

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

Project: CRA Habitat for Humanity Corner Clip
Property Address: Hobe Sound, FL
PCN: 34-38-42-035-000-00100-9
RPM # 3523

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

SIDEWALK EASEMENT

THIS EASEMENT is granted and executed this 2nd day of September, 2020, by HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., a Florida not for profit corporation, whose address is 2090 NW Federal Highway, Stuart, Florida 34994, Grantor, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee.

(Whenever 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 of which is hereby acknowledged, does hereby grant unto the Grantee a perpetual Easement over, under, and upon 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.

This easement is conveyed for the purpose of the construction, reconstruction, replacement, operation, maintenance, and repair of a public sidewalk.

The 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.

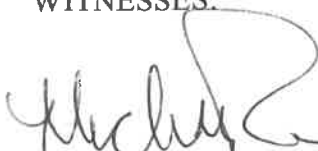
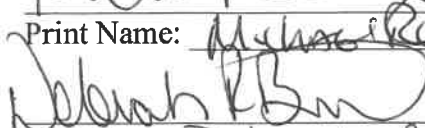
Grantor further warrants that there are no mortgages encumbering the Easement Premises, except for the that certain Mortgage in favor of Saks-Kavanaugh Foundation, whose address is c/o Betty Saks, Co-Trustee, 1688 Meridian Avenue, Suite 700, Miami Beach, Florida 33139 (Mortgagee), dated May 18, 2018, and recorded May 30, 2018, in Official Records Book 3053, Page 391, in Martin County, Florida, public records.


IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

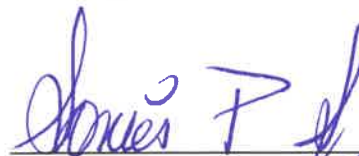
HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., a Florida not for profit corporation


Print Name: Michael Russell

Print Name: Deborah Brock

By: 
Print Name: DENNIS L. FADDEN
Title: PRESIDENT

STATE OF Florida
COUNTY OF Martin

The foregoing Utility Easement was acknowledged before me this 21st day of Sept, 2020 by Dennis Fadden who is the PRESIDENT of Habitat for Humanity of Martin County, Inc., a Florida not for profit corporation, () by means of physical presence or () online notarization. He/She is X personally known to me has produced _____ as identification.


Notary Public, State of Florida
Print Name: Sonia P. Snyder
My Commission Expires: Aug 28, 2021

Project Name: CRA Habitat for Humanity, Sidewalk Easement
Project Number: RPM #3523
PCN: 34-38-42-035-000-00100-9

CONSENT OF MORTGAGEE

Saks-Kavanaugh Foundation, a wholly charitable trust existing under the laws of Florida (hereinafter referred to as "Mortgagee") under that certain Mortgage dated May 18, 2018, and recorded May 30, 2018, in Official Records Book 3053, Page 391, in Martin County, Florida, public records (hereinafter referred to as the "Mortgage"), hereby executes this document to evidence its consent to the granting and recording of that certain Easement to which this Consent of Mortgagee is attached and which is being recorded simultaneously herewith (hereinafter referred to as the "Easement"), further Mortgagee agrees that the Easement shall be an interest, superior to the Mortgage and in the property to which the Mortgage encumbers. This consent is given on the express condition that it shall in no way affect the lien of the Mortgage on the property described in the Mortgage, but shall only be construed as a Subordination to the Easement.

This consent by Mortgagee is not intended to be and shall not be construed to be a waiver by Mortgagee of the maturity date of the principal, accrued interest or other amounts due under the terms of the note, mortgage or other loan documents, even though this consent may be executed subsequent to any maturity date or any other term or condition of the note, mortgage or other loan documents. This consent is not and shall not be construed to be an agreement or consent to a subordination of the lien of the Mortgage by Mortgagee to any other easements now existing or that may exist or arise in the future.

SIGNATURE PAGE TO FOLLOW

SIGNATURE PAGE TO CONSENT OF MORTGAGEE

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: CHRISTOPHER GAYNOR

[Signature]
Print Name: _____

Saks-Kavanaugh Foundation,
a wholly charitable trust existing under the
laws of Florida

By: [Signature]

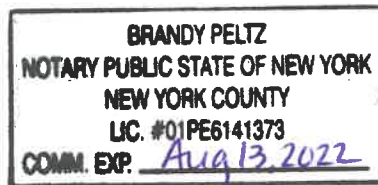
Name: BETTY SAKS

Its: TRUSTEE

STATE OF New York }

COUNTY OF New York }

The foregoing instrument was acknowledged before me this 16 day of September,
20 20 by Betty Saks, as Trustee of Saks-Kavanaugh
Foundation, a wholly charitable trust existing under the laws of Florida, on behalf of said entity, ()
by means of physical presence or (☒) online notarization who is personally known to me or has
produced _____ as identification.



[Signature]
Notary Public, State of New York
Print Name: Brandy Peltz
My Commission Expires: Aug 13, 2022

EXHIBIT "A"
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
A PORTION OF REVISED PLAT OF PETTWAY PARK,
RECORDED IN PLAT BOOK 2, PAGE 36
MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN LOT 23, REVISED PLAT OF PETTWAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 36, MARTIN COUNTY, FLORIDA PUBLIC RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 23;

THENCE, SOUTH 21°31'39" EAST ALONG THE WEST LINE OF SAID LOT 23 A DISTANCE OF 61.93 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUE SOUTH 21°31'39" EAST ALONG SAID WEST LINE A DISTANCE OF 9.01 FEET TO A LINE THAT IS 19.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 23;


THENCE, NORTH 68°33'15" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 7.00 FEET;

THENCE, NORTH 59°20'28" WEST A DISTANCE OF 11.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 31.54 SQUARE FEET OR 0.00072 ACRE MORE OR LESS.

