

Prepared by and return to:
Thomas R. Sawyer, Esq.
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons, Blvd., Suite 200
Stuart, FL 334996

RELEASE AND TERMINATION OF PEDESTRIAN ACCESS EASEMENT

THIS RELEASE AND TERMINATION OF PEDESTRIAN ACCESS EASEMENT is executed by MARTTIN COUNTY, a political subdivision of the State of Florida, whose principal address is 2401 SE Monterey Road, Stuart, FL 34996 (referred to herein as "**Martin County**").

WHEREAS, a Pedestrian Access Easement was created by virtue of that certain Access Easement recorded in Official Records Book 1840, Page 544, Martin County, Florida public records, with a certified copy of said Access Easement being attached hereto and made a part hereof, together with that certain Quit Claim Deed recorded in Official Records Book 1840, Page 553, Martin County, Florida public records, with a certified copy of said Quit Claim Deed being attached hereto and made a part hereof (collectively referred to herein as the "**Pedestrian Access Easement**"); and

WHEREAS, the Pedestrian Access Easement is no longer needed by Martin County because alternate access has been provided in the 95 Riverside PUD Phase IV Plat such that the Pedestrian Access Easement, is sought to be released and terminated by Martin County; and

WHEREAS, Martin County has agreed to this Release and Termination of Pedestrian Access Easement and desires to execute this instrument to release the property encumbered by the Pedestrian Access Easement to establish of public record that the Pedestrian Access Easement is hereby terminated and of no further force or effect; and

WHEREAS, Martin County hereby represents and warrants that it has the authority to execute this Release and Termination of Pedestrian Access Easement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Martin County, Martin County states the following:

1. Martin County hereby terminates, discharges, cancels and releases the property encumbered by the Pedestrian Access Easement and hereby releases, discharges and cancels the operation and effect of the Pedestrian Access Easement.

Signature pages follow.

IN WITNESS HEREOF, the undersigned as Chairman of the Board of County Commissioner in and for Martin County, Florida hereby places his hand and seal as set forth below on this ____ day of _____, 2024.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA:**

CAROLYN TIMMANN
Clerk of the Circuit Court and Comptroller

By: _____
NAME: HAROLD E. JENKINS II, Chairman

APPROVED AS TO FORM AND
CORRECTNESS:

ELYSSE A. ELDER
Deputy County Attorney



Electronically Certified Official Record

Agency Name:	Martin County Clerk of Circuit Court and Comptroller
Clerk of the Circuit Court:	The Honorable Carolyn Timmann
Date Issued:	7/1/2024 10:05:42 AM
Unique Reference Number:	BAA-BAA-BCAIF-BHAJBIJ-DFIFIE-E
Instrument Number:	1709189
Requesting Party Code:	100
Requesting Party Reference:	89dc031e-8f08-409a-a773-656f29325c2f

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Carolyn Timmann, Martin County Clerk of Circuit Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Martin County Clerk of Circuit Court and Comptroller. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://www.martinclerk.com/331/E-Certify>.

**The web address shown above contains an embedded link to the verification page for this particular document.



Parcel I.D. No: 05-39-41-000-000-0013.0-4

INSTR # 1709189
OR BK 01840 PG 0544
RECORDED 11/19/2003 09:13:00 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY J Greisen

ACCESS EASEMENT

THIS ACCESS EASEMENT, made this 31 day of September, 2003, by and between **95 RIVERSIDE, LTD., a Florida limited partnership**, whose post office address is 7601 SW Lost River Road, Stuart, Florida 34997, hereinafter referred to as "Grantor", and **MARTIN COUNTY, a political subdivision of the State of Florida**, whose post office address is 2401 SE Monterey Road, Stuart, Florida 34996, hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, Grantor wishes to grant a perpetual exclusive Easement to Grantee on that certain land legally described on **Exhibit A** attached hereto and made a part hereof (the "Easement Premises"), which Easement is for the purposes of providing Grantee with access to and use of the Easement Premises for construction, maintenance and operation of a public pedestrian access located within the Easement Premises, subject however to certain terms and conditions.

NOW, THEREFORE, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee a perpetual exclusive easement (the "Easement") over, upon, across and under the Easement Premises, subject to the following:

1. **Purposes and Permitted Uses.** The perpetual Easement shall exist for the sole purpose of providing Grantee, its agents, employees and invitees with a perpetual exclusive Easement for access to and use of the Easement Premises for construction, operation and maintenance of a public pedestrian access located within the Easement Premises.
2. **Restoration of Easement Premises by Grantee.** Grantee hereby covenants and agrees that Grantee shall be liable for all costs and expenses of any construction, maintenance or repair to the Easement Premises necessitated or caused by the use of the Easement Premises by Grantee, its agents, employees and invitees.
3. **Rights Reserved to Grantor.** Grantor hereby reserves the right to use the Easement Premises for construction, operation and maintenance of the existing lake and overhead utilities and proposed underground utilities, so long as such use does not unreasonably interfere with the exercise by the Grantee of the rights granted herein. Grantor shall not construct any building, permanent

187981.1/Lost River Pedestrian Access Easement to County

Page 1

This instrument prepared by:

Robert S. Raynes, Jr., Esquire, Gunster, Yoakley & Stewart, P.A., 800 SE Monterey Commons Boulevard, Suite 200, Stuart, Florida 34996



structure or obstruction over or on the Easement Premises as shall interfere with Grantee's use or enjoyment of or access to the Easement Premises, provided however, that none of the rights granted herein to Grantee shall prohibit Grantor from the use or enjoyment of the Easement Premises for the purpose of providing ingress and egress to any adjoining property of Grantor. Grantor shall not adopt or place of record any restrictions or covenants on the Easement Premises that shall unreasonably interfere with Grantee's use and enjoyment of the Easement Premises.

