

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



Inst. # 2763501
Bk: 3069 Pg: 1094 Pages: 1 of 5
Recorded on: 7/3/2019 3:08 PM Doc: EAS
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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is granted and executed this 19th day of March, 2018, by BRIDGE ROAD INVESTMENTS, LLC, a Florida limited liability company whose address is 8867 SE Robwyn Street, 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, 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. Grantee shall be solely responsible for the costs of repair due to damages caused by Grantee, its contractors, subcontractors, employees or agents during the term of this Temporary Construction Easement.

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:

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

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

Miranda Ramsey
Print Name: Miranda Ramsey

BY: Stephen D Addison MM
Name: Stephen D. Addison
Title: Manager Member

Jared Gaylord
Print Name: Jared Gaylord

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 19th day of March, 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 driver's license as identification.



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

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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](http://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 FEBRUARY 6, 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.
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)

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

| | |
|----------|---------------------------|
| DATE | REVISIONS |
| 02/07/13 | REVISED PER MARTIN COUNTY |
| | |
| | |

| |
|--|
| BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA |
| SKETCH AND LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 5 |

| | |
|------------|--------------|
| DATE | 02/06/2013 |
| SCALE | NOT TO SCALE |
| FIELD BY | |
| DRAWING BY | E.L. |
| CHECKED BY | E.A.L. |

| | |
|--|--|
| B | BETSY LINDSAY, INC. SURVEYING AND MAPPING |
| 7889 SW JACK JAMES DRIVE SUITE 100, FLORIDA 33487 TEL: 772-244-5753 FAX: 772-244-5000 LICENSED BUSINESS NO. 8832 | |

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 5

A 10.00 FOOT WIDE 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; THENCE N21°40'14"W ALONG SAID WESTERLY LINE, A DISTANCE OF 18.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N21°40'14"W ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH A LINE BEING 28.17 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 10.00 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 S68°12'48"W ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET OR 0.01 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 02/07/13 REVISIONS
REVISED PER MARTIN COUNTY

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 5

DATE 02/06/2013
SCALE AS SHOWN
FIELD BY DL
DRAWING BY DL
CHECKED BY EAL

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7900 NW JACK JAMES DRIVE SUITE 100, FLORIDA 34907
772-284-5753 772-284-5805 FAX
LICENSED BUSINESS NO. 0052

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

Project Name: Bridge Road -RPM #2943 -Parcel 6
Property Address: 9065 SE Bridge Rd, Hobe Sound, FL 33455
PCN #: 34-38-42-000-078-00070-20000



Inst. # 2763502
Bk: 3069 Pg: 1099 Pages: 1 of 4
Recorded on: 7/3/2019 3:17 PM Doc: PR
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$35.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

PARTIAL RELEASE OF MORTGAGE

Valley National Bank, a National Banking Association as successor by Merger with 1st UNITED BANK, a Florida Banking Corporation, whose address is 741 U.S. Highway One, North Palm Beach, Florida 33408, (Mortgagee) as owner and holder of a Mortgage given by COTLEUR & HEARING, LLC, a Florida limited liability company whose address is 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458 (Mortgagor), dated January 31, 2013 and recorded in Official Records Book 2628, Page 834, Martin County, Florida Public 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 7th day of November, 2017 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:



Witness

Debra Hamilton

Print Name



Witness

Paula Mardis

Print Name

Valley National Bank, a National Banking Association, as
Successor by Merger with 1st United Bank, a Florida Banking
Corporation

By: 

Colleen Sabias

Its:

Vice President

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 7th day of November, 2017 by Colleen Sabias, Vice President of Valley National Bank, a National Banking Association, as Successor by Merger with 1st United Bank, a Florida Banking Corporation who is personally known to me and did not take an oath.


Notary Public

Print Name

My commission expires

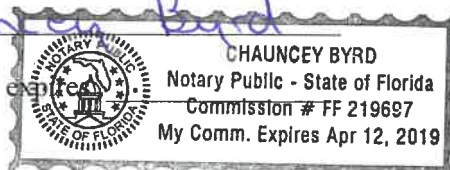


EXHIBIT "A"**MARTIN COUNTY, STUART, FLORIDA**

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

DWG. NAME : *Bridge_Rd_5* | M.C. PROJ. NO. **13-030**SHEET NO. **1 of 3****EXHIBIT A****Right-of-way Acquisition - Parcel 6 Description**

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 of Land being more particularly described as follows:

Commencing at the Southwesterly Corner of said Lot 78; Thence N 68°12'48" E along the Southerly Line of said Lot 78 (said Line also being the Northerly Right-of-way of SE Bridge Road, aka 2nd Street, per said Plat Book 1, Page 80), a distance of 240.00 feet to an Intersection with the Westerly Line of that Certain Property as described in the Official Records Book 2628, Page 831, Public Records of Martin County, Florida and the Point of Beginning; Thence Continue along said Southerly Line of said Lot 78 and Northerly Right-of-way Line of SE Bridge Road N 68°12'48" E a distance of 110.00 feet to the Intersection with the Easterly Line of said Certain Property; Thence N 21°40'14" W along the Easterly Line of said Certain Property a distance of 18.17 feet; Thence S 68°12'48" W a distance of 75.88 feet to a point of a Curve Concave to the Southeast having a Radius of 5.00 feet and a Central Angle of 39°11'42", thence Southerly along the Arc of said Curve a distance of 3.42 feet to a Point of a Reverse Curve Concave to the Northwest having a Radius of 5.00 feet and a Central Angle of 39°11'42"; thence Southwesterly along the Arc of said Curve a distance of 3.42 feet; Thence S 68°12'48" W a distance of 27.81 feet to the Intersection with the Westerly Line of said Certain Property; Thence S 21°40'14" E along said Westerly Line of said Certain Property a distance of 15.92 feet to the Point of Beginning.

Said Parcel contains 1928.66 square feet, (0.04 Acres) more or Less.

Parcel Control Number: 34-38-42-000-078-00070-2

Surveyor's Notes**Surveyor and Mapper
in Responsible Charge**

- 1.) This Sketch and Legal Description is based on a Topographic Survey of by Betsy Lindsay, Inc.
- 2.) This Legal Description SHALL NOT BE VALID:
 - A) Unless provided in its Entirety Consisting of Sheets 1 - 3 of 3, Sheets 2 & 3 being Sketch.
 - B) Without the Signature and Original Raised Seal of a Florida Licensed Surveyor.
- 3.) Bearing Reference: The Northerly Right-of-way Line of SE Bridge Road is Taken to Bear N68°12'48"E and all others are relative to said Bearing. Bearings Reference to the North American Datum 1983 / 07, Florida East Zone.
- 4.) The purpose of this sketch and description is to describe the Proposed Additional Right-of-way of Parcel 6.

SEAL



W. Scott Nelson
Professional Surveyor and Mapper
Florida License No. LS 6342

Date: *March 21, 2013*

NOTE: This is NOT A BOUNDARY SURVEY.

This Sheet Not Valid Without Sheets 2 & 3 of 3

**BRIDGE ROAD
IMPROVEMENT PROJECT**

**Right-of-way Acquisition for Parcel 6, a Portion of
Lot 78, Gomez Grant & Jupiter Island Plat Book 1,
Page 80, Palm Beach (Now Martin) County, Florida**

SUPERVISED BY : **MOB**DRAWN BY : **WSN** | SCALE : **NONE**DATE : **3-11-13**DRAWING # **13-030***PARCEL 6*

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : *Bridge Rd 5* M.C. PROJ. NO. 13-030

SHEET NO. 2 of 3

Easterly Line of the Westerly 350'

Exhibit A

This is Not a Boundary Survey

See Sheet 3 of 3
Parcel 6

This Sheet is Not Valid without Sheets 1 & 3 of 3

Back of Concrete Sidewalk
PARCEL ID#
34-38-42-000-078-00070-2

Building Overhang
Building
2.3'
7.8'

Parcel 6
Right-of-way

Westerly Line of the Easterly 110 feet of the Westerly 350 feet of the Southerly 110 feet of Lot 78 Gomez

Grant & Jupiter Island

North
Scale: 1" = 50'

Point of Beginning
Easterly Line of the West 240' Lot 78

Legend

PB = Plat Book
Pg = Page

Point of Commencement

Southwesterly Corner Lot 78 Plat of Gomez Grant and Jupiter Island Plat Book 1, Page 80 Public Records of Palm Beach (Now Martin) County, Florida

Northerly Right-of-way Line
Southerly Line Lot 78
N 68°12'48" E 240.00'

SE Bridge Road

SE LARES AVE.

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

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

Right-of-way Acquisition for Parcel 6, a Portion of Lot 78, Gomez Grant & Jupiter Island Plat Book 1, Page 80, Palm Beach (Now Martin) County, Florida

SUPERVISED BY : MOB

DRAWN BY : WSN

SCALE : 1" = 50'

