Inst. # 2833461
Bk: 3152 Pg: 911 Pages: 1 of 1
Recorded on:8/21/2020 11:41 AM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller



Clerk of the Circuit Martin County, FL Rec Fees: \$10.00

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# BEFORE THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

RESOLUTION NO. 20-6.19

WHEREAS, Palm City GA Homes, LLC, a Florida limited liability company, has agreed to convey a Drainage, Access and Maintenance Easement to Martin County for the Magnolia Ridge of Palm City Planned Unit Development; and

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

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

The Martin County Board of County Commissioners hereby accepts and approves a Drainage, Access and Maintenance Easement from Palm City GA Homes, LLC, a Florida limited liability company to Martin County.

DULY PASSED AND ADOPTED THIS 16th DAY OF JUNE, 2020.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

CAROLYN TIMMANN, CLERK OF THE

DIRCUIT COURT AND COMPTROLLER

HAROLD E JENKINS II, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

This instrument prepared by:

Real Property Division Ellen MacArthur for Martin County 2401 SE Monterey Road Stuart, FL 34996

Project Name: Magnolia Ridge of Palm City

Property Address: 2810 SW Martin Hwy, Palm City

PCN: 24-38-40-000-003-00010-8

RPM#3278

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Inst. # 2833462
Bk: 3152 Pg: 912 Pages: 1 of 4
Recorded on:8/21/2020 11:41 AM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$35.50 Deed Tax: \$0.70

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### DRAINAGE, ACCESS AND MAINTENANCE EASEMENT

THIS DRAINAGE, ACCESS AND MAINTENANCE EASEMENT granted and executed this day of AUGUST, 2029 by PALM CITY GA HOMES, LLC, a Florida limited liability company, whose address is 1900 NE 16<sup>th</sup> Terrace, Fort Lauderdale, FL 33305, 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 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee forever, a perpetual drainage, access and maintenance easement on, over, under, across and through the land described and depicted on **Exhibit "A"** attached hereto and made a part hereof (the "Easement Premises") for the maintenance of Danforth Creek and construction, installation and use of any surface and sub-surface drainage system necessary to ensure proper drainage, and the repair, maintenance, replacement thereof, and for ingress and egress across, over, and upon the Easement Premises as may be reasonably necessary, to carry out the purposes of this easement.

And the Grantor hereby covenants with 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, 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 Easement Premises.

Accepted Pursuant to Resolution
No 40-6-19
On 6-16-2020

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 <a href="https://www.martin.fl.us/accessibility-feedback">www.martin.fl.us/accessibility-feedback</a>

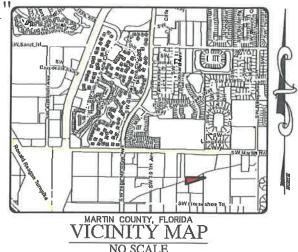
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:	PALM CITY GA HOMES, LLC, a Florida limited liability company
WITNESSES  WITNESSES  Printed Name: LYNETTE SOUKHOO	By: Sobulle tohus Printed Name: Robert W. Johns
Printed Name: Brooks	Title: Manager
STATE OF Florida COUNTY OF Broward	
The foregoing instrument was acknowledged before me this 3 day of August, 2020, by Robert Johns, as manages of PALM CITY GA HOMES, LLC, on behalf of said entity () by means of physical presence or () online notarization and who is () personally known to me or () has produced	
Florida lilere as identificat	ion.
A.	ry Public, State of Florida
Print	Name: Jennifer Chambless
	Jennifer Chambless

THIS IS NOT A SURVEY

EXHIBIT - "A"

**GROWTH MANAGEMENT** DEPARTMENT



#### **DESCRIPTION:**

A PARCEL OF LAND LYING IN TRACT 14 SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT 14, WHICH IS 153.48 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 14, THENCE NORTH 00°05'47" EAST, ALONG THE WEST LINE OF TRACT 14 A DISTANCE OF 22.22 FEET TO A (FIELD LOCATED) NORTH TOP OF BANK OF DANFORTH CREEK; THENCE THE SEVEN FOLLOWING COURSES FOLLOW SAID TOP OF BANK: NORTH 69'17'55' EAST, A DISTANCE OF 113.83 FEET; THENCE NORTH 81°04'11" EAST, A DISTANCE OF 101.81 FEET; THENCE NORTH 68°18'07" EAST, A DISTANCE OF 42.97 FEET; THENCE NORTH 71°24'27" EAST, A DISTANCE OF 61.65 FEET; THENCE NORTH 68°20'44" EAST, A DISTANCE OF 49.62 FEET, THENCE NORTH 70°24'01" EAST, A DISTANCE OF 48.19 FEET; THENCE NORTH 58°39'41" EAST, A DISTANCE OF 6.15 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14; THENCE SOUTH 89'42'56" EAST, ALONG THE NORTH LINE OF SAID TRACT 14 A DISTANCE OF 46.96 FEET TO A POINT THAT IS 227.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 14; THENCE SOUTH 71°23'25" WEST IN A STRAIGHT LINE, AS CALLED OUT AND MADE REFERENCE TO IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 3010, PAGE 322, A DISTANCE OF 473.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,066.21 SQUARE FEET OR 0.162 ACRES, MORE OR LESS.

