

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

Project Name: Lot 3 Margolo Estates-Radtke Utility Easement
Project No: RPM #3484
PCN: 20-38-41-011-000-00030-3

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 19th day of January, 2021, by DEBORA E. RADTKE, a single woman, whose address is 3666 Margolo Lane, Palm City, Florida 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 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, that said land is the homestead premises of the Grantor.

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.

Grantor further warrants that there are no mortgages encumbering the Easement Premises except for that certain Mortgage in favor of Seacoast National Bank, a National Banking Association, whose address is 815 Colorado Avenue, # 215, Stuart, Florida 34994, dated December 18, 2020, and recorded on December 28, 2020, in Official Records Book 3184, Page 2266, in Martin County, Florida public records.

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:

Lauri Dolan
Print Name: Lauri Dolan

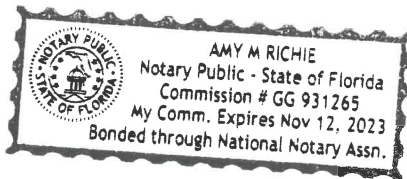
Beverly M Hall
Print Name: Beverly Hall

[Signature]

DEBORA E. RADTKE, Grantor

STATE OF Florida
COUNTY OF Martin

The foregoing Utility Easement was acknowledged before me this 17th day of January, 2021, by DEBORA E. RADTKE by ☒ means of physical presence or () online notarization. She is () personally known to me or has produced FL. Drivers License as identification.



Amy M. Richie
Print Name: Amy M. Richie
Notary Public, State of: Florida
My Commission Expires: 11/12/2023

Project Name: Lot 3 Margolo Estates-Radtke UE
Project No: RPM #3484
PCN: 20-38-41-011-000-00030-3

CONSENT OF MORTGAGEE

SEACOAST NATIONAL BANK, a National Banking Association, (hereinafter referred to as "Mortgagee") under that certain Mortgage dated December 18, 2020, and recorded on December 28, 2020, in Official Records Book 3184, Page 2266, in Martin County, Florida public records (hereinafter referred to as the "Mortgage"), hereby executes this document to evidence its consent to the granting and recording of that certain Easement to which this Consent of Mortgagee is attached and which is being recorded simultaneously herewith (hereinafter referred to as the "Easement"), further Mortgagee agrees that the Easement shall be an interest, superior to the Mortgage and in the property to which the Mortgage encumbers. This consent is given on the express condition that it shall in no way affect the lien of the Mortgage on the property described in the Mortgage but shall only be construed as a Subordination to the Easement.

This consent by Mortgagee is not intended to be and shall not be construed to be a waiver by Mortgagee of the maturity date of the principal, accrued interest or other amounts due under the terms of the note, mortgage or other loan documents, even though this consent may be executed subsequent to any maturity date or any other term or condition of the note, mortgage or other loan documents. This consent is not and shall not be construed to be an agreement or consent to a subordination of the lien of the Mortgage by Mortgagee to any other easements now existing or that may exist or arise in the future.

SIGNATURE PAGE TO FOLLOW

SIGNATURE PAGE TO CONSENT OF MORTGAGEE

Signed, sealed and delivered in
the presence of:

SEACOAST NATIONAL BANK,
a National Banking Association

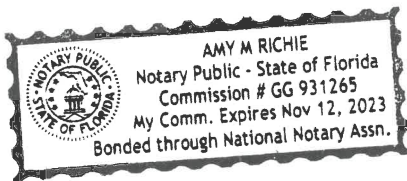
Laura Dolan
Print Name: Laura Dolan

By: *Patricia Wendell*
Print Name: Patricia Wendell
Title: SVP

Beverly M Hall
Print Name: Beverly M Hall

STATE OF Florida
COUNTY OF Miami

The foregoing Utility Easement was acknowledged before me this 19th day of January, 2021, by Patricia Wendell, as the SVP of SEACOAST NATIONAL BANK, a National Banking Association, on behalf of said entity by (Y) means of physical presence or () online notarization. He/she is (Y) personally known to me or has produced FL Drivers License as identification.



Amy M. Richie
Printed Name: Amy M. Richie
Notary Public, State of: Florida
My Commission Expires: 11/12/2023

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 15.00 FEET OF LOT 3, MARGOLO ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 37, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 1500.00 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES

1. BEARING BASIS IS THE NORTH LINE OF LOT 3 HAVING A PLATTED BEARING OF 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.

