

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

Project Name: Trillium Fire Hydrants UE
Project No: RPM #3620
PCN: 38-38-41-030-000-00001-0

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 19 day of May, 2021, by TRILLIUM RESIDENTIAL COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, successor by name change to Trillium Townhomes Association, Inc., whose mailing address is 1127 Gateway Boulevard, Boynton Beach, FL 33426, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 SE Monterey Road, Stuart, FL 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 and fire related equipment, including, but not limited to hydrants, 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.

AND further, the right of reasonable ingress and egress over and across subject property as is necessary to the Grantee's use of the rights granted herein.

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


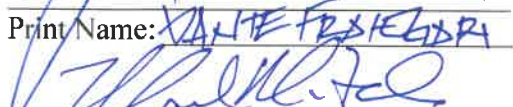
The Grantor agrees that it will not alter or obstruct or allow the alteration or obstruction of the Easement Premises in any way without the express written consent of the Grantee. Grantee, its contractors, agents and employees shall have free access to the Easement Premises and every part thereof, at 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.

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

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

Signed, sealed and delivered in presence of:

WITNESSES:


Print Name: DANTE F. ESIGORA

Print Name: Mark MacFarland

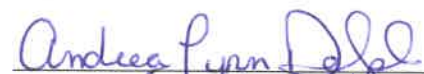
GRANTOR:

TRILLIUM RESIDENTIAL COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation


Print Name: Maria Bolivar
Title: VP

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 19th day of May, 2021, by Maria Bolivar, as the V.P. of TRILLIUM RESIDENTIAL COMMUNITY ASSOCIATION, INC., a not-for-profit corporation, existing under the laws of the State of Florida, on behalf of said entity, who is (☒) personally known to me or () has produced _____ as identification.


Printed Name: Andrea Lynn Delph
Notary Public, State of: Florida
My Commission Expires: 11/24/2023

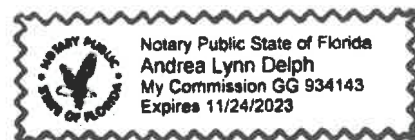


EXHIBIT A

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED BEARING OF N66°19'20"E ALONG THE NORTH LINE OF LOT 46.
4. THIS SKETCH AND DESCRIPTION IS BASED OF OF TRILLIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 52, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.
5. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS BEING LEGAL 1-2 AND SHEETS 3-6 BEING SKETCH.
6. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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

LEGEND

O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
ESMT - EASEMENT
M.C.P.R.- MARTIN COUNTY PUBLIC RECORDS
D.E. - DRAINAGE EASEMENT
R/W - RIGHT OF WAY
SQ.FT. - SQUARE FEET
CL - CENTERLINE

CERTIFICATE:

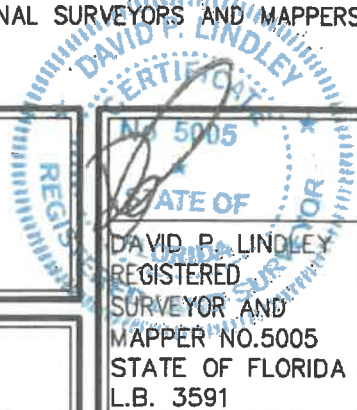
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 24, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

UTILITY EASEMENT
TRILLIUM TOWNHOMES
SKETCH OF DESCRIPTION



SHEET 1 OF 6

DATE	2/24/21
DRAWN BY	TW
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	8458

DESCRIPTION: (UTILITY EASEMENT)

A PORTION OF LOTS 9, 24, 36, 46, 47, TRILLIUM, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 52, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 46, OF SAID PLAT; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 28.75 FEET TO THE POINT OF BEGINNING #1; THENCE CONTINUE NORTHWESTERLY ALONG SAID LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 66°19'20" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 23°40'40" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 66°19'20" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.00 SQUARE FEET OR 0.0028 ACRES, MORE OR LESS

TOGETHER WITH:

COMMENCING AT THE NORTHWEST CORNER OF LOT 36, OF SAID PLAT; THENCE SOUTH 23°40'40" EAST, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 2.56 FEET TO THE POINT OF BEGINNING #2; THENCE NORTH 66°19'20" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 23°40'40" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 66°19'20" WEST, A DISTANCE OF 12.00 FEET TO THE WEST LINE OF LOT 36; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.00 SQUARE FEET OR 0.0028 ACRES, MORE OR LESS

TOGETHER WITH:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24 OF SAID PLAT, SAID POINT BEING THE POINT OF BEGINNING #3; THENCE NORTH 66°19'20" EAST, ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 7.00 FEET; THENCE SOUTH 23°40'40" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 66°19'20" WEST, A DISTANCE OF 7.00 FEET TO THE WEST LINE OF LOT 24; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 84.00 SQUARE FEET OR 0.0019 ACRES, MORE OR LESS

TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF SAID PLAT, SAID POINT BEING THE POINT OF BEGINNING #4; THENCE SOUTH 60°30'31" WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 12.00 FEET; THENCE NORTH 29°29'29" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 60°30'31" EAST, A DISTANCE OF 12.00 FEET TO THE EAST LINE OF LOT 9; THENCE SOUTH 29°29'29" EAST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.00 SQUARE FEET OR 0.0017 ACRES, MORE OR LESS

SAID LAND SITUATE IN THE CITY OF STUART BEACH, MARTIN COUNTY, FLORIDA

SHEET 2 OF 6

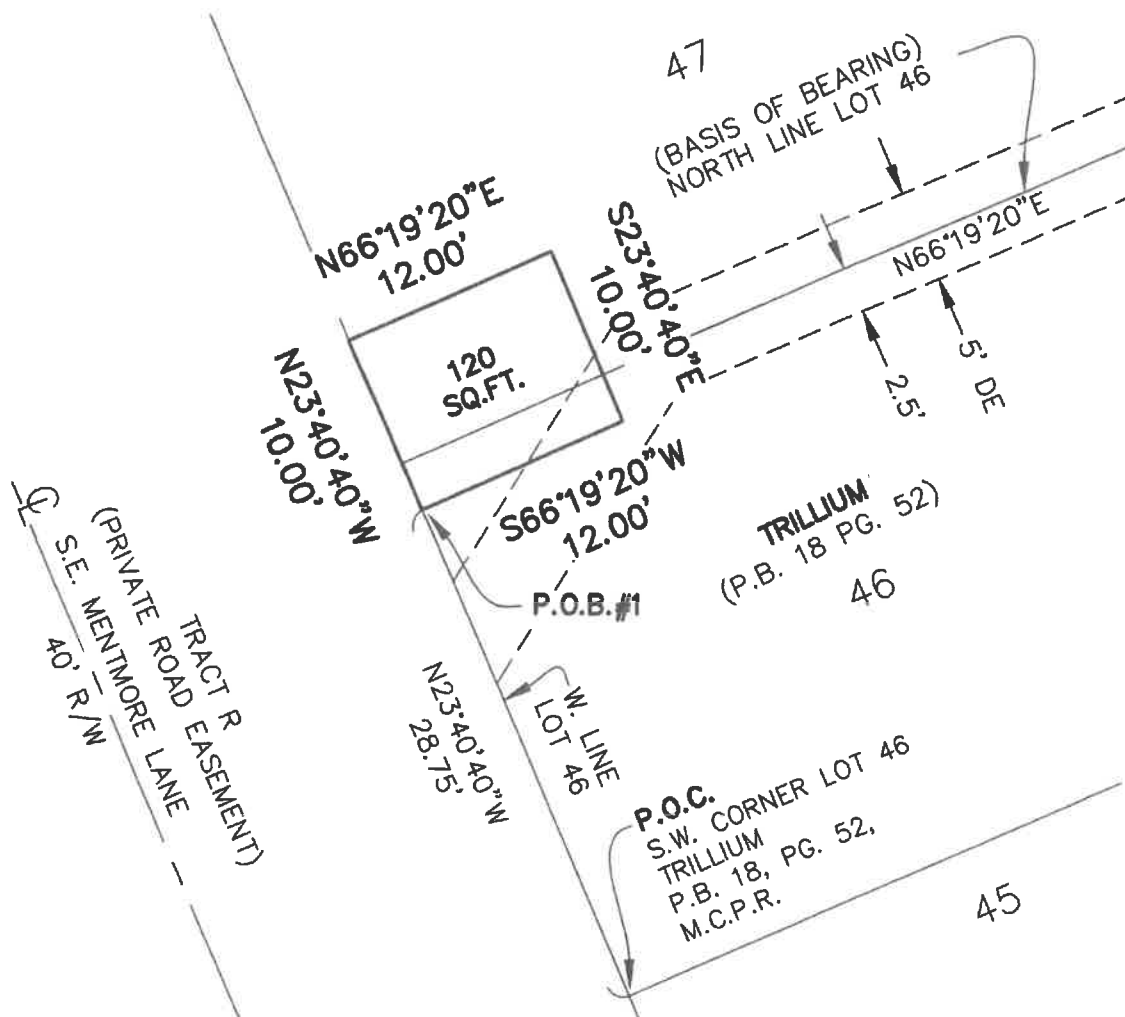


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

UTILITY EASEMENT
TRILLIUM TOWNHOMES
SKETCH OF DESCRIPTION

DATE	2/24/21
DRAWN BY	TW
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	8458



GRAPHIC SCALE

0 5 10
 (IN FEET)
 1 INCH = 10 FT.