4. **Restoration of Easement Premises by Grantor.** Grantor hereby covenants and agrees that Grantor shall be liable for all costs and expenses of any construction, maintenance or repair to the Easement Premises necessitated or caused by the use of the Easement Premises by Grantor, its agents, employees and invitees and shall return the Easement Premises to its original or better condition.

5. **Transferability.** The rights and obligations of Grantee as set forth herein are freely transferable and assignable by Grantee, provided, however, that any transferee or assignee shall agree to be bound by the terms and conditions of this Easement.

6. **Binding Effect.** This Easement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, grantees, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Easement on the day and year first above written.

Unique Code : BAA-BAA-BCAIF-BHAJBIJ-DFIFIE-E Page 2 of 9

Signed, sealed and delivered in our presence:

95 RIVERSIDE, LTD., a Florida limited partnership
BY: SURI, INC., a Florida corporation,
General Partner

[Signature]
[Printed Witness Name] OSIRIS RAYNES

By: [Signature]
Martin A. Tabor, President

[Signature]
[Printed Witness Name] CAROLYN BORTZ

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of September, 2003, by Martin A. Tabor, President of Suri, Inc., a Florida corporation, general partner of 95 Riverside, Ltd., a Florida limited partnership, on behalf of the partnership, who [] is personally known to me or [] has produced _____ a s identification.

[Notarial Seal]

[Signature]
[Printed Notary Name] CAROLYN BORTZ
Notary Public, State of Florida

My Commission expires:



Unique Code : BAA-BAA-BCAIF-BHAJBIJ-DFIFIE-E Page 3 of 9



EXHIBIT A

**LEGAL DESCRIPTION
OF 10 FOOT PEDESTRIAN EASEMENT
AT NINETY-FIVE RIVERSIDE, P. U. D.
MARTIN COUNTY FLORIDA**

A PARCEL OF LAND 10 FEET WIDE FOR THE PURPOSE OF PEDESTRIAN ACCESS, LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT 1 OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH $37^{\circ}50'34''$, EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (BEARINGS SHOWN HEREON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO.2, BEARING SOUTH $37^{\circ}50'34''$ EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412), A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH $52^{\circ}09'26''$ EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH $34^{\circ}03'52''$ EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH $55^{\circ}56'07''$ EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH $34^{\circ}03'52''$ EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH $55^{\circ}56'08''$ EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH $17^{\circ}52'51''$ WEST, A DISTANCE OF 23.43 FEET; THENCE SOUTH $72^{\circ}07'09''$ EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH $17^{\circ}52'52''$ EAST, ALONG SAID S. W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF SOUTH $25^{\circ}22'09''$ WEST AND A CENTRAL ANGLE OF $14^{\circ}58'33''$; THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH $09^{\circ}41'08''$ EAST AND A CENTRAL ANGLE OF $85^{\circ}05'06''$; THENCE ALONG SAID CURVE A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 640.67 FEET A CHORD BEARING OF SOUTH $53^{\circ}41'22''$ WEST AND A CENTRAL ANGLE OF $02^{\circ}55'23''$; THENCE ALONG SAID CURVE A DISTANCE OF 32.69 FEET TO THE BEGINNING OF A NON-RADIAL LINE; THENCE ALONG SAID LINE NORTH $34^{\circ}50'56''$ EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, TO WEST A CHORD BEARING OF NORTH $53^{\circ}20'11''$ WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF $03^{\circ}37'47''$; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 43.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH $89^{\circ}22'14''$ EAST, AND A CENTRAL ANGLE OF

Page 1 of 4

CUNNINGHAM & DURRANCE Consulting Engineers, Inc.



75°41'55"; THENCE ALONG SAID CURVE A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89°20'24" EAST, AND A CENTRAL ANGLE OF 73°07'11"; THENCE ALONG SAID CURVE A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT 1 OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE COURSES, NORTH 34°03'52" EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73°50'26" WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16°09'34" EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34°03'52" EAST, A DISTANCE OF 95.24 FEET; THENCE SOUTH 59°27'40" EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY) AND THE POINT OF BEGINNING; THENCE NORTH 30°32'20" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 76 (KANNER HIGHWAY) A DISTANCE OF 206.48 FEET; THENCE NORTH 73°21'57" WEST A DISTANCE OF 10.30 FEET; THENCE SOUTH 30°32'20" WEST A DISTANCE OF 204.01 FEET; THENCE SOUTH 59°27'40" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCELL OF LAND 10 FEET IN WIDTH FOR PEDESTRIAN ACCESS, LYING IN LOT 2, PLAT 1 OF NINETY-FIVE RIVERSIDE P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 42 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2: THENCE SOUTH 30°32'20" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE 99.99 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) NORTH 59°22'40" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 30°32'20" EAST ALONG A LINE 10 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE OF 99.98 FEET; THENCE SOUTH 59°27'40" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3052 S.F. OR 0.070 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION:

CUNNINGHAM & DURRANCE INC.
 CONSULTING ENGINEERS, INC.
 FLORIDA REGISTRATION L.B. No.4502
 400 EXECUTIVE CENTER DRIVE SUITE108
 WEST PALM BEACH, FL, 33411
 PHONE (561) 689-5455

