

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

Project Name: Floridian Golf Club Phase 6 Utility Easement
Project No: RPM #3108
PCN: 01-38-40-020-000-00010-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 9th day of May, 2019, by Floridian Golf Resort, LLC, now known as, FLORIDIAN NATIONAL GOLF CLUB, LLC, a Florida limited liability company, whose mailing address is 3700 SE Floridian Drive, Palm City, FL, 34990, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 SE Monterey Road, Stuart, Florida 34996, Grantee.

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

WITNESSETH, that the Grantor, for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant unto the Grantee forever, an easement for the construction, reconstruction, replacement, operation, maintenance, and repair of utility related equipment, including, but not limited to lift stations, pumps, pipelines, fences, structures, and powerline hookups, if required, in, under, over, across, and through 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.

The Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good and lawful authority to grant and convey this easement; that Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that there are no mortgages encumbering the Easement Premises.

The Grantor agrees that it will not alter or obstruct or allow the alteration or obstruction of the Easement Premises in any way without the express written consent of the Grantee. Grantee, its contractors, agents and employees shall 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 in making any excavations on the Easement Premises, Grantee shall make the same in such manner as will cause the least injury to the surface of the ground and restore any improvements within such excavation to as near the same condition as it was prior to such excavation as soon as is practicable.

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:

FLORIDIAN NATIONAL GOLF CLUB, LLC,
a Florida limited liability company

Margaret Barradas
Witness

Margaret Barradas
Print Name

Jessi Merlo
Witness

Jessi Merlo
Print Name

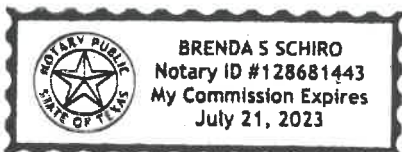
BY: Giles Kibbe

Giles Kibbe
Print Name

Title: President

Texas
State of ~~Florida~~ }
County of ~~Martin~~ }
Harris

The foregoing Utility Easement was acknowledged before me this 9th day of
May, 2019 by Brenda Schiro, as Notary Public of
Floridian National Golf Club, LLC, a corporation existing under the laws of the State of ~~Florida~~, Texas,
on behalf of the corporation. He/she is (X) personally known to me or has produced
_____ as identification.



Brenda S Schiro
Notary Public

EXHIBIT A

LEGAL DESCRIPTION


Being a utility easement lying in a portion of Tract-1, according to the plat of FLORIDIAN GOLF CLUB PUD, PHASE 1, as recorded in Plat Book 17, Page 41, Public Records of Martin County, Florida, more particularly described as follows;

Begin at the intersection of the Northwesterly corner of Tract-1 and the Southerly right-of-way of Murphy Road (a 80.00 foot wide right-of-way); thence North 66°15'44" East, along the Southerly right-of-way of Murphy Road, a distance of 32.74 feet; thence South 23°44'16" East, a distance of 35.91 feet; thence South 02°57'38" East, a distance of 46.81 feet; thence South 22°22'35" West, a distance of 291.69 feet; thence South 45°00'00" West, a distance of 107.03 feet to a point of curve to the left having a radius of 45.00 feet and a central angle of 44°59'21"; thence Southwesterly along the arc a distance of 35.33 feet; thence South 00°00'39" West, a distance of 116.76 feet to a point of curve to the right having a radius of 70.00 feet and a central angle of 33°40'56"; thence Southerly along the arc a distance of 41.15 feet; thence South 35°12'42" West, a distance of 30.21 feet to the Easterly right-of-way of SW Rivers End Way; thence North 39°20'43" West, along the Easterly right-of-way of SW Rivers End Way, a distance of 29.76 feet to a point of curve to the right having a radius of 200.00 feet and a central angle of 03°52'00"; thence Northwesterly along the arc, and along the Easterly right-of-way of SW Rivers End Way, a distance of 13.50 feet; thence departing the Easterly right-of-way of SW Rivers End Way, North 44°15'16" East, a distance of 50.51 feet; thence North 00°00'39" East, a distance of 137.70 feet; thence North 45°00'00" East, a distance of 108.81 feet; thence North 10°07'02" East, a distance of 33.45 feet to the intersection of the Westerly property line of Tract-1 and a non tangent curve concave to the West, having a radius of 45.00 feet, the chord of which bears North 26°18'47" East, 22.25 feet; thence Northerly along the arc of said curve, a distance of 22.48 feet through a central angle of 28°37'39" to a point of reverse curve to the right having a radius of 120.00 feet and a central angle of 14°29'18"; thence Northerly along the arc, a distance of 30.34 feet; thence North 26°29'16" East, a distance of 11.56 feet; thence North 24°23'45" East, a distance of 24.61 feet; thence North 14°47'34" East, a distance of 30.53 feet; thence North 22°52'41" East, a distance of 23.04 feet; thence North 23°58'17" East, a distance of 123.71 feet to a point of curve to the left having a radius of 45.00 feet and a central angle of 47°42'32"; thence Northerly along the arc a distance of 37.47 feet; thence North 23°44'16" West, a distance of 27.32 feet to the Southerly right-of-way of SW Murphy Road and the POINT OF BEGINNING.

Containing 0.473 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY OF RECORD.


THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

REVISION: ADDED EXHIBIT LETTER & NOTE GLM 2-26-2019

Page 1 of 2



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

UTILITY EASEMENT

DESCRIPTION

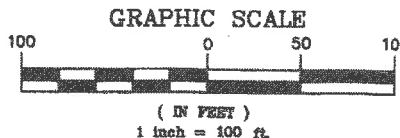
JOB NO: 18-006 s&d ue2.dwg	SCALE: N/A
DRAWN BY: GLM	DATE: 11-06-2018

Δ = DELTA
 R = RADIUS
 L = ARC LENGTH
 OST = OPEN SPACE TRACT
 CD = CHORD DISTANCE
 CB = CHORD BEARING
 UPT = UPLAND PRESERVE TRACT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PLS = PROFESSIONAL LAND SURVEYOR

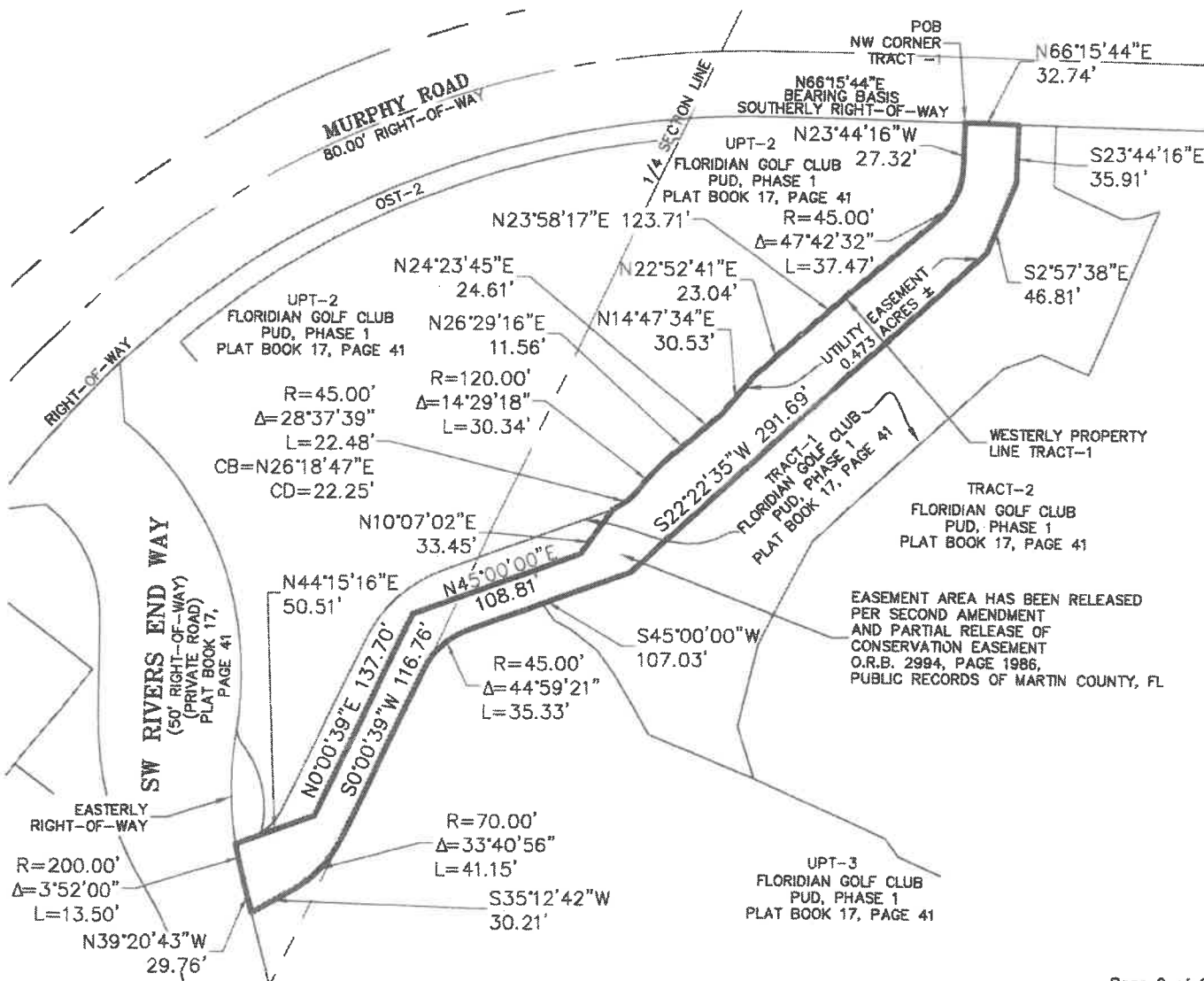
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

BEARINGS SHOWN HEREON ARE RELATIVE TO
THE SOUTHERLY RIGHT-OF-WAY OF MURPHY
ROAD HAVING A BEARING OF N66°15'44"E



THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE
FORMAT BY CONTRACTING 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



Page 2 of 2



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STATE OF FLORIDA CERTIFICATION No. 1.B 4286

UTILITY EASEMENT

SKETCH OF DESCRIPTION

JOB NO: 16-006 s&d ue2.dwg

SCALE: 1"=100'

DRAWN BY: GLM

DATE: 11-06-2018