



Inst. # 2782367
Blk: 3091 Pg: 1687 Pages: 1 of 1
Recorded on: 10/30/2019 9:19 AM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$10.00

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BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 19-10.12

WHEREAS, Martin County needs a Utility Easement from JB Tech Center, LLC, to allow for water service and the maintenance of certain utility facilities on the north side of NE Causeway Boulevard and east of NE Indian River Drive; and

WHEREAS, by document entitled "Utility Easement" executed on August 26, 2019, JB Tech Center, LLC, a Florida limited liability company, grants to Martin County a perpetual Utility Easement; and

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

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

Martin County hereby accepts and approves the Utility Easement conveyed by JB Tech Center, LLC.

DULY PASSED AND ADOPTED THIS 22TH DAY OF OCTOBER, 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:


SARAH W. WOODS, COUNTY ATTORNEY



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

Project Name: JB Tech Center, LLC
Project No: RPM #3321
PCN: 15-37-41-000-000-00200-2

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UTILITY EASEMENT

THIS EASEMENT granted and executed this 26 day of August, 2019, by JB TECH CENTER, LLC, a Florida limited liability company, whose mailing address is 3601 SE Ocean Boulevard, Suite 002, Stuart, FL 34996, 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 considerations, in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant unto the Grantee forever, an easement 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, in, under, over, across, and through 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.

The Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good and lawful authority to grant and convey this easement; that Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that there are no mortgages encumbering the Easement Premises.

The Grantor agrees that it will not alter or obstruct or allow the alteration or obstruction of the Easement Premises in any way without the express written consent of the Grantee. Grantee, its contractors, agents and employees shall have free access to the Easement Premises and every part thereof, at all times, for the purpose of exercising the rights granted herein; provided however in making any excavations on the Easement Premises, Grantee shall make the same in such manner as will cause the least injury to the surface of the ground and restore any improvements within such excavation to as near the same condition as it was prior to such excavation as soon as is practicable.

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:

WITNESSES:

GRANTOR:

JB TECH CENTER, LLC,
a Florida limited liability company

Renee Mitchell
Witness

BY: Kevin Kryzda

Renee Mitchell
Print Name

Kevin Kryzda
Print Name

Christopher Stapleton
Witness

Title: Manager

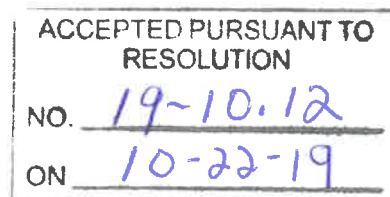
CHRISTOPHER STAPLETON
Print Name

State of Florida }
County of Martin }

The foregoing Utility Easement was acknowledged before me this 26 day of August, 2019 by Kevin Kryzda, as Manager of JB Tech Center, LLC, a company existing under the laws of the State of Florida, on behalf of the company. He/she is (☒) personally known to me or has produced _____ as identification.



Shannon S. McCullough
Notary Public
Seal/Stamp



Legal Description

A parcel of land for utility easement purposes, lying in Section 15, Township 37 South, Range 41 East, Martin County, Florida, and being described more particularly as follows:

Commence at the intersection of the centerline of NE Indian River Drive and the extension of the North Right-of-Way line of NE Causeway Boulevard; Thence along said line North 72°26'41" East, a distance of 40.00 feet to a point being the corner of the East Right-of-Way line of NE Indian River Drive and the North Right-of-Way line of NE Causeway Boulevard; Thence along the North Right-of-Way of NE Causeway Boulevard, North 72°26'41" East, a distance of 133.63 feet to the **Point of Beginning**; Thence departing said line North 17°33'19" West, a distance of 8.00 feet; Thence North 72°26'41" East, a distance of 8.00 feet; Thence South 17°33'19" East, a distance of 8.00 feet to the North Right-of-Way line of NE Causeway Boulevard; Thence along said line, South 72°26'41" West, a distance of 8.00 feet to the Point of Beginning.

Containing 64.00 Square feet, more or less.



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
 PO BOX 1489 • 1505 SW MARTIN HWY.
 PALM CITY, FL 34991
 (800) 388-1088 • WWW.GCYINC.COM

Sketch & Legal Description

Tech Center

MARTIN COUNTY,

FLORIDA

Scale:

N.A.

Date:

Feb 2019

File & Drawing No.:

15-1058-03-09

Drawn By:

M.F.M.

Checked:

P.A.

