

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

Project Name: Demboski Utility Easement  
Project No: RPM #3372  
PCN: 01-38-40-007-000-02760-3

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### UTILITY EASEMENT

THIS EASEMENT granted and executed this 3<sup>rd</sup> day of DECEMBER, 2020, by Mark Demboski and Judy A. Demboski, husband and wife, whose address is 4246 SW Bimini Circle South, Palm City, FL 34990, 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 the form of credits described in the Water Service Agreement dated DECEMBER 3, 2020), 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, limited to underground water distribution pipelines, (specifically excluding any exposed or above ground fences, equipment or structures) under, 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, that said land is the homestead premises of the Grantor 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:

Phillip M. Keathley

Phillip M. Keathley  
Print Name

[Signature]

CARLA SEGURA  
Print Name

Mark Demboski  
MARK DEMBOSKI, Grantor

Phillip M. Keathley

Phillip M. Keathley  
Print Name

[Signature]

CARLA SEGURA  
Print Name

Judy A. Demboski  
JUDY A. DEMBOSKI, Grantor

State of FLORIDA }

County of MARTIN }

The foregoing Utility Easement was acknowledged before me this 3<sup>rd</sup> day of DECEMBER, 2020, by Mark Demboski and Judy A. Demboski by means of ☒ physical presence or ( ) online notarization and who are ( ) personally known to me or Mark Demboski has produced DL DL as identification and Judy A. Demboski has produced DL as identification.

(SEAL)



[Signature]  
Print Name: \_\_\_\_\_  
Notary Public, State of: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION

THE EAST 15.00 FEET OF LOT 276, PHASE ONE, MID-RIVERS YACHT AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 23 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINING 4,360.8 SQUARE FEET MORE OR LESS.

### SURVEYOR'S NOTES


1. BEARING BASIS IS THE SOUTH LINE OF SW BIMINI CIRCLE SOUTH, A 60' WIDE PLATTED PRIVATE STREET, HAVING A BEARING OF SOUTH 89°52'30" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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).

### LEGEND

CB = CHORD BEARING  
CD = CHORD DISTANCE  
D = DELTA  
R = RADIUS  
L = ARC LENGTH  
ORB = OFFICIAL RECORDS BOOK  
PG = PAGE  
P.U.D. = PLANNED URBAN DEVELOPMENT  
SQ. FT. = SQUARE FEET

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

9/24/17  
DATE



**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
15' UTILITY EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 2  
PROJECT NO.  
19-041.1

# SW BIMINI CIRCLE SOUTH

PCN: 013840007000000052

(60' PLATTED PRIVATE STREET)  
PLAT BOOK 7, PAGE 23)

(BEARING BASIS)  
S89°52'30"E

S89°52'30"E 6.48'

SOUTH LINE

10' PLATTED UTILITY EASEMENT

20' PLATTED DRAINAGE EASEMENT

EAST 15.00'  
OF LOT 276  
CONTAINING  
4360.8 SQ. FT.

D=19°55'01" R=25.00' L=8.69'  
CB=S79°59'57"E CD=8.65'

EAST LINE  
OF LOT 276

N00°07'30"E - 291.00'

S00°07'30"W - 289.50'

MARK & JUDY DEMBOSKI  
PCN: 013840007000027603

LOT 276

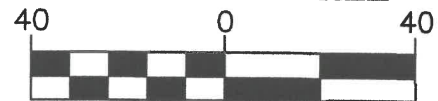
PHASE ONE, MID-RIVERS  
YACHT AND COUNTRY CLUB  
(PLAT BOOK 7, PAGE 23)

PCN: 013840007000000025  
UNPLATTED  
(ORB 2817, PG 0554)  
POOL, TENNIS COURT &  
PARKING AREA

LOT  
275

40' DRAINAGE,  
SECURITY, AND  
BUFFER EASEMENT

GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.



PCN: 023840002000000060

TRACT P-7, SAND TRAIL P.U.D  
(PLAT BOOK 16, PAGE 55)

N89°52'30"W  
15.00'



**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
15' UTILITY EASEMENT  
FOR  
MARTIN COUNTY UTILITIES  
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF

2

PROJECT NO.

19-041.1