OWEN

PROFESSIONAL SURVEYOR & MAPPER 77
FLORIDA REGISTRATION #5556

SKETCH & DESCRIPTION OF: DRAINAGE EASEMENT

PREPARED FOR:

MAGNOLIA RIDGE

NOTE MARKUP EDITS REVISION 1

PORT SAINT LUCIE OFFICE 10250 SW VILLAGE PARKWAY SUITE 201 PORT SAINT LUCIE, FL 34987 爾 772-462-2455



ENGINEERS O SURVEYORS
ENVIRONMENTAL F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935 L.B. CERTIFICATE OF AUTHORIZATION 8098

SHEET 1 OF 2

GNATURE DATE

REVISIONS

EASEMENT CHANGES REV 2

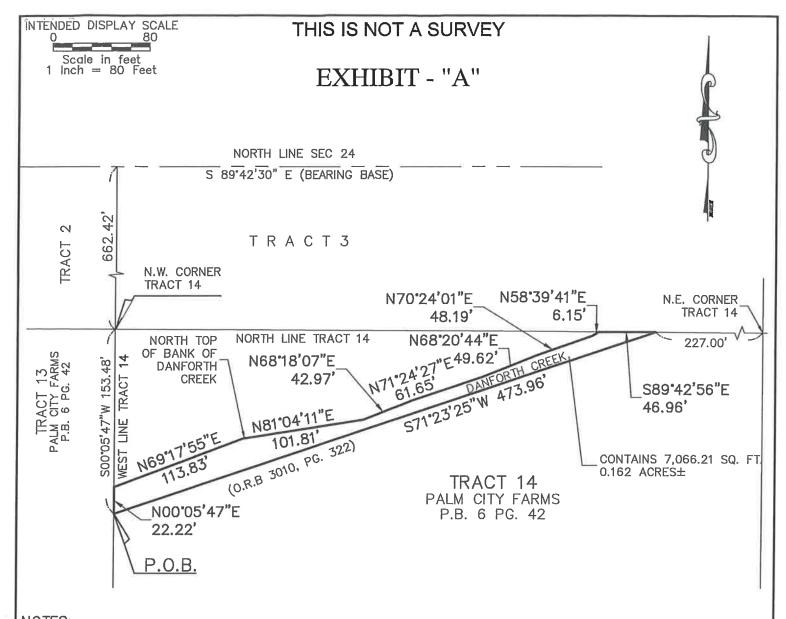
1/10/20 REV 3: ADD TOP OF BANK NOTE 3/11/20 REV 5: ADDRESSED COMMENTS

DATE: 3/11/2020 DRAWN BY: FS JOB No. :18-402 SCALE : AS SHOWN

FIELD BOOK: N/A PAGE: N/A

CHECKED BY: MTO

CADD FILE: 18-402 Creek EASEMENT Rev 9.dwg



#### NOTES:

- THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
- NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 4. NOT VALID WITHOUT SHEET 1 AND 2.
- 5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 6. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772)288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.
- 7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SEC 24 HAVING A BEARING OF S 89'42'30" E.

#### ABBREVIATION LEGEND

P.O.B. POINT OF BEGINNING

O.R.B OFFICIAL RECORD BOOK

P.B. PLAT BOOK

PG. PAGE

SQ. FT. SQUARE FEET

## SKETCH & DESCRIPTION OF: DRAINAGE EASEMENT

PREPARED FOR:

# MAGNOLIA RIDGE

PORT SAINT LUCIE OFFICE 10250 SW VILLAGE PARKWAY SUITE 201 PORT SAINT LUCIE, FL 34987 图 772-462-2455

~∂ www.edc-inc.com



ENGINEERS O SURVEYORS ENVIRONMENTAL F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935 L.B. CERTIFICATE OF AUTHORIZATION 8098

NOTE MARKUP EDITS REVISION 1 1/10/20 REV 3: ADD TOP OF BANK NOTE REVISIONS 3/11/20 REV 5: ADDRESSED COMMENTS EASEMENT CHANGES REV 2

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SHEET 2 OF 2