

## **ESCROW AGREEMENT**

**THIS ESCROW AGREEMENT** ("**Escrow Agreement**") is made and entered into as of \_\_\_\_\_, 2023, by and between **PETER HENRY GRIEN**, a married man; **SUSETTE GRIEN**, a single woman; and **MARTIN COUNTY**, a political subdivision of the State of Florida ("**Martin County**"). Peter Henry Grien and Susette Grien may be referred to herein, collectively or individually as the context requires, as "**Grien**".

### **RECITALS:**

**A.** Martin County, through its Ecosystem Restoration and Management Division of the Public Works Department, has worked to plan and develop the Manatee Pocket SW Prong STA Project (the "**Project**") located in the Port Salerno Community Redevelopment Area, which aims to provide important nutrient reduction in the Manatee Pocket SW Prong, enhance the natural environment and provide the public with open space and access to the area's natural features.

**B.** In furtherance of the Project, Grien has agreed to convey to Martin County six (6) parcels of vacant land located in the vicinity of the Project, totaling approximately 1.7 acres, as outlined in yellow on **Exhibit "A"** (the "**Conveyed Parcels**") pursuant to those Special Warranty Deeds attached hereto as **Exhibits "B-1", "B-2", "B-3", "B-4", "B-5" and "B-6"** (the "**Deeds**"). Peter Henry Grien acknowledges that the Conveyed Parcels consist of vacant land and that neither Peter Henry Grien nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

**C.** As consideration for Grien's conveyance of the Conveyed Parcels, Martin County has agreed to abandon four (4) unopened rights-of-way in the vicinity of the Project, totaling approximately 0.99 acres, as shaded in purple on **Exhibit "A"** and as more particularly identified on **Exhibit "C"** attached hereto and incorporated herein (the "**ROW Parcels**"). On or about the date hereof, Martin County, through its Board of County Commissioners, has approved Resolution 23-\_\_\_\_, a copy of which is attached hereto as **Exhibit "D"** (the "**Resolution**").

**D.** As additional consideration for Grien's conveyance of the Conveyed Parcels, Martin County has agreed to initiate amendments to the Future Land Use Map and Zoning Atlas for the ROW Parcels and three (3) additional parcels owned by Grien, totaling approximately .98 acres, as outlined in green on **Exhibit "A"** and as more particularly identified on **Exhibit "E"** attached hereto and incorporated herein (the "**Retained Parcels**"). The proposed Future Land Use Designation and Zoning Classification for the Retained Parcels and the ROW Parcels would change from CRA Neighborhood to CRA Center and from Detached to Corridor, respectively

**E.** In furtherance of the Project, Grien has agreed to grant Martin County (i) a temporary construction easement, a copy of which is attached hereto as **Exhibit "F"** (the "**Temporary Construction Easement**") and (ii) a permanent access easement, a copy of which is attached hereto as **Exhibit "G"** (the "**Access Easement**") over a portion of the ROW Parcels.

**F.** In connection with the abandonment of the ROW Parcels, Grien has agreed to grant over a portion of the ROW Parcels (i) two (2) permanent easements in favor of Florida Power & Light Company for the construction, operation and maintenance of overhead and underground electric utility facilities, copies of which are attached hereto as **Exhibits "H-1" and "H-2"** (collectively, the "**FPL Easement**") and (ii) three (3) permanent easements in favor of Martin County for the construction, reconstruction, replacement, operation, maintenance, and repair of utility related equipment, copies of which are attached hereto as **Exhibits "I-1", "I-2" and "I-3"** (collectively, the "**Utility Easement**").

**G.** Martin County and Grien desire that certain fully executed documents related to the subject transaction between the parties be held in escrow by Martin County pending final, non-appealable amendment to the Future Land Use Map and Zoning Atlas for the ROW Parcels and the Retained Parcels, as more particularly described herein.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, for themselves, their successors and assigns, hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated into and form a part of this Escrow Agreement.

2. **Escrowed Documents.** Martin County and Grien hereby agree that fully executed original versions of the Deeds, the Resolution, the Construction Easement, the Access Easement, the FPL Easement and the Utility Easement (collectively, the “**Escrowed Documents**”) will be held in escrow by Martin County until the date that all appeals periods related to the amendment to the Future Land Use Map and Zoning Atlas for the ROW Parcels and the Retained Parcels have expired (the “**Release Date**”). On the Release Date, Martin County will record the Escrowed Documents in the Public Records of Martin County, Florida, at its sole cost and expense, and notify Grien of same. In the event the Release Date has not occurred by December 31, 2023, the parties agree that, unless the parties have mutually agreed to a further extension in writing, Martin County will destroy all Escrowed Documents, whereupon this Escrow Agreement will automatically terminate, the subject transaction will be null and void, and neither party will have any further duty or obligation with respect thereto.

3. **Waiver; Modification.** No delay or omission by any party in exercising any right with respect to this Escrow Agreement will operate as a waiver. A waiver on any one occasion will not be construed as a bar to, or waiver of, any right or remedy on any future occasion. This Escrow Agreement may only be modified or amended, including any renewals or extensions of the term, by written instrument executed by the parties hereto.

4. **Public Records.** Each party will allow the public access to all non-exempt documents, papers, letters or other materials, subject to the provisions of Chapter 119, Florida Statutes, made or received in conjunction with this Escrow Agreement.

5. **Governing Law; Venue; Waiver of Jury Trial.** This Escrow Agreement will be governed by and construed in accordance with the laws of the State of Florida, without giving effect to its conflict of law principles. The parties agree that the state courts in and for Martin County, Florida, will be the exclusive courts of jurisdiction and venue for any litigation, special proceeding or other proceeding as between the parties that may be brought, or arise out of, or in connection with, or by reason of this Escrow Agreement. THE PARTIES EXPRESSLY WAIVE TRIAL BY JURY, INCLUDING AN ADVISORY JURY, IN ANY ACTION OR PROCEEDING ARISING OUT OF, OR RELATING TO THIS AGREEMENT. In any litigation permitted by this Escrow Agreement, each party will bear their own costs and fees, including attorney fees.

6. **Counterparts.** This Escrow Agreement may be executed in any number of counterparts, each of which will be considered an original and a complete set of which taken together will constitute one and the same agreement. The parties agree and intend that an executed facsimile copy or e-mail delivery of a “.pdf” format data file will bind the party so signing with the same effect as though the signature was an original.

*[Signature page follows]*

**IN WITNESS WHEREOF**, the parties have executed this Escrow Agreement as of the date and year set forth above.

**MARTIN COUNTY**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

\_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

\_\_\_\_\_  
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
SARAH W. WOODS, COUNTY ATTORNEY

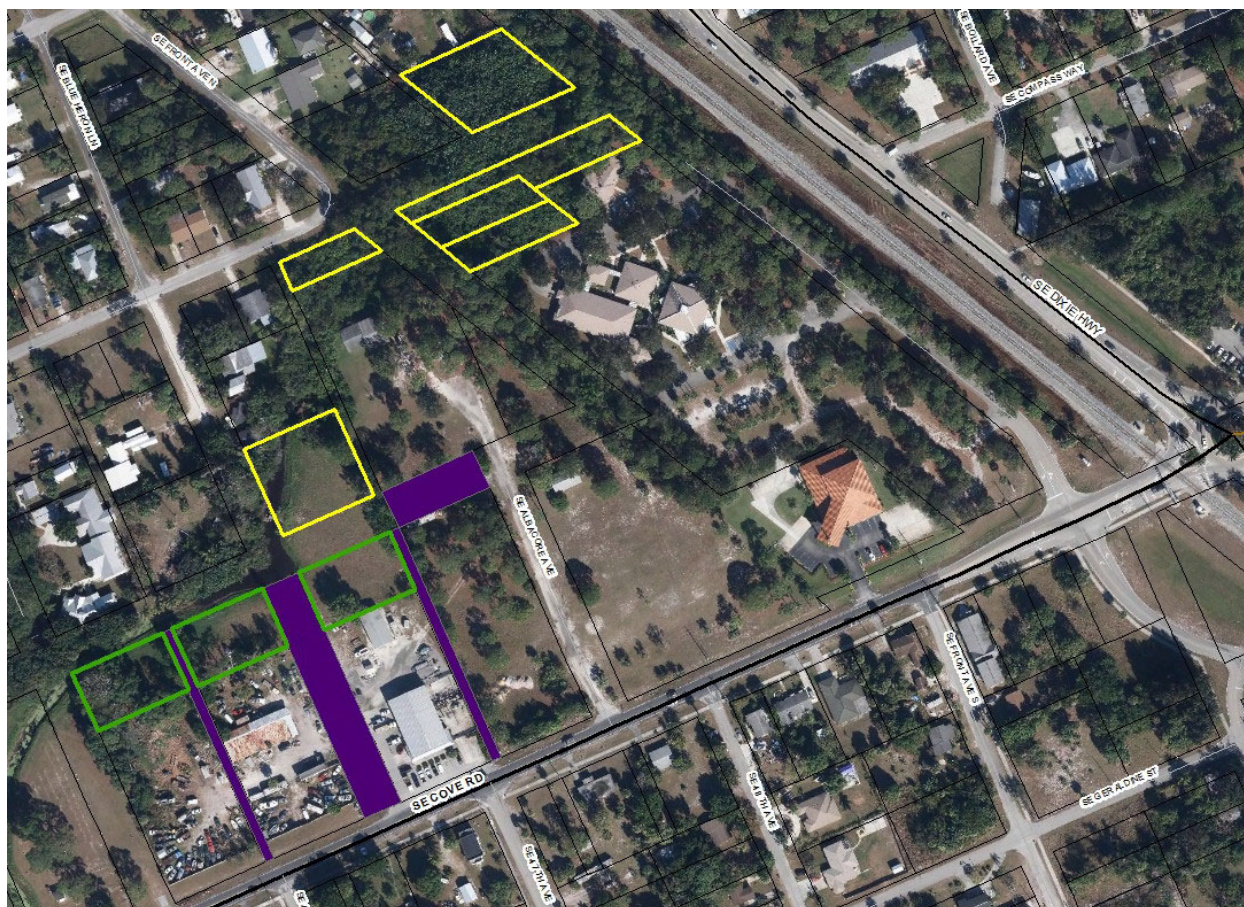
**GRIEN**

\_\_\_\_\_  
PETER HENRY GRIEN

\_\_\_\_\_  
SUSETTE GRIEN

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).

**EXHIBIT “A”**  
**AERIAL MAP**





**Exhibit “B-1”**  
**SPECIAL WARRANTY DEED NO. 1**

*[See attached]*

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

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-052-00060-4

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER GRIEN, A MARRIED MAN and SUSETTE GRIEN, A SINGLE WOMAN** whose address is PO Box 12689, Port Salerno, FL 34992, (collectively “**Grantor**”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“**Grantee**”).