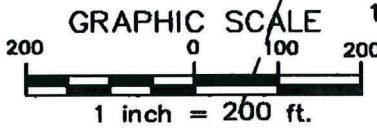
STUART H. CUNNINGHAM, PSM
 FLORIDA REGISTRATION No. 3896

DATE: 8/4/03
 01-033(01-033-PED EASE-95 Riverside.doc)

Unique Code : BAA-BAA-BCAIF-BHAJBUIJ-DFIFIE-E Page 5 of 9

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	69.27'	265.00'	14°58'33"	S25°22'09" W
C2	37.13'	25.00'	85°05'06"	S09°41'08" E
C3	32.68'	640.67'	02°55'23"	S53°41'22" W
C4	43.75'	690.67'	03°37'47"	N53°20'11" W
C5	33.03'	25.00'	75°41'55"	S89°22'14" E
C6	338.19'	265.00'	73°07'11"	N89°20'24" E

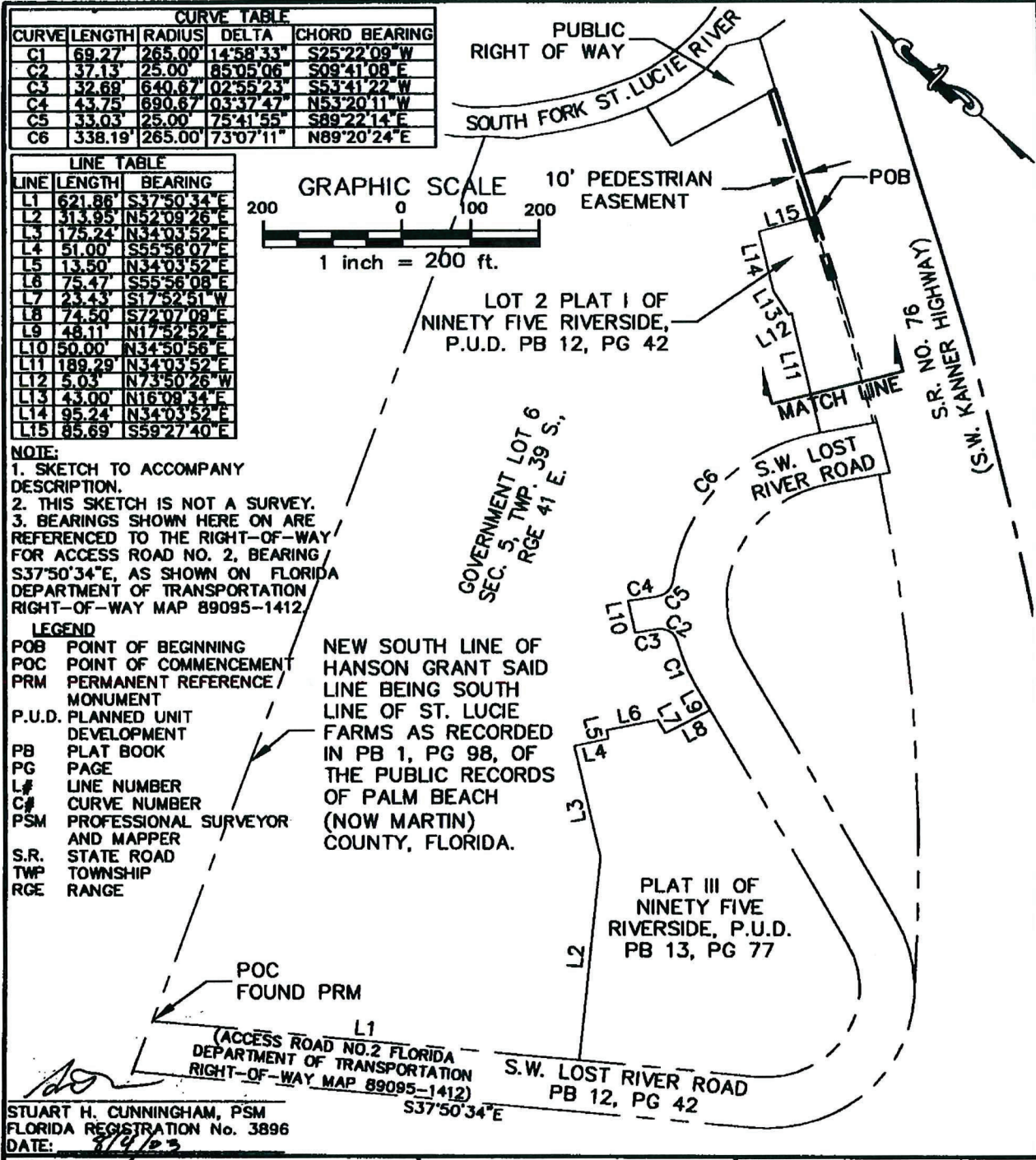
LINE TABLE		
LINE	LENGTH	BEARING
L1	621.86'	S37°50'34" E
L2	313.95'	N52°09'26" E
L3	175.24'	N34°03'52" E
L4	51.00'	S55°56'07" E
L5	13.50'	N34°03'52" E
L6	75.47'	S55°56'08" E
L7	23.43'	S17°52'51" W
L8	74.50'	S72°07'09" E
L9	48.11'	N17°52'52" E
L10	50.00'	N34°50'56" E
L11	189.29'	N34°03'52" E
L12	5.03'	N73°50'26" W
L13	43.00'	N16°08'34" E
L14	95.24'	N34°03'52" E
L15	85.69'	S59°27'40" E



NOTE:
 1. SKETCH TO ACCOMPANY DESCRIPTION.
 2. THIS SKETCH IS NOT A SURVEY.
 3. BEARINGS SHOWN HERE ON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO. 2, BEARING S37°50'34"E, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412.

