

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

Project Name: McArthur Golf Club RPM #3797
Property Address: 6550 SE Osprey Street, Hobe Sound
PCN: 34-38-42-000-160-00000-3

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 _____ day of _____, 20_____, by MCARTHUR GOLF CLUB, L.L.C, a Delaware limited liability company, whose address is 777 S. Flagler Drive, Suite 1500, West Palm Beach, FL, 33401, "Grantor" to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. 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"** and **Exhibit "B"** attached hereto and made a part hereof (the "Easement Premises") for the maintenance, 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. _____

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

**MCARTHUR GOLF CLUB, L.L.C., a Delaware
limited liability company**

Witnesses:

By: McArthur Holdings I, L.L.C., a Florida limited
liability company

Witness #1 Signature

By: _____

Printed Name _____

Printed Name: _____

Title _____

Witness #2 Signature

Printed Name: _____

STATE OF _____,
COUNTY OF _____,

The foregoing instrument was signed, delivered, and acknowledged before me by means of
☐ physical presence or ☐ online notarization this ____ day of _____, 20____, by
_____ as the _____ for McArthur Holdings
I, L.L.C., a Florida limited liability company, on behalf of MCARTHUR GOLF CLUB, L.L.C., a
Delaware limited liability company . He/she ☐ is personally known to me or ☐ has produced a
_____ as identification.

(NOTARIAL SEAL)

Print or Stamp Name: _____

My Commission Expires: _____

Commission Number: _____

EXHIBIT A

A PARCEL OF LAND LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA, ALSO BEING A PORTION OF THE MCARTHUR GOLF CLUB AS SURVEYED BY NORTHSTAR GEOMATICS, PROJECT NO. 20-042, DATED AUGUST 7, 2020, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF THE PLAT OF POINCIANA GARDENS, SECTIONS 3 AND 4, AS RECORDED IN PLAT BOOK 2, PAGE 105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID POINCIANA GARDENS SECTIONS 3 AND 4, BY THE FOLLOWING FOUR COURSES AND DISTANCES: THENCE NORTH 68°29'17" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 21°30'43" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 68°29'17" EAST, A DISTANCE OF 3434.03 FEET; THENCE CONTINUE NORTH 59°19'00" EAST, A DISTANCE OF 274.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 59°19'00" EAST, A DISTANCE OF 30.84 FEET; THENCE SOUTH 35°41'40" EAST, A DISTANCE OF 26.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 40°39'54" EAST, A CHORD DISTANCE OF 62.53 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°24'30", A DISTANCE OF 67.55 FEET;


(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

SURVEYOR'S NOTES

1. BEARING BASIS IS THE IS THE SOUTHERLY BOUNDARY OF SAID POINCIANA GARDENS SECTIONS 3 AND 4, AS RECORDED IN PLAT BOOK 2, PAGE 105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; HAVING A BEARING OF NORTH 59°19'00" EAST.
2. SEE SHEETS 3 AND 4 OF 4 FOR SKETCH OF DESCRIPTION.
3. DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 AND 4 OF THIS DOCUMENT.
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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


BRIAN D. YANCY DATE OF SIGNATURE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

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**DRAINAGE EASEMENT
MCARTHUR GOLF CLUB
MARTIN COUNTY, FLORIDA**

| | | |
|--------------------------------|---------------|---------------------|
| PROJECT NO. 010751-01-001 | REVISED DATE: | DATE: Jul. 27, 2022 |
| CADD FILE: 010751-01-001 S&D A | SCALE: N/A | SHEET 1 OF 4 |

FILE: \\FL-STUA-TF-VM\FASTDATA\TALONFAST_CORE\TALONFAST-SRV\SHARED_PROJECTS\010751 - MCARTHUR W GOLF COURSE\010751-01-001
(ENG) - HOBE SOUND\ENGINEERING\SURVEY\WORKING\010751-01-001 S&D A

EXHIBIT A

LEGAL DESCRIPTION:

(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

THENCE SOUTH 79°22'04" EAST, A DISTANCE OF 59.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 52°31'00" EAST, A CHORD DISTANCE OF 74.45 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°13'56", A DISTANCE OF 83.98 FEET; THENCE NORTH 4°24'04" EAST, A DISTANCE OF 24.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING OF NORTH 31°37'47" EAST, A CHORD DISTANCE OF 32.03 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°27'40", A DISTANCE OF 33.27 FEET; THENCE NORTH 58°51'29" EAST, A DISTANCE OF 436.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING OF SOUTH 60°48'11" EAST, A CHORD DISTANCE OF 60.83 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 120°41'07", A DISTANCE OF 73.72 FEET; THENCE SOUTH 0°27'51" EAST, A DISTANCE OF 102.16 FEET; THENCE SOUTH 1°36'26" EAST, A DISTANCE OF 49.45 FEET; THENCE SOUTH 28°21'03" WEST, A DISTANCE OF 44.83 FEET; THENCE SOUTH 3°36'04" EAST, A DISTANCE OF 80.19 FEET; THENCE SOUTH 23°30'07" WEST, A DISTANCE OF 9.46 FEET; THENCE SOUTH 66°50'54" WEST, A DISTANCE OF 130.21 FEET; THENCE SOUTH 44°32'15" WEST, A DISTANCE OF 36.04 FEET; THENCE SOUTH 59°31'28" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 24°31'47" WEST, A DISTANCE OF 45.68 FEET; THENCE NORTH 50°21'06" WEST, A DISTANCE OF 80.37 FEET; THENCE SOUTH 71°20'18" WEST, A DISTANCE OF 86.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 50.24 FEET, A CHORD BEARING OF SOUTH 36°09'25" WEST, A CHORD DISTANCE OF 55.89 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°35'27", A DISTANCE OF 59.27 FEET; THENCE SOUTH 05°10'34" WEST, A DISTANCE OF 76.88 FEET; THENCE SOUTH 85°42'37" EAST, A DISTANCE OF 36.72 FEET; THENCE SOUTH 18°42'30" EAST, A DISTANCE OF 54.18 FEET; THENCE SOUTH 13°08'24" EAST, A DISTANCE OF 129.64 FEET; THENCE SOUTH 77°57'30" WEST, A DISTANCE OF 79.23 FEET; THENCE NORTH 12°02'30" WEST, A DISTANCE OF 49.06 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 84.67 FEET, A CHORD BEARING OF NORTH 23°52'05" WEST, A CHORD DISTANCE OF 34.71 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°39'21", A DISTANCE OF 34.95 FEET; THENCE NORTH 35°41' 46" WEST, A DISTANCE OF 393.95 FEET TO THE POINT OF BEGINNING.

PARCEL AREA = 147,757.56 SQUARE FEET OR 3.39 ACRES MORE OR LESS

LEGEND

| | | | |
|--------|---|----------------------------|--------------------------------|
| CH | = | CHORD BEARING AND DISTANCE | |
| ID | = | IDENTIFICATION | |
| L | = | LENGTH | |
| NO. | = | NUMBER | = NUMBER |
| P.B. | = | PLAT BOOK | |
| PG. | = | PAGE | |
| P.O.B. | = | POINT OF BEGINNING | P.O.C. = POINT OF COMMENCEMENT |
| R | = | RADIUS | Δ = CENTRAL ANGLE |