LEGEND

LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
LTD. = LIMITED
NO. = NUMBER
(P) = RECORDED PLAT DATA
P.B. = PLAT BOOK

PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
 = SUBJECT PARCEL

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 BE COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT www.martin.fl.us/accessibility-feedback

SURVEYOR'S NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED DISTANCES, UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF LOT 23, REVISED PLAT OF PETTWAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 36, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, BEING SOUTH 21°31'39" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by Richard E. Barnes, Jr.
Date: 2020.08.03 14:58:46 -04'00'

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 5173

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 S. East Ocean Blvd., Suite 301 Fax: (772) 220-7881
Stuart, FL 34994 www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate No. LB-8030

A PORTION OF LOT 23
REVISED PLAT OF PETTWAY PARK
PARCEL 2

MARTIN COUNTY

FLORIDA

PROJECT NO. 010513-01-005 REVISED DATE: AUGUST 3, 2020

DATE: JUNE 12, 2020

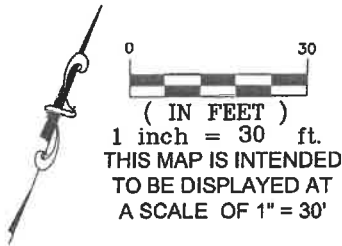
CADD FILE: 0513 SKT LOT 23

SCALE: N/A

SHEET 1 OF 2

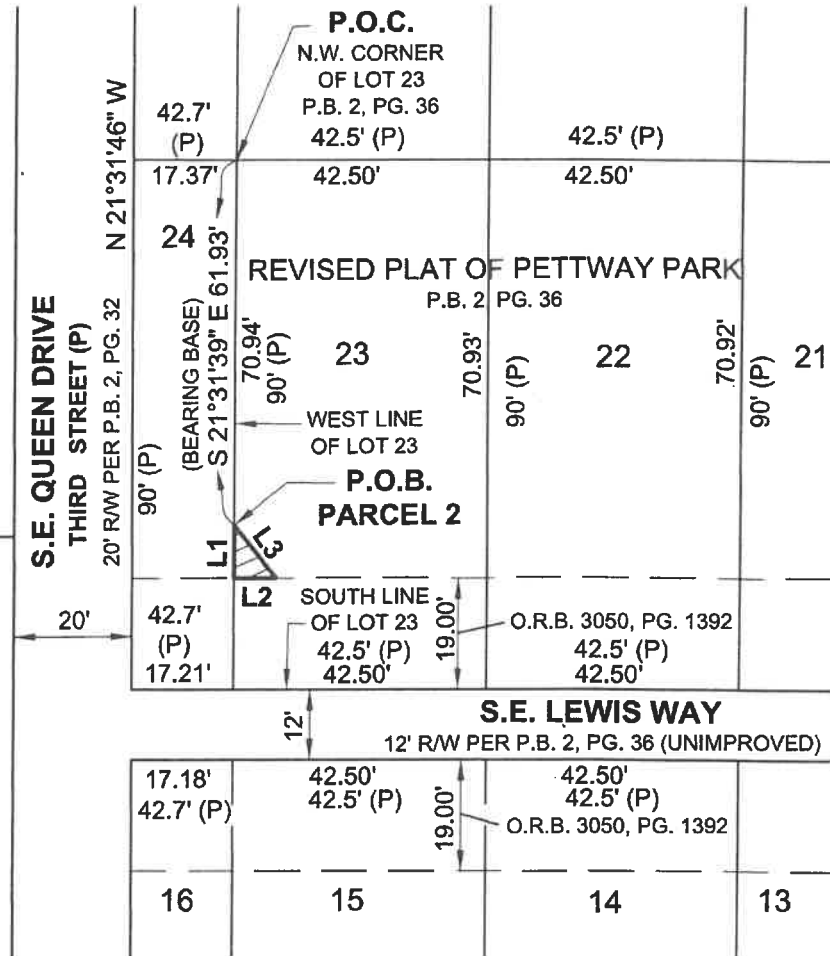
EXHIBIT "A" SKETCH OF DESCRIPTION

A PORTION OF REVISED PLAT OF PETTWAY PARK,
RECORDED IN PLAT BOOK 2, PAGE 36
MARTIN COUNTY, FLORIDA



LOT 33
PETTWAY PARK
P.B. 2, PG. 32

LOT 34
PETTWAY PARK
P.B. 2, PG. 32



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 21°31'39" E	9.01'
L2	N 68°33'15" E	7.00'
L3	N 59°20'28" W	11.42'

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
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Stuart, FL 34994 www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate No. LB-8030

A PORTION OF LOT 23 REVISED PLAT OF PETTWAY PARK PARCEL 2

MARTIN COUNTY

FLORIDA

PROJECT NO. 010513-01-005 REVISED DATE: AUGUST 3, 2020

DATE: JUNE 12, 2020

CADD FILE: 0513 SKT LOT 23

SCALE: 1"=30'

SHEET 2 OF 2