

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

Project Name: The Reserve (fka Savanna Apt.)
Project No: RPM #3476
PCN: 27-37-41-007-000-00161-0

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 26 day of August, 2020, by JENSEN CAP INVESTMENTS, LLC, a Florida limited liability company, whose mailing address is 105 Foulk Road, Wilmington, DE 19803, 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.

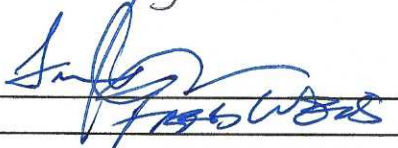
Signed, sealed and delivered in the presence of:

WITNESSES:

JENSEN CAP INVESTMENTS, LLC,
a Florida limited liability company

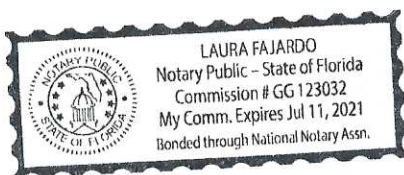

Print Name: Laura Fajardo


By: 
Print Name: Stephen Cohen
Title: Authorized Representative

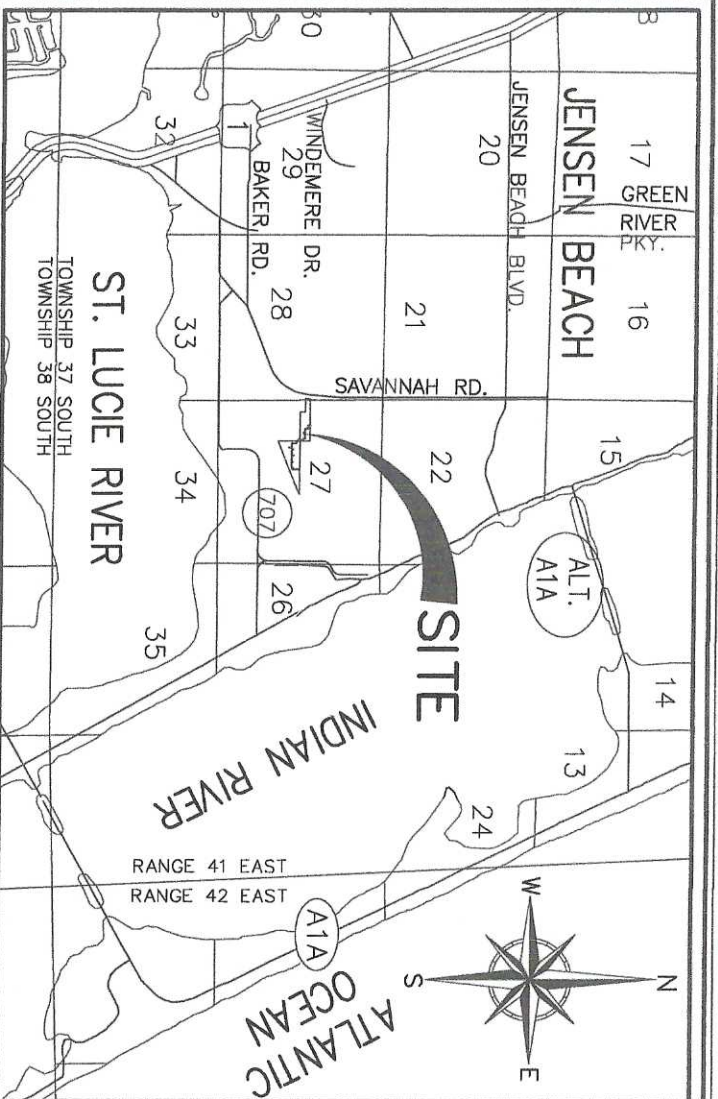

Print Name: Stephen Cohen

State of Florida
County of Palm Beach

The foregoing Utility Easement was acknowledged before me this 26th day of August, 2020 by Stephen Cohen, as the Authorized Rep. of Jensen CAP Investments, LLC, a Florida limited liability company, on behalf of the corporation (X) by means of physical presence or () online notarization. He/she is (X) personally known to me or has produced _____ as identification.




