

This instrument prepared by:

Mandee Johns, Real Property Professional for:
Martin County BOCC
2401 SE Monterey Road
Stuart, FL 34996

Project Name: IRSC Amendment to Lease on Citrus - 4198
Property Address: 19000 SW Citrus Blvd.
PCN: 03-40-39-000-000-00011-0 and
34-39-39-000-000-00021-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT

THIS NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT, granted and executed this _____ day of _____, 2025, by **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 SE Monterey Rd., Stuart, Florida 34996, **GRANTOR** to **THE DISTRICT BOARD OF TRUSTEES OF INDIAN RIVER STATE COLLEGE**, a political subdivision of the State of Florida, having its principal address at 3209 Virginia Ave., Ft. Pierce, FL 34981, **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 in hand paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the GRANTEE forever, a perpetual access and maintenance easement on, over, under, across and through the land described and depicted on **Exhibit "A"**, attached hereto and made a part hereof (the "Easement Premises") for the access and maintenance of an ingress and egress easement for the GRANTEE's activities, including but not limited to construction, installation and use of any required drainage system necessary to ensure proper drainage, and the repair, maintenance, replacement thereof, for ingress and egress across, over, and upon the Easement Premises as may be reasonably necessary, to carry out the purposes of this easement.

GRANTOR hereby covenants with the 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, and that GRANTOR fully warrants the title to the Easement Premises, and will defend the same against the lawful claims of all persons whomsoever, and that GRANTOR acknowledges that the Easement Premises is not a part of GRANTEE's Lease Agreement with the GRANTOR. 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.

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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.

GRANTOR:

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

ELYSSE A. ELDER, COUNTY ATTORNEY

ATTEST:

DISTRICT BOARD OF TRUSTEES OF
INDIAN RIVER STATE COLLEGE,

WITNESS:

Suzanne Parsons

Suzanne Parsons

Print Name

3209 Virginia Ave, Fort Pierce, FL

Witness Address

Christa Luna

CHRISTA LUNA, CHAIR

Timothy E. Moore

TIMOTHY E. MOORE, PH.D.,
PRESIDENT

WITNESS:

Suzanne Parsons

Suzanne Parsons

Print Name

3209 Virginia Ave, Fort Pierce, FL

Witness Address

STATE OF FLORIDA }

COUNTY OF MARTIN St.) Lucie

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization this 3rd day of December, 2025, by Christa Luna And Timothy E. Moore as Chair and President respectively, of the District Board of Trustees of Indian River State College, a political subdivision of the State of Florida, who (X) is personally known to me or () has produced _____ as identification.

(NOTARY SEAL)

Suzanne Parsons

Notary Public



MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-049

DWG. FILE NAME: 25-049.DWG

SHEET NO.

1 OF 3

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON BOUNDARY SURVEY OF C-44 PROJECT MARTIN COUNTY PARK & FLOWAGE EASEMENT, SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST & SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, PREFORMED BY GCY INCORPORATED, FILE & DRAWING NUMBER 06-1068-04-01, DATED MARCH 2007.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 - 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 89°51'14" EAST ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE AN ACCESS EASEMENT
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: CB=CHORD BEARING, CCR=CERTIFIED CORNER RECORD, CH=CHORD LENGTH, FPL=FLORIDA POWER & LIGHT, L=LENGTH, NO.=NUMBER, NW'RLY, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, R= RADIUS, ROW=RIGHT-OF-WAY, SFWMD=SOUTH FLORIDA WATER MANAGEMENT DISTRICT, SQFT=SQUARE FEET, Δ=DELTA (CENTRAL ANGLE).



= SECTION CORNER



= 1/4 SECTION CORNER



= BREAKLINE



SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

THOMAS M. WALKER, JR., PSM
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE: **OCT 07 2025**

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.

ACCESS EASEMENT
SECTION 34 T39S R39E & SECTION 3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/06/2025	SCALE: N/A
DRAWING ID: 25-049A	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-049

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SHEET NO.

2 OF 3

EXHIBIT A

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST AND SECTION 3 TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2254, PAGE 2195, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 89°59'36" EAST, A DISTANCE OF 1245.31 FEET TO THE POINT OF COMMENCEMENT; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°59'36" EAST, A DISTANCE OF 64.95 FEET TO A OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF A LEASE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3299, PAGE 1811, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY LINE SOUTH 00°32'48" EAST ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 623.45 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LEASE PARCEL; THENCE CONTINUING ALONG SAID WESTERLY LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°32'48" EAST, A DISTANCE OF 189.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST; (2) THENCE SOUTH 00°32'48" EAST, A DISTANCE OF 879.66 FEET TO A POINT; (3) THENCE SOUTH 02°32'20" EAST, A DISTANCE OF 60.69 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 199.68 FEET, A CHORD BEARING OF SOUTH 13°55'01" EAST AND A CHORD LENGTH OF 93.97 FEET; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°13'02", A DISTANCE OF 94.86 FEET TO A NON-TANGENT INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. CITRUS BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 68°08'43" WEST, A DISTANCE OF 95.41 FEET TO A POINT; THENCE NORTH 00°32'38" WEST, A DISTANCE OF 1066.86 FEET, TO A POINT OF INTERSECTION WITH SAID SOUTH LINE OF SECTION 34; THENCE NORTH 00°32'38" WEST, A DISTANCE OF 812.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 122,345 SQUARE FEET, (2.81 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3.

