

This instrument prepared by:
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Bridge Road – RPM #2949 – Parcels 13 & 14
Property Address: SE Bridge Rd., Hobe Sound, FL 33455
PCN: 34-38-42-029-024-05510-00000
34-38-42-029-024-05500-20000

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 14th day of August, 2018, by PINK FLAMINGO REAL ESTATE HOLDING, LLC, a Florida limited liability company, whose address is 257 South Beach Road, Hobe Sound, FL 33455, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH that the Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee a temporary construction easement over and upon the following described land situate, lying, and being in the County of Martin, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This easement is conveyed for the purpose of allowing access for the construction of a sidewalk for the Bridge Road Project on County owned property.

The Grantee will not park or stage equipment on the property owned by the Grantor. Grantee will use the easement area for incidental construction activities such as equipment movements during project hours, and to enable the project to harmonize with the adjacent property upon completion.

The Grantee and its contractors or employees shall not at any time block ingress or egress to the properties.

All areas disturbed by the 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 Bridge Road Project. Commencement of the Project shall be upon issuance by the County of a Notice to Proceed to the Contractor.

This easement shall terminate upon completion of the Bridge Road Project in Martin County, but no later than eighteen (18) months after the date of the filing of this instrument in the public records of Martin County, Florida. Completion of the Project shall be upon approval of the punch list by the County.

mw 8/14/18

This Temporary Construction Easement will become effective upon recording in the Public Records of Martin County, Florida.

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

Signed, sealed and delivered
in the presence of:

PINK FLAMINGO REAL ESTATE HOLDING,
LLC, a Florida limited liability company

Emilee Seccombe
Print Name: Emilee Seccombe

BY: Marjorie G. Graham
Name: Marjorie G. Graham
Title: Manager

Linda Greenblatt
Print Name: Linda Greenblatt

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 14th day of August, 2018, by Margarie G. Graham, Manager of Pink Flamingo Real Estate Holding, LLC, a Florida limited liability company. She is ☒ personally known to me or () has produced _____ as identification.



Monica Fiaschi
Notary Public, State of Florida
Print Name: MONICA FIASCHI
My Commission Expires: 11-6-19

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N68°12'48"E ALONG THE NORTHERLY LINE OF BLOCK 24, PLAT OF OLYMPIA PLAT NO. 1, PLAT BOOK 9, PAGE 58, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 2.
4. THE UNDERLYING FEATURES AS SHOWN HEREON WERE TAKEN FROM A SPECIFIC PURPOSE SURVEY PERFORMED BY BETSY LINDSAY, INC., FOR BRIDGE ROAD (AKA COUNTY ROAD 708) FROM U.S. HIGHWAY NO. 1 TO A-1-A, CIP NO: 62022-1324-03400-515-0349, LATEST REVISION DATE OF 11/15/11.

ABBREVIATIONS

AKA	ALSO KNOWN AS
NO.	NUMBER
P.B.	PLAT BOOK
P.G.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON AUGUST 1, 2017, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIDGE ROAD
IMPROVEMENT
PROJECT

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7607 ELL JACK JAMES DRIVE SUITE 100 FLORIDA 33457
(407) 486-7074
LICENSED SURVEYOR NO. 828

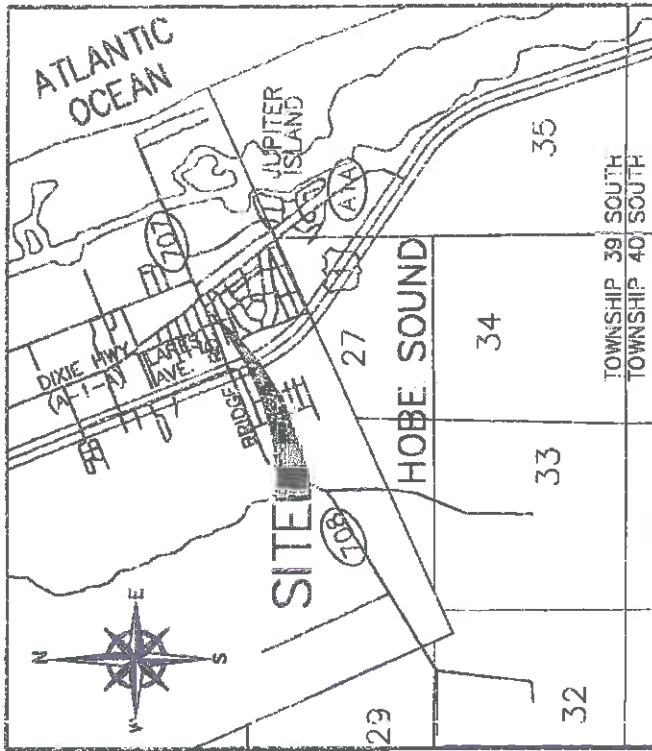
DATE 08/01/2017
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY: ALB
CHECKED BY: EAL

