

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NO. 19-2.8

**RESOLUTION ACCEPTING CONVEYANCE OF RIGHT-OF-WAY, TEMPORARY
CONSTRUCTION EASEMENTS AND OTHER EASEMENTS NECESSARY FOR THE BRIDGE
ROAD CORRIDOR IMPROVEMENTS "MAIN STREET" PROJECT IN HOBE SOUND**

WHEREAS, the Martin County Board of County Commissioners has approved the Bridge Road Corridor Improvements "Main Street" Project ("Project") and directed staff to obtain the necessary Right-of-Way, Temporary Construction Easements and any other documents necessary for the Project; and

WHEREAS, the Martin County Board of County Commissioners approved and accepted the Deeds and Temporary Construction Easements necessary for the project by Resolution No 12-5.5 on May 8, 2012; and

WHEREAS, additional Deeds and Easements were necessary and have been acquired, as listed in Exhibit "A" attached hereto and made a part hereof, for the completion of the Project; and

WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code, require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

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

The Martin County Board of County Commissioners hereby accepts and approves the Deeds and Easements as identified in Exhibit "A" attached hereto and made a part hereof; and

The Martin County Board of County Commissioners further accepts and approves any additional documents conveying an interest in land to Martin County necessary for the completion of the Bridge Road Corridor Improvements "Main Street" Project in Hobe Sound.

DULY PASSED AND ADOPTED THIS 19th DAY OF February, 2019.

ATTEST

MARTIN COUNTY BOARD OF COUNTY
COMMISSIONERS

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

KRISTA A. STOREY, ACTING COUNTY ATTORNEY

Inst. # 2761797

Bk: 3067 Pg: 871 Pages: 1 of 2

Recorded on: 6/25/2019 10:31 AM Doc: GOV

Carolyn Timmann

Clerk of the Circuit Court & Comptroller

Martin County, FL

Rec Fees: \$18.50

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

EXHIBIT “A”

Documents	Parcel	Grantor	Parcel Control #
Utility Easement	12	HOBFLORI, LLC	34-38-42-029-024-05550-1
Temporary Construction Easement	13	Pink Flamingo Real Estate Holding, LLC	34-38-42-029-024-05510-0
Temporary Construction Easement	14	Pink Flamingo Real Estate Holding, LLC	34-38-42-029-024-05500-2

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



Inst. # 2763546
Bk: 3069 Pg: 1225 Pages: 1 of 4
Recorded on: 7/3/2019 4:04 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$35.50

Project Name: Bridge Road – RPM #2948– Parcel 12
Property Address: 9058 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-029-024-05550-10000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 9th day of January, 2018, by HOBEFLORI, LLC, a Florida limited liability company, whose address is 222 Grand Avenue, Englewood, New Jersey 07631, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 SE 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 and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant unto the Grantee forever, a permanent non-exclusive Easement on certain lands located in Martin County, Florida as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Easement Premises") for the construction, reconstruction, replacement, operation, maintenance, and repair of utility related equipment, including, but not limited to lift stations, pumps, pipelines, fences, structures, and powerline hookups, if required, and for ingress and egress in, under, over, across, and through the Easement Premises as may be reasonably necessary, to carry out the purposes of this Easement.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Easement Premises in fee simple and that Grantor has good right and lawful authority to grant and convey this Easement, and that Grantor fully warrants the title to the Easement Premises, and will defend the same against the lawful claims of all persons whomsoever.

Grantor further warrants that there are no mortgages encumbering the Premises

Accepted Pursuant to Resolution

No 19-2.8
On 2/19/19

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

Signed, sealed and delivered
in the presence of:

HOBEFLORI, LLC, a Florida limited
liability company

Mari Sassa
Print Name: Mari Sassa

BY: _____
Name: Michael Schmidt
Title: Manager

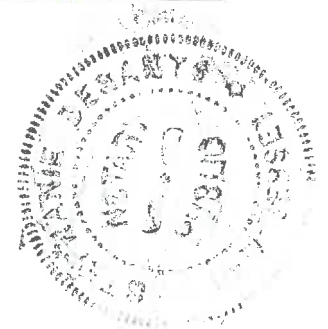
William Curry
Print Name: William Curry

STATE OF New Jersey,
COUNTY OF Berger,

The foregoing instrument was acknowledged before me this 9th day of January, 2018, by Michael Schmidt as Manager of Hobeflora, LLC, a Florida limited liability company. He is (☒) personally known to me or () has produced _____ as identification.

Stephanie DeSanto
Notary Public, State of Florida New Jersey
Print Name: Stephanie DeSanto
My Commission Expires: 4/1/21

STEPHANIE DESANTO
NOTARY PUBLIC OF NEW JERSEY
ID # 2406898
My Commission Expires 4/1/2021



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

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N68°12'48"E ALONG THE NORTHERLY LINE OF BLOCK 24, PLAT OF OLYMPIA PLAT NO. 1, PLAT BOOK 9, PAGE 68, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 2.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
NO.	NUMBER
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 19, 2015, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

**BRIDGE ROAD
IMPROVEMENT
PROJECT**

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE STUART, FLORIDA 34987
(772)286-5753 (772)286-5038 FAX
LICENSED BUSINESS NO. 6852

DATE 03/19/2015
SCALE NOT TO SCALE
FIELD BK. _____
DRAWING BY D.B.
CHECKED BY E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
PARCEL 12 UTILITY EASEMENT

SHEET NO. 1
OF 2 SHEETS
PROJECT NO. 98-28 C

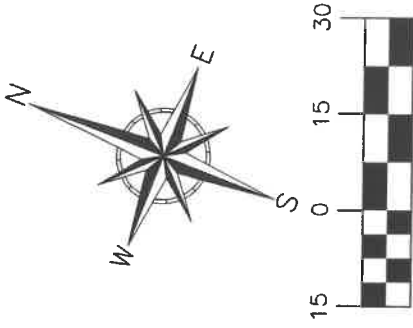
DATE _____ REVISIONS _____



LOCATION MAP
(NOT TO SCALE)

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 472

THIS IS NOT
A SURVEY



LEGAL DESCRIPTION

PARCEL 12 UTILITY EASEMENT

A PARCEL OF LAND BEING THE
NORTHERLY 10.67 FEET OF LOTS
555 AND 556, BLOCK 24 OF THE
PLAT OF OLYMPIA PLAT NO. 1,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT
BOOK 9, PAGE 68, PUBLIC
RECORDS OF PALM BEACH (NOW
MARTIN) COUNTY, FLORIDA.

CONTAINING 1,067 SQUARE FEET
OR 0.024 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO
ANY/ALL EASEMENTS,
RESERVATIONS, DEDICATIONS OR
RESTRICTIONS.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7987 SW JACK JAMES DRIVE SUITE 100 FLORIDA 33487
(772) 266-5252 (772) 266-5934 FAX
LICENSED BUSINESS NO. 6652

DATE 03/19/2015
SCALE 1" = 30'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
PARCEL 12 UTILITY EASEMENT

DATE	REVISIONS

SHEET NO. 2
OF 2 SHEETS
PROJECT NO.
98-28 C

GOMEZ GRANT & JUPITER ISLAND

PLAT BOOK 1, PAGE 80

PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

PARCEL ID #

34-38-42-000-078-00050-6

PARCEL ID #

34-38-42-000-078-00060-4

PARCEL ID #

34-38-42-000-078-00070-2

24+00

25+00

S.E. BRIDGE ROAD (PUBLIC)

(2ND ST. PER PLAT BOOK 1, PAGE 80)

N'LY LINE BLOCK 24/
S'LY RIGHT OF WAY LINE

(REFERENCE BEARING)

N68°12'48"E 100.00'

50.00'

50.00'

S68°12'48"W 100.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

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50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

BLDG.
LINE

N21°40'14"W
10.67'

PARCEL 12
UTILITY
EASEMENT

N'LY 10.67'

S21°40'24"E
10.67'

LIFT STATION

15' R/W DEDICATION
(O.R.B. 980, PG. 578)

BLDG.
LINE

PARCEL ID #

34-38-42-029-024-05520-8

554

PARCEL ID #

34-38-42-029-024-05550-1

555

BLOCK 24

OLYMPIA PLAT NO. 1

PLAT BOOK 9, PAGE 68,

PALM BEACH (NOW MARTIN) COUNTY

556

PARCEL ID #

34-38-42-029-024-05570-7

557

O.R.B. 1728, PG. 735

This instrument prepared by:
Martin County
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2761798
Bk: 3067 Pg: 873 Pages: 1 of 6
Recorded on: 6/25/2019 10:31 AM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50

Project Name: Bridge Road – RPM #2949 – Parcels 13 & 14
Property Address: SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-029-024-05510-00000
34-38-42-029-024-05500-20000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is granted and executed this 14th day of August, 2018, by PINK FLAMINGO REAL ESTATE HOLDING, LLC, a Florida limited liability company, whose address is 257 South Beach Road, Hobe Sound, FL 33455, Grantor, to 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, 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 a temporary construction easement over 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 allowing access for the construction of a sidewalk for the Bridge Road Project on County owned property.

The Grantee will not park or stage equipment on the property owned by the Grantor. Grantee will use the easement area for incidental construction activities such as equipment movements during project hours, and to enable the project to harmonize with the adjacent property upon completion.

The Grantee and its contractors or employees shall not at any time block ingress or egress to the properties.

All areas disturbed by the Grantee or its agents in accomplishing the above-stated purpose will be restored to a state comparable to that which existed at the commencement of the Bridge Road Project. Commencement of the Project shall be upon issuance by the County of a Notice to Proceed to the Contractor.

This easement shall terminate upon completion of the Bridge Road Project in Martin County, but no later than eighteen (18) months after the date of the filing of this instrument in the public records of Martin County, Florida. Completion of the Project shall be upon approval of the punch list by the County.

Accepted Pursuant to Resolution

No 19-2.8
On 12/19/19

msd 8/14/18

This Temporary Construction Easement will become effective upon recording in the Public Records of Martin County, Florida.

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

Signed, sealed and delivered
in the presence of:

PINK FLAMINGO REAL ESTATE HOLDING,
LLC, a Florida limited liability company

Emilce Secordino
Print Name: Emilce Secordino

BY:

Margie Graham
Name: Marjorie G. Graham
Title: Manager

Linda Greenblatt
Print Name: Linda Greenblatt

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 14th day of August, 2018, by Margarie G. Graham, Manager of Pink Flamingo Real Estate Holding, LLC, a Florida limited liability company. She is ☒ personally known to me or () has produced _____ as identification.



Monica Fiaschi
Notary Public, State of Florida
Print Name: MONICA FIASCHI
My Commission Expires: 11-6-19

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N68°12'48"E ALONG THE NORTHERLY LINE OF BLOCK 24, PLAT OF OLYMPIA PLAT NO. 1, PLAT BOOK 9, PAGE 68, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 2.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
NO.	NUMBER
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON AUGUST 1, 2017, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

[Signature]
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD IMPROVEMENT PROJECT

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7887 NW JACK JAMES DRIVE SUITE FLORIDA 34607
772-266-5723 072-266-0087 FAX
LICENSED BUSINESS NO. 0652

DATE 08/01/2017
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY 22
CHECKED BY E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR LOT 551

DATE	REVISIONS
08/14/17	REVISE PER COMMENTS
07/11/18	REVISE PER CLIENT

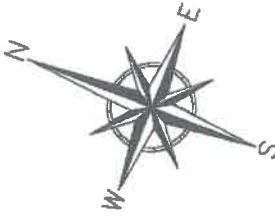
SHEET NO. 1
OF 2 SHEETS
PROJECT NO.
98-28 E



LOCATION MAP
(NOT TO SCALE)

8/14/18 KRM

THIS IS NOT
A SURVEY



LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION
EASEMENT FOR LOT 551

A PARCEL OF LAND BEING THE
NORTHERLY 10.00 FEET OF LOT
551, BLOCK 24 OF THE PLAT OF
OLYMPIA PLAT NO. 1, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 9, PAGE
68, PUBLIC RECORDS OF PALM
BEACH (NOW MARTIN) COUNTY,
FLORIDA.

CONTAINING 500 SQUARE FEET OR
0.01 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO
ANY/ALL EASEMENTS,
RESERVATIONS, DEDICATIONS OR
RESTRICTIONS.

