

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

Project Name: Canal Point/Robbins 2196 SW Locks Road  
Project No: RPM #3591  
PCN: 55-38-41-000-020-00043-5

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### UTILITY EASEMENT

THIS EASEMENT granted and executed this 7<sup>th</sup> day of May, 2021, by ARTHUR J. ROBBINS and BEVERLY A. ROBBINS, husband and wife, whose address is 2196 SW Locks Road, Stuart, Florida 34997, 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.

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, 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 presence of:

WITNESSES:

AR Arthur J. Robbins  
Printed Name: Teresa Benigan ARTHUR J. ROBBINS, Grantor

Scarlott Doyle  
Printed Name: Scarlott Doyle

AR Beverly A. Robbins  
Printed Name: Teresa Benigan BEVERLY A. ROBBINS, Grantor

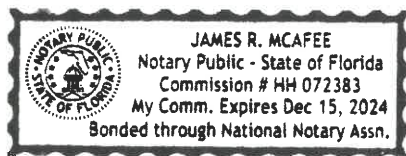
Scarlott Doyle  
Printed Name: Scarlott Doyle

STATE OF Florida

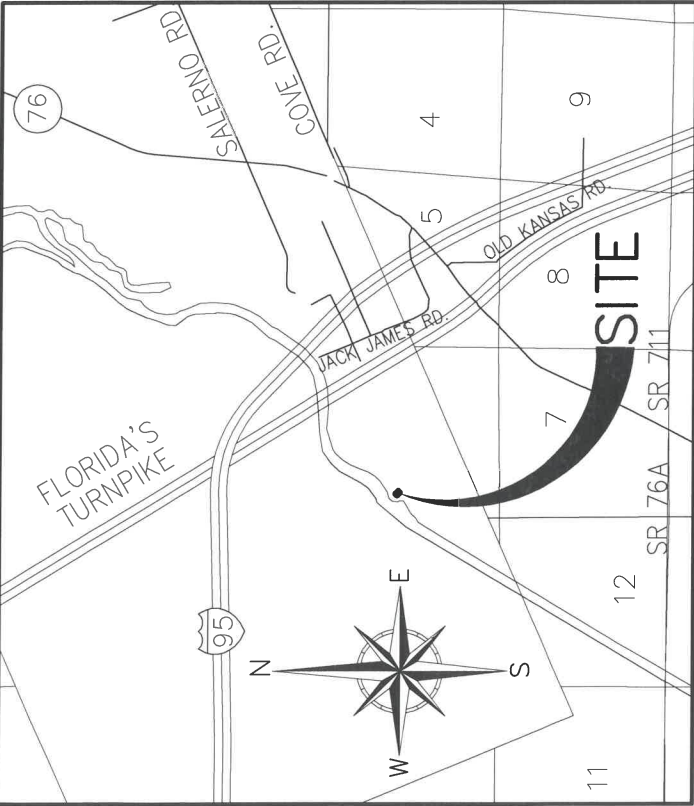
COUNTY OF Martin

The foregoing Utility Easement was acknowledged before me by means of ☒ physical presence or ( ) online notarization by ARTHUR J. ROBBINS and BEVERLY A. ROBBINS, this 7<sup>th</sup> day of May, 2021, who are ( ) personally known to me or have produced FLDLR15061546750 as identification.

FLDLR152050361020



James McAfee  
Print Name: James McAfee  
Notary Public, State of: Florida  
My Commission Expires: 12/15/2024



LOCATION MAP  
(NOT TO SCALE)

## SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON RECORD DEED DATA, REFERENCE A BEARING OF N23°17'12"W ALONG THE EASTERLY LINE OF LOT 3, BLOCK 20, ST. LUCIE INLET FARMS, 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 3.

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)

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON DECEMBER 8, 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

ERNESTO J. GARCIA, P.L.S.  
FLORIDA REGISTRATION NO. 3878  
NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF FLORIDA  
LICENSED SURVEYOR AND MAPPER  
UNLESS DIGITALLY SIGNED

EXHIBIT A

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 20-140

DATE	REVISIONS
1/11/2021	REVISE PER MARTIN COUNTY COMMENTS

2196 S.W. LOCKS ROAD (O.R.B. 2963, PAGE 1386) - MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION WATER LINE EASEMENT

DATE 12/08/2020
SCALE NOT TO SCALE
FIELD BK
DRAWING BY D.B.
CHECKED BY E.J.G.

