

PREPARED BY AND RETURN TO:

Colleen Holmes, Real Property

Martin County Board of County Commissioners

2401 SE Monterey Road

Stuart, FL 34996

Project Name: Abundant Life Ministries

PCN: 55-38-41-000-064-00020-00000

RPM: #2440

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RIGHT-OF-WAY EASEMENT

THIS EASEMENT granted and executed this 13th day of February, 2019, by **ABUNDANT LIFE MINISTRIES, ASSEMBLY OF GOD, STUART, FLORIDA, INC., a Florida not-for-profit Corporation**, 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 said Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant unto the Grantee forever, an easement for road right-of-way, together with the right of reasonable ingress and egress over, under and across certain lands located in the County of Martin, State of Florida, as more particularly described in:

See Exhibit "A" attached hereto and made a part hereof (the "Easement Premises").

This easement is conveyed for the purpose of construction, reconstruction and maintenance of the public roadway located on the Easement Premises.

The Grantee may, from time to time, construct, reconstruct or replace the improvements within the Easement Premises, or remove, cut or trim trees, bushes and saplings growing upon or extending over the Easement Premises as may be reasonably necessary in the maintenance, operation, repair, replacement, renewal or betterment of the project. Grantee may remove any obstructions place within the Easement Premises without notice for the benefit of the health, safety and welfare of the public.

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

WITNESSES:

ABUNDANT LIFE MINISTRIES,
ASSEMBLY OF GOD, STUART, FLORIDA,
a Florida not-for-profit corporation

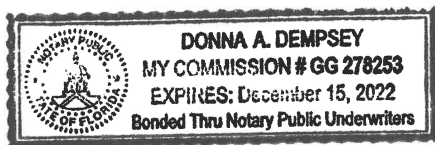
Sign: Donna Dempsey
Print: DONNA DEMPSEY
Sign: Terence P. McCarthy
Print: TERENCE P. MCCARTHY

By: Jonathan McClain
Print Name: JONATHAN MCCLAIN
Its: PRESIDENT

STATE OF FLORIDA)
) s.s.
COUNTY OF MARTIN)

The foregoing instrument was acknowledged before me this 13th day of February, 20 19
by Jonathan D. McClain, President of Abundant Life Ministries Assembly of God,
Stuart, Florida, Inc., a Florida not-for-profit corporation, on behalf of the Corporation, who is ☒
personally known to me or ☐ has produced _____ as
identification.

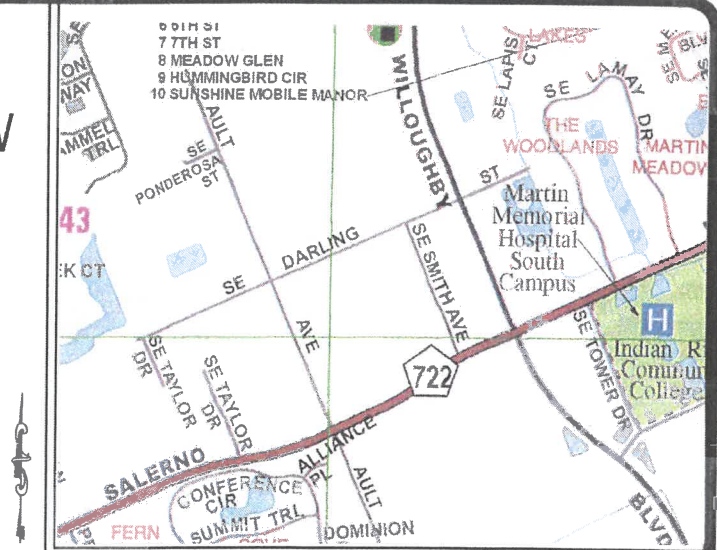
(NOTARIAL SEAL)



Donna A. Dempsey
Print or Stamp Name: DONNA A. DEMPSEY
Notary Public – State of Florida
My Commission Expires: _____
Commission Number: _____

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

ABUNDANT LIFE MINISTRIES SKETCH AND LEGAL DESCRIPTION FOR 60' RIGHT OF WAY EASEMENT



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTION:

THE WESTERLY 60 FEET OF TRACT 2, BLOCK 64, ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS THE NORTHERLY 30 FEET AND SOUTHERLY 60 FEET THEREOF, CONTAINING: 33305.02 SQUARE FEET.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
3. 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.
4. BEARINGS SHOWN HEREON ARE REFER TO AN GRID MERIDIAN OF S23°54'15"E ALONG THE EASTERLY BOUNDARY LINE OF TRACT 2, BLOCK 64, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, 83/90 ADJUSTMENT.
5. TITLE COMMITMENT PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE NUMBER: 02642201, EFFECTIVE DATE: MARCH 8, 2018 @ 8:00 AM.