548

PARCEL ID #
34-38-42-029-024-05480-8

549

PARCEL ID #
34-38-42-029-024-05480-8

550

PARCEL ID #
34-38-42-029-024-05500-2

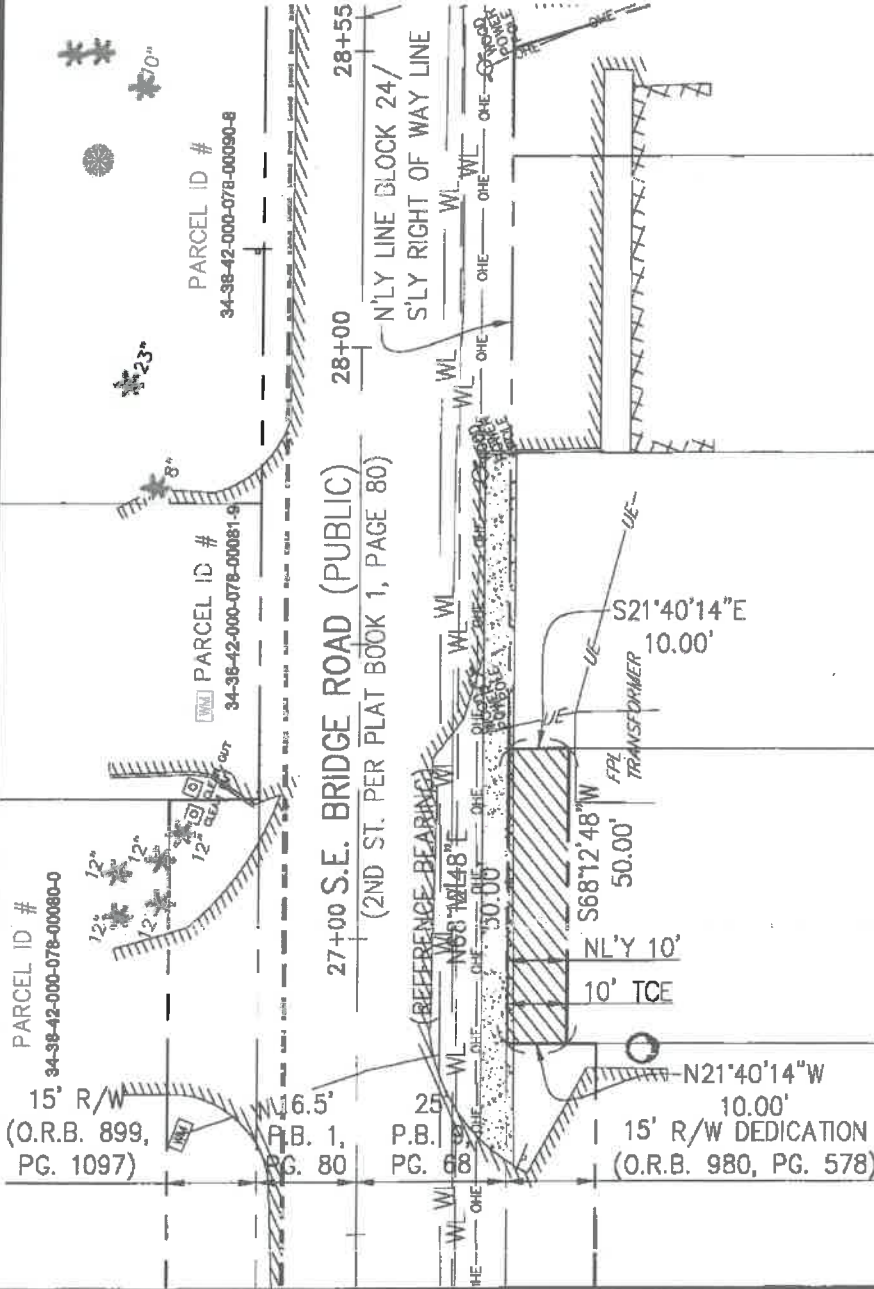
551

PARCEL ID #
34-38-42-029-024-05510-0

552

PARCEL ID #
34-38-42-029-024-05520-8

BLOCK 24
OLYMPIA PLAT NO. 1
PLAT BOOK 9, PAGE 68,
PALM BEACH (NOW MARTIN) COUNTY



BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR LOT 551

DATE	REVISIONS
08/14/17	REVISION PER COMMENTS
07/11/18	REVISION PER CLIENT

SHEET NO. 2	OF 2 SHEETS
PROJECT NO. 98-28 E	

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 NW JACK JAMES DRIVE SUITE 100 FLORIDA 33487
772-288-5783 07/20/18-2020/21
LICENSED SURVEYOR NO. 1652

DATE 08/01/2017
SCALE 1" = 30'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

8/14/18 RRM

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N68°12'48"E ALONG THE NORTHERLY LINE OF BLOCK 24, PLAT OF OLYMPIA PLAT NO. 1, PLAT BOOK 9, PAGE 68, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
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4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
NO.	NUMBER
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON AUGUST 1, 2017, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

[Signature]
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

**BRIDGE ROAD
IMPROVEMENT
PROJECT**

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7887 E.W. JACK JAMES DRIVE SUITE 100, FLORIDA 34907
772-286-5700 772-286-5555 FAX
LICENSED BUSINESS NO. 6862

DATE 08/01/2017
SCALE NOT TO SCALE
FIELD BK. _____
DRAWING BY D.E.
CHECKED BY E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR LOT 550

DATE	REVISIONS
08/14/17	REVISE PER COMMENTS
07/11/18	REVISE PER CLIENT

SHEET NO. <u>1</u>
OF <u>2</u> SHEETS
PROJECT NO. <u>98-28 E</u>



LOCATION MAP
(NOT TO SCALE)

8/14/18 EAL

SHEET NO. 2
OF 2 SHEETS
PROJECT NO. 98-28 E



This instrument prepared by:
Martin County Legal Department
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763442
Bk: 3069 Pg: 953 Pages: 1 of 5
Recorded on: 7/3/2019 2:29 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

Project Name: Bridge Road – RPM #2938 – Parcel 1
Property Address: 8965 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-087-00030-20000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 9th day of March, 2018, between BRENDA C. ENGLE, individually and as Trustee under Declaration of Trust dated May 10, 2006 whose address is 8171 112th Terrace N, West Palm Beach, FL 33412, Grantor*, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee*,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2017 and subsequent years.

and said Grantor does hereby fully warrant 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 Premises.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGE FOLLOWS]

Accepted Pursuant to Resolution

No 12-5.5

On 5/8/12 OR Book 2578, Page 2674

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

Signed, sealed and delivered
in the presence of:

BRENDA C. ENGLE, as Trustee under
Declaration of Trust dated May 10, 2006

Colleen J. Holmes
Print Name: Colleen J. Holmes

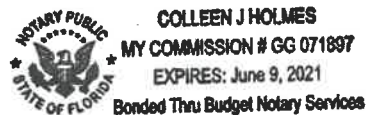
BY: Brenda C. Engle
Name: Brenda C. Engle
Title: Individually and as Trustee

Alice M. Bojanowski
Print Name: Alice M. Bojanowski

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 9th day of March, 2018, by Brenda C. Engle, individually and as Trustee under Declaration of Trust dated May 10, 2006. She is () personally known to me or (☒) has produced DL as identification.

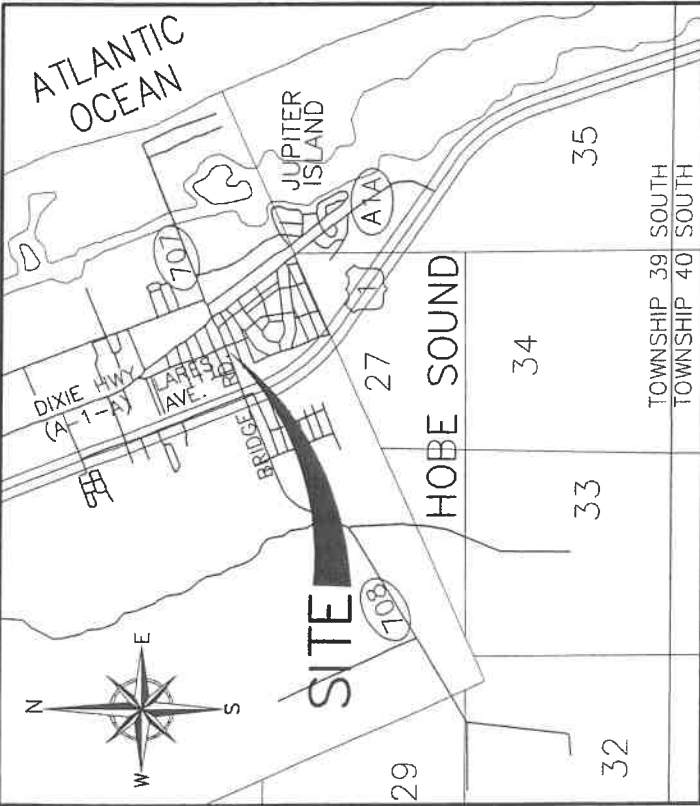
Colleen J. Holmes
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____



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EXHIBIT "A"

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF S68°12'48"W ALONG THE SOUTHERLY LINE OF LOT 87, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

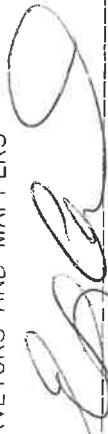
ABBREVIATIONS

NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 13, 2013, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS



ELIZABETH A. LINDSAY, P.L.S. NOT VALID WITHOUT THE SIGNATURE
FLORIDA REGISTRATION NO. 4724 AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD
IMPROVEMENT
PROJECT

SHEET NO. 1
OF 3 SHEETS
PROJECT NO.
98-28 C

DATE REVISIONS

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 1

DATE 03/13/2013
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7897 S.W. JACK JAMES DRIVE SUITE 101, FLORIDA 34987
(772) 286-5763 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6652

LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION - PARCEL 1

A PARCEL OF LAND BEING THE SOUTHERLY 23.50 FEET OF THE WESTERLY 108.00 FEET OF THE EASTERLY 245.00 FEET OF LOT 87 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 2,538 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
98-28 C

DATE	REVISIONS

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 1

DATE 03/13/2013
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7597 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(772) 286-5753 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6852

THIS IS NOT A SURVEY

PARCEL ID #
34-38-42-000-087-00040-0

PARCEL ID #
34-38-42-000-087-00030-2

PARCEL ID #
34-38-42-000-087-00010-6

EASTERLY 245'

WESTERLY 108'

SOUTHERLY 148.5'

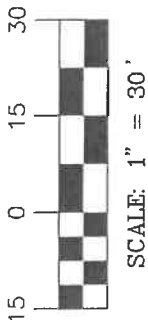
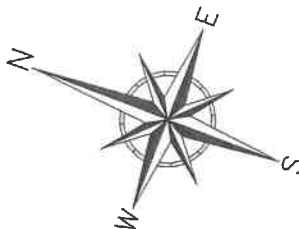
PROPOSED 10' TCE
(BY SEPERATE INSTRUMENT)

SOUTHERLY 23.50'

N21°40'14"W
23.50'

WESTERLY
PROPERTY
LINE

15' R/W (O.R.B. 1212, PG. 374)



LOT 87
GOMEZ GRANT &
JUPITER ISLAND
PLAT BOOK 1, PAGE 80
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

EASTERLY
PROPERTY
LINE

SOUTHERLY LINE
OF LOT 87
NORTHERLY RIGHT
OF WAY LINE

S68°12'48"W 137.00'

S.E. LARES AVE. (PUBLIC)

(2ND AVE. PER
PLAT BOOK 1
PAGE 80)

BRIDGE ROAD (PUBLIC)

(2ND ST. PER
P.B. 1 PG. 80)

15' R/W
(O.R.B. 853,
PG. 438)

33'
P.B. 1,
PG. 80

8.5' R/W
(O.R.B. 1372,
PG. 1334)

OLYMPIA PLAT NO. 1
PLAT BOOK 9, PAGE 68,
PALM BEACH (NOW MARTIN) COUNTY

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 1

DATE	REVISIONS

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
98-28 C

DATE 03/13/2013
SCALE 1" = 30'
FIELD BK.
DRAWING BY D.E.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE SUITE 100, PALM BEACH, FLORIDA 33409
(772) 286-5753 (772) 286-5939 FAX
LICENSED BUSINESS NO. 6852

This instrument prepared by:
Martin County
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763443
Bk: 3069 Pg: 958 Pages: 1 of 5
Recorded on: 7/3/2019 2:29 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

Project Name: Bridge Road – RMP #2938 – Parcel 1
Property Address: 8965 SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-000-087-00030-20000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is granted and executed this 9th day of March, 2018, by BRENDA C. ENGLE, individually and as Trustee under Declaration of Trust dated May 10, 2006 whose address is 8171 112th Terrace N, West Palm Beach, FL 33412, Grantor, to 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 \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee a temporary construction 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 construction of the Bridge Road Project.

All areas disturbed by the Grantee or its agents in accomplishing the above-stated purpose will be restored to a state comparable to that which existed at the commencement of the above-stated construction.

This easement shall terminate upon completion of the Bridge Road Project in Martin County, but no later than one (1) year after the date of the filing of this instrument in the public records of Martin County, Florida.

This Temporary Construction Easement will become effective upon recording in the Public Records of Martin County, Florida.

Accepted Pursuant to Resolution

No 12-5.5

On 5/8/12 OR Book 2578, Page 2674

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:

Colleen J. Holmes
Printed Name: Colleen J. Holmes

Alia M. Bojanowski
Printed Name: Alia M. Bojanowski

BRENDA C. ENGLE, as Trustee under
Declaration of Trust dated May 10, 2006

By: Brenda C. Engle
Printed Name: Brenda C. Engle
Title: Individually and as Trustee

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 9th day of March, 2018, by Brenda C. Engle, individually and as Trustee under Declaration of Trust dated May 10, 2006. He/She is/are () personally known to me or (☒) has/have produced DL as identification.

Colleen J. Holmes
Notary Public, State of _____
Print Name: _____
My Commission Expires: _____



COLLEEN J HOLMES
MY COMMISSION # GG 071897
EXPIRES: June 9, 2021
Bonded Thru Budget Notary Services

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SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF S68°12'48"W ALONG THE SOUTHERLY LINE OF LOT 87, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

ABBREVIATIONS

NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 13, 2013, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

[Signature]

ELIZABETH A. LINDSAY, P.L.S. NOT VALID WITHOUT THE SIGNATURE
FLORIDA REGISTRATION NO. 4724 AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD IMPROVEMENT PROJECT

SHEET NO. 1
OF 3 SHEETS
PROJECT NO.
98-28 C

DATE _____ REVISIONS _____

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 1

DATE 03/13/2013
SCALE NOT TO SCALE
FIELD BK. _____
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(772) 286-5733 (772) 286-5833 FAX
LICENSED BUSINESS NO. 6852



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 1

A 10.00 FOOT WIDE PARCEL OF LAND BEING THE NORTHERLY 10.00 FEET OF THE SOUTHERLY 33.50 FEET OF THE WESTERLY 108.00 FEET OF THE EASTERLY 245.00 FEET OF LOT 87 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 1.080 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
98-28 C

DATE	REVISIONS

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 1

DATE 03/13/2013
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B	BETSY LINDSAY, INC.
	SURVEYING AND MAPPING
	7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
	(772)286-5753 (772)286-5633 FAX
	LICENSED BUSINESS NO. 6852

THIS IS NOT A SURVEY

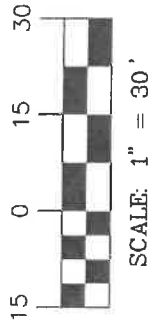
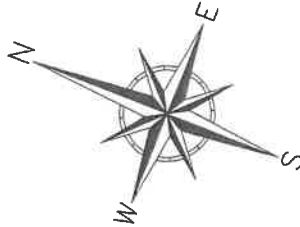
PARCEL ID #
34-38-42-000-087-00040-0

PARCEL ID #
34-38-42-000-087-00030-2

PARCEL ID #
34-38-42-000-087-00010-6

EASTERLY 245'

WESTERLY 108'



SOUTHERLY 148.5'

WESTERLY
PROPERTY
LINE

SOUTHERLY 23.50'
NORTHERLY 10.00'

10' TCE

N68°12'48"E
108.00'

S68°12'48"W
108.00'

N21°40'14"W 10.00'
15' R/W (O.R.B. 1212, PG. 374)

LOT 87
GOMEZ GRANT &
JUPITER ISLAND
PLAT BOOK 1, PAGE 80
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

EASTERLY
PROPERTY
LINE

S21°40'14"E
10.00'

N21°40'14"W
23.50'

SOUTHERLY LINE
OF LOT 87
NORTHERLY RIGHT
OF WAY LINE

S68°12'48"W 137.00'

*18"

*18"

PROPOSED R/W PARCEL 1
(BY SEPARATE INSTRUMENT)

P.B. 1,
PG. 80

16.5' R/W
(O.R.B. 1672,
PG. 1334)

BRIDGE ROAD (PUBLIC)
(2ND ST. PER
P.B. 1 PG. 80)

5' R/W
(O.R.B. 853,
PG. 438)

5' R/W
(O.R.B. 853,
PG. 438)

5' R/W
(O.R.B. 853,
PG. 438)

5' R/W
(O.R.B. 853,
PG. 438)

22+57.31

OLYMPIA PLAT NO. 1
PLAT BOOK 9, PAGE 68,
PALM BEACH (NOW MARTIN) COUNTY

S.E. LARES AVE. (PUBLIC)

(2ND AVE. PER
PLAT BOOK 1
PAGE 80)

33'

DATE REVISIONS

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
98-28 C

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 1

DATE 03/13/2013
SCALE 1" = 30'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B Betsy Lindsay, Inc.
SURVEYING AND MAPPING
7897 SW JACK JAMES DRIVE SUART, FLORIDA 34987
(772) 286-5765 (772) 286-5883 FAX
LICENSED BUSINESS NO. 6852

This instrument prepared by:
Martin County
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763545
Bk: 3069 Pg: 1221 Pages: 1 of 4
Recorded on: 7/3/2019 4:04 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$35.50

Project Name: Bridge Road – RMP #2938 – Parcel 12
Property Address: 9058 SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-029-024-05550-10000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is granted and executed this 9th day of January, 2018 HOBEFLORI, LLC a Florida limited liability company, whose address is 222 Grand Avenue, Englewood, New Jersey 07631, Grantor, to 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 \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee a temporary construction 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 construction of the Bridge Road Project.

