

This instrument prepared by:

Kristen Lynch for
Martin County, Real Property Div
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Palm Pike Car Wash UE
Project No: RPM# 4160
PCN: 243840006000000200

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 10th day of June, 2025, by **PALM PIKE CAR WASH, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819, ("Grantor") to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. 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 gravity mains, gravity main connections, 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.

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. 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.

Accepted pursuant to
Resolution No. _____

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

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

WITNESSES:


Witness #1 Signature
Printed Name: Amy Barnard
Address: 7940 Via Dellagio Way, Suite 200
Orlando, FL 32819


Witness #2 Signature
Printed Name: Nelly Soto
Address: 7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

PALM PIKE CAR WASH, LLC, a Florida limited liability company

By: Unicorp Investors III, LLC, a Florida limited liability company, its Manager

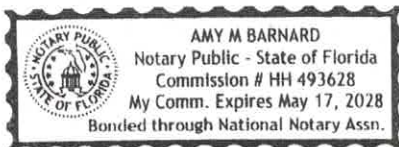
By: CW Family, LLLP, a Florida limited liability limited partnership, its Manager


By: CW Family, LLC, a Florida limited liability company, its General Partner

By: 
Charles Whittall, its Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me (☒) by means of physical presence or () online notarization this 10th day of June, 2025, by Charles Whittall, as Manager of CW Family, LLC, a Florida limited liability company, in its capacity as General Partner of CW Family, LLLP, a Florida limited liability limited partnership, in its capacity as Manager of Unicorp Investors III, LLC, a Florida limited liability company, in its capacity as Manager of **PALM PIKE CAR WASH, LLC**, a Florida limited liability company, on behalf of the company who is (☒) personally known to me or () has produced _____ as identification.




Notary Public, State of Florida
Print Name: Amy M. Barnard
My Commission Expires: 5/17/28



0 10 20
1 INCH = 20 FEET

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION
SEC 24, TWN 38 S, RNG 40 E.

LEGAL DESCRIPTION

A 10 FOOT WIDE STRIPE OF LAND, PART OF LOT 2, PALM PIKE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 17, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, RUN SOUTH 00°04'49" WEST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 69.96 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN SOUTH 89°55'11" EAST, A DISTANCE OF 42.01 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88°04'48" EAST, A DISTANCE OF 19.95 FEET; THENCE RUN NORTH 57°54'27" EAST, A DISTANCE OF 73.95 FEET; THENCE RUN SOUTH 32°05'33" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 57°54'27" WEST, A DISTANCE OF 77.01 FEET; THENCE RUN NORTH 88°04'48" WEST, A DISTANCE OF 23.00 FEET; THENCE RUN NORTH 01°55'12" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 970 SQFT / 0.0223 ACRES ±

SURVEYOR'S NOTES

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO PROPERTY CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LINE OF LOT 2, PARCEL ID No. 24-38-40-006-000-00020-0, BEING NORTH 00°04'49" EAST PER PB 19, PG 17.

