

This Instrument Prepared By:
Celeda Wallace
Action No. 47712
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS EASEMENT

EASEMENT NO. 42938
BOT FILE NO. 430365845
PA NO. 43-107474-P

THIS EASEMENT is hereby granted by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Grantor.

WITNESSETH: That for the faithful and timely performance of and compliance with the terms and conditions stated herein, the Grantor does hereby grant to Martin County, Florida hereinafter referred to as the Grantee, a nonexclusive easement on, under and across the sovereignty lands, if any, contained in the following legal description:

A parcel of sovereignty submerged land in Section 48, Township 38 South, Range 41 East, in St. Lucie River, Martin County, Florida, containing 2,580 square feet, more or less, as is more particularly described and shown on Attachment A, dated June 19, 2023.

TO HAVE THE USE OF the hereinabove described premises for a period of 50 years from July 7, 2023, the effective date of this easement. The terms and conditions on and for which this easement is granted are as follows:

1. USE OF PROPERTY: The above described parcel of land shall be used solely for a breakwater and Grantee shall not engage in any activity related to this use except as described in the South Florida Water Management District Environmental Resource Permit No. 43-107474-P, dated July 13, 2023, incorporated herein and made a part of this easement by reference. All of the foregoing subject to the remaining conditions of this easement.

2. EASEMENT CONSIDERATION: In the event the Grantor amends its rules related to fees and the amended rules provide the Grantee will be charged a fee or an increased fee for this activity, the Grantee agrees to pay all charges required by such amended rules within 90 days of the date the amended rules become effective or by a date provided by an invoice from the Department, whichever is later. All fees charged under this provision shall be prospective in nature; i.e. they shall begin to accrue on the date that the amended rules become effective.

3. WARRANTY OF TITLE/GUARANTEE OF SUITABILITY OF USE OF LAND: Grantor neither warrants title to the lands described herein nor guarantees the suitability of any of the lands for any particular use.

4. RIGHTS GRANTED: The rights hereby granted shall be subject to any and all prior rights of the United States and any and all prior grants by the Grantor in and to the submerged lands situated within the limits of this easement.

5. DAMAGE TO EASEMENT PROPERTY AND INTERFERENCE WITH PUBLIC AND PRIVATE RIGHTS: Grantee shall not damage the easement lands or unduly interfere with public or private rights therein.

6. GRANTOR'S RIGHT TO GRANT COMPATIBLE USES OF THE EASEMENT PROPERTY: This easement is nonexclusive, and the Grantor, or its duly authorized agent, shall retain the right to enter the property or to engage in management activities not inconsistent with the use herein provided for and shall retain the right to grant compatible uses of the property to third parties during the term of this easement.

7. RIGHT TO INSPECT: Grantor, or its duly authorized agent, shall have the right at any time to inspect the works and operations of the Grantee in any matter pertaining to this easement.

8. LIABILITY/INVESTIGATION OF ALL CLAIMS: The Grantee shall investigate all claims of every nature at its expense. Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

9. ASSIGNMENT OF EASEMENT: This easement shall not be assigned or otherwise transferred without prior written consent of the Grantor or its duly authorized agent and which consent shall not be unreasonably withheld. Any assignment or other transfer without prior written consent of the Grantor shall be null and void and without legal effect.

10. TERMINATION: The Grantee, by acceptance of this easement, binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Grantee, its successors and assigns. In the event the Grantee fails or refuses to comply with the provisions and conditions herein set forth or in the event the Grantee violates any of the provisions and conditions herein, this easement may be terminated by the Grantor upon 30 days written notice to the Grantee. If terminated, all of the above-described parcel of land shall revert to the Grantor. Any costs or expenses incurred by the Grantor in removing the Grantee or its property from the easement area shall be paid by the Grantee. All notices required to be given to the Grantee by this easement or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

Martin County, Florida
2401 SE Monterey Road
Stuart, Florida 34996

The Grantee agrees to notify the Grantor by certified mail of any changes to this address at least ten (10) days before the change is effective.

11. TAXES AND ASSESSMENTS: The Grantee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this easement which result from the grant of this easement or the activities of Grantee hereunder.

12. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Grantee does not remove said structures and equipment occupying and erected upon the premises after expiration or cancellation of this easement, such structures and equipment will be deemed forfeited to the Grantor, and the Grantor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Grantee at the address specified in paragraph 10 or at such address on record as provided to the Grantor by the Grantee. However, such remedy shall be in addition to all other remedies available to Grantor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

13. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Grantor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Grantor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

14. AMENDMENT/MODIFICATIONS: This easement is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this easement must be in writing and must be accepted, acknowledged and executed by the Grantee and Grantor.

15. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Grantee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Grantor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

16. ADDITIONAL STRUCTURES OR ACTIVITIES/EMERGENCY STRUCTURAL REPAIRS: No additional structures shall be erected and/or activities undertaken, including but not limited to, dredging, relocation/realignment or major repairs or renovations made to authorized structures, on, in or over sovereignty, submerged lands without the prior written consent from the Grantor, with the exception of emergency repairs. Unless specifically authorized in writing by the Grantor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Grantee to administrative fines under Chapter 18-14, Florida Administrative Code. If emergency repairs are required to be undertaken in the interests of public health, safety or welfare, the Grantee shall notify the Grantor of such repairs as quickly as is practicable; provided, however, that such emergency activities shall not exceed the activities authorized by this easement.

17. UPLAND RIPARIAN PROPERTY INTEREST: During the term of this easement, Grantee must have satisfactory evidence of sufficient upland interest as defined in subsection 18-21.003(63), Florida Administrative Code, to the extent required by paragraph 18-21.004(3)(b), Florida Administrative Code, in order to conduct the activity described in this easement. If at any time during the term of this easement, Grantee fails to comply with this requirement, use of sovereignty, submerged lands described in this easement shall immediately cease and this easement shall terminate and title to this easement shall revert to and vest in the Grantor immediately and automatically.

18. ACCRETION INTEREST: In further consideration of the issuance of this easement by Grantor, Grantee expressly waives any right, title or interest in and to any accretions or additions to Grantee's shoreline resulting from any activity approved herein.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the Grantee and the Grantor have executed this instrument on the day and year first above written.

WITNESSES:

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA

Original Signature

(SEAL)

Print/Type Name of Witness

BY:

Brad Richardson, Chief, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the Board
of Trustees of the Internal Improvement Trust Fund of the
State of Florida.

Original Signature

Print/Type Name of Witness

"GRANTOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____, 20____, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

Toni Sturtevant 9/16/2023
DEP Attorney Date

Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires:

Commission/Serial No. _____

ATTEST:

Martin County, Florida
By its Board of County Commissioners

Carolyn Timmann,
Clerk of the Circuit Court and Comptroller

Edward V. Ciampi, Chairman

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

"GRANTEE"

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __online notarization this day of _____, 20____, by Edward V. Ciampi as Chairman, for and on behalf of the Board of County Commissioners of Martin County, Florida. He is personally known to me or who has produced _____ as identification.

My Commission Expires:

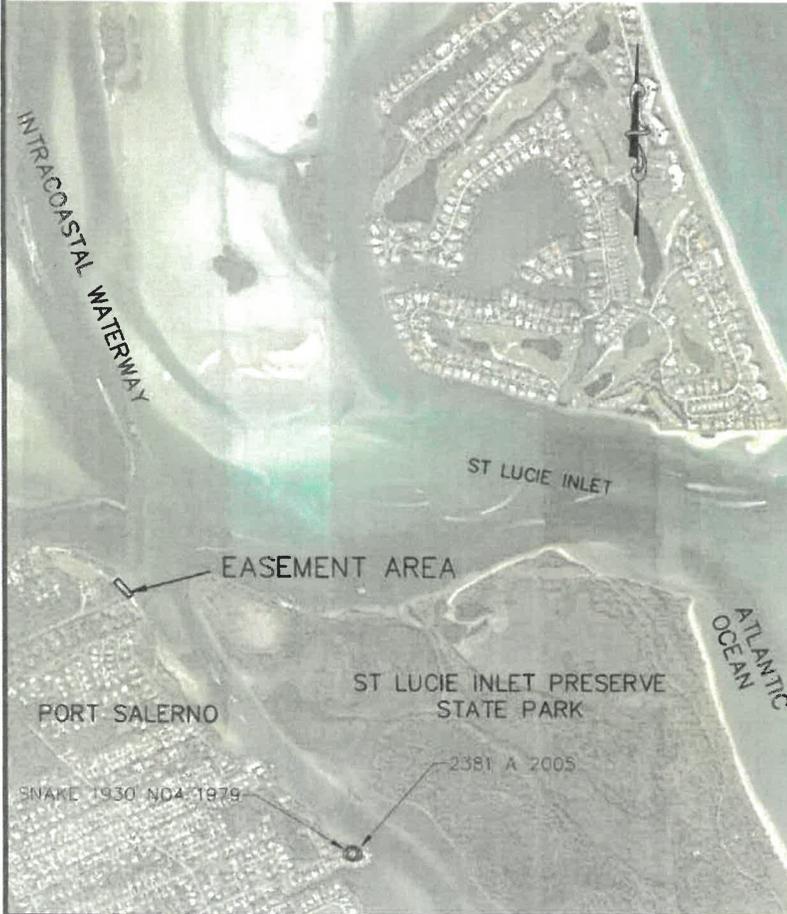
Signature of Notary Public

Notary Public, State of _____

Commission/Serial No. _____

Printed, Typed or Stamped Name

LOCATION MAP



SURVEY NOTES:

THIS IS NOT A BOUNDARY SURVEY.

1. COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/11).
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL/ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS ARE BASED UPON A LINE BETWEEN FDEP CONCRETE MONUMENT 872 2381A AND NGS CONCRETE MONUMENT SNAKE 1930 NO4 1979 HAVING A BEARING OF S 84° 44' 02" E.