All areas disturbed by the Grantee or its agents in accomplishing the above-stated purpose will be restored to a state comparable to that which existed at the commencement of the above-stated construction.

This easement shall terminate upon completion of the Bridge Road Project in Martin County, but no later than one (1) year after the date of the filing of this instrument in the public records of Martin County, Florida.

This Temporary Construction Easement will become effective upon recording in the Public Records of Martin County, Florida.

Accepted Pursuant to Resolution

No 12-5.5

On 5/8/12 OR Book 2578 Page 2674

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:

HOBFLORI, LLC, a Florida limited
liability company

Mari Sassa
Printed Name: Mari Sassa

By: _____
Printed Name: Michael Schmidt
Title: Manager

Julian Curry
Printed Name: Julian Curry

STATE OF New Jersey
COUNTY OF Bergen

The foregoing instrument was acknowledged before me this 9th day of January, 2018, by Michael Schmidt as Manager of Hobeflora, LLC, a Florida limited liability company. He/She is/are (☒) personally known to me or (☐) has/have produced _____ as identification.

Stephanie Desanto
Notary Public, State of New Jersey
Print Name: Stephanie Desanto
My Commission Expires: 4/1/21

STEPHANIE DESANTO
NOTARY PUBLIC OF NEW JERSEY
ID # 2406898
My Commission Expires 4/1/2021



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SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N68°12'48"E ALONG THE NORTHERLY LINE OF BLOCK 24, PLAT OF OLYMPIA PLAT NO. 1, PLAT BOOK 9, PAGE 68, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 2.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
NO.	NUMBER
P.B.	PLAT BOOK
P.G.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

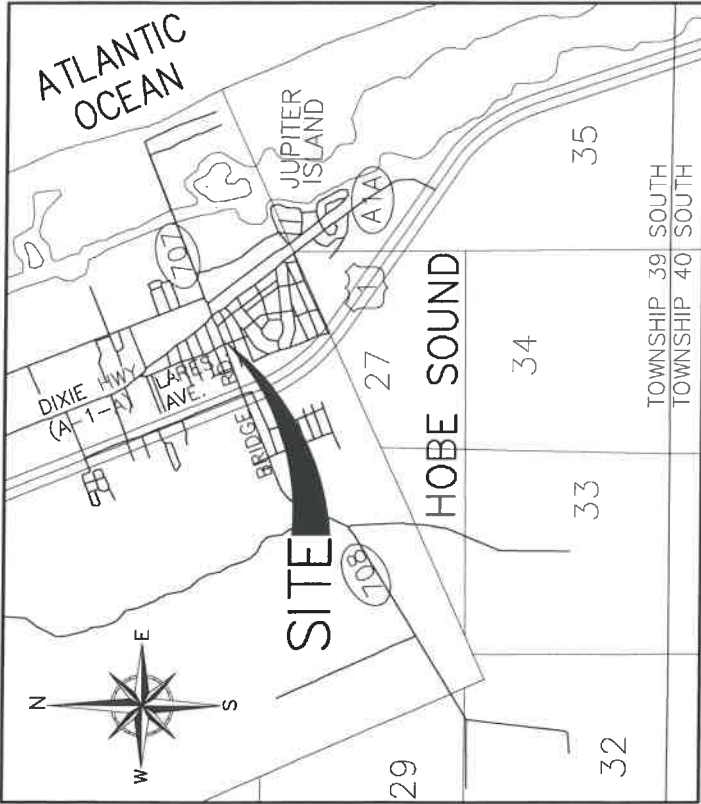
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON AUGUST 1, 2017, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

BRIDGE ROAD
IMPROVEMENT
PROJECT



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7897 S.W. JACK JAMES DRIVE, SUITE 100, FLORIDA 34987
(772) 286-5753 (772) 286-5633 FAX
LICENSED BUSINESS NO. 6852

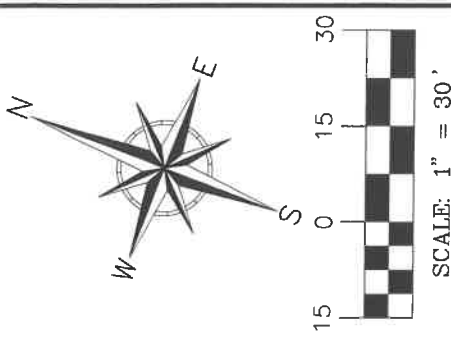
DATE 08/01/2017
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 12

DATE	REVISIONS
08/14/17	REVISE PER COMMENTS

SHEET NO. 1
OF 2 SHEETS
PROJECT NO.
98-28 E

THIS IS NOT
A SURVEY



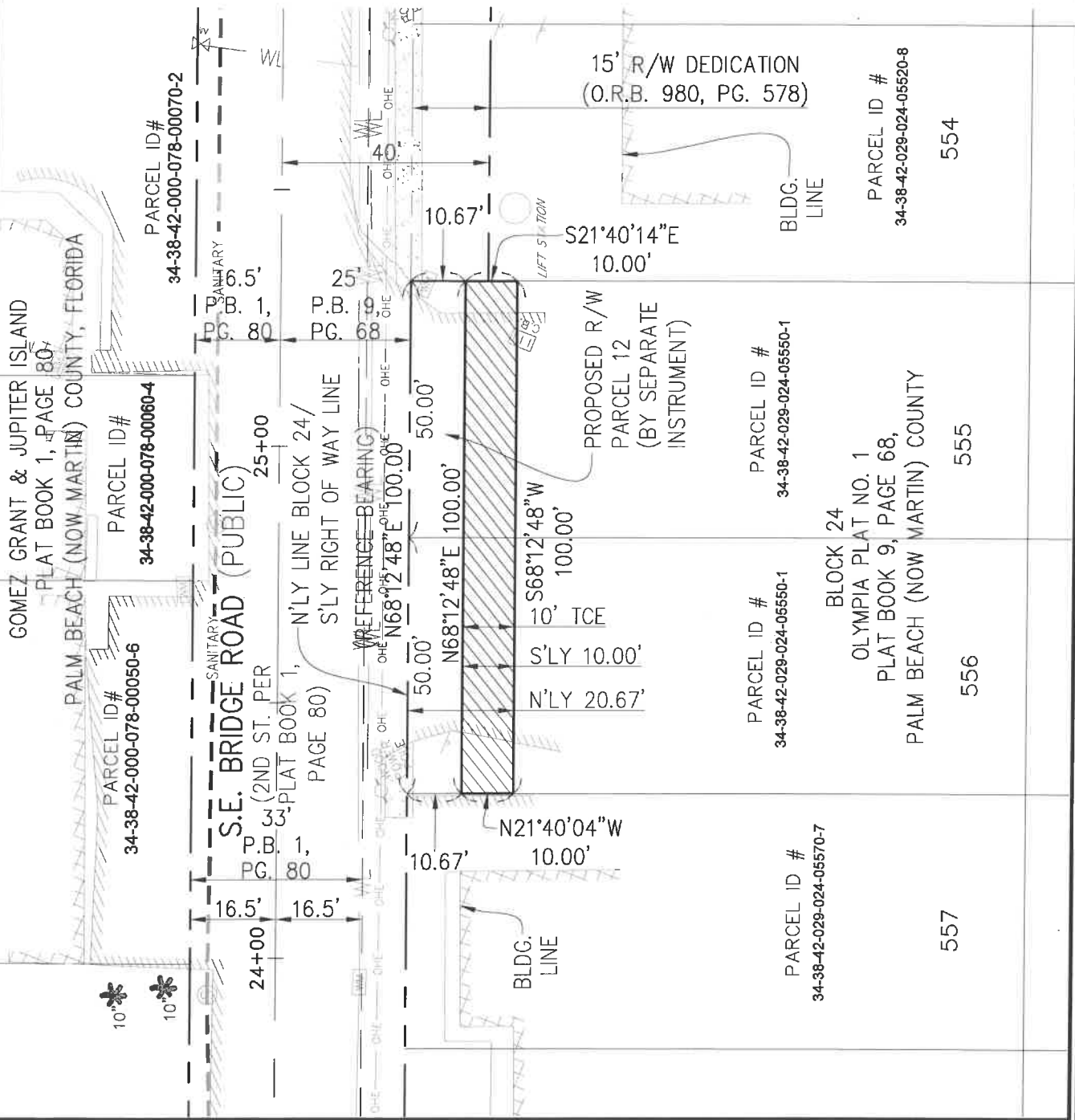
LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION
EASEMENT FOR PARCEL 12

A PARCEL OF LAND BEING THE
SOUTHERLY 10.00 FEET OF THE
NORTHERLY 20.67 FEET OF LOTS
555 AND 556, BLOCK 24 OF THE
PLAT OF OLYMPIA PLAT NO. 1,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT
BOOK 9, PAGE 68, PUBLIC
RECORDS OF PALM BEACH (NOW
MARTIN) COUNTY, FLORIDA.

CONTAINING 1,000 SQUARE FEET
OR 0.02 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO
ANY/ALL EASEMENTS,
RESERVATIONS, DEDICATIONS OR
RESTRICTIONS.



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7897 SW JACK JAMES DRIVE SUITE 100, FLORIDA 34987
(772) 286-5753 (772) 286-5833 FAX
LICENSED BUSINESS NO. 6862

DATE	08/01/2017
SCALE	1" = 30'
FIELD BK.	
DRAWING BY	D.B.
CHECKED BY	E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 12

DATE	REVISIONS
08/14/17	REVISE PER COMMENTS

SHEET NO.	2
OF	2 SHEETS
PROJECT NO.	98-28 E

This instrument prepared by:
Martin County Legal Department
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763465
Blk: 3069 Pg: 989 Pages: 1 of 6
Recorded on: 7/3/2019 2:41 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50

Project Name: Bridge Road – RPM #2939 – Parcel 2
Property Address: 8985 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-087-00040-00000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30 day of October, 2018, between 8985 BRIDGE, LLC, a Florida limited liability company whose address is 2985 SE Bridge Road, Hobe Sound, Florida 33455, Grantor*, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee*,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Martin County, Florida, (the "Property") to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2017 and subsequent years; and

RESERVING UNTO GRANTOR and its successor and assigns, a possibility of reverter (a right to re-enter and retake possession of and title to the Property) to be exercisable by Grantor if the Property is not improved according to the Bridge Road Corridor Improvement plans for the Bridge Road Main Street Project within two (2) years of the recording of this Deed in the public records of Martin County, Florida.

TO HAVE AND TO HOLD the same in fee simple forever with full power and authority in said Grantee and its successors and assigns; and Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good and lawful authority to sell and convey said land; and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons lawfully claiming by, through or under Grantor, but not otherwise.

{15004.06000.00431413. 1 }

Accepted Pursuant to Resolution

No 12-5.5

On 5/8/12 OR Book 2578, Page 2674

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

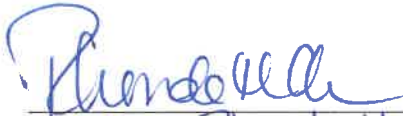
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

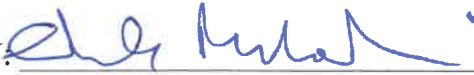
[END OF TEXT ON THIS PAGE/SIGNATURE PAGE FOLLOWS]

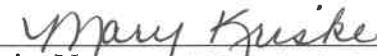
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

8985 BRIDGE, LLC, a Florida limited
liability company
By: JIMCO Mgt., LLC, a Florida limited
liability company
Its: Manager

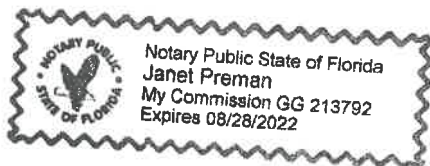

Print Name: Rhonda M. Olson

BY: 
Name: Charles R. Modica
Title: Manager


Print Name: MARY KRISKE

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 30 day of October, 2018, by Charles R. Modica as Manager of JIMCO Mgt., LLC, a Florida limited liability company, the Manager of 8985 Bridge, LLC, a Florida limited liability company. He is (☒) personally known to me or (☐) has produced _____ as identification.