B	BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987 (772)286-5753 (772)286-5933FAX LICENSED BUSINESS NO. 6852
---	--

LEGAL DESCRIPTION

WATER LINE EASEMENT

A 10.00 FOOT WIDE STRIP OF LAND BEING THE SOUTHEASTERLY 10.00 FEET OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2963, PAGE 1386, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE PERMANENT REFERENCE MONUMENT ON THE SOUTHEAST CORNER OF LOT 3, BLOCK 20 OF THE SAINT LUCIE INLET FARMS, A SUBDIVISION OF THE HANSON GRANT AS RECORDED JANUARY 4, 1911 IN PLAT BOOK 1, PAGE 98, IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE RUN NORTH 23° 17' 12" WEST ALONG THE EASTERLY LINE OF SAID LOT 3 AND THE EXTENSION THEREOF FOR 675.23 FEET TO AN IRON PIPE; THENCE PROCEED SOUTH 47°24'44" WEST FOR 839.12 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 47°24'44" WEST FOR 129.56 FEET TO AN IRON PIPE; THENCE RUN NORTH 45° 42' 02" WEST FOR 159.45 FEET TO AN IRON PIPE; THENCE RUN NORTH 44° 17' 58" EAST FOR 129.37 FEET TO AN IRON PIPE; THENCE RUN SOUTH 45° 42' 02" EAST FOR 166.49 FEET TO THE POINT OF BEGINNING.

SAID 10.00 FOOT WIDE WATER LINE EASEMENT CONTAINING 1,296 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

SAID 10.00 FOOT WIDE WATER LINE EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ABBREVIATIONS

NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

EXHIBIT A

SHEET NO. 2	DATE 1/11/2021	REVISIONS
OF 3 SHEETS	REVISE PER MARTIN COUNTY COMMENTS	
PROJECT NO. 20-140		

2196 S.W. LOCKS ROAD (O.R.B. 2963, PAGE 1386) – MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION WATER LINE EASEMENT

DATE 12/08/2020
SCALE NOT TO SCALE
FIELD BK
DRAWING BY D.B.
CHECKED BY E.J.G.

B

BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7697 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933FAX  
LICENSED BUSINESS NO. 6852

N44°17'58"E S.W. CANAL STREET  
129.37' (R/W NOT DEDICATED)

2232  
CANAL  
STREET

2196  
LOCKS  
ROAD  
O.R.B.  
2963,  
PAGE  
1386

N45°42'02"W  
159.45'

S45°42'02"E  
166.49'

2195  
LOCKS  
ROAD

S47°24'44"W  
839.12'

S47°24'44"W  
129.56'

P.O.B.  
O.R.B. 2963,  
PAGE 1386

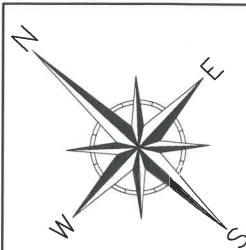
10' WATER  
LINE EASEMENT  
±1,296 SQUARE FEET  
OR 0.03 ACRES

CONTINUATION OF  
S.W. LOCKS ROAD  
(R/W NOT DEDICATED)

(REFERENCE  
BEARING)  
N23°17'12"W  
675.23'

EASTERLY LINE  
OF LOT 3, BLOCK  
20, ST. LUCIE  
INLET FARMS

P.O.C.  
S.E. CORNER OF LOT 3, BLOCK  
20, ST. LUCIE INLET FARMS



SCALE: 1" = 100'

S.W. GREGOR WAY  
(PUBLIC R/W PER PLAT BOOK  
18, PAGE 45 - WIDTH VARIES)  
GREGOR WOODS PLAT 1  
PLAT BOOK 8, PAGE 45  
MARTIN COUNTY, FLORIDA

ST LUCIE INLET FARMS  
PLAT BOOK 1, PAGE 98  
PALM BEACH (NOW  
MARTIN) COUNTY, FLORIDA

THIS IS NOT A SURVEY

EXHIBIT **A**

DATE	REVISIONS
1/11/2021	REVISE PER MARTIN COUNTY COMMENTS

SHEET NO. <b>3</b>
OF <b>3</b> SHEETS
PROJECT NO. <b>20-140</b>

2196 S.W. LOCKS ROAD (O.R.B. 2963, PAGE 1386) - MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION WATER LINE EASEMENT