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR LOT 551

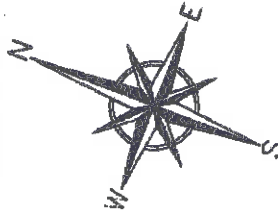
DATE	REVISIONS
08/14/17	REVISE PER COMMENTS
07/11/18	REVISE PER CLIENT

SHEET NO. 1
OF 2 SHEETS
PROJECT NO. 98-26 E



LOCATION MAP
(NOT TO SCALE)

THIS IS NOT
A SURVEY



LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT FOR LOT 551

A PARCEL OF LAND BEING THE
NORTHERLY 10.00 FEET OF LOT
551, BLOCK 24 OF THE PLAT OF
OLYMPIA PLAT NO. 1, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 3, PAGE
68, PUBLIC RECORDS OF PALM
BEACH (NOW MARTIN) COUNTY,
FLORIDA.

CONTAINING 500 SQUARE FEET OR
0.01 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO
ANY/ALL EASEMENTS,
RESERVATIONS, DEDICATIONS OR
RESTRICTIONS.

548

PARCEL ID #
34-38-42-028-024-05480-6

549

PARCEL ID #
34-38-42-028-024-05480-6

550

PARCEL ID #
34-38-42-028-024-05500-2

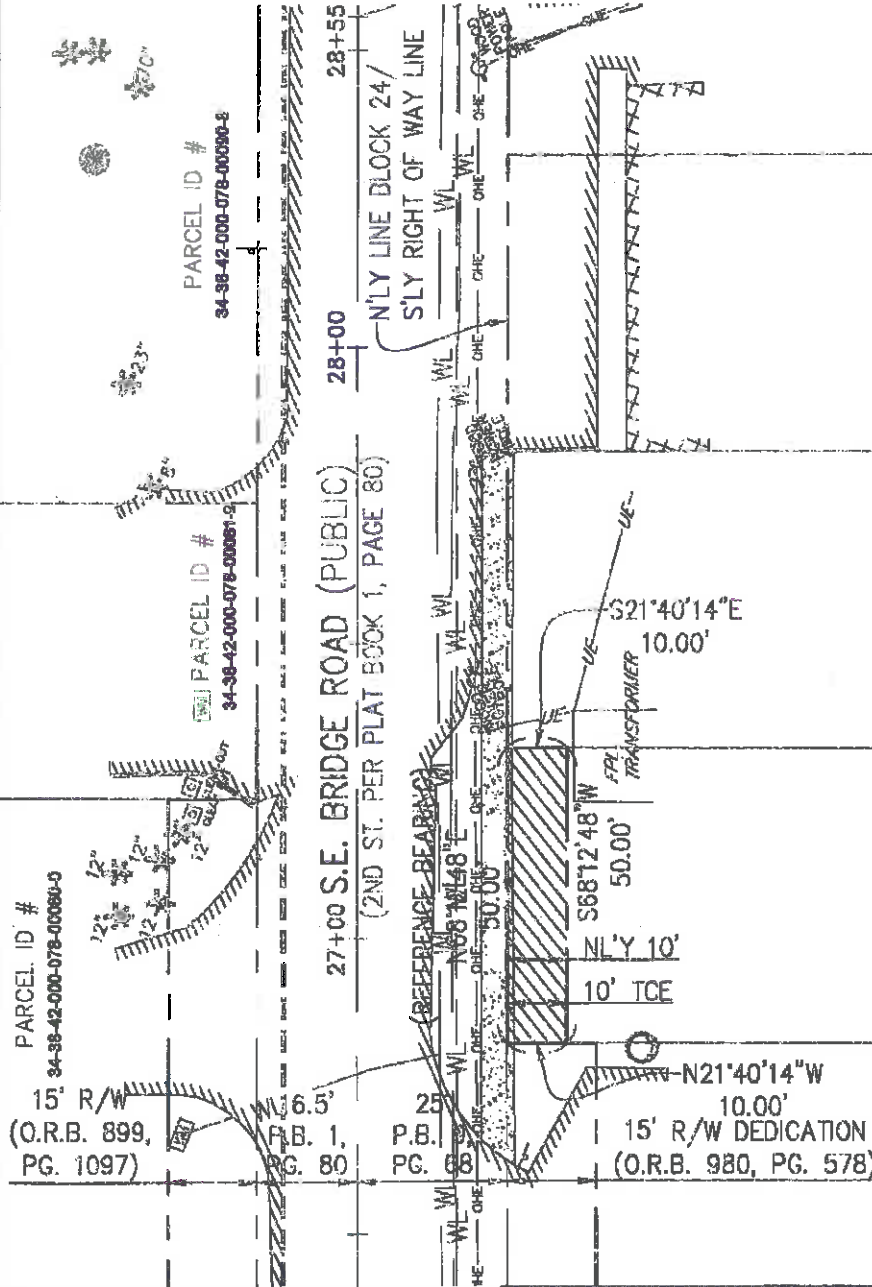
551

PARCEL ID #
34-38-42-028-024-05510-0

552

PARCEL ID #
34-38-42-028-024-05520-8

BLOCK 24
OLYMPIA PLAT NO. 1
PLAT BOOK 9, PAGE 68,
PALM BEACH (NOW MARTIN) COUNTY



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 NW JACK JAMES DRIVE SUITE 100, FORT LAUDERDALE, FL 33309
TEL: 954-881-0778 FAX: 954-881-0779
LICENSED SURVEYOR NO. 982

DATE 09/01/2017
SCALE 1" = 30'
FIELD BK
DRAWING BY JLB
CHECKED BY ELL

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR LOT 551

DATE	REVISIONS
09/16/17	REUSE PER COMMENTS
07/11/16	REUSE PER CLIENT

SHEET NO. 2
OF 2 SHEETS
PROJECT NO. 98-28 E

8/14/18 FRL

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N68°12'48"E ALONG THE NORTHERLY LINE OF BLOCK 24, PLAT OF OLYMPIA PLAT NO. 1, PLAT BOOK 9, PAGE 68, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