LEGEND
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PRM PERMANENT REFERENCE MONUMENT
 P.U.D. PLANNED UNIT DEVELOPMENT
 PB PLAT BOOK
 PG PAGE
 L# LINE NUMBER
 C# CURVE NUMBER
 PSM PROFESSIONAL SURVEYOR AND MAPPER
 S.R. STATE ROAD
 TWP TOWNSHIP
 RGE RANGE

NEW SOUTH LINE OF HANSON GRANT SAID LINE BEING SOUTH LINE OF ST. LUCIE FARMS AS RECORDED IN PB 1, PG 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

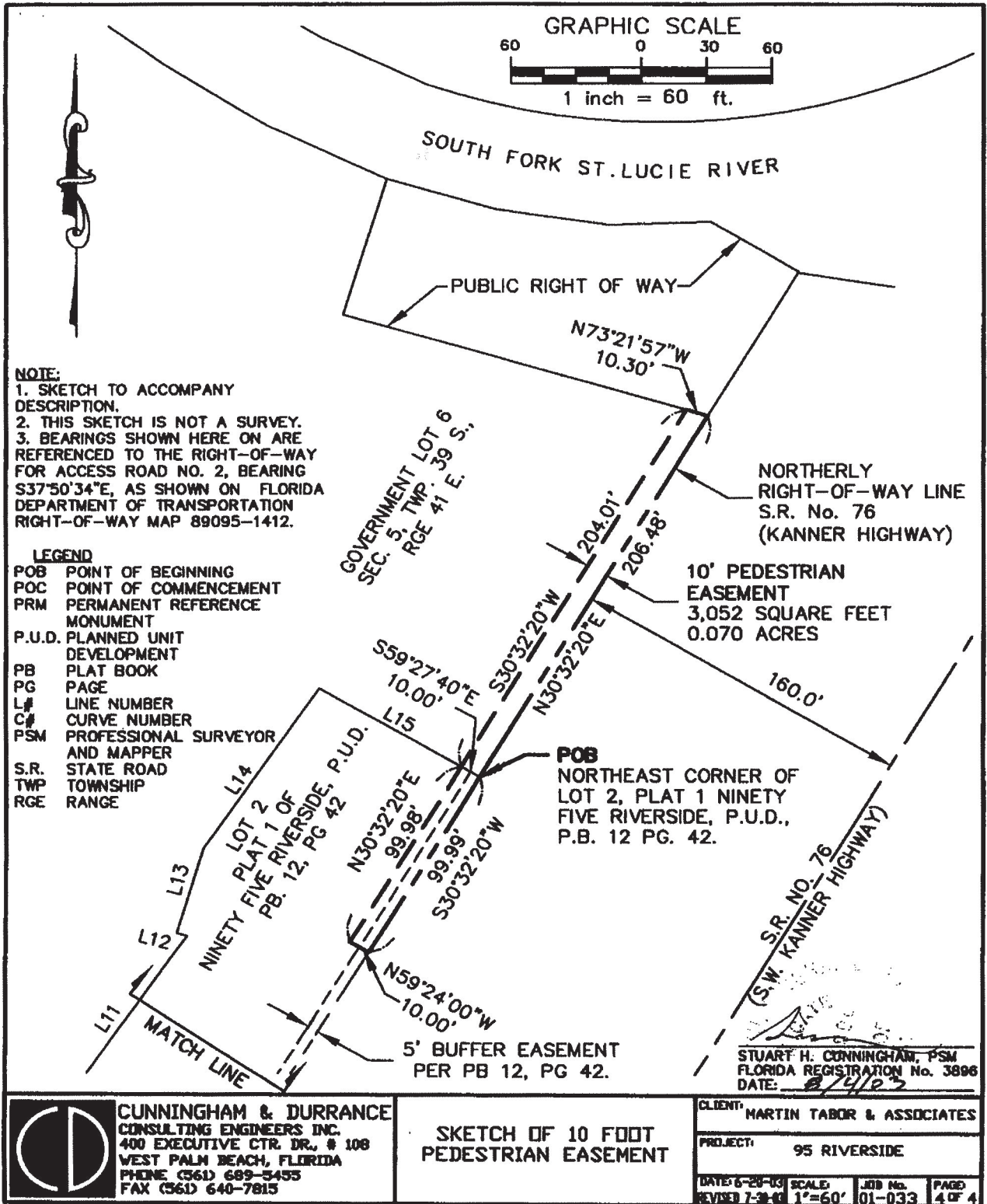


STUART H. CUNNINGHAM, PSM
 FLORIDA REGISTRATION No. 3896
 DATE: 8/9/03

CUNNINGHAM & DURRANCE
 CONSULTING ENGINEERS INC.
 400 EXECUTIVE CTR. DR., # 108
 WEST PALM BEACH, FLORIDA
 PHONE (561) 689-5455
 FAX (561) 640-7815

**SKETCH OF 10 FOOT
 PEDESTRIAN EASEMENT**

CLIENT: MARTIN TABOR & ASSOCIATES			
PROJECT: 95 RIVERSIDE			
DATE: 6-20-03	SCALE: 1"=200'	JOB No. 101-033	PAGE: 3 OF 4
REVISED: 7-31-03			



NOTE:
 1. SKETCH TO ACCOMPANY DESCRIPTION.
 2. THIS SKETCH IS NOT A SURVEY.
 3. BEARINGS SHOWN HERE ON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO. 2, BEARING S37°50'34"E, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412.

