

This instrument prepared by:

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

Project Name: Stuart Walmart UE
Project No. RPM #4155
PCN: 38-38-41-020-001-00010-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 8th day of September, 2025, by **WALMART STORES EAST, LP**, a Delaware limited partnership, whose address is 1 Customer Drive, Bentonville, AR 72716, (“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 lift stations, 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 (the “Easement Premises”):

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:

WAL-MART STORES EAST, LP,
a Delaware limited partnership

By: WSE Management, LLC, a Delaware
limited liability company, its General Partner

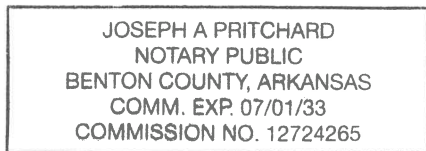
Kim Conover
Witness #1 Signature
Printed Name: Kim Conover
Address: 2608 SEJ Street Bentonville, AR 72716

By: Lin Vest
Name: Lin Vest
Title: Director

Witness #2 Signature Shelby Almeida
Printed Name: Shelby Almeida
Address: 2608 SEJ Street Bentonville, AR 72716

STATE OF Arkansas
COUNTY OF Benton

The foregoing instrument was acknowledged before me (☒) by means of physical presence or () online notarization this 8th day of September, 2025, by Lin Vest, as Director of WSE Management, LLC, a Delaware limited liability company, in its capacity as General Partner of WAL-MART STORES EAST, LP, a Delaware limited partnership, on behalf of the company who is (☒) personally known to me or () has produced _____ as identification.



Joseph A Pritchard
Notary Public, State of Arkansas
Print Name: Joseph A Pritchard
My Commission Expires: 7/1/33

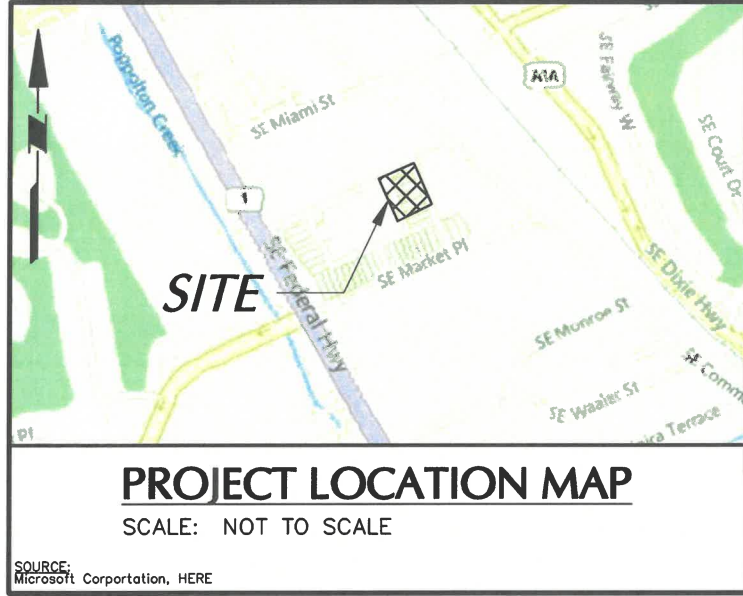
EXHIBIT A

LANGAN

Project No. 342027801

© 2024 Langan

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)



LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

AVE — AVENUE	R/W — RIGHT-OF-WAY	No. — NUMBER
BLVD — BOULEVARD	S.F. — SQUARE FEET	P.O.B. — POINT OF BEGINNING
CT — COURT	L — ARC LENGTH	P.O.C. — POINT OF COMMENCEMENT
LN — LANE	R — RADIUS	O.R.B. — OFFICIAL RECORD BOOK
PL — PLACE	D — DELTA	P.B. — PLAT BOOK
RD — ROAD	CB — CHORD BEARING	PG. — PAGE
ST — STREET	CL — CHORD LENGTH	SEC — SECTION
CL — CENTER LINE	SC — SECTION CORNER	TWP — TOWNSHIP
ML — MONUMENT LINE	QC — QUARTER CORNER	RGE — RANGE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Gary McDaniel Digitally signed by Gary McDaniel
Date: 2025.07.10 17:37:03-04'00'

GARY M. McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS7254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
Environmental Services, LLC.
13485 Veterans Way, Suite 120
Orlando, FL 32827

T: 407.974.2900 F: 407.974.2901 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project

**WALMART STUART -
OPD EXPANSION**

MARTIN COUNTY STUART FLORIDA

Drawing Title

**SKETCH &
DESCRIPTION**

Project No.

342027801

Date

07/08/2025

Drawn By

RH

Checked By

GM

Drawing No.