4. ELEVATION OF MEAN HIGH WATER -0.57 FEET NAVD 1988 AS PROVIDED BY M. KEVIN MEARS, PSM OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEY AND MAPPING.
5. AERIAL IMAGERY WAS TAKEN IN 2021 AND WAS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
6. AERIAL IMAGERY IS DISPLAYED HEREON FOR INFORMATION PURPOSES ONLY NO PHOTOGRAPHIC ACCURACY IS IMPLIED BY THIS MAP.
7. UNDERGROUND UTILITIES AND IMPROVEMENTS NOT LOCATED.



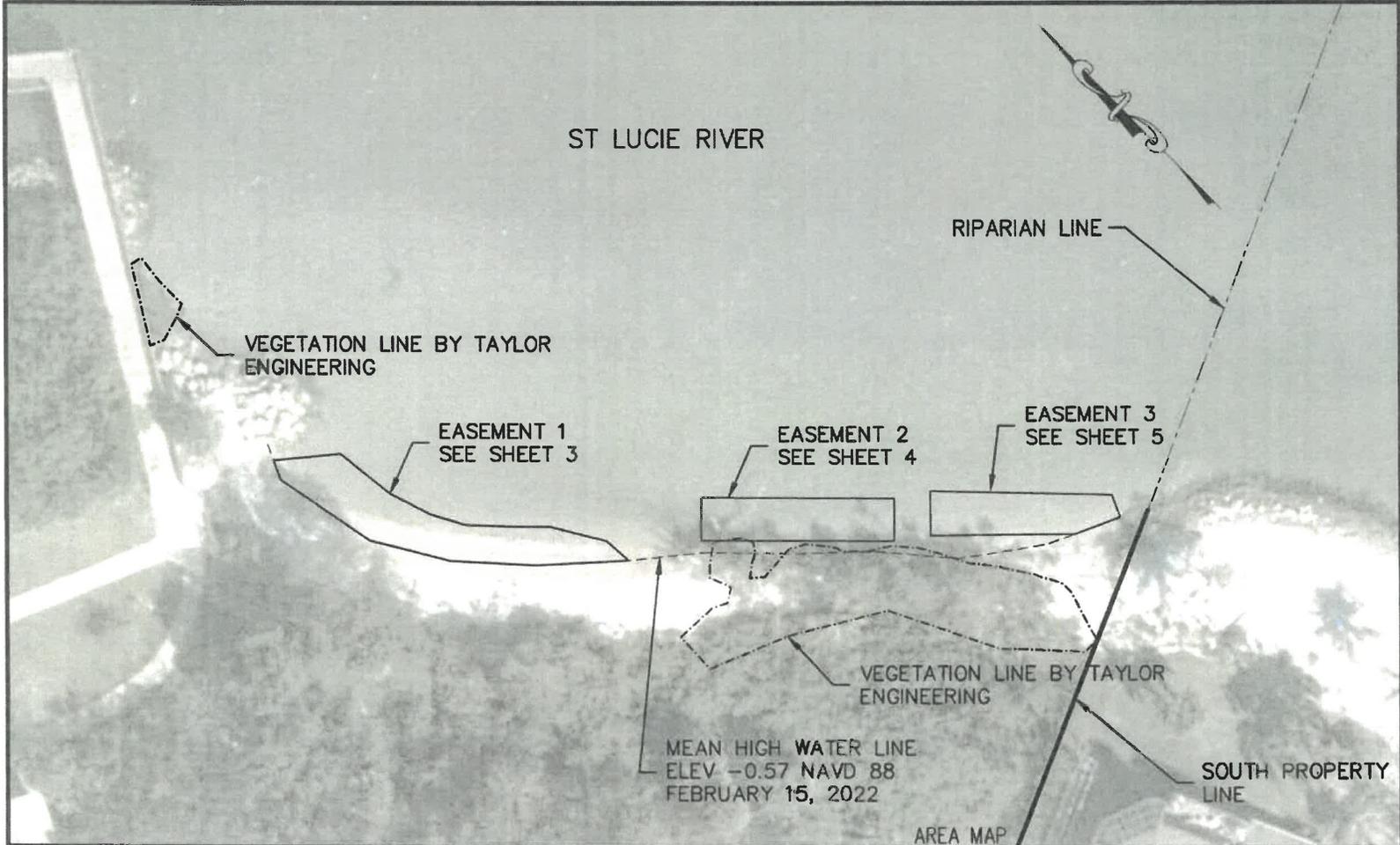
Digitally signed by David W Coggin
 DN: c=US, o=Florida, dnQualifier=A01410C0000181F8C0BF010006943F, cn=David W Coggin
 Date: 2023.07.31 10:05:12 -04'00'

