

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

Project Name: Cove Isle Community Assoc. UE
Project No: RPM #3753
PCN: 55-38-41-550-000-00001-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 20th day of May, 2022, by COVE ISLE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is 2688 SE Willoughby Boulevard, Suite 101, Stuart, FL, 34994, 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 gravity mains, gravity main connections, 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.

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.

Grantor further warrants that there are no mortgages encumbering the Easement Premises.

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:

**Cove/Isle Community Association, Inc.,
a Florida not-for-profit corporation**

[Signature]
Witness

Liz Diaz
Print Name

BY: Mal Sechrist

MARK SECHRIST
Print Name

[Signature]
Witness

Steven J. Wilcoxon
Print Name

Title: PRESIDENT

State of Florida }
County of Marion }

The foregoing Utility Easement was acknowledged before me this 19th day of May, 2022 by Mark Sechrist, as President of Cove Isle Community Association, Inc., a not-for-profit corporation existing under the laws of the State of Florida, on behalf of the corporation ☒ by means of physical presence or () online notarization. He/she is ☒ personally known to me or has produced _____ as identification.

[Signature]
Notary Public



CYNTHIA MARIE BEAN
Notary Public
State of Florida
Comm# HH232651
Expires 4/20/2026

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-011.DWG | M.C. PROJ. NO. 22-011

SHEET NO. 1 OF 3

EXHIBIT A

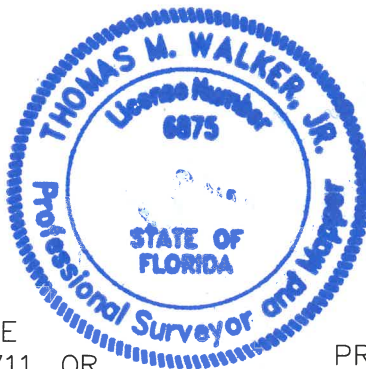
SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON COVE ISLE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 76, 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 SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS SOUTH 23°49'00" EAST ALONG THE WESTERLY PLAT LINE OF COVE ISLE P.U.D. AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE UTILITY EASEMENT.
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: CB=CHORD BEARING, CL=CHORD LENGTH, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, P.U.D.=PLANNED UNIT DEVELOPMENT, L=LENGTH, R=RADIUS, ROW=RIGHT-OF-WAY.

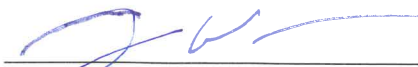
↯ = BREAKLINE

△ = DELTA

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


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

DATE: 04/13/2022

UTILITY EASEMENT

TRACT C, COVE ISLE P.U.D. PB 15 PG 76
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 3/25/2022

DRAWING # 22-011

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-011.DWG | M.C. PROJ. NO. 22-011 | SHEET NO. 2 OF 3

EXHIBIT A

DESCRIPTION

A PARCEL OF LAND LOCATED IN TRACT C, COVE ISLE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 76, MARTIN COUNTY, FLORIDA.

BEING MORE PARTIALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID COVE ISLE P.U.D.; THENCE SOUTH 23°49'00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID COVE ISLE P.U.D., A DISTANCE OF 349.30 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID BOUNDARY LINE, NORTH 66°11'00" EAST, A DISTANCE OF 11.41 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE LEGACY COVE CIRCLE, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 312.50 FEET, A CHORD BEARING OF SOUTH 30°05'45" EAST AND A CHORD LENGTH OF 25.20 FEET; THENCE SOUTHEASTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°37'20", A DISTANCE OF 25.21 FEET; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 66°11'00" WEST, A DISTANCE OF 14.60 FEET TO A POINT ALONG SAID WESTERLY BOUNDARY LINE OF SAID COVE ISLE P.U.D.; THENCE NORTH 23°49'00" WEST ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 321 SQUARE FEET MORE OR LESS.