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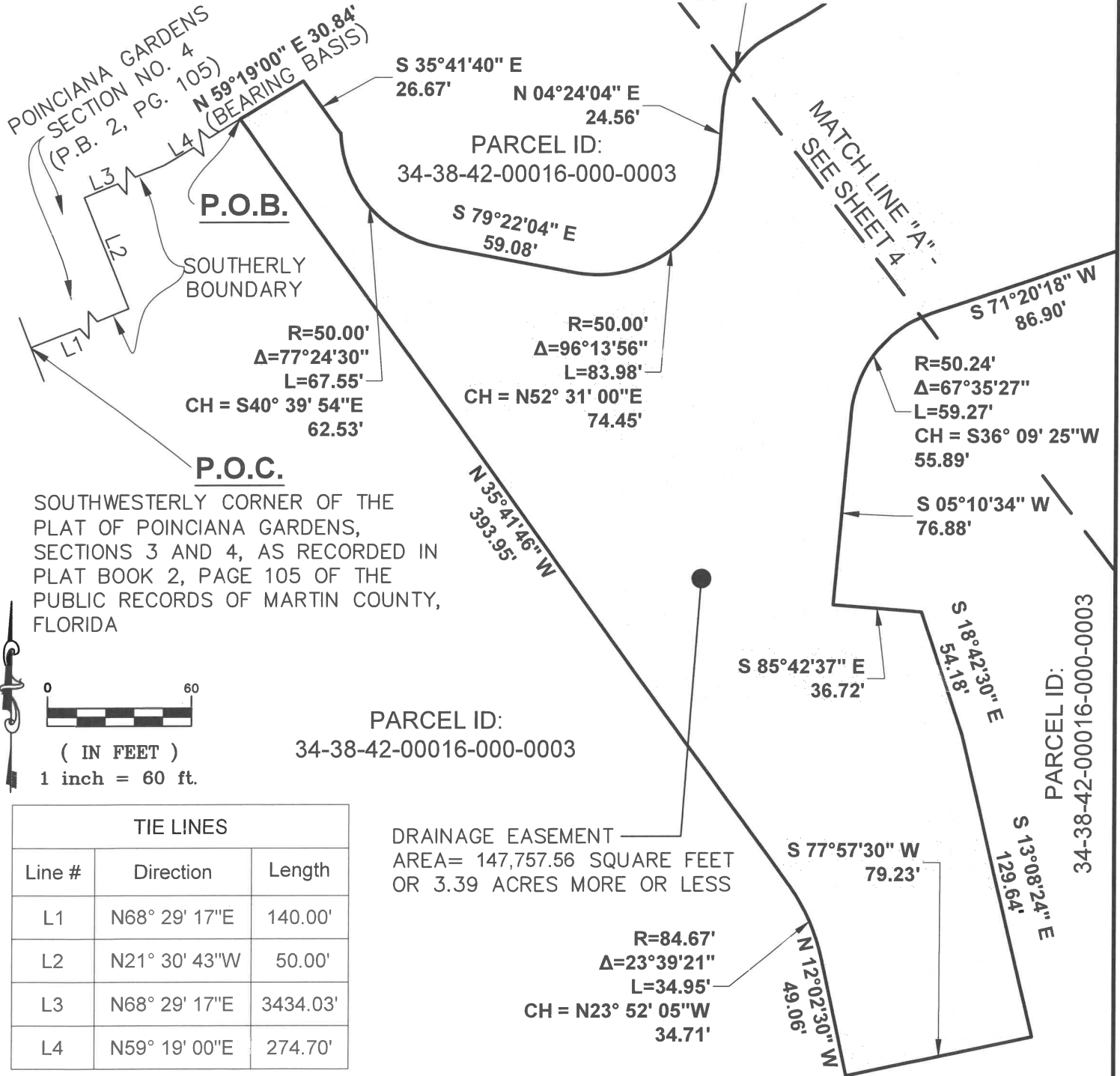
Professional Surveyors and Mappers, Certificate NO. LB-8030

DRAINAGE EASEMENT MCARTHUR GOLF CLUB MARTIN COUNTY, FLORIDA

| | | |
|--------------------------------|---------------|---------------------|
| PROJECT NO. 010751-01-001 | REVISED DATE: | DATE: Jul. 27, 2022 |
| CADD FILE: 010751-01-001 S&D A | SCALE: N/A | SHEET 2 OF 4 |

FILE: \\FL-STUA-TF-VM\FASTDATA\TALONFAST_CORE\TALONFAST-SRV\SHARED_PROJECTS\010751 - MCARTHUR W GOLF COURSE\010751-01-001
(ENG) - HOBE SOUND\ENGINEERING\SURVEY\WORKING\010751-01-001 S&D A

EXHIBIT A SKETCH OF DESCRIPTION



TIE LINES

| Line # | Direction | Length |
|--------|---------------|----------|
| L1 | N68° 29' 17"E | 140.00' |
| L2 | N21° 30' 43"W | 50.00' |
| L3 | N68° 29' 17"E | 3434.03' |
| L4 | N59° 19' 00"E | 274.70' |

DRAINAGE EASEMENT
AREA= 147,757.56 SQUARE FEET
OR 3.39 ACRES MORE OR LESS

THIS IS NOT A SURVEY

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60' OR SMALLER

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DRAINAGE EASEMENT MCARTHUR GOLF CLUB MARTIN COUNTY, FLORIDA

PROJECT NO. 010751-01-001

REVISED DATE:

DATE: Jul. 27, 2022

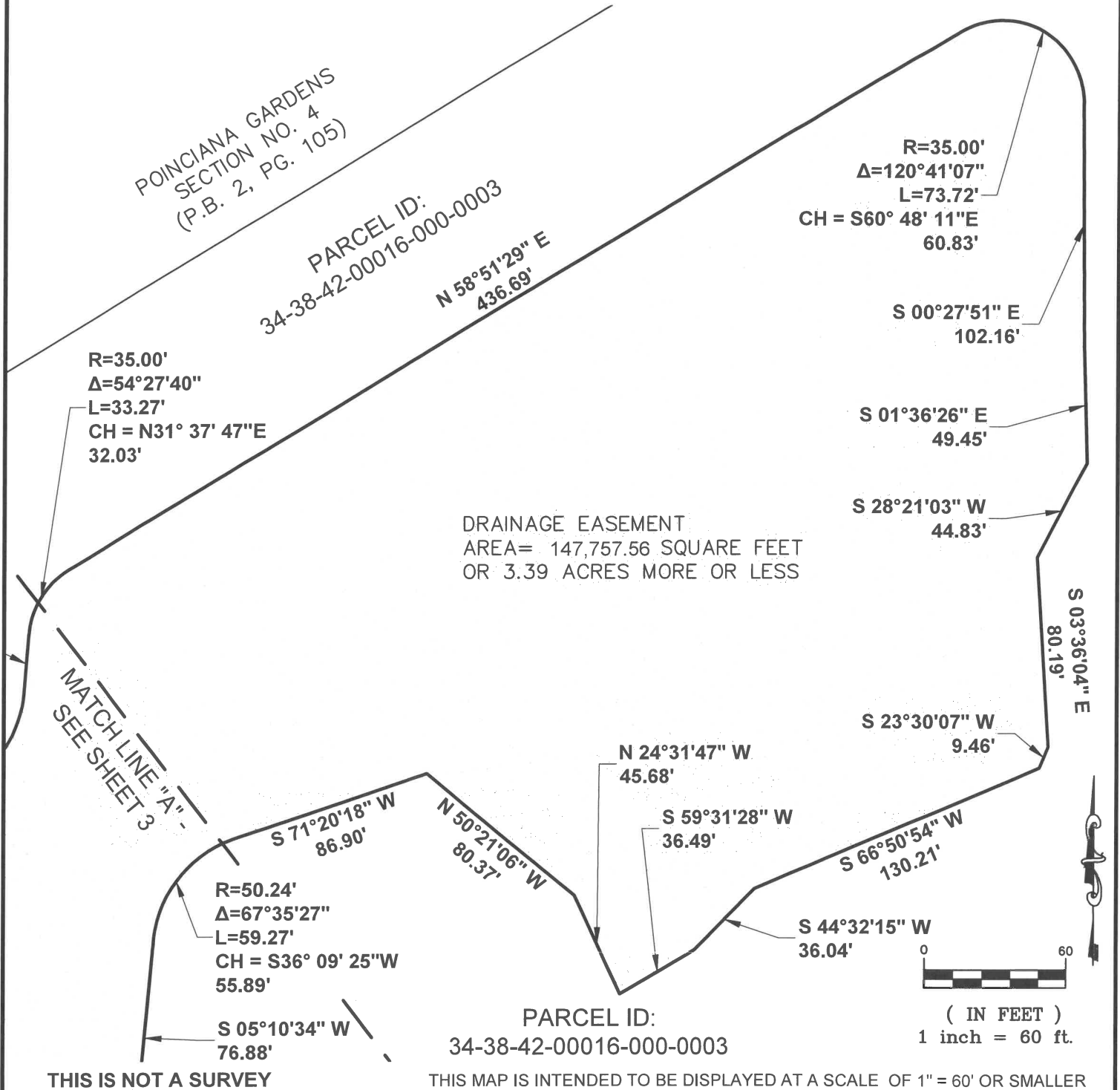
CADD FILE: 010751-01-001 S&D A

SCALE: 1" = 60'

SHEET 3 OF 4

FILE: \\FL-STUA-TF-VM\FASTDATA\TALONFAST_CORE\TALONFAST-SRV\SHARED_PROJECTS\010751 - MCARTHUR W GOLF COURSE\010751-01-001
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EXHIBIT A SKETCH OF DESCRIPTION



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DRAINAGE EASEMENT MCARTHUR GOLF CLUB MARTIN COUNTY, FLORIDA

PROJECT NO. 010751-01-001

REVISED DATE:

DATE: Jul. 27, 2022

CADD FILE: 010751-01-001 S&D A

SCALE: 1" = 60'

SHEET 4 OF 4

FILE: \\FL-STUA-TF-VM\FASTDATA\TALONFAST_CORE\TALONFAST-SRV\SHARED_PROJECTS\010751 - MCARTHUR W GOLF COURSE\010751-01-001
(ENG) - HOBE SOUND\ENGINEERING\SURVEY\WORKING\010751-01-001 S&D A

EXHIBIT B

A PARCEL OF LAND LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA, ALSO BEING A PORTION OF THE MCARTHUR GOLF CLUB AS SURVEYED BY NORTHSTAR GEOMATICS, PROJECT NO. 20-042, DATED AUGUST 7, 2020, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF THE PLAT OF POINCIANA GARDENS, SECTIONS 3 AND 4, AS RECORDED IN PLAT BOOK 2, PAGE 105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID POINCIANA GARDENS SECTIONS 3 AND 4, BY THE FOLLOWING FOUR COURSES AND DISTANCES: THENCE NORTH 68°29'17" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 21°30'43" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 68°29'17" EAST, A DISTANCE OF 3434.03 FEET; THENCE NORTH 59°19'00" EAST, A DISTANCE OF 274.70 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY SOUTH 35°41'40" EAST, A DISTANCE OF 303.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 35°41'40" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 54°18'20" WEST, A DISTANCE OF 80.37 FEET; THENCE NORTH 49°48'47" WEST, A DISTANCE OF 10.31 FEET; THENCE NORTH 54°18'20" EAST, A DISTANCE OF 82.89 FEET TO THE POINT OF BEGINNING.

PARCEL AREA = 816.31 SQUARE FEET MORE OR LESS

SURVEYOR'S NOTES

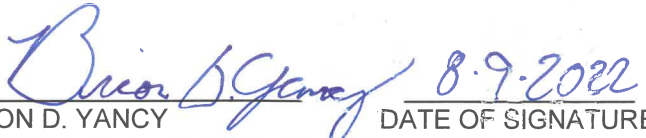
1. BEARING BASIS IS THE IS THE SOUTHERLY BOUNDARY OF SAID POINCIANA GARDENS SECTIONS 3 AND 4, AS RECORDED IN PLAT BOOK 2, PAGE 105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; HAVING A BEARING OF NORTH 59°19'00" EAST.
2. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
3. DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 2 OF THIS DOCUMENT.
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.

LEGEND

ID = IDENTIFICATION NO. = NUMBER
P.B. = PLAT BOOK PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


BRION D. YANCY DATE OF SIGNATURE 8-9-2022
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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**DRAINAGE EASEMENT
MCARTHUR GOLF CLUB
MARTIN COUNTY, FLORIDA**

| | | |
|--------------------------------|---------------|---------------------|
| PROJECT NO. 010751-01-001 | REVISED DATE: | DATE: Jul. 27, 2022 |
| CADD FILE: 010751-01-001 S&D B | SCALE: N/A | SHEET 1 OF 2 |

