

This instrument prepared by:
Colleen Holmes
Real Property Division
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Danforth Creek Drainage Easement
Property Address: 5988 SW Moore Street, Palm City, FL 34990
PCN: 27-38-40-000-008-00000-2

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

DRAINAGE, ACCESS AND MAINTENANCE EASEMENT

THIS DRAINAGE, ACCESS AND MAINTENANCE EASEMENT granted and executed this 10th day of Dec., 2019, by TRAIL'S END FARM, LLC, a Florida limited liability company whose address is 411 SE Osceola Street, Suite 100, Stuart, Florida 34996, Grantor 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 \$10.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee forever, a perpetual drainage, access and maintenance 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 the maintenance of Danforth Creek and construction, installation and use of any surface and sub-surface drainage system necessary to ensure proper drainage, 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.

Grantor reserves the right to use, enjoy and occupy the Easement Premises, provided that such use shall not obstruct or interfere with the Grantee's use thereof.


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 the Easement Premises, and will defend the same against the lawful claims of all persons whomsoever.

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

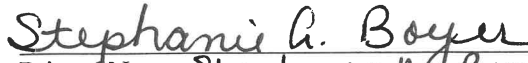
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

TRAILS END FARM, LLC, a Florida limited
liability company


Printed Name: R. J. Kanel

By: 
Printed Name: Kathleen K. Slater
Title: Manager


Printed Name: Stephanie A. Boyer

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 10th day of Dec.,
2019, by Kathleen K. Slater, as manager of
Trails End Farm, LLC, on behalf of said entity and who is ☒ personally known to me or ()
has produced _____ as identification.



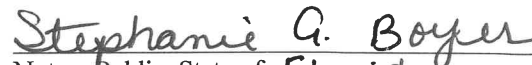

Notary Public, State of Florida
Print Name: Stephanie A. Boyer
My Commission Expires: 03/08/2023

EXHIBIT A

PROPOSED DRAINAGE EASEMENT

LOCATION: 5988 SW MOORE STREET; PALM CITY, FLORIDA 34990

OWNER: TRAIL'S END FARM, LLC

PCN: 27-38-40-000-008-00000-20000

LEGAL DESCRIPTION

AN EASEMENT 33 FEET WIDE OVER A PORTION OF TRACTS 8 AND 9, SECTION 27, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFOREMENTIONED SECTION 27, BEING A FOUND 4"x4" CONCRETE MONUMENT, THENCE SOUTH 00°08'03" WEST ALONG THE WEST LINE OF SAID SECTION 27 (BEING AN ASSUMED BEARING AND ALL OTHERS HEREIN ARE RELATIVE THERETO), A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF AFOREMENTIONED TRACT 8; THENCE SOUTH 89°22'37" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°22'37" EAST ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 33.00 FEET TO A POINT BEING 2.2 FEET, MORE OR LESS, EAST OF THE EASTERLY TOP OF BANK OF A DRAINAGE DITCH AS SHOWN ON THAT BOUNDARY SURVEY PREPARED BY R.L. VAUGHT AND ASSOCIATES, INC., DATED MARCH 13, 2019; THENCE SOUTH 00°08'03" WEST ALONG A LINE BEING 33 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF AFORESAID TRACTS 8 AND 9, A DISTANCE OF 950.05 FEET TO A POINT BEING 1.9 FEET, MORE OR LESS, EAST OF AFORESAID EASTERLY TOP OF BANK; THENCE NORTH 89°49'35" WEST ALONG A LINE BEING 361.41 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE CENTERLINE OF UNOPENED SW SAVAGE STREET, A DISTANCE OF 33.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF TRACTS 8 AND 9; THENCE NORTH 00°08'03" EAST ALONG SAID WEST LINE OF TRACTS 8 AND 9, A DISTANCE OF 950.31 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 31,355.8 SQUARE FEET (0.7198 ACRES) MORE OR LESS.

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PAGE 1 OF 4
(NOT VALID WITHOUT ALL PAGES)