Notary Public
Print Name: Laura Fajardo
My Commission Expires: July 11th, 2021



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MAY 13, 2020, 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

SURVEYOR'S NOTES

1. THE AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF S89°53'38"E ALONG THE SOUTH LINE OF LOT 16, MARY J. DESTIEUBEN'S SUBDIVISION, MARTIN COUNTY, FLORIDA.
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 5.

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

EXHIBIT "A"

SHEET NO. <u>1</u>
OF <u>5</u> SHEETS
PROJECT NO. <u>05-80 D</u>

DATE	REVISIONS
05/26/20	ADD EXHIBIT LETTER

A PORTION OF LOTS 15 & 16, MARY J. DESTIEUBEN'S SUBDIVISION & LOTS 6, 7 & 8, CLEVELAND'S SUBDIVISION MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION WATER MAIN EASEMENT

DATE <u>05/13/2020</u>
SCALE <u>NOT TO SCALE</u>
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7907 SW JACK JAMES DRIVE, STUART, FLORIDA 34907 (772) 288-5728 (772) 288-5805 FAX LICENSED BUSINESS NO. 6632

LEGAL DESCRIPTION

WATER MAIN EASEMENT

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOTS 15 AND 16 OF THE PLAT OF MARY J. DESTIEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA AND LOTS 6, 7 AND 8 OF THE PLAT OF CLEVELAND'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA. THE CENTER LINE OF SAID 10.00 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID POINT LYING AND BEING ON THE SOUTH LINE OF SAID LOT 16, MARY J. DESTIEUBEN'S SUBDIVISION; THENCE SOUTH 89°53'38" EAST ALONG SAID SOUTH LINE OF LOT 16, 795.34 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 0°29'46" EAST, 280.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°28'05" EAST, 15.47 FEET; THENCE NORTH 88°15'06" EAST, 106.89 FEET; THENCE SOUTH 39°32'14" EAST, 14.13 FEET; THENCE SOUTH 0°07'43" WEST, 10.25 FEET TO POINT 1; THENCE CONTINUE SOUTH 0°07'43" WEST, A DISTANCE OF 14.96 FEET TO POINT 2; THENCE CONTINUE SOUTH 0°07'43" WEST, A DISTANCE OF 62.32 FEET; THENCE SOUTH 39°32'18" EAST, 16.13 FEET; THENCE SOUTH 89°56'35" EAST, 113.25 FEET TO POINT 3; THENCE CONTINUE SOUTH 89°56'35" EAST, A DISTANCE OF 29.87 FEET TO POINT 4; THENCE CONTINUE SOUTH 89°56'35" EAST, A DISTANCE OF 130.83 FEET; THENCE SOUTH 44°30'09" EAST, 20.14 FEET TO POINT 5; THENCE CONTINUE SOUTH 44°30'09" EAST, A DISTANCE OF 79.92 FEET; THENCE SOUTH 0°03'42" WEST, 113.73 FEET; THENCE SOUTH 44°23'10" EAST, 167.63 FEET; THENCE SOUTH 0°15'18" EAST, 98.65 FEET; THENCE SOUTH 51°34'08" EAST, 23.50 FEET TO POINT 6; THENCE CONTINUE SOUTH 51°34'08" EAST, A DISTANCE OF 18.09 FEET; THENCE SOUTH 89°53'16" EAST, 103.28 FEET TO POINT 7; THENCE CONTINUE SOUTH 89°53'16" EAST, A DISTANCE OF 59.77 FEET TO POINT 8; THENCE CONTINUE SOUTH 89°53'16" EAST, A DISTANCE OF 159.28 FEET TO POINT 9; THENCE CONTINUE SOUTH 89°53'16" EAST, A DISTANCE OF 46.95 FEET TO POINT 10; THENCE CONTINUE SOUTH 89°53'16" EAST, A DISTANCE OF 140.27 FEET TO POINT 11; THENCE CONTINUE SOUTH 89°53'16" EAST, A DISTANCE OF 206.69 FEET TO POINT 12; THENCE CONTINUE SOUTH 89°53'16" EAST, A DISTANCE OF 42.78 FEET TO POINT 13; THENCE CONTINUE SOUTH 89°53'16" EAST, A DISTANCE OF 5.58 FEET; THENCE NORTH 50°16'01" EAST, 67.29 FEET; THENCE NORTH 0°05'39" EAST, 223.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6, CLEVELAND'S SUBDIVISION AND THE POINT OF TERMINUS.

