

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

Project Name: Rio Marine Phase 2 West
Property Number: RP# 4020-4022
PCN#: 27-37-41-025-001-00000-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

RELEASE OF EASEMENT

WHEREAS, Martin County, a political subdivision of the State of Florida, whose mailing address is 2401 S.E. Monterey Road, Stuart, Florida, 34996, is the owner and holder of an Easement, dated September 29, 1998 and recorded in OR Book 1399, Page 2186, of the public records of Martin County, Florida, attached and incorporated as Exhibit A. The Easement was recorded pursuant to paragraph 8 of a Final Judgment which was recorded OR Book 1397, Page 1125, in the public records of Martin County, Florida.

WHEREAS, Martin County, for and in consideration of certain benefits accruing to it and in exchange for new easements received, desires to release any interest in the Easement.

WHEREAS, the current owners have requested the release of the Drainage Easement which is no longer needed, as part of Rio Marine Phase 2 West project.

WHEREAS, the Martin County Board of County Commissioners finds it is in the best interests of the public to release and terminate the Easement.

NOW, THEREFORE, the Martin County Board of County Commissioners hereby releases the Easement described in Exhibit A and said Easement shall be freed of and released from all rights and privileges granted therein.

IN WITNESS WHEREOF, Martin County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, on this 4th day of November, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

ELYSSE A. ELDER, ACTING COUNTY ATTORNEY

This instrument prepared by:

MARTIN COUNTY
2401 SE Monterey Road
Stuart, FL 34996

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

01373047

RECORDED & VERIFIED
BY D.C.

99 JUN 10 PM 2:14

DOC-DEED Exempt MARSHA STILLER
DOC-INT MARTIN COUNTY
DOC-ADM CLERK OF CIRCUIT COURT
REV. TAX BY D.C.

PEN: 28-37-41-001-001-0001-0-20000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

EASEMENT

THIS EASEMENT, executed this 29th day of Sept., 1998, by Anchor Enterprises of Jensen Beach, Inc., a Florida corporation, whose post office address is 1012 NE Anchorage Lane, Jensen Beach, FL 34957, First Party, to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose post office address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Second Party:

(Wherever used herein, the terms "First Party" and "Second Party" 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 said First Party, for and in consideration of the sum of \$1.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby grant unto the said Second Party forever, a perpetual surface drainage easement and right-of-way for public pedestrian access in, on over and across the hereinafter described land:

The east ten feet of the west one-half of the abandoned right-of-way of Martin Boulevard according to the plat of Rio-St. Lucie Terrace from St. Lucie Avenue to the waters of the St. Lucie River, and that part of Block 18 of said Subdivision, if any, that would extend that ten foot strip to the waters of the St. Lucie River, all as shown on the plat of Rio-St. Lucie Terrace recorded November 25, 1925, in Plat Book 1, page 14-B, Martin County, Florida, public records;

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

GRANTOR

ANCHOR ENTERPRISES OF
JENSEN BEACH, INC., a Florida
corporation

By:
Joseph Lee, as its President

WITNESS

William HUNT
(Type or Print Name of Witness)

WITNESS

Camille Bimoglio
(Type or Print Name of Witness)

Accepted pursuant to
Resolution No. 98-10.29

OR BK1399 PG2186

EASEMENT RECORDED BY ORDER OF FINAL JUDGMENT OR 1397/1125 PARAGRAPH 8.

STATE OF NEW YORK
COUNTY OF Westchester

The foregoing instrument was acknowledged before me this 29 day of SEP, 1998, by Joseph Lee, as President of Anchor Enterprises of Jensen Beach, Inc., who is personally known to me or has produced a driver's license issued within the past 5 years as identification.

(NOTARY PUBLIC)
SEAL

JOEL M. DASH
NOTARY PUBLIC #0864070
WESTCHESTER COUNTY NEW YORK
TERM EXPIRES APRIL 30, 1999

Joel M Dash
Notary Public

JOEL M DASH
(Printed, Typed or Stamped Name of Notary Public)

0864070
Commission No.: 0864070
NOTARY PUBLIC #0864070
WESTCHESTER COUNTY NEW YORK
TERM EXPIRES APRIL 30, 1999

My Commission Expires: 4/30/99

LAST
PAGE

DR BK 1 3 9 9 pg 2 of 8 7

01373048

99 JUN 10 PM 2:14

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 98-10.29

[RESOLUTION AUTHORIZING ACCEPTANCE OF EASEMENT]

WHEREAS, this Board has entered into a Settlement Agreement with respect to a lawsuit to quiet title styled Anchor Enterprises of Jensen Beach, Inc. vs. Martin County, et al., Case No. 96-84 CA; and

WHEREAS, pursuant to the Settlement Agreement, Anchor Enterprises of Jensen Beach, Inc. will grant to Martin County a perpetual surface drainage easement and right of way for public pedestrian access in, on, over and across the East ten feet of the West one-half of the abandoned Martin Boulevard extending from St. Lucie Avenue to the waters of the St. Lucie River.

NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, THAT

The Board hereby authorizes acceptance of the Easement to be granted by Anchor Enterprises of Jensen Beach, Inc.

DULY PASSED AND ADOPTED THIS 27TH DAY OF OCTOBER, 1998.

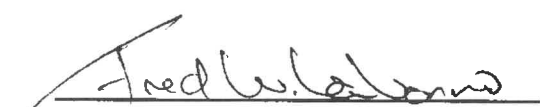
ATTEST:


MARSHA STILLER, CLERK

BOARD OF COUNTY COMMISSIONERS,
MARTIN COUNTY, FLORIDA


DONNA SUTTER MELZER, CHAIR

APPROVED AS TO FORM AND
CORRECTNESS:


FRED W. VAN VONNO
ASSISTANT COUNTY ATTORNEY

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

RECORDED & VERIFIED
BY *ARB* D.C.

01371233

99 JUN -1 PM 4:23

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT,
IN AND FOR MARTIN COUNTY, FLORIDA.

CASE NO.: 96-84-CA

JUDGE: BRYAN

ANCHOR ENTERPRISES OF JENSEN
BEACH, INC., a Florida Corporation,

Plaintiff,

vs.

MARTIN COUNTY, a political subdivision
of the State of Florida; MAUREEN C. COLLINS,
as surviving spouse and sole beneficiary of the
Estate of THOMAS B. COLLINS, a/k/a TOM
COLLINS, deceased; RICHARD P. ZURICH
and ELIZABETH S. ZURICH, his wife; LINDA
GAETA; ETHEL J. GRAVES, deceased; and
any and all persons having or claiming to have
any right, title, or interest in and to the land
hereinafter described under any, either or all
of the above named Defendants; and the heirs,
devisees, legatees, grantees, assignees, lienors,
trustees or other claimants, claiming by, through
or under any of the above named Defendants;
and all other persons having, or claiming to have,
any interest in the hereinafter described lands,
or any portion thereof.

Defendants.

FINAL JUDGMENT

FILED FOR RECORD
MARTIN COUNTY, FL
Date *6/27/99* Time *9:20*
MARSHA STILLER
CLERK OF CIRCUIT COURT
By *C. J. [Signature]* D.C.

PURSUANT TO THE ORDER ON PLAINTIFF'S MOTION FOR SUMMARY

FINAL JUDGMENT, it is, ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction over the parties hereto and the subject matter
hereof.

2. The Default entered herein on April 1, 1996 against the Defendants, RICHARD P. ZURICH, ELIZABETH S. ZURICH, his wife, and LINDA GAETA, be, and the same is hereby ratified and confirmed.

3. The Equities of this cause are with the Plaintiff, ANCHOR ENTERPRISES OF JENSEN BEACH, INC., a Florida Corporation, and against the Defendants, MARTIN COUNTY, a political subdivision of the State of Florida; MAUREEN C. COLLINS, as surviving spouse and sole beneficiary of the Estate of THOMAS B. COLLINS, a/k/a TOM COLLINS, deceased; RICHARD P. ZURICH and ELIZABETH S. ZURICH, his wife; LINDA GAETA; ETHEL J. GRAVES, deceased; and any all persons having or claiming to have any right, title, or interest in and to the land hereinafter described under any, either or all of the said named Defendants; and the heirs, devisees, legatees, grantees, assignees, lienors, trustees or other claimants, claiming by, through or under any of the said named Defendants; and all other persons having, or claiming to have, any interest in the hereinafter described lands, or any portion thereof; except as hereinafter provided and such mortgages, if any, as may be of record in the public records of Martin County, Florida

4. The land constituting the subject matter of this cause is situate, lying and being in Martin County, Florida, and is as described in Exhibit "A" attached hereto, and which is identical to the land which is also described in Exhibit "B" attached hereto, each of which are, by reference, incorporated herein and made a part hereof, the same as if specifically set forth herein; and, each of which includes the identical land as included in the description of the other, and no more or less.