LEGEND
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PRM PERMANENT REFERENCE MONUMENT
 P.U.D. PLANNED UNIT DEVELOPMENT
 PB PLAT BOOK
 PG PAGE
 L# LINE NUMBER
 C# CURVE NUMBER
 PSM PROFESSIONAL SURVEYOR AND MAPPER
 S.R. STATE ROAD
 TWP TOWNSHIP
 RGE RANGE

STUART H. CUNNINGHAM, PSM
 FLORIDA REGISTRATION No. 3896
 DATE: 8/4/03

CUNNINGHAM & DURRANCE
 CONSULTING ENGINEERS INC.
 400 EXECUTIVE CTR. DR., # 108
 WEST PALM BEACH, FLORIDA
 PHONE (361) 689-5455
 FAX (361) 640-7815

SKETCH OF 10 FOOT PEDESTRIAN EASEMENT

CLIENT: MARTIN TABOR & ASSOCIATES
 PROJECT: 95 RIVERSIDE
 DATE: 6-26-03 SCALE: 1"=60' JOB No. 01-033 PAGE 4 OF 4
 REVISED: 7-31-03

OR BK 01840 PG 0550


CONSENT AND JOINDER OF MORTGAGEE

MARTIN TABOR, AS TRUSTEE (the "Mortgagee"), the owner and holder of that certain Mortgage Deed and Security Agreement (the "Mortgage") in the original principal amount of \$2,284,625.00, given by 95 RIVERSIDE, LTD., a Florida limited partnership (the "Mortgagor"), in favor of the Mortgagee, dated March 10, 1989, recorded in Official Records Book 804, at Page 2039, of the public records of Martin County, Florida, does hereby consent and join in the making of that certain Access Easement (the "Easement") made by the Mortgagor, in favor of Martin County, a political subdivision of the State of Florida, dated 9/5/03 to be recorded forthwith in the public records of Martin County, Florida.

Nothing contained herein shall be deemed to or in any way limit or affect the Mortgage or the priority of the lien created thereby, and the sole purpose of this joinder is to acknowledge the consent of the Mortgagee to the Easement as hereinabove provided.

DONE this 5th day of September, 2003.

WITNESSES:


[Printed Witness Name] Osiris Ramos


[Printed Witness Name] Carolyn Boltz

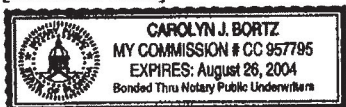

Martin Tabor, as Trustee

Unique Code : BAA-BAA-BCAIF-BHAJBIJ-DFIFIE-E Page 8 of 9

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of September, 2003, by Martin Tabor, as Trustee, who [] is personally known to me or [] has produced _____ as identification.

[Notarial Seal]



Carolyn J. Bortz
[Printed Notary Name] Carolyn S. Bortz
Notary Public, State of Florida
My Commission Expires: 8/26/04

Unique Code : BAA-BAA-BCAIF-BHAJBIJ-DFIFIE-E Page 9 of 9



Electronically Certified Official Record

Agency Name:	Martin County Clerk of Circuit Court and Comptroller
Clerk of the Circuit Court:	The Honorable Carolyn Timmann
Date Issued:	7/1/2024 10:05:54 AM
Unique Reference Number:	BAA-BAA-BCAIF-BHAJBJA-DFIFIG-H
Instrument Number:	1709190
Requesting Party Code:	100
Requesting Party Reference:	89dc031e-8f08-409a-a773-656f29325c2f

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Carolyn Timmann, Martin County Clerk of Circuit Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Martin County Clerk of Circuit Court and Comptroller. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://www.martinclerk.com/331/E-Certify>.

**The web address shown above contains an embedded link to the verification page for this particular document.



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THE PUBLIC RECORDS OFFICE OF MARTIN COUNTY, FLORIDA

Parcel I.D. No: 05-39-41-000-000-0013.0-4
Grantee #1 TIN: _____
Grantee #2 TIN: _____

INSTR # 1709190
OR BK 01840 PG 0553
RECORDED 11/19/2003 09:13:00 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY J Greisen

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 5th day of September, 2003,

by: **NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Grantor")**, whose post office address is 7601 SW Lost River Road, Stuart, Florida 34997,

to: **MARTIN COUNTY, a political subdivision of the State of Florida ("Grantee")**, whose post office address is 2401 SE Monterey Road, Stuart, Florida 34996,

[Wherever used herein, the terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include, bind and inure to the benefit of all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, and/or partnerships.]

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee, forever, all the right, title, interest, claim and demand which Grantor has in and to the following described property, situate, lying and being in Martin County, Florida:

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

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Accepted pursuant to Resolution No. 03-8-13

188913.1/Lost River Ninety Five Riverside POA to County for Pedestrian Access Page 1
This instrument prepared by:
Robert S. Raynes, Jr., Esquire, Gunster, Yoakley & Stewart, P.A., 800 SE Monterey Commons Boulevard., Suite 200, Stuart, Florida 34996

Unique Code : BAA-BAA-BCAIF-BHAJBJA-DFIFIG-H Page 1 of 6



THE HONORABLE CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT & COMPTROLLER
Carolyn Timmann
Carolyn Timmann, CLERK

Signed, sealed and delivered in our presence:

NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

[Signature]
[Printed Witness Name] Chris Raynes

By: [Signature]
Martin Tabor, President

[Signature]
[Printed Witness Name] Carolyn Bortz

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of September, 2003, by Martin Tabor, President of Ninety Five Riverside Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who [] is personally known to me or [] has produced _____ as identification.



