

February 16, 2023

**Via Email:**[rob.morris@fpl.com](mailto:rob.morris@fpl.com)

Florida Power & Light Company  
C/O Rob Morris  
4406 SW Cargo Way  
Palm City, Florida 34990

Re: New FPL Utility Easements ("**FPL Utility Easements**") in favor of Florida Power & Light Company ("**FPL**") as part of the Martin County, Florida (the "**County**") Manatee Pocket SW Prong STA Project (the "**Project**")

Dear: Mr. Morris:

At long last the Project referenced above has gained the momentum needed to present the matter to the Board of County Commissioners for Martin County ("**BOCC**") for their consideration and approval.

As I understand it, you have requested this letter confirming that, upon the approval of the Project (specifically, the right of way abandonments set forth on **Exhibit "A"**) by the BOCC, that I will proceed to have the two (2) fully executed and notarized FPL Utility Easements attached hereto as **Exhibit "B"** recorded in the Martin County, Florida public records. Once recorded, I will forward the original FPL Utility Easements to you at 4406 SW Cargo Way, Palm City, Florida 34990. Please let this letter serve as that confirmation.

In turn, and as part of the application for abandonment, Martin County needs FPL's, letter of no objection to the abandonments. FPL's confirmation of no objection is as simple as your signature set forth on the page which follows; accordingly, please sign acknowledging that you have no objection to all of the above and email this correspondence back to me at [tsawyer@gunster.com](mailto:tsawyer@gunster.com).

Thank you for your attention to the above, and please do not hesitate to call me if you have any additional questions or concerns.

Sincerely:



Thomas R. Sawyer  
Of Counsel – Shareholder

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO  
OBJECTION TO THE PROPOSED ABANDONMENTS REFLECTED ON  
EXHIBIT "A" ATTACHED.

Florida Power & Light Company

By: 

Rob Morris

Date

Project Manager for FPL

2/16/2023

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003H.DWG

M.C. PROJ. NO. 22-003

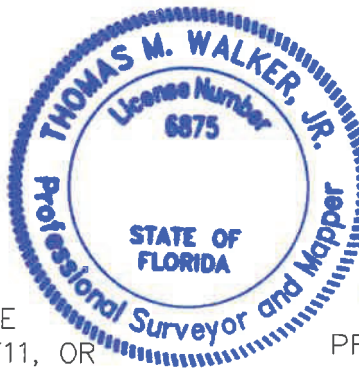
SHEET NO. 1 OF 3

## EXHIBIT "A"

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW 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. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND FOR ABANDONMENT AND RELEASE.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, 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, PB=PLAT BOOK, PG=PAGE, ROW=RIGHT-OF-WAY.

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SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

A handwritten signature in blue ink, appearing to read "T Walker", written over a horizontal line.

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

DATE: FEB 10 2023

RIGHT-OF-WAY ABANDONMENT AND RELEASE

SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 7/13/2022

DRAWING # 22-003H

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003H.DWG M.C. PROJ. NO. 22-003 SHEET NO. 2 OF 3

## EXHIBIT "A"

### DESCRIPTION

THAT PORTION OF THE UNNAMED ALLEY, 15 FEET IN WIDTH, LYING BETWEEN LOTS 1 THROUGH 8 AND LOTS 9 THROUGH 16, BLOCK 46 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF A 60 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN BLOCK 46 AND BLOCK 53 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF THE UNNAMED ALLEY, 15 FEET IN WIDTH, LYING BETWEEN LOTS 1 THROUGH 8, BLOCK 53 AND LOTS 9 THROUGH 16, BLOCK 53 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF A 60 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN LOT 16, BLOCK 52 AND LOT 9, BLOCK 53 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID PARCEL CONTAINS 42,750 SQUARE FEET, (0.99 ACRES) MORE OR LESS.

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

RIGHT-OF-WAY ABANDONMENT AND RELEASE  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM SCALE : N/A  
DATE : 7/13/2022  
DRAWING # 22-003H