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 6, 7 and 8, Block 52, PORT SALERNO, according to the plat thereof as recorded in Plat Book 1, page 132, Public Records of Martin County, Florida. (51-38-41-001-052-00060-4); and

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property, and Peter Grien, a married man, warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted Pursuant to

Resolution No. \_\_\_\_\_

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

Signed, sealed and delivered  
in the presence of:

GRANTOR

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

Peter Grien  
PETER GRIEN

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, a married  
man, 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)

[NOTARY SEAL]

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



Signed, sealed and delivered  
in the presence of:

GRANTOR

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

Susette Grien  
SUSETTE GRIEN

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 1st day of February, 2023, by Susette Grien, a  
single woman, 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)

[NOTARY SEAL]

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





# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003F.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

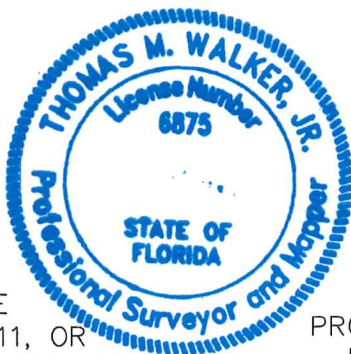
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OFFICIAL RECORDS BOOK 2608, PAGE 1749, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 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.
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.

### DESCRIPTION

LOTS 6, 7 AND 8, BLOCK 52, PORT SALERNO, PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 21,393 SQUARE FEET, (0.491 ACRES) MORE OR LESS.

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

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

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA**  
**PORT SALERNO - PLAT BOOK 1, PAGE 132**  
**PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUPERVISED BY : TMW  
DRAWN BY : JMM SCALE : N/A  
DATE : 2/7/2022  
DRAWING # 22-003F



# MARTIN COUNTY, STUART, FLORIDA

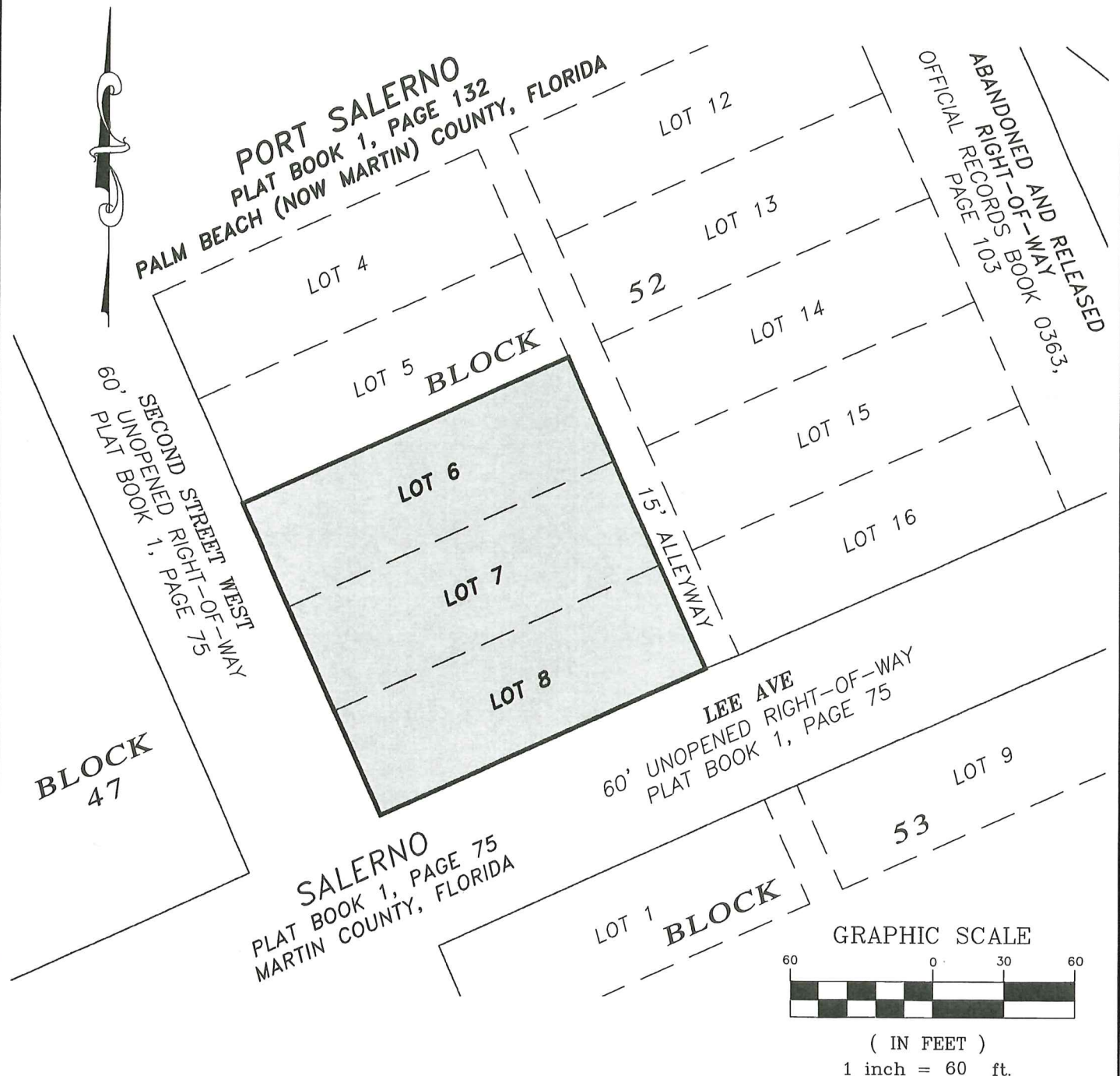
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003F.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



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

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

SW PRONG MANATEE POCKET STA  
PORT SALERNO - PLAT BOOK 1, PAGE 132  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=60'

DATE : 2/7/2022

DRAWING # 22-003F

**EXHIBIT “B-2”**  
**SPECIAL WARRANTY DEED NO. 2**

*[See attached]*

This instrument prepared by:

Real Property Division  
Mandee Johns, F.R.P.  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-052-00090-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

THIS WARRANTY DEED made this 1<sup>ST</sup> day of February, 2023, by **PETER HENRY GRIEN**, a married man, whose address is PO Box 12689, Port Salerno, FL 34992, (“Grantor”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“Grantee”).

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “Property”), situate, lying and being in Martin County, Florida, to-wit:

Lot 9, Block 52, PORT SALERNO, according to the plat thereof as recorded in Plat Book 1, page 132, Public Records of Martin County, Florida. (51-38-41-001-052-00090-8); and

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property, and Grantor further warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

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

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

WITNESSES:

GRANTOR:

Thomas R. Sawyer  
Witness #1 Signature  
Printed Name: THOMAS R. SAWYER

By: Peter Henry Grien  
PETER HENRY GRIEN

Karen C. Richardt  
Witness #2 Signature  
Printed Name: Karen C. Richardt

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me (☒) by means of physical presence or ( ) online notarization this 1st day of February, 2023, by Peter Henry Grien who is ( ) personally known to me or (☒) has produced Florida drivers license as identification.



Karen C. Richardt  
Notary Public, State of Florida  
Print Name: Karen C. Richardt  
My Commission Expires: \_\_\_\_\_



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003E.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

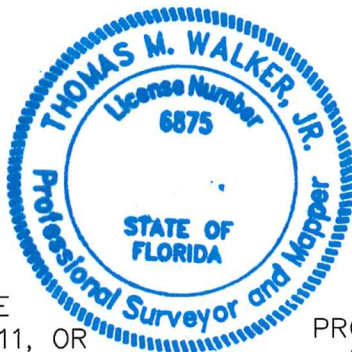
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - 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.
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: FKA=FORMALLY KNOWN AS.

### DESCRIPTION


LOT 9, BLOCK 52, SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 6,423 SQUARE FEET, (0.147 ACRES) MORE OR LESS.

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**

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

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA  
SALERNO – PLAT BOOK 1, PAGE 75  
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 2/4/2022	
DRAWING # 22-003E	



# MARTIN COUNTY, STUART, FLORIDA

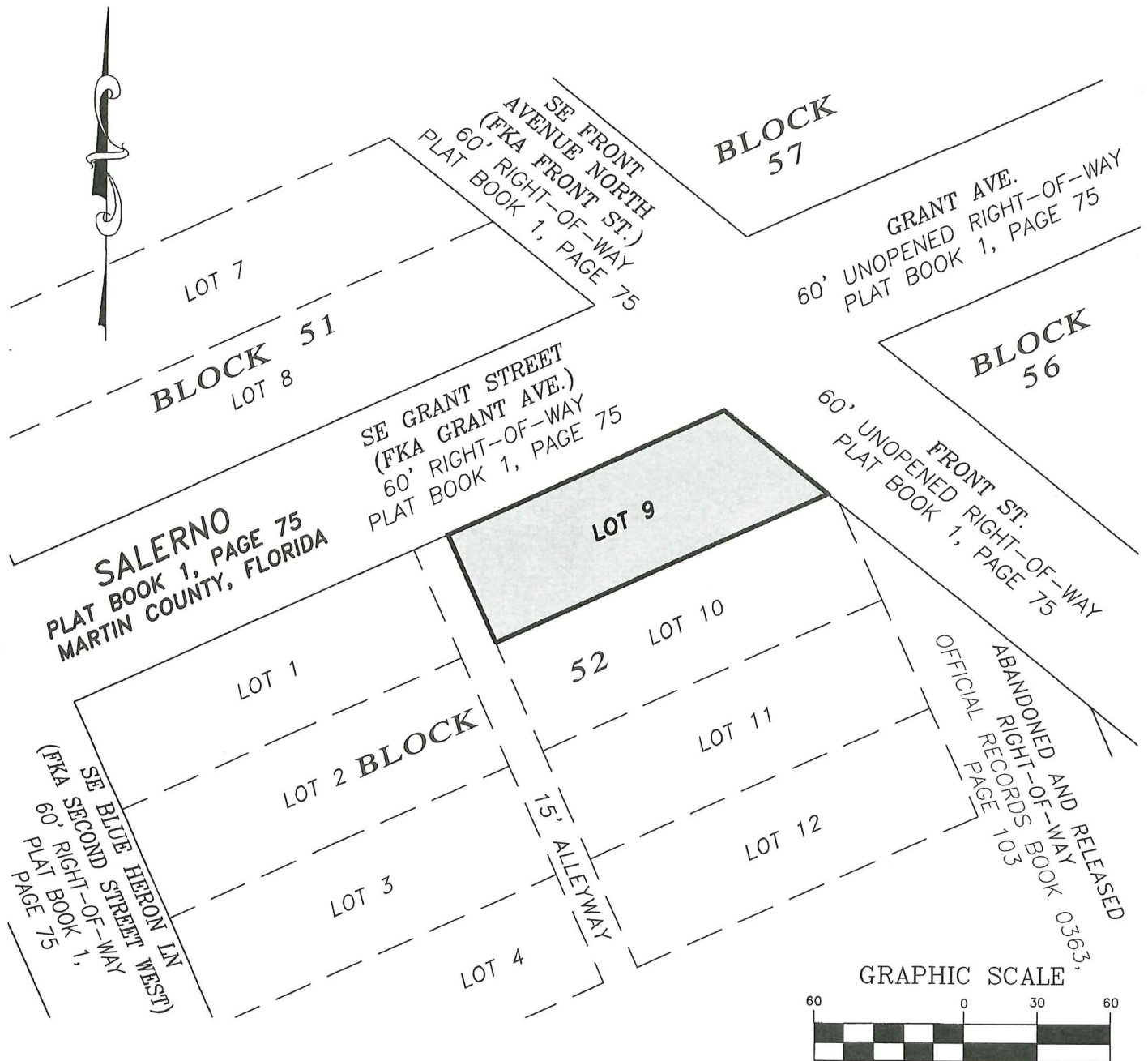
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003E.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



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

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

SW PRONG MANATEE POCKET STA  
SALERNO - PLAT BOOK 1, PAGE 75  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=60'

DATE : 2/4/2022

DRAWING # 22-003E

**EXHIBIT “B-3”**  
**SPECIAL WARRANTY DEED NO. 3**

*[See attached]*

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

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-057-00110-3

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER HENRY GRIEN, A MARRIED MAN**, whose address is PO Box 12689, Port Salerno, FL 34992, (“**Grantor**”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“**Grantee**”).