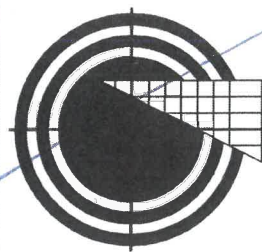
SCHEDULE B -- SECTION II

- EXCEPTION #9: PLAT BOOK 1, PAGE 98 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS
EXCEPTION #10: ORB 1193, PG 2669 - DOES NOT AFFECT SUBJECT PROPERTY
EXCEPTION #11: ORB 2262, PG 2336 - AFFECTS PROPERTY, UNPLOTTABLE (ZONING DISTRICT CHANGE)
EXCEPTION #12: ORB 2473, PG 688 - AFFECT PROPERTY, UNPLOTTABLE (ZONING DISTRICT CHANGE)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA



REVISION: 1-11-19 MC COMMENTS
REVISION: 6-27-18 MC COMMENTS

JOB #: 18-065
FIELD DATE: 9-1-17

WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868
WATSONKILLANE@GMAIL.COM

LICENSED BUSINESS NO. 8241

SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

TRACT 8

TRACT 1

S.23°54'15"E. (BEARING BASE)

EASTERLY LINE OF TRACT 2

WILLOUGHBY BOULEVARD

(ORB 0749, PG 1458)

CENTERLINE OF 120 FOOT RIGHT OF WAY

S.23°54'15"E. 644.87'

WESTERLY RIGHT OF WAY LINE OF WILLOUGHBY BOULEVARD

TRACT 7

N.66°04'44"E. 381.56'

SOUTHERLY LINE OF TRACT 2, BLOCK 64

TRACT 2
BLOCK 64

SAINT LUCIE INLET FARMS
PLAT BOOK 1, PAGE 98

N23°49'54"W 60.00'

LESSED OUT PARCEL
N66°04'44"E 165.00'

60.00'

SOUTHERLY LINE OF THE NORTHERLY 30' OF TRACT 2, BLOCK 64

EASTERLY LINE OF THE WESTERLY 60' OF TRACT 2, BLOCK 64

555.07'

60' RIGHT OF WAY EASEMENT

555.10'

N23°49'54"W 585.10'

WESTERLY LINE OF TRACT 2, BLOCK 64

S.E. SMITH AVENUE

CENTERLINE OF 30 FOOT RIGHT OF WAY

NORTHERLY LINE OF TRACT 2, BLOCK 64

DARLING STREET
(ORB 0635, PG 2352)

30'

30'

60'

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

LEGEND:

ORB = OFFICIAL RECORDS BOOK

PG = PAGE

JOB #: 18-065

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

Project Name: Abundant Life Ministries Utility Easement
Project Number: RPM 3230
PCN: 55-38-41-000-064-00020-0

CONSENT OF MORTGAGEE

HERRING BANK, as trustee for the benefit of the bondholders of Abundant Life Ministries, Assembly of God, Stuart Florida, Inc., (hereinafter referred to as "Mortgagee"), under that certain Assignment of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated September 29, 2017, recorded October 4, 2017, in Official Records Book 2951, Page 1763 which is recorded in the Public Records of Martin County, Florida, (hereinafter referred to as the "Mortgage"), hereby executes this document to evidence its consent to the granting and recording of that certain Easement to which this Consent of Mortgagee is attached and which is being recorded simultaneously herewith (hereinafter referred to as the "Easement"), further Mortgagee agrees that the Easement shall be an interest, superior to the Mortgage and in the property to which the Mortgage encumbers. This consent is given on the express condition that it shall in no way affect the lien of the Mortgage on the property described in the Mortgage, but shall only be construed as Subordination to the Easement.

This consent by Mortgagee is not intended to be and shall not be construed to be a waiver by Mortgagee of the maturity date of the principal, accrued interest or other amounts due under the terms of the note, mortgage or other loan documents, even though this consent may be executed subsequent to any maturity date or any other term or condition of the note, mortgage or other loan documents. This consent is not and shall not be construed to be an agreement or consent to a subordination of the lien of the Mortgage by Mortgagee to any other easements now existing or that may exist or arise in the future.

SIGNATURE PAGE TO FOLLOW

SIGNATURE PAGE TO CONSENT OF MORTGAGEE

IN WITNESS WHEREOF, the said corporation has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers hereunto duly authorized, the 15th day of May, 20189

Signed, sealed and delivered in the presence of:

HERRING BANK,
Texas Banking Corporation

[Signature]
Print Name: MATTHIAS GOMEZ

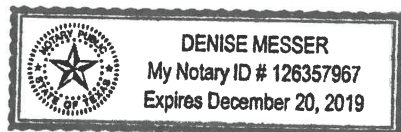
By: [Signature]
Name: BRIAN THORNE
Title: CFO, SUP

[Signature]
Print Name: Karla Bull

STATE OF TEXAS

COUNTY OF Potter

The foregoing instrument was acknowledged before me this 15th day of May, 2018, by Brian Thorne, as CFO, SUP of Herring Bank, on behalf of the company, who is personally known to me or has produced _____ as identification.



[Signature]
Notary Public, State of Texas
Print Name: Denise Messer
My Commission Expires: 12/20/19