

This instrument prepared by:
Ellen MacArthur - Real Property Division
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Coral Gardens Restoration – Vennari
Property Address: 1938 SE Monroe Street, Stuart, FL
Project Number: RPM #3763
PCN: 52-38-41-006-005-00130-1

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT granted and executed this 26 day of ~~March~~ April, 2023, by JOHN M. VENNARI, an unmarried man, whose address is 16301 Peachmont Drive, Cornelius, North Carolina, 28031-8213, 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 \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee forever, a perpetual easement on, over, under, across and through the land described and depicted on Exhibit "A" attached hereto and made a part hereof (the "Easement Premises") for construction, 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.

Grantee hereby agrees to grade and sod the Easement Premises upon the completion of construction of the drainage system.

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 covenants that neither he nor any person actually, legally or naturally dependent upon him now reside on said lands or any lands contiguous thereto, and that he permanently resides with all of such persons, if any, at 16301 Peachmont Drive, Cornelius, North Carolina, 28031-8213.

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

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

Signed, sealed and delivered
in the presence of:

WITNESSES:

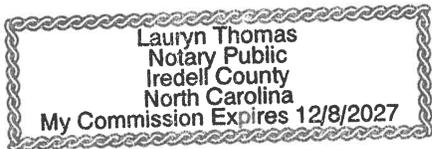
Anna G. Harbacevich
Printed Name: Anna Harbacevich

John M. Vennari
John M. Vennari, Grantor

Joe Terranova
Printed Name: Joe Terranova

STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this 26 day of April,
2023, by John M. Vennari, an unmarried man () by means of physical presence or
() online notarization. He is () personally known to me or () has/have produced
Drivers Lisence as identification.



Lauryn Thomas
Notary Public, State of North Carolina
Print Name: Lauryn Thomas
My Commission Expires: 12/8/2027

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

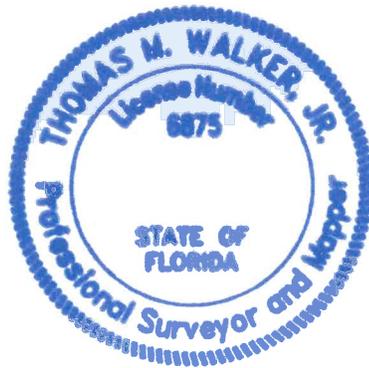
DWG. NAME : 22-017.DWG | M.C. PROJ. NO. 22-017

SHEET NO. 1 OF 3

EXHIBIT A

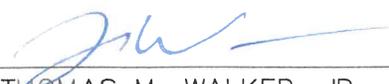
SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON PLAT NO. 2 OF CORAL GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 129, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2 AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A DRAINAGE EASEMENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. LEGEND: DE=DRAINAGE EASEMENT, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, SQFT=SQUARE FEET, UE=UTILITY EASEMENT.



**SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE**

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.


THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 06/06/2022

**5 FOOT DRAINAGE EASEMENT
LOT 13 PLAT NO. 2 OF CORAL GARDENS
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 4/6/2022

