

This instrument prepared by:
Kristen Lynch for
Martin County, Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Treasure Coast Commerce Center Lots 8 and 9
Project No: RPM# 4280
PCN: 55-38-41-290-002-00080-0 & 55-38-41-290-002-00090-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS UTILITY EASEMENT is granted and executed this 17th day of February, 2026, by **RCA Holdings, LLC**, a Florida limited liability company, whose address is 7804 SW Ellipse Way, Stuart, FL 34997, ("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, hydrants, fences, structures, and powerline hookups, if required, and for ingress and egress 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

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.

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.

Signed, sealed and delivered in the presence of:

WITNESSES:

RCA Holdings, LLC, a Florida limited liability company

Witness #1 Signature
Printed Name: Ryan Wright
Mailing Address: 602 9th St
PSL FL 34952

By: [Signature]
Printed Name: Robert C. Ambrosius
Title: President

Witness #2 Signature
Printed Name: Ronald Stearns Jr
Mailing Address: 12500 90 St N
Loxahatchee Fl 33470

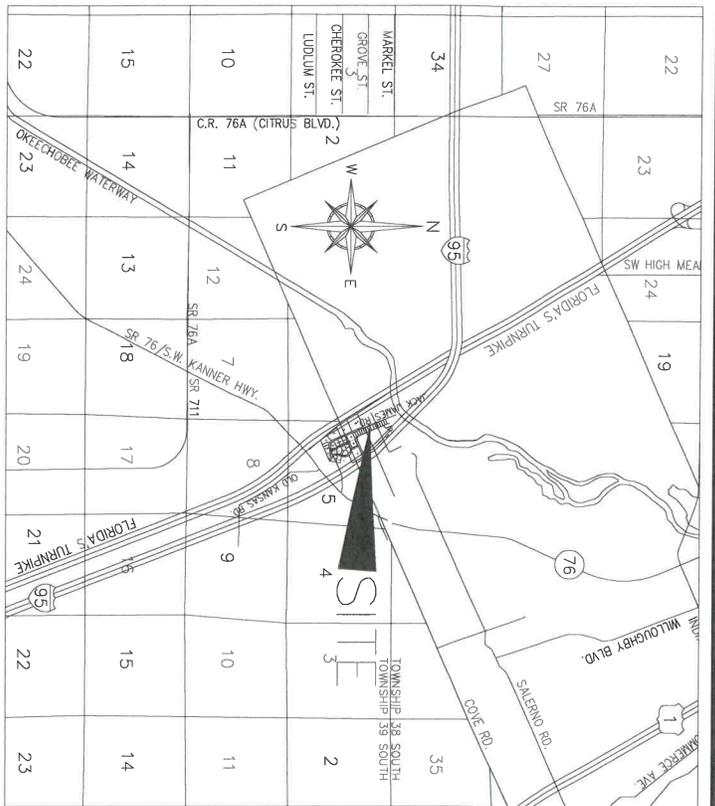
STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 17th day of February, 2026, by (X) means of physical presence or () online notarization, by Robert C. Ambrosius as President of RCA Holdings, LLC, a Florida limited liability company, on behalf of the company, who is (X) personally known to me or () has produced _____ as identification.

(NOTARY SEAL)

[Signature]
Notary Public, State of Florida
Print Name: Lori Rose
My Commission Expires: _____





LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, REFERENCE A BEARING OF N23°13'38"W ALONG THE CENTER LINE OF S.W. JACK JAMES DRIVE.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3 AND WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JANUARY 14, 2026, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE 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.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

ELIZABETH A. LINDSAY, P.L.S.

FLORIDA REGISTRATION NO. 4724
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON January 19, 2026

EXHIBIT **A**

SHEET NO. 1	DATE: 01/30/26	REV. PER COMMENTS:	
PROJECT NO. 2011812.008	DATE: 01/14/2026	SCALE: NOT TO SCALE	<div style="text-align: center;"> <p>BETSY LINDSAY A DIVISION OF HALEY WARD, INC. 7987 SW JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5939-FAK LICENSED BUSINESS NO. 6852</p> </div>
OF 3 SHEETS	FIELD BY: DL	CHECKED BY: EAL	
A PORTION OF LOTS 8 & 9, SEC. 2 TREASURE COAST COMMERCE CENTER TWO AND THREE, MARTIN COUNTY, FL		SKETCH AND LEGAL DESCRIPTION	
UTILITY EASEMENT			