CERTIFIED TO:
 TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

SEE SHEETS 3 - 5 FOR SKETCH OF DESCRIPTIONS
 SEE SHEET 6 & 7 FOR LEGAL DESCRIPTIONS

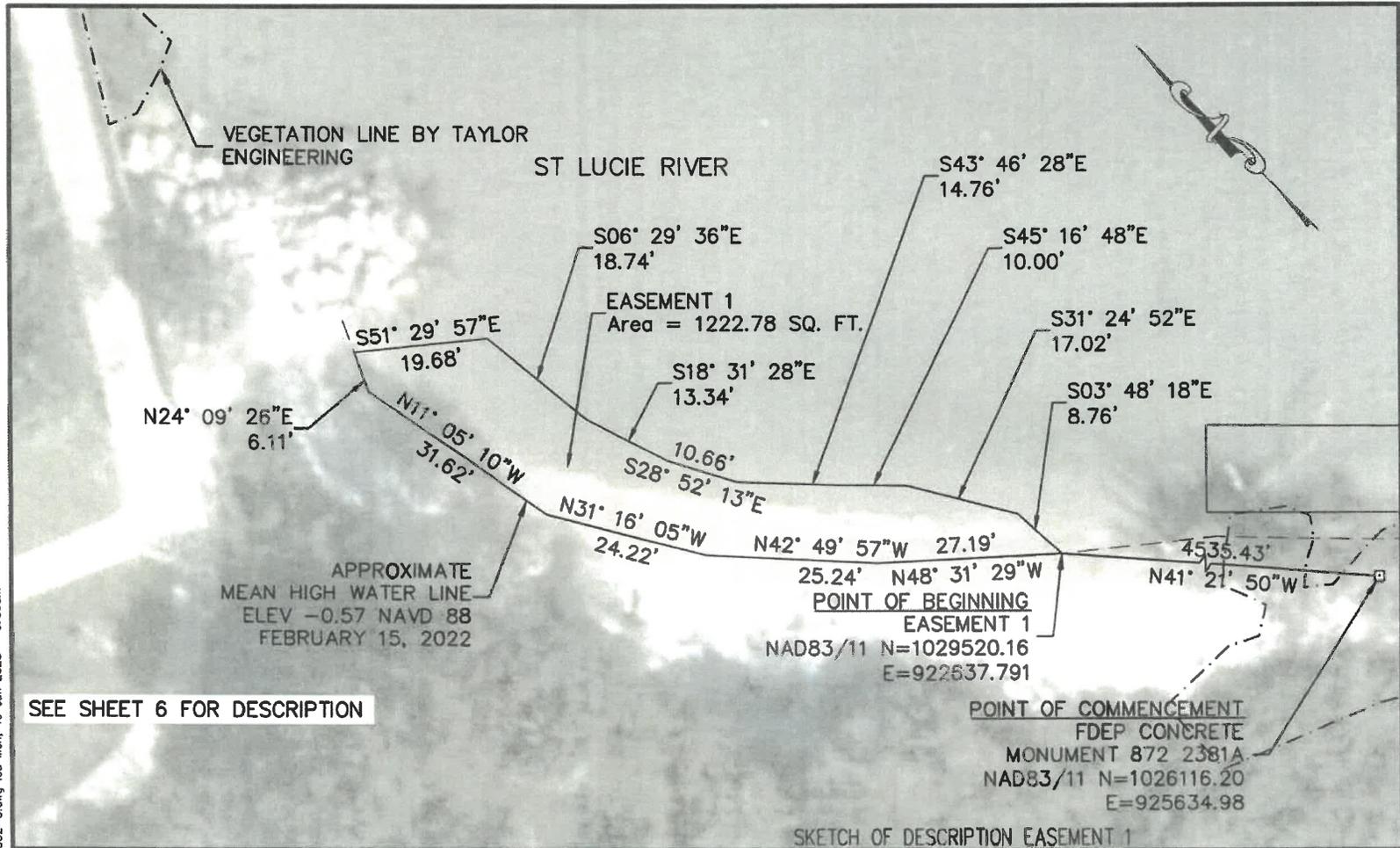
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 <p>Morgan & Eklund Inc. PROFESSIONAL SURVEY CONSULTANTS</p> <p>4909 US HIGHWAY #1 VERO BEACH, FL 32967 PHONE: (772) 388-5364 FAX: (772) 388-3165</p> <p>1612 NW 2ND AVENUE SUITE 3 BOCA RATON, FL 33432 PHONE: (561) 717-6848</p> <p>LB #4298</p>		SUBMERGED LANDS EASEMENTS TWIN RIVERS PARK, MARTIN COUNTY, FLORIDA - FOR - TAYLOR ENGINEERING, INC.			COMMISSION NO. 35802-3
					SCALE 1" = 2000'
		DRAWN BY LFP	CHECKED BY DWC	FIELD BOOK - PAGE NO. -	DATE OF SURVEY -
					DATE 6/19/23
					SHEET 1 OF 7