ACCESS EASEMENT
SECTION 34 T39S R39E & SECTION 3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/06/2025	SCALE: N/A
DRAWING ID: 25-049A	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

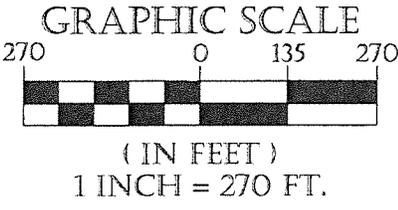
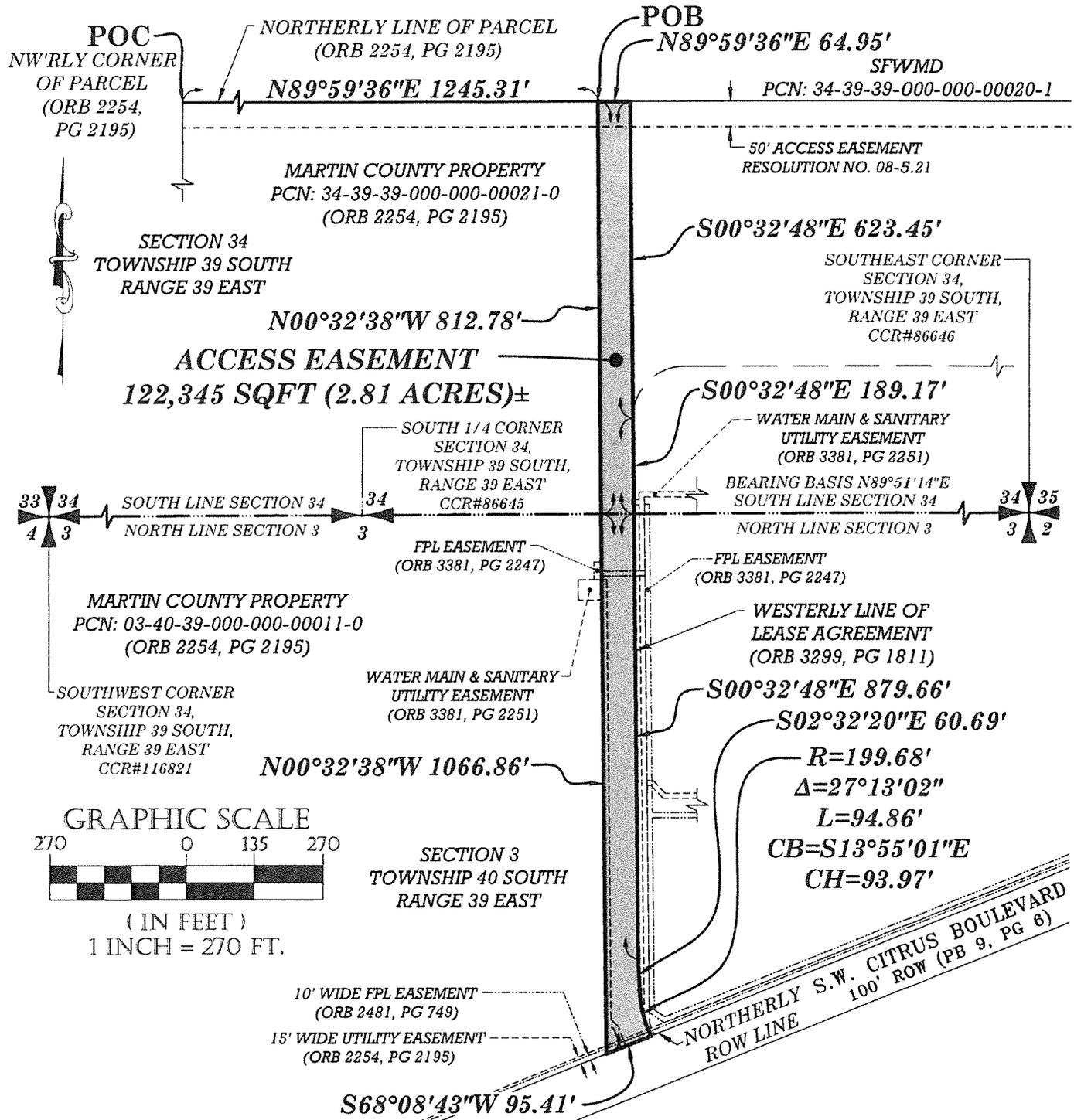
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SHEET NO.

3 OF 3

EXHIBIT A



NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=270' OR SMALLER.

ACCESS EASEMENT SECTION 34 T39S R39E & SECTION 3 T40S R39E MARTIN COUNTY, FLORIDA	SUPERVISED BY: TMW	DRAWN BY: JMM
	DATE: 10/06/2025	SCALE: 1" = 270'
	DRAWING ID: 25-049A	