

This instrument prepared by:  
Ellen MacArthur, Real Property Division  
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

## **DRAINAGE EASEMENT**

THIS DRAINAGE EASEMENT 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.

(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 easement on, over, under, across and through the land described and depicted on Exhibit "A" attached hereto and made a part hereof (the "Easement Premises") for construction, installation and use of a surface and sub-surface drainage system, 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.

Grantee hereby agrees to grade and sod the Easement Premises upon the completion of construction of the drainage system.

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 said land, and will defend the same against the lawful claims of all persons whomsoever.

Accepted pursuant to  
Resolution No. \_\_\_\_\_

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:

Grantor:

SANDS CC, LLC,  
a Florida limited liability company

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Robert H. Sands, Manager

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# EXHIBIT A THIS IS NOT A SURVEY

## DESCRIPTION:

A PARCEL OF LAND LYING IN TRACTS 25, 26, 39, AND 40, 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 SOUTHWEST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 14; THENCE SOUTH 89°29'10" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST  $\frac{1}{4}$ , A DISTANCE OF 173.13 FEET TO A POINT HEREAFTER REFERRED TO AS MATCH POINT "A"; THENCE CONTINUE SOUTH 89°29'10" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 116.87 FEET TO A POINT HEREAFTER REFERRED TO AS MATCH POINT "B"; THENCE CONTINUE SOUTH 89°29'10" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 128.13 FEET TO A POINT HEREAFTER REFERRED TO AS MATCH POINT "C"; THENCE CONTINUE SOUTH 89°29'10" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 915.25 FEET; THENCE NORTH 00°27'44" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. CARGO WAY (A 30.00-FOOT-WIDE RIGHT-OF-WAY, AS RECORDED IN SAID PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA), SAID POINT BEING THE BEGINNING OF THE CENTERLINE OF A 30.00 FOOT-WIDE STRIP OF LAND, SAID POINT BEING POINT OF BEGINNING #1;

THENCE FROM POINT OF BEGINNING #1, NORTH 00°27'44" EAST, ALONG A LINE LYING AND BEING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 26, A DISTANCE OF 75.00 FEET TO POINT OF TERMINUS #1. (CONTAINING 2,250 SQUARE FEET)

THENCE, COMMENCING FROM MATCH POINT "A", NORTH 00°07'32" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID CARGO WAY, SAID POINT BEING THE BEGINNING OF THE CENTERLINE OF A 10.00-FOOT-WIDE STRIP OF LAND AND POINT OF BEGINNING #2;

THENCE FROM POINT OF BEGINNING #2, NORTH 00°07'32" EAST, A DISTANCE OF 40.00 FEET TO POINT OF TERMINUS #2. (CONTAINING 400 SQUARE FEET)

THENCE, COMMENCING FROM MATCH POINT "A", SOUTH 00°07'32" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CARGO WAY, SAID POINT BEING THE BEGINNING OF THE CENTERLINE OF A 10.00-FOOT-WIDE STRIP OF LAND AND POINT OF BEGINNING #3;

THENCE FROM POINT OF BEGINNING #3, SOUTH 00°07'32" WEST, A DISTANCE OF 30.00 FEET TO POINT OF TERMINUS #3. (CONTAINING 300 SQUARE FEET)

THENCE, COMMENCING FROM MATCH POINT "B", NORTH 00°30'50" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID CARGO WAY, SAID POINT BEING THE BEGINNING OF THE CENTERLINE OF A 15.00-FOOT-WIDE STRIP OF LAND AND POINT OF BEGINNING #4;

THENCE FROM POINT OF BEGINNING #4, NORTH 00°30'50" EAST, A DISTANCE OF 35.00 FEET TO POINT OF TERMINUS #4. (CONTAINING 525 SQUARE FEET)

THENCE, COMMENCING FROM MATCH POINT "B", SOUTH 00°30'50" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CARGO WAY, SAID POINT BEING THE BEGINNING OF THE CENTERLINE OF A 15.00-FOOT-WIDE STRIP OF LAND AND POINT OF BEGINNING #5;

THENCE FROM POINT OF BEGINNING #5, SOUTH 00°30'50" WEST, A DISTANCE OF 30.00 FEET TO POINT OF TERMINUS #5. (CONTAINING 450 SQUARE FEET)