DATE : 3-11-13

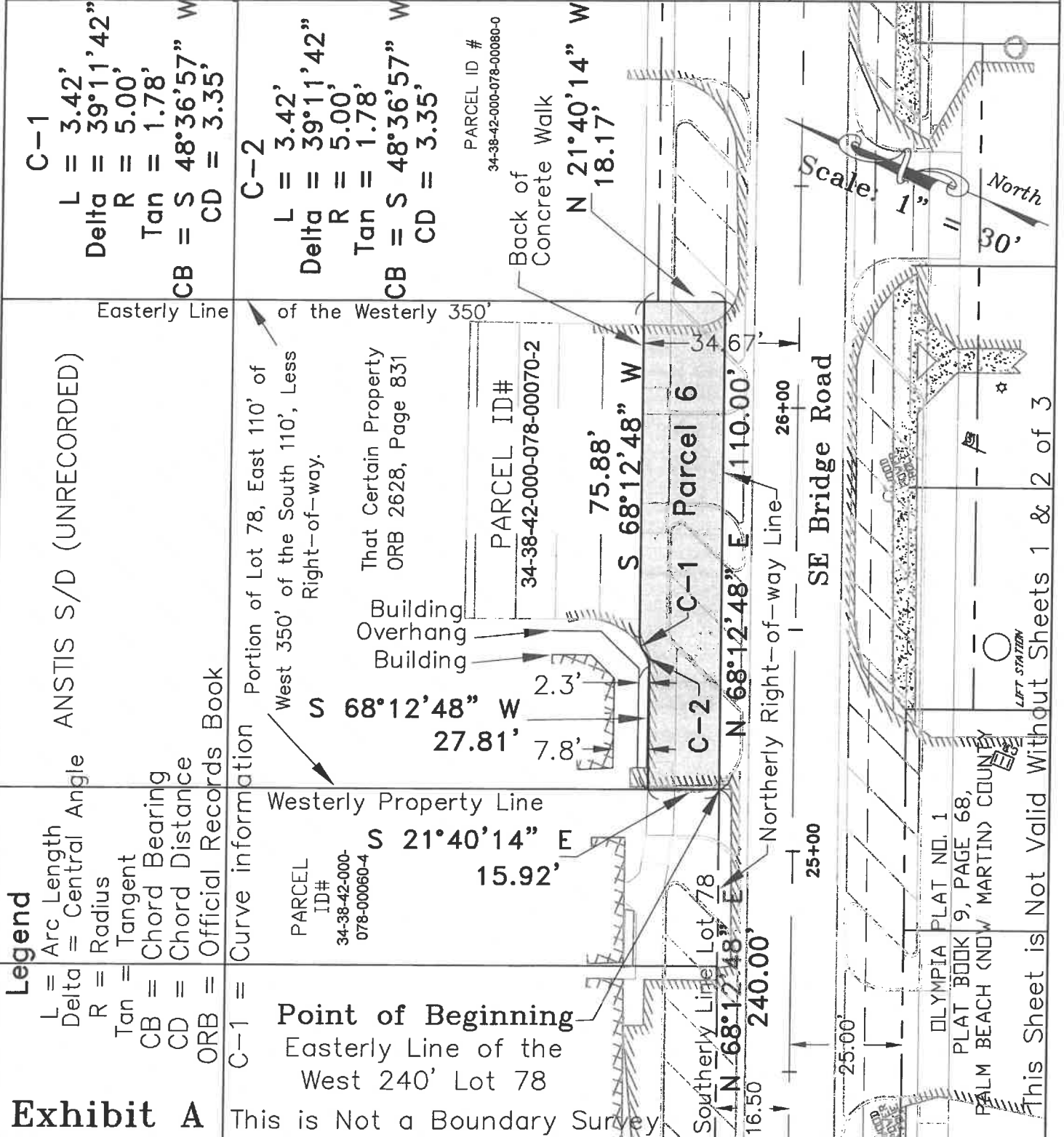
DRAWING # 13-030

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : *Bridge_Rd_5* M.C. PROJ. NO. *13-030*

SHEET NO. *3 of 3*



Right-of-way Acquisition for Parcel 6, a Portion of Lot 78, Gomez Grant & Jupiter Island Plat Book 1, Page 80, Palm Beach (Now Martin) County, Florida

SUPERVISED BY : *MOB*

DRAWN BY : *WSN*

SCALE : 1" = 30'

DATE : *3-11-13*

DRAWING # *13-030*

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



Inst. # 2763503
Bk: 3069 Pg: 1103 Pages: 1 of 5
Recorded on: 7/3/2019 3:17 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

Project Name: Bridge Road – RPM #2943 – Parcel 6
Property Address: 9065 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-078-00070-20000

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 6th day of December, 2017, between COTLEUR & HEARING, LLC, a Florida limited liability company, whose address is 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458, 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:

COTLEUR & HEARING, LLC
a Florida limited liability company

Sandra Bruerton
Print Name: Sandra Bruerton

BY: *[Signature]*
Name: Donaldson E. Hearing
Title: Manager

Kristy Lee
Print Name: Kristy Lee

STATE OF FLORIDA,
COUNTY OF ~~MARTIN~~ Palm Beach

The foregoing instrument was acknowledged before me this 6th day of December, 2017, by Donaldson E. Hearing as Manager of COTLEUR & HEARING, a Florida limited liability company. He is (☒) personally known to me or () has produced _____ as identification.

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



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EXHIBIT "A"**MARTIN COUNTY, STUART, FLORIDA**

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

DWG. NAME : Bridge_Rd_5 | M.C. PROJ. NO. 13-030SHEET NO. 1 of 3**EXHIBIT A****Right-of-way Acquisition - Parcel 6 Description**

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Said Parcel contains 1928.66 square feet, (0.04 Acres) more or Less.

Parcel Control Number: 34-38-42-000-078-00070-2

Surveyor's Notes

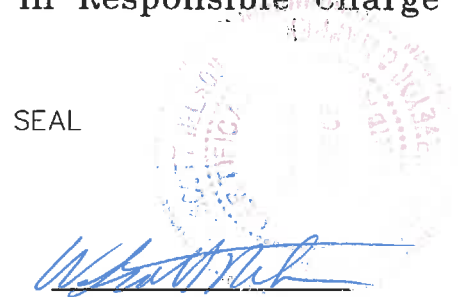
- 1.) This Sketch and Legal Description is based on a Topographic Survey of by Betsy Lindsay, Inc.
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 - A) Unless provided in its Entirety Consisting of Sheets 1 - 3 of 3, Sheets 2 & 3 being Sketch.
 - B) Without the Signature and Original Raised Seal of a Florida Licensed Surveyor.
- 3.) Bearing Reference: The Northerly Right-of-way Line of SE Bridge Road is Taken to Bear N68°12'48"E and all others are relative to said Bearing. Bearings Reference to the North American Datum 1983 / 07, Florida East Zone.
- 4.) The purpose of this sketch and description is to describe the Proposed Additional Right-of-way of Parcel 6.

NOTE: This is NOT A BOUNDARY SURVEY.

This Sheet Not Valid Without Sheets 2 & 3 of 3

**Surveyor and Mapper
in Responsible Charge**

SEAL


W. Scott Nelson
Professional Surveyor and Mapper
Florida License No. LS 6342

Date: March 21, 2013

**BRIDGE ROAD
IMPROVEMENT PROJECT**

**Right-of-way Acquisition for Parcel 6, a Portion of
Lot 78, Gomez Grant & Jupiter Island Plat Book 1,
Page 80, Palm Beach (Now Martin) County, Florida**

| | |
|----------------------------|---------------------|
| SUPERVISED BY : <u>MOB</u> | |
| DRAWN BY : <u>WSN</u> | SCALE : <u>NONE</u> |
| DATE : <u>3-11-13</u> | |
| DRAWING # <u>13-030</u> | |

Parcel 6

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : *Bridge_Rd_5* M.C. PROJ. NO. 13-030

SHEET NO. 2 of 3

Easterly Line of the Westerly 350'

Exhibit A

This is Not a Boundary Survey

See Sheet 3 of 3
Parcel 6

This Sheet is Not Valid without Sheets 1 & 3 of 3

Back of Concrete Sidewalk
PARCEL ID#
34-38-42-000-078-00070-2

Building Overhang 2.3'
Building 7.8'

Parcel 6
Right-of-way

Westerly Line of the Easterly 110 feet of the Westerly 350 feet of the Southerly 110 feet of Lot 78 Gomez

Grant & Jupiter Island

North
Scale: 1" = 50'

Point of Beginning
Easterly Line of the West 240' Lot 78

Point of Commencement

Southwesterly Corner Lot 78 Plat of Gomez Grant and Jupiter Island Plat Book 1, Page 80 Public Records of Palm Beach (Now Martin) County, Florida

Legend
PB = Plat Book
Pg = Page

Northerly Right-of-way Line
Southerly Line Lot 78
16.5 N 68°12'48" E

SE Bridge Road

SE LARES AVE.

(2ND AVE. PER PLAT BOOK 1 PAGE 80) 33'

Right-of-way Acquisition for Parcel 6, a Portion of Lot 78, Gomez Grant & Jupiter Island Plat Book 1, Page 80, Palm Beach (Now Martin) County, Florida

SUPERVISED BY : MOB

DRAWN BY : WSN

SCALE : 1" = 50'

DATE : 3-11-13

DRAWING # 13-030

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

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MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : *Bridge_Rd_5*

M.C. PROJ. NO. *13-030*

SHEET NO. *3 of 3*

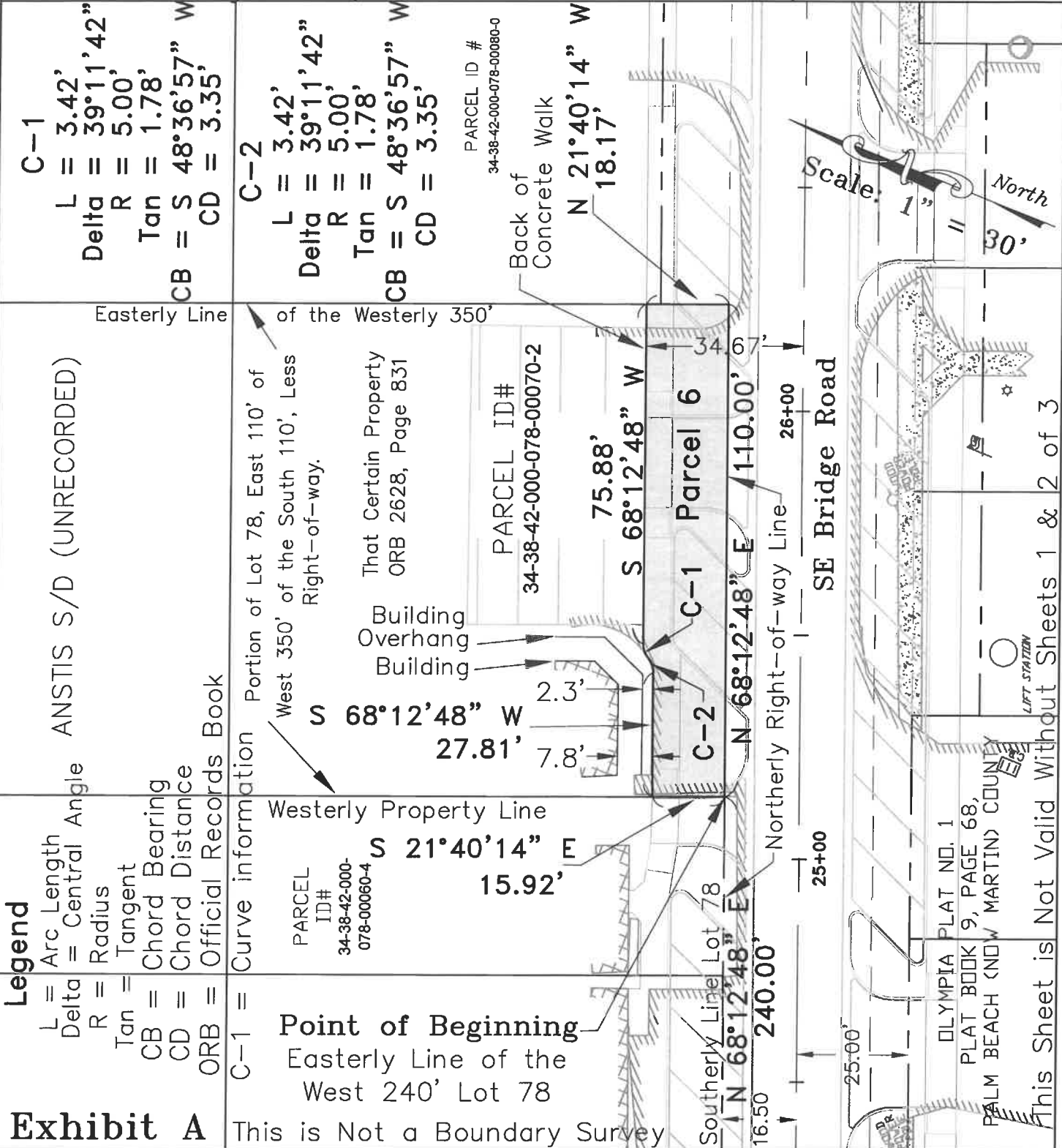


Exhibit A

This is Not a Boundary Survey

Right-of-way Acquisition for Parcel 6, a Portion of Lot 78, Gomez Grant & Jupiter Island Plat Book 1, Page 80, Palm Beach (Now Martin) County, Florida