VB101

Sheet 1 of 5

SURVEYOR'S NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH IS INTENDED TO BE DISPLAYED AT THE SCALE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
3. USE OF THIS SKETCH AND DESCRIPTION FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISER'S WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
5. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SKETCH AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. THIS SKETCH AND DESCRIPTION IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.
7. THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK AND BASED UPON THE NORTH LINE OF LOT 1 BLOCK 1 P.B. 15, PG. 100, HAVING A BEARING OF SOUTH 66°17'23" WEST AND ALL BEARINGS ARE RELATIVE TO SAID LINE.
8. THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
Environmental Services, LLC.
13485 Veterans Way, Suite 120
Orlando, FL 32827

T: 407.974.2900 F: 407.974.2901 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project

**WALMART STUART -
OPD EXPANSION**

STUART

MARTIN COUNTY

FLORIDA

Drawing Title

**SURVEYOR'S
NOTES**

Project No.

342027801

Date

07/08/2025

Drawn By

RH

Checked By

GM

Drawing No.

VB101

Sheet 2 of 5

LANGAN

Project No. 342027801

© 2024 Langan

LEGAL DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN LOT 1, BLOCK 1 OF THE PLAT OF WAL-MART AT PORT SEWAL, AS RECORDED IN PLAT BOOK 15, PAGE 100 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF THE PLAT OF WAL-MART AT PORT SEWAL, AS RECORDED IN PLAT BOOK 15, PAGE 100 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 66°17'23" WEST A DISTANCE OF 562.65 FEET TO A POINT;

THENCE DEPARTING THE NORTH LINE OF SAID LOT 1, SOUTH 23°42'37" EAST A DISTANCE OF 118.75 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1951, PAGE 1474 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID EXISTING EASEMENT, SOUTH 23°42'37" EAST A DISTANCE OF 14.23 FEET TO A POINT;

THENCE DEPARTING THE EASTERLY LINE OF SAID EXISTING EASEMENT, SOUTH 68°21'23" EAST A DISTANCE OF 37.15 FEET TO A POINT;

THENCE SOUTH 23°46'28" EAST A DISTANCE OF 104.71 FEET TO A POINT;

THENCE SOUTH 21°38'37" WEST A DISTANCE OF 36.86 FEET TO A POINT ON THE EASTERLY LINE OF SAID EXISTING EASEMENT;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID EXISTING EASEMENT, SOUTH 23°42'37" EAST A DISTANCE OF 14.06 FEET TO A POINT;

THENCE DEPARTING THE EASTERLY LINE OF SAID EXISTING EASEMENT, NORTH 21°38'37" EAST A DISTANCE OF 50.92 FEET TO A POINT;

THENCE NORTH 23°46'28" WEST A DISTANCE OF 112.99 FEET TO A POINT;

THENCE NORTH 68°21'23" WEST A DISTANCE OF 51.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID EXISTING EASEMENT, AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 1,970 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
Environmental Services, LLC.

13485 Veterans Way, Suite 120
Orlando, FL 32827

T: 407.974.2900 F: 407.974.2901 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project

**WALMART STUART -
OPD EXPANSION**

MARTIN COUNTY **STUART**

FLORIDA

Drawing Title

DESCRIPTION

Project No.

342027801

Date

07/08/2025

Drawn By
RH

Checked By
GM

Drawing No.

VB101

Sheet **3** of **5**

OVERALL VIEW

P.O.C.
NE CORNER LOT 1
BLOCK 1
P.B. 15, PG. 100

S.E. COMMERCE WAY
(200' RIGHT-OF-WAY)
(O.R.B. 541 PG. 1979, O.R.B. 631, PG. 1627 & O.R.B. 545 PG. 1665)

R/W
DEDICATION
(P.B. 15,
PG. 100)

ENVIRONMENTAL
RESOURCES PERMIT
(O.R.B. 1924, PG.
2276)

OWNER: WAL-MART STORES EAST
LP USO1087

FOLIO: 38-38-41-020-001-00010-0

WAL-MART AT PORT SEWALL

LOT 1
BLOCK 1
P.B. 15, PG. 100

ACCESS EASEMENT
(O.R.B. 1948, PG. 594)

EASEMENT
AREA

P.O.B.

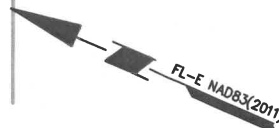
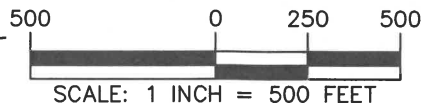
UTILITY EASEMENT
(O.R.B. 1951,
PG. 1474)

ACCESS EASEMENT
(O.R.B. 1948, PG. 594)

R/W DEDICATION
(P.B. 15, PG. 100)

S.E. MARKET PLACE
(200' RIGHT-OF-WAY)
(O.R.B. 542 PG. 1000 & O.R.B. 541, PG. 1001)

U.S. HIGHWAY NO. 1
(200' RIGHT-OF-WAY)
(SECTION 89010-2114)



THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
Environmental Services, LLC.
13485 Veterans Way, Suite 120
Orlando, FL 32827

T: 407.974.2900 F: 407.974.2901 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project

WALMART STUART -
OPD EXPANSION

STUART

MARTIN COUNTY

FLORIDA

Drawing Title

SKETCH

Project No.