[Signature]
[Printed Notary Name] Carolyn S. Bortz
Notary Public, State of Florida
My Commission expires: 8/26/04

Unique Code : BAA-BAA-BCAIF-BHAJBJA-DFIFIG-H Page 2 of 6



Exhibit A

**LEGAL DESCRIPTION
OF 10 FOOT PEDESTRIAN EASEMENT
AT NINETY-FIVE RIVERSIDE, P. U. D.
MARTIN COUNTY FLORIDA**

A PARCEL OF LAND 10 FEET WIDE FOR THE PURPOSE OF PEDESTRIAN ACCESS, LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT 1 OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37°50'34", EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (BEARINGS SHOWN HEREON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO.2, BEARING SOUTH 37°50'34" EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412), A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52°09'26" EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34°03'52" EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55°56'07" EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34°03'52" EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55°56'08" EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17°52'51" WEST, A DISTANCE OF 23.43 FEET; THENCE SOUTH 72°07'09" EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17°52'52" EAST, ALONG SAID S. W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF SOUTH 25°22'09" WEST AND A CENTRAL ANGLE OF 14°58'33"; THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 09°41'08" EAST AND A CENTRAL ANGLE OF 85°05'06"; THENCE ALONG SAID CURVE A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 640.67 FEET A CHORD BEARING OF SOUTH 53°41'22" WEST AND A CENTRAL ANGLE OF 02°55'23"; THENCE ALONG SAID CURVE A DISTANCE OF 32.69 FEET TO THE BEGINNING OF A NON-RADIAL LINE; THENCE ALONG SAID LINE NORTH 34°50'56" EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, TO WEST A CHORD BEARING OF NORTH 53°20'11" WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03°37'47"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 43.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89°22'14" EAST, AND A CENTRAL ANGLE OF

Page 1 of 4

CUNNINGHAM & DURRANCE Consulting Engineers, Inc.



75°41'55": THENCE ALONG SAID CURVE A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89°20'24" EAST, AND A CENTRAL ANGLE OF 73°07'11"; THENCE ALONG SAID CURVE A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT 1 OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE COURSES, NORTH 34°03'52" EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73°50'26" WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16°09'34" EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34°03'52" EAST, A DISTANCE OF 95.24 FEET; THENCE SOUTH 59°27'40" EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY) AND THE POINT OF BEGINNING; THENCE NORTH 30°32'20" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 76 (KANNER HIGHWAY) A DISTANCE OF 206.48 FEET; THENCE NORTH 73°21'57" WEST A DISTANCE OF 10.30 FEET; THENCE SOUTH 30°32'20" WEST A DISTANCE OF 204.01 FEET; THENCE SOUTH 59°27'40" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCELL OF LAND 10 FEET IN WIDTH FOR PEDESTRIAN ACCESS, LYING IN LOT 2, PLAT 1 OF NINETY-FIVE RIVERSIDE P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 42 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2: THENCE SOUTH 30°32'20" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE 99.99 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) NORTH 59°22'40" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 30°32'20" EAST ALONG A LINE 10 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE OF 99.98 FEET; THENCE SOUTH 59°27'40" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3052 S.F. OR 0.070 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION:

CUNNINGHAM & DURRANCE INC.
 CONSULTING ENGINEERS, INC.
 FLORIDA REGISTRATION L.B. No.4502
 400 EXECUTIVE CENTER DRIVE SUITE 108
 WEST PALM BEACH, FL. 33411
 PHONE (561) 689-5455

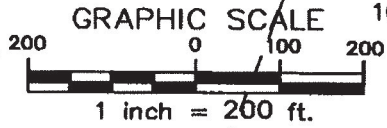
[Signature]
 STUART H. CUNNINGHAM, PSM
 FLORIDA REGISTRATION No. 3896

DATE: 9/14/03
 01-033(01-033-PED EASE-95 Riverside.doc)

Unique Code : BAA-BAA-BCAIF-BHAJBJA-DFIFIG-H Page 4 of 6

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	69.27	265.00	14°58'33"	S25°22'09"W
C2	37.13	25.00	85°05'06"	S09°41'08"E
C3	32.69	640.67	02°55'23"	S53°41'22"W
C4	43.75	690.67	03°37'47"	N53°20'11"W
C5	33.03	25.00	75°41'55"	S89°22'14"E
C6	338.19	265.00	73°07'11"	N89°20'24"E