SURVEYOR'S LEGEND

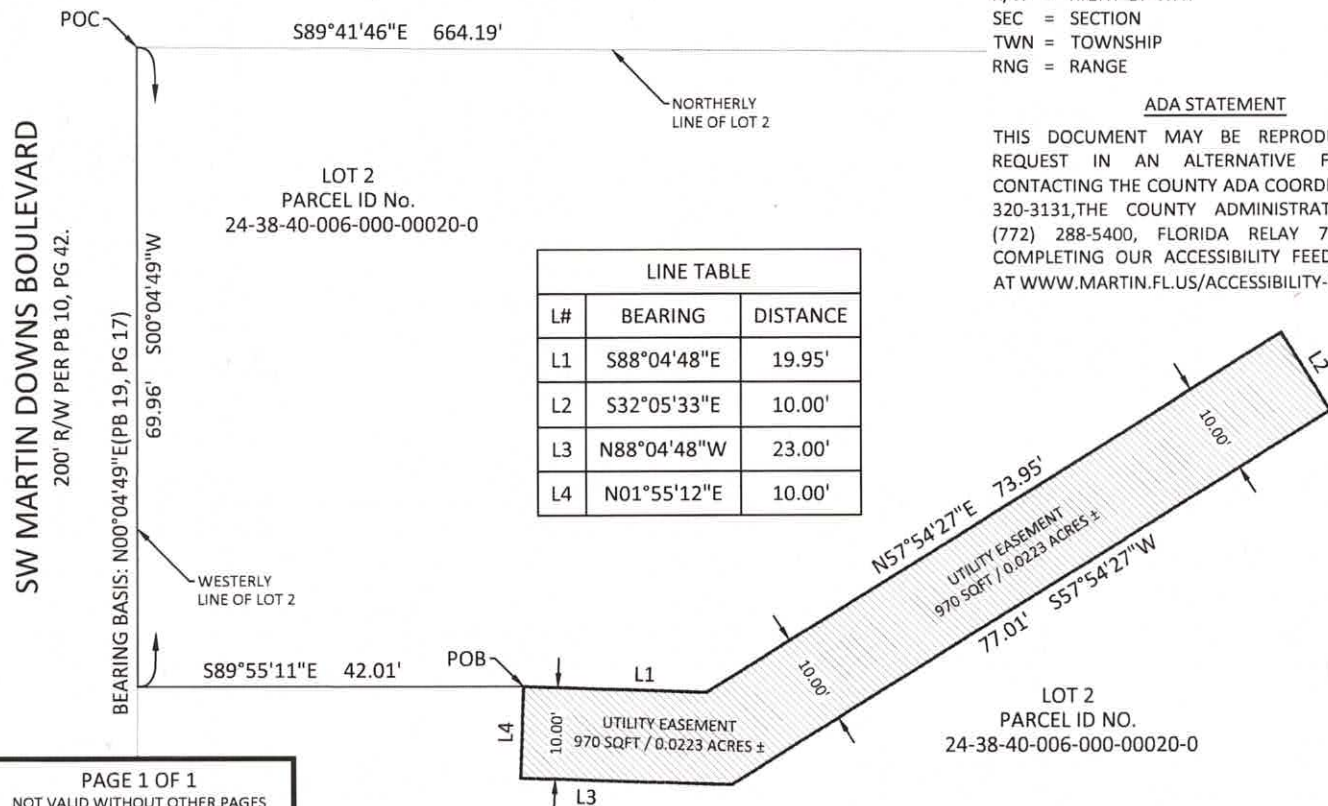
PSM = PROFESSIONAL SURVEYOR & MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PB = PLAT BOOK
PG[S] = PAGE[S]
R/W = RIGHT-OF-WAY
SEC = SECTION
TWN = TOWNSHIP
RNG = RANGE

ADA STATEMENT

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

SW MARTIN HIGHWAY

R/W WIDTH VARIES PER PB 19, PG 17.



PAGE 1 OF 1

NOT VALID WITHOUT OTHER PAGES

DRAWN: EJH CHECKED: DWH DRAWING: 24-07-049 CAR WASH SKOD

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE SJ-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. NOT VALID WITHOUT ORIGINAL SURVEYOR SIGNATURE AND SEAL.

Dustin
Holloway

Digitally signed by
Dustin Holloway
Date: 2025.06.03
15:41:34 -04'00'

DUSTIN W. HOLLOWAY, PSM.

SIGNING DATE: 06/03/2025

LS 6676

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ORGANIZATION(S) IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

AMERITEAM CONSTRUCTION, LLC.

EXHIBIT "A". SKETCH OF LEGAL DESCRIPTION ONLY
NOT A BOUNDARY SURVEY



H & H SURVEY CONSULTANTS, LLC.
LICENSE NUMBER: LB8291
131 W BROADWAY ST, SUITE 1001.
OVIEDO, FL 32765.
WWW.HHNSURVEY.COM | (407) 542-4977