

This instrument prepared by:  
Ellen MacArthur (RPM #3397)  
Real Property Division  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: St. Lucie Blvd./Bonita Park Land Trust DE  
Property Address: SE St. Lucie Blvd. Stuart, FL  
PCN: 11-38-41-001-085-00040-3

SPACE ABOVE THIS LINE FOR RECORDING DATA

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### **DRAINAGE EASEMENT**

THIS DRAINAGE EASEMENT granted and executed this 19<sup>th</sup> day of DECEMBER, 2019, by Renee Hill a/k/a Renee Janda, as Successor Trustee under the Bonita Park Land Trust Agreement dated June 21, 2001, Grantor, whose mailing address is 849 SW Federal Highway, Stuart, FL, 34994, to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. 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 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee forever, a perpetual easement on, over, under, across and through the land described and depicted on Exhibit "A" attached hereto and made a part hereof (the "Easement Premises") for construction, installation and use of a sub-surface drainage system, and the repair, maintenance, replacement thereof, and for ingress and egress across, over, and upon the Easement Premises as may be reasonably necessary, to carry out the purposes of this easement.

Grantee hereby agrees to restore to similar conditions the Easement Premises upon the completion of construction of the drainage system.

And the Grantor hereby covenants with 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, and that Grantor fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor further covenants that neither he nor any person actually, legally or naturally dependent upon him now reside on said lands or any lands contiguous thereto.

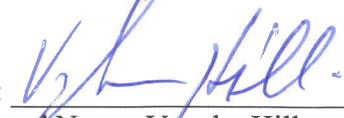
Grantor further warrants that there are no mortgages encumbering the Easement Premises.

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

Signed, sealed and delivered under  
in the presence of:

**Renee Hill a/k/a Renee Janda, as Successor  
Trustee the Bonita Park Land Trust Agreement  
dated June 21, 2001**

  
Printed Name: DAVE SHIRLEY

By:   
Printed Name: Vaughn Hill  
Title: Power of Attorney for Renee Hill a/k/a Renee  
Janda, as the Successor Trustee under the Bonita  
Park Land Trust Agreement dated June 21, 2001

  
Printed Name: ELLEN MACARTHUR


STATE OF Florida

COUNTY OF Martin

The foregoing instrument was acknowledged before me this 19 day of  
December, 2019, by Vaughn Hill, as Power of Attorney for Renee Hill a/k/a Renee Janda,  
as the Successor Trustee under the Bonita Park Land Trust Agreement dated June 21, 2001, on behalf of  
said entity. She is ( ) personally known to me or ( ☒ ) has produced  
FL Drivers License as identification.



**MANDEE JOHNS**  
Commission # GG 236773  
Expires August 14, 2022  
Bonded Thru Budget Notary Services

  
Notary Public, State of Florida  
Print Name: Mande Johnson  
My Commission Expires: 8/14/22

[illegible]

LOCATION MAP: NOT TO SCALE

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 86; THENCE SOUTH 89°59'22" EAST, ALONG THE SOUTH LINE OF LOT 3, BLOCK 86, THAT PORTION OF ROAD RIGHT OF WAY LYING BETWEEN SAID LOT 3, BLOCK 86 AND LOT 4, BLOCK 85, AND LOT 4, BLOCK 85, A DISTANCE OF 246.65 FEET; THENCE NORTH 69°49'32" EAST, A DISTANCE OF 50.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ST. LUCIE BOULEVARD (A 70 FOOT RIGHT OF WAY), SAID POINT ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST TO WHICH A RADIAL LINE BEARS NORTH 60°40'33" EAST TO CENTER OF SAID CURVE, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 00°58'56"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.12 FEET; THENCE SOUTH 69°49'32" WEST, A DISTANCE OF 47.28 FEET; THENCE NORTH 89°59'22" WEST, A DISTANCE OF 8.81 FEET; THENCE SOUTH 00°00'38" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°59'22" WEST, A DISTANCE OF 106.00 FEET; THENCE NORTH 00°00'38" EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°59'22" WEST, A DISTANCE OF 130.06 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 86; THENCE SOUTH 00°00'38" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

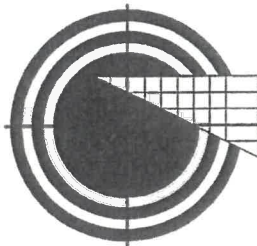
**SURVEYOR'S NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY
2. THIS SITE WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
4. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY, BY THIS FIRM.
6. 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.
7. THE BEARING BASE OF THIS SURVEY IS ALONG THE NORTH LINE OF SUBJECT PROPERTY, S89°59'22"E.
8. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

