



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 19-0304

PHQJ-3

Meeting Date: 2/26/2019

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR ABANDONMENT OF A 10 FOOT WIDE UTILITY EASEMENT, LOCATED ON LOTS 17 AND 18, LYING WITHIN THE LIMITS OF BAY SHORE VILLAGE

EXECUTIVE SUMMARY:

This is a request for the Board to consider a Petition to Abandon a 10-foot-wide Utility Easement located in Bay Shore Village, Rocky Point, and further described in the attached petition for abandonment. No abandonment of right-of-way, or other fee ownership, is being requested under this Petition.

DEPARTMENT: Public Works

PREPARED BY: Name: Kevin T. Ryan
Title: Sr. Survey Technician

REQUESTED BY: Kenneth and Joy Campbell, Applicants

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 2/26/19
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

By Petition to Abandon, dated January 30, 2019, Kenneth and Joy Campbell request that the Board consider the abandonment of a utility easement located on lots 17 and 18, of Bay Shore Village, as recorded in Plat Book 4, Page 74. The Petitioner, owner of Lot 17 and a portion of Lot 18, is seeking this abandonment since there is no existing or intended use for the easement. A portion of Lot 18 has been conveyed to the Petitioners by deed dated August 20, 2018 and recorded in OR Book 3012, page 1628, to remedy a driveway encroachment. The Petition involves only the Utility Easement; no property owner will be deprived of legal access to adjoining property.

All of the property abutting said utility easement, including the underlying fee simple where the easement is located, is owned by Petitioners. Petitioners' deeds whereby they acquired the affected property are enclosed with this Petition as Exhibit D.

The Petition is limited in scope to the abandonment of easement. No abandonment of right-of-way or other fee ownership is being requested under this Petition. This Petition, and the requested abandonment, will have no impact on the public for use and will not affect the public's rights of access to navigable water.

As the Petition only involves a utility easement, no property owner shall be deprived of legal access to his property as a result of this utility easement being abandoned.

ISSUES:

Section 139.2 of the Martin County Code of Ordinances requires a privilege fee for abandonment and vacation of County property and roads; however, the Board may waive the privilege fee required upon a showing of good cause. The Petitioner has requested that the privilege fee be waived as it is not receiving any additional land in conjunction with the proposed abandonment.

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the Agenda Item Summary and all of its attachments for the record as Exhibit 1.
2. Move that the Board agree to waive the privilege fee, finding good cause shown by the Petitioner since the Abandonment involves only a Utility Easement.
3. Move the Board adopt the Resolution for the Abandonment of the Utility Easement, with the following conditions:

Publication one time within thirty (30) days of a Notice of Adoption of this Resolution in a newspaper of general circulation published in Martin County, Florida.

ALTERNATIVE RECOMMENDATIONS

Move that the Board deny the Petition to Abandon.

FISCAL IMPACT:

RECOMMENDATION

The application fee for the Petition to Abandon is \$3,200.00.

Funding Source	County Funds	Non-County Funds
Kenneth and Joy Campbell		\$3,200.00
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

PETITION TO ABANDON UTILITY EASEMENT

TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA:

Petitioners, Kenneth and Joy Campbell, petition this Board to abandon a utility easement located within the Bay Shore Village subdivision in the unincorporated Martin County, Florida, and as grounds therefor says the following:

1. Petitioners request abandonment of that certain utility easement located between Lots 17 and 18, Bay Shore Village, as recorded in Plat Book 4, Page 74, of the Public Records of Martin County, Florida. The plat and highlighted location of the proposed utility easement to be abandonment is attached as Exhibit A to this Petition.
2. Petitioners request this abandonment for the following reasons: Petitioners own the property on both sides of this utility easement and, as the result of development around the subject property, no utility company needs, or has intention, to use the utility easement now or in the future. The County has no intent to ever use the utility easement, nor does the other public utility companies servicing the area. Letters of no objection have been obtained from Florida Power & Light, Comcast and AT&T and are attached to this Petition as Composite Exhibit B. An email from Martin County confirming the Utilities and Solid Waste Department has no need for the utility easement is attached as Exhibit C.
3. The property abutting said utility easement, including the underlying fee simple where the easement is located, is owned by Petitioners, except for a portion of the utility easement area that is owned by the owner of the remainder of Lot 18. Petitioners' deeds whereby they acquired the affected property are enclosed with this Petition as Exhibit D. A letter of no objection from the owner of the remainder of Lot 18 is enclosed with this Petition as Exhibit E.
4. The Petition is limited in scope to the abandonment of easement. No abandonment of right-of-way or other fee ownership is being requested under his Petition. This Petition, and the requested abandonment, will have no impact on the public for use and will not affect the public's rights of access to navigable water.
5. As the Petition only involves a utility easement, no property owner shall be deprived of legal access to his property as a result of this utility easement being abandoned.

NOW, THEREFORE, Petitioner requests that this Board of County Commissioners abandon the above-described easement in accordance with applicable provisions of Florida Statutes and the Martin County Code of Ordinances.

Dated this 30th day of JANUARY, 2019.



Tyson J. Waters, Esq.
Attorney for Petitioners
Fox McCluskey Bush Robison, PLLC
The Tower Building at Willoughby Commons
3473 SE Willoughby Blvd.
Stuart, FL 34994
(772) 287-4444

EXHIBIT A

BAY SHORE VILLAGE

BEING LOTS 31 AND 38 OF "PLAT OF SUBDIVISION OF LOTS 13 AND 14 OF THE HANSON GRANT"
PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA

SCALE 1"=100'

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT AND FIND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF FLORIDA, AND THAT THE SAME IS CORRECTLY PLATED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MARTIN, FLORIDA.
J. H. HANSON
CLERK



APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MARTIN, FLORIDA, THIS 18 DAY OF August, A.D. 1968

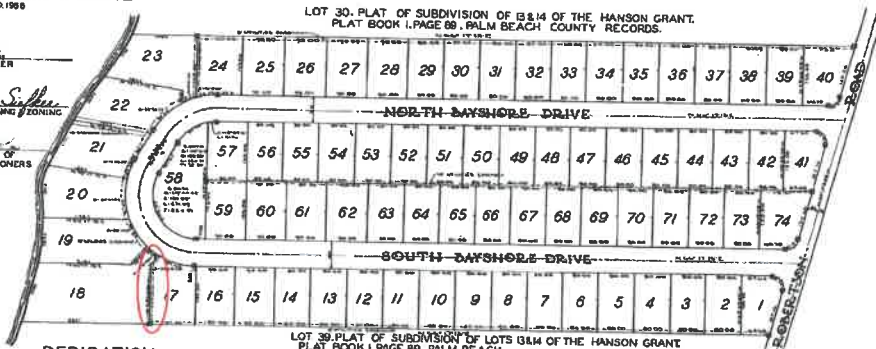
APPROVED:
COUNTY ENGINEER

CHAIRMAN PLANNING & ZONING COMMISSION

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

WATER

POCKET



CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN
I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF UNDER MY DIRECTION AND THAT SAID PLAT TO THE BEST OF MY KNOWLEDGE AND I PERMANENT REFERENCE MONUMENTS HAVE BEEN REQUIRED BY LAW.