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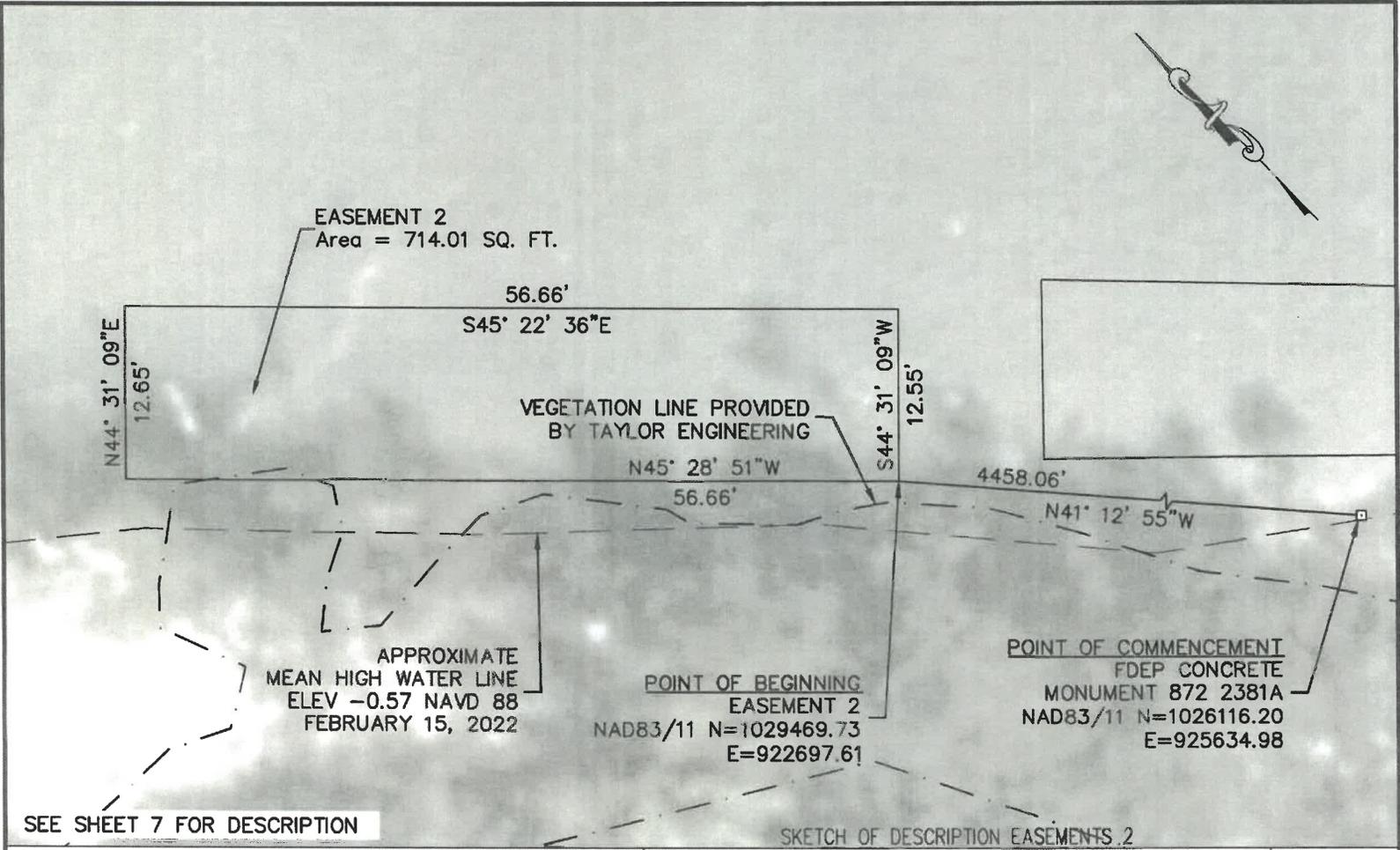
 <p>Morgan & Eklund Inc. PROFESSIONAL SURVEY CONSULTANTS</p> <p>4909 US HIGHWAY #1 VERO BEACH, FL 32967 PHONE: (772) 388-5384 FAX: (772) 388-3165</p>		<p>1612 NW 2ND AVENUE SUITE 3 BOCA RATON, FL 33432 PHONE: (561) 717-6848</p>		<p>COMMISSION NO. 35802-3</p> <p>SCALE 1" = 40'</p> <p>DATE 6/19/23</p>		
						<p>LB #4298</p>
<p>SUBMERGED LANDS EASEMENTS TWIN RIVERS PARK, MARTIN COUNTY, FLORIDA - FOR - TAYLOR ENGINEERING, INC.</p>			DRAWN BY	CHECKED BY	FIELD BOOK	DATE OF SURVEY
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				<p>SCALE 1" = 20'</p>	
<p>LB #4298</p>		<p>SUBMERGED LANDS EASEMENTS TWIN RIVERS PARK, MARTIN COUNTY, FLORIDA - FOR - TAYLOR ENGINEERING, INC.</p>		<p>DATE 6/19/23</p>	
				<p>SHEET 3 OF 7</p>	
<p>DRAWN BY LFP</p>	<p>CHECKED BY DWC</p>	<p>FIELD BOOK PAGE NO. -</p>	<p>DATE OF SURVEY -</p>		