# MARTIN COUNTY, STUART, FLORIDA

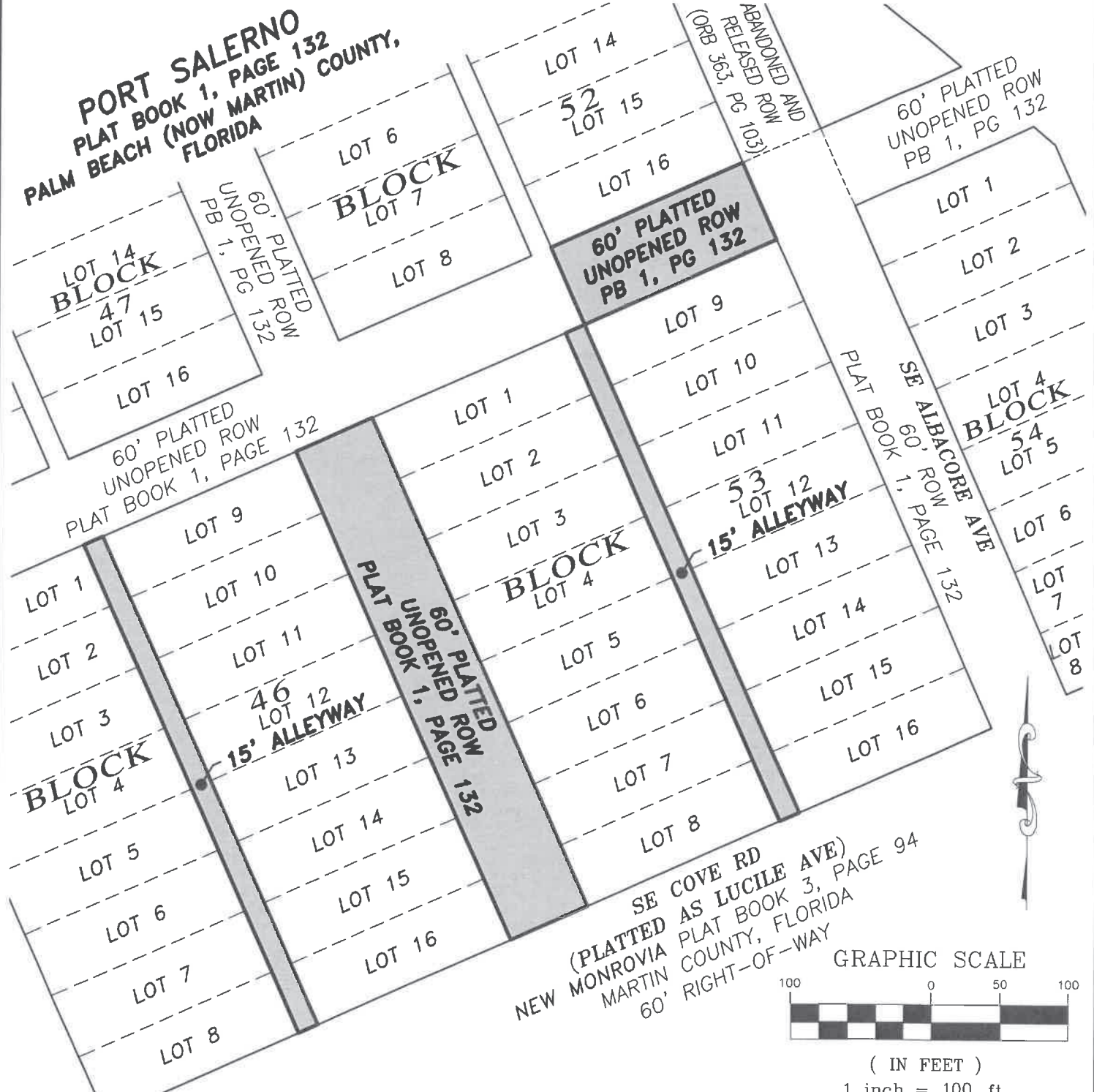
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003H.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

## EXHIBIT "A"



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.

RIGHT-OF-WAY ABANDONMENT AND RELEASE  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM SCALE : 1"=100'  
DATE : 7/13/2022  
DRAWING # 22-003H

Sec. 51      Twp 38S    Rge 41E

**EASEMENT  
(BUSINESS)**

Parcel I.D.513841001053000309  
Parcel I.D.513841001053000906  
Parcel I.D.513841001053000103

This Instrument Prepared By  
Thomas R. Sawyer, Esq.  
Gunster, Yoakley & Stewart, P.A.  
800 S.E. Monterey Commons  
Blvd., Ste. 200  
Stuart, FL 34996

The undersigned ("**Grantor**"), in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, does grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a nonexclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("**Easement Area**")

The Easement Area consists of Vacant Land and, as such, is not the homestead property of Grantor.

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

*[END OF TEXT ON THIS PAGE]*

EXHIBIT "B"

1<sup>ST</sup> IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on this 1<sup>ST</sup> day of February, 2023.

Signed, sealed and delivered in the presence of:

Thomas R. Sawyer  
(Witness' Signature)  
Print Name: THOMAS R. SAWYER  
(Witness)

Peter Grien  
PETER GRIEN

Print Address: PO BOX 1268  
PORT STAILED FL  
34992

Karen C. Richardt  
(Witness' Signature)  
Print Name: Karen C. Richardt  
(Witness)

STATE OF FLORIDA

COUNTY OF MARTIN.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1<sup>ST</sup> day of February, 2023, by Peter Grien, who is personally known to me or has produced Florida Drivers License as identification, and who did (did not) take an oath.

(Type of Identification)

Karen C. Richardt  
Notary Public, Signature  
Print Name Karen C. Richardt  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]



EXHIBIT "B"

1<sup>ST</sup> IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on this 1<sup>ST</sup> day of February, 2023.

Signed, sealed and delivered in the presence of:

Thomas R. Sawyer  
(Witness' Signature)  
Print Name: Thomas R. Sawyer  
(Witness)

Susette Grien  
SUSETTE GRIEN

Print Address: PO Box 1157  
Port Salerno FL 34992

Karen C. Richardt  
(Witness' Signature)  
Print Name: Karen C. Richardt  
(Witness)

STATE OF FLORIDA

COUNTY OF MARTIN.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1<sup>st</sup> day of February, 2023, by Susette Grien, who is personally known to me or has produced Florida drivers license as identification, and who did (did not) take an oath.  
(Type of Identification)

Karen C. Richardt  
Notary Public, Signature  
Print Name Karen C. Richardt  
Notary Public, State of Florida

[NOTARY SEAL]

Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003L.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 1 OF 3