SUPERVISED BY : *MOB*

DRAWN BY : *WSN*

SCALE : 1" = 30'

DATE : *3-11-13*

DRAWING # *13-030*

This Sheet is Not Valid Without Sheets 1 & 2 of 3

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



Inst. # 2763504
Blk: 3069 Pg: 1108 Pages: 1 of 6
Recorded on: 7/3/2019 3:17 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50

Project Name: Bridge Road – RPM #2943 – Parcel 6
Property Address: 9065 SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-000-078-00070-20000

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 6th day of December, 2017, by COTLEUR & HEARING, LLC, a Florida limited liability company, whose address is 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458, 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: Sandra Bruorton

[Signature]
Printed Name: Kristy Lee

COTLEUR & HEARING, LLC,
a Florida limited liability company

By: [Signature]
Printed Name: Donaldson E. Hearing
Title: Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 6th day of December, 2017, by Donaldson E. Hearing as Manager of COTLEUR & HEARING, 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: Brittany Mullen
My Commission Expires: _____



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MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 17-154

M.C. PROJ. NO. 17-154

SHEET NO. 1 of 4

EXHIBIT A

SURVEYOR'S NOTES

- 1) THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON A TOPOGRAPHIC SURVEY OF BY BETSY LINDSAY, INC.
- 2) THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A) UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1-4 OF 4, SHEETS 3 & 4 BEING SKETCH.
 - B) WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- 3) BEARING REFERENCE: THE NORTHERLY RIGHT-OF-WAY LINE OF SE BRIDGE ROAD IS TAKEN TO BEAR N68°12'48"E AND ALL OTHERS ARE RELATIVE TO SAID BEARING. BEARINGS REFERENCE TO THE NORTH AMERICAN DATUM 1983 / 07, FLORIDA EAST ZONE.
- 4) THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT PARCEL 6.
- 5) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 6) THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
- 7) PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) LEGEND; ORB=OFFICIAL RECORD BOOK, PB=PLAT BOOK, PG=PAGE, TCE=TEMPORARY CONSTRUCTION EASEMENT

Surveyor and Mapper
in Responsible Charge

SEAL



Thomas M. Walker, JR
Professional Surveyor and Mapper
Florida License No. PSM 6875

Date: 11/17/17

BRIDGE ROAD IMPROVEMENT PROJECT

NOTE: This is NOT A BOUNDARY SURVEY.
This Sheet Not Valid Without Sheets 2, 3, & 4

Temporary Construction Easement for Parcel 6, a Portion
of Lot 78, Gomez Grant & Jupiter Island Plat Book 1,
Page 80, Palm Beach (Now Martin) County, Florida

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : NONE

DATE : 11/17/17

DRAWING # 17-154

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 17-154

M.C. PROJ. NO. 17-154

SHEET NO. 2 of 4

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 6 DESCRIPTION

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 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY 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 OF SE BRIDGE ROAD, AKA 2ND STREET, PER SAID PLAT BOOK 1, PAGE 80), A DISTANCE OF 240.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN THE OFFICIAL RECORDS BOOK 2628, PAGE 831, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N21°40'14"W ALONG SAID WESTERLY LINE OF THAT CERTAIN PROPERTY A DISTANCE OF 15.92 FEET TO THE POINT OF BEGINNING; THENCE N68°12'48"E A DISTANCE OF 27.81 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 39°11'42", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 3.42 FEET TO A POINT OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 39°11'42"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 3.42 FEET; THENCE N68°12'48"E A DISTANCE OF 75.88 TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID CERTAIN PROPERTY; THENCE N21°40'14"W ALONG SAID EASTERLY LINE A DISTANCE OF 10.00 FEET FEET; THENCE S68°12'48"W A DISTANCE OF 74.31 FEET TO A BUILDING OVERHANG, THE NEXT FOUR CALLS TRAVERSE THE BUILDING OVERHANG; 1) THENCE S21°18'56"E A DISTANCE OF 1.41 FEET; 2) THENCE S22°44'24"W A DISTANCE OF 11.94 FEET; 3) THENCE S68°24'21"W A DISTANCE OF 22.44 FEET; 4) THENCE N23°40'06"W A DISTANCE OF 1.58 FEET; THENCE LEAVING SAID BUILDING OVERHANG, S67°33'14"W A DISTANCE OF 4.83 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID CERTAIN PROPERTY; THENCE S21°40'14"E ALONG SAID WESTERLY LINE OF THAT CERTAIN PROPERTY A DISTANCE OF 3.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 859.91 SQUARE FEET, (0.02 ACRES) MORE OR LESS.

PARCEL CONTROL NUMBER: 34-38-42-000-078-00070-2

NOTE: This is NOT A BOUNDARY SURVEY.

This Sheet Not Valid Without Sheets 1, 3, & 4

BRIDGE ROAD IMPROVEMENT PROJECT

**Temporary Construction Easement for Parcel 6, a Portion
of Lot 78, Gomez Grant & Jupiter Island Plat Book 1,
Page 80, Palm Beach (Now Martin) County, Florida**

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : NONE

DATE : 11/17/17

DRAWING # 17-154

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 17-154

M.C. PROJ. NO. 17-154

SHEET NO. 3 of 4

Easterly Line of the
Westerly 350' Back of Concrete Sidewalk

Exhibit A
This is Not a
Boundary Survey

Parcel 6
PARCEL ID#

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

See Detail on Sheet 4 of 4

This Sheet is Not
Valid without
Sheets 1, 2, & 4

Building
Overhang

Building

2.3'

Parcel 6
Right-of-way

Platted 33' (2nd St PB 1, Pg 80)

Westerly Line of the Easterly
110 feet of the Westerly
350 feet of the Southerly
110 feet of Lot 78 Gomez
Grant & Jupiter Island

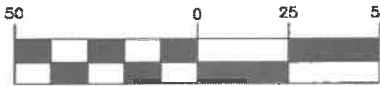
POB

Easterly Line of the
West 240' Lot 78

N 21°40'14" W
15.92'



GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

POC

Southwesterly Corner Lot 78
Plat of Gomez Grant and
Jupiter Island Plat Book 1,
Page 80 Public Records of
Palm Beach (Now Martin)
County, Florida

Lot Lines

SE LARES AVE.

Temporary Construction Easement for Parcel 6, a Portion
of Lot 78, Gomez Grant & Jupiter Island Plat Book 1,
Page 80, Palm Beach (Now Martin) County, Florida

SUPERVISED BY : TMW

DRAWN BY : BDY

SCALE : 1" = 50'

DATE : 11/17/17

DRAWING # 17-154

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 17-154

M.C. PROJ. NO. 17-154

SHEET NO. 4 of 4

Line Table

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 27.81 | N68° 12' 48"E |
| L2 | 75.88 | N68° 12' 48"E |
| L3 | 10.00 | N21° 40' 14"W |
| L4 | 74.31 | S68° 12' 48"W |
| L5 | 1.41 | S21° 18' 56"E |
| L6 | 11.94 | S22° 44' 24"W |
| L7 | 22.44 | S68° 24' 21"W |
| L8 | 1.58 | N23° 40' 06"W |
| L9 | 4.83 | S67° 33' 14"W |
| L10 | 3.92 | S21° 40' 14"E |

PARCEL ID#

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

Building
Overhang

Curve Table

| Curve # | Length | Radius | Delta |
|---------|--------|--------|-----------|
| C1 | 3.42 | 5.00 | 39°11'42" |
| C2 | 3.42 | 5.00 | 39°11'42" |

Westerly Line of the Easterly
110 feet of the Westerly
350 feet of the Southerly
110 feet of Lot 78 Gomez

POB

Easterly Line of the
West 240' Lot 78

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

N 21°40'14" W
15.92'

Easterly Line of the
Westerly 350'

L3

34.67'

26+00

Parcel 6
Right-of-way

Platted 33' (2nd St PB 1, Pg 80)

25+00

N 68°12'48" E 240.00'

POC

Building

2.3'

LIFT STATION

Temporary Construction Easement for Parcel 6, a Portion
of Lot 78, Gomez Grant & Jupiter Island Plat Book 1,
Page 80, Palm Beach (Now Martin) County, Florida

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : 1" = 30'

DATE : 11/17/17

DRAWING # 17-154

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

Project Name: Bridge Road – RPM #2944 – Parcel 7
Property Address: 9095 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-078-00080-0000



Inst. # 2763525
Bk: 3069 Pg: 1138 Pages: 1 of 5
Recorded on: 7/3/2019 3:26 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

JAMES K. BRUNER, AS TRUSTEE OF THE TRUST AGREEMENT OF JAMES K. BRUNER dated October 5, 1982 and JANICE L. BRUNER, AS TRUSTEE OF THE TRUST AGREEMENT OF JANICE L. BRUNER dated October 5, 1982, whose address is 19 Riverview Road, Sewall's Point, (Mortgagee) as owner and holder of a Mortgage given by JUPITER ISLAND, L.L.C., a Florida limited liability company, whose address is 2 South Beach Road, Hobe Sound Florida 33455 (Mortgagor), dated October 1, 2016 and recorded in Official Records Book 2884, Page 514, Martin County, Florida Pubic Records, as assigned to the Mortgagee in the Absolute Assignment of Mortgage dated October 1, 2016 and recorded in Official Records Book 2885, Page 263, 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 15TH day of JANUARY, 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:

JAMES K. BRUNER, AS TRUSTEE OF THE
TRUST AGREEMENT OF JAMES K. BRUNER
dated October 5, 1982

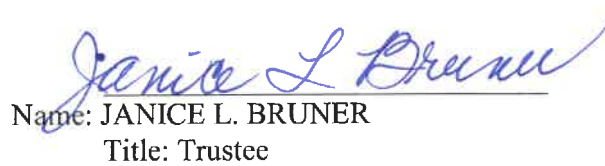

Name: _____
Title: _____


Name: JAMES K. BRUNER
Title: Trustee

ATTEST:

JANICE L. BRUNER, AS TRUSTEE OF THE
TRUST AGREEMENT OF JANICE L. BRUNER
dated October 5, 1982


Name:
Title:


Name: JANICE L. BRUNER
Title: Trustee

STATE OF FLORIDA
COUNTY OF MARTIN

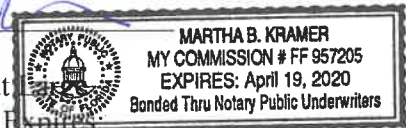
The foregoing instrument was acknowledged before me this 15th day of January, 2018, by James K. Bruner of JAMES K. BRUNER, AS TRUSTEE OF THE TRUST AGREEMENT OF JAMES K. BRUNER dated October 5, 1982. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

