

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

Project Name: SW Cargo Way Road Opening
RP #: 3838
Property Address: 4365 SW Cargo Way, #15, Palm City
PCN: 14-38-40-000-009-00000-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

SIDEWALK EASEMENT

THIS EASEMENT is granted and executed this ____ day of _____, 20__, by SANDS CC, LLC, a Florida limited liability company, whose address is 902 Carnegie Center, Suite 400, Princeton, New Jersey 08540, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee.

(Whenever 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 \$10.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee a perpetual Easement over, under, and upon 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.

This easement is conveyed for the purpose of the construction, reconstruction, replacement, operation, maintenance, and repair of a public sidewalk.

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.

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

Accepted pursuant to
Resolution No. _____

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:

WITNESSES:

GRANTOR:

SANDS CC, LLC,
a Florida limited liability company

By: _____
Robert H. Sands, Manager

Print Name

Print Name

State of _____}

County of _____}

The foregoing instrument was acknowledged before me this _____ day of _____, 20____
by, Robert H. Sand, as Manager of Sands CC, LLC, a Florida limited liability company, by () means of
physical presence or () online notarization. He is () personally known to me or () has produced
_____ as identification.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

NOTE:
DESCRIPTION NOT
VALID WITHOUT
SKETCH.

EXHIBIT A
THIS IS NOT A SURVEY

DESCRIPTION:

A PARCEL OF LAND LYING IN TRACTS 25 AND 26, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF S.W. CARGO WAY (A 30.00-FOOT-WIDE RIGHT-OF-WAY) AND THE EAST LINE OF S.W. CITRUS BOULEVARD (A VARIABLE-WIDTH RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 404, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE SOUTH 89°29'10" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°29'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 930.23 FEET TO THE EAST LINE OF SAID TRACT 26; THENCE NORTH 00°27'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°29'10" WEST, A DISTANCE OF 930.22 FEET; THENCE SOUTH 00°30'50" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.21 ACRES (9,302.27 SQUARE FEET), MORE OR LESS.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

SKETCH & DESCRIPTION OF:
SIDEWALK EASEMENT

PREPARED FOR:

SANDS INDUSTRIAL

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

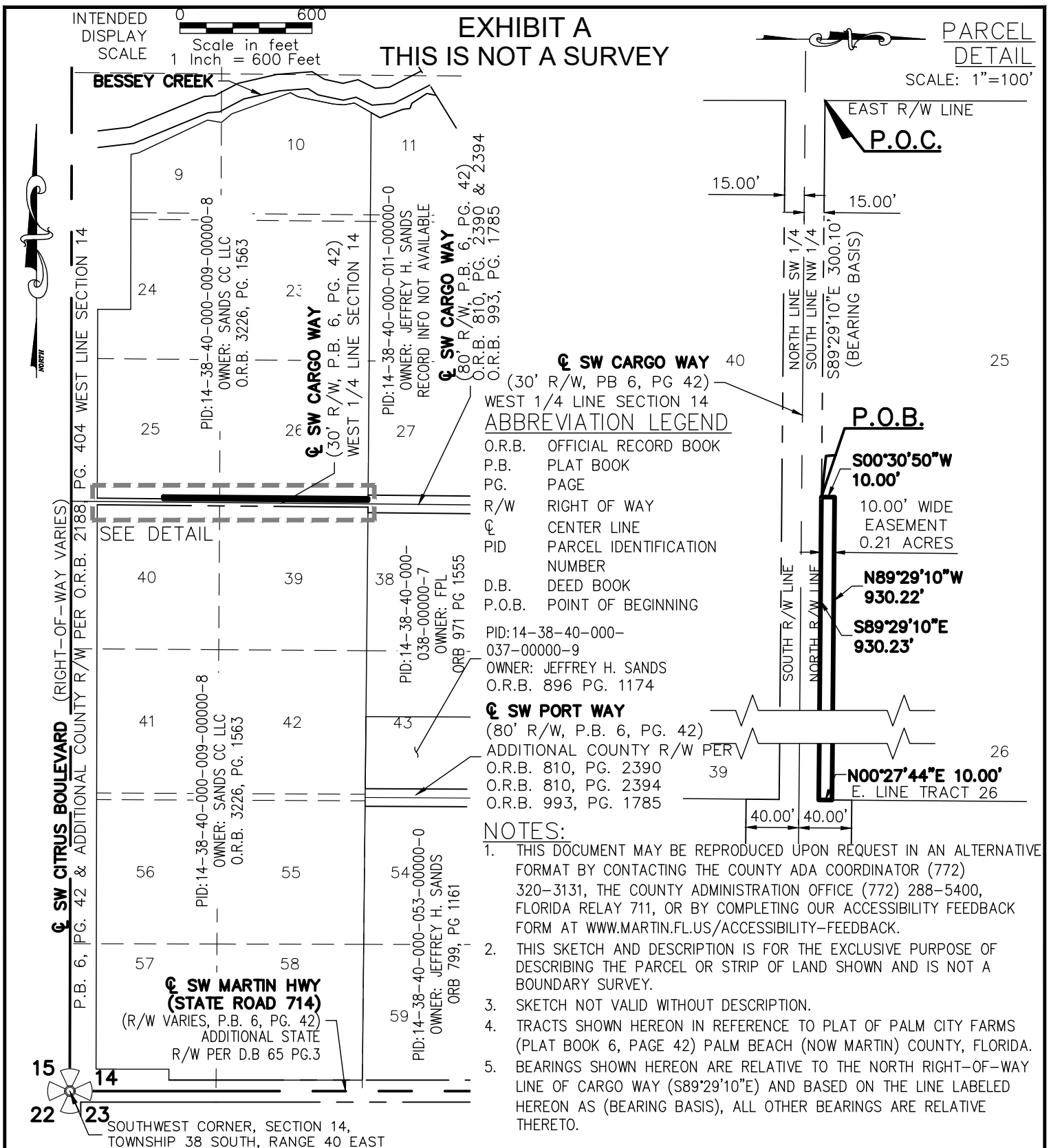


ENGINEERS & SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS
REVISED PER COMMENTS - SPT - 02/09/23

PROJ. #: 20-447 DATE: 2/10/2023 DRAWN BY: SPT CHECKED BY: MTO SCALE: AS SHOWN CAD FILE: 20-447 SWE_rev1.dwg
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SKETCH & DESCRIPTION OF: SIDEWALK EASEMENT

PREPARED FOR:

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