## EXHIBIT A

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW 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. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE TWO PARCELS OF LAND FOR A FLORIDA POWER AND LIGHT EASEMENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, 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.
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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: 01/18/2023

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IN AN ALTERNATIVE FORMAT BY  
CONTACTING THE COUNTY ADA  
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FORM AT [WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

2.5 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 7/21/2022

DRAWING # 22-003L2

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003L.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 2 OF 3

## EXHIBIT A

### DESCRIPTION

THE EASTERLY 2.5 FEET OF THE WESTERLY 7.5 FEET OF THAT PORTION OF THE UNNAMED ALLEY, 15 FEET IN WIDTH, LYING BETWEEN LOTS 1 THROUGH 2 AND 9 THROUGH 10, BLOCK 53, PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS CONTAINING 237.5 SQUARE FEET, (0.005 ACRES) MORE OR LESS.

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

2.5 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 7/21/2022

DRAWING # 22-003L2



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

DWG. NAME : 22-003L.DWG	M.C. PROJ. NO. 22-003	SHEET NO. 3 OF 3
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## A



THIS MAP IS INTENDED TO BE DISPLAYED  
AT A SCALE OF 1"=100' OR SMALLER.

SUPERVISED BY : <i>TMW</i>	
DRAWN BY : <i>JMM</i>	SCALE : 1"=100'
DATE : 7/21/2022	
DRAWING # 22-00312	

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003L.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 3

## EXHIBIT A

### SURVEYOR'S NOTES

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3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE TWO PARCELS OF LAND FOR A FLORIDA POWER AND LIGHT EASEMENT.
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SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

A large, stylized handwritten signature in blue ink, likely belonging to Thomas M. Walker, Jr.

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

DATE: 01/18/2023

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2.5 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 7/21/2022	
DRAWING # 22-003L3	



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003L.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 2 OF 3

## EXHIBIT A

### DESCRIPTION

THE EASTERLY 2.5 FEET OF THE WESTERLY 7.5 FEET OF THAT PORTION OF THE UNNAMED ALLEY, 15 FEET IN WIDTH, LYING BETWEEN LOTS 3 THROUGH 8 AND 11 THROUGH 16, BLOCK 53, PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS CONTAINING 712.5 SQUARE FEET, (0.016 ACRES) MORE OR LESS.

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

2.5 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM | SCALE : N/A  
DATE : 7/21/2022  
DRAWING # 22-003L3

# MARTIN COUNTY, STUART, FLORIDA

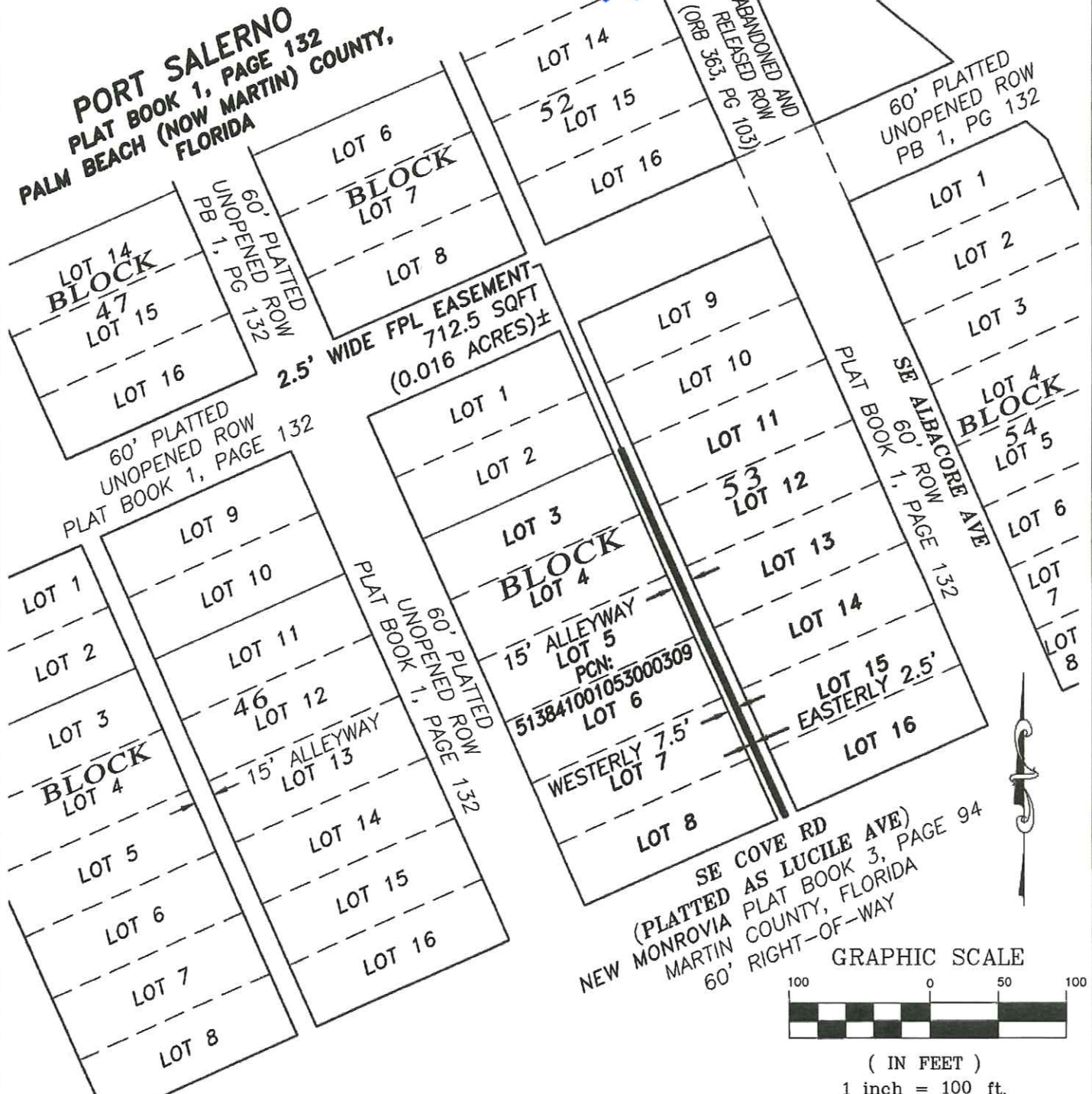
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003L.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

