 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 305.22 FEET TO A TANGENT;

THENCE SOUTH 47°20'57" WEST, A DISTANCE OF 100.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF CIRCLE DRIVE, SAID TANGENT ALSO BEING A RADIAL LINE TO THE FOLLOWING CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1840.00 FEET, A CENTRAL ANGLE OF 6°16' 23", A CHORD BEARING OF NORTH 44°51'12" WEST, A CHORD LENGTH OF 201.36 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE EASTERLY RIGHT-OF-WAY OF CIRCLE DRIVE, A DISTANCE OF 201.46 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF CIRCLE DRIVE AND THE SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION BOULEVARD;

THENCE NORTH 47°20'57" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION BOULEVARD, A DISTANCE OF 513.56 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, SPECIFICALLY THE SOUTHERLY RIGHT-OF-WAY OF OCEAN WAY (NOW TO BE KNOWN AS CONSTITUTION BOULEVARD), ACCORDING TO THE PLAT OF POINCIANA GARDENS SECTIONS 3 & 4, PLAT BOOK 2, PAGE 105, MARTIN COUNTY, FLORIDA, BEING SOUTH 47°20'57" WEST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
CONSULTING

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Professional Surveyors and Mappers, Certificate NO. LB-8030

**MCARTHUR GOLF COURSE
RIGHT-OF-WAY
AN ADDITION TO
CONSTITUTION BOULEVARD**

MARTIN COUNTY

FLORIDA

PROJECT NO. 010751-01-003	REVISED DATE:	DATE: Sep. 17, 2021
CADD FILE: 010751-01-003-EX3	WR NO. 010751	SCALE: N/A
		SHEET 1 OF 2

FILE: P:\010751 - MCARTHUR GOLF CLUB\010751-01-001 (SUR) - MCARTHUR GOLF COURSE\SURVEY\DWG OTHERS\RECEIVED\010751-01-003-EX3