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

UTILITY EASEMENT

TRACT C, COVE ISLE P.U.D. PB 15 PG 76
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 3/25/2022

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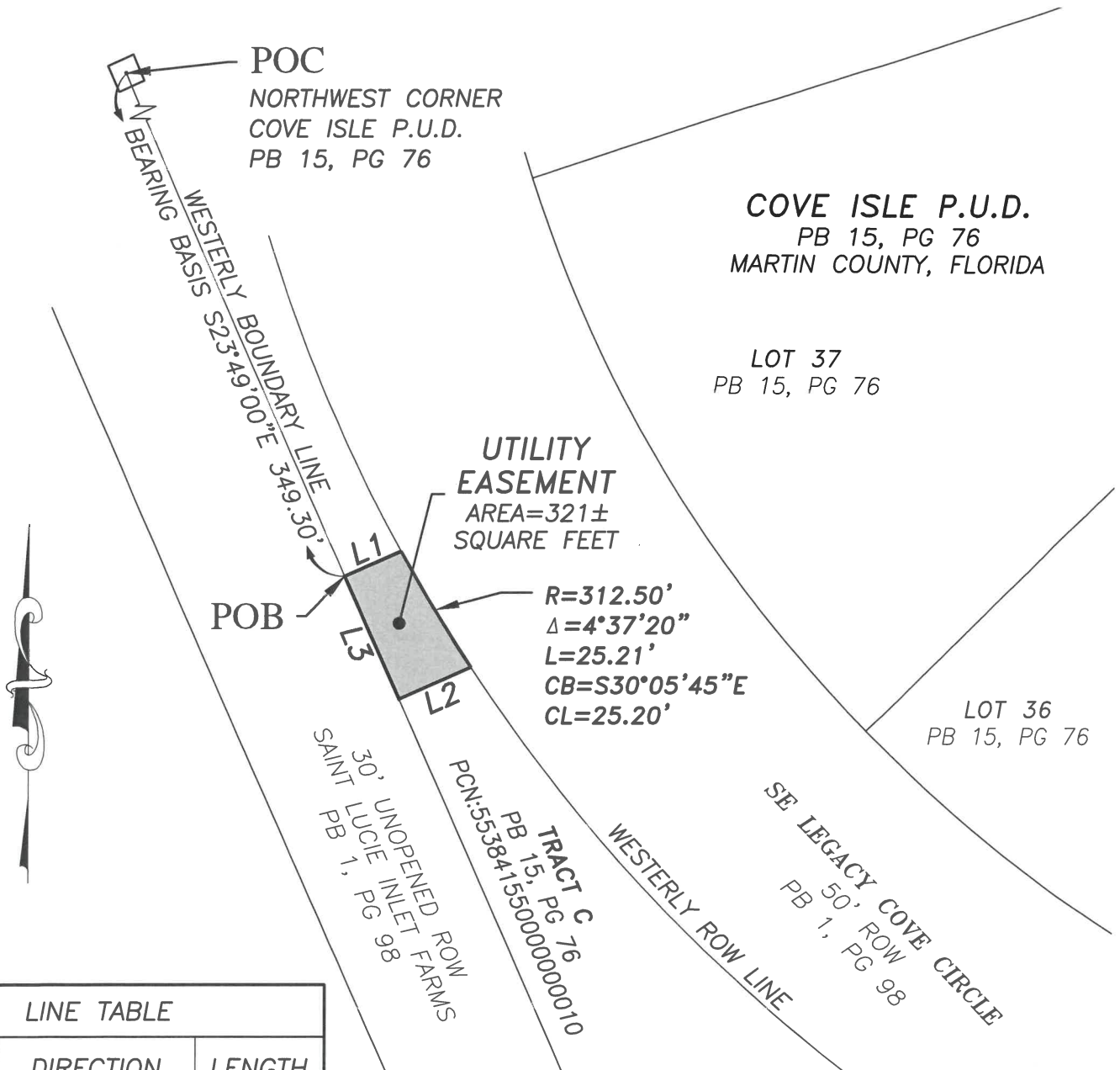
MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-011.DWG | M.C. PROJ. NO. 22-011

SHEET NO. 3 OF 3

EXHIBIT A



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N66°11'00"E	11.41'
L2	S66°11'00"W	14.60'
L3	N23°49'00"W	25.00'

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"=30' OR SMALLER.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

UTILITY EASEMENT

TRACT C, COVE ISLE P.U.D. PB 15 PG 76
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : 1"=30'

DATE : 3/25/2022

DRAWING # 22-011