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 26, 27, 28, 29, and 30, Block 57, SALERNO, according to the plat thereof as recorded in Plat Book 1, page 75, Public Records of Martin County, Florida (51-38-41-001-057-00110-3).

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property and Grantor further warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted pursuant to

Resolution No. \_\_\_\_\_

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

WITNESSES:

GRANTOR:

Thomas R. Sawyer

Witness #1 Signature

Printed Name: THOMAS R. SAWYER

By: Peter H. Grien

PETER H. GRIEN

Karen C. Richardt

Witness #2 Signature

Printed Name: Karen C. Richardt

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me (☒) by means of physical presence or ( ) online notarization this 1st day of February, 2023, by Peter Henry Grien, a married man who is ( ), personally known to me or (☒) has produced Florida drivers license as identification.



Karen C. Richardt

Notary Public, State of Florida

Print Name: Karen C. Richardt

My Commission Expires: \_\_\_\_\_



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003A.DWG M.C. PROJ. NO. 22-003 SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

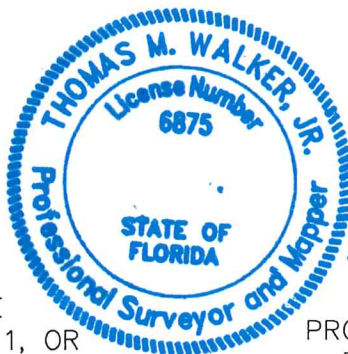
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  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS 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: FKA=FORMALLY KNOWN AS.

### DESCRIPTION

LOTS 26, 27, 28, 29 AND 30, BLOCK 57, SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 21,118 SQUARE FEET, (0.485 ACRES) MORE OR LESS.

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

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

DATE: 02/10/2022

SW PRONG MANATEE POCKET STA  
SALERNO - PLAT BOOK 1, PAGE 75  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM SCALE : N/A  
DATE : 2/4/2022  
DRAWING # 22-003A



# MARTIN COUNTY, STUART, FLORIDA

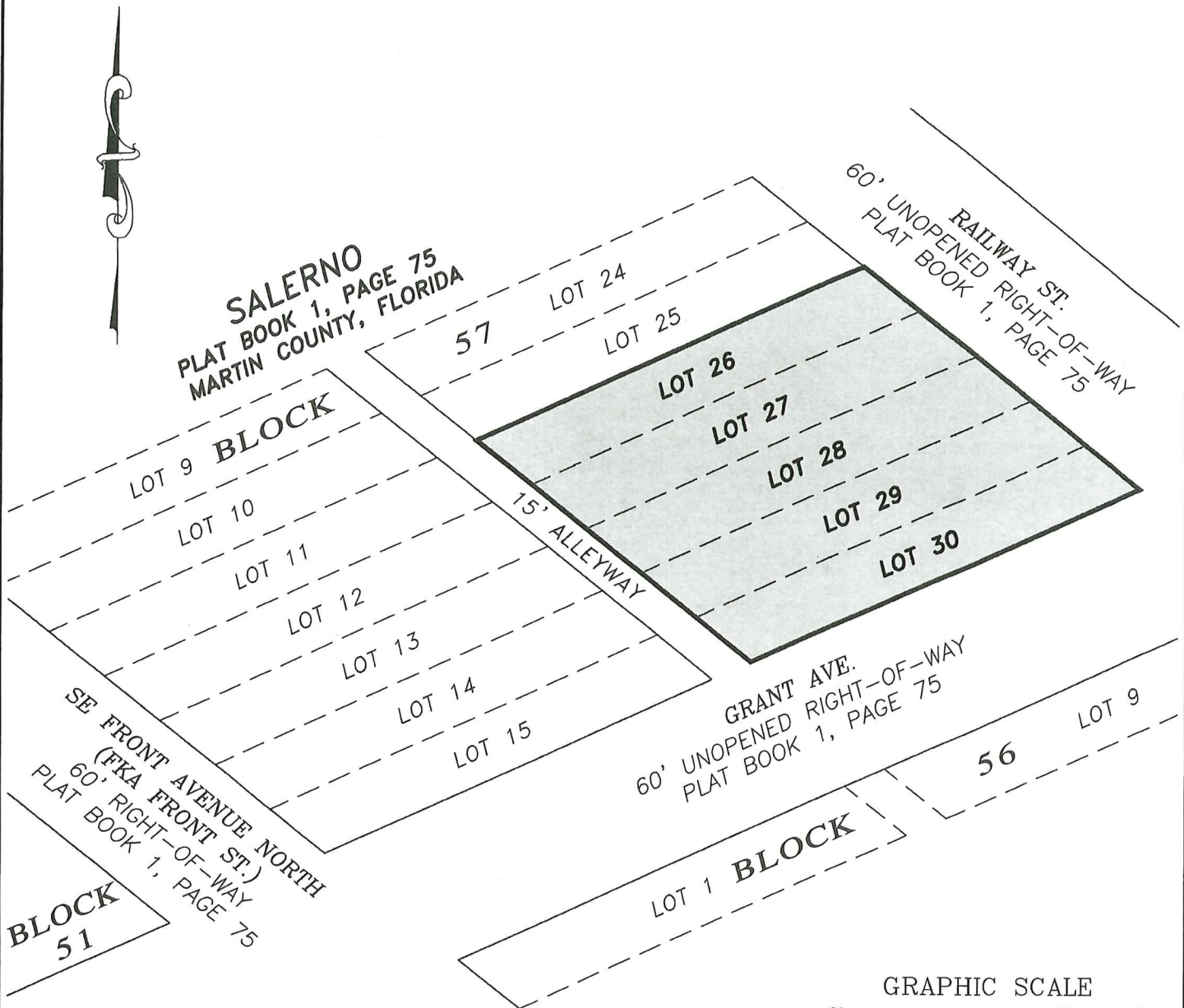
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME :22-003A.DWG

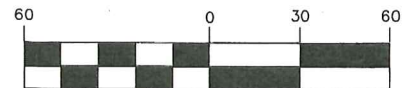
M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



### GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

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

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

SW PRONG MANATEE POCKET STA  
SALERNO - PLAT BOOK 1, PAGE 75  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=60'

DATE : 2/4/2022

DRAWING # 22-003A

**EXHIBIT “B-4”**  
**SPECIAL WARRANTY DEED NO. 4**

*[See attached]*

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

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-056-00010-6

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER HENRY GRIEN, A MARRIED MAN**, whose address is PO Box 12689, Port Salerno, FL 34992, (“**Grantor**”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“**Grantee**”).

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 1, 16, and 17, Block 56, PORT SALERNO, according to the plat thereof as recorded in Plat Block 1, page 132, Public Records of Martin County, Florida (51-38-41-001-056-00010-6);

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor .

Grantor further warrants that there are no mortgages encumbering the Property and Grantor further warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted pursuant to

Resolution No. \_\_\_\_\_

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

WITNESSES:

GRANTOR:

Thomas R. Sawyer

Witness #1 Signature

Printed Name: THOMAS R. SAWYER

By: Peter Henry Grien

PETER HENRY GRIEN

Karen C. Richardt

Witness #2 Signature

Printed Name: Karen C. Richardt

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me ( ☒ ) by means of physical presence or ( ) online notarization this 1st day of February, 2023, by Peter Henry Grien, a married man who is ( ) personally known to me or ( ☒ ) has produced Florida drivers license as identification.



Karen C. Richardt

Notary Public, State of Florida

Print Name: Karen C. Richardt

My Commission Expires: \_\_\_\_\_



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003B.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

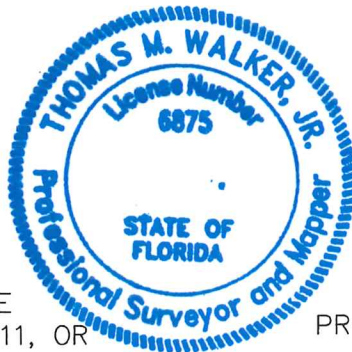
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - 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.
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.

### DESCRIPTION


LOTS 1, 16 AND 17, BLOCK 56, AND CLOSED ALLEY BETWEEN SAID LOTS 1 AND 16, AND WEST 1/2 OF CLOSED ALLEY ADJACENT TO SAID LOT 17, SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 14,636 SQUARE FEET, (0.336 ACRES) MORE OR LESS.

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

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

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA**  
**SALERNO - PLAT BOOK 1, PAGE 75**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 2/4/2022	
DRAWING # 22-003B	



