

This instrument prepared by:

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

Project Name: Charlie Green Dr. UE
Project No: RPM# 4175
PCN: 29-37-41-000-000-00390-3

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 2nd day of September, 2025, by **MONTE MCLENDON A/K/A MONTE P. MCLENDON**, whose address is 272 NW Baker Rd., Stuart, FL 34994, (“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:

GRANTOR:

Sandra J. Capicelli
Witness #1 Signature
Printed Name: Sandra Capicelli
Mailing Address: 2370 S. Kanner Hwy
Stuart, FL 34994

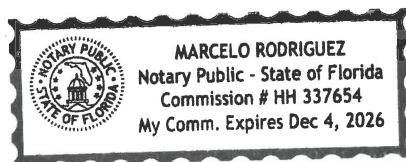
By: Monte McLendon
MONTE MCLENDON A/K/A MONTE
P. MCLENDON

Victoria Murray
Witness #2 Signature
Printed Name: Victoria Murray
Mailing Address: 2370 Skamer Hwy
Stuart, FL 34994

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me (☒) by means of physical presence or (☐) online notarization this 1 day of September, 2025, by MONTE MCLENDON A/K/A MONTE P. MCLENDON, who is (☐) personally known to me or (☒) has produced Drivers License as identification.

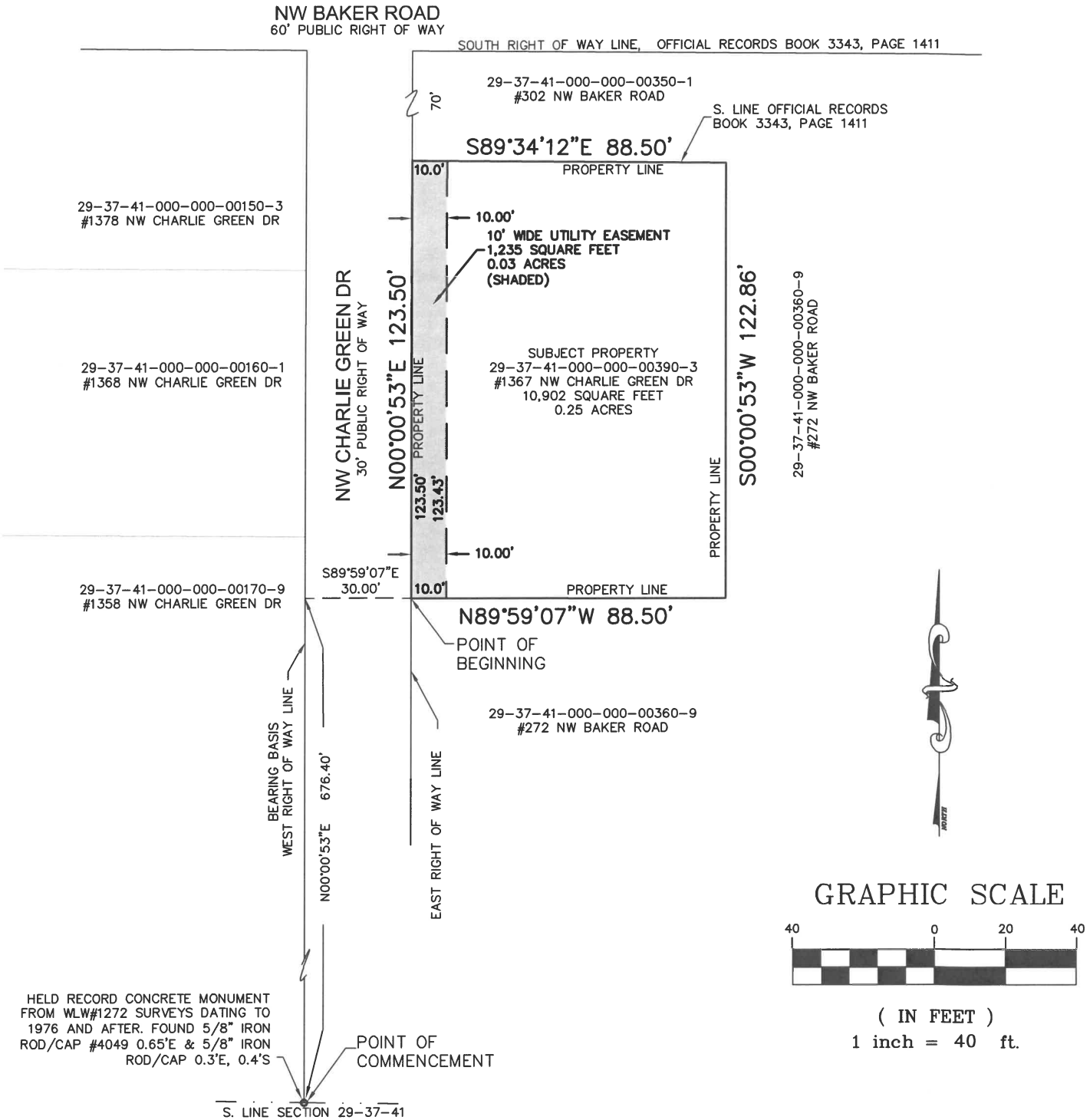
[Signature]
Notary Public, State of Florida
Print Name: Marcelo Rodriguez
My Commission Expires: 12/04/2026



