

This instrument prepared by:
Austin Alexander, for
Martin County, Real Property
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Horseshoe Point Road UE – Lot 38
Project No: RPM # 4103
PCN: 49-38-41-001-001-00380-8

SPACE ABOVE THIS LINE FOR RECORDING DATA

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UTILITY EASEMENT

THIS EASEMENT, granted and executed this 22ND day of NOVEMBER 2024, by **HORSESHOE POINT ROAD, LLC**, a Florida limited liability company, whose mailing address is 10455 Riverside Drive, Suite 110, Palm Beach Gardens, FL 33410, Grantor, to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 SE Monterey Road, Stuart, FL 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 and other good and valuable considerations, in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant unto the Grantee forever, an easement for the construction, reconstruction, replacement, operation, maintenance, and repair of utility related equipment, including, but not limited to pipelines and related structures in, under, over, across, and through the following described land, situate, lying and being in the County of Martin, State of Florida, to-wit:

See Exhibit “A” attached hereto and made a part hereof.

Grantor hereby covenants with said 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; that Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Accepted pursuant to
Resolution No. _____

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.

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

[Signatures appear on following page]

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:

HORSESHOE POINT ROAD, LLC, a Florida limited liability company

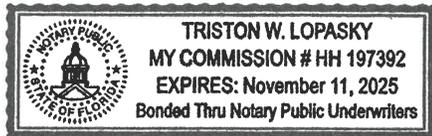
Karl C Saunders
Printed Name: Karl Saunders
Address: 1230 Morse Blvd.
Riviera Beach, FL 33404

By: Amin J Khoury
Printed Name: Amin J. Khoury
Title: manager

Sal Adams
Printed Name: Sal Adams
Address: 403 S Sapodilla Ave #PH1-2
West Palm Beach, FL 33401

STATE OF Florida }
COUNTY OF Palm Beach }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of NOVEMBER, 2024, by Amin J Khoury as the manager of Horseshoe Point Road, LLC, a Florida limited liability company, on behalf of said entity, who is personally known to me or has produced _____ as identification.



Triston Lopasky
Notary Public, State of Florida
Print Name: Triston Lopasky
My Commission Expires: 11/11/2025

THIS IS NOT A SURVEY

Exhibit "A"

DESCRIPTION:

THE WEST 10.00 FEET OF THE EAST 15.00 FEET OF THE NORTH 1/2 OF LOT 38, BLOCK 1, DECKER'S SUBDIVISION OF A PORTION OF THE SOUTH ONE-THIRD (1/3) OF LOT 15, COMMISSIONERS'S SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

NOTE:

DESCRIPTION NOT VALID WITHOUT SKETCH.




 MICHAEL T. OWEN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION #5556

SIGNATURE DATE 11/15/2024

**SKETCH & DESCRIPTION OF:
INGRESS/EGRESS & UTILITIES
EASEMENT**

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



PREPARED FOR:

MCM COMMUNITIES

REVISIONS

REV 1: COUNTY SURVEYOR REDLINES

THIS IS NOT A SURVEY



SE HORSESHOE POINT ROAD
(50' R/W)
SOUTH R/W LINE
(BEARING BASIS)

SOUTH R/W LINE
(BEARING BASIS)

S65°51'54"W 100.00'

EAST 15.00'

10.00' UTILITY EASEMENT

WEST 10.00'

(NORTH HALF)
LOT 38

BLOCK 1

PCN
49-38-41-001-001-00380-8

N65°50'49"E 100.00'

SOUTH LINE OF THE NORTH 1/2
PCN

49-38-41-001-001-00381-0

PCN
49-38-41-012-000-00020-3

PCN
49-38-41-012-000-00030-1

EAST LINE OF THE NORTH 1/2

N23°46'31"W 262.50'

S23°46'34"E 262.53'

WEST LINE OF THE NORTH 1/2

PCN
49-38-41-001-001-00370-0

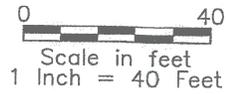
ABBREVIATION LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PCN PARCEL CONTROL NUMBER
- R/W RIGHT OF WAY
- Ⓢ CENTER LINE
- S/D SUBDIVISION
- NR NOT RADIAL

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST HORSESHOE POINT ROAD AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

INTENDED DISPLAY SCALE



**SKETCH & DESCRIPTION OF:
INGRESS/EGRESS & UTILITIES
EASEMENT**

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ENGINEERS & SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
L.B. CERTIFICATE OF AUTHORIZATION 8088

REVISIONS

REV 1: COUNTY SURVEYOR REDLINES