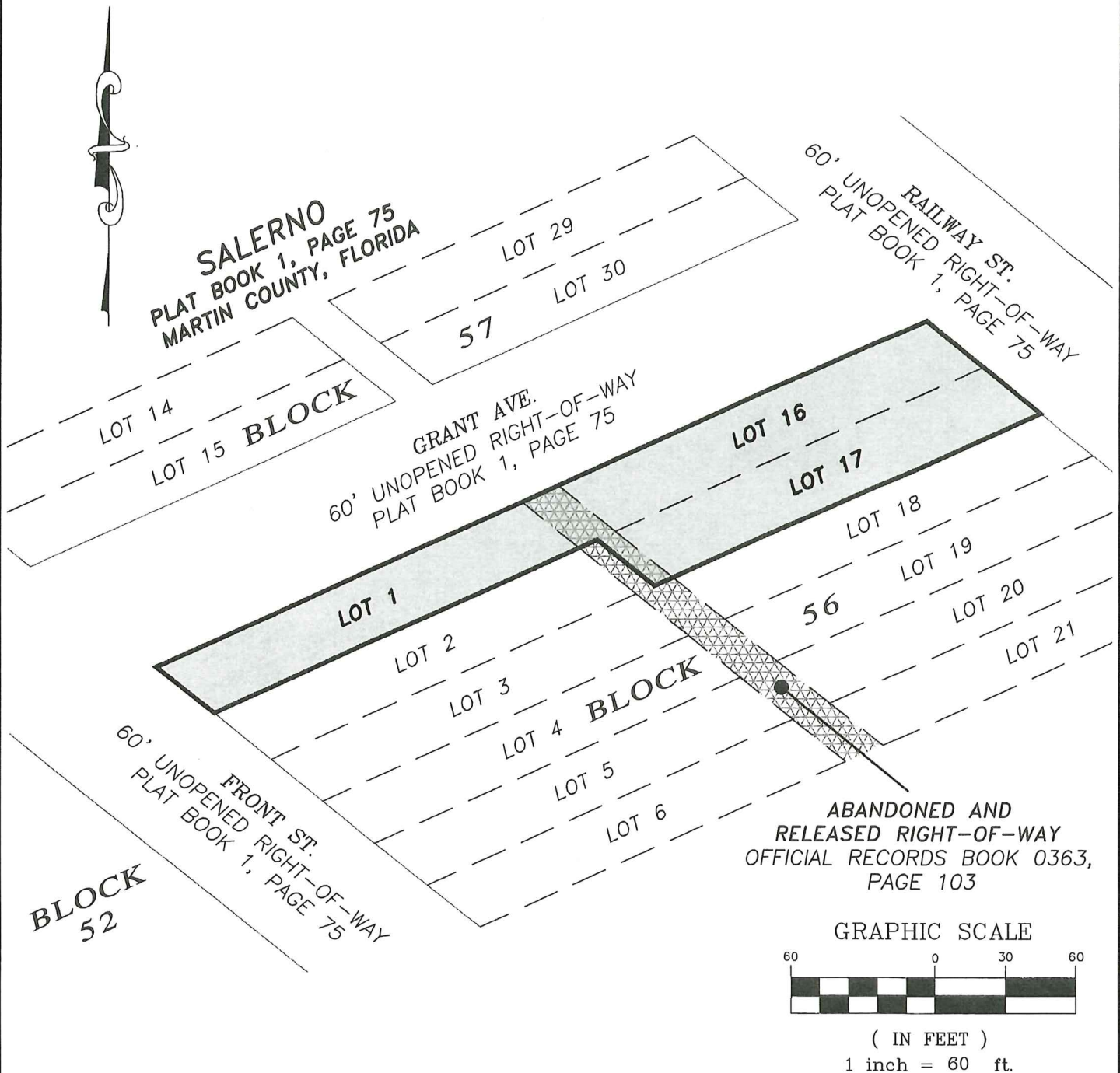
# MARTIN COUNTY, STUART, FLORIDA

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

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

SHEET NO. 2 OF 2

## EXHIBIT **A**



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

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

**SW PRONG MANATEE POCKET STA**  
**SALERNO - PLAT BOOK 1, PAGE 75**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : 1"=60'

DATE : 2/4/2022

DRAWING # 22-003B

**EXHIBIT “B-5”**  
**SPECIAL WARRANTY DEED NO. 5**

*[See attached]*

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

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-056-00020-4

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER GRIEN, A MARRIED MAN and SUSETTE GRIEN, A SINGLE WOMAN**, whose address is PO Box 12689, Port Salerno, FL 34992, (“**Grantor**”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“**Grantee**”).

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “**Property**”), situate, lying and being in Martin County, Florida, to-wit:

Lots 2 and 3, Block 56 and West ½ of Closed alley adjacent, PORT SALERNO, according to the plat thereof as recorded in Plat Book 1, page 132, Public Records of Martin County, Florida (51-38-41-001-056-00020-4); and

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under the Grantor.

Grantor further warrants that there are no mortgages encumbering the Property, and Peter Grien, a married man, warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted pursuant to

Resolution No. \_\_\_\_\_

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

Signed, sealed and delivered  
in the presence of:

GRANTOR

Thomas R. Sawyer

(Witness' Signature)

Print Name: Thomas R. Sawyer

(Witness)

Peter Grien

PETER GRIEN

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, a married man, 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)

[NOTARY SEAL]



Karen C. Richardt

Notary Public, Signature

Print Name: Karen C. Richardt

Notary Public, State of Florida

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Signed, sealed and delivered  
in the presence of:

GRANTOR

Thomas R. Sawyer

(Witness' Signature)

Print Name: Thomas R. Sawyer

(Witness)

Susette Grien

SUSETTE GRIEN

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 1st day of February, 2023, by Susette Grien, a  
single woman, 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]



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003C.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

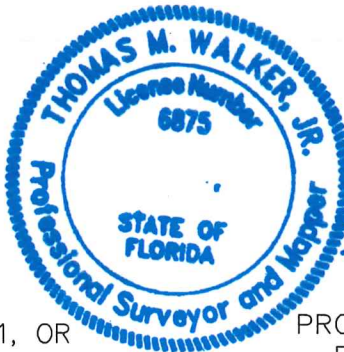
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OFFICIAL RECORDS BOOK 2608, PAGE 1749, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 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.
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.

### DESCRIPTION

LOTS 2 AND 3, BLOCK 56 AND WEST 1/2 OF CLOSED ALLEY ADJACENT, PORT SALERNO, PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 9,313 SQUARE FEET, (0.214 ACRES) MORE OR LESS.

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

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

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA**  
**PORT SALERNO — PLAT BOOK 1, PAGE 132**  
**PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 2/7/2022	
DRAWING # 22-003C	

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

SHEET NO. 2 OF 2

A


$$1 \text{ inch} = 60 \text{ ft.}$$

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

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=60'
DATE : 2/7/2022	
DRAWING # 22-003C	

**EXHIBIT “B-6”**  
**SPECIAL WARRANTY DEED NO. 6**

*[See attached]*



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

Project Name: SW Manatee Pocket STA – Grien – 3682  
PCN: 51-38-41-001-056-00040-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 1<sup>ST</sup> day of February, 2023, by **PETER H. GRIEN, A MARRIED MAN and SUSETTE GRIEN, A SINGLE WOMAN**, whose address is PO Box 12689, Port Salerno, FL 34992, ("**Grantor**"), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("**Grantee**").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the "**Property**"), situate, lying and being in Martin County, Florida, to-wit:

Lots 4 and 5, Block 56 and West ½ of Closed alley adjacent, PORT SALERNO, according to the plat thereof as recorded in Plat Book 1, page 132, Public Records of Martin County, Florida (51-38-41-001-056-00040-0); and

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property, and Peter Grien, a married man, warrants and covenants that the Property is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

Accepted Pursuant to

Resolution No. \_\_\_\_\_

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

Signed, sealed and delivered  
in the presence of:

GRANTOR

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

[Signature]  
PETER GRIEN

[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, a married  
man, 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)

[NOTARY SEAL]

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



Signed, sealed and delivered  
in the presence of:

GRANTOR

Thomas R. Sawyer  
(Witness' Signature)

Print Name: THOMAS R. SAWYER  
(Witness)

Susette Griener  
SUSETTE GRIEN

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 1st day of February, 2023, by Susette Griener, a  
single woman, 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)

[NOTARY SEAL]



Karen C. Richardt  
Notary Public, Signature

Print Name: Karen C. Richardt

Notary Public, State of Florida

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003D.DWG | M.C. PROJ. NO. 22-003 | SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

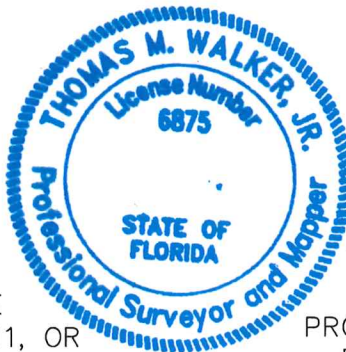
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OFFICIAL RECORDS BOOK 2608, PAGE 1749, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 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.
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.

### DESCRIPTION


LOTS 4 AND 5, BLOCK 56 AND WEST 1/2 OF CLOSED ALLEY ADJACENT, PORT SALERNO, PLAT BOOK 1, PAGE 132, THEREOF, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL CONTAINS 8,869 SQUARE FEET, (0.204 ACRES) MORE OR LESS.

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

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

DATE: 02/10/2022

**SW PRONG MANATEE POCKET STA**  
**PORT SALERNO - PLAT BOOK 1, PAGE 132**  
**PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 2/7/2022	
DRAWING # 22-003D	



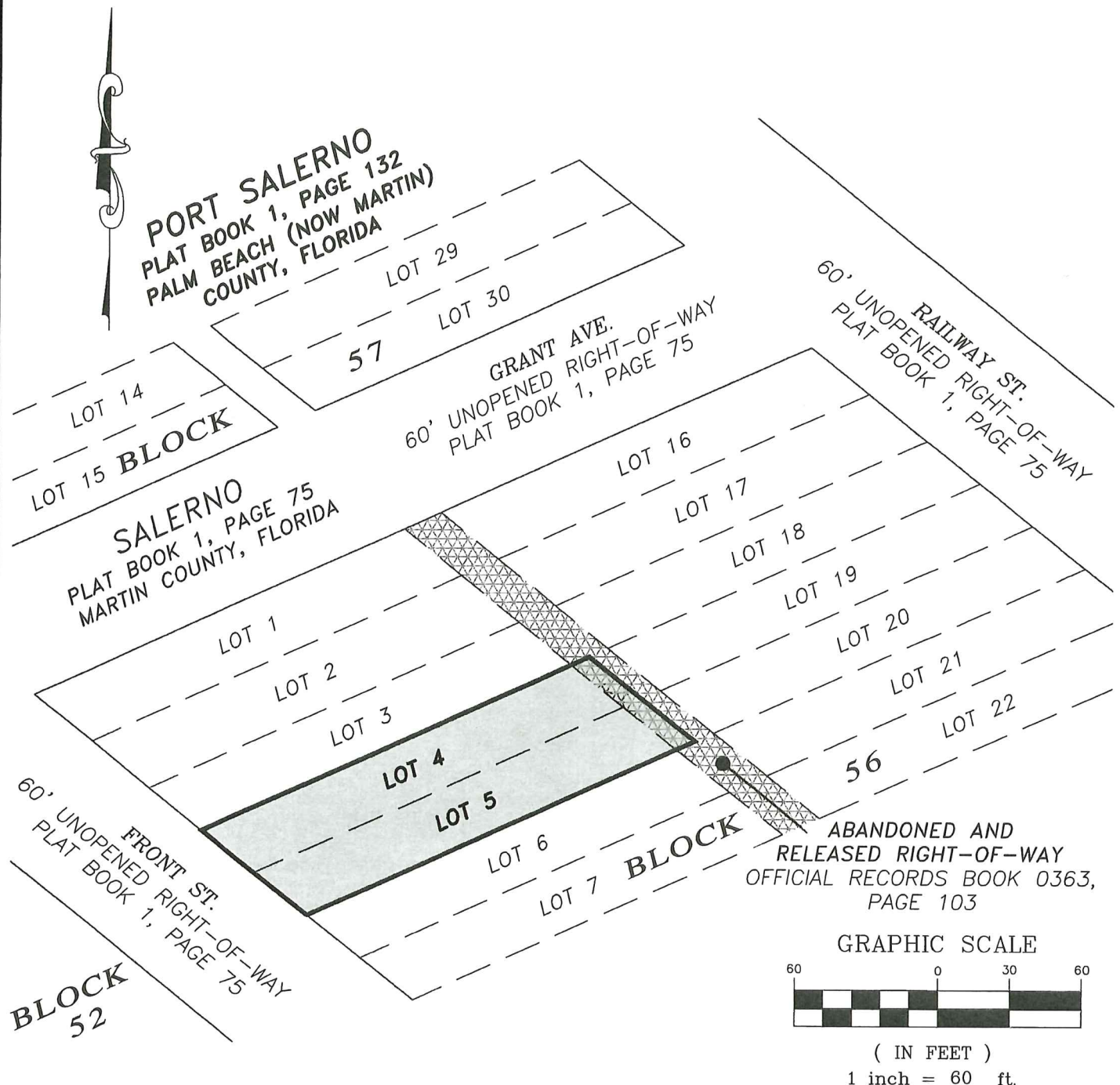
# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003D.DWG M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