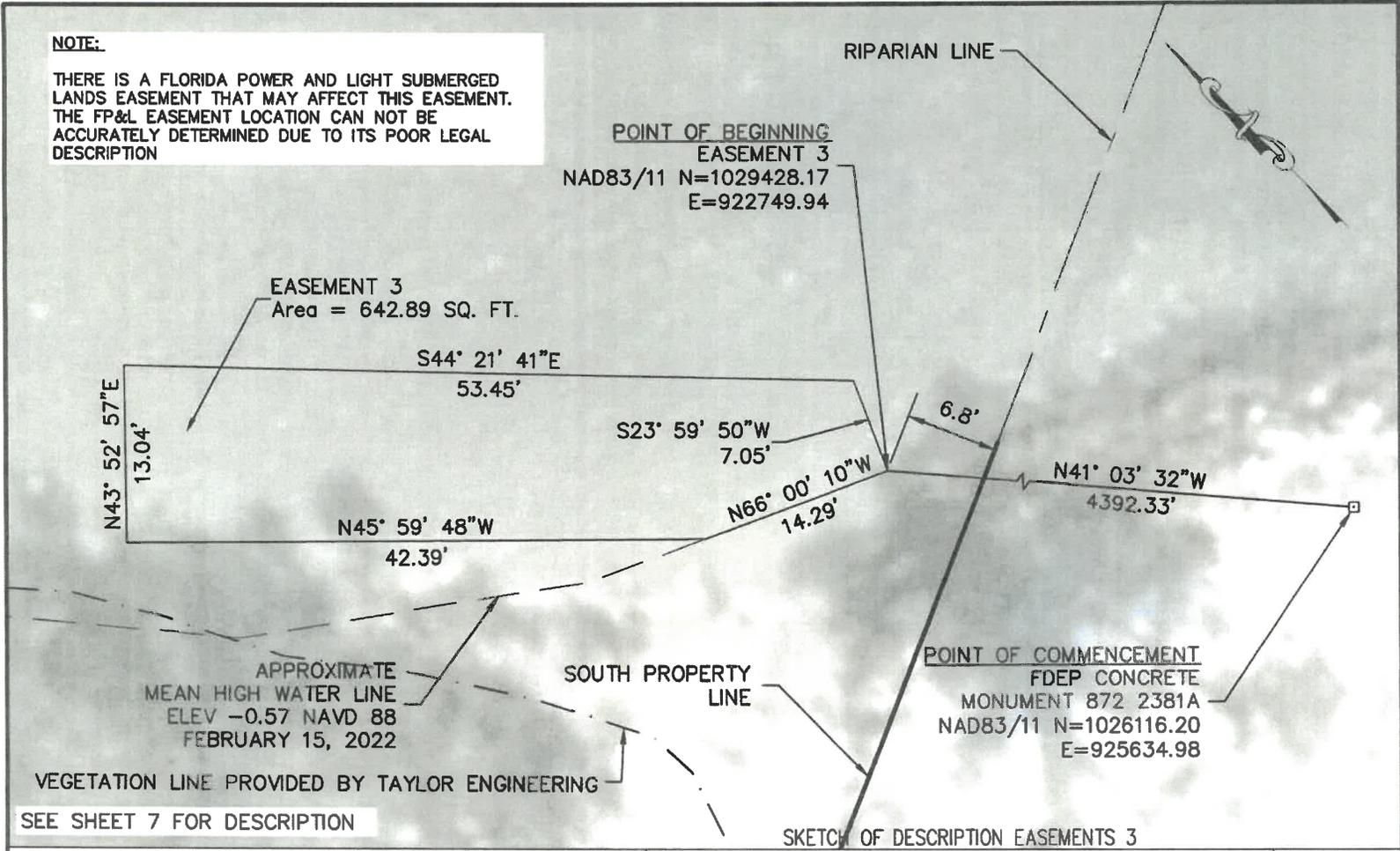
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<p>Morgan & Eklund Inc.</p> <p>PROFESSIONAL SURVEY CONSULTANTS</p> <p>4909 US HIGHWAY #1 VERO BEACH, FL 32967 PHONE: (772) 388-5364 FAX: (772) 388-3165</p>		<p>1612 NW 2ND AVENUE SUITE 3 BOCA RATON, FL 33432 PHONE: (561) 717-6848</p>		<p>COMMISSION NO. 35802-3</p>	
				<p>SCALE 1" = 10'</p>	
<p>LB #4298</p>		<p>SUBMERGED LANDS EASEMENTS TWIN RIVERS PARK, MARTIN COUNTY, FLORIDA - FOR - TAYLOR ENGINEERING, INC.</p>		<p>DATE 6/19/23</p>	
		<p>DRAWN BY LFP</p>	<p>CHECKED BY DWC</p>	<p>FIELD BOOK PAGE NO. -</p>	<p>DATE OF SURVEY -</p>