DATE <u>12/08/2020</u>
SCALE <u>1" = 100'</u>
FIELD BK. <u> </u>
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.L.G.</u>

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-5753 (772)286-5633 FAX  
LICENSED BUSINESS NO. 6852

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

Project Name: Canal Point/Oliver 2222 SW Canal Street  
Project No: RPM #3592  
PCN: 55-38-41-000-020-00042-6

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### UTILITY EASEMENT

THIS EASEMENT granted and executed this 4<sup>th</sup> day of MAY, 2021,  
by KAREN SUE OLIVER, a married woman, whose mailing address is 3 Alcorn Road,  
Chelmsford, MA 01824, 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 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, 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 presence of:

WITNESSES:

*Zeckay Valles*  
Zeckay Valles  
Print Name

*Nicholas Luongo*  
NICHOLAS Luongo  
Print Name

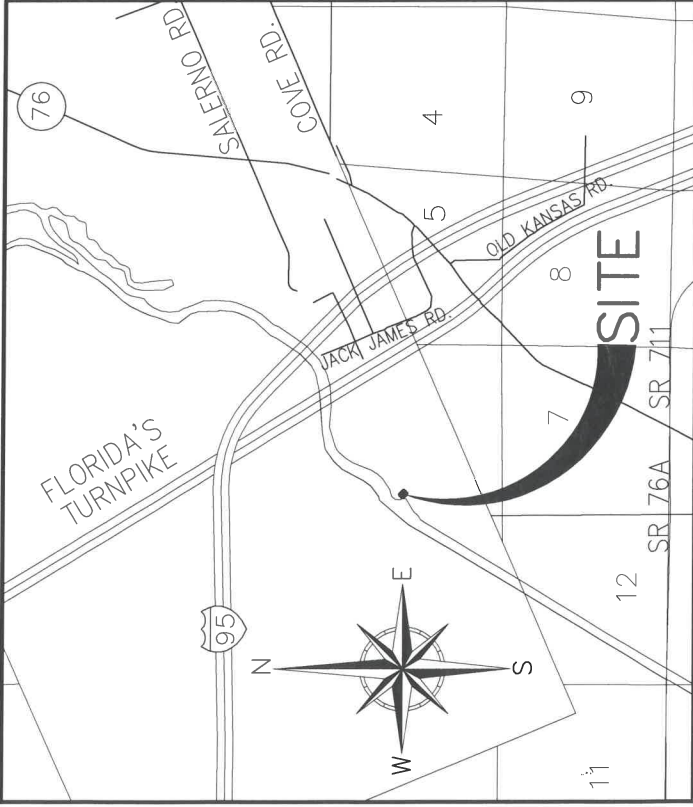
*Karen Sue Oliver*  
KAREN SUE OLIVER, Grantor

STATE OF Florida  
COUNTY OF ~~Martin~~ Martin

The foregoing Utility Easement was acknowledged before me by means of ☒ physical presence or ( ) online notarization, this 4th day of May, 2021, by KAREN SUE OLIVER, who ( ) is personally known to me or ☒ has produced FL Drivers License as identification.



*Sean Balash*  
Print Name: Sean Balash  
Notary Public, State of: Florida  
My Commission Expires: 8-20-2024



LOCATION MAP  
(NOT TO SCALE)

## SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON RECORD DEED DATA, REFERENCE A BEARING OF N23°17'12"W ALONG THE EASTERLY LINE OF LOT 3, BLOCK 20, ST. LUCIE INLET FARMS, 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 3.

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)

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON DECEMBER 8, 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

ERNESTO J. GARCIA, P.L.S.  
FLORIDA REGISTRATION NO. 3878

NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF FLORIDA  
LICENSED SURVEYOR AND MAPPER  
UNLESS DIGITALLY SIGNED

EXHIBIT **A**

SHEET NO. **1**  
OF **3** SHEETS  
PROJECT NO.  
**20-140**

DATE **1/11/2021** REVISIONS  
REVISE PER MARTIN COUNTY COMMENTS

2222 S.W. CANAL ST. (O.R.B. 2355,  
PAGE 1367) - MARTIN COUNTY, FLORIDA  
SKETCH AND LEGAL DESCRIPTION  
WATER LINE EASEMENT

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997  
(772) 286-5753 (772) 286-5633 FAX  
LICENSED BUSINESS NO. 6852