SKETCH & DESCRIPTION – UTILITY EASEMENT

LOCATED IN SECTION 29, TOWNSHIP 37 SOUTH,
RANGE 41 EAST, MARTIN COUNTY, FLORIDA

EXHIBIT "A"
SHEET 1 OF 2



CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
1263 SW THELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

SEE SHEET 2 OF 2 FOR CERTIFICATION
AND LEGAL DESCRIPTION

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

| DRAWING DATE | F.B. | PG. | SCALE | W.O.# |
|--------------|--------|-----|----------|--------|
| 7/24/2025 | folder | | 1" = 40' | 223009 |

SKETCH & DESCRIPTION – UTILITY EASEMENT

LOCATED IN SECTION 29, TOWNSHIP 37 SOUTH,
RANGE 41 EAST, MARTIN COUNTY, FLORIDA

EXHIBIT "A"
SHEET 2 OF 2

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR.
2. SKETCH AND DESCRIPTION SHOWN HEREON WERE PERFORMED WITHOUT BENEFIT OF TITLE POLICY.
3. BEARINGS SHOWN HEREON REFER TO STATE PLANE NAD83(2011) REFERENCED TO THE WEST RIGHT OF WAY LINE OF NW CHARLIE GREEN DRIVE.
4. THE LAND DESCRIPTION HEREON WAS PERFORMED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
7. THIS SKETCH AND DESCRIPTION IS BASED ON FIELD SURVEY PREPARED BY THIS OFFICE, DATED 6/8/2023.
8. THIS SKETCH AND DESCRIPTION IS PREPARED TO DESCRIBE A 10.00 FOOT WIDE UTILITY EASEMENT.

UTILITY EASEMENT LEGAL DESCRIPTION:

A UTILITY EASEMENT BEING THE WEST 10.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF NW CHARLIE GREEN DRIVE AND THE SOUTH LINE OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE NORTH 00°00'53" EAST ALONG SAID WEST RIGHT OF WAY LINE OF NW CHARLIE GREEN DRIVE, A DISTANCE OF 676.40 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89°59'07" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NW CHARLIE GREEN DRIVE AND TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL;

THENCE NORTH 00°00'53" EAST ALONG SAID EAST RIGHT OF WAY LINE OF NW CHARLIE GREEN DRIVE, A DISTANCE OF 123.50 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3343, PAGE 1411, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°34'12" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 88.50 FEET; THENCE SOUTH 00°00'53" WEST ALONG A LINE THAT IS 88.50 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID NW CHARLIE GREEN DRIVE, A DISTANCE OF 122.86 FEET; THENCE NORTH 89°59'07" WEST, A DISTANCE OF 88.50 FEET TO THE POINT OF BEGINNING.

SAID UTILITY EASEMENT CONTAINING 1,235 SQUARE FEET (0.03 ACRES) MORE OR LESS

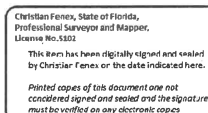
CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

CHRISTIAN FENEX, STATE OF FLORIDA,
PROFESSIONAL SURVEYOR AND MAPPER,
LICENSE NO. 5102

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY **CHRISTIAN FENEX, PSM** ON THE
DATE 7/24/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ELECTRONIC
COP



Date:
2025.07.24
08:22:54 -04'00'

CHRISTIAN FENEX AND ASSOCIATES, LLC

PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING

1263 SW THELMA ST, PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991

PH.(772)283-2977 SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102

CHRISTIAN FENEX

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

| DRAWING DATE | F.B. | PG. | SCALE | W.O.# |
|--------------|--------|-----|----------|--------|
| 7/24/2025 | folder | | 1" = 40' | 223009 |