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


8/15/20
DATE



**NORTHSTAR
GEOMATICS**

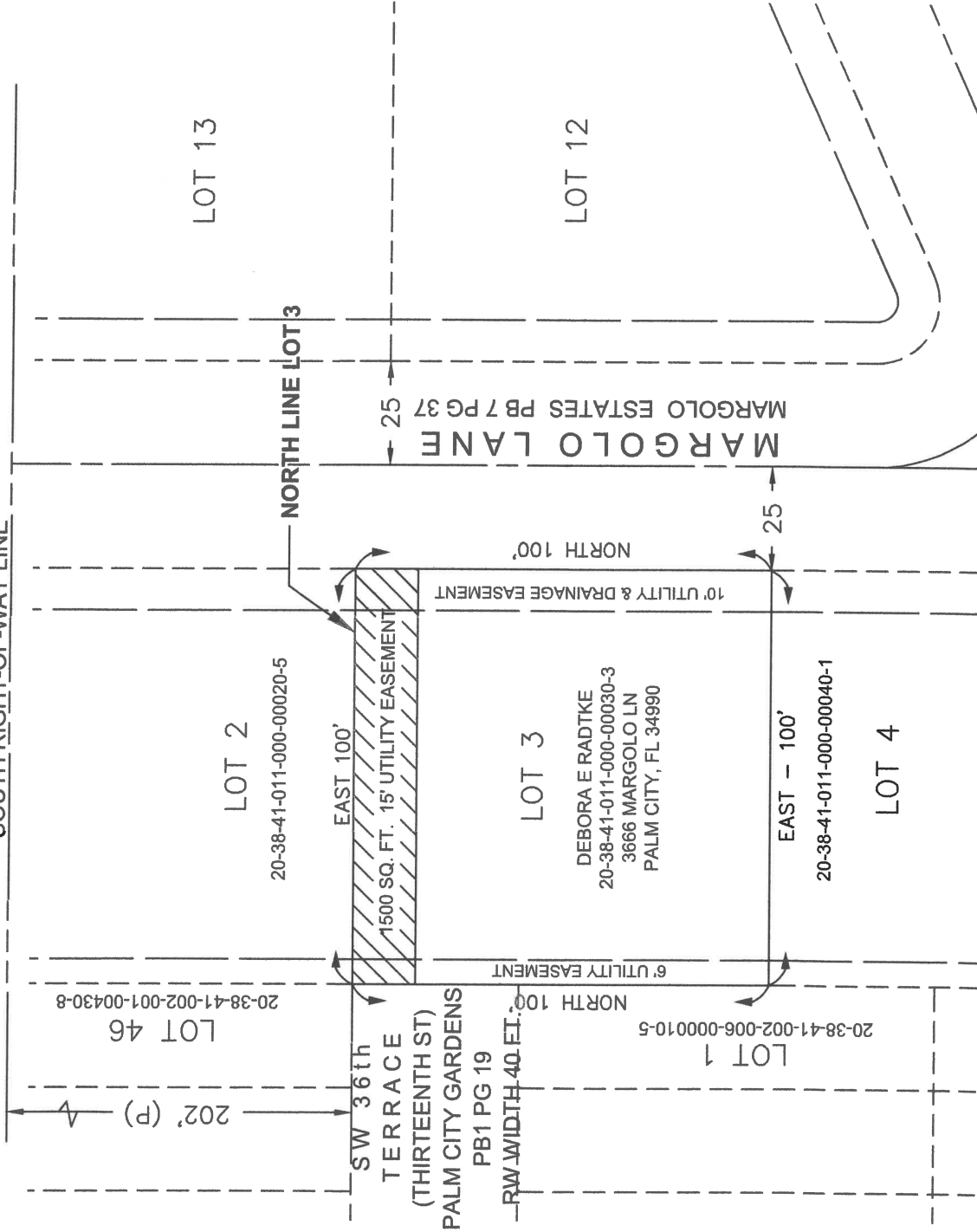
617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

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

SHEET NO.
1
OF 2
PROJECT NO.
20-050

SW 36th ST (MARTIN HWY.)

SOUTH RIGHT-OF-WAY LINE



LEGEND

- UE = UTILITY EASEMENT
- CL = CENTER LINE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING



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' WIDE UTILITY EASEMENT
FOR
MARTIN COUNTY UTILITIES
MARTIN COUNTY, FLORIDA

SHEET NO.
2
OF 2
PROJECT NO.
20-050