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ABBREVIATIONS

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NO.	NUMBER
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

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BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

[Signature]
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

**BRIDGE ROAD
IMPROVEMENT
PROJECT**

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
1001 E. MAIN STREET, SUITE 200, FORT LAUDERDALE, FLORIDA 33304
TEL: 954-833-7777 FAX: 954-833-7778
LICENSED SURVEYOR NO. 0827

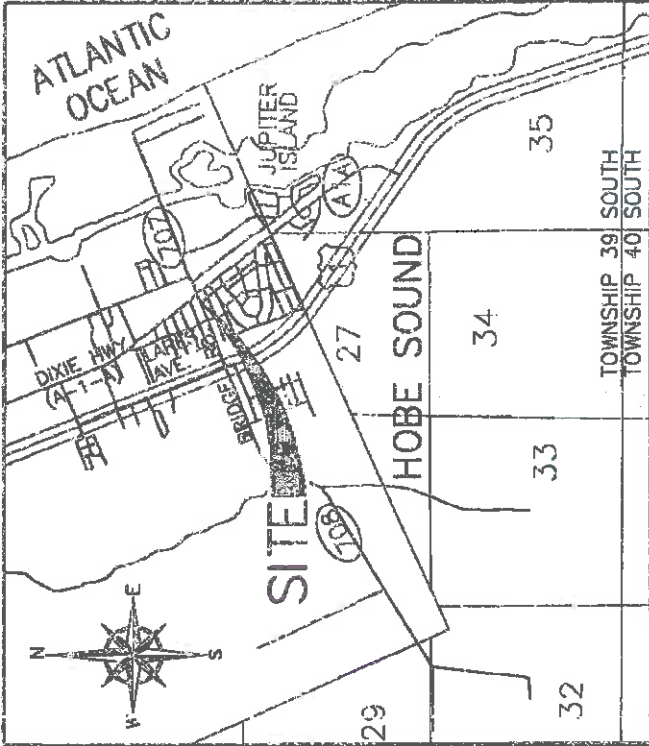
DATE: 08/01/2017
SCALE: NOT TO SCALE
FIELD BK.
DRAWING BY: B.E.
CHECKED BY: C.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA

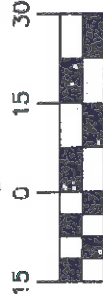
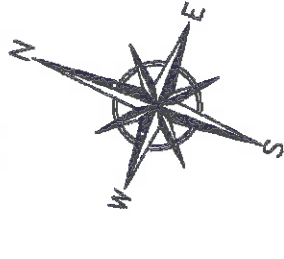
SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR LOT 550

DATE	REVISIONS
08/04/17	REVISE PER COMMENTS
07/11/18	REVISE PER CLIENT

SHEET NO. 1
OF 2 SHEETS
PROJECT NO.
98-28 E



THIS IS NOT
A SURVEY



LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION
EASEMENT FOR LOT 550

A PARCEL OF LAND BEING THE
NORTHERLY 10.00 FEET OF LOT
550, BLOCK 24 OF THE PLAT OF
OLYMPIA PLAT NO. 1, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 9, PAGE
68, PUBLIC RECORDS OF PALM
BEACH (NOW MARTIN) COUNTY,
FLORIDA.

CONTAINING 500 SQUARE FEET OR
0.01 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO
ANY/ALL EASEMENTS,
RESERVATIONS, DEDICATIONS OR
RESTRICTIONS.