(Seal)

Name:

State of Florida at
My Commission Expires:



STATE OF FLORIDA
COUNTY OF MARTIN

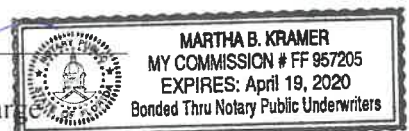
The foregoing instrument was acknowledged before me this 15th day of January, 2018, by Janice L. Bruner of JANICE L. BRUNER, AS TRUSTEE OF THE TRUST AGREEMENT OF JANICE L. BRUNER dated October 5, 1982. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

(Seal)

Name:

State of Florida at Large
My Commission Expires:



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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.
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 |
| PG. | 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 |

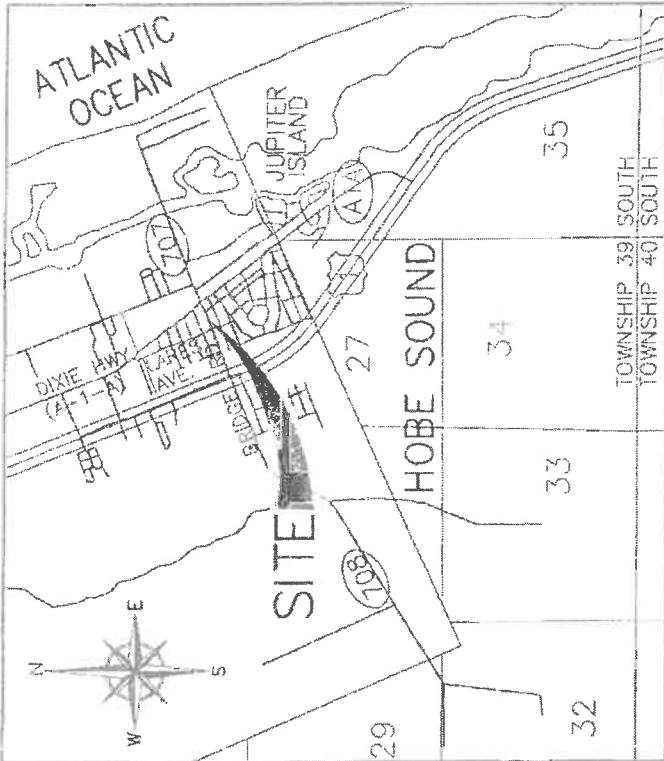
SURVEYOR'S CERTIFICATION

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
AND ORIGINAL RAISED SEAL OF FLORIDA
FLORIDA REGISTRATION NO. 4724
LICENSED SURVEYOR AND MAPPER

**BRIDGE ROAD
IMPROVEMENT
PROJECT**



LOCATION MAP
(NOT TO SCALE)

DATE: 03/13/2013

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 7

DATE: 03/13/2013

SCALE: NOT TO SCALE

FIELD BK.

DRAWING BY: B.L.

CHECKED BY: E.A.L.



BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7007 SW JACK JAMES DRIVE SUITE 100 FLORIDA 33407
(772) 244-5700 (772) 244-9037 FAX
LICENSED BUSINESS NO. 6932

LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION - PARCEL 7

A PARCEL OF LAND BEING THE NORTHERLY 3.17 FEET OF THE SOUTHERLY 18.17 FEET OF THE EASTERLY 100.00 FEET OF THE WESTERLY 450.00 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 317 SQUARE FEET OR 0.007 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 7

DATE 01/13/2013
SCALE NOT TO SCALE
FIELD BY
DRAWING BY D.E.
CHECKED BY E.A.L.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7801 NW JACK JAMES DRIVE SUITE 100 FLORIDA 34907
(772) 286-5700 (772) 286-5855 FAX
LICENSED BUSINESS NO. 0002

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



Inst. # 2763526
Bk: 3069 Pg: 1143 Pages: 1 of 5
Recorded on: 7/3/2019 3:26 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

Project Name: Bridge Road – RPM #2944 – Parcel 7
Property Address: 9095 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-000-078-00080-00000

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 16th day of JANUARY, 2018, between JUPITER ISLAND, L.L.C., a Florida limited liability company whose address is 2 South Beach 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 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:

JUPITER ISLAND, L.L.C.,
a Florida limited liability company

James K. Bremer
Print Name: James K. Bremer

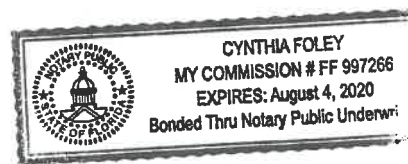
BY: [Signature]
Name: Adrian W. Reed
Title: Manager

Cynthia Foley
Print Name: CYNTHIA Foley

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 16 day of January, 2018, by Adrian W. Reed as Manager of Jupiter Island, L.L.C., a Florida limited liability company. She is (☒) personally known to me or () has produced _____ as identification.

Cynthia Foley
Notary Public, State of Florida
Print Name: CYNTHIA Foley
My Commission Expires: 8-4-20



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SURVEYOR'S NOTES

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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

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.
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 NW JACK JAMES DRIVE SUITE 100 FLORIDA 33407
877-224-2725 (TOLL-FREE) FAX
LICENSED SURVEYOR NO. 4082

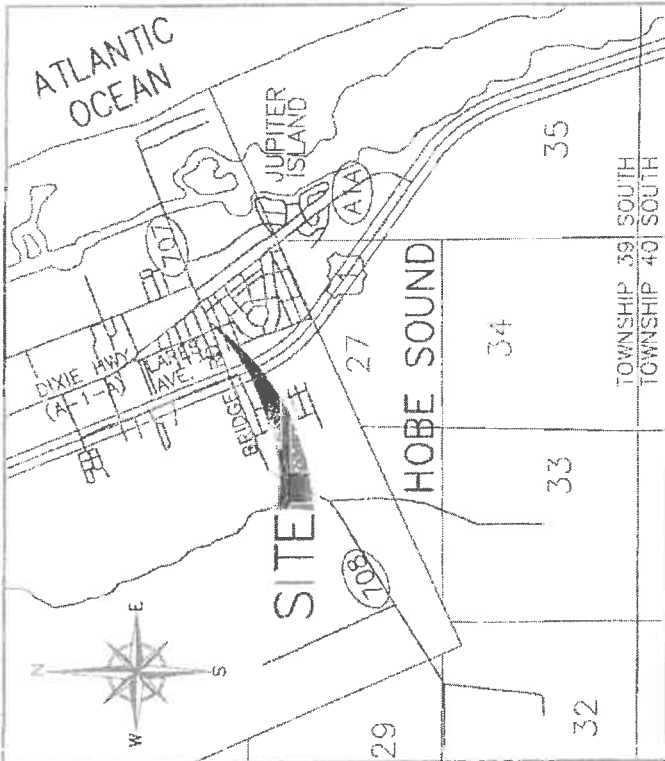
DATE: 03/13/2013
SCALE: 1"=40' TO SCALE
FIELD BY: [Signature]
DRAWING BY: [Signature]
CHECKED BY: [Signature]

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 7

DATE: _____ REVISIONS: _____

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



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION - PARCEL 7

A PARCEL OF LAND BEING THE NORTHERLY 317 FEET OF THE SOUTHERLY 18.17 FEET OF THE EASTERLY 100.00 FEET OF THE WESTERLY 450.00 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 317 SQUARE FEET OR 0.007 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 7

DATE 01/13/2011
SCALE NOT TO SCALE
FIELD BY _____
DRAWING BY EL
CHECKED BY EL



BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7907 N. JACK JAMES DRIVE
STUART, FLORIDA 34997
(772) 286-5753
LICENSED SURVEYOR NO. 6452

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



Inst. # 2763527
Bk: 3069 Pg: 1148 Pages: 1 of 5
Recorded on: 7/3/2019 3:27 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$44.00

Project Name: Bridge Road – RPM #2944 – Parcel 7
Property Address: 9090 SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-000-078-00080-00000

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 16th day of January, 2018, by JUPITER ISLAND, L.L.C., a Florida limited liability company whose address is 2 South Beach 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 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 automatically terminate without any further action by the parties 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:

James K. Brunen
Printed Name: James K. Brunen

Cynthia Foley
Printed Name: CYNTHIA FOLEY

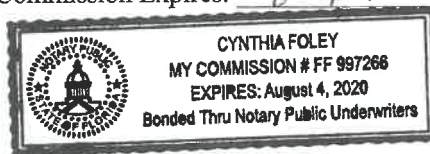
JUPITER ISLAND, L.L.C.,
a Florida limited liability company

By: Adrian W. Reed
Printed Name: Adrian W. Reed
Title: Manager

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 16th day of January, 2018, by Adrian W. Reed, as Manager of Jupiter Island, L.L.C., a Florida limited liability company. He/She is/are (☒) personally known to me or () has/have produced _____ as identification.

Cynthia Foley
Notary Public, State of FL
Print Name: CYNTHIA FOLEY
My Commission Expires: 8-4-20



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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.
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

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.
FLORIDA REGISTRATION NO. 4724
NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD
IMPROVEMENT
PROJECT

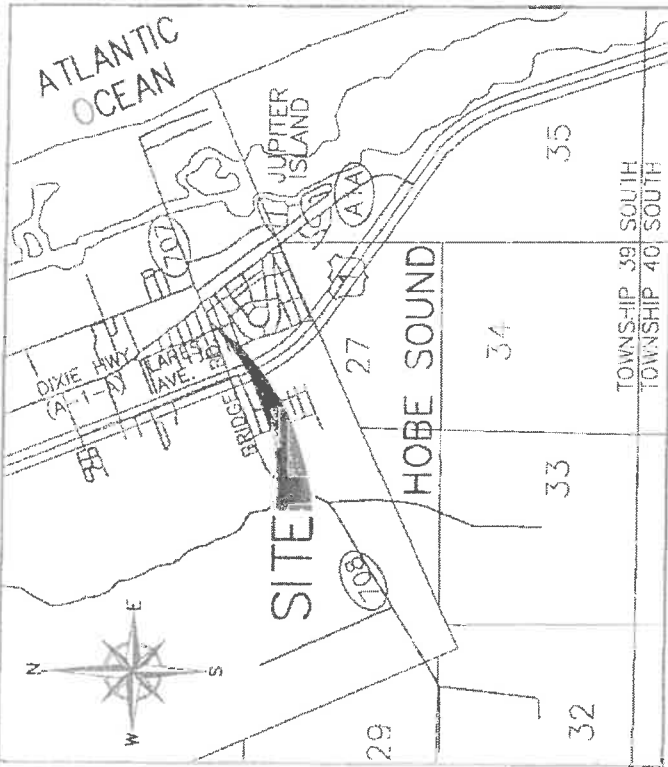
BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7987 NW JACK JAMES DRIVE SUITE FLORIDA 34687
772-298-5753 772-298-5800 FAX
LICENSED BUSINESS INC. 062