Notary Public, State of Florida
Print Name: JANET PREMAN
My Commission Expires: 8/28/22

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF S68°12'48"W ALONG THE SOUTHERLY LINE OF LOT 87, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON AUGUST 1, 2017 AND REVISED JANUARY 26, 2018, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

[Signature]
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

**BRIDGE ROAD
IMPROVEMENT
PROJECT**

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7907 S.W. JACK JAMES DRIVE SUITE 100 FLORIDA 33407
(772) 288-5753 (772) 288-5028 FAX
LICENSED BUSINESS NO. 6882

DATE 09/01/2017
SCALE NOT TO SCALE
FIELD SK.
DRAWING BY EL
CHECKED BY EAL

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 2

DATE	REVISIONS
09/14/17	REVISE PER COMMENTS
1/26/18	REVISE PER COMMENTS

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 98-28 E



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION - PARCEL 2

A PARCEL OF LAND BEING THE SOUTHERLY 23.50 FEET OF THE EASTERLY 137.00 FEET OF LOT 87 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 3.219 SQUARE FEET OR 0.074 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO. 98-28 E

DATE	REVISIONS
08/14/17	REVISE PER COMMENTS
1/25/18	REVISE PER COMMENTS

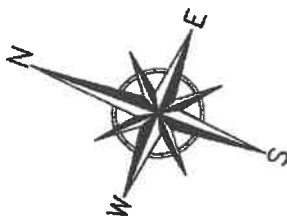
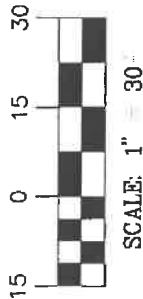
BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 2

DATE 08/01/2017
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7047 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987
0772/286-5763 0772/286-0033 FAX
LICENSED BUSINESS NO. 0892

THIS IS NOT
A SURVEY



PARCEL ID #
34-38-42-000-087-00030-2

PARCEL ID #
34-38-42-000-087-00040-0
PARCEL 1
O.R.B. 2634, PAGE 1012
LOT 87
GOMEZ GRANT & JUPITER ISLAND
PLAT BOOK 1, PAGE 80
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

S.E. LARES AVE. (PUBLIC)
(2ND AVE. PER PLAT BOOK 1, PAGE 80)

PROPOSED
10' TCE
(BY SEPARATE
INSTRUMENT)

N21°40'14"W
23.50'

S'LY LINE
OF LOT 87/
N'LY RIGHT
OF WAY LINE

N68°12'48"E 137.00'

PARCEL 2

S21°40'14"E
23.50'

SE CORNER
OF LOT 87

BRIDGE ROAD
(PUBLIC)
21+00
(2ND ST. PER P.B. 1 PG. 80)

22+57.31

16.5'

16.5'

20+00

P.B. 1,
PG. 80

15' R/W
O.R.B. 853,
PG. 438

5+22+00

22+57.31

OLYMPIA PLAT NO. 9
PLAT BOOK 9, PAGE 68,
PALM BEACH (NOW MARTIN) COUNTY

50' P.B. 9, PG. 68

SHEET NO. 3	DATE 08/14/17	REVISIONS
OF 3 SHEETS	08/14/17	REVISE PER COMMENTS
PROJECT NO. 98-28 E	1/28/18	REVISE PER COMMENTS

BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA	DATE 08/14/2017
SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY ACQUISITION - PARCEL 2	SCALE 1" = 30'
	FIELD BK.
	DRAWING BY D.B. CHECKED BY E.A.L.

B. BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 B.W. JACK JAMES DRIVE STUART, FLORIDA 34987
772/228-5753 07/22/2018-2023/24
LICENSED BUSINESS NO. 0852

This instrument prepared by:
Martin County
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763466
Bk: 3069 Pg: 995 Pages: 1 of 16
Recorded on: 7/3/2019 2:41 PM Doc: AGR
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$137.50

Project Name: Bridge Road – RPM #2939 – Parcel 2
Property Address: 8985 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-087-00040-00000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("Agreement") is granted and executed this 30 day of October, 2018, by 8985 BRIDGE, LLC, a Florida limited liability company whose address is 8985 SE Bridge Road, Hobe Sound, Florida 33455, Grantor, to 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 \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee a temporary construction easement over, under, and upon the following described land situate, lying, and being in the County of Martin, State of Florida, to-wit:

See Exhibits "A-1" and "A-2" attached hereto and made a part hereof (collectively the "Easement Property").

This easement on the Easement Property is conveyed for the purpose of construction of the Bridge Road Main Street Project in Martin County, Florida (the "Project"). The Project includes work within the Easement Property described in this Agreement. Certain special conditions set forth on Exhibit "B" are incorporated into and made a part of this Agreement. All areas disturbed by the Grantee or its licensees, contractors, subcontractors, agents, or employees arising out of or in connection with the Project (collectively "Grantee Parties") in accomplishing the above-stated purpose will be restored to a state comparable to that which existed at the commencement of the above-stated construction except as otherwise provided in this Agreement.

This easement shall terminate upon the earlier of (i) the completion of the Project, (ii) two (2) year after the date of the filing of this Agreement in the public records of Martin County, Florida, or (iii) three (3) years from the date of this Agreement.

Accepted Pursuant to Resolution

No 12-5.5

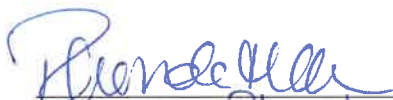
On 5/8/12 OR Book 2578, Page 2674

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

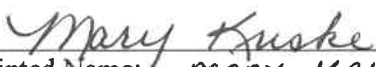
Signed, sealed and delivered
in the presence of:

8985 BRIDGE, LLC, a Florida limited
liability company

By: JIMCO Mgt., LLC
Its: Manager


Printed Name: Rhonda M. Olson

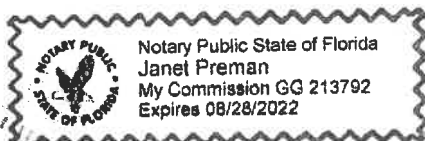
By: 
Printed: Charles R. Modica
Title: Manager

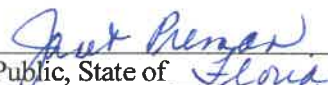

Printed Name: MARY KRISKE

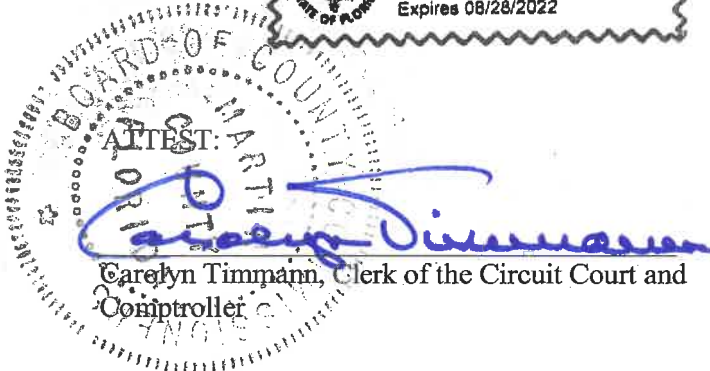
STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me this 30 day of October, 2018, by Charles R. Modica as Manager of JIMCO Mgt., LLC, a Florida limited liability company, the Manager of 8985 Bridge, LLC, a Florida limited liability company. He/She is/are (☒) personally known to me or () has/have produced _____ as identification.

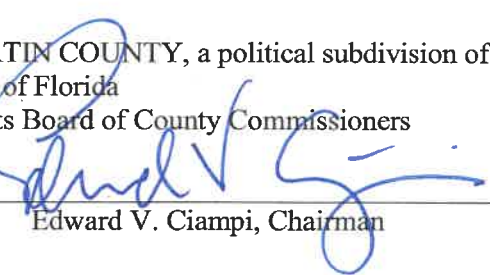



Notary Public, State of Florida
Print Name: JANET PREMAN
My Commission Expires: 8/28/22



MARTIN COUNTY, a political subdivision of the
State of Florida

By: Its Board of County Commissioners

By: 
Edward V. Ciampi, Chairman

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:


Sarah W. Woods, County Attorney

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

EXHIBIT "A-1"
LEGAL DESCRIPTION
BRIDGE ROAD EASEMENT

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF S68°12'48"W ALONG THE SOUTHERLY LINE OF LOT 87, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

AKA	ALSO KNOWN AS
BLDG.	BUILDING
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
CE	TEMPORARY CONSTRUCTION EASEMENT

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON AUGUST 1, 2017, AND REVISED JANUARY 26, 2018 AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

BRIDGE ROAD
IMPROVEMENT
PROJECT

[illegible]

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 2

A 10.00 FOOT WIDE PARCEL OF LAND BEING THE NORTHERLY 10.00 FEET OF THE SOUTHERLY 33.50 FEET OF THE EASTERLY 137.00 FEET OF LOT 87 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 1,370 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO.	2
OF	3 SHEETS
PROJECT NO.	98-28 E

DATE	REVISIONS
08/14/17	REVISE PER COMMENTS
1/28/18	REVISE PER COMMENTS
03/06/18	ADD BUILDING PER SURVEY FROM MARTIN CO

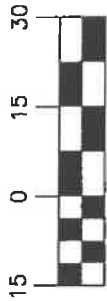
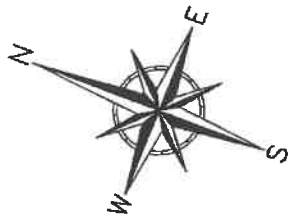
BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 2

DATE	08/01/2017
SCALE	NOT TO SCALE
FIELD BK.	
DRAWING BY	E.B.
CHECKED BY	E.A.L.

B

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7007 SW JACK JAMES DRIVE SUITE 100
FORT LAUDERDALE, FL 33314
772-286-5723 772-286-5005 FAX
LICENSED BUSINESS NO. 8452

THIS IS NOT
A SURVEY



SCALE: 1" = 30'

PARCEL ID #
34-38-42-000-087-00030-2

W'LY
PROPERTY
LINE

S.E. LARES AVE. (PUBLIC)
(2ND AVE. PER PLAT BOOK 1, PAGE 80)

148.50'

N'LY 125.00'

PROPOSED TCE #2 FOR PARCEL 2
(BY SEPARATE INSTRUMENT)

E'LY 137'

PARCEL ID #

34-38-42-000-087-00040-0

PARCEL 1

O.R.B. 2634, PAGE 1012

LOT 87

GOMEZ GRANT & JUPITER ISLAND

PLAT BOOK 1, PAGE 80

PALM BEACH (NOW MARTIN)

COUNTY, FLORIDA

S'LY 148.5'

PROPOSED
10' TCE

N'LY 10.00'

S'LY 33.50'

BLDG.
LINE

PROPOSED R/W
PARCEL 2
(BY SEPARATE
INSTRUMENT)

S'LY LINE
OF LOT 87/
N'LY RIGHT
OF WAY LINE

SE CORNER
OF LOT 87

(REFERENCE BEARING)
S68°12'48"W 137.00'

BRIDGE ROAD
(PUBLIC)

(2ND ST. PER P.B. 1 PG. 80)

P.B. 1,
PG. 80

20+00

16.5'

16.5'

21+00

16.50'

25.00'

15' R/W
O.R.B. 853,
PG. 438

22+00

22+57.31

50' P.B. 9, PG. 68

WOOD POLE

WOOD POLE

WOOD POLE

WOOD POLE

WOOD POLE

WOOD POLE

WOOD POLE

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
98-28 E

DATE	REVISIONS
09/14/17	REVISION PER COMMENTS
1/78/18	REVISION PER COMMENTS
09/05/18	ADD BUILDING PER SURVEY FROM MARTIN CO.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 2

DATE: 09/01/2017
SCALE: 1" = 30'
FIELD BK.
DRAWING BY: A.B.
CHECKED BY: E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 SW JACK JAMES DRIVE, SUITE 100, PALM BEACH, FLORIDA 33407
(772) 886-5255 (772) 886-5254 FAX
LICENSED SURVEYOR NO. 6882

EXHIBIT "A-2"
LEGAL DESCRIPTION
LARES AVENUE EASEMENT

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF S68°12'48"W ALONG THE SOUTHERLY LINE OF LOT 87, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

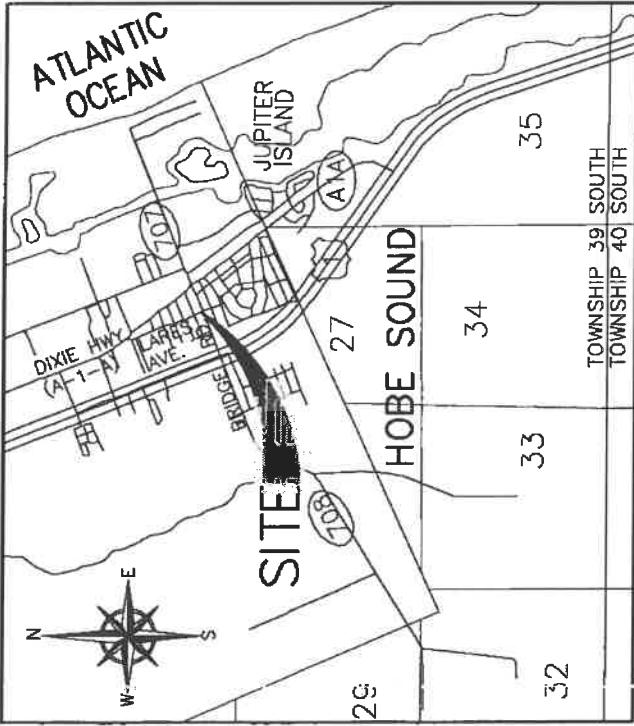
I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JUNE 11, 2018, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

[Signature]

ELIZABETH A. LINDSAY, P.L.S.
NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
FLORIDA REGISTRATION NO. 4724
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD IMPROVEMENT PROJECT



LOCATION MAP
(NOT TO SCALE)

SHEET NO. 1	REVISIONS
OF 3 SHEETS	
PROJECT NO.	
98-28 E	

DATE	08/11/2018
SCALE	NOT TO SCALE
FIELD BK.	
DRAWING BY	A.B.
CHECKED BY	E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT #2 FOR PARCEL 2

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 NW JACK JAMES DRIVE SUITE 100, FLORIDA 34957
(772) 344-5763
LICENSED BUSINESS NO. 8182

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT NO. 2 FOR PARCEL 2

A PARCEL OF LAND BEING THE EASTERLY 36.33 FEET OF THE NORTHERLY 115.00 FEET OF THE SOUTHERLY 148.50 FEET OF LOT 87 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 4,178 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO. 98-28 E

