

RESOLUTION NO. 291

680552

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, AUTHORIZING AND APPROVING A MINOR SUBDIVISION FOR GLADYS M. DICKINSON.

LEGAL DESCRIPTION

A parcel of land lying in Lot 2 of the unrecorded portion of Palmetto Park Subdivision, as recorded in Plat Book 3, Page 66, Public Records of Martin County, Florida, more particularly described in the Map of Survey attached hereto and made a part hereof.

WHEREAS, GLADYS M. DICKINSON, has applied to the Town Commission of the Town of Sewall's Point for a minor subdivision, pursuant to Appendix A, Article B, of the Code of Ordinances, Town of Sewall's Point, Florida, relating to real estate owned by her within the corporate limits of Town of Sewall's Point, more particularly described in the Map of Survey attached hereto; and

WHEREAS, the Town Commission of the Town of Sewall's Point, Florida, considered the application for approval of the minor subdivision at a public meeting on July 8, 1987, and having heard from the applicant and the public, determined that the application meets all requirements of the subdivision regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, as follows:

1. The application of GLADYS M. DICKINSON for a minor subdivision of the real estate described and depicted on the Map of Survey attached to this resolution is hereby approved and granted, subject to the following conditions:

A. The execution and delivery of the private Easement Agreement attached hereto and made a part hereof, between GLADYS M. DICKINSON, and Donald T. Nichols, and M.J. Nichols, his wife, C.R. Holly and Dorothy Holly, his wife, Eric Holly, and Sharon Holly, his wife and Walter G. Geisenhainer, granting each of the other parties an easement for ingress, egress and utility purposes and extinguishing the easement set forth in the Official Records Book 652, Page 2121, Martin County, Florida and granting to the Town of Sewall's Point an easement for utilities and for ingress and egress over the property.

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B. The applicant must remove the open garage as depicted on the Map of Survey attached hereto and made a part hereof.

C. The applicant shall pay to the Town Clerk all costs incurred by the Town in connection with the application for a minor subdivision, including but not limited to, such items as recording fees, engineering fees, and legal fees.

2. Upon receiving satisfactory evidence that the applicant has fulfilled all of the foregoing conditions, the Town Clerk is directed to cause this Resolution to be recorded in the Official Records of Martin County, Florida.

3. The utility, access and egress easement granted by the applicant to the Town of Sewall's Point, Florida, in connection with the minor subdivision, which shall be simultaneously recorded with this Resolution in the Official Records of Martin County, Florida, is hereby duly accepted on behalf of the Town of Sewall's Point.

4. The real estate herein approved for minor subdivision shall not be further subdivided by minor subdivision.

PASSED AND ADOPTED this 8th day of July, 1987.

ATTEST:

Joan Barrow  
JOAN BARROW, Town Clerk

John C. Guenther  
JOHN C. GUENTHER, Mayor-  
Commissioner

Approved as to form and  
correctness:  
M. Lanning Fox  
M. LANNING FOX, Town  
Attorney

Absent  
Gilbert C. Strubell  
GILBERT C. STRUBELL, Vice-Mayor  
Commissioner

Robert R. Aune  
ROBERT R. AUNE, Commissioner

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Russell A. MacDonnell  
RUSSELL A. MACDONNELL, Commissioner

Irene E. O'Brien  
IRENE E. O'BRIEN, Commissioner

# BOUNDARY SURVEY

PREPARED FOR

**MRS. J. T. DICKINSON**

## SURVEY NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OR OWNERSHIP.
3. THE LAND DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION AS CREATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF PALMETTO PARK, P.B. 3, PG. 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
5. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
6. NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON PANEL NO. 120164, 0001C AND 0002C DATED APRIL 3, 1984 LOCATES THE PARCEL IN ZONE A-B AND C.

## SURVEYOR'S CERTIFICATE

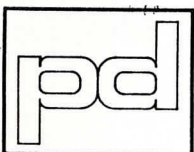
WE HEREBY CERTIFY THAT THE ATTACHED MAP OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER OUR DIRECTION IN JUNE 3, 1987. WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 21HH-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTE 472.027. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

PLANDEV, INC.

BY:  ERIC B. HOLLY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3336

DATED: 6-23-87

TOR BOOK 740 PAGE 749



**PLANDEV Inc**

ENGINEERS-PLANNERS-SURVEYORS

201 S.W. MONTEREY ROAD - SUITE 39  
STUART, FL 34994 305-286-2020

Prepared For:

Drawn By:  
Date:  
Job No.:

SHEET / of 3

# BOUNDARY SURVEY

PREPARED FOR  
MRS. J. T. DICKINSON

## PARCEL A

A PARCEL OF LAND LYING IN LOT 2 OF THE UNRECORDED PORTION OF PALMETTO PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

COMMENCE AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 62° 38' 00" WEST ALONG THE THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 20.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 120.50 FEET; THENCE NORTH 27° 22' 00" WEST 159.77 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 62° 38' 00" EAST ALONG THE NORTH LINE OF SAID LOT 2 AND THE EASTERLY PROLONGATION THEREOF, 120.50 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID LINE LYING 20.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 27° 22' 00" EAST ALONG SAID LINE 159.77 FEET TO THE POINT OF BEGINNING; CONTAINING 19,252 SQUARE FEET.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD:  
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON MAP OF SURVEY BY PLANDEV, INC. DATED NOVEMBER, 1986.

