

07-PE.11-06/93

This instrument prepared  
under the direction of:

Shenika Harris, Esq. *SH. 10/4/18*

Legal Description prepared by:

Louis Cefolia, P.S.M. (08-30-18)

Document prepared by:

Grace K Abel (09-04-18)

Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Ft. Lauderdale, Florida 33309

Parcel No. 804.1

Item/Segment No. 4368701

Section: 89090-2507

Managing District: 04

S.R. No. 714 (SW Martin Highway)

County: Martin

### PERPETUAL EASEMENT

THIS EASEMENT Made this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by **MARTIN COUNTY, a political subdivision of the State of Florida**, whose address is: 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement for the purpose of constructing and maintaining a slope for the support of the roadway, together with the right of access, ingress and egress, along with any other incidences necessary or convenient in connection therewith in, over, under, upon and through the following described land in Martin County, Florida, viz:

Parcel No. 804

Item/Segment No. 4368701

A portion of the Existing Right of Way of S.W. Leighton Farm Avenue as recorded in Official Records Book 2731, Page 1006 in the Public Records of Martin County, Florida, lying in Section 23, Township 38 South, Range 40 East, as shown on Sheet 6 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4368701, Section 89090-2507, being more particularly described as follows:

Commence at a 5/8" Iron Pipe in asphalt cut-out (No ID), found marking the North One-Quarter (N 1/4) of Section 23, also being a point on the Baseline of Survey of State Road 714 (S.W. Martin Highway); thence South 89°26'49" East along the North line of said Section 23 and said Baseline of Survey of State Road 714 (S.W. Martin Highway), a distance of 1,076.86 feet; thence South 00°33'11" West along a line at a right angle to the previously described course, a distance of 50.00 feet to a point on the Southerly Existing Right of Way line of said State Road 714 (S.W. Martin Highway) and the Easterly Existing Right of Way line of S.W. Leighton Farm Avenue; thence South 31°32'21" East along said Easterly Existing Right of Way line of said S.W. Leighton Farm Avenue, a distance of 19.61 feet to the POINT OF BEGINNING; thence continue South 31°32'21" East along said Easterly Existing Right of Way line of S.W. Leighton Farm Avenue, a distance of 9.10 feet to the beginning of a non-tangent curve concave Northerly, having a chord bearing of South 87°10'50" West; thence Westerly along said curve, having

(Continued on the next page)

a radius of 7,699.00 feet, through a central angle of 00°34'07", an arc distance of 76.41 feet to the end of said curve; thence North 41°17'46" East, a distance of 11.10 feet to the beginning of a non-tangent curve concave Northerly, having a chord bearing of North 87°10'05" East, thence Easterly along said curve, having a radius of 7,691.00 feet, through a central angle of 00°28'45", an arc distance of 64.31 feet to the end of said curve and the POINT OF BEGINNING.

Containing 563 square feet, more or less.

AND

A portion of the Existing Right of Way of S.W. Leighton Farm Avenue as recorded in Official Records Book 2731, Page 1006 in the Public Records of Martin County, Florida, lying in Section 23, Township 38 South, Range 40 East, as shown on Sheet 6 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4368701, Section 89090-2507, being more particularly described as follows:

Commence at a 5/8" Iron Pipe in asphalt cut-out (No ID), found marking the North One-Quarter (N 1/4) Corner of Section 23, also being a point on the Baseline of Survey of State Road 714 (S.W. Martin Highway); thence South 89°26'49" East along the North line of said Section 23 and said Baseline of Survey of State Road 714 (S.W. Martin Highway), a distance of 1,076.86 feet; thence South 00°33'11" West along a line at a right angle to the previously describe course, a distance of 50.00 feet to a point of intersection of the Southerly Existing Right of Way line of said State Road 714 (S.W. Martin Highway) and the Easterly Existing Right of Way line of said S.W. Leighton Farm Avenue; thence South 31°32'21" East along said Easterly Existing Right of Way line of S.W. Leighton Farm Avenue, a distance of 580.18 feet to the POINT OF BEGINNING; thence continue South 31°32'21" East along said Easterly Existing Right of Way line of S.W. Leighton Farm Avenue, a distance of 93.30 feet to the beginning of a non-tangent curve concave Southwesterly, having a chord bearing of North 43°53'55" West, thence Northwesterly along said curve, having a radius of 540.00 feet, through a central angle of 24°43'09", an arc distance of 232.97 feet to the end of said curve; thence North 56°15'30" West, a distance of 72.98 feet to a point on the Westerly Existing Right of Way line of said S.W. Leighton Farm Avenue; thence North 31°32'21" West along said Westerly Existing Right of Way line of S.W. Leighton Farm Avenue, a distance of 19.13 feet; thence South 56°15'30" East, a distance of 90.36 feet to the beginning of a curve concave Southwesterly, having a chord bearing of South 48°47'59" East; thence Southeasterly along said curve, having a radius of 548.00 feet, through a central angle of 14°55'01", an arc distance of 142.67 feet to the end of said curve and the POINT OF BEGINNING.

Containing 2,033 square feet, more or less.

All together containing 2,595 square feet, more or less.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board, the day and year aforesaid.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

By: \_\_\_\_\_  
Carolyn Timmann  
Clerk of the Circuit Court and Comptroller

By: \_\_\_\_\_  
Edward V. Ciampi  
Chairman

Approved as to Form and Legal Sufficiency:

By: \_\_\_\_\_  
Krista A. Story  
Acting County Attorney