



SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

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
CIRCUIT 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

SPACE ABOVE THIS LINE FOR RECORDING DATA

DRAINAGE, ACCESS AND MAINTENANCE EASEMENT

THIS DRAINAGE, ACCESS AND MAINTENANCE EASEMENT granted and executed this 3 day of AUGUST, 2020, by PALM CITY GA HOMES, LLC, a Florida limited liability company, whose address is 1900 NE 16th 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 20-6.19
On 6-16-2020

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

Lynette Sookchoo
Printed Name: LYNETTE SOOKCHOO

By: Robert W. Johns
Printed Name: Robert W. Johns
Title: Manager

E. Budoff
Printed Name: ELIOT BUDOFF

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 3 day of August, 2020, by Robert Johns, as manager 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 license as identification.

Jennifer Chambers
Notary Public, State of Florida
Print Name: Jennifer Chambers



Jennifer Chambers
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG235632
Expires 7/5/2022

THIS IS NOT A SURVEY
EXHIBIT - "A"

RECEIVED

APR 10 2020

GROWTH MANAGEMENT
DEPARTMENT



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

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.

Michael T. Owen
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556
3/11/2020

SKETCH & DESCRIPTION OF:
DRAINAGE EASEMENT

PREPARED FOR:

MAGNOLIA RIDGE

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com

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

SHEET
1 OF 2

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

JOB No. : 18-402 DATE: 3/11/2020 FIELD BOOK: N/A CHECKED BY: MTO
SCALE : AS SHOWN DRAWN BY: FS PAGE: N/A CADD FILE : 18-402 Creek EASEMENT Rev 9.dwg

SCANNED

INTENDED DISPLAY SCALE

0 80
Scale in feet
1 Inch = 80 Feet

THIS IS NOT A SURVEY

EXHIBIT - "A"



NORTH LINE SEC 24

S 89°42'30" E (BEARING BASE)

TRACT 3

TRACT 2

662.42'

N.W. CORNER
TRACT 14

N70°24'01"E
48.19'

N58°39'41"E
6.15'

N.E. CORNER
TRACT 14

227.00'

NORTH TOP
OF BANK OF
DANFORTH
CREEK

NORTH LINE TRACT 14

N68°18'07"E
42.97'

N68°20'44"E

N71°24'27"E 49.62'
61.65'

DANFORTH CREEK

S89°42'56"E
46.96'

TRACT 13
PALM CITY FARMS
P.B. 6 PG. 42

S00°05'47"W 153.48'

WEST LINE TRACT 14

N69°17'55"E
113.83'

N81°04'11"E
101.81'

S71°23'25"W 473.96'

(O.R.B 3010, PG. 322)

N00°05'47"E
22.22'

P.O.B.

TRACT 14
PALM CITY FARMS
P.B. 6 PG. 42

CONTAINS 7,066.21 SQ. FT.
0.162 ACRES±

NOTES:

1. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
2. 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
☎ 772-462-2455
🌐 www.edc-inc.com



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

SHEET
2 OF 2

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

JOB No. : 18-402 DATE: 3/11/2020 FIELD BOOK: N/A CHECKED BY: MTO
SCALE : AS SHOWN DRAWN BY: FS PAGE: N/A CADD FILE : 18-402 Creek EASEMENT Rev 9.dwg