## PARCEL B

A PARCEL OF LAND LYING IN LOT 2 OF THE UNRECORDED PORTION OF PALMETTO PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

COMMENCE AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 62° 38' 00" WEST ALONG THE THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 140.50 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 140.50 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 62° 38' 00" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 363 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE EASTERLY SHORELINE OF THE ST. LUCIE RIVER; THENCE MEANDER SAID SHORELINE NORTHEASTERLY A DISTANCE OF 173 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 62° 38' 00" EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 277 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE AFORESAID LINE LYING 140.50 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 27° 22' 00" EAST ALONG SAID LINE 159.77 FEET TO THE POINT OF BEGINNING. CONTAINING 51,084 SQUARE FEET MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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**PLANDEV Inc**

ENGINEERS-PLANNERS-SURVEYORS  
201 S.W. MONTEREY ROAD - SUITE 39  
STUART, FL 34994 305-286-2020

Prepared For:

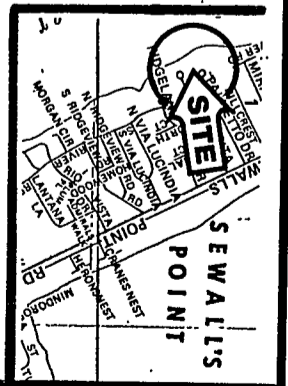
Drawn By:  
Date:  
Job No.:

SHEET 2 of 3

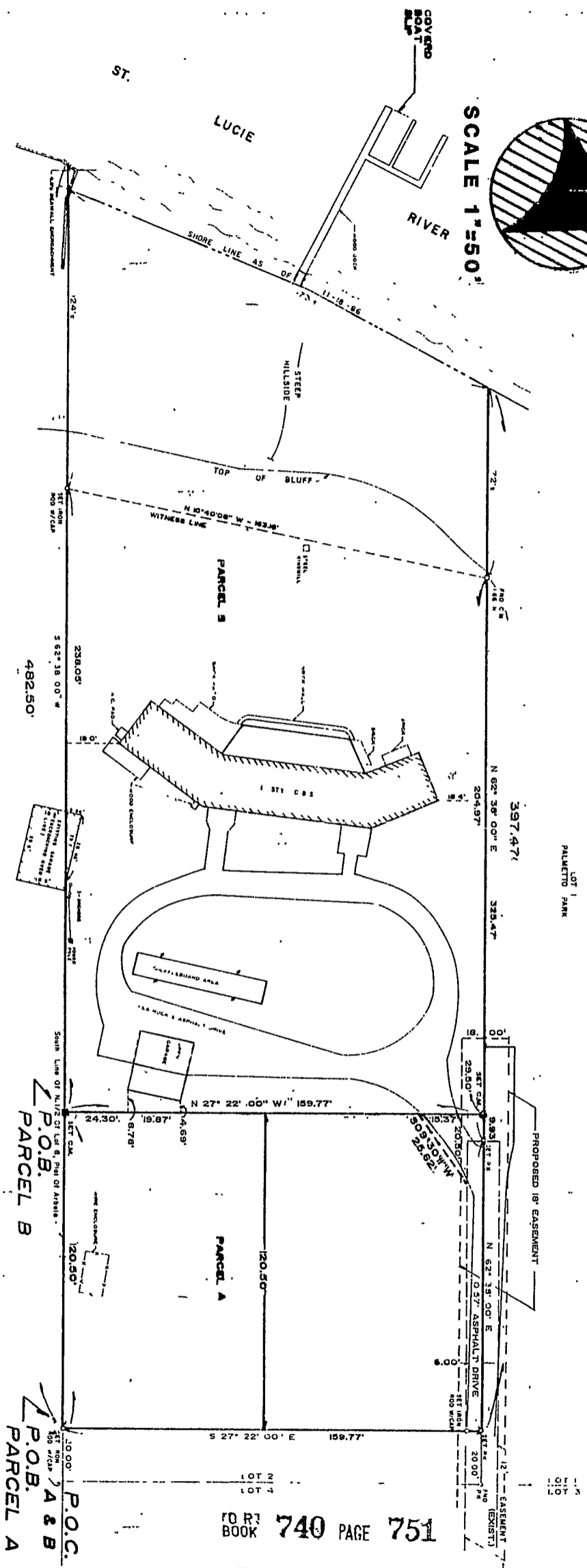
# BOUNDARY SURVEY

TOWN OF SEWALLS POINT  
MARTIN COUNTY, FLORIDA

VICINITY MAP  
N.T.S.



SCALE 1"=50'



NOTE:  
FOR CERTIFICATION & LEGAL DESCRIPTION  
SEE SHEETS 1 & 2 OF 3

PREPARED FOR  
MRS. J. T. DICKINSON

DRAWING NO. 154-01-01

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**PLANDEV Inc**  
ENGINEERS-PLANNERS-SURVEYORS  
201 S.W. MONTEREY ROAD - SUITE 39  
STUART, FL 34994 305-286-2020

Prepared For:

Drawn By:  
Date:  
Job No.:

SHEET 3 of 3





EASEMENT AGREEMENT

EASEMENT AGREEMENT made this 6TH day of OCTOBER, 1987 by and between GLADYS M. DICKINSON, hereinafter referred to as "Dickinson", DONALD T. NICHOLS and MARY JANE NICHOLS, his wife, hereinafter referred to as "Nichols", C. R. HOLLY and DOROTHY HOLLY, his wife, hereinafter referred to as "C. R. Holly", ERIC HOLLY and SHARON HOLLY, his wife, hereinafter referred to as "Eric Holly", and WALTER G. GEISENHAINER and ELIZABETH L. GEISENHAINER, his wife, hereinafter referred to as "Geisenhainer".

W I T N E S S E T H:

WHEREAS, Dickinson is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Nichols is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, C. R. Holly is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, Eric Holly is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "D" attached hereto and made a part hereof; and

WHEREAS, Geisenhainer is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "E" attached hereto and made a part hereof; and

WHEREAS, Dickinson is applying to the Town of Sewall's Point for a minor subdivision of her property described in Exhibit "A"; and

WHEREAS, the Town of Sewall's Point requires an eighteen (18) foot access and utility easement from the minor subdivision to the nearest public road; and

WHEREAS, the proposed minor subdivision of Dickinson requires such an easement over the lands of Dickinson, Nichols, C.R. Holly, Eric Holly and Geisenhainer; and

WHEREAS, the parties hereto have determined that it is necessary and proper to create such eighteen (18) foot easement for the parties, their heirs, successors and assigns, including the future owners of the lots created by the Dickinson Minor Subdivision; and

WHEREAS, the properties owned by C.R. Holly, Eric Holly and Geisenhainer are subject to a Reciprocal Easement Agreement dated October 23, 1985 and recorded in Official Records Book 652, Page 2121, Martin County, Florida, public records, which easement was granted in conjunction with the minor subdivision filed by C.R. Holly on the properties currently owned by C.R. Holly and Geisenhainer, which easement the parties hereto do intend to extinguish and in lieu thereof create the easement set forth in this Easement Agreement; and

O. R.  
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WHEREAS, all of the properties referred to above are subject to an Easement Agreement dated November 3, 1966, between John T. Dickinson and Gladys M. Dickinson, his wife, and C.R. Holly and Dorothy Holly, his wife, recorded in Official Records Book 189, Page 248, Martin County, Florida, public records, which easement the parties hereto wish to extinguish in favor of this Easement Agreement;

NOW, THEREFORE, in consideration of the sum of TEN (\$10) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, the parties hereto do agree as follows:

1. Recitals. The above recitals are true and correct and incorporated herein.

2. Easement Grant. Each of the parties hereto hereby grants to each of the other parties hereto an easement for ingress, egress and utility purposes over, under and through all that portion of the easement description set forth in Exhibit "F" attached hereto that lies within the boundaries of the respective properties set forth in Exhibits A, B, C, D, and E attached hereto. It is the intent of the parties to hereby grant an eighteen (18) foot easement as graphically depicted in Exhibit "G" attached hereto.