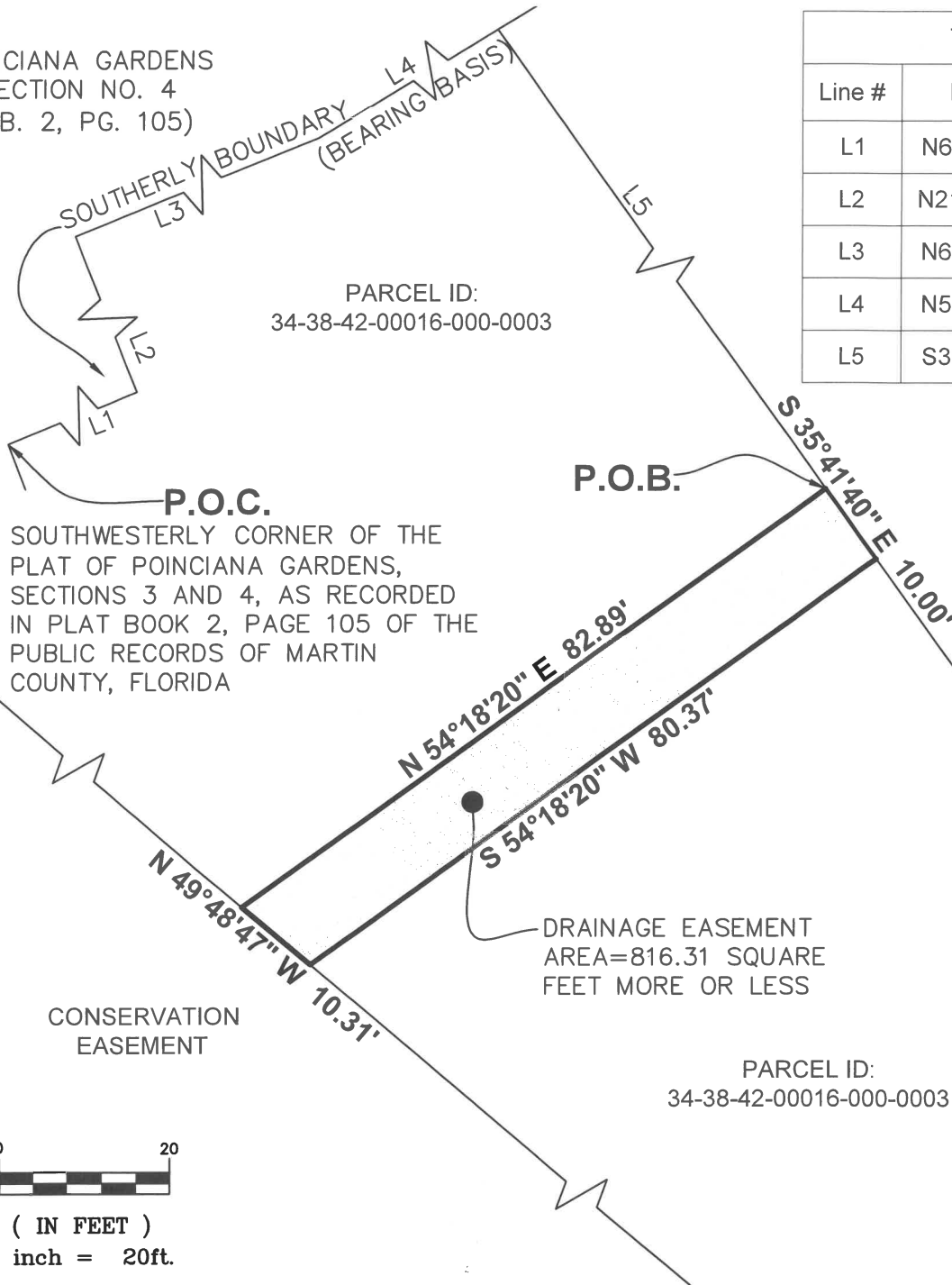
FILE: \\FL-STUA-TF-VM\FASTDATA\TALONFAST_CORE\TALONFAST-SRV\SHARED_PROJECTS\010751 - MCARTHUR W GOLF COURSE\010751-01-001
(ENG) - HOBE SOUND\ENGINEERING\SURVEY\WORKING\010751-01-001 S&D B

EXHIBIT B SKETCH OF DESCRIPTION

POINCIANA GARDENS
SECTION NO. 4
(P.B. 2, PG. 105)

PARCEL ID:
34-38-42-00016-000-0003

| TIE LINES | | |
|-----------|---------------|----------|
| Line # | Direction | Length |
| L1 | N68° 29' 17"E | 140.00' |
| L2 | N21° 30' 43"W | 50.00' |
| L3 | N68° 29' 17"E | 3434.03' |
| L4 | N59° 19' 00"E | 274.70' |
| L5 | S35° 41' 40"E | 303.18' |



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DRAINAGE EASEMENT MCARTHUR GOLF CLUB MARTIN COUNTY, FLORIDA

PROJECT NO. 010751-01-001

REVISED DATE:

DATE: Jul. 27, 2022

CADD FILE: 010751-01-001 S&D B

SCALE: 1" = 20'

SHEET 2 OF 2

FILE: \\FL-STUA-TF-VM\FASTDATA\TALONFAST_CORE\TALONFAST-SRV\SHARED_PROJECTS\010751 - MCARTHUR W GOLF COURSE\010751-01-001
(ENG) - HOBE SOUND\ENGINEERING\SURVEY\WORKING\010751-01-001 S&D B