## EXHIBIT A



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2.5 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=100'

DATE : 7/21/2022

DRAWING # 22-003L3



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003L.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 1 OF 3

## EXHIBIT A

### SURVEYOR'S NOTES

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3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE TWO PARCELS OF LAND FOR A FLORIDA POWER AND LIGHT EASEMENT.
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### SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

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

DATE:

7.5 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 7/21/2022

DRAWING # 22-003L4

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003L.DWG M.C. PROJ. NO. 22-003 SHEET NO. 2 OF 3

## EXHIBIT A

### DESCRIPTION

THE EASTERLY 7.5 FEET OF THAT PORTION OF THE UNNAMED ALLEY, 15 FEET IN WIDTH, LYING BETWEEN LOTS 1 THROUGH 8 AND 9 THROUGH 16, BLOCK 53, PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS CONTAINING 2,850 SQUARE FEET, (0.065 ACRES) MORE OR LESS.

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

7.5 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM SCALE : N/A  
DATE : 7/21/2022  
DRAWING # 22-003L4





Sec. 51      Twp 38S    Rge 41E

**EASEMENT  
(BUSINESS)**

Parcel I.D.513841001046000303

This Instrument Prepared By  
Thomas R. Sawyer, Esq.  
Gunster, Yoakley & Stewart, P.A.  
800 S.E. Monterey Commons  
Blvd., Ste. 200  
Stuart, FL 34996

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See Exhibit "A" ("**Easement Area**")

The Easement Area consists of Vacant Land and, as such, is not the homestead property of Grantor.

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

*[END OF TEXT ON THIS PAGE]*

1<sup>ST</sup> IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on this  
day of February, 2023.

Signed, sealed and delivered in the presence of:

[Signature]  
(Witness' Signature)  
Print Name: THOMAS R. SAWYER  
(Witness)

[Signature]  
PETER GRIEN

Print Address: PO BOX 1268  
PORT SAIERNO FL  
34982

[Signature]  
(Witness' Signature)  
Print Name: Karen C. Richardt  
(Witness)

STATE OF FLORIDA

COUNTY OF MARTIN.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1<sup>st</sup> day of February, 2023, by Peter Grien, who is personally known to me or has produced Florida drivers license as identification, and who did (did not) take an oath.  
(Type of Identification)

[Signature]  
Notary Public, Signature  
Print Name Karen C. Richardt  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]





# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003L.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 3

## EXHIBIT A

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW 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. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE TWO PARCELS OF LAND FOR A FLORIDA POWER AND LIGHT EASEMENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, 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: FPL=FLORIDA POWER AND LIGHT, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, ROW=RIGHT-OF-WAY, SQFT=SQUARE FOOT.



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

A handwritten signature in blue ink, appearing to read "T.M. Walker, Jr.", written over the printed name.

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

DATE: 01/18/2023

10 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM | SCALE : N/A  
DATE : 7/21/2022  
DRAWING # 22-003L1



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003L.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 2 OF 3

## EXHIBIT A

### DESCRIPTION

THE WESTERLY 10 FEET OF THAT PORTION OF THE UNNAMED ALLEY, 15 FEET IN WIDTH, LYING BETWEEN LOTS 3 THROUGH 8 AND 11 THROUGH 16, BLOCK 46, PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS CONTAINING 2,850 SQUARE FEET, (0.065 ACRES) MORE OR LESS.

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

10 FT WIDE FPL EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM | SCALE : N/A  
DATE : 7/21/2022  
DRAWING # 22-003L1

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

DWG. NAME : 22-003L.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

## A



THIS MAP IS INTENDED TO BE DISPLAYED  
AT A SCALE OF 1"=100' OR SMALLER.

SUPERVISED BY : *TMW*

DRAWN BY : JMM      SCALE : 1"=100'

DATE : 7/21/2022

DRAWING # 22-003L1

April 19, 2022

VIA EMAIL TO: [mruini@fpuc.com](mailto:mruini@fpuc.com)

Mauro Ruini  
Commercial Sales Account Manager  
Florida Public Utilities Company/Indiantown Division  
1641 Worthington Road, Suite 220  
West Palm Beach, FL 33409

Re: Petition to Abandon ROW

Dear Mr. Ruini:

I represent the property owner seeking an abandonment of the right-of-way described in the attached legal description and sketch (the "**ROW Abandonment**"). This is being done as part of a Martin County initiative referred to as the Manatee Pocket SW Prong STA Project.