3. Extinguishment of Easements.

(a) C.R. Holly, Eric Holly and Geisenhainer hereby agree that the easement established in this instrument shall supercede the easement set forth in the Reciprocal Easement Agreement dated October 23, 1985 and recorded in Official Records Book 652, Page 2121, Martin County, Florida, public records, and that said Reciprocal Easement Agreement shall be hereby extinguished, relinquished and released.

(b) All parties hereto hereby agree that the easement and provisions established in this instrument shall supercede the easement and provisions set forth in the Easement Agreement dated November 3, 1966, between John T. Dickinson and Gladys M. Dickinson, his wife, and C.R. Holly and Dorothy Holly, his wife, recorded in Official Records Book 189, Page 248, Martin County, Florida, public records, and that said Easement Agreement of November 3, 1966 shall be hereby extinguished, relinquished and released.

4. Successors, Assigns and Future Subdivisions. This Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. Additionally, this Agreement shall be binding upon and inure to the benefit of all owners, including their successors and assigns, of all lots created by the Dickinson Minor Subdivision, said property being described in Exhibit "A" attached hereto and made a part hereof.

5. The Town of Sewall's Point. The parties hereto do hereby grant to the Town of Sewall's Point an easement for utilities and for ingress and egress over the property described in Exhibit "F".

6. Improvements. The cost of any pavement and related improvements and the entire future maintenance thereof shall be the sole and absolute responsibility, in equal proportions, of the owners of the properties described herein who utilize this easement for access to their respective properties, including the heirs, successors and assigns of such persons.

7. Covenant Running With The Land. The agreements as set forth herein shall be deemed to be covenants running with all of the property described in Exhibits A, B, C, D, and E and shall be perpetually binding upon all of the parties, their heirs, successors and assigns, unless modified in writing by the owners of all of the properties described in Exhibits A, B, C, D, and E and approved by the Town of Sewall's Point.



8. Amendment. This Agreement may not be amended or modified without the written consent of all of the parties hereto, or their successors or assigns.

IN WITNESS WHEREOF the parties hereto have executed this Easement the day and year first set forth hereinabove.

Signed, sealed and delivered in the presence of:

Barbara E. Hogan  
Paul L. Baker  
Witnesses as to Dickinson

David G. Dickinson  
GLADYS M. DICKINSON by David G. Dickinson under Durable Family Power of Attorney dated January 12, 1987

Barbara E. Hogan  
Sharon K. Keys  
Witnesses as to Nichols

Donald T. Nichols  
DONALD T. NICHOLS  
Mary Jane Nichols  
MARY JANE NICHOLS, his wife

Barbara E. Hogan  
S. R.  
Witnesses as to C.R. Holly

C. R. Holly  
C. R. HOLLY  
Dorothy Holly  
DOROTHY HOLLY, his wife

Paul L. Baker  
William M. Keon  
Witnesses as to Eric Holly

Eric Holly  
ERIC HOLLY  
Sharon K. Holly  
SHARON HOLLY, his wife

x Andrew J. Sullivan  
x Kim Jones  
Witnesses as to Geisenhainer

x Walter G. Geisenhainer  
WALTER G. GEISENHAINER  
x Elizabeth L. Geisenhainer  
ELIZABETH L. GEISENHAINER, his wife

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me this 2nd day of October, 1987, for GLADYS M. DICKINSON, by David G. Dickinson under Durable Family Power of Attorney dated January 12, 1987.

(Notary Seal)

Sharon K. Keys  
NOTARY PUBLIC  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires April 24, 1988

TO R BOOK 740 PAGE 751



STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me  
this 16th day of October, 1987, by DONALD T.  
NICHOLS and MARY JANE NICHOLS, his wife.

(Notary Seal)

Sharon K. Keys  
NOTARY PUBLIC  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires April 24, 1989

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me  
this 2 day of OCTOBER, 1987, by C. R. HOLLY and  
DOROTHY HOLLY, his wife.

(Notary Seal)

B. R.  
NOTARY PUBLIC  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me  
this 2 day of OCTOBER, 1987, by ERIC HOLLY and  
SHARON HOLLY, his wife.

(Notary Seal)

B. R.  
NOTARY PUBLIC  
My Commission Expires:

STATE OF MASSACHUSETTS  
COUNTY OF BARNSTABLE

The foregoing instrument was acknowledged to and before me  
this 25 day of SEPTEMBER, 1987, by WALTER G.  
GEISENHAINER and ELIZABETH L. GEISENHAINER, his wife.

(Notary Seal)

Jacqueline B. Dugener  
NOTARY PUBLIC  
My Commission Expires: /

JACQUELINE B. DUGENER, Notary Public  
My Commission Expires October 10, 1991

THIS INSTRUMENT PREPARED BY:

"O R"  
BOOK 740 PAGE 755

Lawrence E. Crary III, Esquire  
CRARY, BUCHANAN, BOWDISH & BOVIE, Chtd.  
Post Office Drawer 24  
Stuart, Florida 34995-0024  
(305) 287-2600

Lot 2, PALMETTO PARK SUBDIVISION, Plat Book 3, Page 66, public records of Martin County, Florida, LESS AND EXCEPTING the Easterly 20.00 feet thereof.