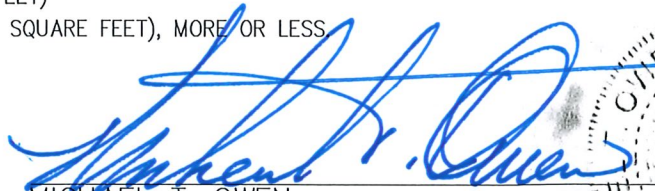
THENCE, COMMENCING FROM MATCH POINT "C", SOUTH 00°30'50" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CARGO WAY, SAID POINT BEING POINT OF BEGINNING #6;

THENCE, FROM POINT OF BEGINNING #6, SOUTH 89°29'10" EAST, ALONG SAID SOUTH LINE OF S.W. CARGO WAY, A DISTANCE OF 930.23 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 39; THENCE SOUTH 00°34'14" WEST, ALONG SAID EAST LINE, A DISTANCE OF 90.00 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°29'10" WEST, ALONG A LINE LYING AND BEING 90.00 FEET SOUTH OF AND PARALLEL WITH THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF S.W. CARGO WAY, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF TRACT 39; THENCE NORTH 00°34'14" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE LYING AND BEING 30.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF S.W. CARGO WAY; THENCE NORTH 89°29'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 900.20 FEET; THENCE NORTH 00°30'50" EAST, A DISTANCE OF 30.00 FEET TO POINT OF BEGINNING #6. (CONTAINING 29,706 SQUARE FEET)

CONTAINING A TOTAL OF 0.77 ACRES (33,631 SQUARE FEET), MORE OR LESS

## NOTE

DESCRIPTION NOT VALID WITHOUT SKETCH

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



SKETCH & DESCRIPTION OF:  
DRAINAGE EASEMENT

PREPARED FOR:

SANDS CC, LLC

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



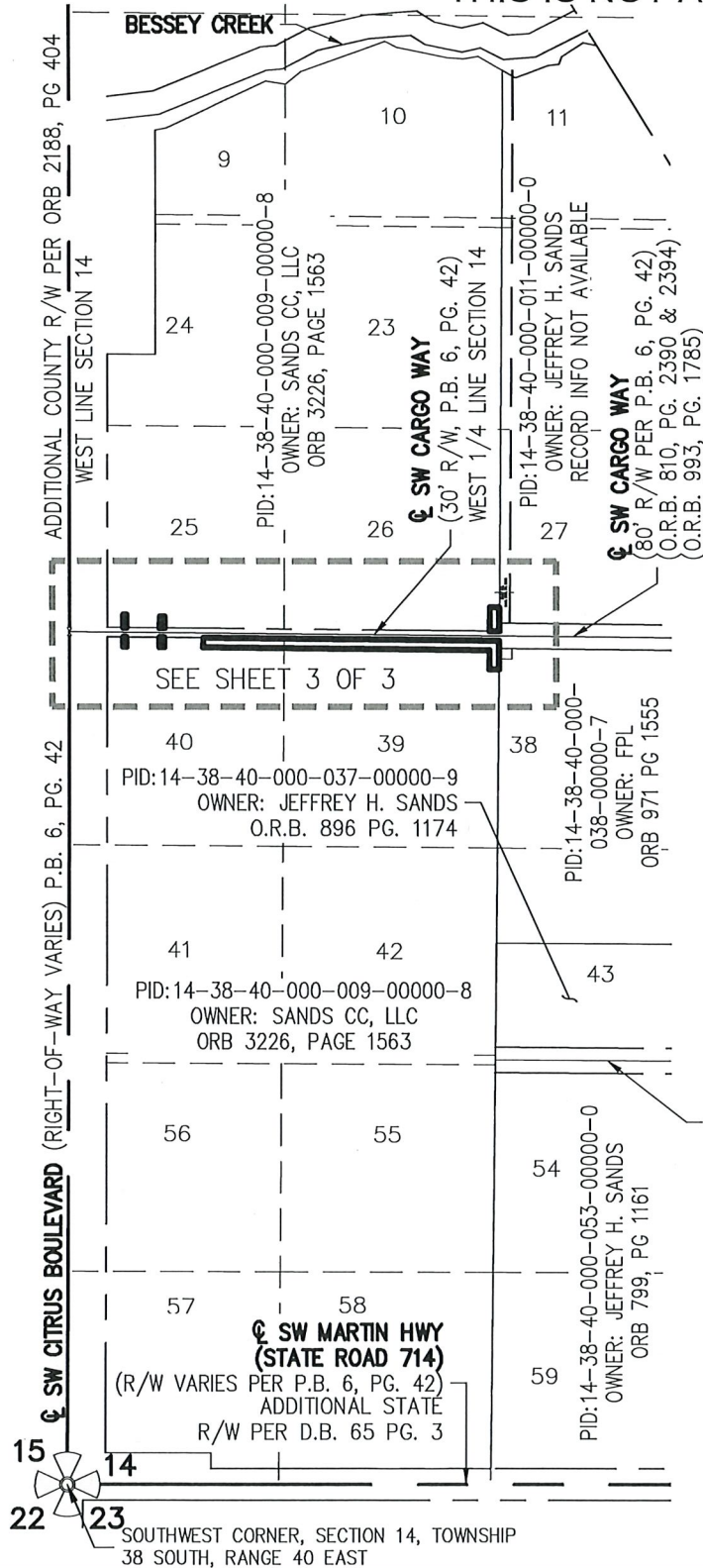
REVISIONS	REVISED PER COMMENTS - SPT - 08/10/22	ADDITIONAL COUNTY COMMENTS - SPT - 05/22/23
	REVISED PER COMMENTS - SPT - 02/09/23	