(CONTINUED ON SHEET 3)

ABBREVIATIONS

Q	CENTER LINE	P.O.B.	POINT OF BEGINNING
FP&L	FLORIDA POWER & LIGHT COMPANY	P.O.C.	POINT OF COMMENCEMENT
NO.	NUMBER	P.O.T.	POINT OF TERMINUS
O.R.B.	OFFICIAL RECORDS BOOK	RNG.	RANGE
PCN	PARCEL CONTROL NUMBER	SEC.	SECTION
PG.	PAGE	TWP.	TOWNSHIP
P.L.S.	PROFESSIONAL LAND SURVEYOR	WM	WATER MAIN
PNT.	POINT		

SHEET NO. 2

OF 5 SHEETS

PROJECT NO.

05-80 D

DATE

REVISIONS

A PORTION OF LOTS 15 & 16, MARY J. DESTIEUBEN'S SUBDIVISION & LOTS 6, 7 & 8, CLEVELAND'S SUBDIVISION MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
WATER MAIN EASEMENT

DATE 05/13/2020

SCALE NOT TO SCALE

FIELD BK.

DRAWING BY D.B.

CHECKED BY E.A.L.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7807 S.W. JACK JAMES DRIVE, SUITE 100, FLORIDA 32607
772/220-5783 772/220-5857 FAX
LICENSED BUSINESS NO. 8852

LEGAL DESCRIPTION

WATER MAIN EASEMENT

(CONTINUED FROM SHEET 2)

AND:
BEGINNING AT SAID POINT 1; THENCE NORTH 89°21'10" WEST, 16.00 FEET TO THE POINT OF TERMINUS 1.
AND:
BEGINNING AT SAID POINT 2; THENCE SOUTH 89°59'29" WEST, 37.95 FEET TO THE POINT OF TERMINUS 2.
AND:
BEGINNING AT SAID POINT 3; THENCE SOUTH 0°07'36" WEST, 52.22 FEET TO THE POINT OF TERMINUS 3.
AND:
BEGINNING AT SAID POINT 4; THENCE SOUTH 0°07'36" WEST, 52.26 FEET TO THE POINT OF TERMINUS 4.
AND:
BEGINNING AT SAID POINT 5; THENCE NORTH 45°22'34" EAST, 29.31 FEET; THENCE NORTH 0°37'48" WEST, 10.24 FEET TO THE POINT OF TERMINUS 5.
AND:
BEGINNING AT SAID POINT 6; THENCE SOUTH 38°10'16" WEST, 13.94 FEET; THENCE SOUTH 0°15'54" WEST, 11.07 FEET TO THE POINT OF TERMINUS 6.
AND:
BEGINNING AT SAID POINT 7; THENCE SOUTH 0°11'39" WEST, 103.51 FEET TO THE POINT OF TERMINUS 7.
AND:
BEGINNING AT SAID POINT 8; THENCE NORTH 0°07'36" EAST, 57.42 FEET TO THE POINT OF TERMINUS 8.
AND:
BEGINNING AT SAID POINT 9; THENCE SOUTH 0°06'22" WEST, 12.26 FEET TO THE POINT OF TERMINUS 9.
AND:
BEGINNING AT SAID POINT 10; THENCE NORTH 0°07'36" EAST, 57.02 FEET TO THE POINT OF TERMINUS 10.
AND:
BEGINNING AT SAID POINT 11; THENCE NORTH 0°07'36" EAST, 56.65 FEET TO THE POINT OF TERMINUS 11.
AND:
BEGINNING AT SAID POINT 12; THENCE SOUTH 0°06'44" WEST, 11.53 FEET TO THE POINT OF TERMINUS 12.
AND:
BEGINNING AT SAID POINT 13; THENCE NORTH 0°13'09" EAST, 56.30 FEET TO THE POINT OF TERMINUS 13.
SAID PARCEL CONTAINING 26,039 SQUARE FEET OR 0.60 MORE OR LESS.