DATE: 03/13/2013
SCALE: NOT TO SCALE
FIELD BY: J.B.
DRAWING BY: J.B.
CHECKED BY: J.B.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 7

| SHEET NO. | DATE | REVISIONS |
|-------------|------|-----------|
| 1 | | |
| OF 3 SHEETS | | |
| PROJECT NO. | | |
| 98-25 C | | |



LOCATION MAP
(NOT TO SCALE)

TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 7

A PARCEL OF LAND BEING THE NORTHERLY 10.00 FEET OF THE SOUTHERLY 28.17 FEET OF THE EASTERLY 100.00 FEET OF THE WESTERLY 450.00 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 1000 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

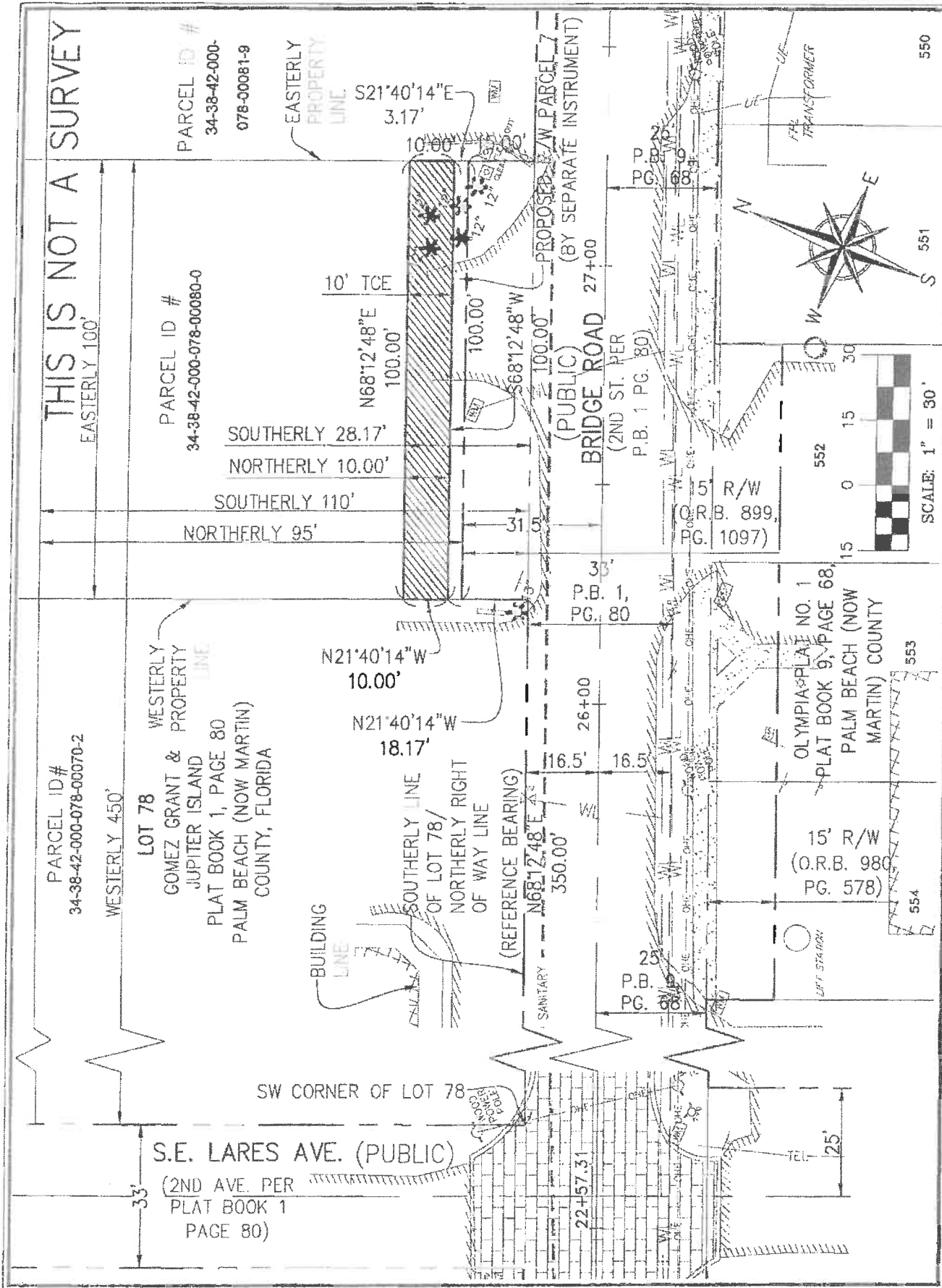
AND PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

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

| BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA | SKETCH AND LEGAL DESCRIPTION TEMPERARY CONSTRUCTION FENCEMENT AND VEHICLE |
|---|--|
|---|--|

DATE 03/13/2013
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY BB
CHECKED BY EA

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7087 B.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772) 286-5763 (772) 286-5803 FAX
LICENSED IN FLORIDA NO. 8829



| | |
|---|--|
| SHEET NO. 3 OF 3 SHEETS PROJECT NO. 98-28 C | |
| DATE REVISIONS | |
| BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA | |
| SKETCH AND LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT - PARCEL 7 | |
| BETSY LINDSAY, INC. SURVEYING AND MAPPING 7807 SW JACK JAMES DRIVE STUART, FLORIDA 34907 787-0000 FAX 787-0000 LICENSED SURVEYOR NO. 9852 | |

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

Project Name: Bridge Road – RPM #2947 – Parcel 11
Property Address: 9014 SE Bridge Rd, Hobe Sound, FL 33455
PCN #: 34-38-42-029-024-05570-70000



Inst. # 2763540
Bk: 3069 Pg: 1187 Pages: 1 of 5
Recorded on: 7/3/2019 3:55 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

VIRGINIA A. DEVANE, JAMES DEVANE, JR., and DANIELLE DEVANE, (Mortgagee) as owners and holders of a Mortgage given by HOWARD F. FERN AND JEAN D. FERN AND MICHAEL KEELER, TRUSTEES UNDER THE FERN LIVING TRUST DATED MARCH 10, 2004 (Mortgagor), dated July 31, 2011 and recorded in Official Records Book 1896, Page 370, Martin County, Florida Pubic Records, and owners and holders of a Mortgage Modification Agreement given by HOWARD F. FERN AND JEAN D. FERN AND MICHAEL KEELER, TRUSTEES UNDER THE FERN LIVING TRUST DATED MARCH 10, 2004 (Mortgagor), dated July 24, 2013 and recorded in Official Records Book 2666, Page 970, 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 07 day of April, 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.

Signed, sealed and delivered
in the presence of:

Print Name:


Print Name:

Name: VIRGINIA A. DEVANE

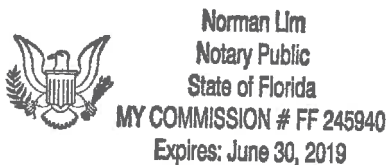
Address: 5702 N. SAN ANDROS
WEST PALM BEACH, FL 33411

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7 day of April, 2018, by Virginia A. Devane, who: [] is personally known to me, or [x] has produced Florida Driver's License as identification, and who did not take an oath.


Name: Norman Lim
Typed, printed or stamped

(NOTARY SEAL)



I am a Notary Public of the State of FL
having a commission number of #FF245940
and my commission expires: June 30, 2019

Signed, sealed and delivered
in the presence of:


Print Name: Norman Lim

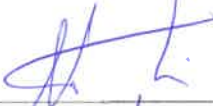

Print Name: Oscar Alvarado


Name: JAMES DEVANE, JR.

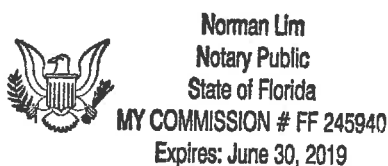
Address: 800 Bush St, Apt 604
San Francisco, CA 94108

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7 day of April, 2018, by JAMES DEVANE, JR., who: [] is personally known to me, or [x] has produced California Driver's License as identification, and who did not take an oath.


Name: Norman Lim
Typed, printed or stamped

(NOTARY SEAL)



I am a Notary Public of the State of FL
having a commission number of FF 245940
and my commission expires: June 30, 2019

Signed, sealed and delivered
in the presence of:

Print Name:

Norman Lim

Print Name:

Oscar Alvarado

Name: DANIELLE DEVANE

Address: 10 Autumn Ridge Ct.
Silver Spring, MD 20906

STATE OF

Florida

COUNTY OF

Palm Beach

The foregoing instrument was acknowledged before me this 07 day of April, 2018, by Danielle Devane, who: [] is personally known to me, or [☒] has produced MARYLAND DRIVER'S License as identification, and who did not take an oath.

(NOTARY SEAL)

Name:

Norman Lim

Typed, printed or stamped

I am a Notary Public of the State of FL
having a commission number of FF 245940
and my commission expires: June 30, 2019



Norman Lim
Notary Public
State of Florida
MY COMMISSION # FF 245940
Expires: June 30, 2019

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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 |
| 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

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
7667 S.W. JACK JAMES DRIVE SUITE 100, FLORIDA 34987
(772) 288-5753 (772) 288-8333 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

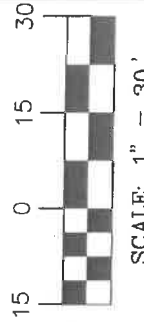
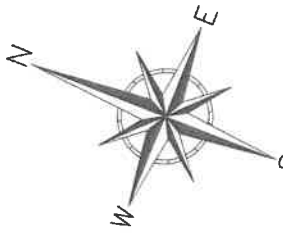
SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 11

DATE 08/14/17
REVISIONS
REVISE PER COMMENTS

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



THIS IS NOT
A SURVEY



LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION -
PARCEL 11

A PARCEL OF LAND BEING THE
NORTHERLY 10.67 FEET OF LOTS
559, 558 AND 557, 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 1,600 SQUARE FEET
OR 0.04 ACRES, MORE OR LESS.