LEGAL DESCRIPTION

UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF LOTS 8 AND 9, SECTION 2 OF THE PLAT OF TREASURE COAST COMMERCE CENTER TWO AND THREE, AS RECORDED IN PLAT BOOK 15, PAGE 65 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE NORTH 66°46'22" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 9, 20.00 FEET TO AN INTERSECTION WITH A LINE BEING 20.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 9 AND THE POINT OF BEGINNING; THENCE NORTH 23°13'38" WEST ALONG SAID PARALLEL LINE, 19.66 FEET TO AN INTERSECTION WITH A LINE BEING 19.66 NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 9; THENCE, NORTH 66°46'22" EAST ALONG SAID PARALLEL LINE, 10.20 FEET TO A LINE BEING 30.20 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 9; THENCE SOUTH 23°13'38" EAST ALONG SAID PARALLEL LINE, 40.69 FEET TO AN INTERSECTION WITH A LINE BEING 21.03 SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 9; THENCE NORTH 66°46'22" EAST ALONG SAID PARALLEL LINE, 2.65 FEET TO AN INTERSECTION WITH A LINE BEING 32.85 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 8; THENCE SOUTH 23°13'38" EAST ALONG SAID PARALLEL LINE, 20.34 FEET TO AN INTERSECTION WITH A LINE BEING 41.37 SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 9; THENCE SOUTH 66°46'22" WEST ALONG SAID PARALLEL LINE, 12.00 FEET TO AN INTERSECTION WITH A LINE BEING 20.85 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 8; THENCE NORTH 23°13'38" WEST ALONG SAID PARALLEL LINE, 8.33 FEET TO AN INTERSECTION WITH A LINE BEING 33.04 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 9; THENCE SOUTH 66°46'22" WEST ALONG SAID PARALLEL LINE, 0.85 FEET TO AN INTERSECTION WITH A LINE BEING 20.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 8; THENCE NORTH 23°13'38" WEST ALONG SAID PARALLEL LINE, 33.04 FEET TO THE POINT OF BEGINNING.

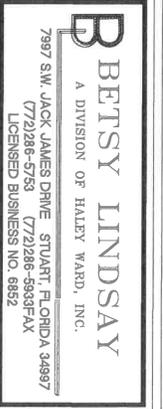
CONTAINING 669 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ABBREVIATIONS

- NO. NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- PCN. PARCEL CONTROL NUMBER
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- SEC. SECTION

EXHIBIT A

SHEET NO. <u>2</u> OF <u>3</u> SHEETS PROJECT NO. 2011812.008 (02-08W1)	DATE _____ REVISIONS _____ _____ _____ _____	A PORTION OF LOTS 8 & 9, SEC. 2 TREASURE COAST COMMERCE CENTER TWO AND THREE, MARTIN COUNTY, FL SKETCH AND LEGAL DESCRIPTION UTILITY EASEMENT	DATE <u>01/14/2026</u> SCALE <u>NOT TO SCALE</u> DRAWING BY <u>DB</u> CHECKED BY <u>E.A.L.</u>
			

THIS IS NOT

A SURVEY PCN 55-38-41-290-002-00090-0 2.65'

TREASURE COAST
COMMERCE CENTER
TWO AND THREE

PLAT BOOK 15, PAGE 65
MARTIN COUNTY, FLORIDA

LOT 9

SECTION 2

LOT 8

LOT 7

UTILITY EASEMENT
±669 SQUARE FEET
OR 0.02 ACRES

PCN 55-38-41-290-002-00080-0

20' UTILITY
EASEMENT PER
PLAT BOOK 15,
PAGE 65

10' ADDITIONAL
R/W PER
O.R.B. 139,
PAGE 580

20' UTILITY
EASEMENT PER
PLAT BOOK
15, PAGE 65

TRACT "A"
15' ADDITIONAL
R/W PER
PLAT BOOK 15,
PAGE 65

TRACT "B"
5' ADDITIONAL
R/W PER
PLAT BOOK 15,
PAGE 65

SECTION 3

S.W. TREASURE
COAST
COMMERCE WAY
(80' R/W PER
PLAT BOOK 15,
PAGE 65)

10' ADDITIONAL R/W PER
O.R.B. 758, PAGE 806

S.W. JACK JAMES DRIVE
(REFERENCE BEARING)

S.W. JACK JAMES DRIVE

SW'LY CORNER OF LOT 9

P.O.C.

W'LY LINE
OF LOT 8

W'LY LINE
OF LOT 9

S'LY LINE OF LOT 9

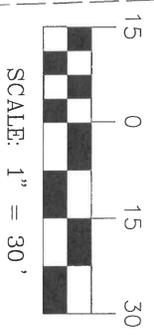
W'LY LINE
OF LOT 8

30' R/W PER
PLAT BOOK 1,
PAGE 98

10' ADDITIONAL
R/W PER
O.R.B. 139,
PAGE 580

TRACT "B"
5' ADDITIONAL
R/W PER
PLAT BOOK 15,
PAGE 65

EXHIBIT A



SCALE: 1" = 30'

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 2011812.008
(02-08W1)

DATE	REVISIONS

A PORTION OF LOTS 8 & 9, SEC. 2 TREASURE COAST
COMMERCE CENTER TWO AND THREE, MARTIN COUNTY, FL
SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT

DATE 01/14/2026
SCALE 1" = 30'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5935 FAX
LICENSED BUSINESS NO. 9892