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EXHIBIT "A"

Begin at the Northwest corner of Lot 6, Plat of PALMETTO PARK, as per plat recorded in Plat Book 3, Page 66, Martin County, Florida, public records, then run northerly along the continuation of the West boundary line of aforesaid Lot 6, a distance of 25 feet to a point, this being the point of beginning, thence run westward on a line parallel with the north line of Lot 4, as shown on aforesaid Plat (Lot 4 being a part of the unrecorded portion of said plat), thence continue westward a distance of 170 feet to a point, thence run southerly on a line parallel with the west boundary line of Lot 6, a distance of 159.77 feet to the south line of the North one-half of Lot 8, Plat of ARBELLA, as per plat recorded in Plat Book 3, Page 29, Palm Beach (now Martin) County, Florida, public records, being also the south line of the plat of PALMETTO PARK, thence run easterly along the south line of the North one-half of Lot 8, Plat of ARBELLA, a distance of 170 feet to a point, said point being the Southwest corner of Lot 6, PALMETTO PARK, then run northerly on the west line of Lot 6, of PALMETTO PARK, a distance of 159.77 feet to the place or point of beginning.

This land being further described as all of Lot 4, and the East 20 feet of Lot 2, as shown on Plat of PALMETTO PARK, as per plat recorded in Plat Book 3, Page 66, Martin County, Florida, public records, and also a parcel of land immediately north of aforesaid tract that is 170 x 25 feet which is one-half of Palmetto Drive, that lies between Lots 1 and 3, and 2 and 4, of Palmetto Park, and extends along the north boundary of property conveyed by Warranty Deed recorded in Official Records Book 373, Page 202, public records of Martin County, Florida, said Lots 2 and 4, and 1 and 3, of Palmetto Park being identified on said plat as being "not recorded".

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EXHIBIT "B"



Lot 1, Not Included, according to the Plat of PALMETTO PARK, as recorded in Plat Book 3, Page 66, public records of Martin County, Florida, LESS AND EXCEPTING the following described property:

Being a portion of Lot 1, Not Included, according to the Plat of PALMETTO PARK, as recorded in Plat Book 3, at Page 66, public records of Martin County, Florida, more particularly described as follows:

Commence at the Northwesterly corner of Lot 3, according to said Plat of Palmetto Park, thence South 62°38'00" West along the North line of said Lot 1 a distance of 170.00 feet to the point of intersection with a line 170.00 feet Westerly of, as measured at right angles to, and parallel with the West line of said Lot 3, for the point of beginning;

Thence South 27°22'00" East, along said parallel line 170.00 feet Westerly of, as measured at right angles to, and parallel with the East line of said Lot 1, a distance of 139.77 feet to the point of intersection with the South line of said Lot 1, thence South 62°38'00" West, along the South line of said Lot 1, a distance of 240 feet more or less to the point of intersection with the Easterly shoreline of the St. Lucie River; thence meander Northerly along the Easterly shoreline of the St. Lucie River 175 feet more or less to the point of intersection with the Northerly line of said Lot 1; thence North 62°38'00" East, along the Northerly line of said Lot 1, a distance of 174 feet more or less to the point of beginning;

LESS AND EXCEPTING the Northerly 35 feet thereof.

TOGETHER WITH and easement for ingress and egress and utility purposes over, under and through the following described real property:

An 18 foot strip of land for the purpose of ingress and egress lying in Lots 1 and 3, plat of PALMETTO PARK, as recorded in Plat Book 3, Page 66, public records of Martin County, Florida, being more particularly described as follows:

Said parcel being bounded on the South by the Southerly lines of said Lots 1 and 3, and bounded on the North by a line lying 18 feet Northerly of and parallel with said South line of Lots 1 and 3, and being bounded on the West by a line lying 172 feet Westerly of and parallel with the East line of said Lot 1, and being bounded on the East by an arc formed by that cul-de-sac right-of-way as recorded in Official Records Book 188, Page 487, public records of Martin County, Florida.

All of the above lying and being situated in the Town of Sewall's Point, Martin County, Florida.

'O R'  
BOOK 740 PAGE 758

EXHIBIT "C"

Eric Holly

That certain lot numbered as Three (3) on the Plat of PALMETTO PARK, recorded on the 11th day of June, 1957 in Plat Book 3, Page 66, public records of Martin County, Florida, said Plat indicated that said Lot 3 was not a part of the Plat; said Lot 3 is more particularly described as follows:

BEGINNING at the most Northeasterly corner of said Lot 3; thence South 27°22'00" East along the Easterly line of said Lot 3, a distance of 134.77 feet to the most Southeasterly corner of said Lot 3; thence South 62°38'00" West along the Southerly line of said Lot 3 a distance of 150.00 feet to the most Southwesterly corner of said Lot 3; thence North 27°22'00" West along the Westerly line of said Lot 3, a distance of 134.77 feet to the most Northwesterly corner of said Lot 3; thence North 62°38'00" East along the Northerly line of said Lot 3, a distance of 150.00 feet to the most Northeasterly corner of said Lot 3 and the POINT OF BEGINNING.

AND that certain parcel of land vacated by the Town of Sewall's Point as described in Official Record Book 188, Page 479, of the public records of Martin County, Florida.

LESS AND EXCEPTING that certain parcel of land as described in Official Records Book 188, Page 487, of the public records of Martin County, Florida.

ALSO LESS AND EXCEPTING that portion of said Lot 3 more particularly described in Official Records Book 537, Page 1210 of the public records of Martin County, Florida.

SUBJECT TO a 6.00 foot easement as described in Official Records Book 189, Page 248, of the public records of Martin County, Florida.

ALL OF THE ABOVE DESCRIBED LANDS LYING IN THE TOWN OF SEWALL'S POINT, MARTIN COUNTY, FLORIDA. CONTAINING 19,988 SQUARE FEET.