In order to proceed with my client's Petition to Abandon, Martin County requires a letter of no objection from FPUC; accordingly, please consider this letter my client's formal request for that Letter of No Objection to the ROW Abandonment from FPUC. Your signature and return by email of this correspondence will suffice and be considered your letter of no objection to the proposed abandonment.

If you have any questions or if I may be of further assistance, please call me at the above mobile telephone number. Thank you for your assistance in this matter.

Sincerely:

*Thomas R. Sawyer*

Thomas R. Sawyer  
Of Counsel - Shareholder

Attachments - Legal description and sketch of the ROW Abandonment property.

I HAVE REVIEWED THE MATERIAL PROVIDED AND HAVE NO OBJECTION TO THE PROPOSED ABANDONMENT.

Florida Public Utilities Company/Indiantown  
Division

By: Katie Blades-Cole, FPU Engineering Clerk  
Mauro Ruini  
Commercial Sales Account Manager



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003H.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 3

## EXHIBIT —

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW 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. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND FOR ABANDONMENT AND RELEASE.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, 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, ROW=RIGHT-OF-WAY.

### SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

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).

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

DATE:

### RIGHT-OF-WAY ABANDONMENT AND RELEASE

SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 4/8/2022

DRAWING # 22-003H

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003H.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 2 OF 3

## EXHIBIT —

### DESCRIPTION

THE 15 FOOT WIDE ALLEYWAY LYING BETWEEN LOTS 1 THROUGH 8, BLOCK 46 AND LOTS 9 THROUGH 16, BLOCK 46 OF PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THE PORTION OF A 60 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN BLOCK 46 AND BLOCK 53 OF PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THE 15 FOOT WIDE ALLEYWAY LYING BETWEEN LOTS 1 THROUGH 8, BLOCK 53 AND LOTS 9 THROUGH 16, BLOCK 53 OF PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THE PORTION OF A 60 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN LOT 16, BLOCK 52 AND LOT 9, BLOCK 53 OF PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID PARCEL CONTAINS 42,750 SQUARE FEET, (0.99 ACRES) MORE OR LESS.

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

**RIGHT-OF-WAY ABANDONMENT AND RELEASE**

**SW MANATEE POCKET STA**

**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 4/8/2022

DRAWING # 22-003H



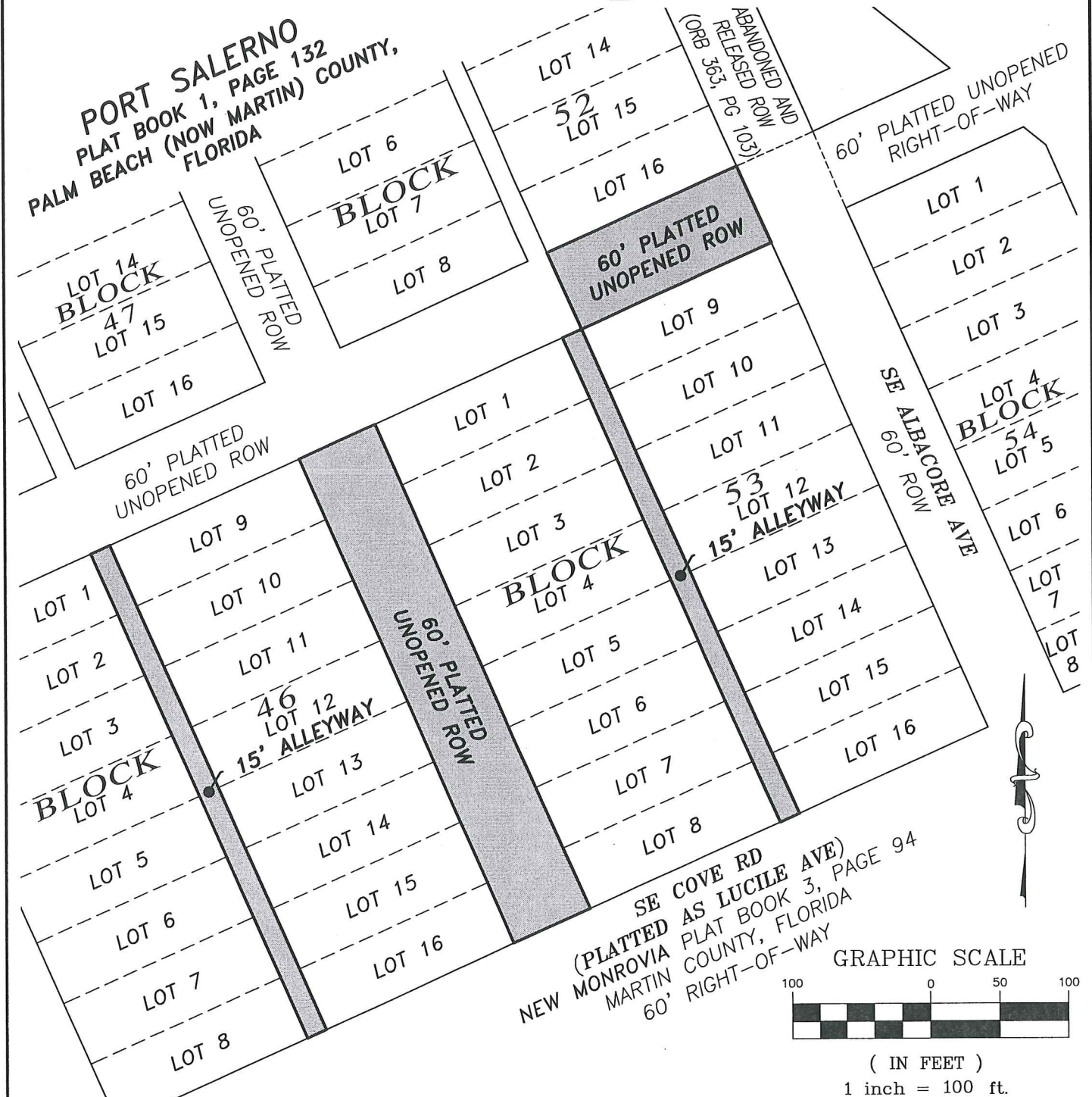
# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003H.DWG | M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