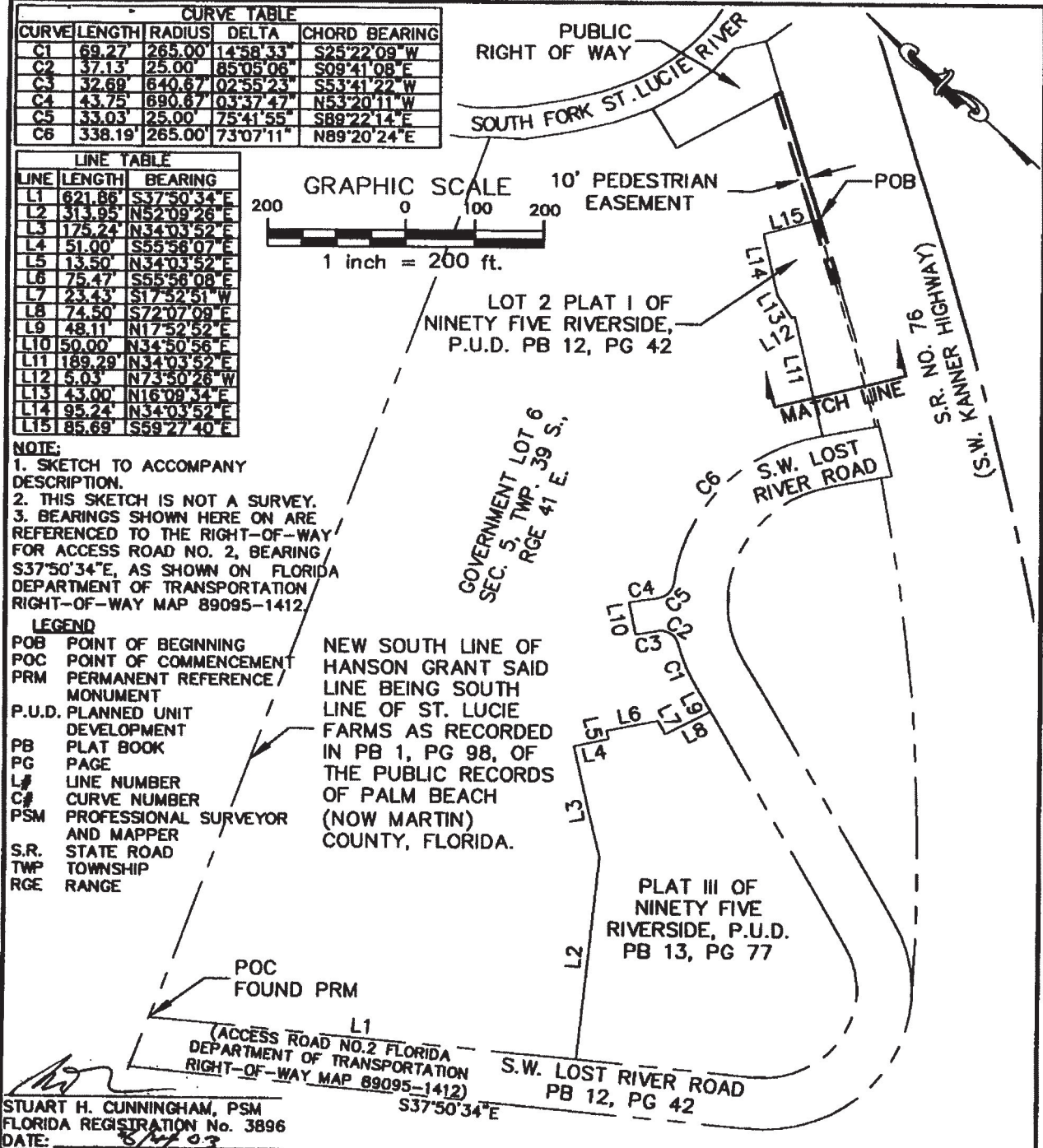
LINE TABLE		
LINE	LENGTH	BEARING
L1	821.86	S37°50'34"E
L2	313.95	N52°09'28"E
L3	175.24	N34°03'52"E
L4	51.00	S55°58'07"E
L5	13.50	N34°03'52"E
L6	75.47	S55°58'08"E
L7	23.43	S17°32'51"W
L8	74.50	S72°07'09"E
L9	48.11	N17°52'52"E
L10	50.00	N34°50'56"E
L11	189.29	N34°03'52"E
L12	5.03	N73°00'28"W
L13	43.00	N16°09'34"E
L14	95.24	N34°03'52"E
L15	85.69	S59°27'40"E



- NOTE:**
1. SKETCH TO ACCOMPANY DESCRIPTION.
 2. THIS SKETCH IS NOT A SURVEY.
 3. BEARINGS SHOWN HERE ON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO. 2, BEARING S37°50'34"E, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412.

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - P.U.D. PLANNED UNIT DEVELOPMENT
 - PB PLAT BOOK
 - PG PAGE
 - L# LINE NUMBER
 - C# CURVE NUMBER
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - S.R. STATE ROAD
 - TWP TOWNSHIP
 - RGE RANGE

NEW SOUTH LINE OF HANSON GRANT SAID LINE BEING SOUTH LINE OF ST. LUCIE FARMS AS RECORDED IN PB 1, PG 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