DRAWING # 22-017A

MARTIN COUNTY, STUART, FLORIDA

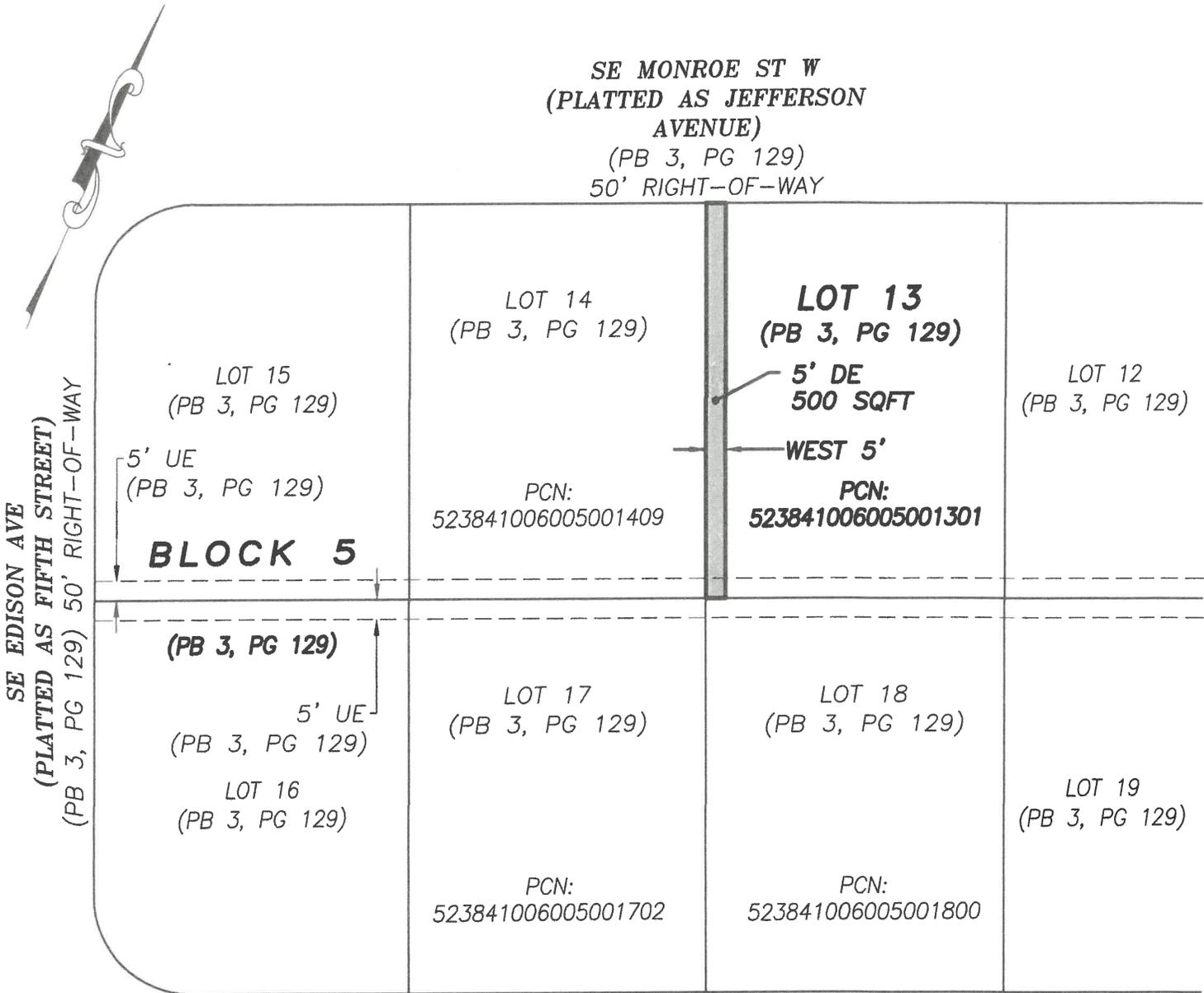
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-017.DWG | M.C. PROJ. NO. 22-017

SHEET NO. 3 OF 3

EXHIBIT A

SE MONROE ST W
(PLATTED AS JEFFERSON
AVENUE)
(PB 3, PG 129)
50' RIGHT-OF-WAY

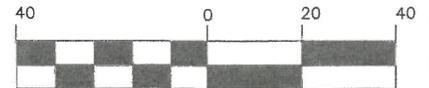


**PLAT NO. 2 OF
CORAL GARDENS**

**PLAT BOOK 3, PAGE 129
MARTIN COUNTY, FLORIDA**

SE LAFAYETTE ST
(PLATTED AS LINCOLN AVENUE)
(PB 3, PG 129)
50' RIGHT-OF-WAY

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER.

**5 FOOT DRAINAGE EASEMENT
LOT 13 PLAT NO. 2 OF CORAL GARDENS
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : 1"-40'

DATE : 4/6/2022

DRAWING # 22-017A

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-017.DWG | M.C. PROJ. NO. 22-017

SHEET NO. 2 OF 3

EXHIBIT *A*

DESCRIPTION

A 5 FOOT WIDE DRAINAGE EASEMENT BEING THE WEST 5' OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13, BLOCK 5, PLAT 2 CORAL GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 129 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID EASEMENT CONTAINS 500 SQUARE FEET, MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3.

**5 FOOT DRAINAGE EASEMENT
LOT 13 PLAT NO. 2 OF CORAL GARDENS
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 4/6/2022

DRAWING # 22-017A