LEGEND

O.R.B. - OFFICIAL RECORDS BOOK
 P.B. - PLAT BOOK
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 ESMT - EASEMENT
 M.C.P.R. - MARTIN COUNTY PUBLIC RECORDS
 D.E. - DRAINAGE EASEMENT
 R/W - RIGHT OF WAY
 SQ.FT. - SQUARE FEET
 CL - CENTERLINE

SHEET 3 OF 6

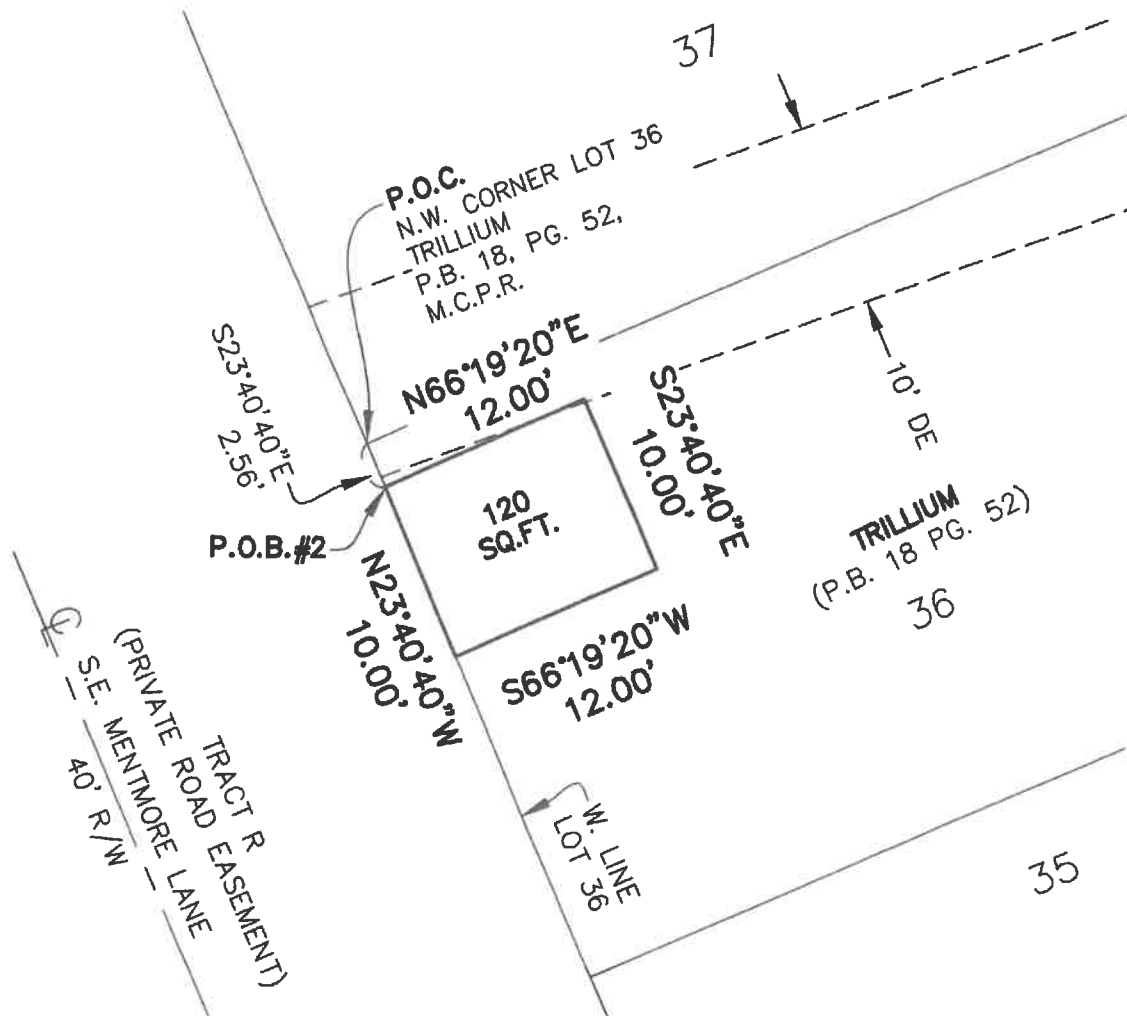
CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