O. R. BOOK 740 PAGE 759

EXHIBIT "D"

Being a portion of Lot 1, Not Included, according to the Plat of PALMETTO PARK, as recorded in Plat Book 3, at Page 66, public records of Martin County, Florida, more particularly described as follows:

Commence at the Northwesterly corner of Lot 3, according to said Plat of Palmetto Park, thence South 62°38'00" West along the North line of said Lot 1 a distance of 170.00 feet to the point of intersection with a line 170.00 feet Westerly of, as measured at right angles to, and parallel with the West line of said Lot 3, for the point of beginning;

Thence South 27°22'00" East, along said parallel line 170.00 feet Westerly of, as measured at right angles to, and parallel with the East line of said Lot 1, a distance of 139.77 feet to the point of intersection with the South line of said Lot 1, thence South 62°38'00" West, along the South line of said Lot 1, a distance of 240 feet more or less to the point of intersection with the Easterly shoreline of the St. Lucie River; thence meander Northerly along the Easterly shoreline of the St. Lucie River 175 feet more or less to the point of intersection with the Northerly line of said Lot 1; thence North 62°38'00" East, along the Northerly line of said Lot 1, a distance of 174 feet more or less to the point of beginning;

LESS AND EXCEPTING the Northerly 35 feet thereof.

TOGETHER WITH and easement for ingress and egress and utility purposes over, under and through the following described real property:

An 18 foot strip of land for the purpose of ingress and egress lying in Lots 1 and 3, plat of PALMETTO PARK, as recorded in Plat Book 3, Page 66, public records of Martin County, Florida, being more particularly described as follows:

Said parcel being bounded on the South by the Southerly lines of said Lots 1 and 3, and bounded on the North by a line lying 18 feet Northerly of and parallel with said South line of Lots 1 and 3, and being bounded on the West by a line lying 172 feet Westerly of and parallel with the East line of said Lot 1, and being bounded on the East by an arc formed by that cul-de-sac right-of-way as recorded in Official Records Book 188, Page 487, public records of Martin County, Florida.

All of the above lying and being situated in the Town of Sewall's Point, Martin County, Florida.

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EXHIBIT "E"



LEGAL DESCRIPTION

BEING AN EASEMENT FOR INGRESS AND EGRESS LYING IN LOTS 1, 2, 3 AND 4, NOT INCLUDED, ACCORDING TO THE PLAT OF PALMETTO PARK AS RECORDED IN PLAT BOOK 3, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTH 27°22'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 150.77 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 62°38'00" EAST 85.65 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 37.50 FEET, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF THAT CIRCULAR AREA DESCRIBED IN O.R. BOOK 188, PAGE 487, PUBLIC RECORDS MARTIN COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.18 FEET THROUGH A CENTRAL ANGLE OF 27°46'24"; THENCE SOUTH 62°38'00" WEST 205.65 FEET; THENCE SOUTH 09°30'11" WEST 25.62 FEET; THENCE NORTH 27°22'00" WEST 15.37 FEET; THENCE SOUTH 62°38'00" WEST 29.60 FEET; THENCE NORTH 27°22'00" WEST 25.00 FEET; THENCE SOUTH 32°53'18" EAST 8.06 FEET; THENCE NORTH 62°38'00" EAST 38.00 FEET; THENCE SOUTH 17°38'00" EAST 4.24 FEET; THENCE NORTH 62°38'00" EAST 122.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED LAND DESCRIPTION AND SKETCH OF LAND DESCRIPTION WAS PREPARED IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 21HH-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYOR'S, PURSUANT TO FLORIDA STATUTE 472.027.

PLANDEV, INC.

  
ERIC B. HOLLY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3336

DATE: 8.5.87

EXHIBIT "F"