## EXHIBIT



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.

**RIGHT-OF-WAY ABANDONMENT AND RELEASE**

**SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : 1"=100'

DATE : 4/8/2022

DRAWING # 22-003H



**From:** [Jeremy Covey](#)  
**To:** [Sebastian Fox](#)  
**Cc:** [Tom Walker](#); [Zachary Hughes](#)  
**Subject:** RE: Martin County Utilities & Solid Waste Dept. - Letter of No Objection to ROW Abandonment  
**Date:** Wednesday, May 10, 2023 3:34:44 PM  
**Attachments:** [image001.png](#)

---

Sebastian,

Please accept this email as documentation of “no objection” to the ROW Abandonment from Martin County Utilities.

Thank you,

Jeremy Covey, P.E. (FL)  
Deputy Director  
Martin County Utilities & Solid Waste Department  
(772) 221-2353

---

**From:** Sebastian Fox <sfox@martin.fl.us>  
**Sent:** Wednesday, May 10, 2023 2:58 PM  
**To:** Jeremy Covey <jcovey@martin.fl.us>  
**Cc:** Tom Walker <twalker@martin.fl.us>; Zachary Hughes <zhughes@martin.fl.us>  
**Subject:** RE: Martin County Utilities & Solid Waste Dept. - Letter of No Objection to ROW Abandonment

Jeremy,

We are finally at the point to bring this ROW abandonment to the BOCC. We have obtained a utility easement from the landowner for the 12” main you reference below. Will you please respond to this email with your “no objection” to the abandonment?

Thanks and please call with any questions.

**Sebastian Fox**  
Assistant County Attorney  
Martin County Attorney’s Office  
(772) 288-5444

---

**From:** Carla Segura <csegura@martin.fl.us>  
**Sent:** Wednesday, April 20, 2022 8:14 AM  
**To:** Sebastian Fox <sfox@martin.fl.us>  
**Subject:** Fwd: Martin County Utilities & Solid Waste Dept. - Letter of No Objection to ROW Abandonment

Sebastian, I forwarded this message to Tom and John also.

Get [Outlook for Android](#)

---

**From:** Jeremy Covey <[jcovey@martin.fl.us](mailto:jcovey@martin.fl.us)>

**Sent:** Wednesday, April 20, 2022 7:27:01 AM

**To:** [TSawyer@gunster.com](mailto:TSawyer@gunster.com) <[TSawyer@gunster.com](mailto:TSawyer@gunster.com)>

**Cc:** Steve Vandersluis <[svanders@martin.fl.us](mailto:svanders@martin.fl.us)>; Carla Segura <[csegura@martin.fl.us](mailto:csegura@martin.fl.us)>; George Dzama <[gdzama@martin.fl.us](mailto:gdzama@martin.fl.us)>; Christopher Goetzfried <[cgoetzfried@martin.fl.us](mailto:cgoetzfried@martin.fl.us)>

**Subject:** FW: Martin County Utilities & Solid Waste Dept. - Letter of No Objection to ROW Abandonment

Tom,

Martin County Utilities has a 12" force main located in the 60' Platted Unopened ROW (adjacent to SE Cove Road) which means I cannot sign the Letter of No Objection without a Utility Easement being obtained for the force main.

In your voicemail you indicated that this is a County project. Who is the Project Manager for the project? Once I know who the Project Manager is I can discuss the best way to move forward with this request with them.

Thank you,

Jeremy Covey, P.E. (FL)  
Technical Services Administrator  
Martin County Utilities & Solid Waste Department  
(772) 221-2353

---

**From:** Sawyer, Thomas <[TSawyer@gunster.com](mailto:TSawyer@gunster.com)>

**Sent:** Tuesday, April 19, 2022 5:32 PM

**To:** Jeremy Covey <[jcovey@martin.fl.us](mailto:jcovey@martin.fl.us)>

**Subject:** Martin County Utilities & Solid Waste Dept. - Letter of No Objection to ROW Abandonment



Jeremy:

I left you a voice message to prepare you for this email, and while I believe the attached to be self-explanatory, if you have any questions or need clarification, the best way to reach me is my cell number (772) 919-1600.

Also, if you would like me to set this up using the DocuSign software, please advise.

Finally, I'd appreciate a short reply just to let me know that you are in receipt of this request.

I look forward to working with you.