LEE BRUCE LANE
FLORIDA CERTIFICATE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF AUGUST, A.D. 1968, AT STUART, FLORIDA

MY COMMISSION EXPIRES MAY 18, 1970

SYMBOL FOR PERM. - 0

DEDICATION

STATE OF NEW YORK
COUNTY OF MONTGOMERY
KNOW ALL MEN BY THESE PRESENTS THAT MOHAWK VALLEY CONCRETE CO. INC. OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE ROADS SHOWN HEREON.
IN WITNESS WHEREOF MOHAWK VALLEY CONCRETE CO. INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED AND ATTESTED BY ITS SECRETARY THIS 17 DAY OF JULY, A.D. 1968.

Richard J. Burgess
WITNESS
Ethel Burgess

Richard J. Burgess
ATTEST
Ethel Burgess
SECRETARY

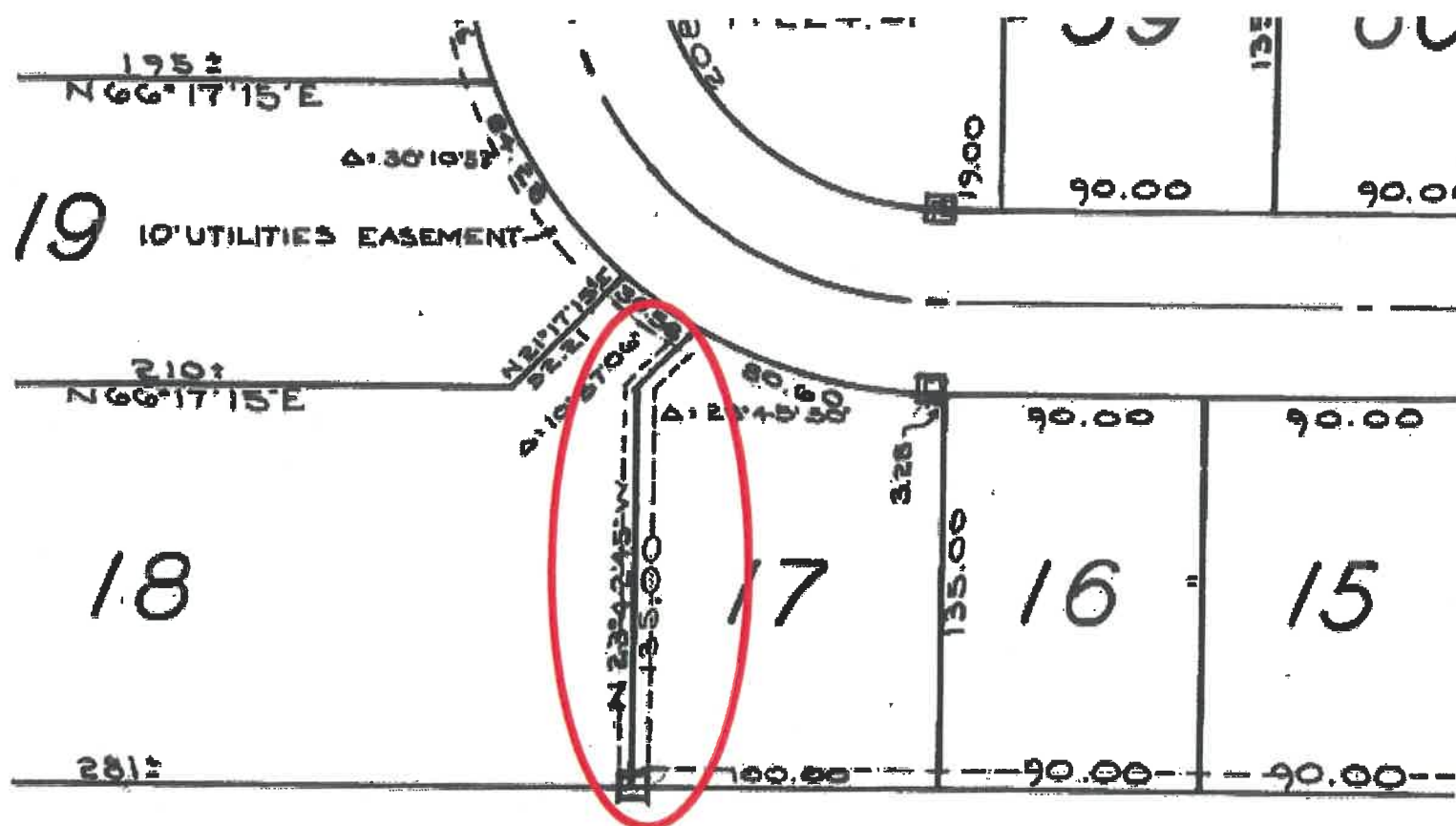
ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF MONTGOMERY
BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD J. BURGESS AND ETHEL BURGESS, PRESIDENT AND SECRETARY RESPECTIVELY OF MOHAWK VALLEY CONCRETE CO. INC. WELL KNOWN TO ME TO BE PERSONS EXECUTING THE FOREGOING INSTRUMENT OF DEDICATION AS SHOWN HEREON AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME AS STATED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL AT CAMDEN, NEW YORK, THIS 17 DAY OF JULY, A.D. 1968.

MY COMMISSION EXPIRES 7/17/70

Charles A. Connor
NOTARY

STAMP
ENGINEER
IN CHARGE



EDUCATION

STATE OF NEW YORK
COUNTY OF MONTGOMERY

Exhibit B

Letters of No Objection Utility Companies



Florida Power & Light Company
4406 SW Cargo Way
Palm City, FL 34990

October 5, 2018

Tyson J. Waters, Esq.
Fox, Wackeen, Dungey, LLP
3473 SE Willoughby Blvd.
Stuart, FL 34995

Re: Letter of No Objection for Request to Abandon/Vacate a 10' Utility Easement between
Lots 17 and 18, of the Plat of Bay Shore Village, as recorded in Plat Book 4, Page 74, of
the Public Records of Martin County, Florida.
Address of subject property: 4550 Bayshore Terrace / 4530 Bayshore Terrace
Stuart, Florida
Parcel Nos.: 48-38-41-001-000-00170-6; 48-38-41-001-000-00180-4

Applicant: Kenneth and Joy Campbell

Dear Mr. Waters:

Please be advised that Florida Power & Light has No Objection to the release and abandonment of that certain platted ten foot (10') utility easement located between the above referenced properties, which are more particularly described as Lots 17 and 18 of the Plat of Bay Shore Village, recorded in Plat Book 4, Page 74, of the Public Records of Martin County, Florida. This letter of No Objection is restricted to the platted utility easement shown in the above reference plat between Lots 17 and 18, as depicted therein.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Shiran Saadon-Porter
Associate Engineer
772-223-4244



September 28, 2018

Easement Abandonment Letter

Tyson J. Waters, Esq. Fox McCluskey Bush Robison, PLLC 3473 SE Willoughby Blvd.
Stuart, FL 34995

Re: Letter of No Objection for Request to Abandon/Vacate a 10' Utility Easement between Lots 17 and 18, of the Plat of Bay Shore Village, as recorded in Plat Book 4, Page 74, of the Public Records of Martin County, Florida Address of subject property: 4550 Bayshore Terrace / 4530 Bayshore Terrace Stuart, Florida Parcel Nos.: 48-38-41-001-000-00170-6; 48-38-41-001-000-00180-4 Applicant : Kenneth and Joy Campbell

Dear Mr. Waters:

Please be advised that Comcast Florida/Georgia LLC has No Objection to the release and abandonment of that certain platted ten foot (10') utility easement located between the above referenced properties, which are more particularly described as Lots 17 and 18 of the Plat of Bay Shore Village, recorded in Plat Book 4, Page 74, of the Public Records of Martin County, Florida. This letter of No Objection is restricted to the platted utility easement shown in the above reference plat between Lots 17 and 18, as depicted therein. We have aerial cable in the rear of the properties.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rick Johnson", followed by a long horizontal line extending to the right.

