

PREPARED BY AND RETURN TO:
Carla Segura, Real Property Manager
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 3159217
Blk: 3536 Pg: 515 Pages: 1 of 6
Recorded on: 12/4/2025 10:40 AM Doc: EAS
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$52.50

Project Name: SW Bulldog Way - 4163
PCN: 16-39-41-000-004-00000-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

RIGHT-OF-WAY EASEMENT

THIS RIGHT-OF-WAY EASEMENT ("Easement") granted and executed this 22 day of October, 2025, by the **SCHOOL BOARD OF MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 1939 SE Federal Highway, Stuart, Florida, 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 said Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant unto the Grantee forever, a non-exclusive easement for the purposes set forth below, together with the right of reasonable ingress and egress over, under and across certain lands located in the County of Martin, State of Florida, as more particularly described in:

See Exhibit "A" attached hereto and made a part hereof (the "Easement Premises").

This Easement is conveyed for the purpose of the construction, reconstruction, replacement, operation, maintenance, and repair of a public sidewalk along the public roadway located on the Easement Premises.

The Grantee may, from time to time, construct, reconstruct or replace the improvements within the Easement Premises, or remove, cut, or trim trees, bushes and saplings growing upon or extending over the Easement Premises as may be reasonably necessary in the maintenance, operation, repair, replacement, renewal, or betterment of the project. Grantee may remove any obstructions placed within the Easement Premises without notice if such obstructions interfere with the purposes set forth in this Easement and are necessary for the benefit of the health, safety, and welfare of the public.

The Grantee shall be responsible for maintaining all of Grantee's improvements located within the Easement Premises and the Grantee shall be responsible for repairing any damage caused to the Easement Premises by Grantee's actions.

The Grantor expressly reserves all right to use the Easement Premises for any and all purposes not inconsistent with the rights expressly granted herein.

Accepted pursuant to
Resolution No. 25-11.17

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

ATTEST:

MARTIN COUNTY SCHOOL DISTRICT
MARTIN COUNTY, FLORIDA

Dianne Falls
Print Name: Dianne Falls
Address: 1939 SE Federal Hwy
Stuart, FL 34994

BY: M: S: M:
Name: Michael S. Maine
Title: Superintendent

Christina Frates
Print Name: Christina Frates
Address: 1939 SE Federal Hwy
Stuart, FL 34994

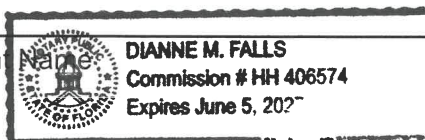
STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 22 day of October, 2025, by Michael S. Maine, who is the Superintendent of the MARTIN COUNTY SCHOOL DISTRICT, MARTIN COUNTY, FLORIDA, on behalf of The School Board of Martin County, Florida (☒) by means of physical presence or () online notarization. He/she is/are (☒) personally known to me, or () has/have produced _____ as identification, and who did not take an oath.

(SEAL)

Dianne M. Falls
Notary Signature

Print Name



MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL.

PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-038

DWG. FILE NAME: 25-038.DWG

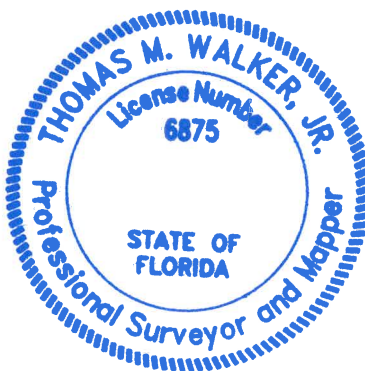
SHEET NO.

1 OF 3

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON HIGHPOINTE PHASE 2 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 1, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1003, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; TOPOGRAPHIC SURVEY OF S.W. BULLDOG WAY, PREFORMED BY MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS SURVEYING DIVISION, DRAWING NAME 25-021, PROJECT NUMBER 25-021, DATED 08/20/2025.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 - 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS SOUTH 00°42'48" WEST ALONG THE WESTERLY LINE OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: N.T.I.=NON-TANGENT INTERSECTION, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, SQFT=SQUARE FEET.



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 AND MAPPER
IN RESPONSIBLE CHARGE

A handwritten signature in blue ink, appearing to read "T.M. Walker, Jr.", written over a horizontal line.

THOMAS M. WALKER, JR., PSM
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE: **SEP 30 2025**

15' RIGHT-OF-WAY DEDICATION
SOUTH FORK HIGHSCHOOL - S.W. BULLDOG WAY
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 9/24/2025	SCALE: N/A
DRAWING ID: 25-038	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL.

PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-038

DWG. FILE NAME: 25-038.DWG

SHEET NO.