PROJ. #: 20-447 DATE: 5/22/2023 DRAWN BY: SPT CHECKED BY: MTO SCALE: AS SHOWN CAD FILE: 20-447 DE\_rev3 (Cargo).dwg  
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EXHIBIT A  
THIS IS NOT A SURVEY



## ABBREVIATION LEGEND

D.B.	DEED BOOK
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
CCR	CERTIFIED CORNER RECORD
R/W	RIGHT OF WAY
CL	CENTER LINE
PID	PARCEL IDENTIFICATION NUMBER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
U.E.	UTILITY EASEMENT

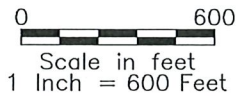
NOTES:

1. 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).
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
3. SKETCH NOT VALID WITHOUT DESCRIPTION.
4. TRACTS SHOWN HEREON IN REFERENCE TO PLAT OF PALM CITY FARMS (PLAT BOOK 6, PAGE 42) PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF CARGO WAY (S89°29'10"E) AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.

Q SW PORT WAY

(80' RIGHT-OF-WAY PER P.B. 6, PG. 42)  
ADDITIONAL COUNTY R/W PER O.R.B. 993, PG. 1785  
O.R.B. 810, PG. 2390, O.R.B. 810, PG. 2394

INTENDED DISPLAY SCALE



SKETCH & DESCRIPTION OF:  
DRAINAGE EASEMENT

PREPARED FOR:

SANDS CC, LLC

**PORT SAINT LUCIE OFFICE**  
10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
 772-462-2455  
 [www.edc-inc.com](http://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 – 08/10/22	ADDITIONAL COUNTY COMMENTS – SPT – 05/22/23
	REVISED PER COMMENTS – SPT – 02/09/23	



# EXHIBIT A

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DRAINAGE EASEMENT TABLE		
EASEMENT	WIDTH (EACH SIDE OF $\mathcal{C}$ )	AREA (SQ. FT.)
DRAINAGE EASEMENT #1	30' (15' FROM $\mathcal{C}$ )	2,250
DRAINAGE EASEMENT #2	10' (5' FROM $\mathcal{C}$ )	400
DRAINAGE EASEMENT #3	10' (5' FROM $\mathcal{C}$ )	300
DRAINAGE EASEMENT #4	15' (7.5' FROM $\mathcal{C}$ )	525
DRAINAGE EASEMENT #5	15' (7.5' FROM $\mathcal{C}$ )	450
DRAINAGE EASEMENT #6	—	29,706

### ABBREVIATION LEGEND

D.B. DEED BOOK  
 O.R.B. OFFICIAL RECORD BOOK  
 P.B. PLAT BOOK  
 PG. PAGE  
 CCR CERTIFIED CORNER RECORD  
 R/W RIGHT OF WAY  
 $\mathcal{C}$  CENTER LINE  
 PID PARCEL IDENTIFICATION NUMBER  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 P.O.T. POINT OF TERMINUS  
 U.E. UTILITY EASEMENT  
 D.E. DRAINAGE EASEMENT

### INTENDED DISPLAY SCALE

0 80  
 Scale in feet  
 1 Inch = 80 Feet

### SKETCH & DESCRIPTION OF: DRAINAGE EASEMENT

PREPARED FOR:

**SANDS CC, LLC**

PORT SAINT LUCIE OFFICE  
 10250 SW VILLAGE PARKWAY  
 SUITE 201  
 PORT SAINT LUCIE, FL 34987  
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