Rick Johnson

Construction Coordinator

Comcast Cable Communications

Mobile 561-402-4513



James P Virga
Manager OSP Engineering

AT&T Florida
329 NW Dixie Hwy
Stuart Florida 34994

T 772-692-2774
Jv3965@att.com
att.com

October 19, 2018

Tyson J. Waters, Esq.
Fox McCluskey Bush Robison, PLLC
3473 SE Willoughby Blvd.
Stuart, FL 34995

Re: Letter of No Objection for Request to Abandon/Vacate a 10' Utility Easement
between Lots 17 and 18, of the Plat of Bay Shore Village, as recorded in Plat Book 4,
Page 74, of the Public Records of Martin County, Florida
Address of subject property: 4550 Bayshore Terrace / 4530 Bayshore Terrace
Stuart, Florida

Parcel Nos.: 48-38-41-001-000-00170-6; 48-38-41-001-000-00180-4
Applicant : Kenneth and Joy Campbell

Dear Mr. Waters:

Please be advised that AT&T Florida has No Objection to the release and
abandonment of that certain platted ten foot (10') utility easement located between
the above referenced properties, which are more particularly described as Lots 17 and
18 of the Plat of Bay Shore Village, recorded in Plat Book 4, Page 74, of the Public
Records of Martin County, Florida. This letter of No Objection is restricted to the
platted utility easement shown in the above reference plat between Lots 17 and 18, as
depicted therein and attached.

Please feel free to contact me if you have any questions or concerns.

Sincerely,
James P. Virga

AT&T
329 NW Dixie Hwy
Stuart FL, 34994
t 772.692.2774 | jv3965@att.com

MOBILIZING YOUR WORLD

AT&T



BAY SHORE VILLAGE

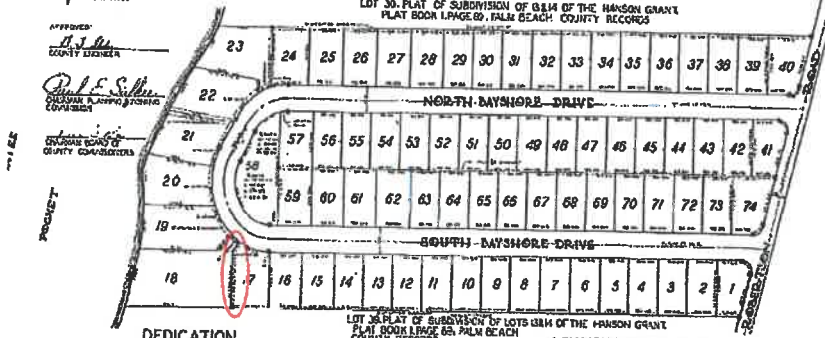
BEING LOTS 31 AND 36 OF "PLAT OF SUBDIVISION OF LOTS BANDIA OF THE HANSON GRANT"
PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA

SCALE 1:1000



APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
I, Paul F. Sullivan,
COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT HAS
BEEN RECORDED IN THE PUBLIC RECORDS OF THE
COUNTY OF MARTIN, FLORIDA, THIS 18
DAY OF April, 1968.



CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, Paul F. Sullivan,
COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT HAS
BEEN RECORDED IN THE PUBLIC RECORDS OF THE
COUNTY OF MARTIN, FLORIDA, THIS 18
DAY OF April, 1968.

RECORDED AND INDEXED TO RECORD IN
BOOK 18 PAGE 89 OF MARTIN COUNTY RECORDS

BY Paul F. Sullivan
COUNTY CLERK

SYMBOL FOR FULL-0

DEDICATION

STATE OF NEW YORK
COUNTY OF ALBANY

BEFORE ALL MEN BY THESE PRESENTS THAT MONAHAN VALLEY CONCRETE CO. INC.
A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA,
DOES BY THESE PRESENTS DEDICATE TO THE PUBLIC THE ROAD SHOWN HEREON
TO BE BUILT AND TO BE USED AS A HIGHWAY AND TO BE KNOWN AS DAYSHORE DRIVE
IN WITNESS WHEREOF MONAHAN VALLEY CONCRETE CO. INC. HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SECRETARY AND
ATTESTED BY ITS SECRETARY THIS 18 DAY OF April, 1968.

Paul F. Sullivan
COUNTY CLERK

Paul F. Sullivan
COUNTY CLERK

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF ALBANY

BEFORE ME THIS DAY PERSONALLY APPEARED MONAHAN VALLEY CONCRETE CO. INC.
A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA,
DOES BY THESE PRESENTS DEDICATE TO THE PUBLIC THE ROAD SHOWN HEREON
TO BE BUILT AND TO BE USED AS A HIGHWAY AND TO BE KNOWN AS DAYSHORE DRIVE
IN WITNESS WHEREOF MONAHAN VALLEY CONCRETE CO. INC. HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SECRETARY AND
ATTESTED BY ITS SECRETARY THIS 18 DAY OF April, 1968.

IN WITNESS WHEREOF
Paul F. Sullivan
COUNTY CLERK

Paul F. Sullivan
COUNTY CLERK

AT&T

Exhibit C

Letter of No Objection Martin County Utilities

Tyson J. Waters

From: Leo Repetti <lrepetti@martin.fl.us>
Sent: Wednesday, September 05, 2018 10:25 AM
To: Tyson J. Waters
Cc: James Christ; Samuel Amerson; Ellen Macarthur; Jeremy Covey
Subject: FW: Form submission from: Employee Contact Form
Attachments: Plat of Bay Shore Village (PB Bk 4, Pg 74).pdf; 4550 SE Bayshore Terrace - Utility Aerial.pdf

4550 SE Bayshore Terrace

Tyson,

Martin County Utilities does not have any infrastructure between lots 17 and 18, and does not object to the abandonment of this platted easement.

Martin County Real Property Division of Public Works prepares related agenda items for easements and related items. I am copying Ellen MacArthur from that group.

Thank you,

Leo Repetti, PE
 Martin County Utilities & Solid Waste

2378 SE Ocean Blvd
 Stuart, Florida 34996
 (772) 320-3065

-----Original Message-----

From: Tyson J. Waters [mailto:twaters@foxmccluskey.com]
Sent: Wednesday, September 05, 2018 10:09 AM
To: Leo Repetti
Subject: RE: Form submission from: Employee Contact Form

My client owns Lot 17. There is a 10' utility easement over Lots 17 and 18, with the easement being 5' on each lot. Lots 17 and 18, in the applicable area, back up to another residential development/lot and does not seem to be needed or in use. If possible, we would like the easement along Lots 17 and 18 abandoned/terminated. Thank you for the quick response and assistance. If additional questions or anything else I can assist with in your review please let me know.

Sincerely,

Tyson J. Waters, Of Counsel
 Florida Bar Board Certified – Real Estate Fox McCluskey Bush Robison, PLLC The Tower Building at Willoughby Commons
 3473 SE Willoughby Boulevard
 Stuart, Florida 34994
 (772) 287-4444 Telephone, ext. 223
 (772) 283-4637 Fax
 twaters@foxmccluskey.com

CONFIDENTIALITY WARNING: This e-mail is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you have received this communication in error, please do not distribute it and notify us immediately by e-mail at the above e-mail address or via telephone at (772) 287-4444 AND DELETE THE ORIGINAL MESSAGE.