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

SHEET NO. 3

OF 5 SHEETS

PROJECT NO.

05-80 D

DATE

REVISIONS

A PORTION OF LOTS 15 & 16, MARY J. DESTEBEN'S
SUBDIVISION & LOTS 6, 7 & 8, CLEVELAND'S SUBDIVISION
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
WATER MAIN EASEMENT

DATE 05/13/2020

SCALE NOT TO SCALE

FIELD BK.

DRAWING BY D.B.

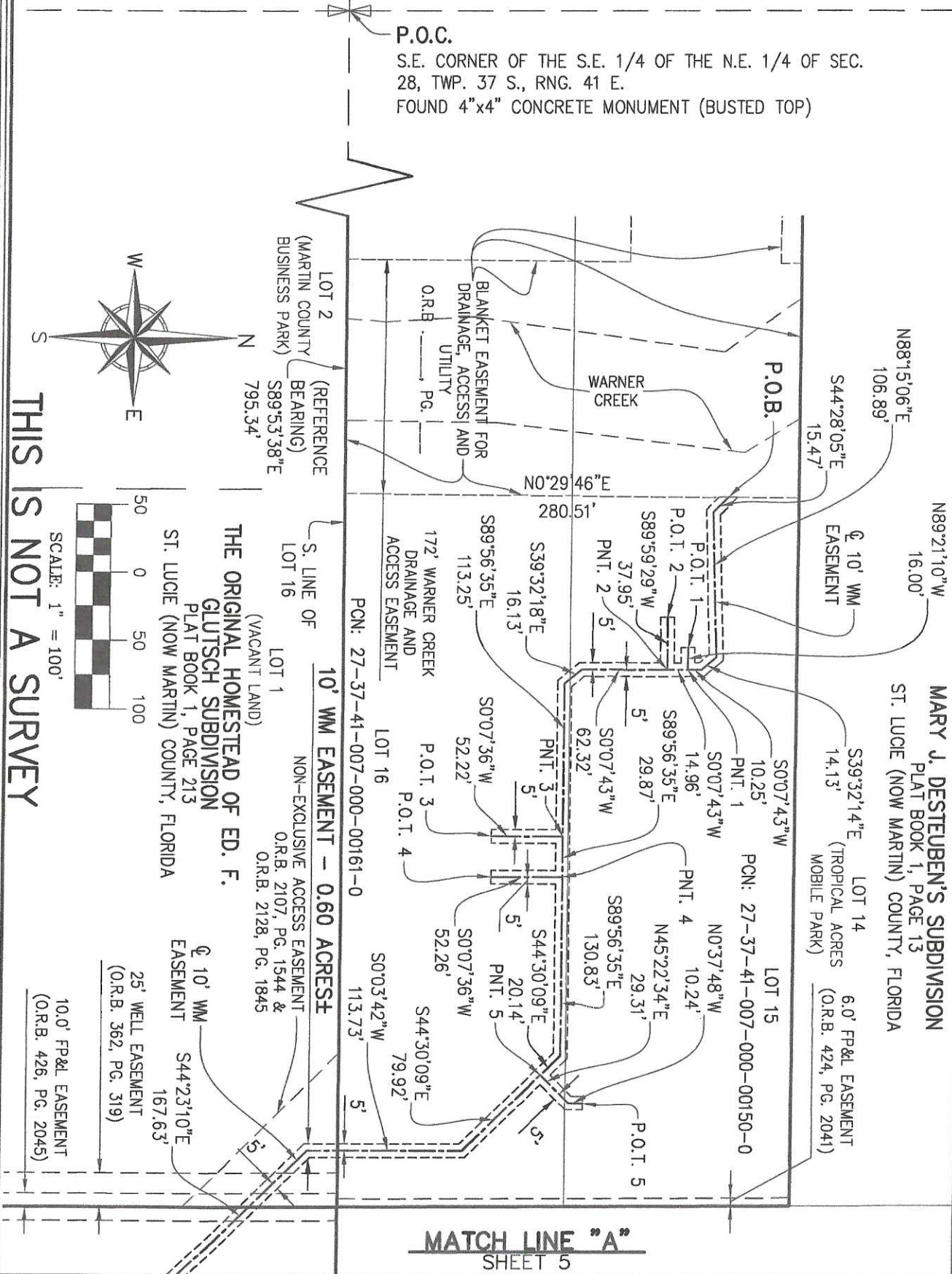
CHECKED BY E.A.L.

