

This instrument prepared by:
Colleen J. Holmes
Real Property Coordinator
Martin County
2401 SE Monterey Road
Stuart, Florida 34996

Project: PC Block 44 Drainage – RPM # 3203 – Parcels 5, 6, 7
Address: 1026 SW 34th Terrace, Palm City, FL 34990
PCN: 17-38-41-001-044-00050-4

SPACE ABOVE THIS LINE FOR RECORDING DATA

DRAINAGE EASEMENT

THIS EASEMENT granted and executed this _____ day of _____, 201____, by **WANDA FAYE BUSHMAN**, whose address is P.O. Box 51, Palm City, Florida 34990, (“**Grantor**”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“**Grantee**”).

(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.)

WITNESSETH that the Grantor, for and in consideration of the sum of \$10.00 in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant unto the Grantee forever, a perpetual easement on, over, under, across and through the land described in **Exhibit "A"** attached hereto and made a part hereof (the "Easement Premises") for construction, grading, installation and use of a surface and sub-surface drainage system, and the repair, maintenance, replacement thereof, and for ingress and egress across, over, and upon the Easement Premises as may be reasonably necessary, to carry out the purposes of this easement.

The Grantor agrees that it will not alter or obstruct or allow the alteration or obstruction of the Easement Premises in any way without the express written consent of the Grantee. Grantee, its contractors, agents and employees shall have free access to the Easement Premises and every part thereof, at all times, for the purpose of exercising the rights granted herein; provided however in making any excavations on the Easement Premises, Grantee shall make the same in such manner as will cause the least injury to the surface of the ground and restore any improvements within such excavation to as near the same condition as it was prior to such excavation as soon as is practicable.

And the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good and lawful authority to grant and convey this Easement, and that Grantor fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor further warrants that there are no mortgages encumbering the Easement Premises.

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

Witnesses:

Witness #1 Signature

Witness #1 Print Name

Witness #1 Signature

Witness #1 Print Name

By: _____
WANDA FAYE BUSHMAN

By: _____

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing Drainage Easement was acknowledged before me this ____ day of _____, 201____, by WANDA FAYE BUSHMAN, who is/are: [] personally known to me, or [] has produced _____ as identification, and who did not take an oath.

(SEAL)

Notary Signature

Print

EXHIBIT "A"

Drainage Easement Description

The South 10.00 feet of Lots 5, 6 and 7 inclusive, Block 44 according to the Amended Plat of Palm City as Recorded in Plat Book 6, Page 41 of the Public Records of Palm Beach (Now Martin) County, Florida, all lying in Section 17, Township 38 South, Range 41 East.

Said Parcel contains 1500.09 square feet, (0.034 Acres) more or Less.

Parcel Control No. 17-38-41-001-044-00050-4

(Lots 5, 6 & 7, Block 44) Official Records Book 152, Page 464, Public Records of Martin County, Florida.

Surveyor's Notes

- 1.) This Sketch and Legal Description is based on Boundary and Topographic Survey of Block 44, Amended Plat of Palm City, Plat Book 6, Page 41 Palm Beach (Now Martin) County, Florida.
- 2.) This Legal Description SHALL NOT BE VALID:
A) Unless provided in its Entirety Consisting of Sheets 1 and 2, Sheet 2 being Sketch.
B) Without the Signature and Original Raised Seal of a Florida Licensed Surveyor.
- 3.) Bearing Reference: The centerline of SW 34 Terrace bears S 89°31'54" E and all others are relative to said Bearing. Bearing is referenced to N.A.D. 1988/2012, Florida East Zone.
- 4.) The purpose of this sketch and description is to describe a 10' wide drainage easement.
- 5.) This is Not a Boundary Survey.

**Surveyor and Mapper
in Responsible Charge**

SEAL



W. Scott Nelson
Professional Surveyor and Mapper
Florida License No. PSM 6342

Date: *January 14, 2015*

NOTE: This is NOT A BOUNDARY SURVEY.