DATE **12/08/2020**  
SCALE **NOT TO SCALE**  
FIELD BK.  
DRAWING BY **D.B.**  
CHECKED BY **E.J.G.**

LEGAL DESCRIPTION

WATER LINE EASEMENT

A 10.00 FOOT WIDE STRIP OF LAND BEING THE SOUTHEASTERLY 10.00 FEET OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2355, PAGE 1367, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE PERMANENT REFERENCE MONUMENT ON THE SOUTHEAST CORNER OF LOT 3, BLOCK 20, OF ST. LUCIE INLET FARMS PLAT, A SUBDIVISION OF THE HANSON GRANT, AS RECORDED JANUARY 4, 1911 IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE RUN NORTH 23°17'13" WEST (NORTH 23°17'12" WEST COMPUTED PER SURROUNDING PROPERTY DESCRIPTIONS) ALONG THE EASTERLY LINE OF SAID LOT 3, AND THE EXTENSION THEREOF FOR 675.23 FEET TO AN IRON PIPE; THENCE PROCEED SOUTH 47°24'44" WEST FOR 968.68 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 47°24'44" WEST FOR 83.12 FEET TO AN IRON PIPE; THENCE RUN NORTH 45°42'02" WEST FOR 154.93 FEET TO AN IRON PIPE; THENCE RUN NORTH 44°17'58" EAST FOR 83.00 FEET TO AN IRON PIPE; THENCE RUN SOUTH 45°42'02" EAST FOR 159.45 FEET TO THE POINT OF BEGINNING.

SAID 10.00 FOOT WIDE WATER LINE EASEMENT CONTAINING 831 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

SAID 10.00 FOOT WIDE WATER LINE EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ABBREVIATIONS

NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

EXHIBIT A

SHEET NO. 2	DATE 1/11/2021	REVISIONS
OF 3 SHEETS	REVISE PER MARTIN COUNTY COMMENTS	
PROJECT NO. 20-140		

2222 S.W. CANAL ST. (O.R.B. 2355, PAGE 1367) - MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WATER LINE EASEMENT

DATE 12/08/2020
SCALE NOT TO SCALE
FIELD BK
DRAWING BY D.B.
CHECKED BY E.J.C.

B	BETSY LINDSAY, INC.
	SURVEYING AND MAPPING
7897 S.W. JACK JAMES DRIVE	STUART, FLORIDA 34997
(772)286-5753	(772)286-5933 FAX
	LICENSED BUSINESS NO. 6852

S.W. CANAL STREET  
(R/W NOT DEDICATED)

N44°17'58"E  
83.00'

2222  
CANAL  
STREET  
O.R.B.  
2355,  
PAGE  
1367

S45°42'02"E  
159.45'

N45°42'02"W  
154.93'

2232  
CANAL  
STREET

2196  
LOCKS  
ROAD

2195  
LOCKS  
ROAD

S47°24'44"W  
968.68'

S47°24'44"W  
83.12'

10' WATER  
LINE EASEMENT  
±831 SQUARE FEET  
OR 0.02 ACRES

P.O.B.  
O.R.B. 2355,  
PAGE 1367

CONTINUATION OF  
S.W. LOCKS ROAD  
(R/W NOT DEDICATED)

(REFERENCE  
BEARING)  
N23°17'12"W  
675.23' (COMPUTED)  
N23°17'13"W  
675.23' (PER DEED)

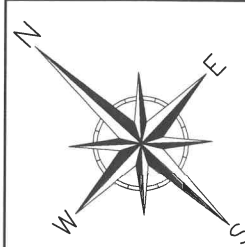
EASTERLY LINE  
OF LOT 3, BLOCK  
20, ST. LUCIE  
INLET FARMS

P.O.C.  
S.E. CORNER OF LOT 3, BLOCK  
20, ST. LUCIE INLET FARMS

100' R/W

S.W. GREGOR WAY  
(PUBLIC R/W PER PLAT BOOK  
8, PAGE 45 - WIDTH VARIES)  
GREGOR WOODS PLAT 1  
PLAT BOOK 8, PAGE 45  
MARTIN COUNTY, FLORIDA

ST LUCIE INLET FARMS  
PLAT BOOK 1, PAGE 98  
PALM BEACH (NOW  
MARTIN) COUNTY, FLORIDA



SCALE: 1" = 100'

THIS IS NOT A SURVEY

EXHIBIT A

SHEET NO. 3  
OF 3 SHEETS  
PROJECT NO.  
20-140

DATE	REVISIONS
1/11/2021	REVISE PER MARTIN COUNTY COMMENTS

2222 S.W. CANAL ST. (O.R.B. 2355,  
PAGE 1367) - MARTIN COUNTY, FLORIDA  
SKETCH AND LEGAL DESCRIPTION  
WATER LINE EASEMENT

DATE 12/08/2020  
SCALE 1" = 100'  
FIELD BK.    
DRAWING BY D.B.  
CHECKED BY E.J.C.

