

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

Project Name: Ganley/Pine Tree Lane Utility Easement  
Project No: RPM #3382  
PCN: 01-38-40-005-000-00141-9

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### UTILITY EASEMENT

THIS EASEMENT granted and executed this 6<sup>th</sup> day of November, 2020, by KEVIN GANLEY AND SHERI GANLEY, husband & wife, whose address is 16261 Reitan Road NE, Bainbridge Island, Washington, 98110, 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 grinders, 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, that said land is not the homestead premises of the Grantor.

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 except for that certain Mortgage in favor of Caliber Home Loans, Inc., whose address is 1525 S. Belt Line Road, Coppell, Texas 75019, successor in interest to Harbor Community Bank, (Mortgagee), dated October 11, 2012 and recorded in Official Records Book 2607, Page 903 in Martin County, Florida, public records.

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:

Herri Mancinelli  
Herri Mancinelli  
Print Name

[Signature]  
KEVIN GANLEY, Grantor

Christine Nappi  
Christine Nappi  
Print Name  
Herri Mancinelli  
Herri Mancinelli  
Print Name

[Signature]  
SHERI GANLEY, Grantor

Christine Nappi  
Christine Nappi  
Print Name

State of Florida }  
County of Martin }

The foregoing Utility Easement was acknowledged before me this 10th day of November, 2020 by Kevin Ganley and Sheri Ganley, ( ☒ ) by means of physical presence or ( ) online notarization who are ( ) personally known to me or Sheri Ganley has produced Florida drivers license as identification and Kevin Ganley has produced Florida drivers license as identification.

[Signature]  
Notary Public  
SEAL/STAMP



Melissa Williams  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG349100  
Expires 6/26/2023

**MARTIN COUNTY, STUART, FLORIDA**  
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-086.DWG M.C. PROJ. NO. 19-086 SHEET NO. 1 OF 3

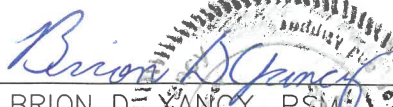
**EXHIBIT A**

**SURVEYOR'S NOTES**

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON A RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 832, PAGE 354 AND OFFICIAL RECORDS BOOK 1859, PAGE 1710.
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. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE 10' UTILITY EASEMENT FOR MARTIN COUNTY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. 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.
8. LEGEND: ORB=OFFICIAL RECORDS BOOK, PG=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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

**SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE**

  
BRION D. YANCY, PSM  
PROJECT SURVEYOR - SURVEYING DIVISION  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 7162  
DATE: 10-3-2019

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

**10' UTILITY EASEMENT  
SW PINE TREE LANE  
MARTIN COUNTY, FLORIDA**

|                     |             |
|---------------------|-------------|
| SUPERVISED BY : DDY |             |
| DRAWN BY : MNM      | SCALE : N/A |
| DATE : 10/03/2019   |             |
| DRAWING # 19-086    |             |

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-086.DWG | M.C. PROJ. NO. 19-086 | SHEET NO. 2 OF 3

## EXHIBIT A

### DESCRIPTION

A 10 FOOT UTILITY EASEMENT LOCATED IN THE UNRECORDED PLAT OF HIDDEN RIVER, AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 10 FEET OF SOUTHWEST PINE TREE LANE AS DESCRIBED IN OFFICIAL RECORDS BOOK 832, PAGE 354 AND OFFICIAL RECORDS BOOK 1859, PAGE 1710, SAID SOUTHERLY 10 FEET IS NORTHERLY OF LOTS 14.2, 14.3, 14.4 AND 14.5, AS DEPICTED IN THE UNRECORDED HIDDEN RIVER PLAT.

SAID PARCEL CONTAINS 5,756 SQUARE FEET, (0.132 ACRES) MORE OR LESS.

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

**10' UTILITY EASEMENT**  
**SW PINE TREE LANE**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : MNM | SCALE : N/A

DATE : 10/03/2019

DRAWING # 19-086

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-086.DWG M.C. PROJ. NO. 19-086

SHEET NO. 3 OF 3

## EXHIBIT A

C-23 CANAL

10' UTILITY EASEMENT  
AREA=5,756 SQUARE FEET  
(0.132 ACRES) MORE OR  
LESS

30' RIGHT-OF-WAY  
ORB 1859, PG 1710

SW PINE TREE LANE

LOT 14.1

LOT 14.2

LOT 14.3

LOT 14.4

LOT 14.5

LOT 14.6

LOT 14.7

LOT 15.1

UNRECORDED PLAT HIDDEN RIVER

HIDDEN RIVER

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

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"=100' OR SMALLER.

**10' UTILITY EASEMENT  
SW PINE TREE LANE  
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : 1"=100'

DATE : 10/03/2019

DRAWING # 19-086