

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

Project Name: Emerald Lakes SurgCenter UE  
Project No: RPM # 4072  
PCN: 36-38-41-017-000-00040-0

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**UTILITY EASEMENT**

**THIS EASEMENT**, granted and executed this 11 day of December 2024, by **SURGCENTER OF MARTIN COUNTY REAL ESTATE HOLDINGS, LLC**, a Florida limited liability company, whose mailing address is 800 Belle Terre Parkway, Unit 200-329, Palm Coast, FL 32164, 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” (Easement Premises) attached hereto and made a part hereof.

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.

Accepted pursuant to  
Resolution No. \_\_\_\_\_

Grantor agrees that it will not alter or obstruct or allow the alteration or obstruction of the Easement Premises in any way without the express written consent of the Grantee. Grantee, its contractors, agents and employees shall have free access to the Easement Premises and every part thereof, at all times, for the purpose of exercising the rights granted herein; provided however in making any excavations on the Easement Premises, Grantee shall make the same in such manner as will cause the least injury to the surface of the ground and restore any improvements within such excavation to as near the same condition as it was prior to such excavation as soon as is practicable.

Grantor further warrants that there are no mortgages encumbering the Easement Premises except for that certain mortgage in favor of The Central Trust Bank d/b/a Central Bank of St. Louis, organized and existing under the laws of Missouri, whose address is 7707 Forsyth Blvd., St. Louis, MO 63105 (Mortgagee) dated December 8, 2021 and recorded December 28, 2021 in Official Records Book 3282, Page 113, in Martin County, Florida, Public Records (Mortgage "A"), and that certain mortgage in favor of The Central Trust Bank d/b/a Central Bank of St. Louis, organized and existing under the laws of Missouri, whose address is 7707 Forsyth Blvd., St. Louis, MO 63105 (Mortgagee) dated October 6, 2022 and recorded October 25, 2022 in Official Records Book 3342, Page 2209, in Martin County, Florida, Public Records (Mortgage "B"). Said Mortgagee has executed a "Consent of Mortgagee" which is attached to this Easement.

[Signatures appear on following page]

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

Signed, sealed, and delivered in the presence of:

WITNESSES:

SURGCENTER OF MARTIN COUNTY  
REAL ESTATE HOLDINGS, LLC, a  
Florida limited liability company

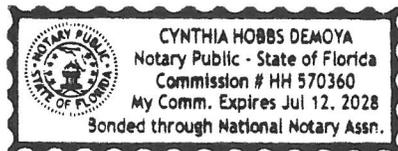
Jennifer Shute  
Printed Name: Jennifer Shute  
Address: 6151 SE Federal Hwy  
Stuart, FL 34997

By: [Signature]  
Printed Name: ANVJ PRASHER  
Title: CEO

Tracy Keller  
Printed Name: Tracy Keller  
Address: 6151 SE Federal Hwy.  
Stuart, FL 34997

STATE OF Florida }  
COUNTY OF Martin }

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of December, 2024, by Anvj Prasher as the Officer of SurgCenter of Martin County Real Estate Holdings, LLC, a Florida limited liability company, on behalf of said entity, who  is personally known to me or  has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida  
Print Name: Cynthia Hobbs Demoya  
My Commission Expires: July 12, 2028

Project Name: Emerald Lakes SurgCenter UE  
Project Number: 4072  
PCN: 36-38-41-017-000-00040-0

### **CONSENT OF MORTGAGEE**

The Central Trust Bank d/b/a Central Bank of St. Louis, organized and existing under the laws of Missouri, hereinafter referred to as “Mortgagee”, under that certain Mortgage and Security Agreement, dated December 8, 2021 and recorded December 28, 2021 in Official Records Book 3282, Page 113, Martin County, Florida public records, hereinafter referred to as Mortgage “A”, and under that certain Mortgage and Security Agreement, dated October 6, 2022 and recorded October 25, 2022 in Official Records Book 3342, Page 2209, Martin County, Florida public records, hereinafter referred to as Mortgage “B”, hereby executes this document to evidence its consent to the granting and recording of that certain Easement to which this Consent of Mortgagee is attached and which is being recorded simultaneously herewith (hereinafter referred to as the “Easement”), further Mortgagee agrees that the Easement shall be an interest, superior to Mortgage “A” and Mortgage “B” and in the property to which the Mortgage “A” and Mortgage “B” encumber. This consent is given on the express condition that it shall in no way affect the lien of Mortgage “A” and Mortgage “B” on the property described in Mortgage “A” and Mortgage “B” but shall only be construed as a Subordination to the Easement.