REPLIES FILTERED: Any incoming reply to this communication to us will be electronically filtered for "spam" and/or "viruses," which may result in your reply being quarantined and potentially delayed or not received at all. For that reason, we cannot guarantee that we will receive your reply or receive it in a timely manner. Accordingly, you should consider sending communications to us which are particularly important or time-sensitive by means other than e-mail or, at a minimum, follow up with us to ensure that it was received. Although this e-mail is believed to be free of any virus or other defect that might affect any computer system in which it is received, it is the responsibility of the recipient to ensure that it is virus free. Fox McCluskey accepts no responsibility for any loss or damage arising in any way from its use.

-----Original Message-----

From: Leo Repetti [mailto:lrepetti@martin.fl.us]
Sent: Wednesday, September 05, 2018 8:14 AM
To: Tyson J. Waters
Subject: FW: Form submission from: Employee Contact Form

Tyson,

Which lot is your client's? There is a 10' easement between lots 23/24 (5' on each side) that is currently not being utilized and I do not see a current use or future need for that easement.

We do, however, have a water main within the easement occupying the west 15' of lot 26 that needs to remain.

Thank you,

Leo Repetti, PE
Martin County Utilities & Solid Waste

2378 SE Ocean Blvd
Stuart, Florida 34996
(772) 320-3065

-----Original Message-----

From: Jeremy Covey
Sent: Wednesday, September 05, 2018 7:14 AM
To: Leo Repetti
Cc: James Christ
Subject: FW: Form submission from: Employee Contact Form

Leo,

Can you contact Mr. Waters regarding the easement and let Sam and myself know what was decided? Thanks!

Thank you,

Jeremy Covey, P.E. (FL)
Technical Services Administrator
Martin County Utilities & Solid Waste

(772) 221-2353

-----Original Message-----

From: Samuel Amerson
 Sent: Tuesday, September 04, 2018 4:07 PM
 To: 'twaters@foxmccluskey.com'
 Cc: Jeremy Covey
 Subject: FW: Form submission from: Employee Contact Form

Hi Tyson, hope all is well.

I will ask Jeremy, our Technical Services Administrator, to assign this request and have someone contact you regarding Martin County Utilities department interest in the easement.

Sam

Sam Amerson, PE
 Director,
 Utilities & Solid Waste Department
 Martin County BOCC
 2378 SE Ocean Boulevard
 Stuart, FL 34996
 samerson@martin.fl.us
 772-223-7942 (O)
 772-260-9613 (C)

-----Original Message-----

From: do_not_reply@martin.fl.us [mailto:do_not_reply@martin.fl.us]
 Sent: Tuesday, September 04, 2018 4:01 PM
 To: Samuel Amerson
 Subject: Form submission from: Employee Contact Form

The following information was submitted via Martin County's BOCC website's "Contact Us" staff directory.

Details of the request are as follows:

Email Address: twaters@foxmccluskey.com
 Phone Number: 772-287-4444
 Subject: Abandonment of Utility Easement
 Message:

Sam,

I hope this message finds you well. I have a client that owns a lot in Bay Shore Village and there is a 5' utility easement that runs along the west side of the property. The utility easement is not being used, nor has it ever been used to my knowledge, and is not dedicated to any particular entity or for any use (it is not dedicated just shown on the plat as a utility easement). We are working with the Association to have them release any rights they may have but think I should do the same with Martin County.

Would it be possible to set up a meeting with you, or the appropriate person in your department, to discuss in more detail?

Thank you ,

Tyson Waters
 twaters@foxmccluskey.com
 772-287-4444

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



BAY SHORE VILLAGE

BEING LOTS 31 AND 38 OF "PLAT OF SUBDIVISION OF LOTS 13 AND 14 OF THE HANSON GRANT" PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA

APPROVAL
STATE OF FLORIDA
COUNTY OF MARTIN

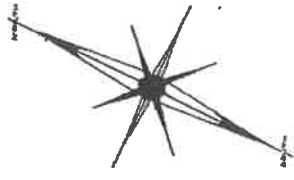
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MARTIN, FLORIDA, THIS 13 DAY OF August, A.D. 1968

APPROVED:

H. J. [Signature]
COUNTY ENGINEER

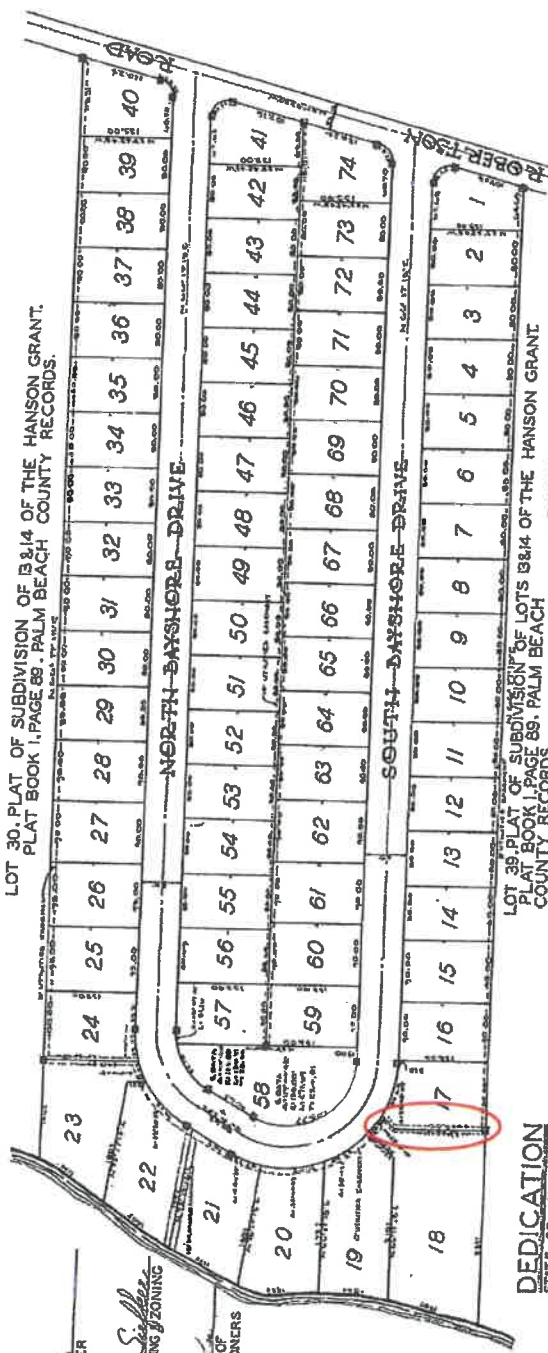
Paul E. [Signature]
CHAIRMAN PLANNING & ZONING COMMISSION

CHAIRMAN BOARD OF COUNTY COMMISSIONERS



SCALE: 1"=100'

LOT 30, PLAT OF SUBDIVISION OF LOTS 13 & 14 OF THE HANSON GRANT, PLAT BOOK 1, PAGE 88, PALM BEACH COUNTY RECORDS.



DEDICATION
STATE OF NEW YORK
COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS THAT MOHAWK VALLEY CONCRETE CO. INC. OWNER IN FEE SIMPLE OF THE LANDS HEREIN SHOWN, HAS CAUSED THESE PLATS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC THE ROADS SHOWN HEREON FOR THE USE OF THE PUBLIC. THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SECRETARY THIS 17 DAY OF JULY, A.D. 1968.