342027801

Date

07/08/2025

Drawn By

RH

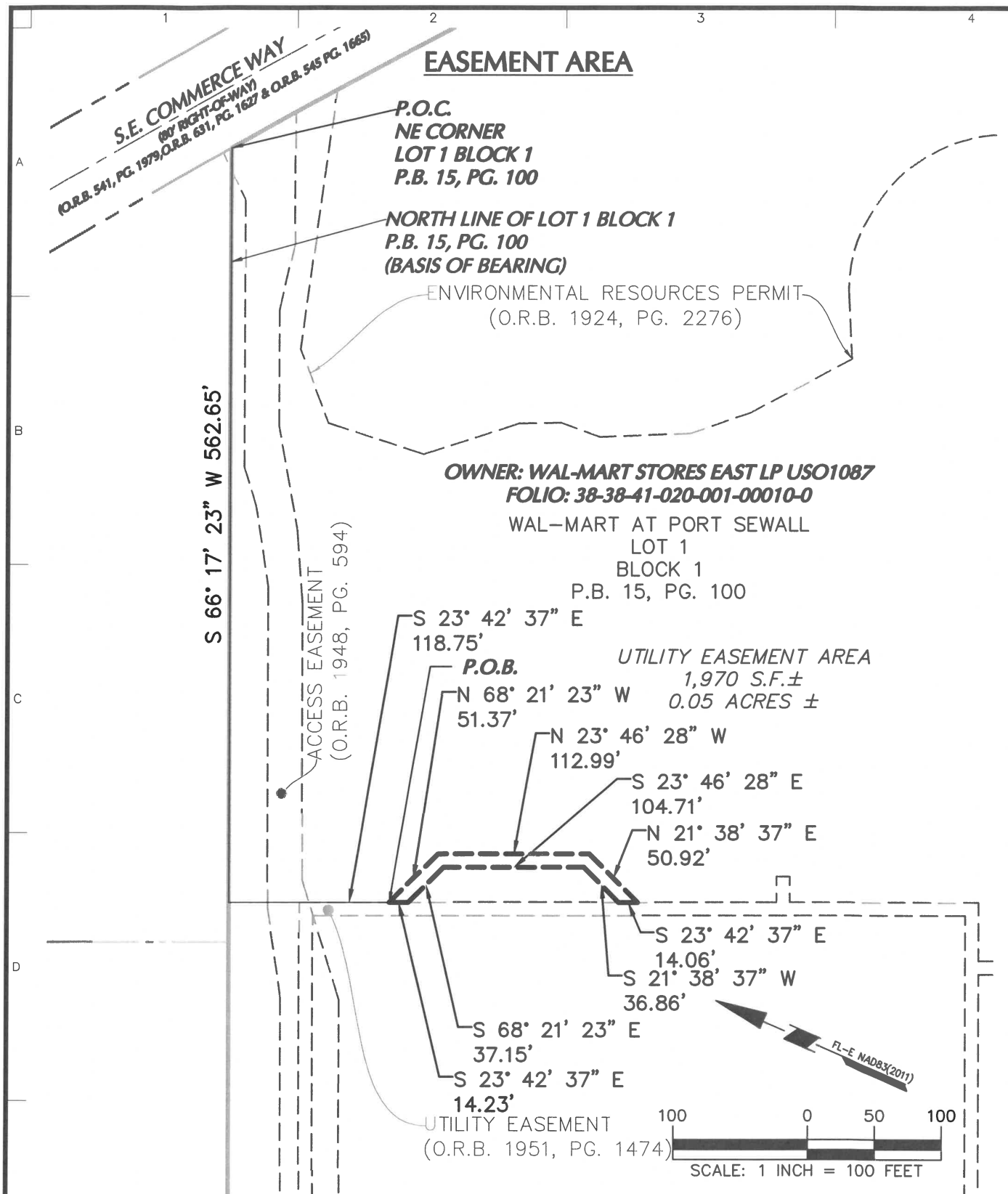
Checked By

GM

Drawing No.

VB101

Sheet 4 of 5



THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
Environmental Services, LLC.
13485 Veterans Way, Suite 120
Orlando, FL 32827

T: 407.974.2900 F: 407.974.2901 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project

**WALMART STUART -
OPD EXPANSION**

MARTIN COUNTY

STUART

FLORIDA

Drawing Title

SKETCH

Project No.

342027801

Date

07/08/2025

Drawn By

RH

Checked By

GM

Drawing No.

VB101

Sheet 5 of 5