

This instrument prepared by:  
Mandee Johns, F.R.P.  
Real Property Division  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: Old Palm City B&G Easement - 4169  
Property Address: 1110 SW Martin Downs Blvd., Palm City, FL 34990  
PCN:17-38-41-010-012-00020-7

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### **UTILITY EASEMENT**

THIS EASEMENT granted and executed this \_\_\_\_\_ day of August, 2025, by MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, FL 34996, 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, pursuant to Florida Statutes, Section 704.09, 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.

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. \_\_\_\_\_

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

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, ACTING COUNTY ATTORNEY

**MARTIN COUNTY, STUART, FLORIDA**  
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 25-022.DWG

M.C. PROJ. NO. 25-022

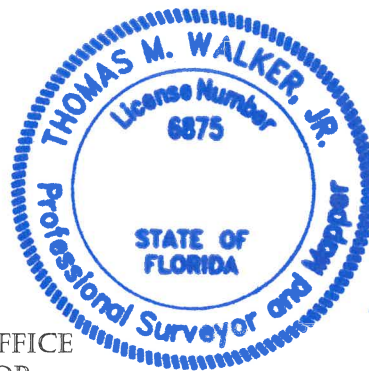
SHEET NO. 1 OF 4

**EXHIBIT A**


**SURVEYOR'S NOTES**

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON BOUNDARY SURVEY OF MARTIN COUNTY PROPERTY SURVEY BLOCK L LAKE WACO, & LOTS 2 - 6, CLEVELAND ADDITION, DATED: 9/5/96, DRAWING NUMBER: 96-414-D, COUNTY PROJECT NUMBER: 96E-0D-015, FILE NAME: PC\_FIRE; PLAT OF THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; FDOT RIGHT OF WAY MAP SECTION NO. (8909), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; FDOT RIGHT OF WAY MAP SECTION 8909-2515; OFFICIAL RECORDS BOOK 800, PAGE 488 & OFFICIAL RECORDS BOOK 800, PAGE 526 & OFFICIAL RECORDS BOOK 849, PAGE 1315, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3 & 4, SHEETS 3 & 4 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 00°01'10" WEST ALONG THE EASTERLY LINE OF LOT 4 OF PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A UTILITY 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: C#=CURVE TABLE TAG, DB=DEED BOOK, D&FJ=DEED AND FINAL JUDGEMENT BOOK, FDOT=FLORIDA DEPARTMENT OF TRANSPORTATION, FPL=FLORIDA POWER & LIGHT, LS=LICENSED SURVEYOR, L#=LINE TABLE TAG, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, PSM=PROFFESIONAL SURVEYOR AND MAPPER, ROW=RIGHT-OF-WAY, SQFT=SQUARE FEET.

SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE



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).

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

DATE: JUL 07 2025

**UTILITY EASEMENT**  
**A PORTION OF LOTS 4, 5 & LAKE WACO, BLOCK L, PB 10, PG 78**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 5/15/2025	
DRAWING #	25-022