Tom



**Thomas R. Sawyer** | Of Counsel Shareholder  
Florida Bar Certified as a Real Estate Specialist  
LL.M. Real Property Development  
800 S.E. Monterey Commons Boulevard, Suite 200  
Stuart, FL 34996  
P 772-223-2205 C 772-919-1600 F 561-671-2560  
[gunster.com](http://gunster.com) | [tsawyer@gunster.com](mailto:tsawyer@gunster.com)  
<https://gunster.com/staff/attorneys/thomas-r-sawyer/>



This instrument prepared by:  
Mandee Johns, F.R.P. for  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Peter Grien Only – Lots 11 through 16, Block 46  
Project No: RPM #3682

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### **UTILITY EASEMENT**

**THIS UTILITY EASEMENT (“Easement”)** is granted and executed this 9<sup>th</sup> day of February, 2023, by **PETER H. GREIN, a married man (“Grantor”)** whose mailing address is PO Box 1268, Port Salerno, FL, 34992, , to **MARTIN COUNTY**, a political subdivision of the State of Florida (**“Grantee”**), whose address is 2401 SE Monterey Road, Stuart, Florida 34996.

(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 Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant unto 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, and powerline hookups, if required, under or upon the following described land, situate, lying and being in the County of Martin, State of Florida (the **“Easement Premises”**), to-wit:

See **Exhibit “A”** attached hereto and made a part hereof.

Grantor hereby covenants with Grantee that: (i) Grantor is lawfully seized of the Easement Premises in fee simple; (ii) Grantor has good and lawful authority to grant and convey the Easement; (iii) Grantor fully warrants the title to Easement Premises and will defend the same against the lawful claims of all persons claiming by through or under Grantor; (iv) there are no mortgages encumbering the Easement Premises; (v) the Easement Premises is vacant land; and (vi) that neither Grantor nor any other person actually, legally or naturally dependent upon Grantor reside on said lands or any lands contiguous thereto.

**RESERVING UNTO GRANTOR**, the right, but not the obligation, to pave with curbing and sidewalks the surface of the Easement Premises in a manner satisfactory to Grantor, including Grantor’s right to permit pedestrian and vehicular ingress and egress over and across the surface of the Easement Premises, including the parking of vehicles on said Easement Premises (**“Grantor’s Improvements”**). Grantor understands and agrees that Grantor’s Improvements, if constructed by Grantor, will: (i) be at Grantor’s sole cost and expense; (ii) be constructed in accordance with all applicable governmental rules, regulations, ordinances and permits; and (iii) exclude permanent vertical structures and buildings. Further, Grantor will use Grantor’s best efforts to minimize any interference with Grantee’s rights as set forth in this Easement. Further still, except for Grantor’s reservation of this right to construct Grantor’s Improvements, Grantor will not otherwise obstruct the Easement Premises without the express written consent of Grantee.

Grantee, its contractors, agents and employees will 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, that in making any excavations on the Easement Premises, Grantee will make the excavations in such manner as will cause the least injury to the surface of the ground or any of Grantor's Improvements located thereon. Grantee must restore any improvements to the surface of the Easement Premises damaged as a result of any excavation to as near the same condition as it was prior to such excavation as soon as is practicable.

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

Signed, sealed and delivered in the presence of: GRANTOR:  
WITNESSES:

Thomas R. Sawyer  
Witness  
THOMAS R. SAWYER

Print Name

Karen C. Richardt  
Witness  
Karen C. Richardt

Print Name

State of Florida}  
County of Martin}

The foregoing Utility Easement was acknowledged before me this 9<sup>th</sup> day of February, 2023 by PETER H. GRIEN, a married man, ( ☒ ) by means of physical presence or ( ) online notarization. He is ( ) personally known to me or has produced Florida drivers license as identification.

Karen C. Richardt  
Notary Public



# MARTIN COUNTY, STUART, FLORIDA

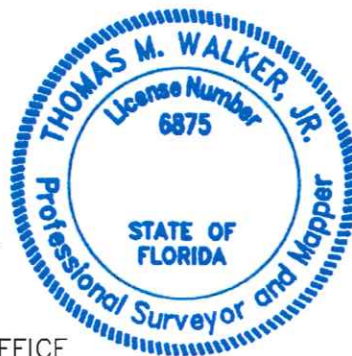
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003K.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 3

## EXHIBIT A


### SURVEYOR'S NOTES

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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. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND FOR A UTILITY EASEMENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, 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, PB=PLAT BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, POT=POINT OF TERMINATION, ROW=RIGHT-OF-WAY, SQFT=SQUARE FOOT, UE=UTILITY EASEMENT.



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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: 1/5/2023

10 FT WIDE UTILITY EASEMENT

SW MANATEE POCKET STA

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 7/28/2022

DRAWING # 22-003K1



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003K.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 2 OF 3

## EXHIBIT A

### DESCRIPTION

A 10 FOOT WIDE STRIP OF LAND LYING IN THAT PORTION OF THE 60 FOOT WIDE RIGHT-OF-WAY BETWEEN BLOCK 46 AND BLOCK 53 OF PORT SALERNO S/D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID STRIP OF LAND BEING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID BLOCK 46; THENCE NORTH 65°56'41" EAST ALONG THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID BLOCK 46, A DISTANCE OF 17.42 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EASTERLY PROJECTED LINE, NORTH 23°34'39" WEST, A DISTANCE OF 242.62 FEET; THENCE NORTH 19°27'53" EAST, A DISTANCE OF 22.51 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF SAID RIGHT-OF-WAY, ALSO BEING THE POINT OF TERMINATION.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO COINCIDE WITH SAID EASTERLY PROJECTED SOUTHERLY LINE OF BLOCK 46 AND SAID CENTERLINE OF THE 60 FOOT WIDE RIGHT-OF-WAY, RESPECTIVELY.