5. The Settlement Agreement dated September 25, 1998, and the Mediation Report dated September 30, 1998, entered into by the parties and filed herein is approved,

and the parties shall comply with the provisions thereof.

6. The Plaintiff, **ANCHOR ENTERPRISES OF JENSEN BEACH, INC.**, a Florida Corporation, and its predecessors in title, had adverse possession under color of title for more than seven (7) years prior to the filing of the Complaint herein with respect to any private interests in or to any of the property constituting the subject matter of this cause.

7. That Quit Claim Deed from **JOHN R. WOLF** and **EDNA R. WOLF**, his wife, to **MARTIN COUNTY**, dated January 31, 1966, filed and recorded on February 11, 1966 at Official Record Book 171, Page 340, Martin County, Florida Public Records, purporting to convey to Martin County the following described property, to wit:

The Easterly one-half (½) of Martin Boulevard lying Westerly of Lots 5 thru 12, inclusive, Block 1, and that part of Lot 9, Block 18, which is the Southerly extension of the afore described Easterly one-half of Martin Boulevard; all as shown on the plat of **RIO-ST. LUCIE TERRACE** recorded November 25, 1925, in Plat Book 1, page 14-B, Martin County, Florida public records.

be, and the same is hereby set aside, and the Defendant, **MARTIN COUNTY**, relinquishes any interest which it may have, or claim to have, in or to said property to the Plaintiff, **ANCHOR ENTERPRISES OF JENSEN BEACH, INC.**, a Florida Corporation.

8. The Plaintiff, **ANCHOR ENTERPRISES OF JENSEN BEACH, INC.**, a Florida Corporation, shall deliver to the Defendant, **MARTIN COUNTY**, that certain Easement, a copy of which is attached to said Plaintiff's Motion for Summary Judgment as Exhibit 12, properly executed in form for recording, as to a perpetual surface drainage easement and right-of-way for public pedestrian access in, on, over and across the property described therein, to wit:

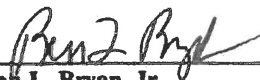
The east ten feet of the west one-half of the abandoned right-of-way of Martin

Boulevard according to the plat of Rio-St. Lucie Terrace from St. Lucie Avenue to the waters of the St. Lucie River, and the part of Block 18 of said Subdivision, if any, that would extend that ten foot strip to the waters of the St. Lucie River, all as shown on the plat of Rio-St. Lucie Terrace recorded November 25, 1925, in Plat Book 1, page 14-B, Martin County, Florida, public records.

9. Except as otherwise provided herein, the title of the Plaintiff in and to the property described in said Exhibits "A" & "B" attached hereto is hereby Quietened and Confirmed as against the Defendants herein, and each of them.

10. The Court retains jurisdiction to determine a reasonable fee for Wesley R. Harvin, Esq., Attorney and Guardian Ad Litem, to be paid to him by the Plaintiff, upon Motion and Hearing thereon.

Ordered and Adjudged at Stuart, Martin County, Florida, this 27 day of May, 1999.


Ben L. Bryan, Jr.
Circuit Judge

Copy to:

Elton H. Schwarz, Esq.
Fred W. van Vonno, Esq.,
Wesley R. Harvin, Esq.