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

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

SW PRONG MANATEE POCKET STA  
PORT SALERNO - PLAT BOOK 1, PAGE 132  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM SCALE : 1"=60'  
DATE : 2/7/2022  
DRAWING # 22-003D

**EXHIBIT “C”**  
**ROW PARCELS**

<b>Description</b>	<b>Land Area</b>
15-foot alley ROW bisecting Block 46, Port Salerno	.1308
15-foot alley ROW bisecting Block 53	.1308
60-foot roadway ROW between Block 46 and Block 53	.2066
150-foot alley ROW between Block 52 and Block 53	.5234
<b>Total Land Area</b>	<b>.99 acres</b>

# 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

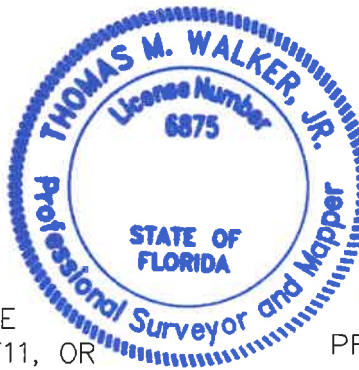
SHEET NO. 1 OF 3

## EXHIBIT \_

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON PORT SALERNO 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.

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.W.", 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 \_

### 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, Y 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

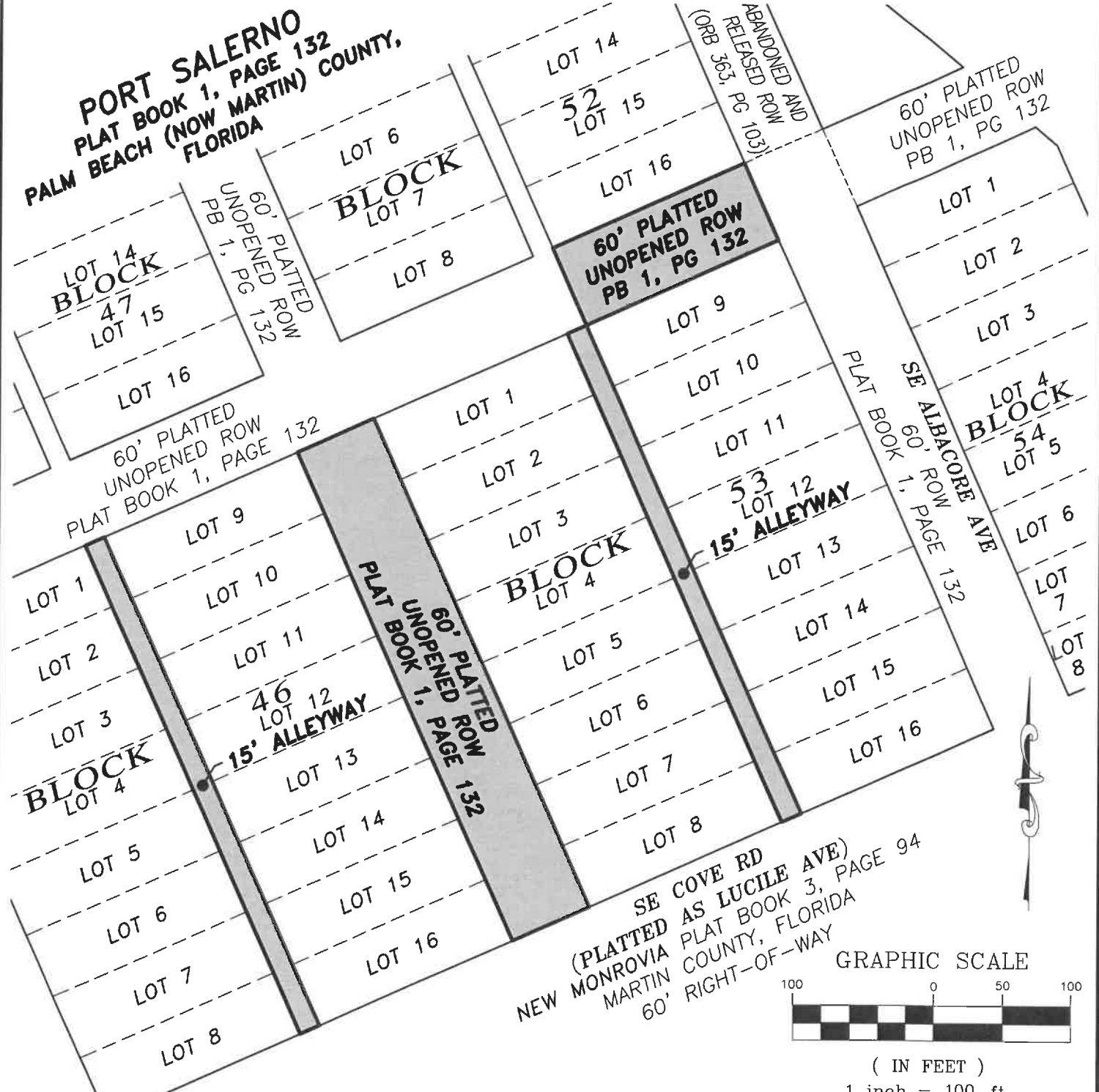
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003H.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

## EXHIBIT



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

**EXHIBIT “D”**  
**RESOLUTION 23-**

*[See attached]*

**EXHIBIT “E”**  
**RETAINED PARCELS**

<b>Parcel ID Number</b>	<b>Legal Description</b>	<b>Land Area in Acres</b>
51-38-41-001-046-00010-7	Lots 1, 2, 9 & 10, Block 46, Port Salerno	.6540
51-38-41-001-053-00010-3	Lots 1 & 2, Block 53, Port Salerno	.3270
	<b>Total Land Area</b>	<b>.98 acres</b>

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003G.DWG

M.C. PROJ. NO. 22-003

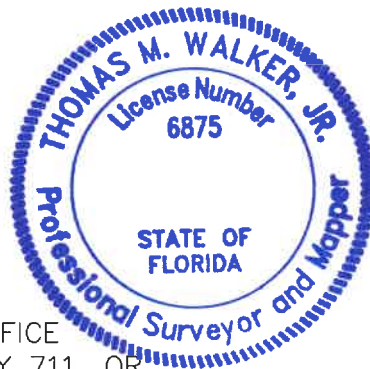
SHEET NO. 1 OF 3

## EXHIBIT E

### 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 REZONING.
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: PCN=PARCEL CONTROL NUMBER.

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SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

A handwritten signature in blue ink, appearing to read "T.M. Walker, Jr.", 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 16 2023

REZONING

SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 6/07/2022

DRAWING # 22-003G



# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 22-003G.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 3

## EXHIBIT \_

### DESCRIPTION

LOTS 1, 2, 9, AND 10, 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.

TOGETHER WITH

LOTS 1 AND 2, 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 PARCEL CONTAINS 42,750 SQUARE FEET, (0.98 ACRES) MORE OR LESS.

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

REZONING

SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 6/07/2022

DRAWING # 22-003G

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

SHEET NO. 3 OF 3

$$1 \text{ inch} = 80 \text{ ft.}$$

LOT 16

DRAWING # 22-003G

**EXHIBIT “F”**  
**TEMPORARY CONSTRUCTION EASEMENT**

*[See attached]*

This instrument prepared by:  
Mandee Johns for  
Martin County  
Real Property Management  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Grien (RPM 3682)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### TEMPORARY CONSTRUCTION EASEMENT

**THIS TEMPORARY CONSTRUCTION EASEMENT** is granted and executed this 1<sup>ST</sup> day of February, 2023, by **PETER H. GRIEN, a married man and SUSETTE GRIEN, a single woman** (collectively "**Grantor**"), whose address is PO Box 12689, Port Salerno, FL 34992, ("**Grantor**") to **MARTIN COUNTY**, a political subdivision of the State of Florida ("**Grantee**"), whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996

(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 Grantor, for and in consideration of the sum of \$1.00 in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto Grantee a temporary construction easement over, under, and upon the land described and depicted on on **Exhibit "A"** attached hereto and made a part hereof (the "**Easement Premises**") for all purposes commercially reasonable for the construction and installation of the Manatee Pocket STA project. This easement will expressly include the right of ingress and egress over the Easement Area, as reasonable necessary for the rights granted herein, along with the right to utilize the Easement Premises for the staging of construction equipment and parking of construction related vehicles. All areas disturbed by Grantee or its agents in accomplishing the above-stated purpose will be restored to a state comparable to that which existed at the commencement of the above-stated construction.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Easement Premises 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 claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Easement Premises and Peter Grien, a married man, warrants and covenants that the Easement Premises is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

This easement will automatically terminate upon the earlier to occur of (i) two (2) years from the date of execution of this easement or (ii) upon completion of the Manatee Pocket STA project.

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

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)



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:

GRANTOR:

Thomas R. Sawyer  
Witness Thomas R. SAWYER

BY: Peter H. Grien  
PETER H. GRIEN

Karen C. Richardt  
Print Name Karen C. Richardt

State of Florida }  
County of Martin }

The foregoing Utility Easement was acknowledged before me this 1st 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 driver's license as identification.

Karen C. Richardt  
Notary Public



Signed, sealed and delivered in the presence of:

WITNESSES:

GRANTOR:

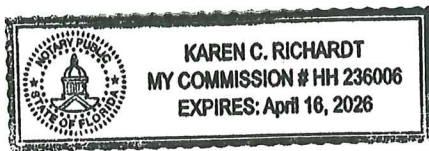
Thomas R. Sawyer  
Witness THOMAS R. SAWYER

BY: Susette Griem  
SUSETTE GRIEN

Karen C. Richardt  
Print Name Karen C. Richardt

State of Florida }  
County of Martin }

The foregoing Utility Easement was acknowledged before me this 1st day of February, 2023 by SUSETTE GRIEN, a single woman, ( ☒ ) by means of physical presence or ( ) online notarization. She 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 : 22-0031.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

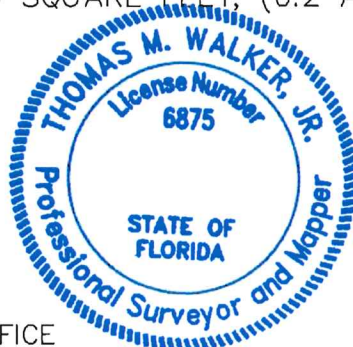
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2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND FOR A TEMPORARY CONSTRUCTION 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.