REVISD: MC COMMENTS 11-22-19

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

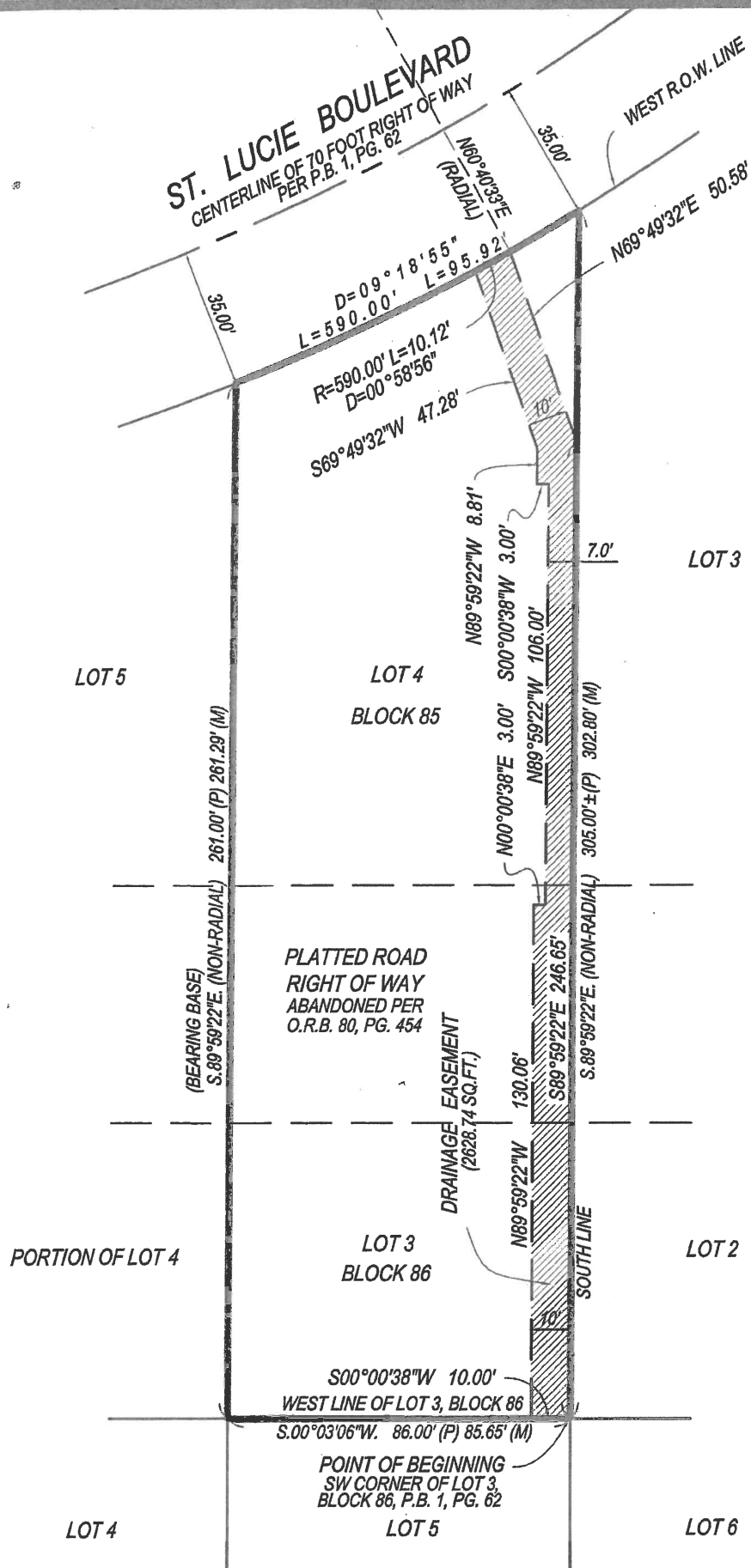


**WATSON | KILLANE**  
**SURVEYING AND MAPPING, INC.**  
 2240 NE DIXIE HIGHWAY  
 JENSEN BEACH, FLORIDA 34957  
 PHONE 772-334-0868  
 WATSONKILLANE@GMAIL.COM

LICENSED BUSINESS NO. 8241

JOB #: 19-069  
FIELD DATE: 10-14-2019

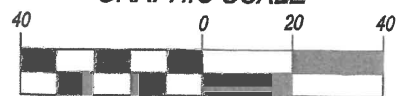
**SHEET 1 OF 2**  
**NOT VALID WITHOUT SHEET 2 OF 2**



#### ABBREVIATIONS:

R.O.W. = RIGHT OF WAY  
 O.R.B. = OFFICIAL RECORDS BOOK  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 (P) = PLAT  
 (M) = MEASURED  
 R = RADIUS  
 L = ARC LENGTH  
 D = DELTA

#### GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

JOB #: 19-069

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2