Sheet

1 OF 3

NO.	REVISIONS	DATE	BY

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 3 sheets, with sheet 3 being the sketch of description.
 - B) Reproductions of the description and sketch are signed and sealed with an embossed surveyor's seal. Additions or deletions from this survey document by other than the signing party are prohibited without written consent of the signing surveyor.
- 3) Bearings shown hereon are referenced to the State Plane Coordinate System, Florida East Zone, North American Datum 1983, adjustment of 2011 and are further referenced to the North Right-of-Way line of NE Causeway Boulevard. Said line bears North 72°26'41" East.
- 4) 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.

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.

2/8/2019

Date of Signature



Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199



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PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYNINC.COM

Sketch & Legal Description

Tech Center

MARTIN COUNTY,

FLORIDA

Scale:

N.A.

Date:

Feb 2019

File & Drawing No.:

15-1058-03-09

Drawn By:

M.F.M.

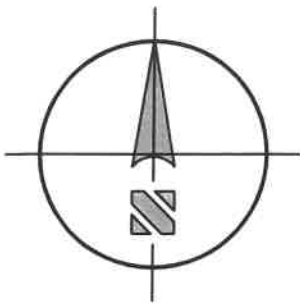
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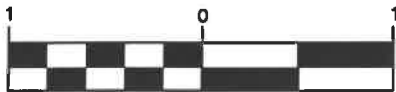
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2 OF 3

NO.	REVISIONS	DATE	BY

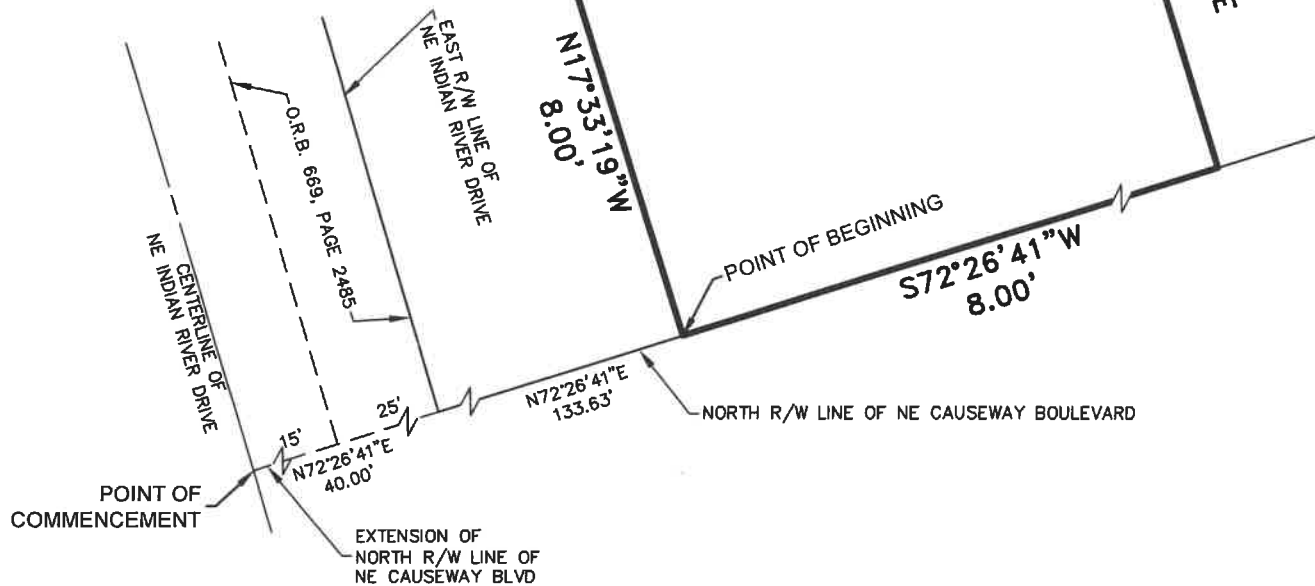


GRAPHIC SCALE



(IN FEET)
1 inch = 1 ft.

M.C. PID # 15-37-41-000-000-00200-2
JB TECH CENTER, LLC
O.R.B. 3010, PAGE 1525

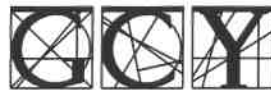


NOTE:

This drawing does not represent
a boundary survey and is based
on office information only.

LEGEND

M.C. = RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORDS BOOK
PID = PARCEL ID NUMBER
R/W = RIGHT-OF-WAY



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PALM CITY, FL 34991
(800) 386-1066 • WWW.GCMINC.COM

Sketch & Legal Description

Tech Center

MARTIN COUNTY,

FLORIDA

Scale:

1"=1'

Date:

Feb 2019

Drawn By:

Checked:

M.F.M.

P.A.

File & Drawing No.:

15-1058-03-09

Sheet

3 OF 3