### DESCRIPTION


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 9,000 SQUARE FEET, (0.2 ACRES) MORE OR LESS.

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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

TEMPORARY CONSTRUCTION EASEMENT

SW MANATEE POCKET STA

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 7/14/2022

DRAWING # 22-0031



# MARTIN COUNTY, STUART, FLORIDA

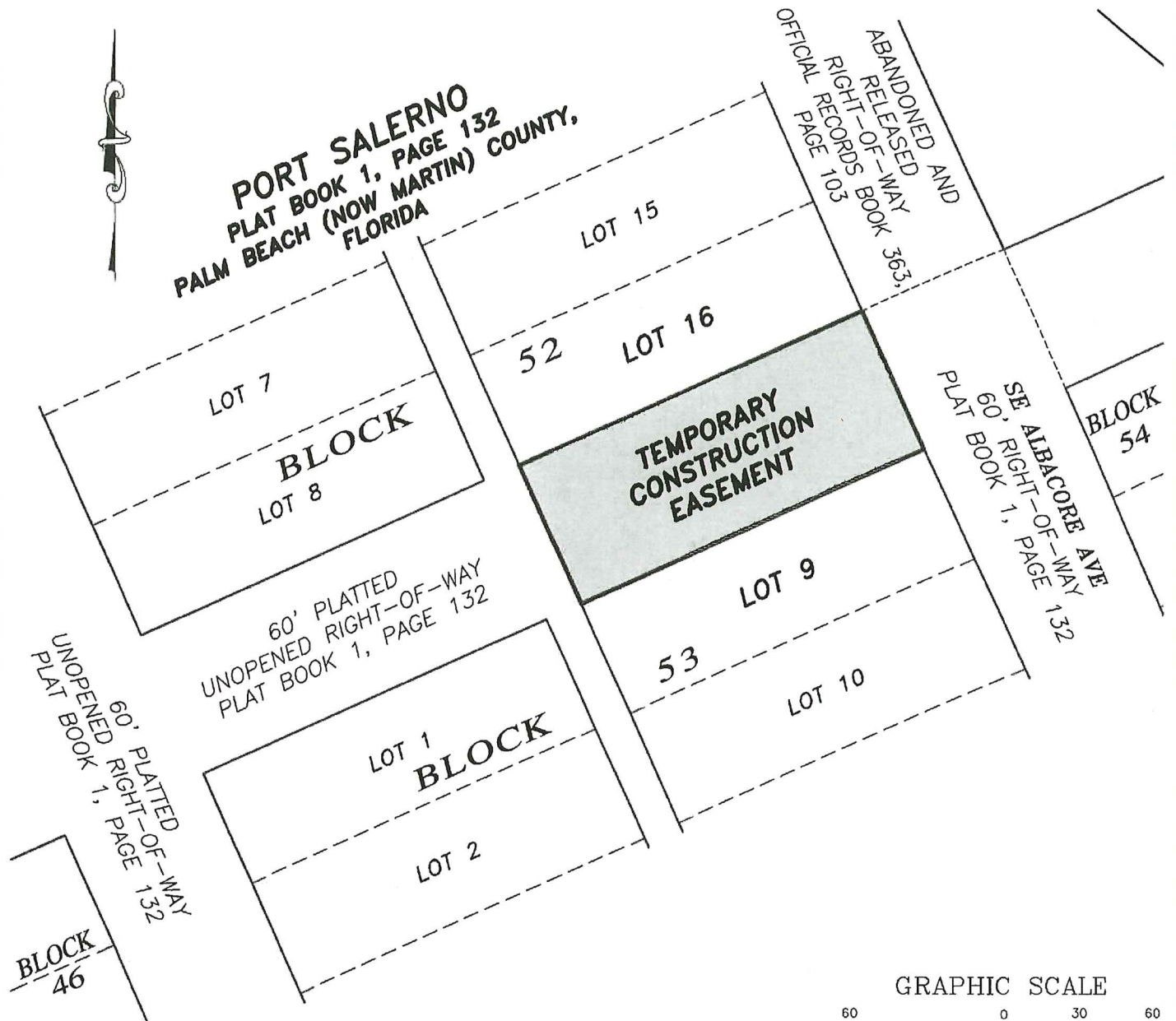
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-0031.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



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

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

TEMPORARY CONSTRUCTION EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=60'

DATE : 7/14/2022

DRAWING # 22-0031



**EXHIBIT “G”**  
**ACCESS EASEMENT**

*[See attached]*

This instrument prepared by:

Real Property Division  
Mandee Johns  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: SW Manatee Pocket STA – Peter and Susette Grien - 3682

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

## ACCESS EASEMENT

**THIS ACCESS EASEMENT** is granted and executed this 1<sup>ST</sup> day of February, 2023, by **PETER H. GRIEN, a married man and SUSETTE GRIEN, a single woman** (collectively "**Grantor**"), whose address is PO Box 12689, Port Salerno, FL 34992, ("**Grantor**") to **MARTIN COUNTY**, a political subdivision of the State of Florida ("**Grantee**"), whose address is 2401 S.E. 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 in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto Grantee forever, a perpetual access 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 ingress and egress across, over, and upon the Easement Premises as may be reasonably necessary, to carry out the purposes of the maintenance and construction of the adjacent Manatee Pocket STA.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Easement Premises 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 claiming by through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Easement Premises and Peter Grien, a married man warrants and covenants that the Easement Premises is vacant land and that neither he nor any other person actually, legally or naturally dependent upon him reside on said lands or any lands contiguous thereto.

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:

WITNESSES:

GRANTOR:

  
Witness THOMAS R. SAWYER

BY:   
PETER H. GRIEN

  
Print Name Karen C. Richardt

State of Florida }  
County of Martin }

The foregoing Utility Easement was acknowledged before me this 1st 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.



  
Notary Public

Signed, sealed and delivered in the presence of:

WITNESSES:

Thomas R. Sawyer  
Witness THOMAS R. SAWYER

Karen C. Richardt  
Print Name Karen C. Richardt

GRANTOR:

BY: Susetta Griem  
SUSETTE GRIEN

State of Florida }  
County of Martin }

The foregoing Utility Easement was acknowledged before me this 1st day of February, 2023 by SUSETTE GRIEN, a single woman, ( ☒ ) by means of physical presence or ( ) online notarization. She 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 : 22-003J.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 1 OF 2

## EXHIBIT A

### SURVEYOR'S NOTES

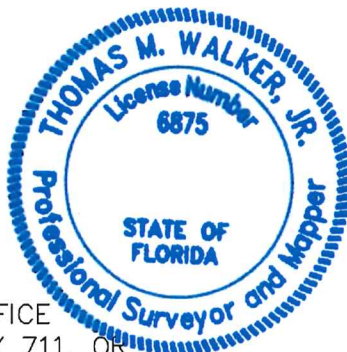
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  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND FOR AN ACCESS EASEMENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, 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.

### DESCRIPTION


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 9,000 SQUARE FEET, (0.2 ACRES) MORE OR LESS.

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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

ACCESS EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW  
DRAWN BY : JMM SCALE : N/A  
DATE : 7/14/2022  
DRAWING # 22-003J

# MARTIN COUNTY, STUART, FLORIDA

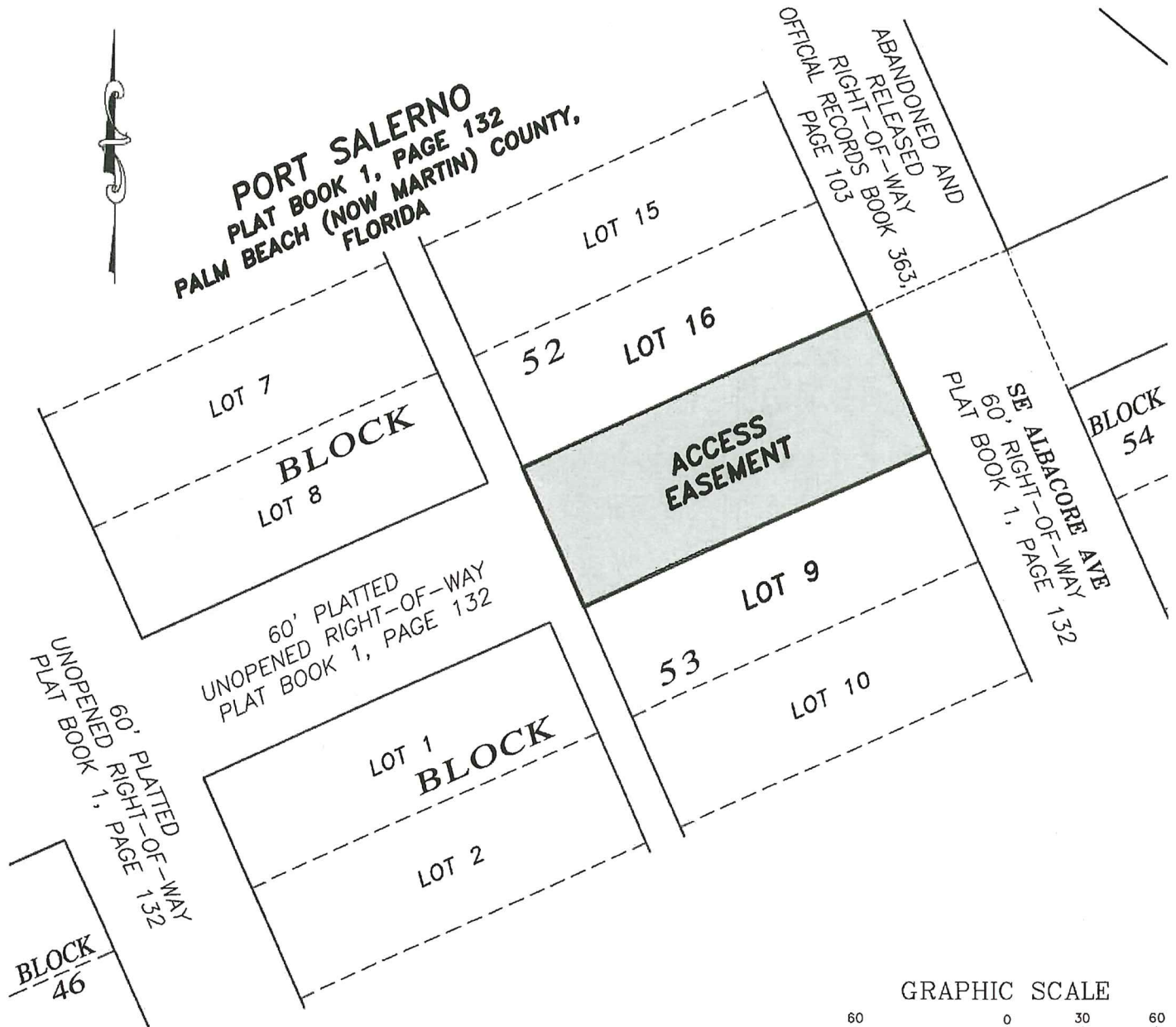
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003J.DWG

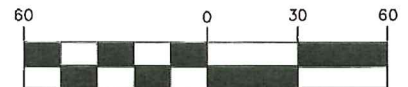
M.C. PROJ. NO. 22-003

SHEET NO. 2 OF 2

## EXHIBIT A



### GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

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

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

ACCESS EASEMENT  
SW MANATEE POCKET STA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=60'

DATE : 7/14/2022

DRAWING # 22-003J

**EXHIBIT “H-1”  
FPL EASEMENT**

*[See attached]*

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]*



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]



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

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

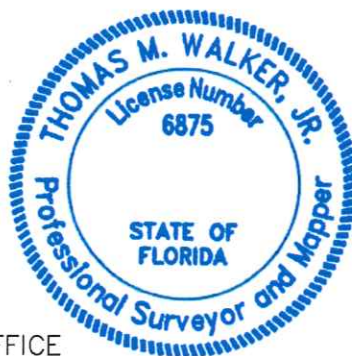
M.C. PROJ. NO. 22-003

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.