FOR BOOK 740 PAGE 761

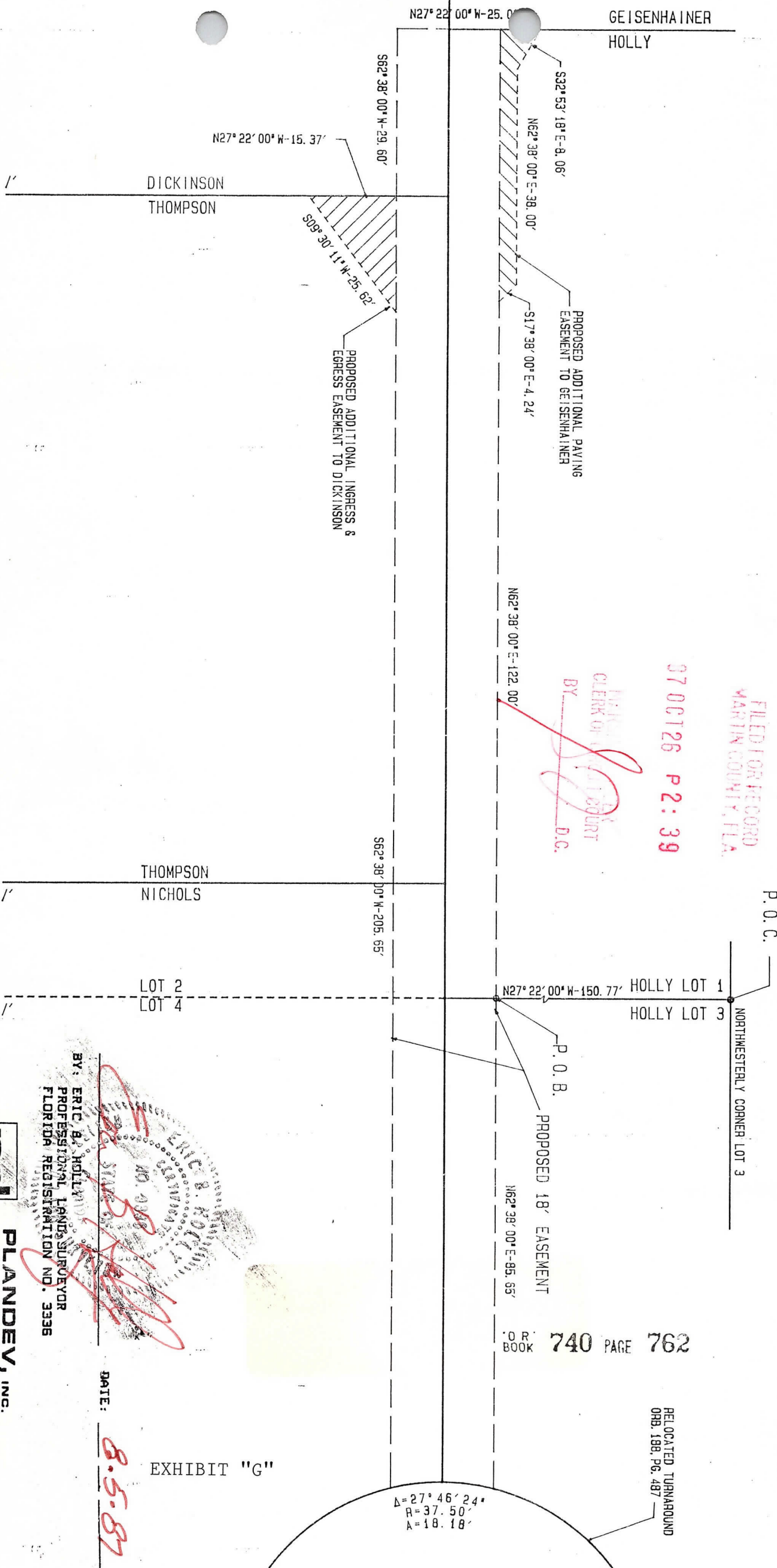


**PLANDEV Inc**

ENGINEERS-PLANNERS-SURVEYORS  
201 S.W. MONTEREY ROAD - SUITE 39  
STUART, FL 34994 305-286-2020

Prepared For: MRS. J. T. DICKINSON

Drawn By: TPS  
Date: AUGUST 4, 1987 SHEET 1 of 2  
Job No.: 154-01-01



FILED FOR RECORD  
MARTIN COUNTY, FLA.

07 OCT 26 P 2: 39

BY: *[Signature]*  
CLERK OF COURT  
D.C.

P. O. C.

NORTHWESTERLY CORNER LOT 3

HOLLY LOT 1  
HOLLY LOT 3

P. O. B.

PROPOSED 18' EASEMENT

N62°38'00"E-95.55'

BOOK 740 PAGE 762

RELOCATED TURNAROUND  
ORB. 188, PG. 487

Δ=27°46'24"  
R=37.50'  
A=18.18'

THOMPSON  
NICHOLS

LOT 2  
LOT 4

EXHIBIT "G"

BY: ERIC B. HOLLY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3336

*[Professional Seal and Signature]*

DATE: 8-5-87

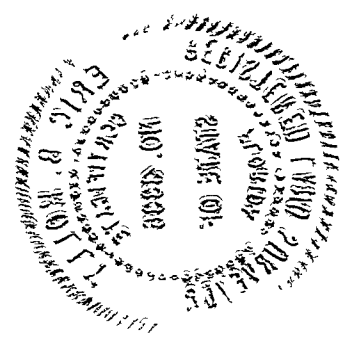


**PLANDEV, INC.**  
ENGINEERS-PLANNERS-SURVEYORS  
201 SW Monterey Road - Suite 39  
Suwanee, FL 34994 305-286-2020

SCALE: 1" = 20'

*Return to:*  
CRARY, BUCHANAN, BOWDISH & BOVIE  
CHARTERED  
ATTORNEYS AT LAW  
POST OFFICE DRAWER 24  
STUART, FLORIDA 33495-0024

*LEC*





RESOLUTION NO. 291

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, AUTHORIZING AND APPROVING A MINOR SUBDIVISION FOR GLADYS M. DICKINSON.

LEGAL DESCRIPTION

A parcel of land lying in Lot 2 of the unrecorded portion of Palmetto Park Subdivision, as recorded in Plat Book 3, Page 66, Public Records of Martin County, Florida, more particularly described in the Map of Survey attached hereto and made a part hereof.

WHEREAS, GLADYS M. DICKINSON, has applied to the Town Commission of the Town of Sewall's Point for a minor subdivision, pursuant to Appendix A, Article B, of the Code of Ordinances, Town of Sewall's Point, Florida, relating to real estate owned by her within the corporate limits of Town of Sewall's Point, more particularly described in the Map of Survey attached hereto; and

WHEREAS, the Town Commission of the Town of Sewall's Point, Florida, considered the application for approval of the minor subdivision at a public meeting on July 8, 1987, and having heard from the applicant and the public, determined that the application meets all requirements of the subdivision regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, as follows:

1. The application of GLADYS M. DICKINSON for a minor subdivision of the real estate described and depicted on the Map of Survey attached to this resolution is hereby approved and granted, subject to the following conditions:

A. The execution and delivery of the private Easement Agreement attached hereto and made a part hereof, between GLADYS M. DICKINSON, and Donald T. Nichols, and M.J. Nichols, his wife, C.R. Holly and Dorothy Holly, his wife, Eric Holly, and Sharon Holly, his wife and Walter G. Geisenhainer, granting each of the other parties an easement for ingress, egress and utility purposes and extinguishing the easement set forth in the Official Records Book 652, Page 2121, Martin County, Florida and granting to the Town of Sewall's Point an easement for utilities and for ingress and egress over the property.

# BOUNDARY SURVEY

PREPARED FOR

MRS. J. T. DICKINSON

## SURVEY NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OR OWNERSHIP.
3. THE LAND DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION AS CREATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF PALMETTO PARK, P.B. 3, PG. 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
5. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
6. NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON PANEL NO. 120164, 0001C AND 0002C DATED APRIL 3, 1984 LOCATES THE PARCEL IN ZONE A-B AND C.

## SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED MAP OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER OUR DIRECTION IN JUNE 3, 1987. WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 21HX-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTE 472.027. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

PLANDEV, INC.

BY: ERIC B. HOLLY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3336

DATED: \_\_\_\_\_



**PLANDEV Inc**  
ENGINEERS-PLANNERS-SURVEYORS  
201 S.W. MONTEREY ROAD - SUITE 39  
STUART, FL 34994

Prepared For: MRS. J. T. DICKINSON

Drawn By: CO  
Date: JULY 1, 1987  
Job No.: 154-01-01

SHEET 1 of 3.

# BOUNDARY SURVEY

PREPARED FOR  
MRS. J. T. DICKINSON

## PARCEL A

A PARCEL OF LAND LYING IN LOT 2 OF THE UNRECORDED PORTION OF PALMETTO PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

COMMENCE AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 62° 38' 00" WEST ALONG THE THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 20.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 120.50 FEET; THENCE NORTH 27° 22' 00" WEST 159.77 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 62° 38' 00" EAST ALONG THE NORTH LINE OF SAID LOT 2 AND THE EASTERLY PROLONGATION THEREOF, 120.50 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID LINE LYING 20.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 27° 22' 00" EAST ALONG SAID LINE 159.77 FEET TO THE POINT OF BEGINNING; CONTAINING 19,252 SQUARE FEET.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD:  
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON MAP OF SURVEY BY PLANDEV, INC. DATED NOVEMBER, 1986.