548

PARCEL ID #
34-38-42-029-024-05480-8

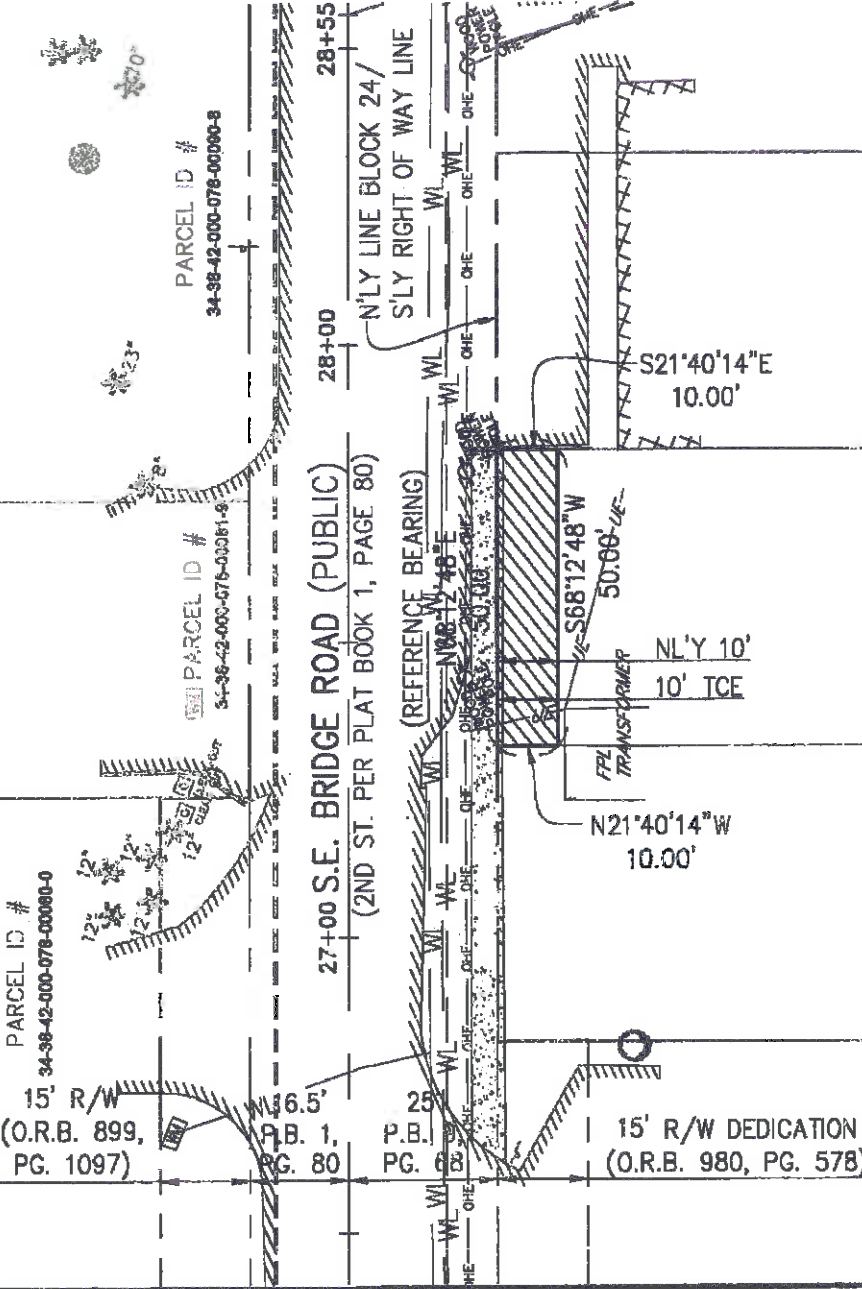
549
PARCEL ID #
34-38-42-029-024-05490-8

550
PARCEL ID #
34-38-42-029-024-05500-2

551
PARCEL ID #
34-38-42-029-024-05510-0

552
PARCEL ID #
34-38-42-029-024-05520-8

BLOCK 24
OLYMPIA PLAT NO. 1
PLAT BOOK 9, PAGE 68,
PALM BEACH (NOW MARTIN) COUNTY



DATE 08/01/2017
SCALE 1" = 30'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BRIDGE ROAD IMPROVEMENT PROJECT
MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT FOR LOT 550

DATE	REVISIONS
06/14/17	REVISION PER COMMENTS
07/11/18	REVISION PER CLIENT

SHEET NO. 2
OF 2 SHEETS
PROJECT NO.
98-28 E

B Betsy Lindsay, Inc.
SURVEYING AND MAPPING
7807 SW 13TH AVE SUITE 1000
FORT LAUDERDALE, FL 33309
TEL: 954-575-0700
FAX: 954-575-0701
LICENSED BUSINESS NO. 0002

8/14/18 FLM