DATE REVISIONS

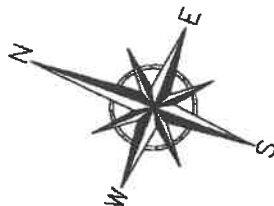
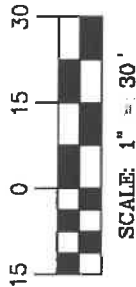
BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT #2 FOR PARCEL 2

DATE 06/11/2018
SCALE NOT TO SCALE
FIELD BY
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7307 NW JACK JAMES DRIVE STUART, FLORIDA 34997
772-285-6753 772-285-6957 FAX
LICENSED BUSINESS NO. 8452

THIS IS NOT
A SURVEY



W'LY
PROPERTY
LINE

PARCEL ID #
34-38-42-000-087-00030-2

PROPOSED 10' TCE FOR PARCEL 2
(BY SEPARATE INSTRUMENT)

PARCEL ID #
34-38-42-000-087-00040-0
PARCEL 1
O.R.B. 2634, PAGE 1012
LOT 87
GOMEZ GRANT & JUPITER ISLAND
PLAT BOOK 1, PAGE 80
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

PROPOSED R/W PARCEL 2
(BY SEPARATE INSTRUMENT)

S.E. LARES AVE. (PUBLIC)
(2ND AVE. PER PLAT BOOK 1, PAGE 80)

148.50'

N'LY 115.00'

E'LY 36.33'

TCE #2

N'LY
PROPERTY
LINE

S'LY 148.5'

S'LY LINE
OF LOT 87/
N'LY RIGHT
OF WAY LINE

SE CORNER
OF LOT 87

WOOD
POLE

WOOD
POLE

WOOD
POLE

(REFERENCE BEARING)

BRIDGE ROAD
(PUBLIC)

(2ND ST. PER P.B. 1 PG. 80)

22+57.31

22+00

15' R/W
O.R.B. 883,
PG. 438

21+00

20+00

PLAT BOOK 9, PAGE 68,
PALM BEACH (NOW MARTIN) COUNTY

P.B. 9, PG. 68

DATE 08/11/2018
SCALE 1" = 30'
FIELD BK.
DRAWING BY DB
CHECKED BY EAL

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT #2 FOR PARCEL 2

DATE REVISIONS

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
98-28 E

B Betsy Lindsay, Inc.
SURVEYING AND MAPPING
7827 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(772) 228-0888 FAX (772) 228-0888
LICENSED BUSINESS NO. 8882

EXHIBIT "B"
SPECIAL CONDITIONS

THIS TEMPORARY CONSTRUCTION EASEMENT is granted with the following express conditions:

A. All work performed upon the Easement Property by Grantee will be in conformance with all applicable laws, codes and ordinances with jurisdiction over the Easement Property and the work to be performed therein.

B. Grantor reserves the right to the full use and enjoyment of the Easement Property except for such use as may unreasonably interfere with the exercise by Grantee of the rights granted herein.

C. Grantee shall obtain and maintain a bond on the Project, pursuant to Section 255.05, Florida Statutes, and shall save and keep the Easement Property free of all liens and encumbrances related to the Project.

D. Grantee will perform all work for the Project in such a manner that the existing structural improvements on the Grantor's property will not be damaged.

E. As additional consideration for this Agreement, Grantee will, at its sole expense, plan, design, and construct improvements to the property described in Exhibit "C". Such improvements will include, but not be limited to, resurfacing, and restriping the parking lot. Grantee will construct the improvements in full compliance with the permitted construction plans and specifications under the supervision of Grantee's Engineer. Grantee will complete the improvements and cause such improvements to be accepted by the County Engineer prior to the termination of this Agreement.

F. As additional consideration for this Agreement, Grantee will, at its sole expense, perform or have performed all work required to (i) abandon the septic tank located within the Easement Property described in Exhibit "A-1", and (ii) plan, design, and construct the lateral utility connection to connect Grantor's property to the sewer utility lines along Bridge Road provided by South Martin Regional Utilities ("SMRU"). Grantee will perform the work herein in full compliance with the required permits under the supervision of Grantee's Engineer. Grantor will be responsible for any and all costs charged by SMRU for connection of Grantor's property to sewer utility services and any other work to be done or services to be provided by SMRU to Grantor's property in accordance with the Statement of Fees attached hereto as Exhibit "D".

G. Grantee shall be solely responsible for the costs of repair due to damages caused by Grantee Parties during the term of this Agreement. Subject to the limitations of Section 768.28 Florida Statutes, Grantee agrees to be responsible for all claims, actions, demands, suits, losses, expenses (including attorney's fees), judgments and liabilities arising out of or from the acts, negligence or misconduct of Grantee Parties occurring in connection with this Agreement. In consideration of the privilege herein granted Grantee will not claim any damages from Grantor in connection with or on account of any injuries or damages arising out of or related to the Project in or on the Easement Property. Provided however, nothing herein shall be construed as a waiver of the Grantee's sovereign immunity afforded by the Florida Constitution or of the provisions of Section 768.28 Fla. Stat. nor as a

consent to be sued by third parties. Grantee's contractual liability to affect repairs and replacements to the easement area shall not be limited hereby.

H. Grantee shall ensure that Grantor is named as an additional insured, entitled to thirty (30) days prior written notice of any change or cancellation of the policy(ies), on the liability insurance policy(ies) of the Grantee's general contractor with relation to the Project. Public Liability Insurance coverage (including vehicular liability insurance coverage) with a limit of liability of not less than \$1,000,000 per occurrence, including bodily injury and property damage, \$3,000,000 in the aggregate, and including a Waiver of Subrogation. A copy of the Certificate of Insurance or Addendum(s) will be provided to Grantor prior to work being done in accordance with this Agreement. Grantee is a member of the Treasure Coast Risk Management Program (TRICO) which is a qualified self-insurer in the State of Florida and is granted immunity under Florida Statute 768.28. Liability is limited to \$200,000 per claimant, \$300,000 per claim or occurrence for negligent acts of the Board of County Commissioners. Since this immunity cannot be extended to individuals, corporations or other than governmental agencies, this eliminates the possibility of naming Grantor as an additional insured. Grantee Parties shall not utilize the Easement Property during any time the required insurance policies are not in full force and effect.

I. Each party is responsible for its own attorney's fees and costs related to enforcement or dispute related to this Agreement.

J. This Agreement shall not be assigned by the Grantee.

K. This Agreement will be recorded in the Public Records of Martin County, Florida by Grantee.

L. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any action or proceeding of any kind arising out of or related to this Agreement shall be brought in the appropriate court in and for Martin County, Florida.

M. If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance shall be to any extent held invalid or unenforceable, the remainder of this Agreement or the application of such terms, covenants, and conditions to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each term, covenant, or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

EXHIBIT "C"
PARKING LOT IMPROVEMENTS

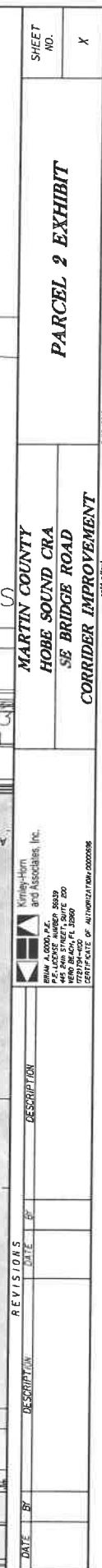
[illegible]

EXHIBIT "D"
SMRU STATEMENT OF FEES



SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-3077

STATEMENT OF FEES

September 17, 2018

**Jeremy Bowerman
790 Juno Ocean Walk Suite 600
Juno Beach, FL 33408-1121**

Account #09879

Connection charges-Water	\$1,800 x 4 ERC	\$ 7,200.00
Connection charges-Sewer	\$2610.00 x 2.5	\$6,525.00
Accrued Guaranteed Revenue Fee-Water:	60 months x \$20.38 x 4 ERC	\$4,891.00
Accrued Guaranteed Revenue Fee-Sewer	60 months x 12.73 x 2.5ERC	\$1,909.50
Two (2) Account Setup Fees	\$30.00 x Two	\$60.00
Two (2) 1.0" Meters	\$430.00 x Two	\$860.00
Total Due:		<u>\$21,445.70</u>

This instrument prepared by:
Martin County Legal Department
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Bridge Road -- RPM #2940 -- Parcel 3
Property Address: 9025 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-078-00040-90000



Inst. # 2763485
Blk: 3069 Pg: 1031 Pages: 1 of 6
Recorded on: 7/3/2019 2:51 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 12th day of January, 2018, between 9025 SE BRIDGE RD, LLC, a Florida limited liability company whose address is 376 Mansfield Road, North Haven, Connecticut 06473, Grantor*, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee*,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2017 and subsequent years.

and said Grantor does hereby fully warrant 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 Premises.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGE FOLLOWS]

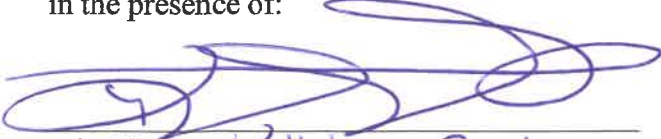
Accepted Pursuant to Resolution

No 12-5.5

On 5/8/12 OR Book 2578, Page 2674

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

Signed, sealed and delivered
in the presence of:


Print Name: Kathleen Boden

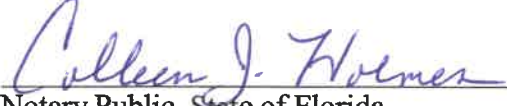

Print Name: Alice M. Bjanowski

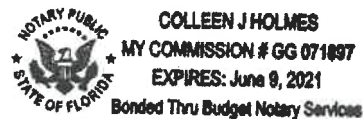
9025 SE BRIDGE RD, LLC, a Florida
limited liability company

BY: 
Name: Robin P. Partyka
Title: Manager

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 12th day of January, 2018, by ROBIN P. PARTYKA as Manager of 9025 SE Bridge Rd, LLC, a Florida limited liability company. She is () personally known to me or () has produced Driver's License as identification.


Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____



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

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF S68°12'48"W ALONG THE SOUTHERLY LINE OF LOT 78, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 4.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
BLDG.	BUILDING
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 18, 2015, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 472

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD
IMPROVEMENT
PROJECT

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7897 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5835 FAX
LICENSED BUSINESS NO. 6852

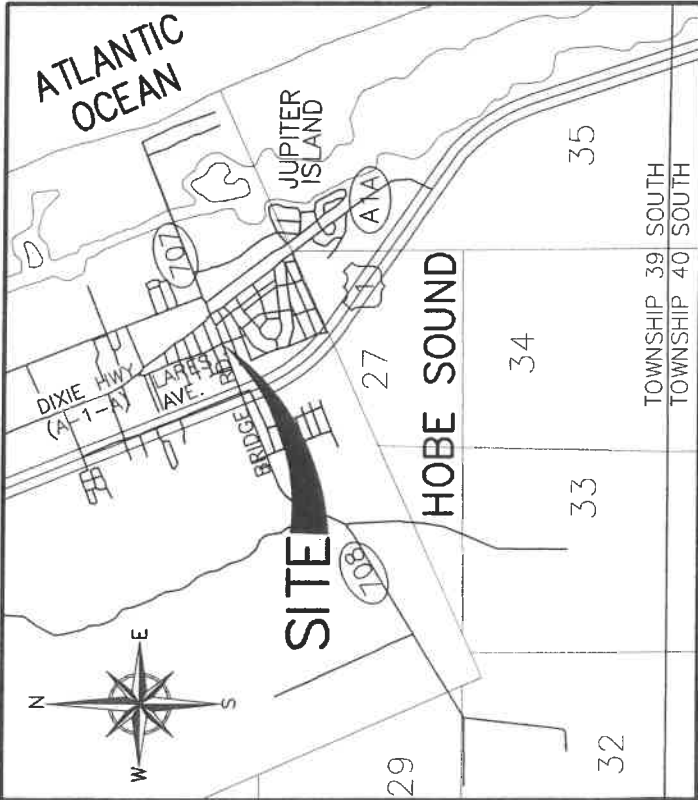
DATE 03/18/2015
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 3

DATE	REVISIONS

SHEET NO. 1
OF 4 SHEETS
PROJECT NO. 98-28 C



LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION - PARCEL 3

A PARCEL OF LAND BEING A PORTION OF THE SOUTHERLY 110.00 FEET OF THE WESTERLY 125.00 FEET AND THE NORTHERLY 140.00 FEET OF THE WESTERLY 130.00 FEET OF LOT 78 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO KNOWN AS PARCEL 1 AND PARCEL 2 OF THAT CERTAIN PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 2142, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