UTILITY EASEMENT
 TRILLIUM TOWNHOMES
 SKETCH OF DESCRIPTION

DATE	2/24/21
DRAWN BY	TW
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	8458



GRAPHIC SCALE



(IN FEET)

1 INCH = 10 FT.

LEGEND

O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
ESMT - EASEMENT
M.C.P.R. - MARTIN COUNTY PUBLIC RECORDS
D.E. - DRAINAGE EASEMENT
R/W - RIGHT OF WAY
SQ.FT. - SQUARE FEET
CL - CENTERLINE

SHEET 4 OF 6

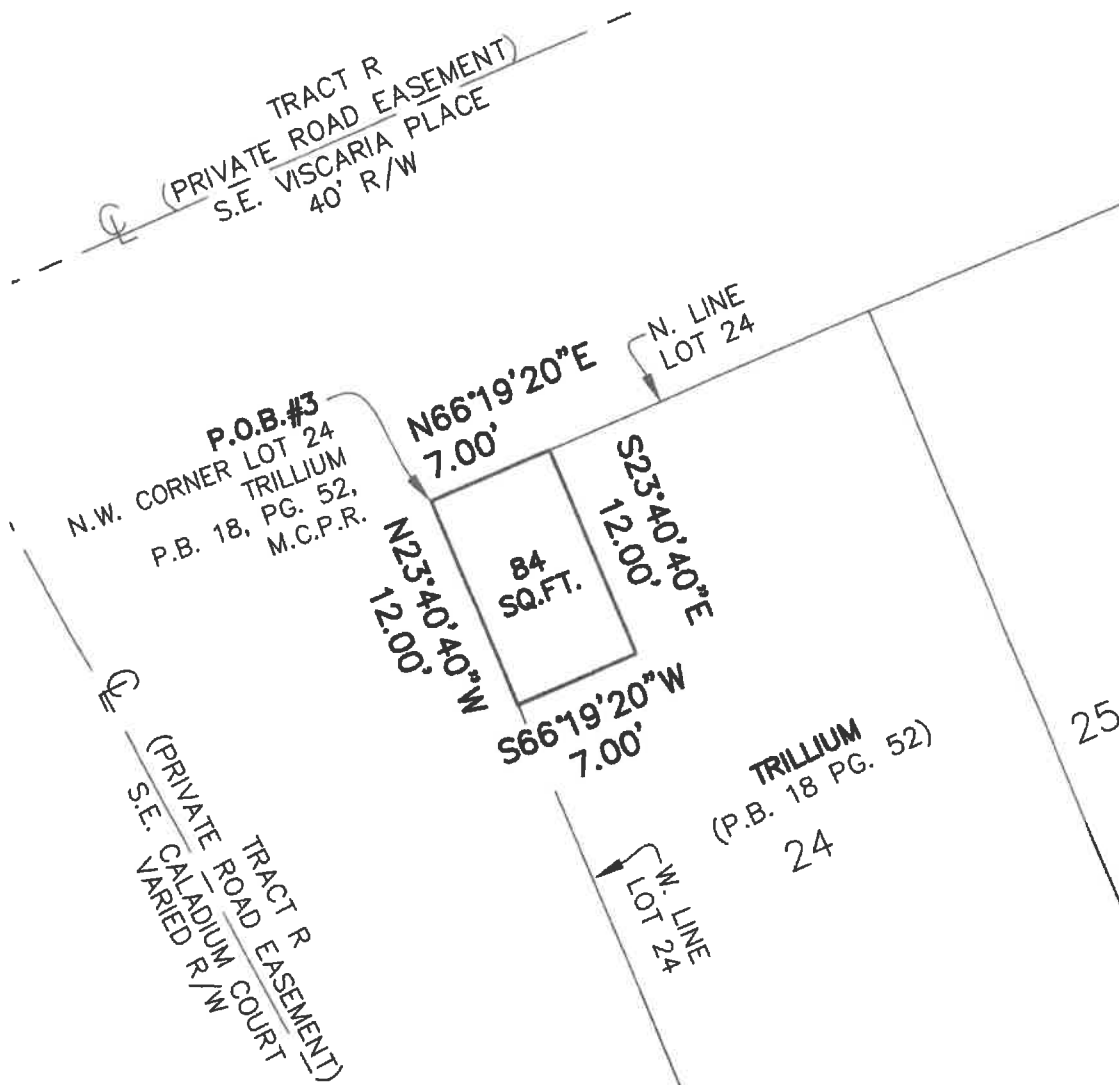


CAULFIELD & WHEELER, INC.