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

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).

2.5 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



# MARTIN COUNTY, STUART, FLORIDA

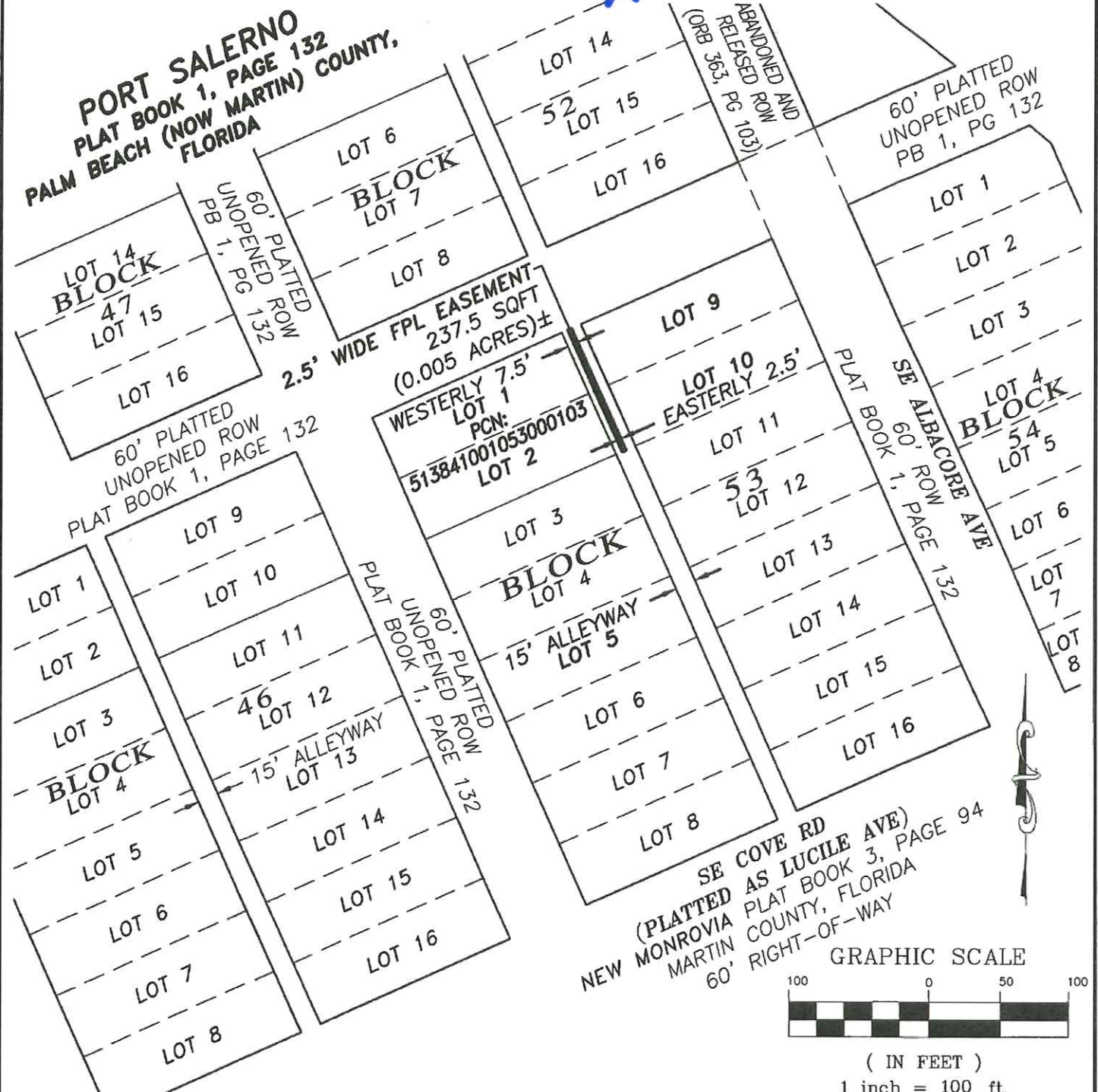
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003L.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

## EXHIBIT A



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.

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 # 22-003L2

# 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. 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.



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

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).

2.5 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

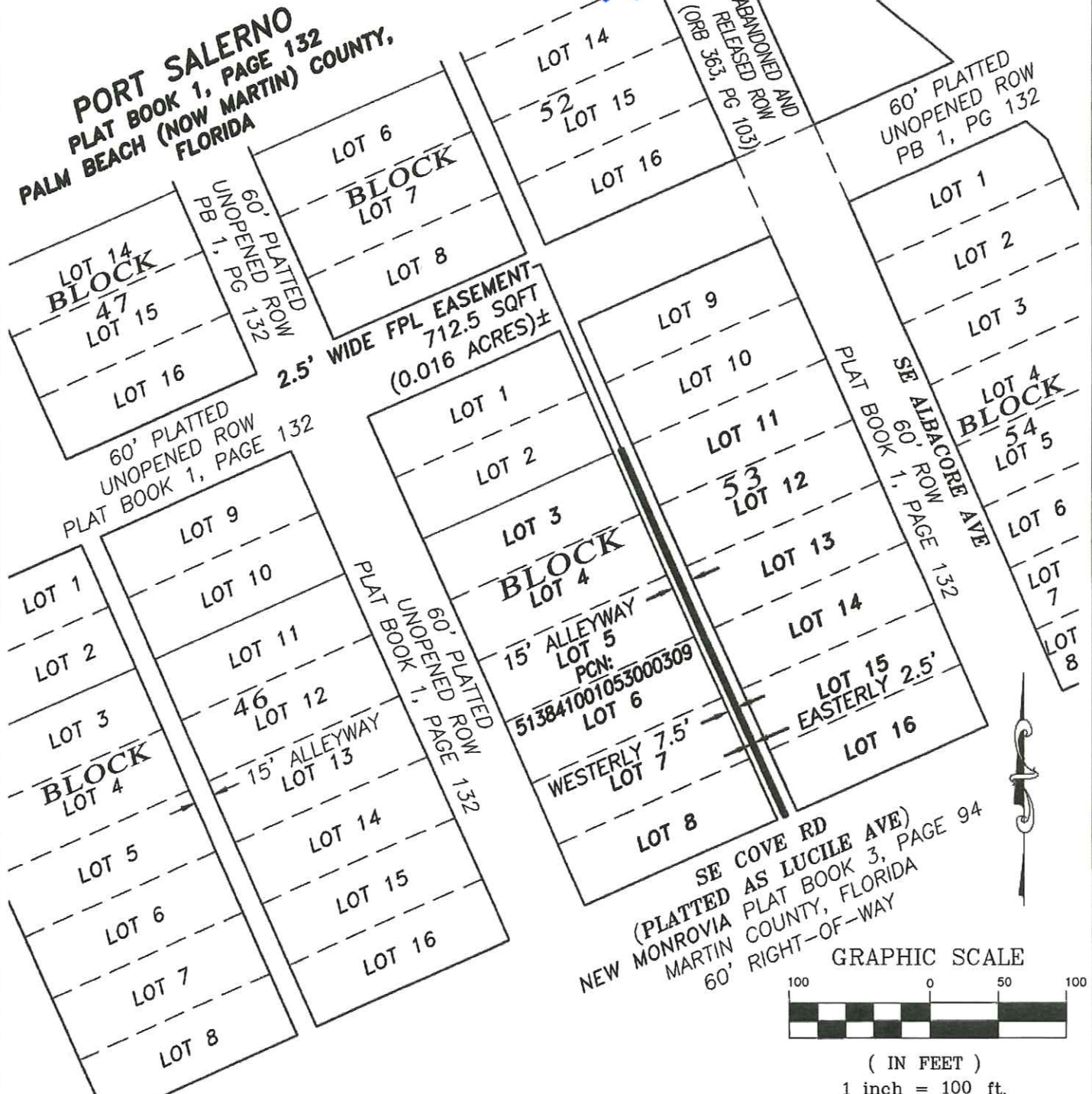
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 22-003L.DWG

M.C. PROJ. NO. 22-003

SHEET NO. 3 OF 3

## EXHIBIT A



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.

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

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.
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  - 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.
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### 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  
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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:

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

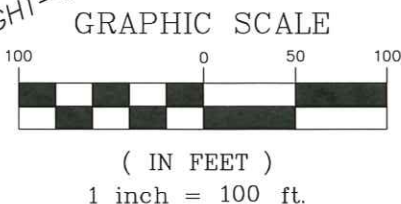
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

SHEET NO. 3 OF 3

A

---

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=100'
DATE : 7/21/2022	
DRAWING # 22-003L4	



**EXHIBIT “H-2”  
FPL EASEMENT**

**[*See attached*]**



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

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]*

# 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.
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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

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

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:

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

Peter Grien  
PETER GRIEN

Print Address: PO BOX 1268  
PORT SAIERNO FL  
34982

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]



# 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

**EXHIBIT “I-1”  
UTILITY EASEMENT**

*[See attached]*

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– Lot 3, Block 53  
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:  
WITNESSES:

GRANTOR:

BY:   
PETER H. GRIEN

  
Witness  
THOMAS R. SAWYER

Print Name

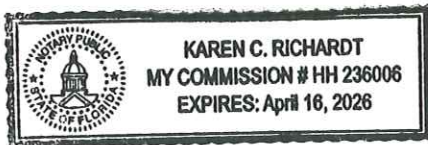
  
Witness  
Karen C. Richardt

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.

  
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

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 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.

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 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: 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 # 22-003K2

# 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; 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 BEGINNING; THENCE CONTINUE NORTH 19°27'53" EAST, A DISTANCE OF 18.73 FEET; THENCE NORTH 24°13'32" EAST, A DISTANCE OF 12.49 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF LOT 2, OF SAID BLOCK 53, ALSO BEING THE POINT OF TERMINATION.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO COINCIDE WITH SAID CENTERLINE OF THE 60 FOOT WIDE RIGHT-OF-WAY AND SAID WESTERLY PROJECTED SOUTHERLY LINE OF LOT 2, RESPECTIVELY.