Richard A. [Signature]
PRESIDENT

Ethel Burgess [Signature]
SECRETARY

ATTEST:

Richard A. Burgess [Signature]
RICHARD BURGESS - PRESIDENT

Ethel Burgess [Signature]
ETHEL BURGESS - SECRETARY

ACKNOWLEDGEMENT
STATE OF NEW YORK
COUNTY OF MONTGOMERY

BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD J. BURGESS AND ETHEL BURGESS, PRESIDENT AND SECRETARY RESPECTIVELY OF MOHAWK VALLEY CONCRETE CO. INC. WELL KNOWN TO ME TO BE THE PERSONS EXECUTING THE FOREGOING INSTRUMENT OF DEDICATION AS SHOWN HEREON AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME AS STATED HEREIN. I, THE NOTARY PUBLIC, DO HEREBY WITNESS MY HAND AND OFFICIAL SEAL AT CANAJOHARIE, NEW YORK, THIS 17 DAY OF JULY, A.D. 1968.

MY COMMISSION EXPIRES 3/30/70

Charles A. [Signature]
NOTARY

CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY THAT THE PLAT SHOWN ON THE PRECEDING PAGE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON AND THAT SAID PLAT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF A PERMANENT REFERENCE MONUMENT HAS BEEN PLACED BY LAW.

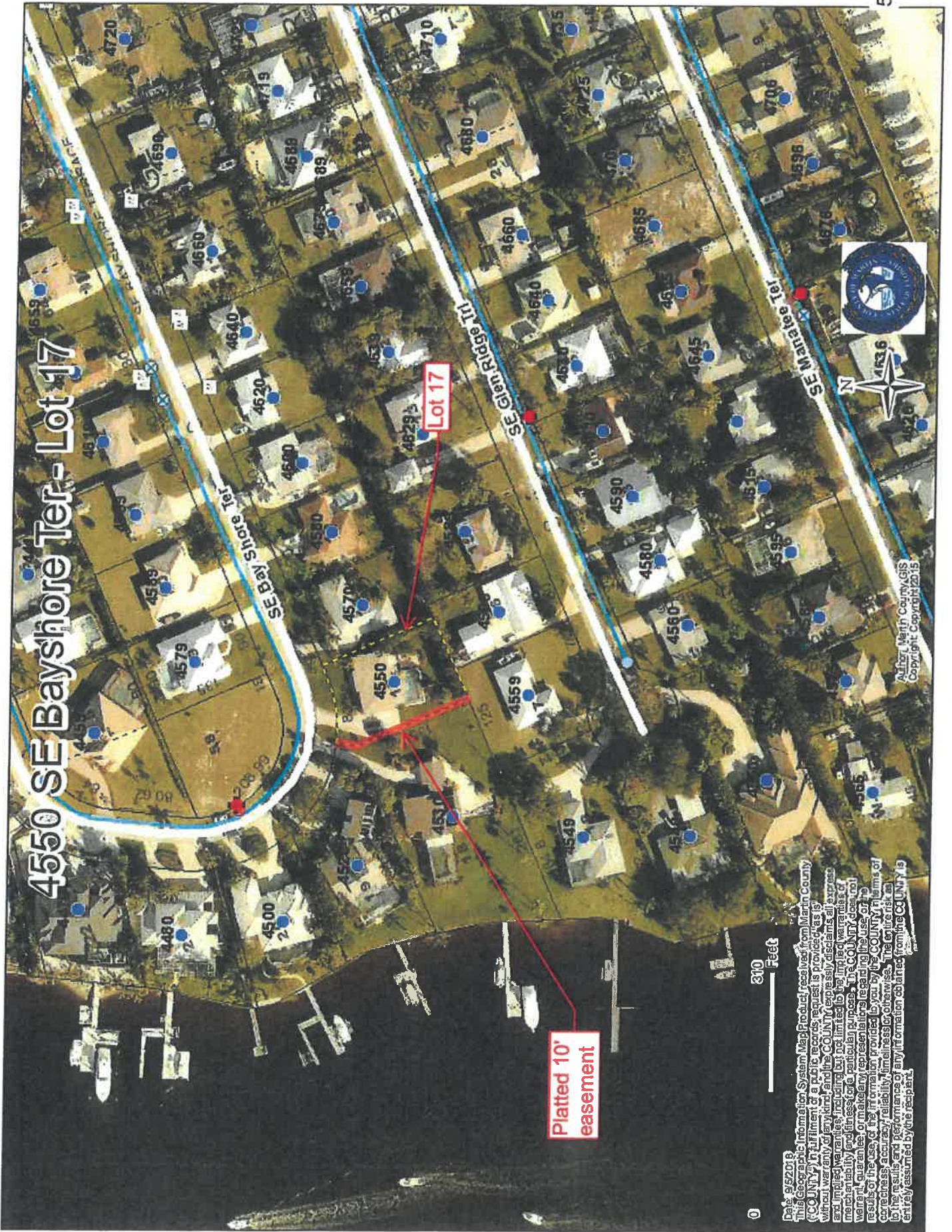
Lee Brock [Signature]
LEE BROCK - LAND SURVEYOR
FLORIDA CERTIFICATE NO. 12345

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF JULY, A.D. 1968, AT STUART, FLORIDA

MY COMMISSION EXPIRES 12/31/70

SYMBOL FOR PRM. 10

4550 SE Bayshore Ter- Lot 17



0

310 Feet

Date: 9/5/2018
 This Geographic Information System (Map Product) received from Marion County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representation regarding the use of the results of the use of this information provided to you by the COUNTY in terms of accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.



Marion County, OR
 Copyright: Copyright 2018

Exhibit D

Deeds

INSTR # 2120075
 OR BK 02363 PG 2398
 Pg 2398 (1pg)
 RECORDED 12/10/2008 10:46:57 AM
 MARSHA EWING
 CLERK OF MARTIN COUNTY FLORIDA
 DEED DOC TAX 1,540.00
 RECORDED BY B Phoenix

Prepared by and return to:
 Curtis L. Shenkman, Esq.

DeSANTIS, GASKILL, SMITH & SHENKMAN, P.A.
 Suite 100 11891 U.S. Highway One
 North Palm Beach, FL 33408
 561-622-2700
 File Number: 29000.079
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of December, 2008 between Jeremy Cuffe and Gretchen G. Cuffe, husband and wife whose post office address is 13 Clarendon Street, Rockland, ME 04841, grantor, and Kenneth Dale Campbell and Joy Bensen Campbell, husband and wife whose post office address is 4550 SE Bayshore Terrace, Stuart, FL 34997, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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:

Lot 17, BAY SHORE VILLAGE, according to the Plat thereof, recorded in Plat Book 4, Page 74, Public Records of Martin County, Florida.