LEGAL DESCRIPTION

Commence at the Northeast corner of Section 33, Township 37 South, Range 41 East, Martin County, Florida; thence South along the East line of said Section 33, a distance of 760.80 feet to the point of beginning; said point being on the centerline of St. Lucie Avenue, as shown on the Plat of Rio St. Lucie Terrace, as recorded in Plat Book 1, page 14-B, Public Records of Martin County, Florida; thence South 89 degrees, 43 minutes, 45 seconds West, along said centerline of St. Lucie Avenue a distance of 75 feet to a Southerly projection of the East line of Lot 13, Block 2, of said Plat of Rio St. Lucie Terrace; thence North along last said projection line a distance of 20 feet to the Southeast corner of said Lot 13, Block 2; thence continue North along the East line of said Lot 13, a distance of 100 feet to the Northeast corner of said Lot 13; thence South 89 degrees, 43 minutes, 45 seconds West, along the North line of Lots 13 and 9 of said Block 2, a distance of 125 feet to the Northwest corner of said Lot 9, Block 2; thence South along the West line of said Block 2 a distance of 100 feet to the Southwest corner of said Block 2; thence continue South a distance of 40 feet to the Northwest corner of Block 1 of said Plat of Rio St. Lucie Terrace; thence South 89 degrees, 43 minutes, 45 seconds West, along the Westerly extension of the North line of said Block 1, a distance of 35 feet; thence South along a line 10 feet West of and parallel to the centerline of Martin Blvd., to the waters of the St. Lucie River; thence Southeasterly along said waters to the intersection with the centerline of Martin Blvd.; thence North along said centerline to a point on the Westerly extension of the South line of Lot 9, Block 1 of said Subdivision; thence North 89 degrees, 43 minutes, 45 seconds East, a distance of 25 feet to the Southwest corner of Lot 9 of said Block 1; thence continue North 89 degrees, 43 minutes, 45 seconds East, along the South line of said Lot 9 a distance of 100 feet to the Southeast corner of said Lot 9; thence continue North 89 degrees,

43 minutes, 45 seconds East, along the South line of the Northerly 25 feet of Lots 13, 14, 15 and 16 of said Block 1, a distance of 94 feet to a point 6 feet West of the East line of Lot 16, Block 1, being also 6 feet West of the East line of said Section 33; thence North a distance of 25 feet to the South line of Lot 1 of said Block 1; thence North 89 degrees, 43 minutes, 45 seconds East, a distance of 6 feet to the Southeast corner of Lot 1, Block 1, also being the East line of said Section 33; thence North along the East line of said Block 1 a distance of 100 feet to the Northeast corner of said Block 1; thence North along the East line of said Section 33 a distance of 20 feet to the Point of Beginning.

AND ALSO:

Lots 14, 15 and 16, Block 2, together with the North one-half of abandoned St. Lucie Avenue adjacent to and South of Lots 14, 15 and 16, Block 2, Rio St. Lucie Terrace, according to the Plat thereof recorded in Plat Book 1, Page 14-B, Martin County, Florida, Public Records.

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Northeast corner of Section 33, Township 37 South, Range 41 East, Martin County, Florida; thence South along the East line of said Section 33, a distance of 640.80 feet to the point of beginning; said point being the Northeast corner of Lot 16, Block 2 as shown on the Plat of Rio St. Lucie Terrace, as recorded in Plat Book 1, page 14-B, Public Records of Martin County, Florida; thence South 89 degrees, 43 minutes, 45 seconds West, along the North line of Lots 9, 13, 14, 15 and 16 of said Block 2, a distance of 200 feet to the Northwest corner of said Lot 9, Block 2; thence South along the West line of said Block 2 a distance of 100 feet to the Southwest corner of said Block 2; thence continue South a distance of 40 feet to the Northwest corner of Block 1 of said Plat of Rio St. Lucie Terrace; thence South 89 degrees, 43 minutes, 45 seconds West, along the Westerly extension of the North line of said Block 1, a distance of 35 feet; thence South along a line 10 feet West of and parallel to the centerline of Martin Blvd. as shown on said Plat of Rio St. Lucie Terrace, to the waters of the St. Lucie River; thence Southeasterly along said waters to the intersection with the centerline of said Martin Blvd.; thence North along said centerline to a point on the Westerly extension of the South line of Lot 9, Block 1 of said Subdivision; thence North 89 degrees, 43 minutes, 45 seconds East, a distance of 25 feet to the Southwest corner of Lot 9 of said Block 1; thence continue North 89 degrees, 43 minutes, 45 seconds East, along the South line of said Lot 9 a distance of 100 feet to the Southeast corner of said Lot 9; thence continue North 89 degrees, 43 minutes, 45 seconds East, along the South line of the Northerly 25 feet of Lots 13, 14, 15 and 16 of said Block 1, a distance of 94 feet to a point 6 feet West of the East line of Lot 16, Block 1, being also 6 feet West of the East line of said Section 33; thence North a distance of 25 feet to the South line of Lot 1 of said Block 1; thence North 89 degrees, 43 minutes, 45 seconds

East, a distance of 6 feet to the Southeast corner of Lot 1, Block 1, also being the East line of said Section 33; thence North along the East line of said Section 33 a distance of 240 feet to the Point of Beginning.

Exhibit "B"

LAST
PAGE