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

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7887 SW JACK JAMES DRIVE SUITE 100A 34607
(772) 286-5783 (772) 286-5030 FAX
LICENSED BUSINESS NO. 6852

DATE 09/01/2017
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
RIGHT OF WAY ACQUISITION - PARCEL 11

DATE REVISIONS
08/14/17 REVISE PER COMMENTS

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

PARCEL ID #
34-38-42-000-078-00040-9

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

PARCEL ID #
34-38-42-000-078-00050-6

S.E. BRIDGE ROAD (PUBLIC)
24+00 (2ND ST. PER PLAT
BOOK 1, PAGE 80)

23+00

22+57.31

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

(REFERENCE BEARING)
N68°12'48"E

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

N21°40'14"W
10.67'

S.E. LARES AVE. (PUBLIC)

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

PROPOSED 10' TCE
(BY SEPARATE INSTRUMENT)

N'LY 10.67'

BLDG.
LINE

BLDG.
LINE

S21°40'14"E
10.67'

PARCEL ID #
34-38-42-029-024-05570-7

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

559

558

557

PARCEL ID #
34-38-42-029-024-05570-7

PARCEL ID #
34-38-42-029-024-05550-1

556

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



Inst. # 2763541
Bk: 3069 Pg: 1192 Pages: 1 of 6
Recorded on: 7/3/2019 3:55 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50

Project Name: Bridge Road – RPM #2947– Parcel 11
Property Address: 9014 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-029-024-05570-70000

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, 2018, between JEAN D. FERN, BRENNAN KEELER and MICHAEL KEELER, TRUSTEES UNDER THE FERN LIVING TRUST dated March 10, 2004 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:

THE FERN LIVING TRUST
dated March 10, 2004

Patricia Keeler
Print Name: Patricia Keeler

BY: Brennan Keeler
Name: Brennan Keeler
Title: Co-Trustee

Michael Keeler
Print Name: Michael Keeler

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 9 day of April, 2018, by Brennan Keeler as Co-Trustee of the Fern Living Trust dated March 10, 2004. He is (☒) personally known to me or () has produced _____ as identification.

Courtney Lawrenson
Notary Public, State of Florida

Print Name: Courtney Lawrenson

My Commission Expires: _____



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Signed, sealed and delivered
in the presence of:

THE FERN LIVING TRUST
dated March 10, 2004

Patricia Keeler
Print Name: Patricia Keeler

BY: Jean D. Fern
Name: Jean D. Fern
Title: Co-Trustee

Thomas P. Kavanagh
Print Name: Thomas P. Kavanagh

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 10th day of April, 2018, by Jean D. Fern as Co-Trustee of the Fern Living Trust dated March 10, 2004. She is (☒) personally known to me or () has produced _____ as identification.



PAULA PUCCIO
MY COMMISSION # FF 179406
EXPIRES: February 12, 2019
Bonded Thru Budget Notary Services

Paula Puccio
Notary Public, State of Florida
Print Name: Paula Puccio
My Commission Expires: 2/12/19

Signed, sealed and delivered
in the presence of:

Patricia Keeler
Print Name: Patricia Keeler

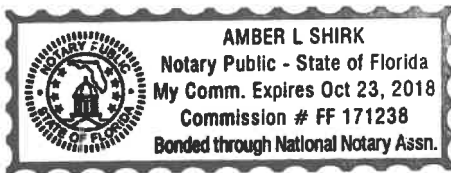
Krista Keeler
Print Name: Krista Keeler

THE FERN LIVING TRUST
dated March 10, 2004

BY: Michael Keeler
Name: Michael Keeler
Title: Co-Trustee

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Michael Keeler as Co-Trustee of the Fern Living Trust dated March 10, 2004. He is (☒) personally known to me or () has produced _____ as identification.



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

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 |

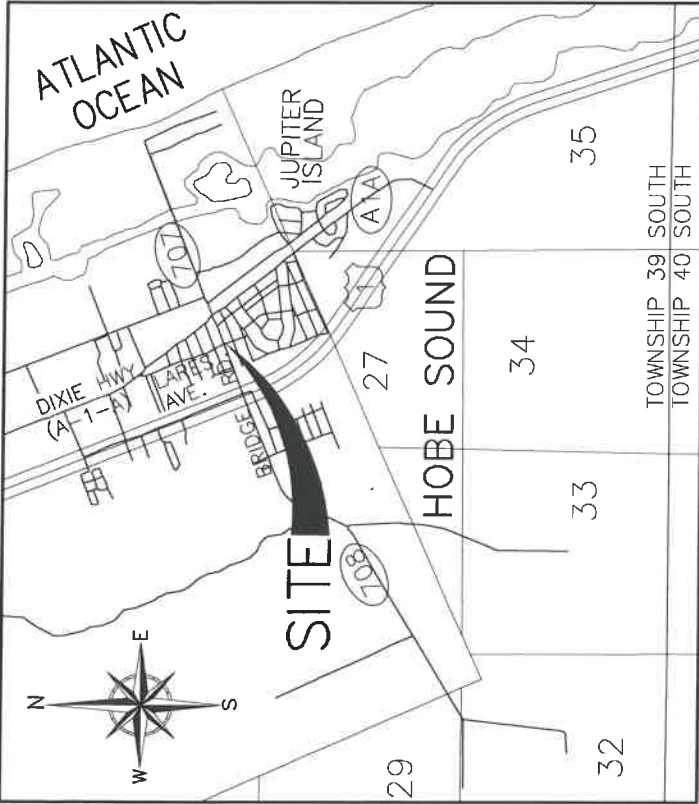
SURVEYOR'S CERTIFICATION

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 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
AND ORIGINAL RAISED SEAL OF FLORIDA
FLORIDA REGISTRATION NO. 4724
LICENSED SURVEYOR AND MAPPER

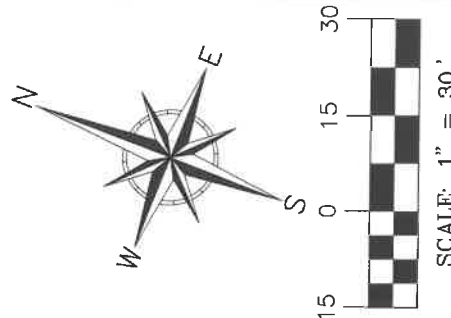
BRIDGE ROAD
IMPROVEMENT
PROJECT



LOCATION MAP
(NOT TO SCALE)

| | | | | |
|---|--|--|--|--|
| SHEET NO. 1 OF 2 SHEETS PROJECT NO. 98-28 E | | DATE 08/01/2017 SCALE NOT TO SCALE FIELD BK. DRAWING BY D.B. CHECKED BY E.A.L. | | BETSY LINDSAY, INC. SURVEYING AND MAPPING 7987 SW JACK JAMES DRIVE SUART, FLORIDA 34987 (772)286-5753 (772)286-5833 FAX LICENSED BUSINESS NO. 6852 |
| BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA | | SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY ACQUISITION - PARCEL 11 | | |

THIS IS NOT
A SURVEY



LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION -
PARCEL 11

A PARCEL OF LAND BEING THE
NORTHERLY 10.67 FEET OF LOTS
559, 558 AND 557, 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 1,600 SQUARE FEET
OR 0.04 ACRES, MORE OR LESS.

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

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

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

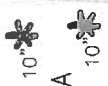
SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION - PARCEL 11

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

DATE 08/14/17
REVISIONS
REVISE PER COMMENTS

PARCEL ID #
34-38-42-000-078-00040-9

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



PARCEL ID #
34-38-42-000-078-00050-6

S.E. BRIDGE ROAD (PUBLIC)
24+00 (2ND ST. PER PLAT
BOOK 1, PAGE 80)

22+57.31

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

(REFERENCE BEARING)
N68°12'48"E

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

N21°40'14"W
10.67'
S.E. LARES AVE. (PUBLIC)
(2ND AVE. PER PLAT
BOOK 1, PAGE 80)

PROPOSED 10' TCE
(BY SEPARATE INSTRUMENT)

BLDG.
LINE

N'LY 10.67'

BLDG.
LINE

BLDG.
LINE

PARCEL ID #
34-38-42-029-024-05570-7

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

559

PARCEL ID #
34-38-42-029-024-05570-7

PARCEL ID #
34-38-42-029-024-05570-7

557

S21°40'14"E
10.67'
PARCEL ID #
34-38-42-029-024-05550-1

556

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



Inst. # 2763543
Blk: 3069 Pg: 1208 Pages: 1 of 9
Recorded on: 7/3/2019 3:55 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$78.00

Project Name: Bridge Road – RPM #2947– Parcel 11
Property Address: 9014 SE Bridge Rd., Hobe Sound, FL 33455
PCN #: 34-38-42-029-024-05570-70000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 11th day of April, 2019, by JEAN D. FERN, BRENNAN KEELER and MICHAEL KEELER, TRUSTEES UNDER THE FERN LIVING TRUST dated March 10, 2004 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 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, except for that certain mortgage in favor of VIRGINIA A. DEVANE, JAMES DEVANE, JR., and DANIELLE DEVANE, (Mortgagee), dated July 31, 2011 and recorded in Official Records Book 1896, Page 370, in Martin County, Florida, public records as modified by the Mortgage Modification Agreement dated June 24, 2013 and recorded in Official Records Book 2666, Page 970, in Martin County, Florida, public records.

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:

THE FERN LIVING TRUST
dated March 10, 2004

Patricia Keeler
Print Name: Patricia Keeler

BY: Brennan Keeler
Name: Brennan Keeler
Title: Co-Trustee

Michael Keeler
Print Name: MICHAEL KEELER

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 9 day of April, 2018, by Brennan Keeler as Co-Trustee of the Fern Living Trust dated March 10, 2004. He is (☒) personally known to me or (☐) has produced _____ as identification.

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



Signed, sealed and delivered
in the presence of:

THE FERN LIVING TRUST
dated March 10, 2004

Patricia Keeler
Print Name: Patricia Keeler

BY: Jean D Fern
Name: Jean D. Fern
Title: Co-Trustee

Thomas R Kavanagh
Print Name: Thomas R Kavanagh

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 10th day of April, 2018, by Jean D. Fern as Co-Trustee of the Fern Living Trust dated March 10, 2004. She is (☒) personally known to me or () has produced _____ as identification.



PAULA PUCCIO
MY COMMISSION # FF 179406
EXPIRES: February 12, 2019
Bonded Thru Budget Notary Services

Paula Puccio
Notary Public, State of Florida
Print Name: Paula Puccio
My Commission Expires: 2/12/19

Signed, sealed and delivered
in the presence of:

THE FERN LIVING TRUST
dated March 10, 2004

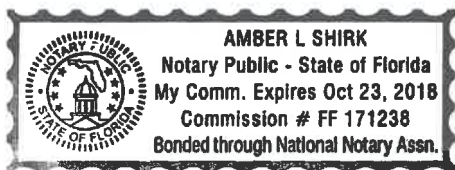
Patricia Keeler
Print Name: Patricia Keeler

BY: Michael Keeler
Name: Michael Keeler
Title: Co-Trustee

Krista Keeler
Print Name: Krista Keeler

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Michael Keeler as Co-Trustee of the Fern Living Trust dated March 10, 2004. He is (☒) personally known to me or () has produced _____ as identification.



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

Project Name: Bridge Road – RPM #2947 – Parcel 11
Project Number: 2947
PCN: 34-38-42-029-024-05570-70000

CONSENT OF MORTGAGEE

VIRGINIA A. DEVANE, JAMES DEVANE, JR., and DANIELLE DEVANE (hereinafter referred to as "Mortgagee"), the owner and holder of a certain Mortgage dated May 6, 2004, and recorded May 10, 2004 in Official Records Book 1896, Page 0370, Martin County, Florida Public Records and Mortgage Modification Agreement dated February 19, 2014 and recorded on February 28, 2014 in Official Records Book 2705, Page 536, Martin County, Florida Public Records (hereinafter referred to as the "Mortgage"), hereby executes this document to evidence its consent to the granting and recording of that certain Easement to which this Consent of Mortgagee is attached and which is being recorded simultaneously herewith (hereinafter referred to as the "Easement"), further Mortgagee agrees that the Easement shall be an interest, superior to the Mortgage and in the property to which the Mortgage encumbers. This consent is given on the express condition that it shall in no way affect the lien of the Mortgage on the property described in the Mortgage, but shall only be construed as a Subordination to the Easement.