NOTE:

THERE IS A FLORIDA POWER AND LIGHT SUBMERGED LANDS EASEMENT THAT MAY AFFECT THIS EASEMENT. THE FP&L EASEMENT LOCATION CAN NOT BE ACCURATELY DETERMINED DUE TO ITS POOR LEGAL DESCRIPTION



SEE SHEET 7 FOR DESCRIPTION

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Morgan & Eklund Inc.
PROFESSIONAL SURVEY CONSULTANTS
 4909 US HIGHWAY #1 VERO BEACH, FL 32967
 PHONE: (772) 388-5364 FAX: (772) 388-3165
 1612 NW 2ND AVENUE SUITE 3 BOCA RATON, FL 33432
 PHONE: (561) 717-6848
 LB #4298

SUBMERGED LANDS EASEMENTS TWIN RIVERS PARK, MARTIN COUNTY, FLORIDA - FOR - TAYLOR ENGINEERING, INC.			COMMISSION NO. 35802-3
			SCALE 1" = 10'
DRAWN BY LFP			DATE 6/19/23
			CHECKED BY DWC
FIELD BOOK PAGE NO.	- -	DATE OF SURVEY -	SHEET 5 OF 7

LEGAL DESCRIPTION:

EASEMENT 1

COMMENCING AT FDEP CONCRETE MONUMENT 872 2381 A STAMPED "2381 A 2005," HAVING COORDINATES OF NORTHING 1,026,116.20 FEET, AND EASTING 925,634.98 FEET REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/11); THENCE N 41° 21' 50" W A DISTANCE OF 4,535.43 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ST LUCIE RIVER, ELEVATION -0.57 FEET AS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND THE POINT OF BEGINNING OF THIS DESCRIPTION, HAVING COORDINATES OF NORTHING 1,029,520.16 FEET AND EASTING 922637.79 FEET NAD83/11, THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. THENCE N 48° 31' 29" W FOR A DISTANCE OF 27.19 FEET TO A POINT;
2. THENCE N 42° 49' 57" W FOR A DISTANCE OF 25.24 FEET TO A POINT;
3. THENCE N 31° 16' 05" W FOR A DISTANCE OF 24.22 FEET TO A POINT;
4. THENCE N 11° 05' 10" W FOR A DISTANCE OF 31.62 FEET TO A POINT;
5. THENCE N 24° 09' 26" E FOR A DISTANCE OF 6.11 FEET TO A POINT;

THENCE INTO THE WATERS OF THE ST LUCIE RIVER THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S 51° 29' 57" E FOR A DISTANCE OF 19.68 FEET TO A POINT
2. THENCE S 06° 29' 36" E FOR A DISTANCE OF 18.74 FEET TO A POINT;
3. THENCE S 18° 31' 28" E FOR A DISTANCE OF 13.34 FEET TO A POINT;
4. THENCE S 28° 52' 13" E FOR A DISTANCE OF 10.66 FEET TO A POINT;
5. THENCE S 43° 46' 28" E FOR A DISTANCE OF 14.76 FEET TO A POINT;
6. THENCE S 45° 16' 48" E FOR A DISTANCE OF 10.00 FEET TO A POINT;
7. THENCE S 31° 24' 52" E FOR A DISTANCE OF 17.02 FEET TO A POINT;
8. THENCE S 03° 48' 18" E A DISTANCE OF 8.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,222.78 SQUARE FEET OR 0.028 ACRES OF LAND MORE OR LESS.
THIS AREA ABUTS SECTION 48 T 38 S, R 41 E

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LEGAL DESCRIPTION

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<p>LB #4298</p>		<p>LEGAL DESCRIPTION</p> <p>SUBMERGED LANDS EASEMENTS TWIN RIVERS PARK, MARTIN COUNTY, FLORIDA - FOR - TAYLOR ENGINEERING, INC.</p>		<p>DATE 6/19/23</p>	
				<p>DRAWN BY LFP</p>	<p>CHECKED BY DWC</p>