SAID PARCEL CONTAINS 312 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 # 22-003K2



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

SHEET NO. 3 OF 3

BLOCK | 52

DRAWING # 22-003K2

**EXHIBIT “I-2”**  
**Utility Easement**

*[See attached]*



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 and Susette– Lots 1 and 2, Block 53  
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** and **SUSETTE GRIEN, a single woman** (collectively, “**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:  
WITNESSES:

GRANTOR:

BY:   
PETER H. GRIEN

  
Witness  
THOMAS R. SAWYER  
Print Name

  
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.



  
Notary Public

Signed, sealed and delivered in the presence of:

WITNESSES:

Thomas R. Sawyer  
Thomas R. Sawyer  
Karen C. Richardt  
Witness

Karen C. Richardt  
Print Name

GRANTOR:

BY: Susette Grien  
SUSETTE GRIEN

State of Florida }  
County of Martin }

The foregoing Utility Easement was acknowledged before me this 1st day of February, 2023 by SUSETTE GRIEN, a single woman, (✓) by means of physical presence or ( ) online notarization. She is ( ) personally known to me or has produced Florida drivers license as identification.

Karen C. Richardt  
Notary Public





# MARTIN COUNTY, STUART, FLORIDA

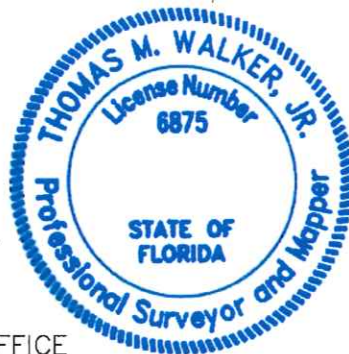
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

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

## EXHIBIT A


### SURVEYOR'S NOTES

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.
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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.
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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.
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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 # 22-003K3



# 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; 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; THENCE CONTINUE NORTH 19°27'53" EAST, A DISTANCE OF 18.73 FEET; THENCE NORTH 24°13'32" EAST, A DISTANCE OF 12.49 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF LOT 2, OF SAID BLOCK 53, ALSO BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID WESTERLY PROJECTED LINE, CONTINUE NORTH 24°13'32" EAST, A DISTANCE OF 95.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID BLOCK 53, ALSO BEING THE POINT OF TERMINATION.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO COINCIDE WITH SAID WESTERLY PROJECTED SOUTHERLY LINE OF LOT 2 AND SAID WESTERLY PROJECTED NORTHERLY LINE OF BLOCK 53, RESPECTIVELY.

SAID PARCEL CONTAINS 950 SQUARE FEET, (0.02 ACRES) 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 # 22-003K3

# 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

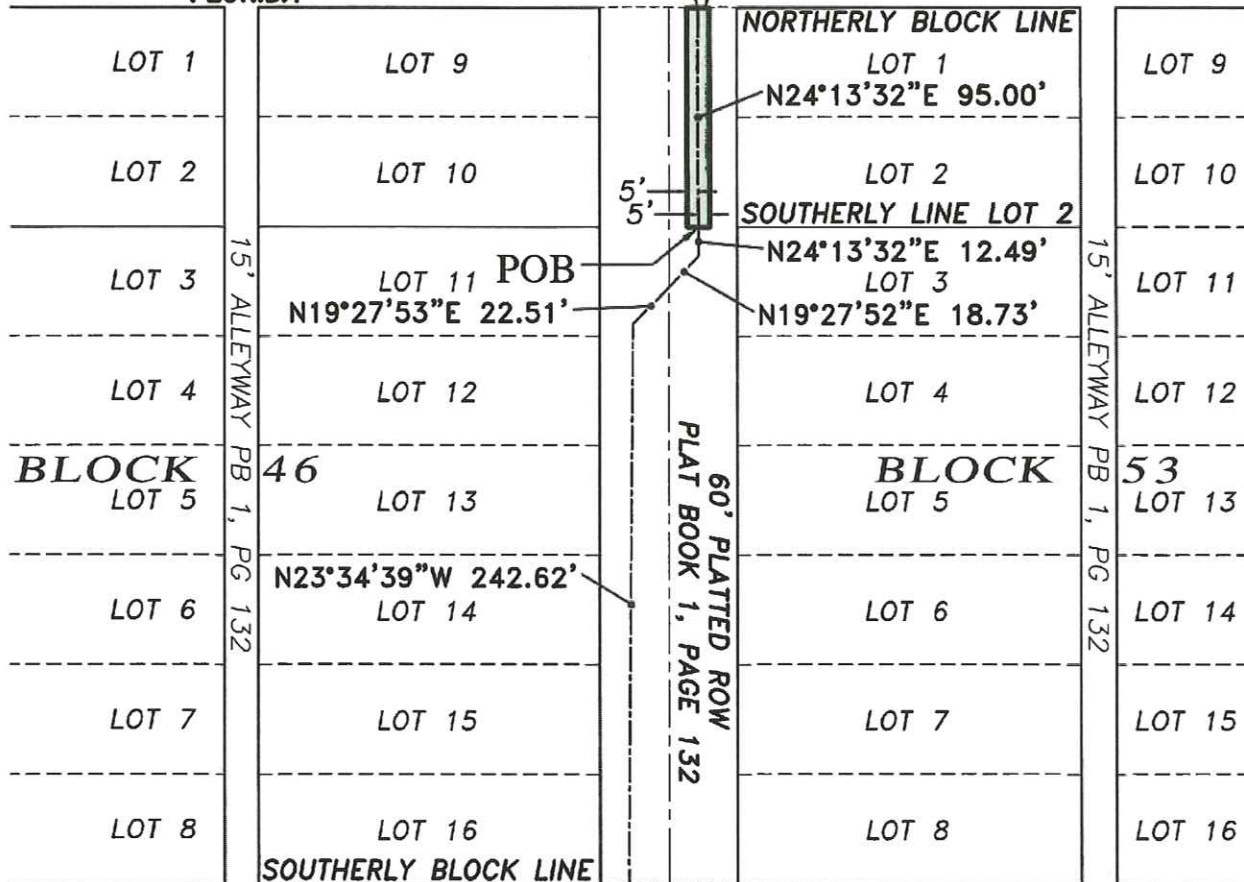
BLOCK 52

**PORT SALERNO**  
PLAT BOOK 1, PAGE 132  
PALM BEACH (NOW MARTIN) COUNTY,  
FLORIDA

POT

10' WIDE UE  
950 SQFT  
(0.02 ACRES)±

60' PLATTED ROW  
PB 1, PG 132



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 # 22-003K3

**EXHIBIT “I-3”**  
**Utility Easement**

*[See attached]*

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

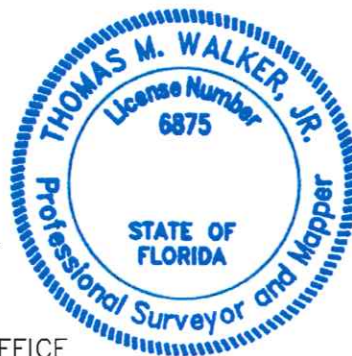
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

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

## EXHIBIT A


### SURVEYOR'S NOTES

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.
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  - 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.



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

  
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

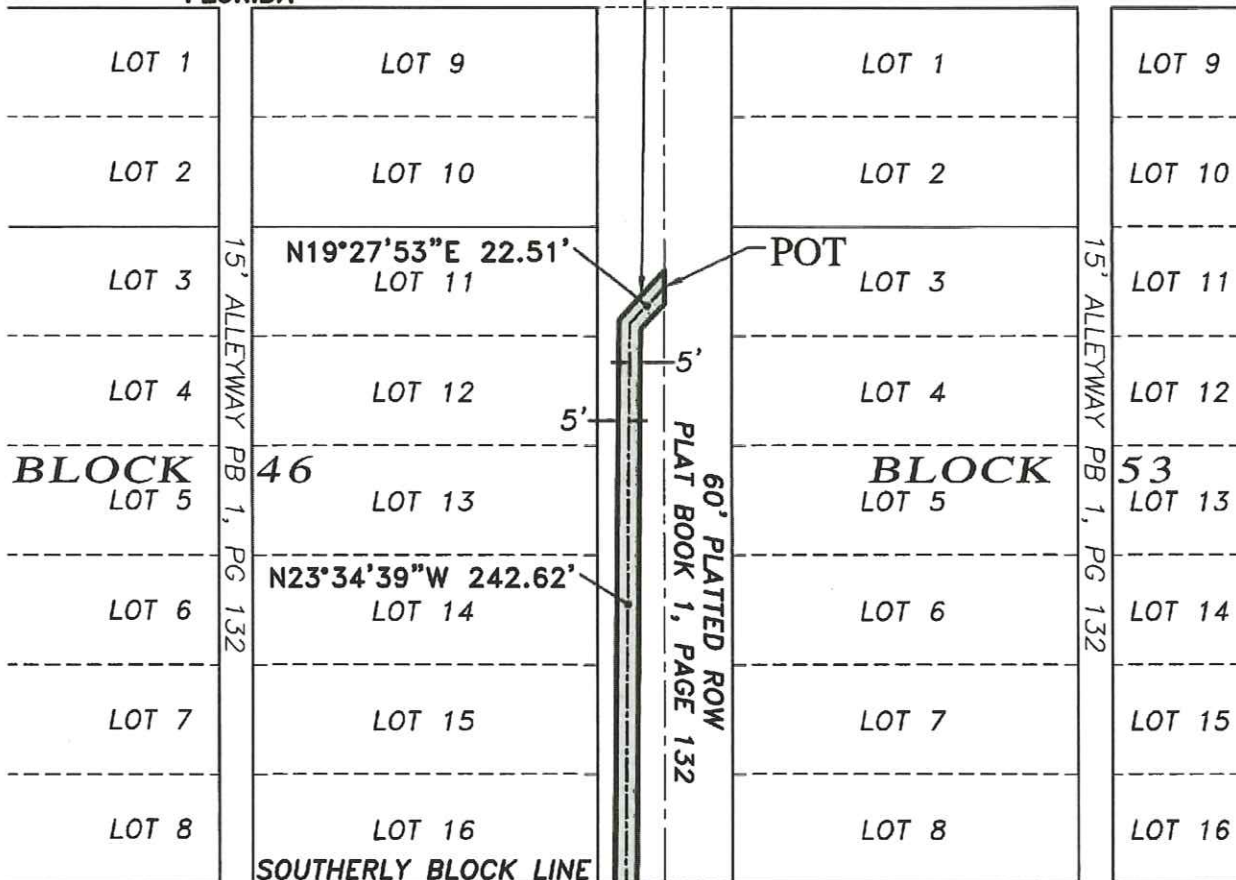
## PORT SALERNO

PLAT BOOK 1, PAGE 132

PALM BEACH (NOW MARTIN) COUNTY,  
FLORIDA

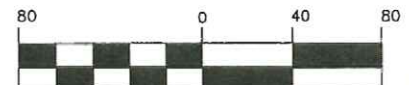
10' WIDE UE  
2,651 SQFT  
(0.06 ACRES)±

60' PLATTED ROW  
PB 1, PG 132



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