This Sheet Not valid Without Sheets 2 of 2

**10 foot wide Drainage Easement, Lots 5, 6 & 7,
Block 44, Amended Plat of Palm City, Plat Book 6,
Page 41, Palm Beach (Now Martin) County, Florida**

SUPERVISED BY : MOB
DRAWN BY : SN SCALE : NONE
DATE : 12-22-14
DRAWING # 14-155

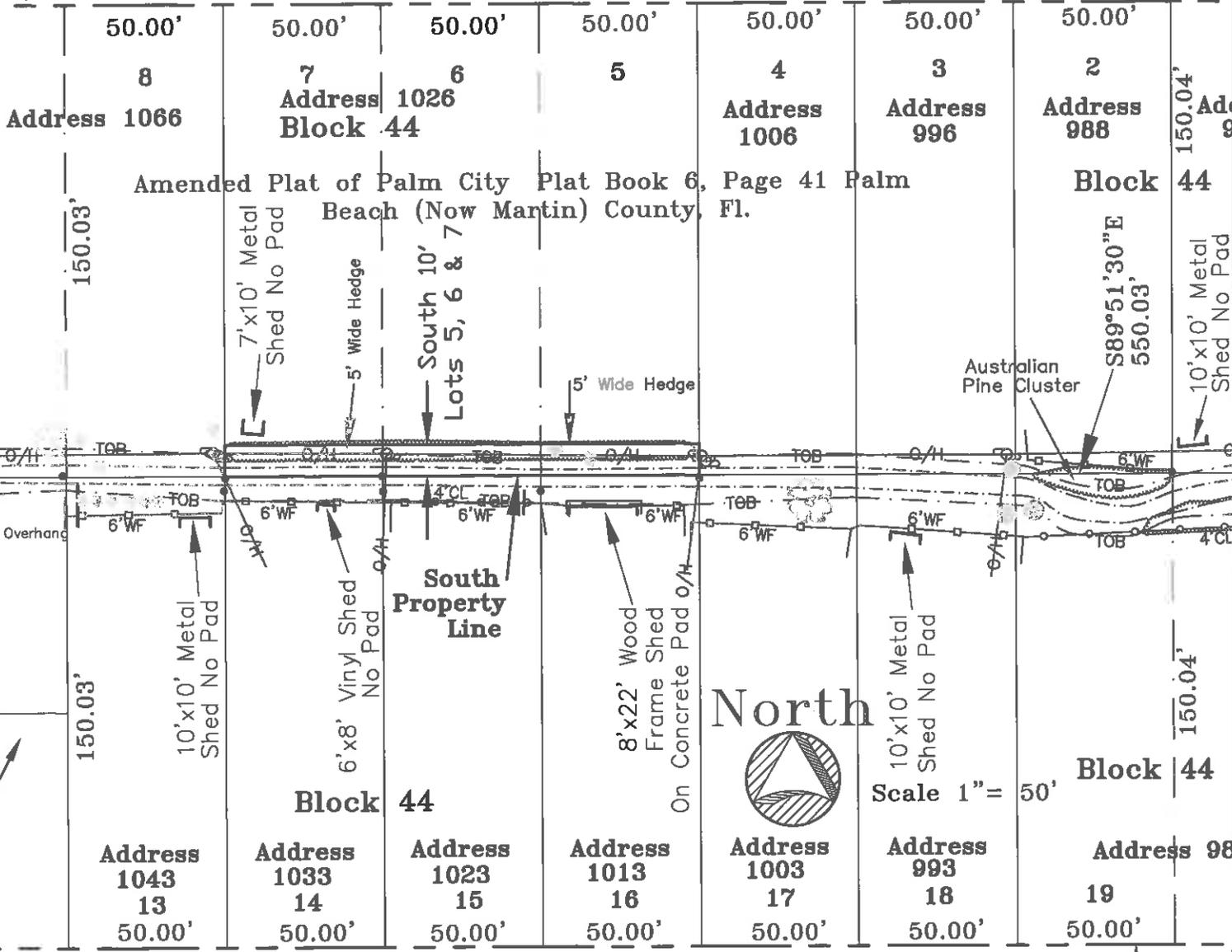
MARTIN COUNTY, STUART, FLORIDA
 2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 001 Old Palm City Blk 44 | M.C. PROJ. NO. 14-155 | SHEET NO. 2 of 2

2	13	14	15	16	17	18	19	Block 43	2
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TOB = Top of Bank
 TOE = Toe of Slope
 WF = Wood Fence
 CLF = Chain Link Fence
 O/H = Over Head Elec.

SW 34th Terr



S89°51'25"E 550.03'

SW 35th St.

10 foot wide Drainage Easement, Lots 5, 6 & 7,
 Block 44, Amended Plat of Palm City, Plat Book 6,
 Page 41, Palm Beach (Now Martin) County, Florida

SUPERVISED BY : MOB
 DRAWN BY : SN | SCALE : 1" = 50'
 DATE : 12-22-14
 DRAWING # 14-155