## PARCEL B

A PARCEL OF LAND LYING IN LOT 2 OF THE UNRECORDED PORTION OF PALMETTO PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

COMMENCE AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 62° 38' 00" WEST ALONG THE THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 140.50 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 140.50 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 62° 38' 00" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 363 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE EASTERLY SHORELINE OF THE ST. LUCIE RIVER; THENCE MEANDER SAID SHORELINE NORTHEASTERLY A DISTANCE OF 173 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 62° 38' 00" EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 277 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE AFORESAID LINE LYING 140.50 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 27° 22' 00" EAST ALONG SAID LINE 159.77 FEET TO THE POINT OF BEGINNING. CONTAINING 51,084 SQUARE FEET MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



**PLANDEV Inc**  
ENGINEERS-PLANNERS-SURVEYORS  
201 S.W. MONTEREY ROAD - SUITE 39  
STUART, FL 34994

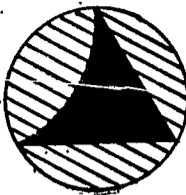
Prepared For: MRS. J. T. DICKINSON

Drawn By: CO  
Date: JULY 1, 1987  
Job No.: 154-01-01

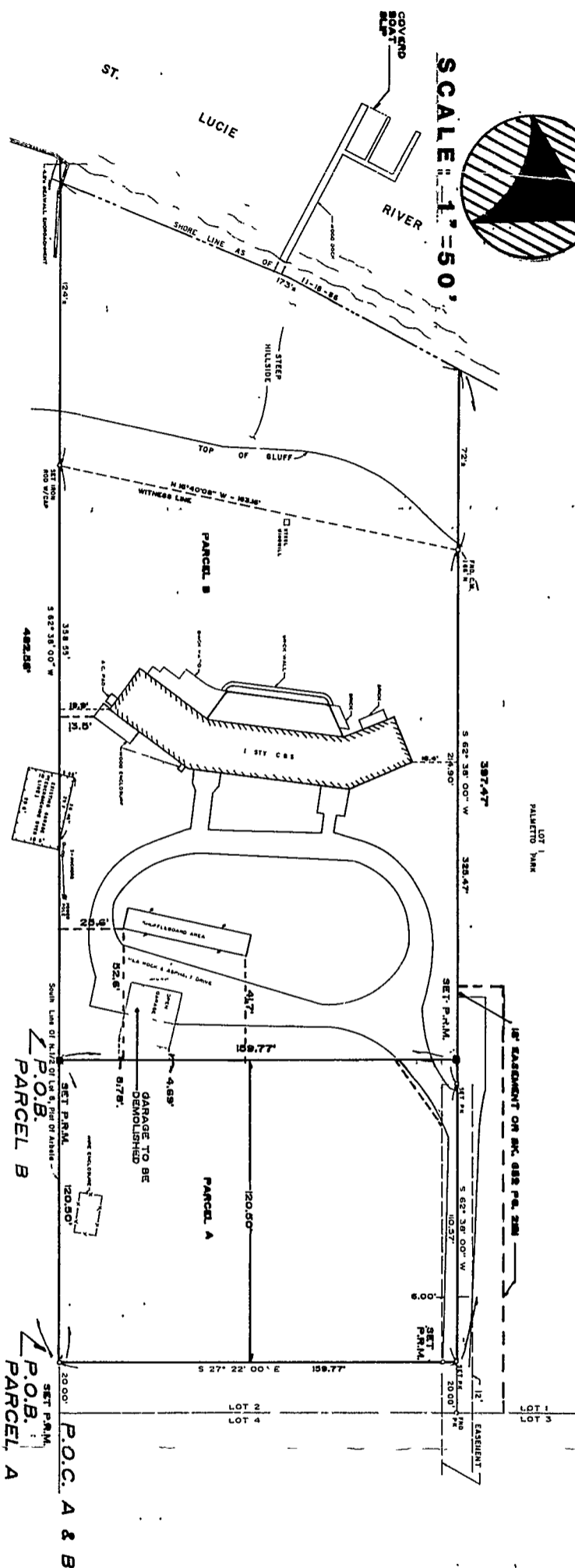
SHEET 2 of 3.

# BOUNDARY SURVEY

TOWN OF SEWALLS POINT  
MARTIN COUNTY, FLORIDA



SCALE: 1" = 50'



NOTE:  
FOR CERTIFICATION & LEGAL DESCRIPTION  
SEE SHEETS 1 & 2 OF 3

PREPARED FOR  
MRS. J. T. DICKINSON

PREPARED FOR

P.O.B. PARCEL B

P.O.B. PARCEL A

P.O.C. A & B

DRAWING No. 154-01-01



**PLANDEV Inc**  
ENGINEERS-PLANNERS-SURVEYORS  
201 S.W. MONTEREY ROAD - SUITE 39  
STUART, FL 34994

Prepared For: MRS. J. T. DICKINSON

Drawn By: CO  
Date: JULY 1, 1987  
Job No.: 154-01-01

SHEET '3 of 3

EASEMENT AGREEMENT

EASEMENT AGREEMENT made this \_\_\_\_\_ day of July, 1987 by and between GLADYS M. DICKINSON, hereinafter referred to as "Dickinson", DONALD T. NICHOLS and M.J. NICHOLS, his wife, hereinafter referred to as "Nichols", C. R. HOLLY and DOROTHY HOLLY, his wife, hereinafter referred to as "C.R. Holly", ERIC HOLLY and SHARON HOLLY, his wife, hereinafter referred to as "Eric Holly", and WALTER G. GEISENHAINER, hereinafter referred to as "Geisenhainer".