SKETCH NO.: 804521_ESMT.dwg

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

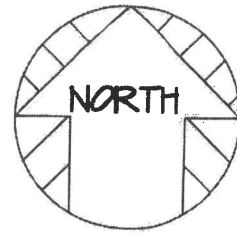
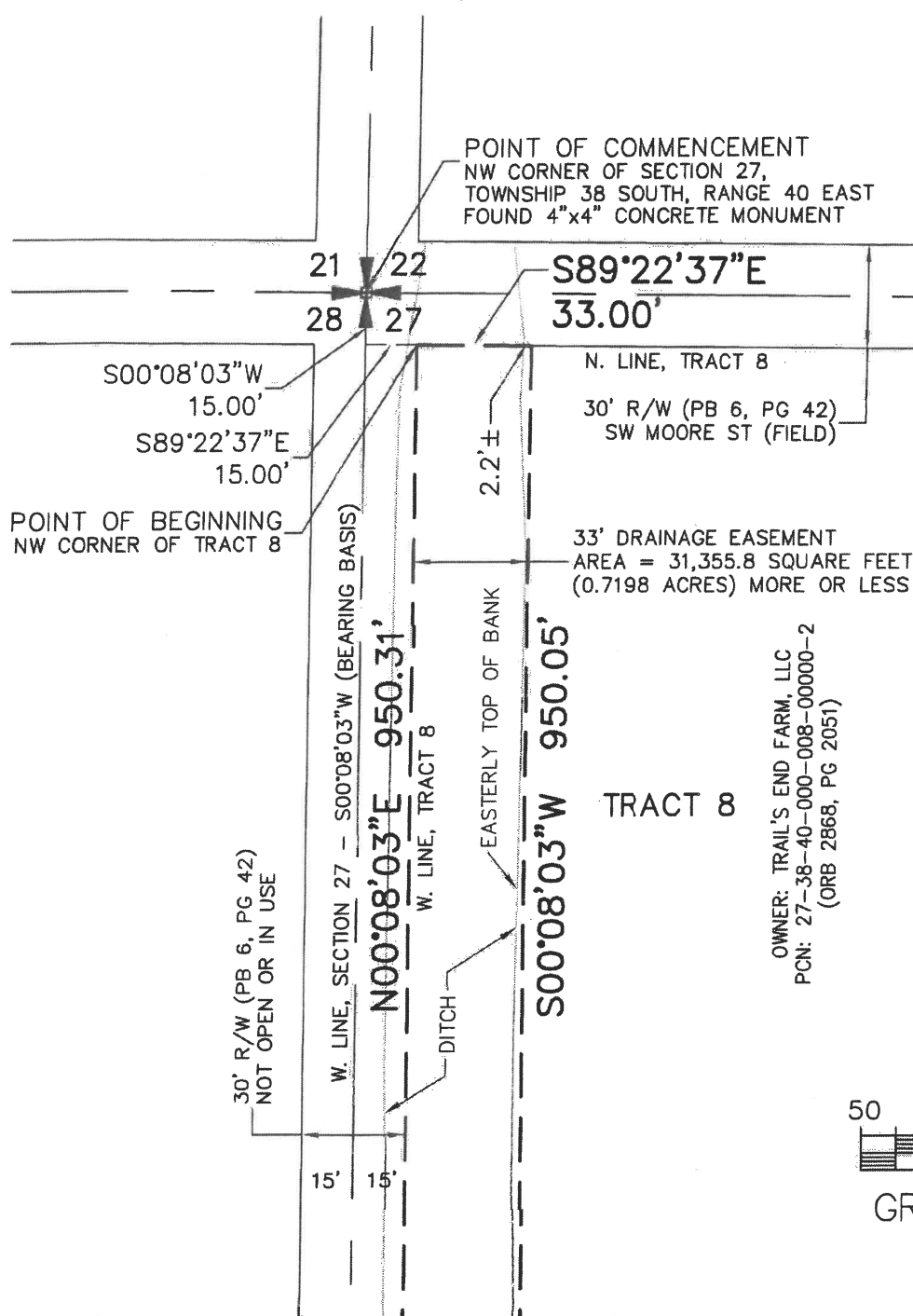
 **SURVEYORS, MAPPERS & PLANNERS**
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 06/25/2019
SCALE: N/A W.O. #: 814968
REVISIONS:
07/29/2019 * REVISE OWNER NAME


FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

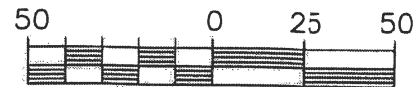
EXHIBIT A

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)



LEGEND:

ORB OFFICIAL RECORD BOOK
PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY



GRAPHIC SCALE

OWNER: TRAIL'S END FARM, LLC
PCN: 27-38-40-000-008-00000-2
(ORB 2868, PG 2051)

TRACT 8

MATCH LINE "A" (SEE PAGE 3)

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SCALE: 1" = 50' W.O. #: 814968

REVISIONS:

07/29/2019 * REVISE OWNER NAME

P. Michael Zarrella

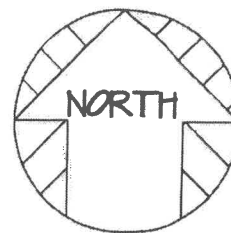
FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

EXHIBIT A

SKETCH OF DESCRIPTION

(THIS IS NOT A BOUNDARY SURVEY)

MATCH LINE "A" (SEE PAGE 2)



33' DRAINAGE EASEMENT
AREA = 31,355.8 SQUARE FEET
(0.7198 ACRES) MORE OR LESS

LEGEND:

ORB OFFICIAL RECORD BOOK
PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY

30' R/W (PB 6, PG 42)
NOT OPEN OR IN USE

W. LINE, SECTION 27 - S00°08'03"W (BEARING BASIS)

N00°08'03"E 950.31'

W. LINE, TRACT 8

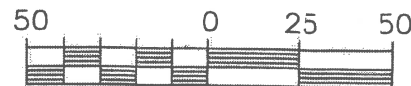
EASTERLY TOP OF BANK

DITCH

S00°08'03"W 950.05'

TRACT 8

OWNER: TRAIL'S END FARM, LLC
PCN: 27-38-40-000-008-00000-2
(ORB 2868, PG 2051)



GRAPHIC SCALE

TRACT 8
TRACT 9

MATCH LINE "B" (SEE PAGE 4)

PAGE 3 OF 4
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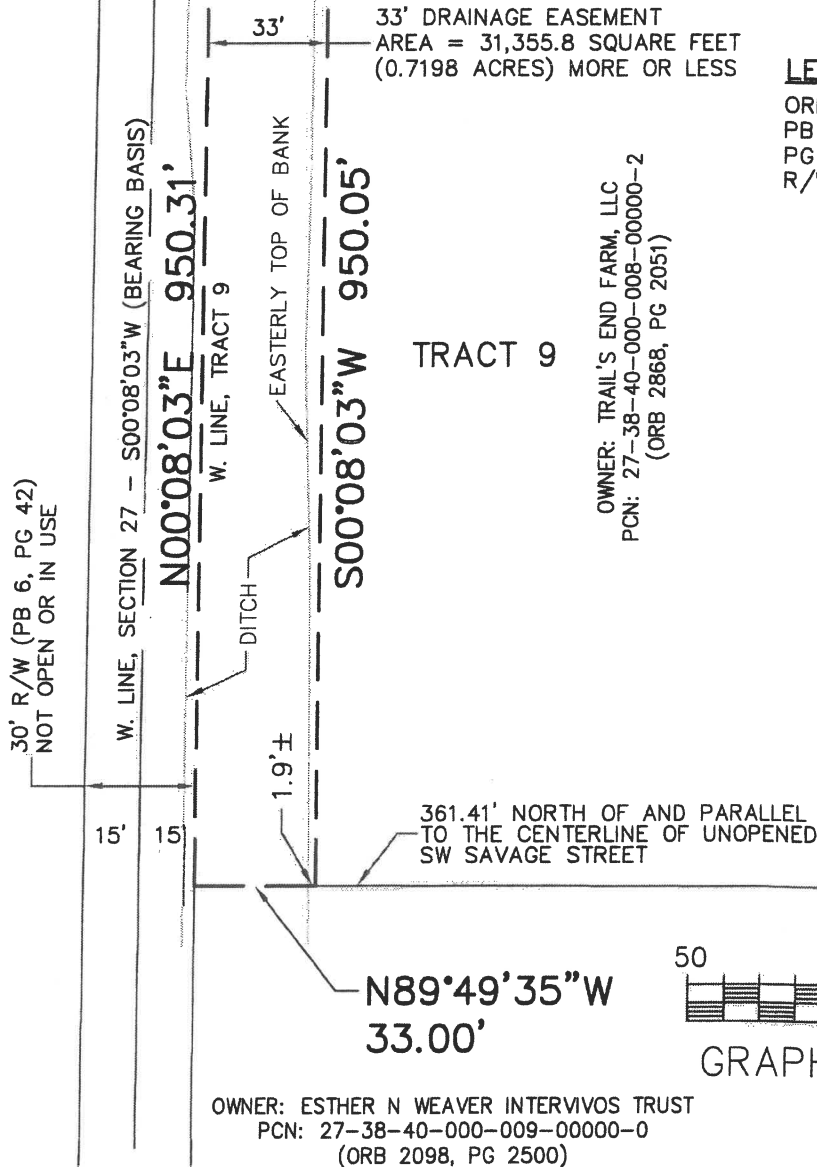
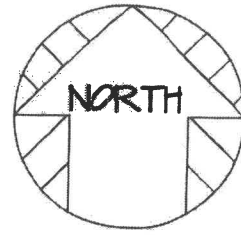
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FLORIDA REGISTRATION #6736
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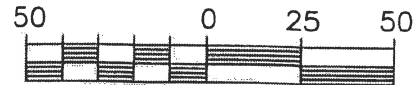
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MATCH LINE "B" (SEE PAGE 3)



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PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY



GRAPHIC SCALE

PAGE 4 OF 4
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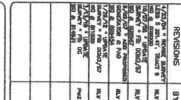
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THE ORIGINAL SURVEY IS ON FILE AT
THE MARTIN COUNTY SURVEYOR'S OFFICE
LOCATED AT 2401 SE MONTEREY ROAD, STUART, FLORIDA