This consent by Mortgagee is not intended to be and shall not be construed to be a waiver by Mortgagee of the maturity dates of the principal, accrued interest or other amounts due under the terms of the notes, mortgages or other loan documents, even though this consent may be executed subsequent to any maturity dates or any other terms or conditions of the notes, mortgages or other loan documents. This consent is not and shall not be construed to be an agreement or consent to a subordination of the liens of Mortgage “A” and Mortgage “B” by Mortgagee to any other easements now existing or that may exist or arise in the future.

**SIGNATURE PAGE TO FOLLOW**

SIGNATURE PAGE TO CONSENT OF MORTGAGEE

Signed, sealed, and delivered in the presence of:

WITNESSES:

The Central Trust Bank d/b/a Central Bank of St. Louis, organized and existing under the laws of Missouri

Abby Lachance  
Printed Name: Abby Lachance  
Address: 12218 Manchester Rd,  
Des Peres, MO

By: Chuck Carpenter  
Print Name: Chuck Carpenter  
Title: Senior Vice President

Joseph Lally  
Printed Name: Joseph Lally  
Address: 12218 Manchester Rd,  
Des Peres, MO

STATE OF Missouri }  
COUNTY OF St. Louis }

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2024, by Chuck Carpenter, as the Senior vice president of The Central Trust Bank d/b/a Central Bank of St. Louis, on behalf of said entity, by means of  physical presence or  online notarization. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

Brittany Thomas  
Notary Public, State of Missouri  
Print Name: Brittany Thomas  
My Commission Expires: 7/25/2027



**EXHIBIT "A"**

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**

LYING IN LOT 4, EMERALD LAKES PLAZA, RECORDED IN PLAT BOOK 15, PAGE 69  
SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A STRIP OF LAND LYING IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING A PART OF LOT 4 OF THE PLAT OF EMERALD LAKES PLAZA AS RECORDED IN PLAT BOOK 15, PAGE 69, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, SAID STRIP OF LAND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING SPECIFICALLY DESCRIBED CENTERLINE;

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE, SOUTH 58°20'10" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 AND THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, (S.R. 5) AS SHOWN ON THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT NO. 89010-2500, A DISTANCE OF 50.26 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 31°39'50" EAST A DISTANCE OF 10.00 FEET TO THE **END OF SPECIFICALLY DESCRIBED LINE**.

CONTAINING 100 SQUARE FEET OR 0.002 ACRES MORE OR LESS

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT AT RIGHT OF WAY LINE.

**LEGEND**

AC. = ACRES	O.R.B. = OFFICIAL RECORDS BOOK	P.O.C. = POINT OF COMMENCEMENT
LB = LICENSED BUSINESS	P.B. = PLAT BOOK	R/W = RIGHT OF WAY
LLC = LIMITED LIABILITY COMPANY	PCN = PARCEL CONTROL NUMBER	SQ. FT. = SQUARE FEET
LS = LICENSED SURVEYOR	PG. = PAGE	 = UTILITY EASEMENT
LTD. = LIMITED	P.O.B. = POINT OF BEGINNING	

**SURVEYOR'S NOTES**

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT). THE BEARING BASE IS THE SOUTHWEST LINE OF LOT 4, EMERALD LAKES PLAZA, RECORDED IN PLAT BOOK 15 PAGE 69 BEING SOUTH 58°20'10" EAST.
2. THIS LEGAL DESCRIPTION WAS PREPARED FROM A BOUNDARY SURVEY COMPLETED BY BOWMAN CONSULTING, DATED 8/5/2021
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)

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS 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.

**Richard Barnes**

Digitally signed by Richard Barnes  
Date: 2024.04.15 12:23:11 -04'00'

RICHARD E. BARNES, JR. \_\_\_\_\_ DATE OF SIGNATURE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 5173  
BOWMAN CONSULTING GROUP, LTD., INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman CONSULTING**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
301 SE Ocean Blvd. Fax: (772) 220-7881  
Suite 301, Stuart, Florida 34994 [www.bowman.com](http://www.bowman.com)

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Professional Surveyors and Mapper Business Certificate # LB 8030