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME: 25-022.DWG

M.C. PROJ. NO. 25-022

SHEET NO. 2 OF 4

## EXHIBIT A

### DESCRIPTION

A PARCEL OF LAND LOCATED IN LOTS 4, 5 AND LAKE WACO, BLOCK L, PLAT OF THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK L OF SAID PLAT, ALSO BEING AN IRON ROD AND CAP STAMPED "LS 4350" AS SHOWN ON BOUNDARY SURVEY OF MARTIN COUNTY PROPERTY SURVEY BLOCK L LAKE WACO, & LOTS 2 - 6, CLEVELAND ADDITION, DATED: 9/5/96, DRAWING NUMBER: 96-414D;  
THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, NORTH 00°01'10" WEST, A DISTANCE OF 85.20 FEET;  
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 63°31'31" WEST, A DISTANCE OF 40.02 FEET TO A POINT ALONG THE SOUTHERLY LINE OF THE NORTH 1/2 OF LOTS 4 & 5 OF SAID BLOCK L;  
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°58'51" WEST, A DISTANCE OF 22.45 FEET;  
THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 63°31'31" EAST, A DISTANCE OF 65.10 FEET TO A POINT ALONG SAID EASTERLY LINE OF LOT 4;  
THENCE ALONG SAID EASTERLY LINE, NORTH 00°01'10" WEST, A DISTANCE OF 4.00 FEET;  
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°58'50" WEST, A DISTANCE OF 6.00 FEET;  
THENCE NORTH 00°01'10" WEST, A DISTANCE OF 4.00 FEET;  
THENCE SOUTH 89°58'50" WEST, A DISTANCE OF 90.50 FEET;  
THENCE NORTH 00°01'10" WEST, A DISTANCE OF 18.00 FEET TO A POINT ALONG THE SOUTHERLY LINE OF PARCEL 119, AS RECORDED IN OFFICIAL RECORDS BOOK 800, PAGE 526 AND OFFICIAL RECORDS BOOK 849, PAGE 1315, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;  
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°58'50" EAST, A DISTANCE OF 96.50 FEET TO A POINT ALONG SAID EASTERLY LINE OF LOT 4;  
THENCE ALONG SAID EASTERLY LINE, NORTH 00°01'10" WEST, A DISTANCE OF 5.00 FEET TO A POINT ALONG THE SOUTHERLY LINE OF PARCEL 118, AS RECORDED IN OFFICIAL RECORDS BOOK 800, PAGE 488 AND OFFICIAL RECORDS BOOK 849, PAGE 1315, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;  
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°58'50" EAST, A DISTANCE OF 27.00 FEET;  
THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00°01'10" EAST, A DISTANCE OF 27.00 FEET;  
THENCE SOUTH 89°58'50" WEST, A DISTANCE OF 11.50 FEET;  
THENCE SOUTH 00°01'10" EAST, A DISTANCE OF 48.00 FEET;  
THENCE SOUTH 89°58'50" WEST, A DISTANCE OF 9.00 FEET;  
THENCE SOUTH 00°01'10" EAST, A DISTANCE OF 56.16 FEET TO A POINT ALONG THE SOUTHERLY LINE OF LOT LAKE WACO, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 59°47'39" WEST AND A CHORD LENGTH OF 7.52 FEET;  
THENCE ALONG OF THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°24'19", A DISTANCE OF 7.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,112 SQUARE FEET, (0.09 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3 AND 4.

### UTILITY EASEMENT

A PORTION OF LOTS 4, 5 & LAKE WACO, BLOCK L, PB 10, PG 78  
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW

DRAWN BY: JMM SCALE: N/A

DATE: 5/15/2025

DRAWING # 25-022

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

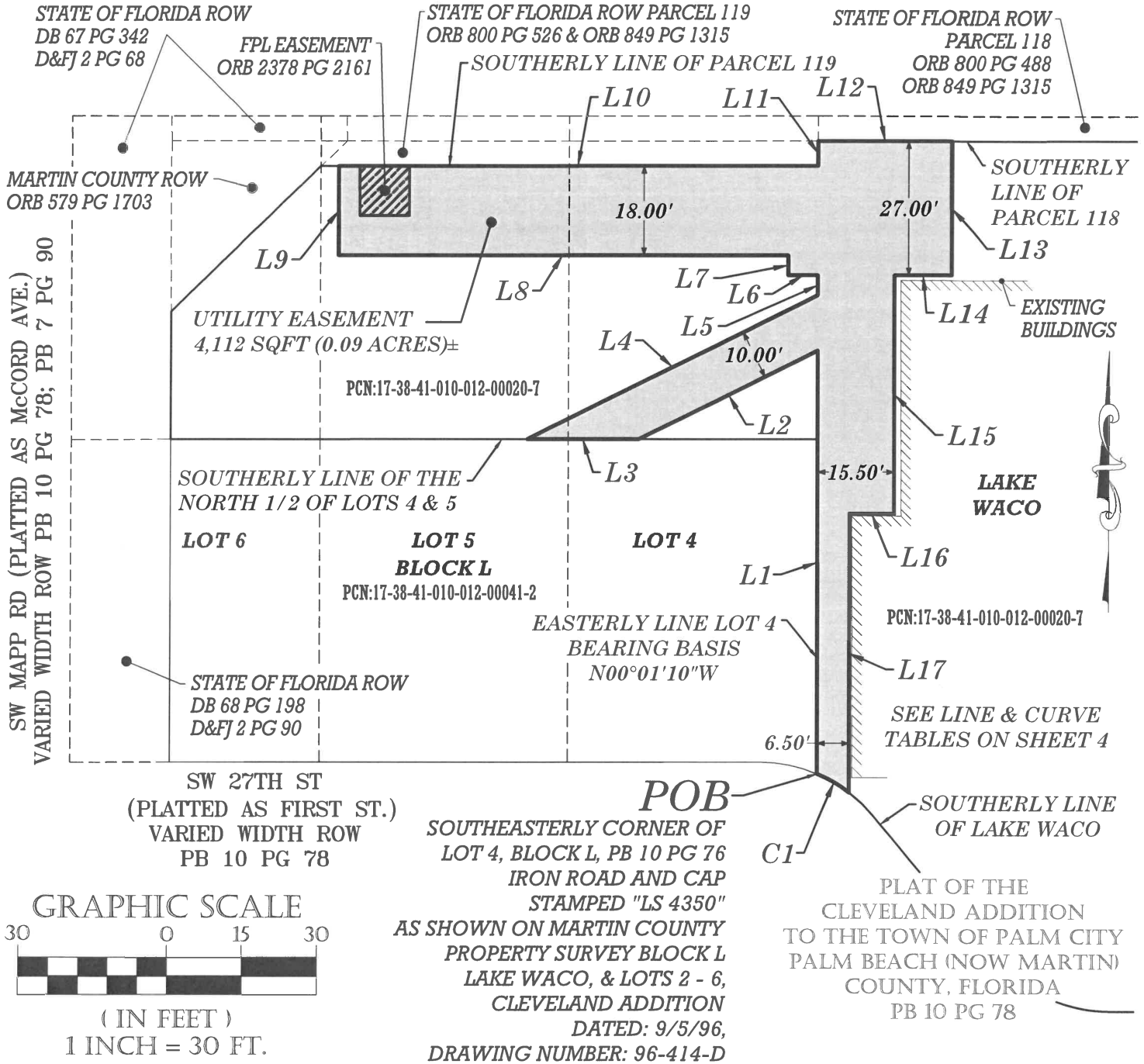
DWG. NAME: 25-022.DWG

M.C. PROJ. NO. 25-022

SHEET NO. 3 OF 4

## EXHIBIT A

SW MARTIN DOWNS BLVD (PLATTED AS PALMETTO ST.)  
VARIED WIDTH ROW PB 10 PG 78; PB 7 PG 90; FDOT ROW MAP SECTION 8909-2515



NOTE: THIS IS NOT A SURVEY.  
THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 4.

THIS MAP IS INTENDED TO BE DISPLAYED  
AT A SCALE OF 1"=30' OR SMALLER.

### UTILITY EASEMENT

A PORTION OF LOTS 4, 5 & LAKE WACO, BLOCK L, PB 10, PG 78  
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW

DRAWN BY: JMM SCALE: 1" = 30'

DATE: 5/15/2025

DRAWING # 25-022

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 25-022.DWG

M.C. PROJ. NO. 25-022

SHEET NO. 4 OF 4

## EXHIBIT A

LINE TABLE		
TAG	BEARING	DISTANCE
L1	N00°01'10"W	85.20'
L2	S63°31'31"W	40.02'
L3	S89°58'51"W	22.45'
L4	N63°31'31"E	65.10'
L5	N00°01'10"W	4.00'
L6	S89°58'50"W	6.00'
L7	N00°01'10"W	4.00'
L8	S89°58'50"W	90.50'
L9	N00°01'10"W	18.00'
L10	N89°58'50"E	96.50'
L11	N00°01'10"W	5.00'
L12	N89°58'50"E	27.00'
L13	S00°01'10"E	27.00'
L14	S89°58'50"W	11.50'
L15	S00°01'10"E	48.00'
L16	S89°58'50"W	9.00'
L17	S00°01'10"E	56.16'

CURVE TABLE					
TAG	RADIUS	CENTRAL ANGLE (DELTA)	LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	14°24'19"	7.54'	N59°47'39"W	7.52'

NOTE: THIS IS NOT A SURVEY.  
THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 3.

**UTILITY EASEMENT**  
**A PORTION OF LOTS 4, 5 & LAKE WACO, BLOCK L, PB 10, PG 78**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 5/15/2025

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