Parcel Identification Number: 48-38-41-001-000-00170-6

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: TRIBE GREEN

Jeremy Cuffe (Seal)

Witness Name: Lior & Marne

Witness Name: _____

Witness Name: _____

State of Maine
 County of Knox

The foregoing instrument was acknowledged before me this 8th day of December, 2008 by Jeremy Cuffe and Gretchen G. Cuffe, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

JACOB D. MILLER
 NOTARY PUBLIC
 MAINE
 MY COMMISSION EXPIRES JUNE 11, 2014

Notary Public

Printed Name: Jacob D. Miller

My Commission Expires: 6/11/2014



This Instrument Prepared by:
Tyson J. Waters, Esq.
Fox McCluskey Bush Robison, PLLC
3473 SE Willoughby Boulevard
P.O. Drawer 6
Stuart, FL 34994

CA249501

Parcel Identification number: 48-38-41-001-000-00180-4

SPACE ABOVE LINE FOR PROCESSING AND RECORDING INFORMATION

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 20th day of August, 2018, by Ralph Frank Lukens, Jr., as Trustee of the R. Frank Lukens, Jr. Revocable Trust dated December 20, 2005 ("Grantor"), whose mailing address is 5232 Hillview Lane, Orlando, Florida 32819, to Kenneth Dale Campbell and Joy Bensen Campbell, husband and wife ("Grantee"), whose post office address is 4550 Bayshore Terrace, Stuart, Florida 34997.

(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 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 and sufficiency of which is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Being a portion of Lot 18, Bayshore Village, according to the plat thereof as recorded in Plat Book 4, Page 74, Public Records of Martin County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Lot 18; thence South 21°17'49" West, along the east line of said Lot 18, a distance of 27.91 feet to the Point of Beginning of herein described portion of Lot 18 to be conveyed; thence continue South 21°17'49" West, a distance of 7.01 feet; thence South 12°40'32" East, a distance of 47.42 feet; thence South 17°35'02" East, to the south line of said Lot 18, a distance of 83.98 feet; thence North 66°17'15" East, along said south line of said Lot 18, a distance of 23.00 feet to the

southeast corner of said Lot 18; thence North 23°42'45" West along the east line of said Lot 18, a distance of 135.00 feet to the Point of Beginning.

The above referenced property is not the homestead of said Grantor under the laws and constitution of the State of Florida, or any member of said Grantor's household, nor is the subject property contiguous to said Grantor's homestead.

The purpose of this conveyance is to adjust or settle the common boundary line between the parcels owned by said Grantor and said Grantee.

Subject to taxes for 2018 and subsequent years; and covenants, conditions, restrictions, easements, reservations and limitations of record, if any, which shall not be re-imposed by reason of this conveyance.

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.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract of title on the described property and therefore expresses no opinion as to the condition of title.

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

Signed, sealed and delivered
in the presence of:



Witness #1 Signature



Witness #1 Printed Name



Ralph Frank Lukens, Jr., as Trustee of the R.
Frank Lukens, Jr. Revocable Trust dated
December 20, 2005



Witness #2 Signature



Witness #2 Printed Name

STATE OF Florida
COUNTY OF Martin

The foregoing Deed was acknowledged before me this 20th day of August, 2018, by Ralph Frank Lukens, Jr., as Trustee of the R. Frank Lukens, Jr. Revocable Trust dated December 20, 2005, who ☒ is personally known to me, or ☐ has produced _____ as identification, and who did [not] take an oath.

Donna H. Deakins

Notary

Printed Name: Donna H. Deakins

I am a Notary Public of the State of Florida

having a commission number of GG028660

and my commission expires: 10/30/20



This instrument prepared by:
Jeffrey M. Koltun, Esquire
Kane and Koltun, Attorneys at Law
557 North Wymore Road
Suite 100
Maitland, Florida 32751
(407) 661-1177
Parcel ID Number: 48-38-41-001-000-00180 40000


INSTR # 2435217
OR BK 2697 PG 1261
(3 Pgs)
RECORDED 01/13/2014 02:25:59 PM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$0.70

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made the 7th day of January, 2014, by **Ralph Frank Lukens, Jr.**, a single person, whose post office address is 5232 Hillview Lane, Orlando, Florida 32819 (hereinafter referred to as the "Grantor"), to the **R. Frank Lukens, Jr. Revocable Trust dated December 20, 2005**, as the same may from time to time be amended, whose post office address is 5232 Hillview Lane, Orlando, Florida 32819 (hereinafter referred to as the "Grantee"). (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto Grantee, Grantor's entire interest in and to that certain parcel of real property situate, lying and being in Martin County, Florida (hereinafter referred to as the "Property") as more particularly described below:

Lot 18, BAY SHORE VILLAGE, a Subdivision according to the plat thereof, as recorded in Plat Book 4, Page 74, Martin County, Florida Public Records.

4530 SE Bayshore Terrace, Stuart, Florida 34997

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

THIS Property is not the homestead of Grantor.

This conveyance is subject to taxes accruing subsequent to December 31, 2013, and to easements, restrictions, agreements, conditions, limitations and reservations of record, provided that this reference to restrictions shall not operate to reimpose the same.

Ralph Frank Lukens, Jr. shall serve as Trustee of the R. Frank Lukens, Jr. Revocable Trust dated December 20, 2005. Ralph Frank Lukens, Jr., as Trustee, shall have the power and authority to protect, conserve, and to sell or lease, or encumber, or otherwise to manage and dispose of the Property. In the event that Ralph Frank Lukens, Jr. is unable or unwilling to serve as Trustee, then Patricia L. Wolf shall serve as successor Trustee. In the event that Patricia L. Wolf is unwilling or unable to serve as Trustee, then Margaret L. Bolton shall serve as successor Trustee.

The powers of the Trustee and all successor Trustees shall extend to any and all rights which the Grantor possesses in the Property. Any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor (including homestead rights, if any), and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a Notary Public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee, incapacitated, or removing said Trustee for any reason.
- D. The written certificate of a physician currently practicing medicine, who has treated the Trustee for at least three (3) months prior thereto, that the Trustee is physically or mentally incapable of handling the duties of trustee.
- E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a Notary Public.


The scrivener of this instrument has undertaken no duty to examine title to the Property, has relied upon and used legal descriptions provided by the Grantor, and disclaims any liability to any parties whomsoever for the inaccuracy of any such legal

descriptions or the failure of Grantor to actually hold title to all or any portion of the Property.

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

Signed, sealed and delivered
in the presence of:


Print Name: KIM KNOWLTON

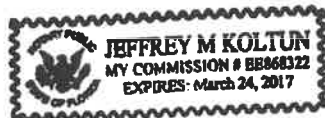

Ralph Frank Lukens, Jr.
5232 Hillview Lane
Orlando, Florida 32819


Print Name: DALE H. BARNETT

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of January, 2014, by R. Frank Lukens, Jr. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five years) as identification, or ☐ produced other identification, to wit: _____.





Notary Public, State of Florida

Exhibit E

Letter of No Objection (Neighbor)

Martin County Board of County Commissioners
Martin County Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Re: Abandonment of Utility Easement between Lots 17 and 18, Bay Shore Village, as recorded in Plat Book 4, Page 74, of the Public Records of Martin County, Florida.

Dear Honorable Commissioners:

I am the owner of the property located at 4530 SE Bayshore Terrace, Stuart, Florida, which property is part of Lot 18, Bay Shore Village and which is subject to a portion of the platted utility easement that is the subject of the above reference abandonment petition. Please find this as my letter of no objection to the application to abandon the utility easement located between Lots 17 and 18, Bay Shore Village. I am in support of the abandonment request and would respectfully request the Board of County Commissioners' approval of the same.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ralph Franks Lukens, Jr.", is written over the typed name.

Ralph Franks Lukens, Jr., as Trustee of the
R. Frank Lukens, Jr., Revocable Trust dated
December 20, 2005

CERTIFICATION

I have reviewed the abandonment petition filed by Kenneth and Joy Campbell and all related documents, maps, aerials, etc., and I hereby certify that no property owner will be denied access to their property as a result of the abandonment of the utility easement described and shown on Exhibit "A."