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-5753 (772)286-5635 FAX  
LICENSED BUSINESS NO. 6652

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

Project Name: Canal Point/Elzin 2232 SW Canal Street  
Project No: RPM #3593  
PCN: 55-38-41-000-020-00041-7

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### UTILITY EASEMENT

THIS EASEMENT granted and executed this 12<sup>th</sup> day of May, 2021, by ROBERT A. ELZIN, a single man, as to a Life Estate, Remainderman in favor of Robert A. Elzin, Jr., Linne Grant and John David Elzin, as joint tenants with rights of survivorship, whose address is, 2232 SW Canal Street, Stuart, Florida 34997, 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.

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, 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 presence of:

WITNESSES:

Chandler Thomas

Print Name: Chandler Thomas

Cody Litzenburg

Print Name: Cody Litzenburg

Robert A. Elzin

ROBERT A. ELZIN, as to a Life Estate,  
Remainderman in favor of Robert A. Elzin, Jr.  
Linnie Grant and John David Elzin, as joint  
tenants with rights of survivorship, Grantor

STATE OF Florida }

COUNTY OF Martin }

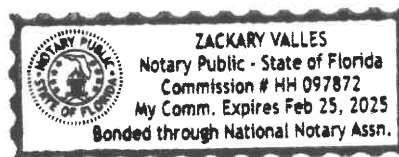
The foregoing Utility Easement was acknowledged before me by means of (X) physical presence or ( ) online notarization by ROBERT A. ELZIN, as to a Life Estate, Remainderman in favor of Robert A. Elzin, Jr., Linne Grant and John David Elzin, as joint tenants with rights of survivorship, this 12<sup>th</sup> day of May, 2021, who is ( ) personally known to me or (X) has produced driver's license as identification.

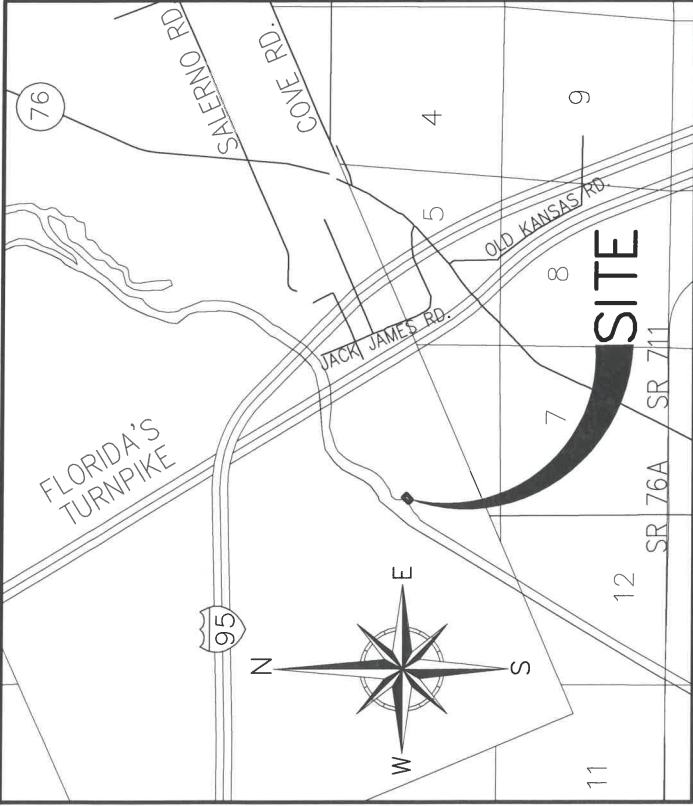
Zackary Valles

Print Name: Zackary Valles

Notary Public, State of: Florida

My Commission Expires: Feb 25, 2025





LOCATION MAP  
(NOT TO SCALE)

## SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON RECORD DEED DATA, REFERENCE A BEARING OF N23°17'12"W ALONG THE EASTERLY LINE OF LOT 3, BLOCK 20, ST. LUCIE INLET FARMS, 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 3.