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

SIGNATURE PAGES TO FOLLOW

SIGNATURE PAGES TO CONSENT OF MORTGAGEE

Signed, sealed and delivered
in the presence of:

Norman Lim
Print Name: Norman Lim
Oscar Alvarado
Print Name: Oscar Alvarado


Virginia A. Devane
Name: VIRGINIA A. DEVANE
Address: 5702 N. SAN ANDROS
WEST PALM BEACH, FL 33411

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7 day of April,
2018, by Virginia A. Devane, who: [] is personally known to me, or [x] has produced
FLORIDA DRIVER'S License as identification, and who did not take an oath.

(NOTARY SEAL)

Norman Lim
Name: Norman Lim
Typed, printed or stamped

 Norman Lim
Notary Public
State of Florida
MY COMMISSION # FF 245940
Expires: June 30, 2019

I am a Notary Public of the State of FL
having a commission number of FF 245940
and my commission expires: June 30, 2019

Signed, sealed and delivered
in the presence of:

Print Name: _____

Norman Lim

Print Name: _____

Osar Alvarado

Name: JAMES DEVANE, JR.

Address: _____

800 Bush St, Apt 604
San Francisco, CA 94108

STATE OF _____

FLORIDA

COUNTY OF _____

Palm Beach

The foregoing instrument was acknowledged before me this 7 day of April,
2018, by JAMES DEVANE, JR., who: [] is personally known to me, or [x] has produced
California Driver's License as identification, and who did not take an oath.

(NOTARY SEAL)

Name: _____

Norman Lim

Typed, printed or stamped



Norman Lim
Notary Public
State of Florida
MY COMMISSION # FF 245940
Expires: June 30, 2019

I am a Notary Public of the State of FL
having a commission number of FF 245940
and my commission expires: June 30, 2019

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Norman Lim

[Signature]
Print Name: Oscar Alvarado

Danielle Devane
Name: DANIELLE DEVANE


Address: 10 Autumn Ridge Ct.
Silver Spring, MD 20906

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7 day of April,
201 8, by Danielle Devane, who: [] is personally known to me, or [x] has produced
Maryland Driver's License as identification, and who did not take an oath.

(NOTARY SEAL)

[Signature]
Name: Norman Lim
Typed, printed or stamped

 Norman Lim
Notary Public
State of Florida
MY COMMISSION # FF 245940
Expires: June 30, 2019

I am a Notary Public of the State of FL
having a commission number of FF 245940
and my commission expires: June 30, 2019



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

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.

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

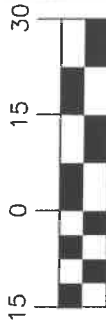
NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD
IMPROVEMENT
PROJECT

| | | | |
|--|--|---|---|
| SHEET NO. 1 OF 2 SHEETS PROJECT NO. 98-28 C | DATE 03/19/2015 SCALE NOT TO SCALE FIELD BK. 128 DRAWING BY D.B. CHECKED BY E.A.L. | BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION PARCEL 11 UTILITY EASEMENT | BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 S.W. JACK JAMES DRIVE SUITE 100 FLORIDA 34957 (772) 286-5753 (772) 286-5033 FAX LICENSED BUSINESS NO. 6852 |
|--|--|---|---|

THIS IS NOT
A SURVEY

N
W
E
S



LEGAL DESCRIPTION

PARCEL 11 UTILITY EASEMENT

A PARCEL OF LAND BEING THE
NORTHERLY 10.67 FEET OF LOTS
559, 558 AND 557, 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 1,600 SQUARE FEET
OR 0.037 ACRES, MORE OR LESS.

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

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7987 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987
(772)286-5753 (772)286-5035 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 11 UTILITY EASEMENT

DATE REVISIONS

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

PARCEL ID #
34-38-42-000-078-00040-9

GOMEZ GRANT & JUPTER ISLAND
PLAT BOOK 1, PAGE 80

PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

24+00

S.E. BRIDGE ROAD (PUBLIC)
(2ND ST. PER PLAT BOOK 1, PAGE 80)

23+00

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

(REFERENCE BEARING)
N68°12'48"E 150.00'

50.00'

50.00'

50.00'

50.00'

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50.00'

N21°40'14"W
10.67'

S.E. LARES AVE. (PUBLIC)

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

25'

25'

50' P.B. 9, PG. 68

PARCEL ID #
34-38-42-029-024-05570-7

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

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



Inst. # 2763542
Bk: 3069 Pg: 1198 Pages: 1 of 10
Recorded on: 7/3/2019 3:55 PM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$86.50

Project Name: Bridge Road – RMP #2947 – Parcel 11
Property Address: 9014 SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-029-024-05570-70000

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 JEAN D. FERN, BRENNAN KEELER and MICHAEL KEELER, TRUSTEES UNDER THE FERN LIVING TRUST dated March 10, 2004 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.

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

Accepted Pursuant to Resolution

No 12-5.5

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

Signed, sealed and delivered
in the presence of:

THE FERN LIVING TRUST
dated March 10, 2004

Patricia Keeler
Print Name: Patricia Keeler

BY: Brennan Keeler
Name: Brennan Keeler
Title: Co- Trustee

Michael Keeler
Print Name: MICHAEL KEELER

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 9 day of April, 2018,
by Brennan Keeler as Co-Trustee of the Fern Living Trust dated March 10, 2004. He is (☒) personally known to
me or () has produced _____ as identification.

Courtney Lawrence
Notary Public, State of Florida

Print Name: Courtney Lawrence

My Commission Expires: _____



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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](http://www.martin.fl.us/accessibility-feedback)

Signed, sealed and delivered
in the presence of:

THE FERN LIVING TRUST
dated March 10, 2004

Patricia Kelly
Print Name: Patricia Kelly

BY: Jean Fern
Name: Jean D. Fern
Title: Co-Trustee

Thomas P. Kuvshinov
Print Name: Thomas P. Kuvshinov

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 10th day of April, 2018,
by Jean D. Fern as Co-Trustee of the Fern Living Trust dated March 10, 2004. She is (☒) personally known to me
or () has produced _____ as identification.



PAULA PUCCIO
MY COMMISSION # FF 179406
EXPIRES: February 12, 2019
Bonded Thru Budget Notary Services

Paula Puccio
Notary Public, State of Florida
Print Name: Paula Puccio
My Commission Expires: 2/12/19

Signed, sealed and delivered
in the presence of:

THE FERN LIVING TRUST
dated March 10, 2004

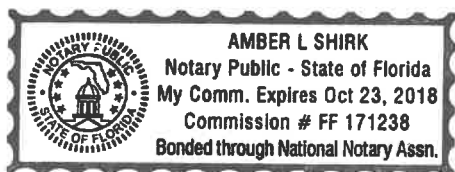
Pat Keeler
Print Name: Patricia Keeler

BY: Michael Keeler
Name: Michael Keeler
Title: Co-Trustee

Krista Keeler
Print Name: Krista Keeler

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 11 day of April, 2018,
by Michael Keeler as Co-Trustee of the Fern Living Trust dated March 10, 2004. He is (☒ personally known to
me or () has produced _____ as identification.



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

Project Name: Bridge Road – RPM #2947 – Parcel 11
Project Number: 2947
PCN: 34-38-42-029-024-05570-70000

CONSENT OF MORTGAGEE

VIRGINIA A. DEVANE, JAMES DEVANE, JR., and DANIELLE DEVANE (hereinafter referred to as "Mortgagee"), the owner and holder of a certain Mortgage dated May 6, 2004, and recorded May 10, 2004 in Official Records Book 1896, Page 0370, Martin County, Florida Public Records and Mortgage Modification Agreement dated February 19, 2014 and recorded on February 28, 2014 in Official Records Book 2705, Page 536, Martin County, Florida Public Records (hereinafter referred to as the "Mortgage"), hereby executes this document to evidence its consent to the granting and recording of that certain Easement to which this Consent of Mortgagee is attached and which is being recorded simultaneously herewith (hereinafter referred to as the "Easement"), further Mortgagee agrees that the Easement shall be an interest, superior to the Mortgage and in the property to which the Mortgage encumbers. This consent is given on the express condition that it shall in no way affect the lien of the Mortgage on the property described in the Mortgage, but shall only be construed as a Subordination to the Easement.

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

SIGNATURE PAGES TO FOLLOW

SIGNATURE PAGES TO CONSENT OF MORTGAGEE

Signed, sealed and delivered
in the presence of:

Virginia A. Devane
Print Name: Norman Lim

Escan Alvarado
Print Name: Escan Alvarado

Virginia A. Devane
Name: VIRGINIA A. DEVANE

Address: 5702 N. SAVANNAH
WEST PALM BEACH, FL 33411

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 07 day of April, 2018, by Virginia A. Devane, who: [] is personally known to me, or [X] has produced Florida Driver's License as identification, and who did not take an oath.

(NOTARY SEAL)

Norman Lim
Name: Norman Lim
Typed, printed or stamped



Norman Lim
Notary Public
State of Florida
MY COMMISSION # FF 245940
Expires: June 30, 2019

I am a Notary Public of the State of FL
having a commission number of FF245940
and my commission expires: June 30 2019

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

Name: JAMES DEVANE, JR.

Address: 800 Bush St, Apt 604
San Francisco, CA 94108

STATE OF _____
COUNTY OF _____

FLORIDA

Palm Beach

The foregoing instrument was acknowledged before me this 7 day of April,
2018, by JAMES DEVANE, JR., who: [] is personally known to me, or [x] has produced
California Driver's License as identification, and who did not take an oath.

(NOTARY SEAL)

Name: _____

Typed, printed or stamped

I am a Notary Public of the State of FL
having a commission number of FE 245940
and my commission expires: June 30, 2019



Norman Lim
Notary Public
State of Florida
MY COMMISSION # FF 245940
Expires: June 30, 2019

Signed, sealed and delivered
in the presence of:

Print Name: _____

Norman Lim

Print Name: _____

Oscar Alvarado

Name: DANIELLE DEVANE

Address: 10 Autumn Ridge Ct.
Silver Spring, MD 20906

STATE OF _____
COUNTY OF _____

FLORIDA

Palm Beach

The foregoing instrument was acknowledged before me this 7 day of April, 2018, by Danielle Devane, who: [] is personally known to me, or [☒] has produced MaryLAND DRIVER'S License as identification, and who did not take an oath.