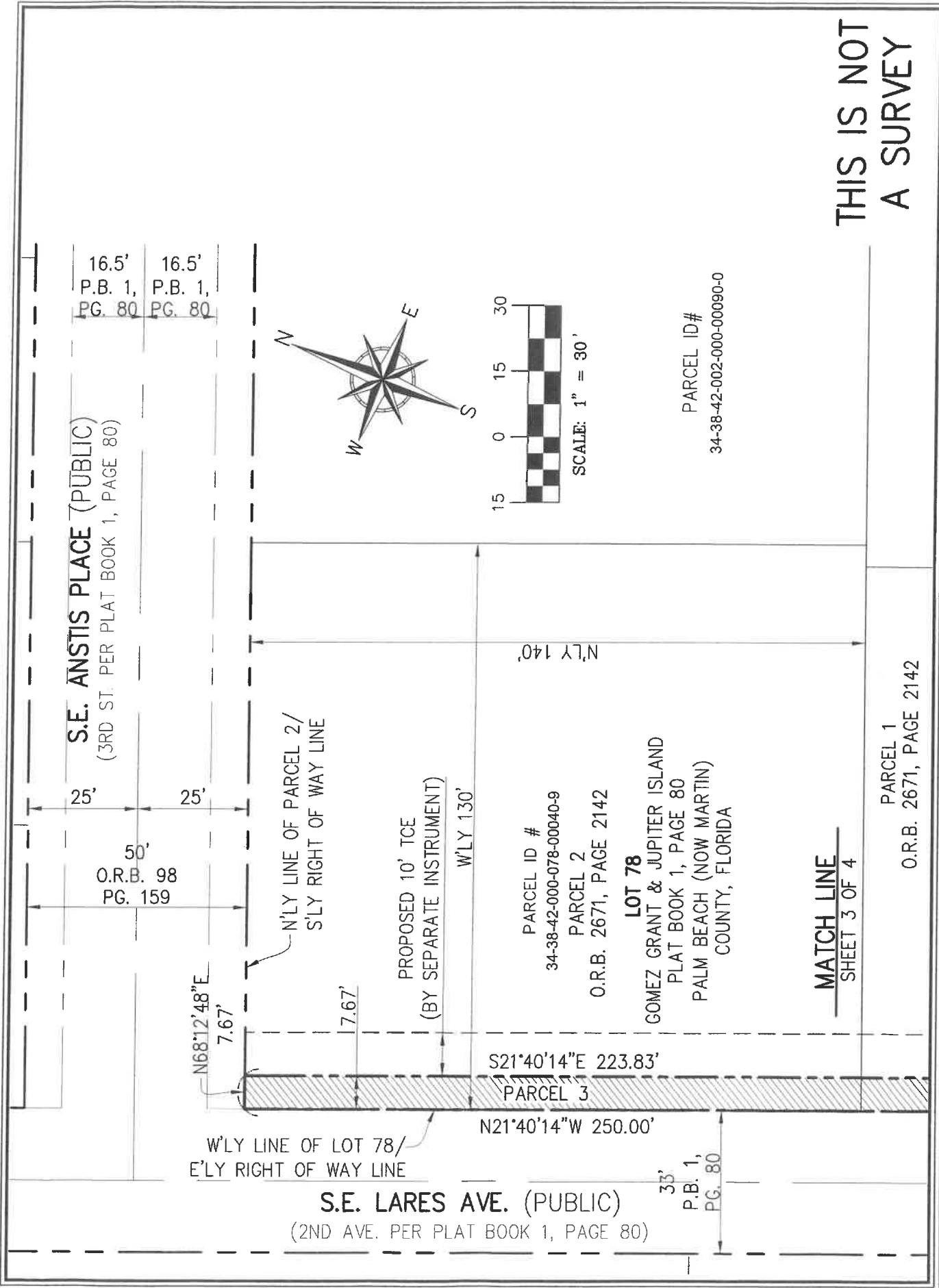
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 78; THENCE N21°40'14"W ALONG THE WESTERLY LINE OF SAID LOT 78 (SAID WESTERLY LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF S.E. LARES AVENUE), A DISTANCE OF 250.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF S.E. ANSTIS PLACE; THENCE N68°12'48"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 7.67 FEET TO AN INTERSECTION WITH A LINE BEING 7.67 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WESTERLY LINE OF LOT 78; THENCE S21°40'14"E ALONG SAID PARALLEL LINE, A DISTANCE OF 223.83 FEET; THENCE S66°43'43"E, A DISTANCE OF 11.30 FEET TO AN INTERSECTION WITH A LINE BEING 18.17 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 78 (SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF S.E. BRIDGE ROAD); THENCE N68°12'48"E ALONG SAID PARALLEL LINE, A DISTANCE OF 109.33 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL 1; THENCE S21°40'14"E ALONG SAID EASTERLY LINE, A DISTANCE OF 18.17 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY LINE OF SAID LOT 78; THENCE S68°12'48"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,080 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2 OF 4 SHEETS PROJECT NO. 98-28 C		DATE 03/18/2015 SCALE NOT TO SCALE FIELD BK. DRAWING BY D.B. CHECKED BY E.A.L.		BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY ACQUISITION - PARCEL 3		BETSY LINDSAY, INC. SURVEYING AND MAPPING 7887 SW JACK JAMES DRIVE STUART, FLORIDA 34987 772/286-5753 772/286-5835 FAX LICENSED BUSINESS NO. 6852	
--	--	--	--	--	--	---	--

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7987 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5633 FAX
LICENSED BUSINESS NO. 6852



PARCEL ID #
34-38-42-002-000-00090-0

THIS IS NOT
A SURVEY

SHEET NO. 4 OF 4 SHEETS		PROJECT NO. 98-28 C	
DATE REVISIONS			
BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA			
SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY ACQUISITION - PARCEL 3			
DATE 03/18/2015 SCALE 1" = 30'		FIELD BK. DRAWING BY D.B. CHECKED BY E.A.L.	
BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 SW JACK JAMES DRIVE STUART, FLORIDA 34987 (772)286-5753 (772)286-5935 FAX LICENSED BUSINESS NO. 6852			

This instrument prepared by:
Martin County
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763486
Bk: 3069 Pg: 1037 Pages: 1 of 6
Recorded on: 7/3/2019 2:51 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50

Project Name: Bridge Road – RMP #2940 – Parcel 3
Property Address: 9025 SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-000-078-00040-90000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is granted and executed this 26th day of December, 2017, by 9025 SE BRIDGE RD, LLC, a Florida limited liability company whose address is 376 Mansfield Road, North Haven, Connecticut 06473, Grantor, to 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 \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee a temporary construction 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 construction of the Bridge Road Project.

All areas disturbed by the Grantee or its agents in accomplishing the above-stated purpose will be restored to a state comparable to that which existed at the commencement of the above-stated construction.

This easement shall terminate upon completion of the Bridge Road Project in Martin County, but no later than one (1) year after the date of the filing of this instrument in the public records of Martin County, Florida.

This Temporary Construction Easement will become effective upon recording in the Public Records of Martin County, Florida.

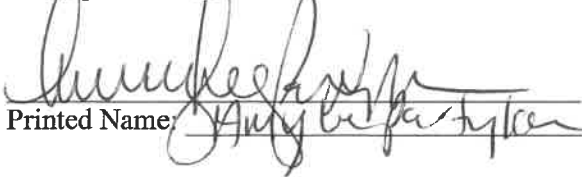
Accepted Pursuant to Resolution

No 12-5.5

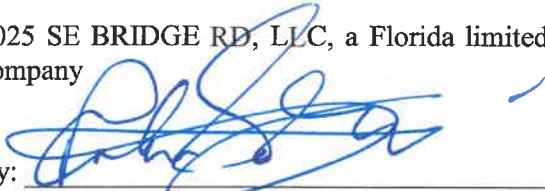
On 5/8/12 OR Book 2578 Page 2674

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:


Printed Name: Amy L. Partyka

9025 SE BRIDGE RD, LLC, a Florida limited liability
company

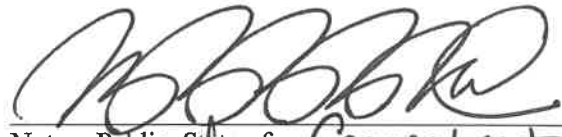
By: 
Printed Name: Robin P. Partyka
Title: Manager

Printed Name: _____

STATE OF Connecticut
COUNTY OF New Haven

The foregoing instrument was acknowledged before me this 26 day of December,
20 17, by Robin P. Partyka as Manager of 9025 SE BRIDGE RD, LLC, a Florida limited liability company.
He/She is/are (✓) personally known to me or (✓) has/have produced CT State License
as identification.




Notary Public, State of Connecticut
Print Name: Megen P. Dennis
My Commission Expires: March 31st 2021



SURVEYOR'S NOTES

- 1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF S68°12'48"W ALONG THE SOUTHERLY LINE OF LOT 78, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
- 2. THIS IS NOT A BOUNDARY SURVEY.
- 3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 4.
- 4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
BLDG.	BUILDING
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 18, 2015, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 1472

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD
IMPROVEMENT
PROJECT

SHEET NO. 1 OF 4 SHEETS PROJECT NO. 98-28 C	DATE 03/18/2015 SCALE NOT TO SCALE FIELD BK. DRAWING BY D.B. CHECKED BY E.A.L.	BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 3	BETSY LINDSAY, INC. SURVEYING AND MAPPING 7987 SW. JACK JAMES DRIVE STUART, FLORIDA 34997 (772) 286-5725 (772) 286-8833 FAX LICENSED BUSINESS NO. 0882
--	--	---	--

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 3

A 10.00 FOOT WIDE PARCEL OF LAND BEING A PORTION OF THE SOUTHERLY 110.00 FEET OF THE WESTERLY 125.00 FEET AND THE NORTHERLY 140.00 FEET OF THE WESTERLY 130.00 FEET OF LOT 78 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO KNOWN AS PARCEL 1 AND PARCEL 2 OF THAT CERTAIN PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 2142, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

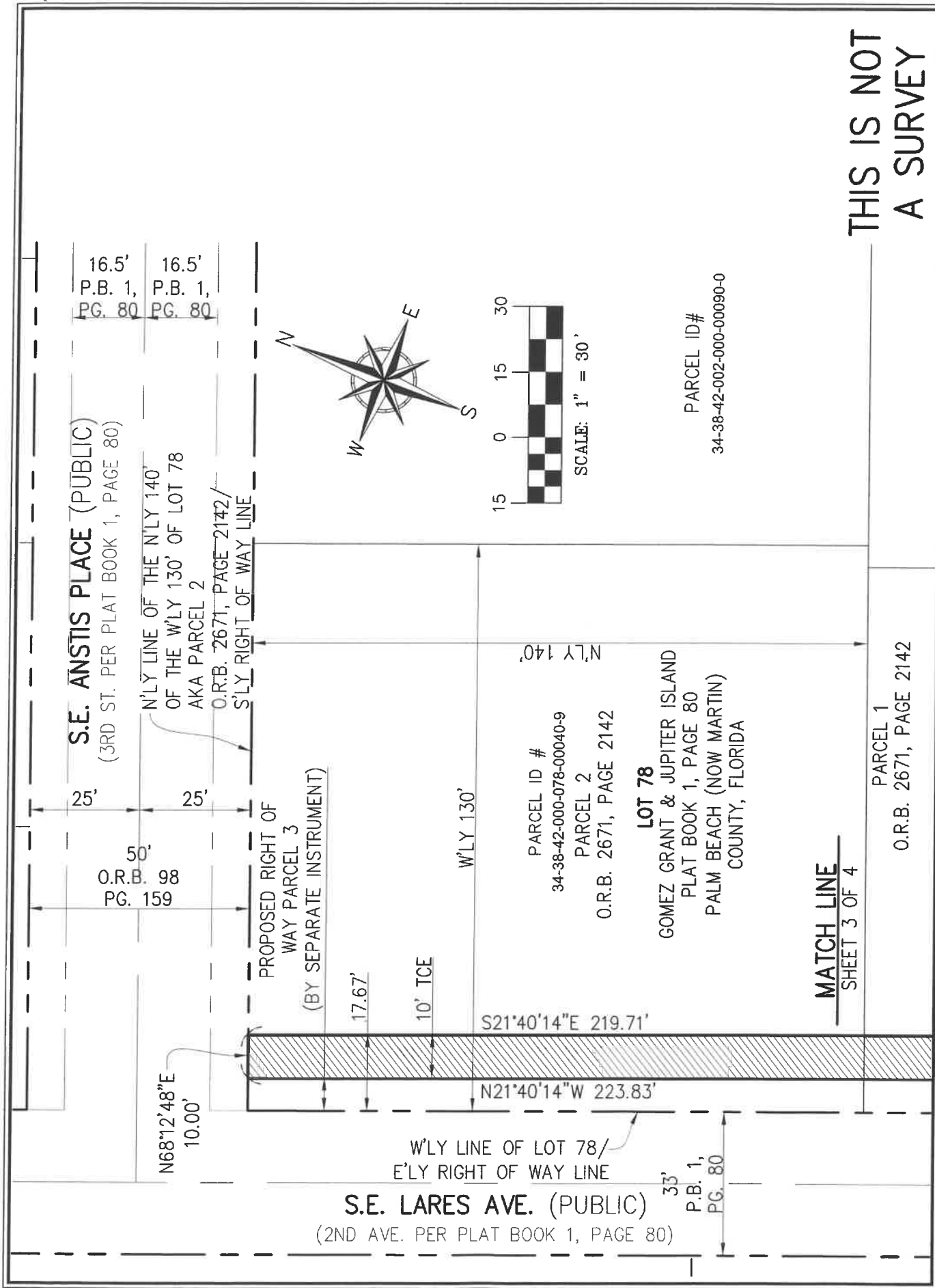
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE N21°40'14"W ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 18.17 FEET TO AN INTERSECTION WITH A LINE BEING 18.17 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 78 AND THE POINT OF BEGINNING; THENCE S68°12'48"W ALONG SAID PARALLEL LINE, A DISTANCE OF 109.33 FEET; THENCE N66°43'43"W A DISTANCE OF 11.30 FEET TO AN INTERSECTION WITH A LINE BEING 7.67 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 78; THENCE N21°40'14"W ALONG SAID PARALLEL LINE, A DISTANCE OF 223.83 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF S.E. ANSTIS PLACE; THENCE N68°12'48"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH A LINE BEING 17.67 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 78 (SAID WESTERLY LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF S.E. LARES AVENUE); THENCE S21°40'14"E ALONG SAID PARALLEL LINE, A DISTANCE OF 219.71 FEET; THENCE S66°43'43"E, A DISTANCE OF 3.01 FEET TO AN INTERSECTION WITH A LINE BEING 28.17 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 78 (SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF S.E. BRIDGE ROAD); THENCE N68°12'48"E ALONG SAID PARALLEL LINE, A DISTANCE OF 105.21 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL 1; THENCE S21°40'14"E ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,362 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. <u>2</u> OF <u>4</u> SHEETS		DATE <u>03/18/2015</u> SCALE <u>NOT TO SCALE</u>		 BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 SW JACK JAMES DRIVE SUITE 300, FLORIDA 34997 (772) 286-5723 (772) 286-5863 FAX LICENSED BUSINESS NO. 6852	
PROJECT NO. <u>98-28 C</u>		FIELD BK. <u> </u> DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>			
BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA		DATE <u>03/18/2015</u> SCALE <u>NOT TO SCALE</u>			
SKETCH AND LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 3		FIELD BK. <u> </u> DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>			

B BETSY LINDSAY, INC. SURVEYING AND MAPPING																							
7697 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34987 (772) 286-5753 (772) 286-5933 FAX LICENSED BUSINESS NO. 6652																							
DATE <u>03/18/2015</u> SCALE <u>1" = 30'</u> FIELD BK. _____ DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>																							
BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA																							
SKETCH AND LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 3																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">DATE</th> <th style="width: 80%;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS																					
DATE	REVISIONS																						
SHEET NO. <u>3</u> OF <u>4</u> SHEETS PROJECT NO. <u>98-28 C</u>																							



SHEET NO. <u>4</u> OF <u>4</u> SHEETS		DATE <u>03/18/2015</u>	
PROJECT NO. <u>98-28 C</u>		SCALE <u>1" = 30'</u>	
		FIELD BK. <u>D.B.</u>	
		DRAWING BY <u>D.B.</u>	
		CHECKED BY <u>E.A.L.</u>	
BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA			
SKETCH AND LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 3			
B. BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 SW JACK JAMES DRIVE STUART, FLORIDA 34987 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852			

Work Request No. _____

Sec. 34, Twp 38S, Rge 42E

Parcel I.D.: 34-38-42-000-078-

00040-9

(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Real Property Division

Co. Name: Martin County

Address: 2401 SE Monterey Road
Stuart, FL 34996

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on April 30, 2019.