SAID PARCEL CONTAINS 2,651 SQUARE FEET, MORE OR LESS.

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

10 FT WIDE UTILITY EASEMENT

SW MANATEE POCKET STA

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 7/28/2022

DRAWING # 22-003K1

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003K.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

EXHIBIT **A**

BLOCK 47

BLOCK 52

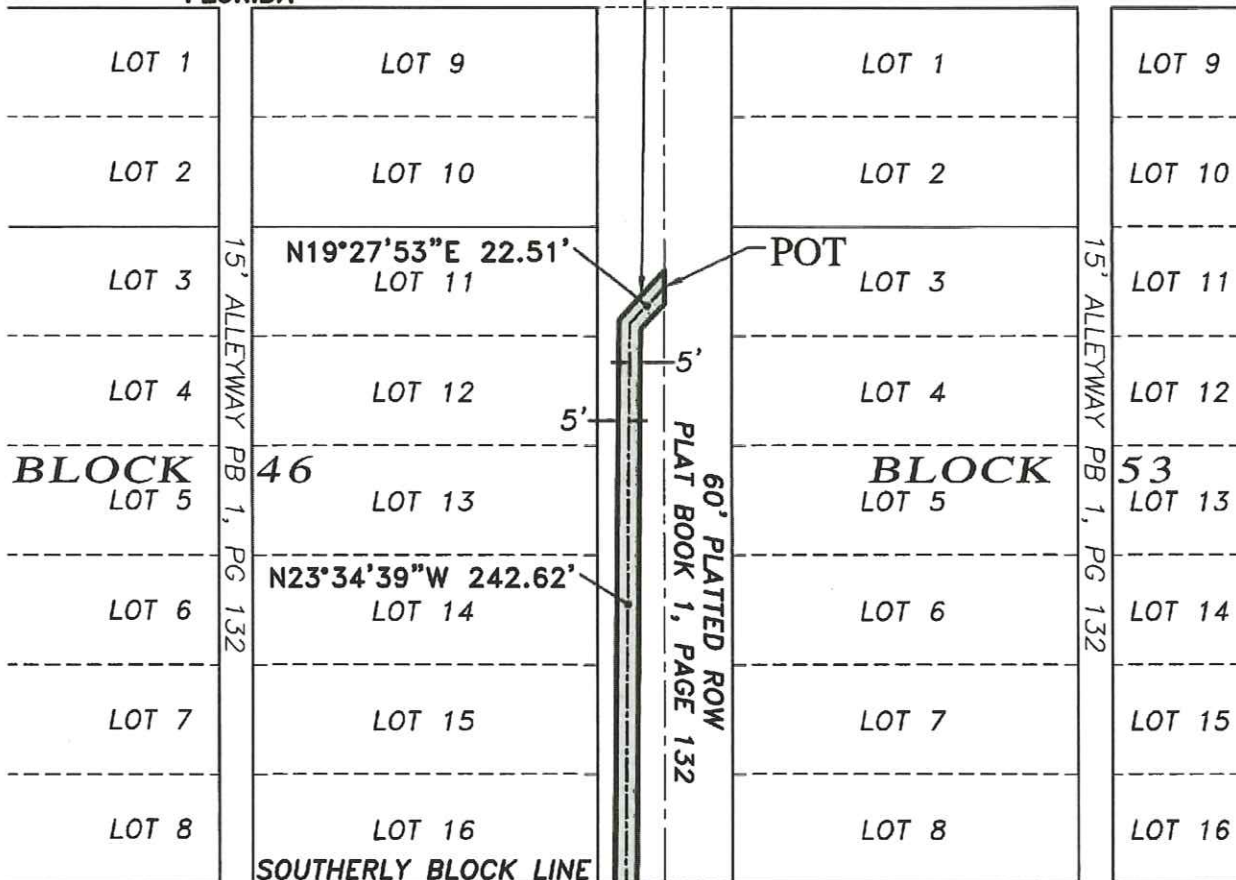
## PORT SALERNO

PLAT BOOK 1, PAGE 132

PALM BEACH (NOW MARTIN) COUNTY,  
FLORIDA

10' WIDE UE  
2,651 SQFT  
(0.06 ACRES)±

60' PLATTED ROW  
PB 1, PG 132



POC  
SOUTHEASTERLY  
CORNER OF BLOCK 46,  
PB 1, PG 132

N65°56'41\"E 17.42'

POB

SE COVE RD (PLATTED AS LUCILE AVE)  
60' RIGHT-OF-WAY  
NEW MONROVIA  
PB 3, PG 94 MARTIN COUNTY, FLORIDA

GRAPHIC SCALE



( IN FEET )

1 inch = 80 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"=80' OR SMALLER.

10 FT WIDE UTILITY EASEMENT

SW MANATEE POCKET STA

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=80'

DATE : 7/28/2022

DRAWING # 22-003K1