(NOTARY SEAL)

Name: _____

Norman Lim

Typed, printed or stamped



Norman Lim
Notary Public
State of Florida
MY COMMISSION # FF 245940
Expires: June 30, 2019

I am a Notary Public of the State of FL
having a commission number of FF 245940
and my commission expires: June 30, 2019

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

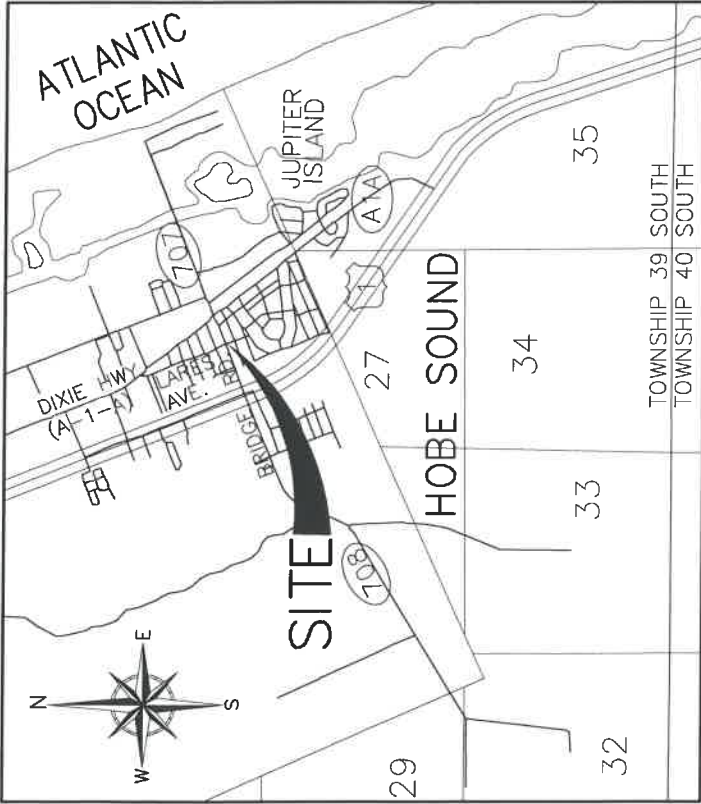
I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON AUGUST 1, 2017, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH 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 53-17, 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
7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(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 11

DATE 08/14/17
REVISIONS
REVISE PER COMMENTS

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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE SOUTHERLY 10.00 FEET OF THE NORTHERLY 20.67 FEET OF LOTS 559, 558 AND 557, 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 1,500 SQUARE FEET
OR 0.03 ACRES, MORE OR LESS.

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

B **BETSY LINDSAY, INC.**
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5935-AX
LICENSED BUSINESS NO. 6852

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 11

| DATE | REVISIONS |
|----------|---------------------|
| 08/14/17 | REVISE PER COMMENTS |

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

S:\98 PROJECTS\BLS\98-bridge-mc\5+L - RW_TCE_MISC\SL-ROW-PARCELS 2-9-10.dwg, 8/14/2017 2:30:49 PM, Betsy Lindsay, 1:1

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



Inst. # 2763544
Blk: 3069 Pg: 1217 Pages: 1 of 4
Recorded on: 7/3/2019 4:04 PM Doc: D
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

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

THIS INDENTURE, made this 9th day of January, 2018, between HOBEFLORI, LLC, a Florida limited liability company, whose address is 222 Grand Avenue, Englewood, New Jersey 07631, 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:

HOBEFLORI, LLC, a Florida limited
liability company

Print Name:

Mari Sassa

BY:

Name: Michael Schmidt

Title: Manager

Print Name:

John 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 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 # 2406298
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
PG. PAGE
O.R.B. OFFICIAL RECORDS BOOK
P.L.S. PROFESSIONAL LAND SURVEYOR
R/W RIGHT OF WAY
TCE TEMPORARY CONSTRUCTION EASEMENT

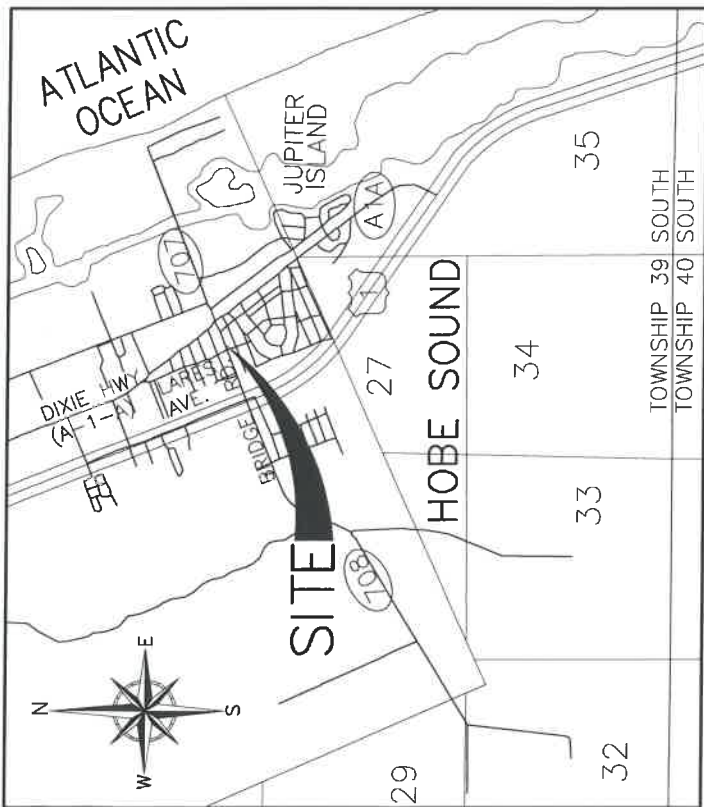
SURVEYOR'S CERTIFICATION

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 472.027, ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

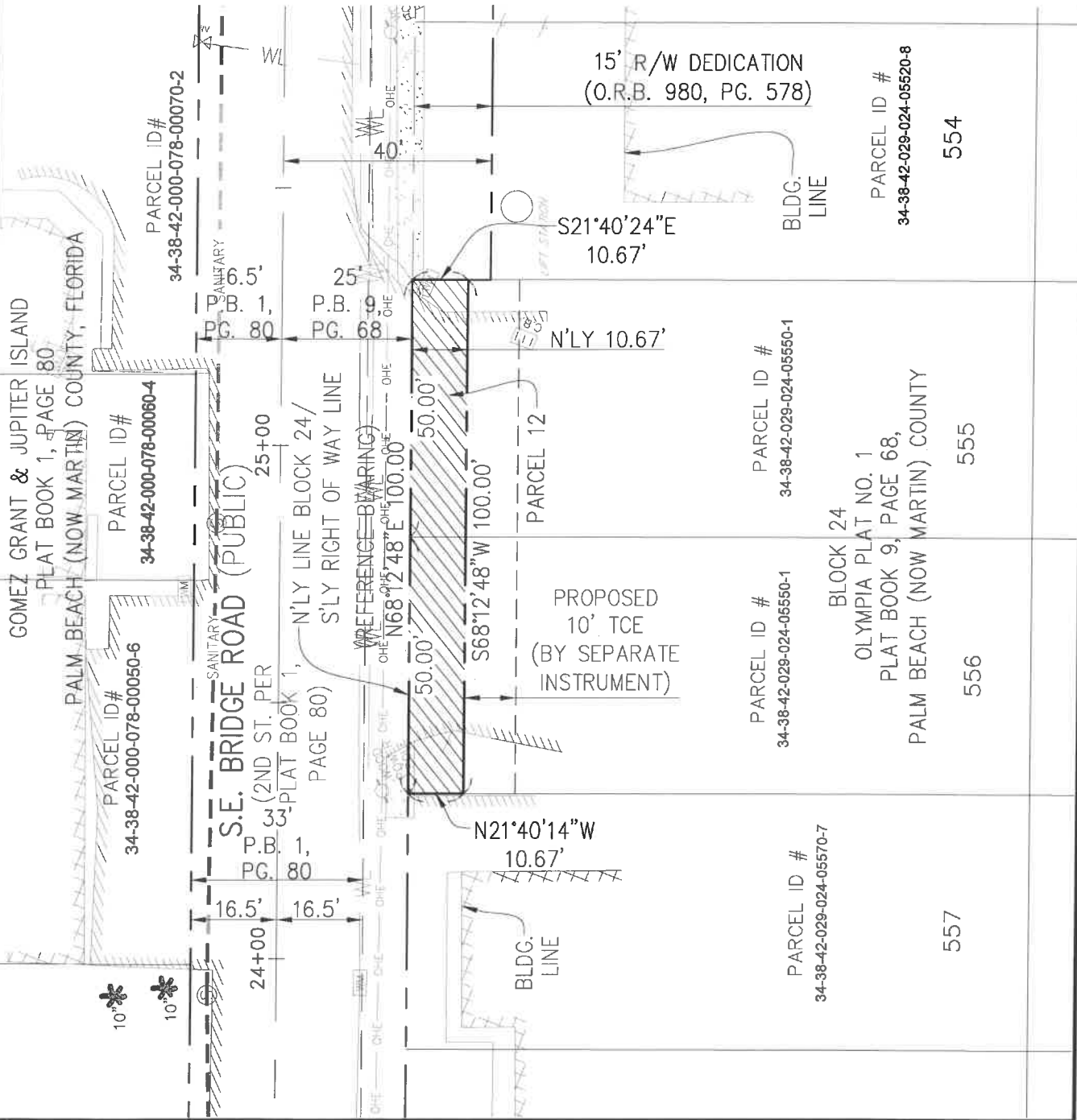
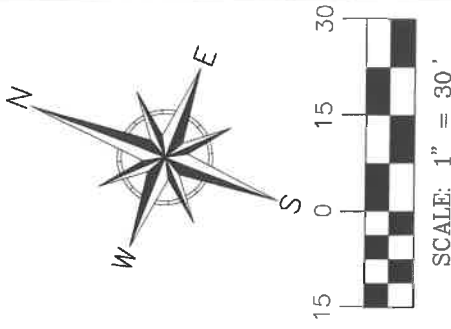
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

BRIDGE ROAD
IMPROVEMENT
PROJECT



| | | | | | |
|---|--|--|--|----------------------------------|--|
| SHEET NO. 1 OF 2 SHEETS | | DATE 08/14/17 | | REVISIONS REVISE PER COMMENTS | |
| PROJECT NO. 98-28 E | | BRIDGE ROAD IMPROVEMENT PROJECT MARTIN COUNTY, FLORIDA | | | |
| SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY ACQUISITION - PARCEL 12 | | 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 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852 | | | | | |

THIS IS NOT
A SURVEY



LEGAL DESCRIPTION

RIGHT OF WAY ACQUISITION -
PARCEL 12

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 0.02 ACRES, MORE OR LESS.

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

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
RIGHT OF WAY ACQUISITION - PARCEL 12

| DATE | REVISIONS |
|----------|---------------------|
| 08/14/17 | REVISE PER COMMENTS |
| | |
| | |

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

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE SUITE 100, FLORIDA 33497
(772) 286-5753 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6852