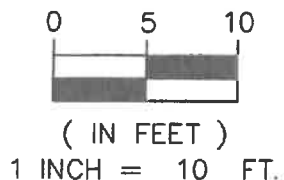
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

UTILITY EASEMENT
TRILLIUM TOWNHOMES
SKETCH OF DESCRIPTION

DATE	2/24/21
DRAWN BY	TW
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	8458



GRAPHIC SCALE



LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- ESMT - EASEMENT
- M.C.P.R. - MARTIN COUNTY PUBLIC RECORDS
- D.E. - DRAINAGE EASEMENT
- R/W - RIGHT OF WAY
- SQ.FT. - SQUARE FEET
- CL - CENTERLINE

SHEET 5 OF 6

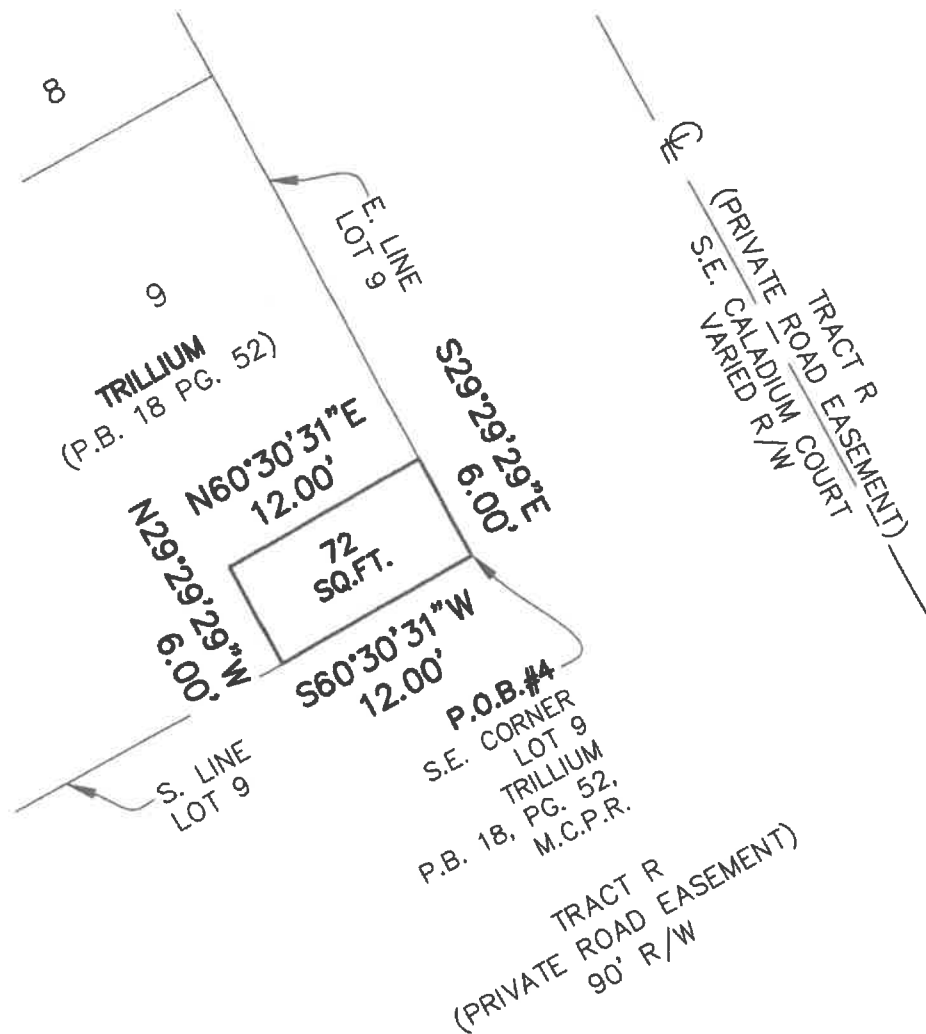


CAULFIELD & WHEELER, INC.

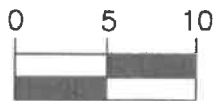
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

UTILITY EASEMENT
TRILLIUM TOWNHOMES
SKETCH OF DESCRIPTION

DATE	2/24/21
DRAWN BY	TW
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	8458



GRAPHIC SCALE



(IN FEET)

1 INCH = 10 FT.

LEGEND

O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
ESMT - EASEMENT
M.C.P.R. - MARTIN COUNTY PUBLIC RECORDS
D.E. - DRAINAGE EASEMENT
R/W - RIGHT OF WAY
SQ.FT. - SQUARE FEET
CL - CENTERLINE

SHEET 6 OF 6

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

UTILITY EASEMENT
TRILLIUM TOWNHOMES
SKETCH OF DESCRIPTION

DATE	2/24/21
DRAWN BY	TW
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	8458