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EXHIBIT A

DESCRIPTION

A 15-FOOT WIDE PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF HIGHPOINTE PHASE 2 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 1, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO BEING A POINT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. BULLDOG WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1003, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE OF SECTION 16 SOUTH 00°42'48" WEST, A DISTANCE OF 96.81 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ALONG THE BACK OF CURB AS SHOWN ON TOPOGRAPHIC SURVEY OF S.W. BULLDOG WAY, PERFORMED BY MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS SURVEYING DIVISION, PROJECT NUMBER 25-021, DATED 08/20/2025 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 171.00 FEET, A CHORD BEARING OF NORTH 39°15'14" EAST AND A CHORD LENGTH OF 215.16 FEET; THENCE DEPARTING SAID WESTERLY SECTION LINE AND CONTINUING ALONG SAID BACK OF CURB FOR THE FOLLOWING FOUR (4) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 77°58'15", A DISTANCE OF 232.70 FEET TO A NON-TANGENT POINT; (2) THENCE NORTH 00°41'27" EAST, A DISTANCE OF 362.35 FEET TO A POINT; (3) THENCE NORTH 03°41'13" EAST, A DISTANCE OF 43.42 FEET TO A POINT; (4) THENCE NORTH 00°57'13" EAST, A DISTANCE OF 73.22 FEET TO A POINT; THENCE DEPARTING SAID BACK OF CURB SOUTH 89°02'47" EAST, A DISTANCE OF 15.00 FEET TO A POINT; THENCE SOUTH 00°57'13" WEST, A DISTANCE OF 73.58 FEET TO A POINT; THENCE SOUTH 03°41'13" WEST, A DISTANCE OF 43.38 FEET TO A POINT; THENCE SOUTH 00°41'27" WEST, A DISTANCE OF 361.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 186.00 FEET, A CHORD BEARING OF SOUTH 39°46'22" WEST AND A CHORD LENGTH OF 236.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 78°58'25", A DISTANCE OF 256.37 FEET TO A NON-TANGENT POINT OF INTERSECTION WITH SAID WESTERLY SECTION LINE; THENCE ALONG SAID WESTERLY SECTION LINE NORTH 00°42'48" EAST, A DISTANCE OF 15.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,852 SQUARE FEET, (0.25 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3.

15' RIGHT-OF-WAY DEDICATION
SOUTH FORK HIGHSCHOOL - S.W. BULLDOG WAY
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 9/24/2025	SCALE: N/A
DRAWING ID: 25-038	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL.

PHONE NO. 772-288-5928

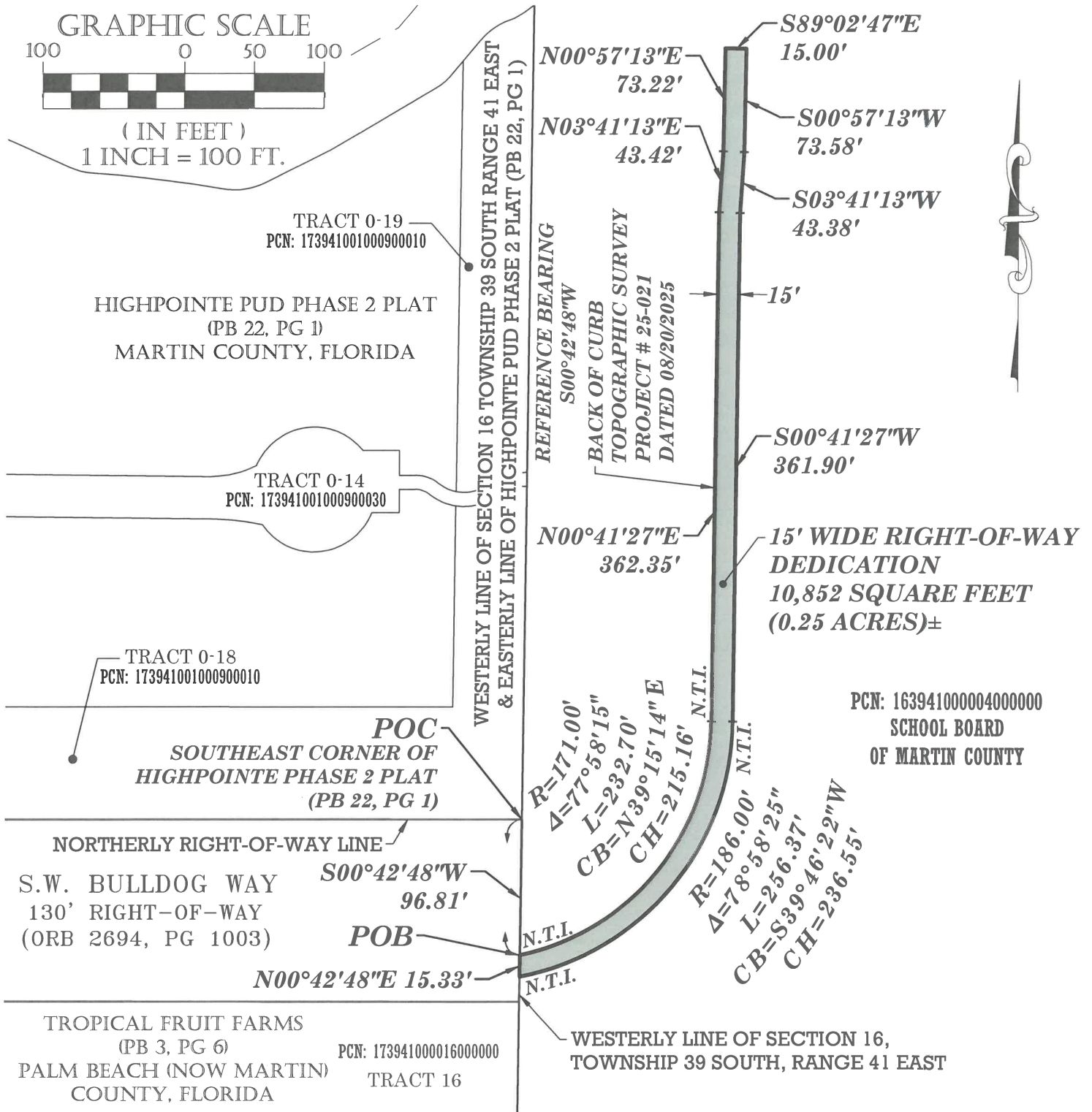
M.C. PROJ. NO. 25-038

DWG. FILE NAME: 25-038.DWG

SHEET NO.

3 OF 3

EXHIBIT A



NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=100' OR SMALLER.

15' RIGHT-OF-WAY DEDICATION
SOUTH FORK HIGHSCHOOL - S.W. BULLDOG WAY
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 9/24/2025	SCALE: 1" = 100'
DRAWING ID: 25-038	