

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

Project Name: Jensen Beach Holding/Advantage SS UE
Project No: RPM #3334
PCN: 21-37-41-000-000-00244-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this June 17 day of 2019, 2019, by FARRELL ADVANTAGE JENSEN BEACH HOLDING LLC, a New York limited liability company, whose mailing address is P.O Box 14, Bridgehampton, NY, 11932, 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.

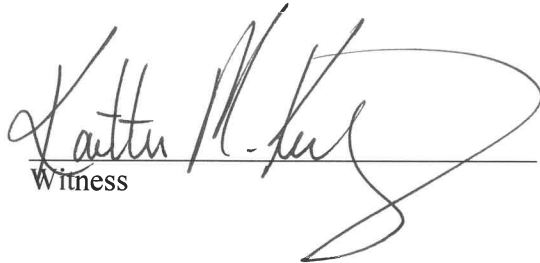
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

GRANTOR:

FARRELL ADVANTAGE JENSEN BEACH HOLDING LLC, a New York limited liability company



Witness

BY: 

BY:

KAITLIN KELLY

Print Name

Bryan J Farrell

Print Name



Witness

Title: Trustee

Lauren Ruiz

Print Name

State of NY }

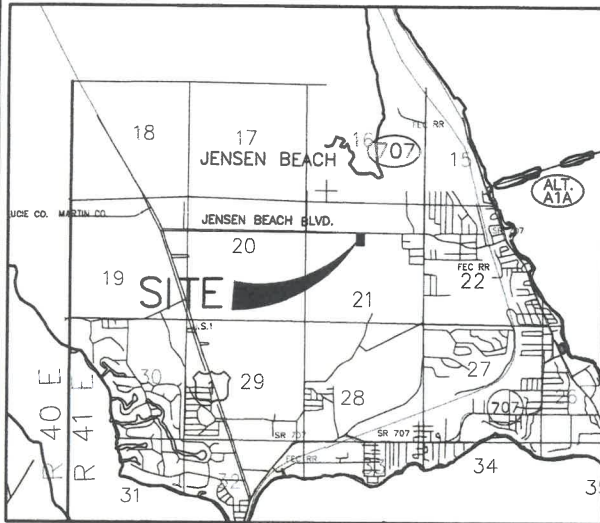
County of Suffolk }

The foregoing Utility Easement was acknowledged before me this 17th day of June, 2019 by Bryan J Farrell, as Trustee of FARRELL ADVANTAGE JENSEN BEACH HOLDING LLC, a New York limited liability company, existing under the laws of the State of Florida, on behalf of the corporation. He/she is (personally) known to me or has produced _____ as identification.

LYNN SPRUFERA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SP6330543
Qualified in Suffolk County
My Commission Expires September 14, 2019



Notary Public



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED (NAD 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF S89°31'41"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF JENSEN BEACH BLVD.
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 3.

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.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 14, 2019, 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
UNLESS DIGITALLY SIGNED

EXHIBIT "A"

SHEET NO. 1 OF 3 SHEETS PROJECT NO. 05-19B	DATE 04/23/19	REVISIONS REVISE PER MARTIN COUNTY COMMENTS	A PORTION OF THE S. 1/2 OF THE NW 1/4 OF SEC. 21, TWP. 37 S., RNG. 41 E., MARTIN COUNTY, FL SKETCH AND LEGAL DESCRIPTION UTILITY EASEMENT	DATE 03/14/2019	B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7807 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 0772288-5753 07721896-5935 FAX LICENSED BUSINESS NO. 6852
				SCALE NOT TO SCALE FIELD BK. DRAWING BY DB CHECKED BY E.A.L.	

LEGAL DESCRIPTION

UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, JENSEN BEACH, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A POINT OF INTERSECTION OF THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF NE JENSEN BEACH BOULEVARD, BEING 50 SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21;

THENCE SOUTH 89°31'41" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 73.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°31'41" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 14.51 FEET;

THENCE SOUTH 00°15'08" WEST, 12.86 FEET;

THENCE NORTH 89°31'41" WEST, 14.51 FEET;

THENCE NORTH 00°15'08" EAST, 12.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 186.62 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

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

ABBREVIATIONS

FPL	FLORIDA POWER & LIGHT
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

EXHIBIT "A"

SHEET NO. <u>2</u> OF <u>3</u> SHEETS PROJECT NO. <u>05-19B</u>	DATE <u>04/23/19</u> REVISIONS REVISE PER MARTIN COUNTY COMMENTS	A PORTION OF THE S. 1/2 OF THE NW 1/4 OF SEC. 21, TWP. 37 S., RNG. 41 E., MARTIN COUNTY, FL SKETCH AND LEGAL DESCRIPTION UTILITY EASEMENT	DATE <u>03/14/2019</u> SCALE <u>NOT TO SCALE</u> FIELD BK. DRAWING BY <u>DB</u> CHECKED BY <u>EAL</u>	B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7967 S.W. JACK JAMES DRIVE STUART, FLORIDA 34967 072280-5753 072286-5933 FAX LICENSED BUSINESS NO. 6862

THIS IS NOT
A SURVEY

NORTH LINE OF SOUTH ONE-HALF
OF NORTHWEST ONE-QUARTER OF
SECTION 21, TOWNSHIP 37 S.,
RANGE 41 E.

NE JENSEN BEACH
BOULEVARD

S. RIGHT OF WAY LINE

(REFERENCE
BEARING)
S89°31'41"E
73.50'

P.O.B.

N89°31'41"W
14.51'

S00°15'08"W
12.86'

P.O.C. S89°31'41"E
14.51'

N00°15'08"E
12.86'

WEST LINE OF
EAST 337.66'
S 1/2 OF NW 1/4
SECTION 21-37-41

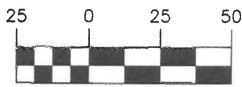
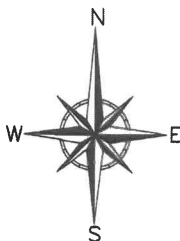
UTILITY EASEMENT
186.62 SQUARE FEET
OR 0.004 ACRES,
MORE OR LESS.

6' FPL
EASEMENT
(O.R.B. 328,
PG. 937)

QUARTER SECTION LINE PER
FRACTIONAL BREAKDOWN
EAST LINE OF NORTHWEST
ONE QUARTER, SEC. 21,
TWP. 37 S., RNG. 41 E.

WEST JENSEN
TERRACE PLAT
BOOK 2, PAGE 67
MARTIN COUNTY,
FLORIDA

UNPLATTED LANDS
SECTION 21, TWP.
37 S., RNG. 41 E.



SCALE: 1" = 50'

EXHIBIT "A"

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
05-19B

DATE	REVISIONS
04/23/19	REVISE PER MARTIN COUNTY COMMENTS

A PORTION OF THE S. 1/2 OF THE NW 1/4 OF
SEC. 21, TWP. 37 S., RNG. 41 E., MARTIN COUNTY, FL
SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT

DATE 03/14/2019
SCALE 1" = 50'
FIELD BK.
DRAWING BY DB
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7007 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5903 FAX
LICENSED BUSINESS NO. 6852