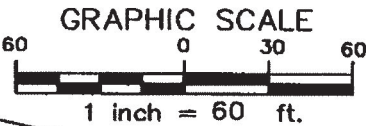
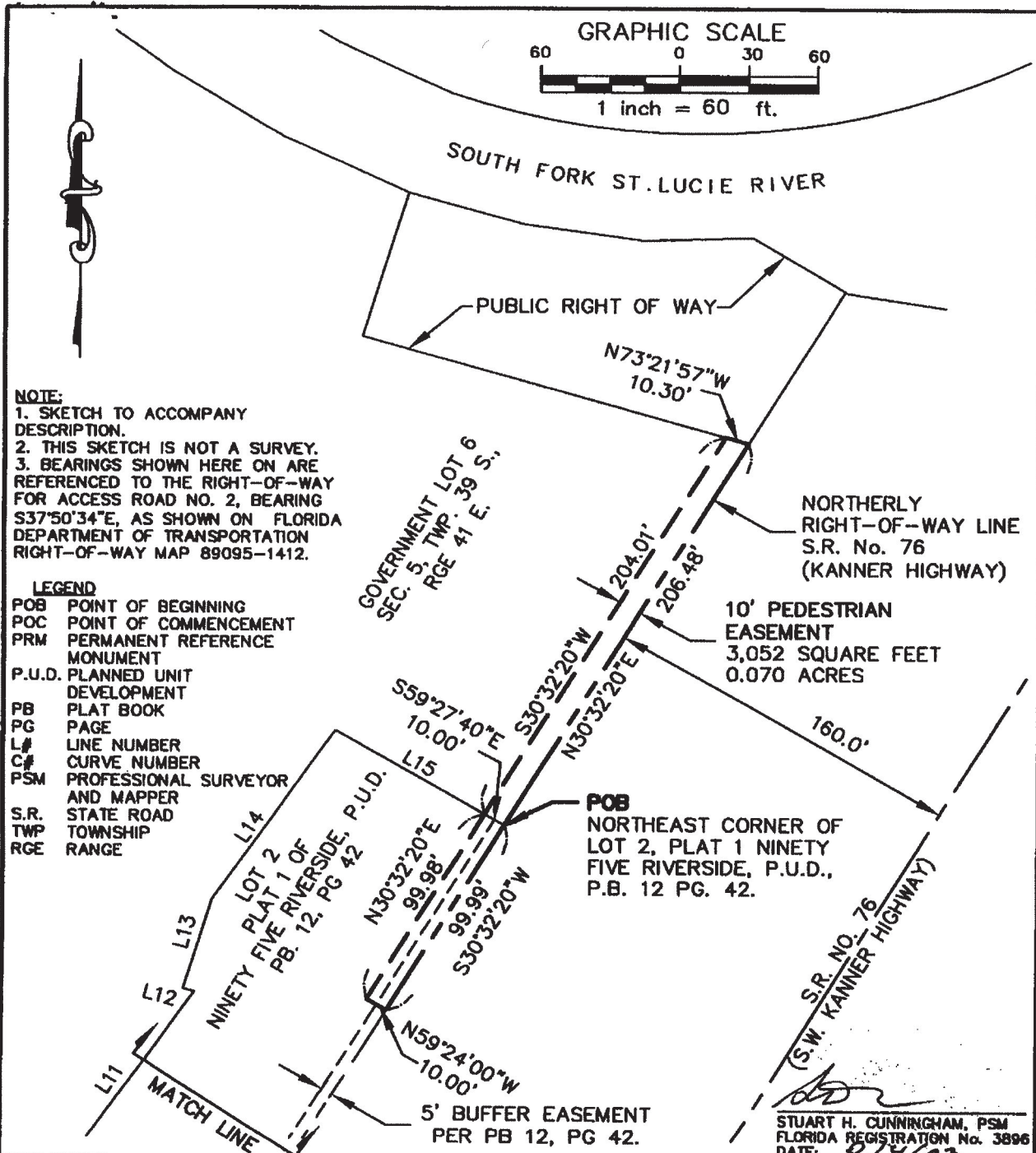


STUART H. CUNNINGHAM, PSM
 FLORIDA REGISTRATION No. 3896
 DATE: 8/17/03

CUNNINGHAM & DURRANCE
 CONSULTING ENGINEERS INC.
 400 EXECUTIVE CTR. DR., # 108
 WEST PALM BEACH, FLORIDA
 PHONE (561) 689-3453
 FAX (561) 640-7815

SKETCH OF 10 FOOT PEDESTRIAN EASEMENT

CLIENT: MARTIN TABOR & ASSOCIATES			
PROJECT: 95 RIVERSIDE			
DATE: 6-29-03	SCALE: 1"=200'	JOB No. 101-033	PAGE: 3 OF 4



NOTE:
 1. SKETCH TO ACCOMPANY DESCRIPTION.
 2. THIS SKETCH IS NOT A SURVEY.
 3. BEARINGS SHOWN HERE ON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO. 2, BEARING S37°50'34"E, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412.

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - P.U.D. PLANNED UNIT DEVELOPMENT
 - PB PLAT BOOK
 - PG PAGE
 - L# LINE NUMBER
 - C# CURVE NUMBER
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - S.R. STATE ROAD
 - TWP TOWNSHIP
 - RGE RANGE

NORTHERLY RIGHT-OF-WAY LINE S.R. No. 76 (KANNER HIGHWAY)

10' PEDESTRIAN EASEMENT
 3,052 SQUARE FEET
 0.070 ACRES

POB
 NORTHEAST CORNER OF LOT 2, PLAT 1 NINETY FIVE RIVERSIDE, P.U.D., P.B. 12 PG. 42.

5' BUFFER EASEMENT
 PER PB 12, PG 42.

STUART H. CUNNINGHAM, PSM
 FLORIDA REGISTRATION No. 3896
 DATE: 8/14/03

CUNNINGHAM & DURRANCE
 CONSULTING ENGINEERS INC.
 400 EXECUTIVE CTR. DR., # 108
 WEST PALM BEACH, FLORIDA
 PHONE (561) 689-5455
 FAX (561) 640-7815

SKETCH OF 10 FOOT PEDESTRIAN EASEMENT

CLIENT:	MARTIN TABOR & ASSOCIATES
PROJECT:	95 RIVERSIDE
DATE: 6-20-03	SCALE: 1"=60'
REVISED: 7-3-03	JOB No. 01-033
	PAGE: 4 OF 4

OR BK 01840 PG 0558