**SURGCENTER  
UTILITY EASEMENT**

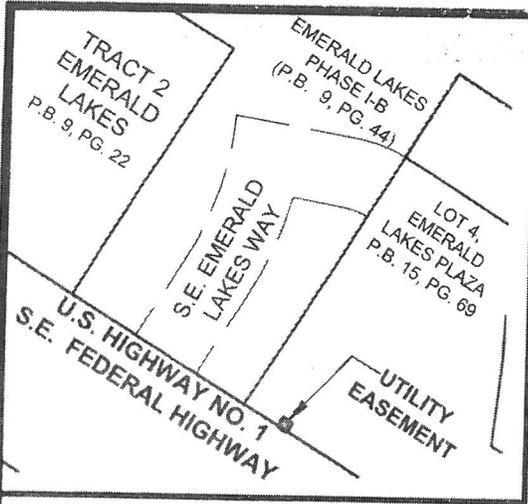
**MARTIN COUNTY**

**FLORIDA**

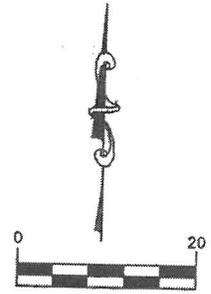
PATH: P:\New Projects\010907-01-001\Survey\Topo Boundary	DATE: R.S.
PROJECT NO. 010907-01-001	REVISED DATE: APRIL 11, 2024
CADD FILE: 010907 UTILITY ESMT WTR SKT.dwg	SCALE: N/A
	DATE: MARCH 27, 2024
	SHEET 1 OF 2

**EXHIBIT "A"**  
**SKETCH OF DESCRIPTION**

SECTION 36,  
TOWNSHIP 38 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA



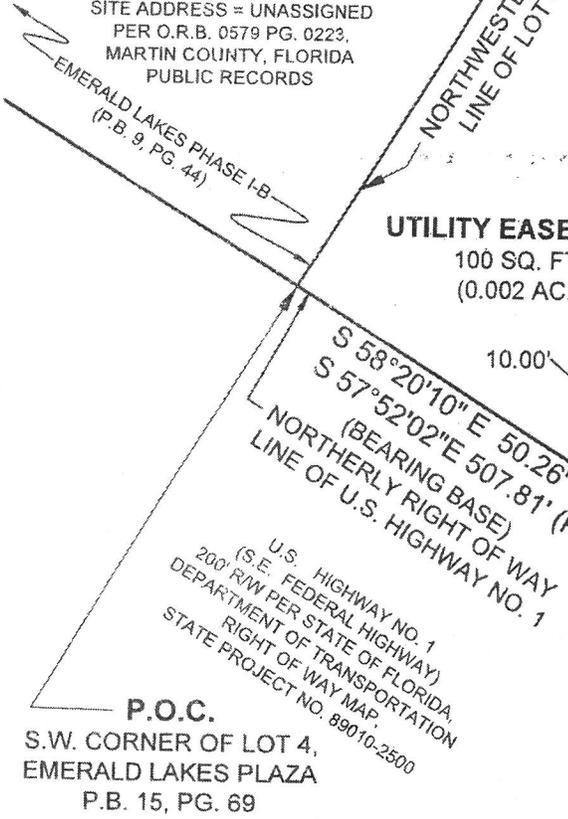
**LOT 4**  
**EMERALD LAKES PLAZA**  
P.B. 15, PG. 69



( IN FEET )  
1 inch = 20 ft.  
THIS MAP IS INTENDED  
TO BE DISPLAYED AT  
A SCALE OF 1" = 20'

PCN = 25-38-41-004-000-00040-9  
OWNER = EMERALD LAKES TOWN HOMES  
HOMEOWNERS ASSOCIATION INC  
SITE ADDRESS = UNASSIGNED  
PER O.R.B. 0579 PG. 0223,  
MARTIN COUNTY, FLORIDA  
PUBLIC RECORDS

PCN = 36-38-41-017-000-00040-0  
OWNER = SURGCENTER OF MARTIN COUNTY  
REAL ESTATE HOLDINGS LLC  
SITE ADDRESS = 6151 SE FEDERAL HWY STUART, FL  
PER O.R.B. 3263 PG. 1894, MARTIN COUNTY, FLORIDA  
PUBLIC RECORDS



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

**Bowman CONSULTING**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
301 SE Ocean Blvd. Fax: (772) 220-7881  
Suite 301, Stuart, Florida 34994 www.bowman.com

© Bowman Consulting Group, Ltd.  
Professional Surveyors and Mapper Business Certificate # LB 8030

**SURGCENTER**  
**UTILITY EASEMENT**

<b>MARTIN COUNTY</b>		<b>FLORIDA</b>	
PATH: P:\New Projects\010907-01-001\Survey\Topo Boundary			
PROJECT NO. 010907-01-001	REVISED DATE: APRIL 11, 2024	DATE: MARCH 27, 2024	
CADD FILE: 010907 UTILITY ESMT WTR SKT.dwg	SCALE: 1"=20'	SHEET 2 OF 2	