Name: Tyson J. Waters, Esq.

Address: Fox McCluskey Bush Robison, PLLC
3473 SE Willoughby Blvd.
Stuart, Florida 34994

Title: Attorney for Petitioner

Date: January 30, 2019



Notary Public

My Commission Expires:

6-21-2021



BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 19-_____

REGARDING THE ABANDONMENT OF A 10-FOOT WIDE UTILITY EASEMENT BEING A
PORTION OF LOTS 17 & 18 LYING WITHIN BAY SHORE VILLAGE, PLAT NO. 4, PAGE 74,
MARTIN COUNTY, FLORIDA

WHEREAS, this Board has made the following determinations of fact:

1. Pursuant to notice published in The Stuart News on February 10, 2019, a public hearing was held by the Board of County Commissioners of Martin County, Florida, on the 26th of February, in the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida, concerning the abandonment of the following-described rights-of-way in Martin County, Florida:

SEE ATTACHED EXHIBIT "A"

2. Any and all persons desiring to be heard regarding this matter were given an opportunity to present their views to this Board;
3. This Board has determined that the above-described utility easement will not be needed as a part of the County's utility system;
4. This Board has determined that abandoning said utility easement would not be contrary to the public interest;
5. This Board has determined that no property owner will be denied access to its property as a result of this abandonment.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Martin County, Florida, that:

A. The following described utility easement in Martin County, Florida, is hereby abandoned, subject to the conditions set forth in part B:

SEE ATTACHED EXHIBIT "A"

B. The abandonment of said utility easement is subject to publication one time within thirty (30) days of a Notice of Adoption of this Resolution in a newspaper of general circulation published in Martin County, Florida.

THIS RESOLUTION SHALL NOT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED.

DULY PASSED AND ADOPTED THIS _____ DAY _____ OF 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

KRISTA A. STOREY, ACTING COUNTY ATTORNEY

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-01.DWG

M.C. PROJ. NO. 19-01

SHEET NO. 1 OF 3

SURVEYOR'S NOTES

EXHIBIT "A"

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE PLAT OF BAY SHORE VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGE 74 OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING AND REFERENCE: BEARING IS NORTH 66°17'15" EAST, REFERENCE IS THE CENTER-LINE OF SOUTH BAYSHORE DRIVE AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE EASEMENT AREA TO BE ABANDONED.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, 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: POB=POINT OF BEGINNING, POT=POINT OF TERMINATION, PB=PLAT BOOK, ORB,PG=OFFICIAL RECORDS BOOK,PAGE.

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK

**SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE**

SEAL

THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2 AND 3**

DATE:

UTILITY EASEMENT ABANDONMENT - LOTS 17 & 18

BAY SHORE VILLAGE PB 4, PG 74

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : KTR SCALE : N/A

DATE : 2/1/19

DRAWING # 19-01

610

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-01.DWG

M.C. PROJ. NO. 19-01

SHEET NO. 2 OF 3

DESCRIPTION

A 10 FOOT WIDE UTILITY EASEMENT LOCATED IN, LOTS 17 AND 18, PLAT BOOK 4, PAGE 74, BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, BAY SHORE VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGE 74, OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE CENTER-LINE OF THE EXISTING 10 FOOT WIDE UTILITY EASEMENT, SOUTH 21°17'49" WEST, A DISTANCE OF 27.91 FEET, THENCE SOUTH 23°42'35" EAST, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF LOT 17, AND POINT OF TERMINATION. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES.

SAID UTILITY EASEMENT CONTAINS 1,629.10 SQUARE FEET, (0.037 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1 AND 3

UTILITY EASEMENT ABANDONMENT - LOTS 17 & 18

BAY SHORE VILLAGE

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : KTR SCALE : N/A

DATE : 2/1/19

DRAWING # 19-01

611

MARTIN COUNTY, STUART, FLORIDA

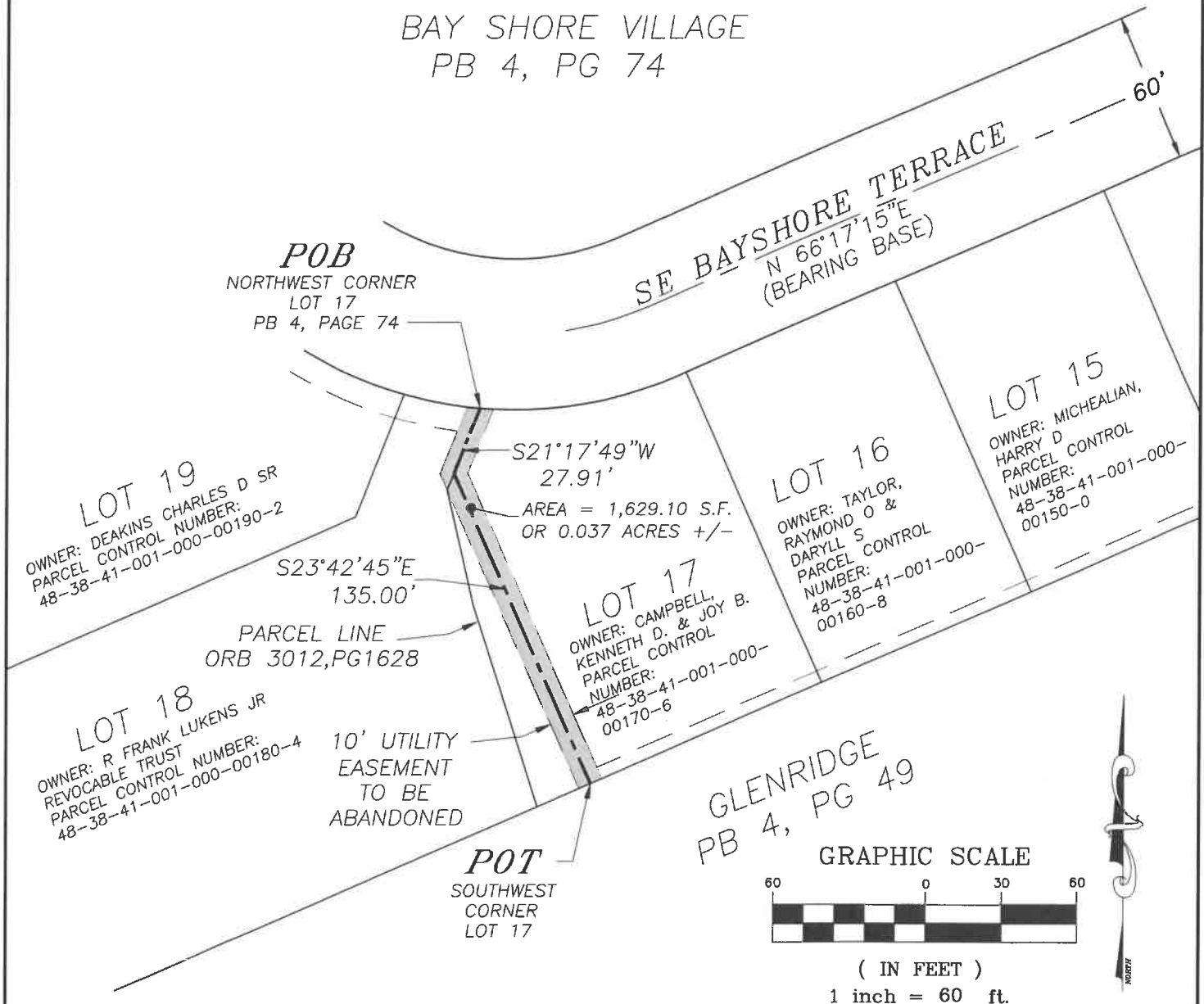
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-01.DWG

M.C. PROJ. NO. 19-01

SHEET NO. 3 OF 3

BAY SHORE VILLAGE
PB 4, PG 74



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1 AND 2

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=60' OR SMALLER.