Signed, sealed and delivered in the presence of:

9025 SE BRIDGE RD, LLC, a Florida limited liability company

By: _____

Print Name: Robin P. Partyka, Manager

Print Address: _____

376 Mansfield Rd

North Haven, CT. 06473

Stephanie Carter
(Witness' Signature)
Print Name: Stephanie Carter
(Witness)

Michele Morin
(Witness' Signature)
Print Name: Michele Morin
(Witness)

STATE OF CT
COUNTY OF New Haven

The foregoing instrument was acknowledged before me this 30th day of April, 2019, by Robin P. Partyka as the Manager of 9025 SE BRIDGE RD, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.

Type of Identification _____

Notary Public Signature

Print Name: _____

My Commission Expires 5-31-20



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Inst. # 2763487

Bk: 3069 Pg: 1043 Pages: 1 of 3

Recorded on: 7/3/2019 2:51 PM Doc: EAS

Carolyn Timmann

Clerk of the Circuit Court & Comptroller

Martin County, FL

Rec Fees: \$27.00

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N21°40'14"W ALONG THE EASTERLY LINE OF LOT 78, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 2.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
NO.	NUMBER
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 18, 2015, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BRIDGE ROAD IMPROVEMENT PROJECT

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 472

DATE	REVISIONS
07/11/18	REVISE PER CLIENT

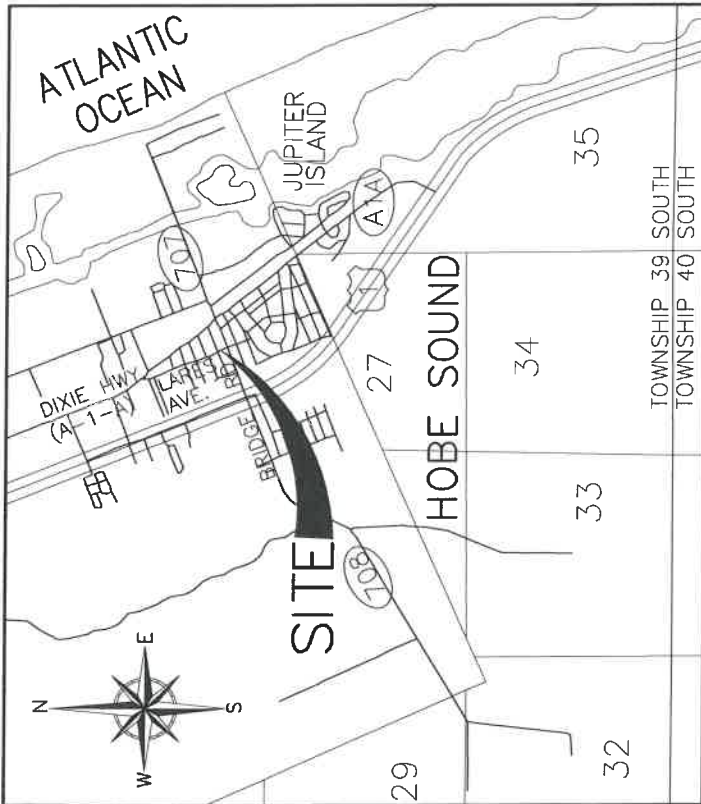
SHEET NO. 1	OF 2 SHEETS
PROJECT NO.	98-28 C

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

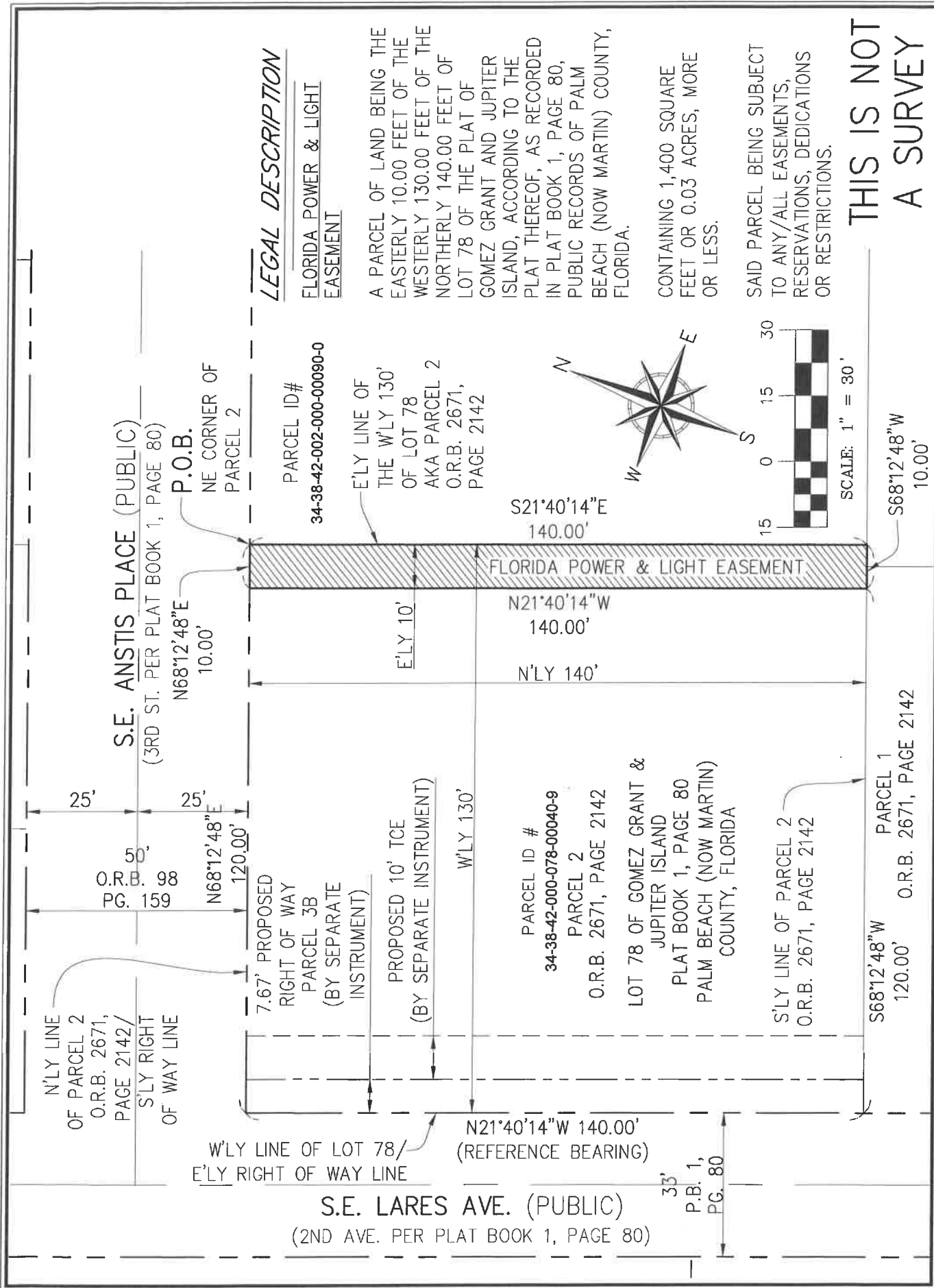
SKETCH AND LEGAL DESCRIPTION
FLORIDA POWER & LIGHT EASEMENT

DATE	03/18/2015
SCALE	NOT TO SCALE
FIELD BK.	
DRAWING BY	D.B.
CHECKED BY	E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 SW JACK JAMES DRIVE, SUITE 7, FLORIDA 34997
(772) 286-5753 (772) 286-5603 FAX
LICENSED BUSINESS NO. 6652



LOCATION MAP
(NOT TO SCALE)



THIS IS NOT
A SURVEY

B Betsy Lindsay, Inc.
SURVEYING AND MAPPING
7907 SW JACK JAMES DRIVE STUART, FLORIDA 34987
(772) 288-5753 (772) 288-5835 FAX
LICENSED BUSINESS NO. 8892

DATE 03/18/2015
SCALE 1" = 30'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
FLORIDA POWER & LIGHT EASEMENT

DATE	REVISIONS
07/11/18	REVISE PER CLIENT

SHEET NO. 2
OF 2 SHEETS
PROJECT NO. 98-28 C

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

Project Name: Bridge Road – RPM #2941 – Parcels 4
Property Address: 9045 SE Bridge Rd, Hobe Sound, FL
PCN: 34-38-42-000-078-00050-60000



Inst. # 2763494
Bk: 3069 Pg: 1071 Pages: 1 of 5
Recorded on: 7/3/2019 3:00 PM Doc: PR
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

PARTIAL RELEASE OF MORTGAGE

SEACOAST NATIONAL BANK, whose address is P.O. Box 9012, 815 Colorado Avenue, Stuart, Florida 34995, (Mortgagee) as owner and holder of a Mortgage given by 9045 SE Bridge Rd., LLC, a Florida limited liability company, whose address is 7672 SE Bay Cedar Circle, Hobe Sound, Florida 33455 (Mortgagor), dated November 12, 2015 and recorded in Official Records Book 2819, Page 1959, Martin County, Florida Pubic Records ;

In consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by said Mortgagor, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby on this 3 day of July, 2018 releases from the lien of the above described Mortgage and Mortgage Modification, the real property in Martin County, Florida, described as:

See Exhibit "A" Attached Hereto and Made a Part Hereof

without impairing, altering or diminishing the effect, lien or encumbrance of the above described Mortgage and Mortgage Modification, on the remaining part of that property described in the Mortgage and Mortgage Modification.

ATTEST:

SEACOAST NATIONAL BANK

Name: Jerry G. [Signature]
Title: Vice President

Name: [Signature]
Title: Vice President
Address: 2601 SW High Meadow ae
Palm City FL 34990

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STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 3 day of July, 2018, by Jerry Givins as Vice President of SEACOAST NATIONAL BANK, on behalf of the corporation. He or she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

(Seal)



Name:

Linda Schram

State of Florida at Large
My Commission Expires:

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N68°12'48"E ALONG THE SOUTHERLY LINE OF LOT 78, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
BLDG.	BUILDING
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JUNE 24, 2014, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724
NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD IMPROVEMENT PROJECT



LOCATION MAP
(NOT TO SCALE)

DATE	REVISIONS
06/27/14	REUSE PER MARTIN CO. COMMENTS

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 98-28 C

BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY ACQUISITION - PARCEL 4

DATE 06/24/2014
SCALE NOT TO SCALE
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7897 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987
(772) 288-4753 (772) 288-4035 FAX
LICENSED BUSINESS NO. 8822

LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION - PARCEL 4

A PARCEL OF LAND BEING THE SOUTHERLY 18.17 FEET OF THE EASTERLY 75.00 FEET OF THE WESTERLY 200.00 FEET OF LOT 78 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 1,362.5 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
98-28 C

DATE 06/27/14 REVISIONS
REVISE PER MARTIN CO. COMMENTS

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 4

DATE 06/24/2014
SCALE NOT TO SCALE
FIELD BY
DRAWING BY A.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 SW JACK JAMES DRIVE STUART, FLORIDA 34987
(772) 286-5723 (772) 286-5835 FAX
LICENSED SURVEYOR NO. 6852

This instrument prepared by:
Martin County Legal Department
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763495
Bk: 3069 Pg: 1076 Pages: 1 of 5
Recorded on: 7/3/2019 3:00 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

Project Name: Bridge Road – RPM #2941 – Parcel 4
Property Address: 9045 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-078-00050-60000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 11th day of April, 2019, between 9045 SE BRIDGE RD., LLC, a Florida limited liability company, whose address is 7672 SE Bay Cedar Circle, Hobe Sound, Florida 33455, Grantor*, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee*,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2017 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGE FOLLOWS]

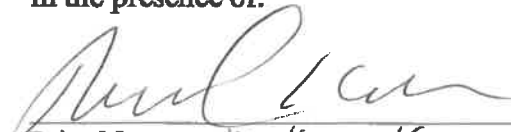
Accepted Pursuant to Resolution

No 12-5.5

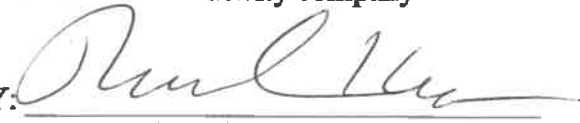
On 5/8/12 OR Book 2578, Page 2674

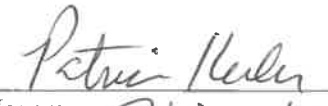
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: Michael Keeler

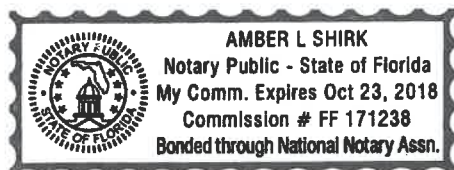
9045 SE BRIDGE RD., LLC,
a Florida limited liability company

BY: 
Name: Michael Keeler
Title: Manager


Print Name: Patricia Keeler

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Michael Keeler as Manager of 9045 SE Bridge Rd., LLC, a Florida limited liability company. He is (☒) personally known to me or () has produced as identification.