W I T N E S S E T H:

WHEREAS, Dickinson is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Nichols is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, C.R. Holly is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, Eric Holly is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "D" attached hereto and made a part hereof; and

WHEREAS, Geisenhainer is the owner of that certain real property located in Sewall's Point, Florida, described in Exhibit "E" attached hereto and made a part hereof; and

WHEREAS, Dickinson is applying to the Town of Sewall's Point for a minor subdivision of her property described in Exhibit "A"; and

WHEREAS, the Town of Sewall's Point requires an eighteen (18) foot access and utility easement from the minor subdivision to the nearest public road; and

WHEREAS, the proposed minor subdivision of Dickinson requires such an easement over the lands of Dickinson, Nichols, C.R. Holly, Eric Holly and Geisenhainer; and

WHEREAS, the parties hereto have determined that it is necessary and proper to create such eighteen (18) foot easement for the parties, their heirs, successors and assigns, including the future owners of the lots created by the Dickinson minor subdivision; and

WHEREAS, the properties owned by C.R. Holly, Eric Holly and Geisenhainer are subject to a Reciprocal Easement Agreement dated October 23, 1985 and recorded in Official Records Book 652, Page 2121, Martin County, Florida, public records, which easement was granted in conjunction with the minor subdivision filed by C.R. Holly on the properties currently owned by C.R. Holly and Geisenhainer, which easement the parties hereto do intend to modify by eliminating the North nine (9) feet thereof through the creation of the easement set forth in the Easement Agreement at hand;

NOW, THEREFORE, in consideration of the sum of TEN (\$10) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, the parties hereto do agree as follows:

1. Recitals. The above recitals are true and correct and incorporated herein.

2. Easement Grant. Each of the parties hereto hereby grants to each of the other parties hereto an easement for ingress, egress and utility purposes over, under and through all that portion of the easement description set forth in Exhibit "F" attached hereto that lies within the boundaries of the respective properties set forth in



Exhibits A, B, C, D and E attached hereto. It is the intent of the parties to hereby grant an eighteen (18) foot easement as graphically depicted in Exhibit "G" attached hereto.

3. Easement Extinguishment. C.R. Holly, Eric Holly and Geisenhainer hereby agree that the easement established in this instrument shall supercede the easement set forth in the Reciprocal Easement Agreement dated October 23, 1985 and recorded in Official Records Book 652, Page 2121, Martin County, Florida, public records, and that said Reciprocal Easement Agreement shall be hereby extinguished, relinquished and released.

4. Successors, Assigns and Future Subdivisions. This Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. Additionally, this Agreement shall be binding upon and inure to the benefit of all owners, including their successors and assigns, of all lots created by the Dickinson Minor Subdivision, said property being described in Exhibit "A" attached hereto and made a part hereof.

5. The Town of Sewall's Point. The parties hereto do hereby grant to the Town of Sewall's Point an easement for utilities and for ingress and egress over the property described in Exhibit "F".

6. Improvements. The cost of any pavement and related improvements and the entire future maintenance thereof shall be the sole and absolute responsibility of the person causing such improvements to be made, including the heirs, successors and assigns of such person.

7. Covenant Running With The Land. The agreements as set forth herein shall be deemed to be covenants running with all of the property described in Exhibits A, B, C, D and E and shall be perpetually binding upon all of the parties, their heirs, successors and assigns, unless modified in writing by the owners of all of the properties described in Exhibits A, B, C, D, and E and approved by the Town of Sewall's Point.

8. Amendment. This Agreement may not be amended or modified without the written consent of all of the parties hereto, or their successors or assigns.

IN WITNESS WHEREOF the parties hereto have executed this Easement the day and year first set forth hereinabove.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_

\_\_\_\_\_  
Witnesses as to Dickinson

\_\_\_\_\_  
GLADYS M. DICKINSON

\_\_\_\_\_

\_\_\_\_\_  
Witnesses as to Nichols

\_\_\_\_\_  
DONALD T. NICHOLS

\_\_\_\_\_  
M. J. NICHOLS, his wife

\_\_\_\_\_

\_\_\_\_\_  
Witnesses as to C.R. Holly

\_\_\_\_\_  
C.R. HOLLY

\_\_\_\_\_  
DOROTHY HOLLY, his wife

\_\_\_\_\_

ERIC HOLLY

Witnesses as to Eric Holly

SHARON HOLLY, his wife

\_\_\_\_\_

Witnesses as to Geisenhainer

WALTER G. GEISENHAINER

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me this  
\_\_\_\_\_ day of July, 1987, by GLADYS M. DICKINSON.

(Notary Seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me this  
\_\_\_\_\_ day of July, 1987, by DONALD T. NICHOLS and M. J. NICHOLS, his  
wife.

(Notary Seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me this  
\_\_\_\_\_ day of July, 1987, by C. R. HOLLY and DOROTHY HOLLY, his wife.

(Notary Seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me this  
\_\_\_\_\_ day of July, 1987, by ERIC HOLLY and SHARON HOLLY, his wife.

(Notary Seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged to and before me this  
\_\_\_\_\_ day of July, 1987, by WALTER G. GEISENHAINER.

(Notary Seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires:

B. The applicant must remove the open garage as depicted on the Map of Survey attached hereto and made a part hereof.

C. The applicant shall pay to the Town Clerk all costs incurred by the Town in connection with the application for a minor subdivision, including but not limited to, such items as recording fees, engineering fees, and legal fees.

2. Upon receiving satisfactory evidence that the applicant has fulfilled all of the foregoing conditions, the Town Clerk is directed to cause this Resolution to be recorded in the Official Records of Martin County, Florida.

3. The utility, access and egress easement granted by the applicant to the Town of Sewall's Point, Florida, in connection with the minor subdivision, which shall be simultaneously recorded with this Resolution in the Official Records of Martin County, Florida, is hereby duly accepted on behalf of the Town of Sewall's Point.

4. The real estate herein approved for minor subdivision shall not be further subdivided by minor subdivision.

PASSED AND ADOPTED this 8th day of July, 1987.

ATTEST:

Joan Barrow  
JOAN BARROW, Town Clerk

John C. Guenther  
JOHN C. GUENTHER, Mayor-  
Commissioner

Approved as to form and  
correctness

M. Lanning Fox  
M. LANNING FOX, Town  
Attorney

Gilbert C. Strubell  
GILBERT C. STRUBELL, Vice-Mayor  
Commissioner

Robert R. Aune  
ROBERT R. AUNE, Commissioner

Russell A. MacDonnell  
RUSSELL A. MACDONNELL, Commissioner

Irene E. O'Brien  
IRENE E. O'BRIEN, Commissioner