UTILITY EASEMENT ABANDONMENT - LOTS 17 & 18

**BAY SHORE VILLAGE
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : KTR

SCALE : 1"=60' 612

DATE : 2/1/19

DRAWING # 19-01

Thomas M. Walker, Jr. PSM

4261 SW Pine Cove Court

Stuart, Florida 34997

Home: (772) 600-8228

Cell: (772) 528-6843

E-mail: thomasmwalkerjr@gmail.comCOUNTY
EXHIBIT #2**PROFESSIONAL:****Professional Surveyor and Mapper (PSM)**

December 2011- Present

Registration Number: LS6875

Florida Department of Agriculture and Consumer Services

Skills Summary:

- Experienced in Baseline and Right-of-way, Topographic surveys, Boundary surveys, Sketch and Legal Descriptions, Plat Review, Open Road Determinations/Variances and GIS services.
- Proficient in AutoCAD Civil 3D, Microstation, Geopak, ArcMap, ArcGIS Pro and Microsoft Office

EXPERIENCE:**County Surveyor**

October 2017 - Present

Martin County Board of County Commissioners, Stuart, Florida

- Manages the Survey Division
- Manages In-house and Consultant Survey/GIS Projects
- Reviews Plats and other Development Review Surveys

Project Manager - Survey Division

October 2015- October 2017

Martin County Board of County Commissioners, Stuart, Florida

- Supervise Field Crews and Survey Assistant positions
- Manage In-house and Consultant Survey/GIS Projects
- Reviews Plats and other Development Review Surveys
- Open Road Determinations & Variances
- Manage Vertical Network & GNSS CORS Stations

Project Surveyor

May 2014- October 2015

Avirom & Associates, Stuart, Florida

- Manage Survey/GIS Projects including financial aspects
- Overseeing Survey Work Performed for Stuart Office
- Processing and QA/QC of Field Data
- CAD Drafting of Surveys
- GIS Analysis and Mapping

GIS Specialist (Contractor)

October 2013- May 2014

NextEra Energy Resources, Juno Beach, Florida

Responsible for Mapping Legal Descriptions, Authoring quality Cartographic Products, Conducting Spatial Analysis, Performing CAD-GIS Data Conversion, and Delivering Competitive Analysis in an ESRI ArcGIS environment to support Renewable Energy Development at NextEra Energy Resources

Project Surveyor/GIS Team Leader

February 2011- October 2013

Erdman Anthony, Royal Palm Beach, Florida

- Manage Geospatial Projects including financial aspects
- Create proposals and responses to RFPs and RFQs
- Completed field and office work for Geospatial projects
- Member Technology Advisory Group (TAG)

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 2/26/19 Time
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

EDUCATION:

Florida Atlantic University Boca Raton, Florida
Bachelors of Science in Geomatics Engineering May 2011
Minor: Geographic Information Science (GIS)
Cum Laude **GPA: 3.7**

Indian River State College Fort Pierce, Florida
Associates of Arts degree May 2007

ORGANIZATIONS:

Vice-President for Indian River Chapter of FSMS	2018-Present
Member Florida Atlantic University Geomatics Engineering Advisory Committee	2012-Present
Member FSMS (Florida Surveying and Mapping Society)	2009-Present
Immediate Past President for Indian River Chapter of FSMS	2016-2017
President for Indian River Chapter of FSMS	2015-2016
Secretary for Indian River Chapter of FSMS	2014-2015
Vice-President of FAU Geomatics Engineering Student Society (FSMS)	2010-2011
Member Palm Beach Countywide GIS Forum	2012-Present
Member FLURISA (Florida Urban Planning Information Systems & Programs)	2013-Present

HONORS & AWARDS:

Florida Surveying & Mapping Society President of the Year	2016
Faculty Award for Outstanding Academic Achievement (FAU CECS)	Spring 2011
Outstanding Student Award (FAU Northern Campus Achievement Awards)	Spring 2011
Dean's List	Fall 2010
Palm Beach Chapter FSMS Scholarship	Fall 2010/Spring 2011
Dick Tharin Scholarship (Gold Coast Land Surveyors Council)	Spring 2010
Eric Alexander Engineering Scholarship	Fall 2009/Spring 2010
Space Coast Chapter FSMS Scholarship	Fall 2009
Eric Alexander Engineering Scholarship	Spring 2009

INTERESTS:

- Running
- New Technologies
- Gadgets
- Sports
- Entertainment
- Food & Wine
- Education

PHQJ-3

COUNTY
EXHIBIT # 3

Treasure Coast Newspapers

TCPALM

The Stuart News

1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF MARTIN

Before the undersigned authority personally appeared, Natalie Zollar, who on oath says that she is Classified Inside Sales Manager of the Stuart News, a daily newspaper published at Stuart in Martin County, Florida: that the attached copy of advertisement was published in the Stuart News in the following issues below. Affiant further says that the said Stuart News is a newspaper published in Stuart in said Martin County, Florida, with offices and paid circulation in Martin County, Florida, and that said newspapers have heretofore been continuously published in said Martin County, Florida, daily and distributed in Martin, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The Stuart News has been entered as Periodical Matter at the Post Offices in Stuart, Martin County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Customer	Ad Number	Copyline	PO #
964106 - TOM WALKER	2225546	BAY SHORE VILLAGE	

Pub Dates

February 10, 2019

Sworn to and subscribed before me this day of, February 21, 2019, by

Natalie Zollar

who is

Natalie Zollar

(X) personally known to me or

() who has produced _____ as identification.

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 2/26/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

Karol E Kangas

Karol Kangas

Notary Public



BEFORE THE BOARD OF
COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

REGARDING THE
ABANDONMENT OF A UTILITY
EASEMENT LYING AT LOTS 17
AND 18, BAY SHORE VILLAGE
MARTIN COUNTY, FLORIDA

NOTICE is hereby given that the Board of County Commissioners of Martin County, Florida, will, at its regular meeting to be held on February 26th at 9:00 a.m., or as soon thereafter as the matter may be heard; hold a public hearing at the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida. This meeting will be held for the purpose of considering the vacation and abandonment of the following described utility easement in Martin County, Florida:

A 10 FOOT WIDE UTILITY EASEMENT LOCATED IN, LOTS 17 AND 18, PLAT BOOK 4, PAGE 74, BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, BAY SHORE VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGE 74, OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE CENTER-LINE OF THE EXISTING 10 FOOT WIDE UTILITY EASEMENT, SOUTH $21^{\circ}17'49''$ WEST, A DISTANCE OF 27.91 FEET, THENCE SOUTH $23^{\circ}42'35''$ EAST, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF LOT 17, AND POINT OF TERMINATION. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES.

SAID UTILITY EASEMENT CONTAINS 1,629.10 SQUARE FEET, (0.037 ACRES) MORE OR LESS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the County Administrator at (772) 221- 2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. If you are hearing or voice impaired, please call (772) 288-5940.

If any person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at the meeting or hearing of the board, agency, or commission, that person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Pub Feb 10th 2019
TCN 2225546