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)

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON DECEMBER 8, 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 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.

SURVEYORS AND MAPPERS

NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF FLORIDA  
LICENSED SURVEYOR AND MAPPER  
UNLESS DIGITALLY SIGNED

ERNESTO J. GARCIA, P.L.S.  
FLORIDA REGISTRATION NO. 3878

EXHIBIT A

SHEET NO. 1  
OF 3 SHEETS  
PROJECT NO.  
20-140

DATE 12/08/2020  
REVISIONS  
1/11/2021 REVISE PER MARTIN COUNTY COMMENTS

2232 S.W. CANAL ST. (O.R.B. 2370,  
PAGE 377) - MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION  
WATER LINE EASEMENT

B BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772) 286-5753 (772) 286-5933 FAX  
LICENSED BUSINESS NO. 6852

DATE 12/08/2020  
SCALE NOT TO SCALE  
FIELD BK.  
DRAWING BY D.B.  
CHECKED BY E.J.G.

LEGAL DESCRIPTION

WATER LINE EASEMENT

A 10.00 FOOT WIDE STRIP OF LAND BEING THE SOUTHEASTERLY 10.00 FEET OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 377, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE PERMANENT REFERENCE MONUMENT ON THE SOUTHEAST CORNER OF LOT 3, BLOCK 20 OF THE ST. LUCIE INLET FARMS PLAT, A SUBDIVISION OF THE HANSON GRANT AS RECORDED JANUARY 4, 1911, PLAT BOOK 1, PAGE 98, IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE RUN NORTH 23 DEGREES 17' 12" WEST ALONG THE EASTERLY LINE OF SAID LOT 3 AND THE EXTENSION THEREOF FOR 675.23 FEET TO AN IRON PIPE; THENCE PROCEED SOUTH 47 DEGREES 24' 44" WEST FOR 1136.88 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 47 DEGREES 24' 44" WEST FOR 86.73 FEET TO AN IRON PIPE; THENCE RUN NORTH 45 DEGREES 42' 09" WEST FOR 145.60 FEET TO AN IRON PIPE; THENCE RUN NORTH 44 DEGREES 17' 58" EAST FOR 86.60 FEET TO AN IRON PIPE; THENCE RUN SOUTH 45 DEGREES 42' 02" EAST FOR 150.31 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE PERMANENT REFERENCE MONUMENT ON THE SOUTHEAST CORNER OF LOT 3, BLOCK 20 OF THE ST. LUCIE INLET FARMS PLAT, A SUBDIVISION OF THE HANSON GRANT AS RECORDED JANUARY 4, 1911, PLAT BOOK 1, PAGE 98, IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE RUN NORTH 23 DEGREES 17' 12" WEST ALONG THE EASTERLY LINE OF SAID LOT 3 AND THE EXTENSION THEREOF FOR 675.23 FEET TO AN IRON PIPE; THENCE PROCEED SOUTH 47 DEGREES 24' 44" WEST FOR 1051.80 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 47 DEGREES 24' 44" WEST FOR 85.08 FEET TO AN IRON PIPE; THENCE RUN NORTH 45 DEGREES 42' 02" WEST FOR 150.31 FEET TO AN IRON PIPE; THENCE RUN NORTH 44 DEGREES 17' 58" EAST FOR 84.95 FEET TO AN IRON PIPE; THENCE RUN SOUTH 45 DEGREES 42' 02" EAST FOR 154.93 FEET TO THE POINT OF BEGINNING.

SAID 10.00 FOOT WIDE WATER LINE EASEMENT CONTAINING 1718 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SAID 10.00 FOOT WIDE WATER LINE EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ABBREVIATIONS

NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

EXHIBIT A

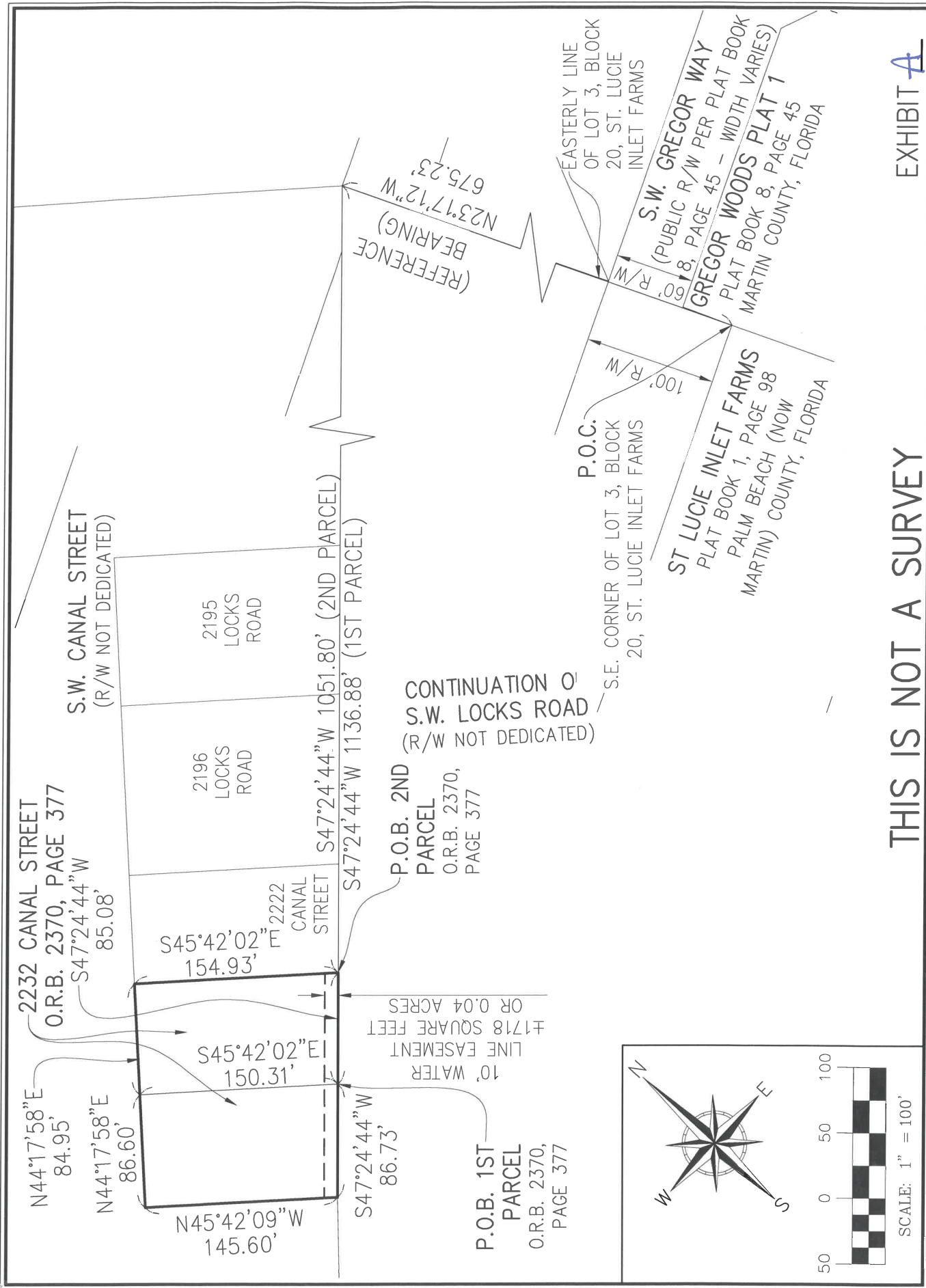
SHEET NO. 2	DATE 1/11/2021	REVISIONS
OF 3 SHEETS	REVISE PER MARTIN COUNTY COMMENTS	
PROJECT NO. 20-140		

2232 S.W. CANAL ST. (O.R.B. 2370, PAGE 377) - MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WATER LINE EASEMENT

DATE 12/08/2020
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.J.G.

B

BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933FAX  
LICENSED BUSINESS NO. 6852



SHEET NO.	3
OF	3 SHEETS
PROJECT NO. 20-140	
DATE 1/11/2021	REVISONS REVISE PER MARTIN COUNTY COMMENTS

2232 S.W. CANAL ST. (O.R.B. 2370,  
PAGE 377) – MARTIN COUNTY, FLORIDA

**SKETCH AND LEGAL DESCRIPTION**  
WATER LINE/ EASEMENT

DATE 12/08/2020  
SCALE 1" = 100'  
FIELD BK. \_\_\_\_\_  
DRAWING BY D.B.  
CHECKED BY E.J.G.

**B** Betsy Lindsay, Inc.  
SURVEYING AND MAPPING  
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
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