Notary Public, State of Florida
Print Name: Amber Shirk
My Commission Expires: 10/23/18

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SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N68°12'48"E ALONG THE SOUTHERLY LINE OF LOT 78, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
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ABBREVIATIONS

AKA	ALSO KNOWN AS
BLDG. NO.	BUILDING NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
TOE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JUNE 24, 2014, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724
NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

**BRIDGE ROAD
IMPROVEMENT
PROJECT**

LOCATION MAP
(NOT TO SCALE)

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7607 SW JACK JAMES DRIVE SUITE 100, FLORIDA 33407
(772) 286-5750 (772) 286-5835 FAX
LICENSED BUSINESS NO. 0852

DATE 06/24/2014
SCALE 1/8" = 1' TO SCALE
FIELD BK.
DRAWING BY EAL
CHECKED BY EAL

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 4

DATE	REVISIONS
06/22/14	REVISE PER MARTIN CO. COMMENTS

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 08-28 C

LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION - PARCEL 4

A PARCEL OF LAND BEING THE SOUTHERLY 18.17 FEET OF THE EASTERLY 75.00 FEET OF THE WESTERLY 200.00 FEET OF LOT 78 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 1,362.5 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO. 98-28 C

DATE 05/27/14 REVISIONS
REVISE PER MARTIN CO. COMMENTS

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 4

DATE 06/24/2014
SCALE NOT TO SCALE
FIELD BK. _____
DRAWING BY D.R.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7887 SW JACK JAMES DRIVE STUART, FLORIDA 34907
(772) 288-4733 (772) 288-4800 FAX
LICENSED BUSINESS NO. 6632

B **BETSY LINDSAY, INC.**
SURVEYING AND MAPPING

7667 S.W. JACK JAMES DRIVE SUWANEE, FLORIDA 34097
(772)288-5783 (772)280-4553/FAX
LICENSED BUSINESS NO. 0032

This instrument prepared by:
Martin County
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763496
Bk: 3069 Pg: 1081 Pages: 1 of 5
Recorded on: 7/3/2019 3:00 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

Project Name: Bridge Road -- RMP #2941 -- Parcel 4
Property Address: 9045 SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-000-078-00050-60000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is granted and executed this 11th day of April, 2018, by 9045 SE BRIDGE RD., LLC a Florida limited liability company, whose address is 7672 SE Bay Cedar Circle, Hobe Sound, Florida 33455, Grantor, to 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 \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee a temporary construction 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 construction of the Bridge Road Project.

All areas disturbed by the Grantee or its agents in accomplishing the above-stated purpose will be restored to a state comparable to that which existed at the commencement of the above-stated construction.

This easement shall terminate upon completion of the Bridge Road Project in Martin County, but no later than one (1) year after the date of the filing of this instrument in the public records of Martin County, Florida.

This Temporary Construction Easement will become effective upon recording in the Public Records of Martin County, Florida.

Accepted Pursuant to Resolution

No 12-5.5

On 5/8/12 OR Book 2578 Page 2674

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:

[Signature]
Printed Name: Michael Keeler

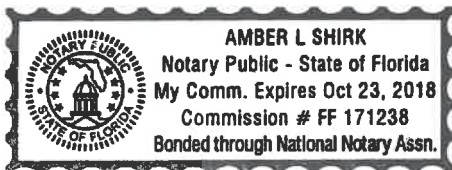
[Signature]
Printed Name: Patricia Keeler

9045 SE BRIDGE RD., LLC
a Florida limited liability company

By: [Signature]
Printed Name: Michael Keeler
Title: Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Michael Keeler, Manager of 9045 SE BRIDGE RD., LLC, a Florida limited liability company. He/She is/are (☒) personally known to me or () has/have produced _____ as identification.



[Signature]
Notary Public, State of Florida
Print Name: Amber Shirk
My Commission Expires: 10/23/18

- ## ABBREVIATIONS

SURVEYOR'S CERTIFICATION

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

[illegible]

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 4

A 10.00 FOOT WIDE PARCEL OF LAND BEING THE NORTHERLY 10.00 FEET OF THE SOUTHERLY 28.17 FEET OF THE EASTERLY 75.00 FEET OF THE WESTERLY 200.00 FEET OF LOT 78 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 750 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

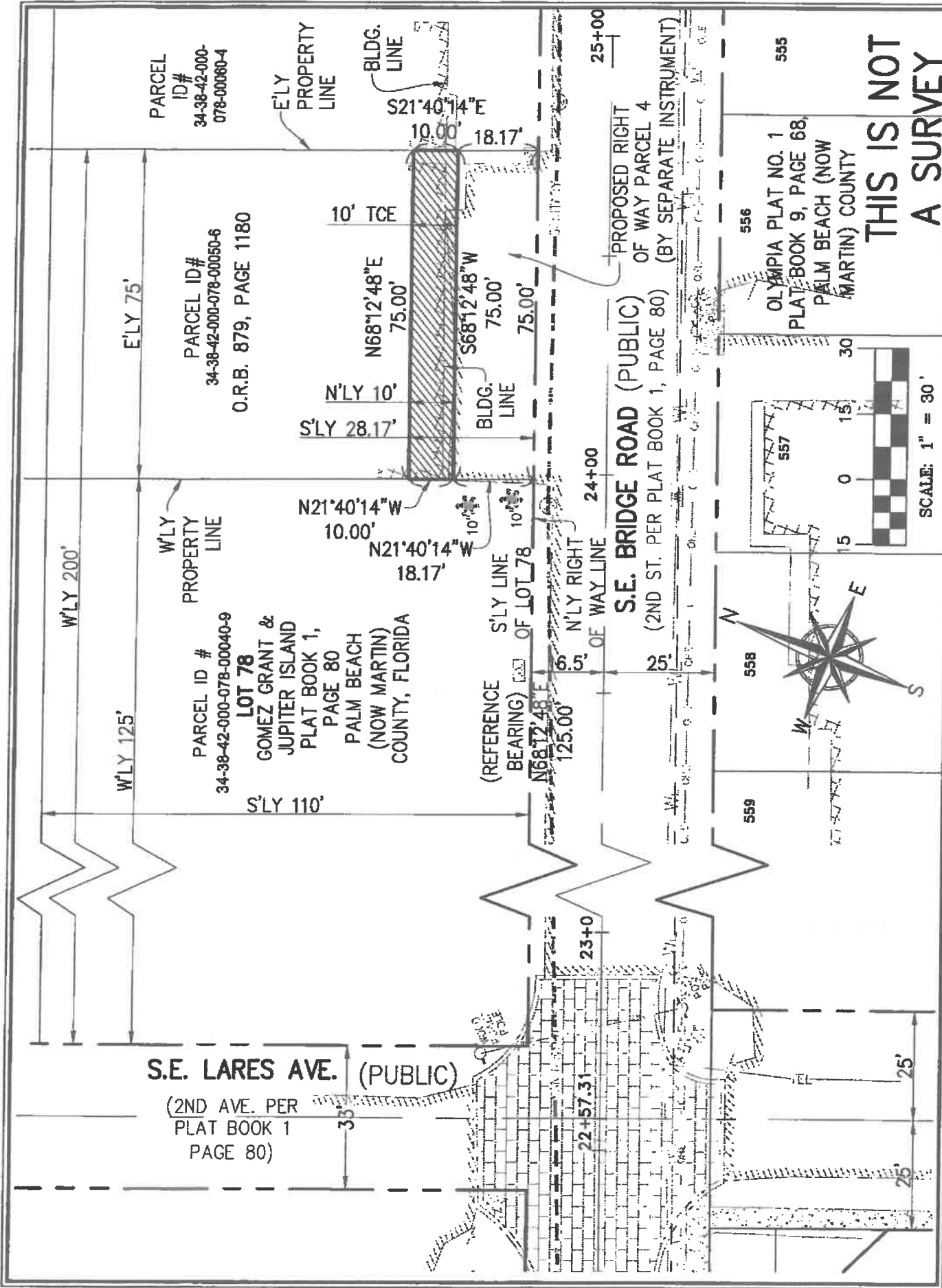
SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. <u>2</u>	DATE <u>05/27/14</u>	REVISIONS
OF <u>3</u> SHEETS	REVISE PER MARTIN CO. COMMENTS	
PROJECT NO.		
<u>98-28 C</u>		

BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 4

DATE <u>05/24/2014</u>
SCALE <u>NOT TO SCALE</u>
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

B **BETSY LINDSAY, INC.**
SURVEYING AND MAPPING
2907 SW JACK JAMES DRIVE STUART, FLORIDA 3497
772/281-5703 772/281-5655 FAX
LICENSED BUSINESS NO. 0852



B Betsy Lindsay, Inc.
SURVEYING AND MAPPING
7907 NW JACK JAMES DRIVE STUART, FLORIDA 34977
772/228-5763 (772)228-1333 FAX
LICENSED BUSINESS NO. 0002

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 4

DATE	REVISIONS
06/27/14	REVISE PER MARTIN CO. COMMENTS

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 98-28 C

This instrument prepared by:
Martin County Legal Department
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 2763500
Bk: 3069 Pg: 1089 Pages: 1 of 5
Recorded on: 7/3/2019 3:08 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

Project Name: Bridge Road – RPM #2942 – Parcel 5
Property Address: 9055 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-078-00060-40000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 15 day of April, 2018, between BRIDGE ROAD INVESTMENTS, LLC, a Florida limited liability company whose address is 8867 SE Robwyn Street, Hobe Sound, FL 33455, Grantor*, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee*,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2017 and subsequent years.

and said Grantor does hereby fully warrant 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 Premises.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGE FOLLOWS]

Accepted Pursuant to Resolution

No 12-5.5

On 5/8/12 OR Book 2578, Page 2674

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

Signed, sealed and delivered
in the presence of:

Bridge Road Investments, LLC, a
Florida limited liability company,

By: S&S Rental & Investment Properties,
LLC, a Florida limited liability company
Its Manager Member

Print Name: _____

Jared Gaylord

BY: _____

Stephen D Addison MM

Name: Stephen D. Addison

Title: Manager Member

Print Name: _____

Miranda Ramsey

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 13 day of April, 2018, by Stephen D. Addison as Manager Member of S&S Rental & Investment Properties, LLC, a Florida limited liability company, Managing Member of Bridge Road Investments, LLC a Florida limited liability company. He is () personally known to me or (X) has produced a driver's license as identification.



Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

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

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N68°12'48"E ALONG THE SOUTHERLY LINE OF LOT 78, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

ABBREVIATIONS

AKA ALSO KNOWN AS
 BLDG. BUILDING
 NO. NUMBER
 O.R.B. OFFICIAL RECORDS BOOK
 P.L.S. PROFESSIONAL LAND SURVEYOR
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 TCE TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JANUARY 11, 2013, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
 SURVEYORS AND MAPPERS

NOT VALID WITHOUT THE SIGNATURE
 AND ORIGINAL RAISED SEAL OF FLORIDA
 LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD IMPROVEMENT PROJECT

B BETSY LINDSAY, INC.
 SURVEYING AND MAPPING
 7807 SW JACK JAMES DRIVE SUITE 100, FLORIDA 32837
 (772) 286-5763 (772) 286-8839 FAX
 LICENSED BUSINESS NO. 0492

DATE 01/11/2013
 SCALE NOT TO SCALE
 FIELD BY EL
 CHECKED BY EAL

BRIDGE ROAD IMPROVEMENT PROJECT
 MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
 RIGHT OF WAY ACQUISITION - PARCEL 5

DATE 02/06/13 REVISIONS
02/07/13 REVISED PER MARTIN COUNTY

SHEET NO. 1
 OF 3 SHEETS
 PROJECT NO. 98-28 C



LOCATION MAP
 (NOT TO SCALE)

LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION - PARCEL 5

A PARCEL OF LAND BEING A PORTION OF LOT 78 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 78; THENCE N68°12'48"E ALONG THE SOUTHERLY LINE OF SAID LOT 78 (SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF BRIDGE ROAD, AKA 2ND STREET, PER PLAT BOOK 1, PAGE 80), A DISTANCE OF 200.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2030, PAGE 1604, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N21°40'14"W ALONG SAID WESTERLY LINE, A DISTANCE OF 18.17 FEET TO AN INTERSECTION WITH A LINE BEING 18.17 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTHERLY LINE OF LOT 78; THENCE N68°12'48"E ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2030, PAGE 1604; THENCE S21°40'14"E ALONG SAID EASTERLY LINE, A DISTANCE OF 18.17 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 78; THENCE S68°12'48"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 727 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
98-28 C

DATE 02/06/13 REVISIONS
02/07/13 REVISED PER MARTIN COUNTY

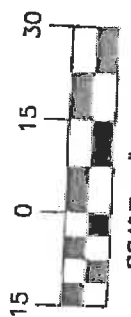
BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 5

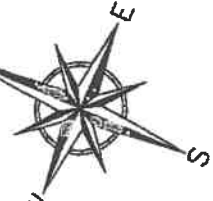
DATE 01/21/2013
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY 2.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7697 S.W. JACK JAMES DRIVE SUITE 100A APT 100
FORT LAUDERDALE, FL 33309
(772) 288-5733 (772) 288-5835 FAX
LICENSED SURVEYOR NO. 6842

PARCEL ID#
34-38-42-000-078-00070-2



SCALE: 1" = 30'



PROPOSED 10' TCE
(BY SEPERATE INSTRUMENT)

PARCEL ID#
34-38-42-000-078-00060-4

O.R.B.
2030,
PAGE
1604

GOMEZ GRANT &
JUPITER ISLAND
PLAT BOOK 1, PAGE 80
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

W'LY PROPERTY LINE

BLDG. LINE

BLDG. LINE

(REFERENCE
BEARING)

N68°12'48"E
200.00'

P.O.B.

N'LY RIGHT OF WAY LINE

25+00

25

25

25

25

25

25

25

25

25

25

25

25

25

25

25

BRIDGE ROAD

(2ND ST. PER
PLAT BOOK 1 (PUBLIC)
PAGE 80)

25

25

25

25

25

25

25

25

25

25

25

25

25

15' RIGHT
OF WAY
(O.R.B. 980
PAGE 578)

OLYMPIA PLAT NO. 1
PLAT BOOK 9, PAGE 68,
PALM BEACH (NOW MARTIN) COUNTY

556

555

554

THIS IS NOT
A SURVEY

S.E. LARES AVE. (PUBLIC)

(2ND AVE. PER
PLAT BOOK 1
PAGE 80)

P.O.C.
SW CORNER
OF LOT 78

23+0

22+57.31

22

22

22

22

22

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
98-28 C

DATE REVISIONS
02/08/13 REVISED PER MARTIN COUNTY
02/07/13 REVISED PER MARTIN COUNTY

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 5

DATE 01/21/2013
SCALE 1" = 30'
FIELD BK.
DRAWING BY JLB
CHECKED BY EAL

B Betsy Lindsay, Inc.
SURVEYING AND MAPPING
7807 E.W. JACK JAMES DRIVE STUART, FLORIDA 34987
772/286-5783 772/286-5605 FAX
LICENSED BUSINESS NO. 0852