B

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7807 SW JACK JAMES DRIVE, SUITE 100, FORT LAUDERDALE, FL 33307
772-206-4729 772-206-3655 FAX
LICENSED BUSINESS NO. 0052

FOUND 4"x4" CONCRETE MONUMENT (BUSTED TOP)

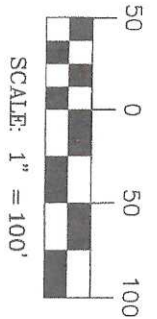
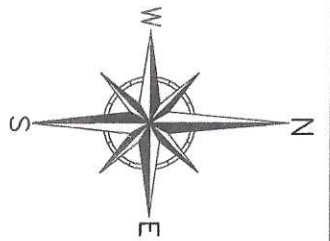


THIS IS NOT A SURVEY

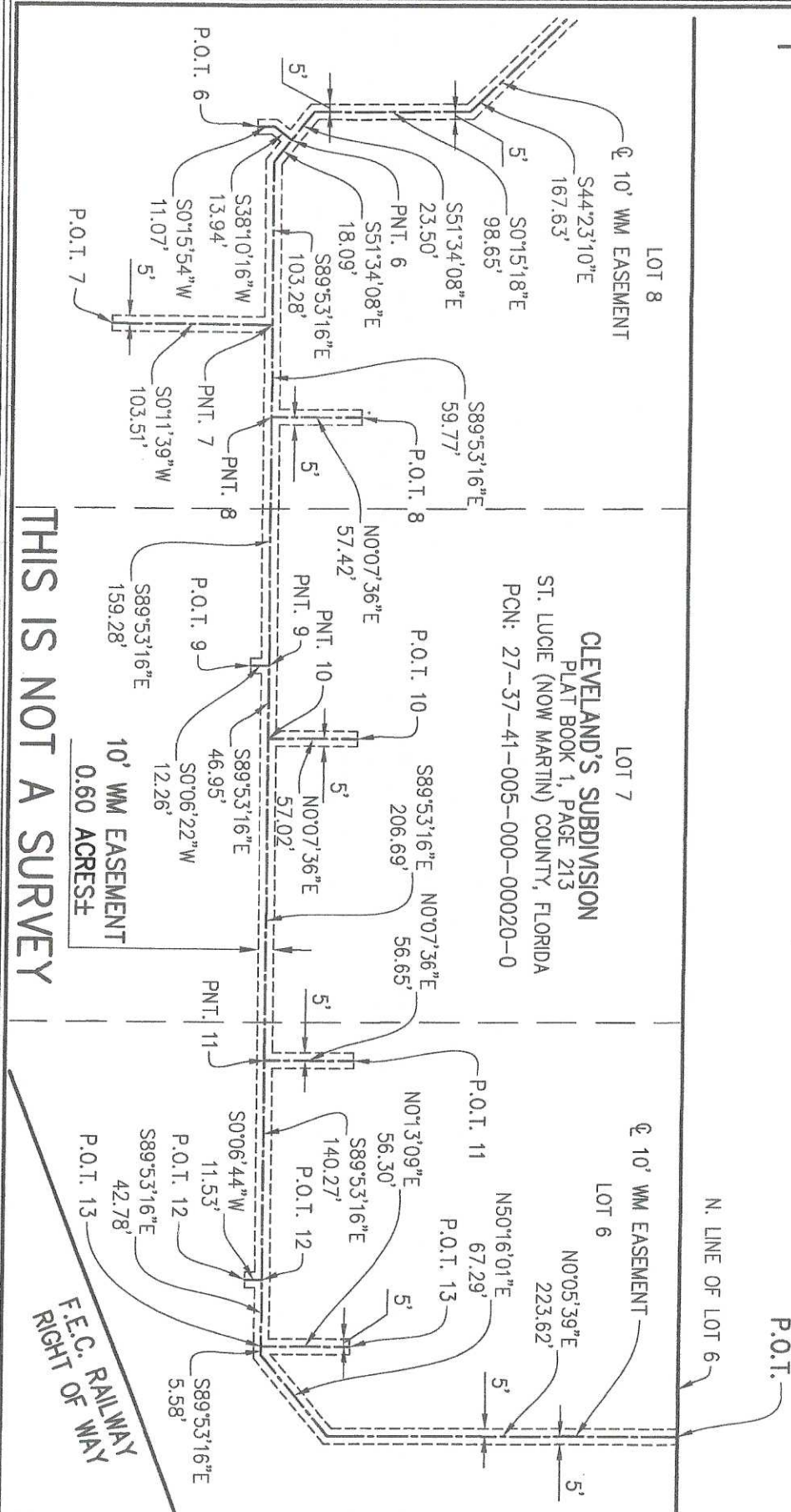
MATCH LINE "A"
SHEET 5

SHEET NO.	<u>4</u>
OF SHEETS	<u>5</u>
PROJECT NO.	<u>05-80 D</u>
DATE	REVISIONS
A PORTION OF LOTS 15 & 16, MARY J. DESTIEBENS SUBDIVISION & LOTS 6, 7 & 8, CLEVELAND'S SUBDIVISION MARTIN COUNTY, FLORIDA	
SKETCH AND LEGAL DESCRIPTION WATER MAIN EASEMENT	
DATE	<u>05/13/2020</u>
SCALE	<u>1" = 100'</u>
DRAWING BY	<u>J.L.B.</u>
CHECKED BY	<u>E.A.I.</u>
B BETSY LINDSAY, INC. SURETYING AND MAPPING 7987 SW JACK JAMES DRIVE SUITE F, FLORIDA 34987 (772)208-5783 (772)208-5000 FAX LICENSED BUSINESS NO. 06952	

MATCH LINE "A"
SHEET 4



UNPLATTED LANDS
SEC. 28, TWP. 37 S., RNG. 41 E
(PINE LAKE VILLAGE -
MANUFACTURED HOUSING COMMUNITY)



THIS IS NOT A SURVEY

SHEET NO. 5
OF 5 SHEETS
PROJECT NO.
05-80 D

DATE	REVISIONS

A PORTION OF LOTS 15 & 16, MARY J. DESTIEBEN'S
SUBDIVISION & LOTS 6 & 7 & 8, CLEVELAND'S SUBDIVISION
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
WATER MAIN EASEMENT

DATE 05/13/2020
SCALE 1" = 100'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.M.L.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 SW JACK JAMES DRIVE SUITE 100, FLORIDA 32607
772/246-7700 772/246-6667 FAX
LICENSED BUSINESS NO. 6892