

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

Project Name: Surplus Palm City Parcel – Jamsz - 4081
Property Address: 3500 SW Palm City School Ave., Palm City, FL 34990
PCN: 18-38-41-000-058-00000-4

NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT

THIS NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT (“Agreement”) granted and executed this _____ day of _____, 2026, by **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantor, to **MEDALIST BUILDING GROUP, LLC**, a Florida limited liability company, whose mailing address is 1235 SW 34th Street, Palm City, FL 34990, 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 Grantor, for and in consideration of the sum of \$1.00 in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto Grantee forever, a perpetual non-exclusive flow-through drainage and access easement on, over, under, across and through the land described and depicted on Exhibit "A" attached hereto and made a part hereof (the "Flow-Through Premises") to ensure the free flow of water for general drainage purposes, over, through and under the Flow-Through Premises, utilizing an existing surface and sub-surface drainage system, and the repair, maintenance, and replacement thereof, and for ingress and egress across, over, and upon the Flow-Through Premises as may be reasonably necessary, to carry out the purposes of this Agreement. This Agreement is for the benefit of the land described in Exhibit "B" attached hereto and made a part hereof.

It shall be the obligation of Grantee, and its successors and assigns, to repair, maintain and replace the drainage system within the Flow-Through Premises in good working order. Any alteration of the drainage facilities other than maintenance will require prior written authorization from Grantor. Grantee specifically acknowledges that Grantor shall have the right to utilize and, from time to time, temporarily modify the Flow-Through Premises associated with maintenance and other activities by Grantor on Danforth Creek, provided such use and activities do not disrupt the free flow of water for general drainage purposes over, through and under the Flow-Through Premises. For the avoidance of doubt, (i) Grantee’s obligations hereunder are limited to the drainage improvements (catch basin(s), subsurface pipe(s)) within the Flow-Through Premises, only, (ii) this Agreement does not impose upon Grantee any repair, maintenance, or other obligations or liabilities whatsoever related to Danforth Creek, and (iii) this Agreement does not amend, modify, or otherwise disturb the obligations and agreements set forth in the Easement Agreement recorded at Official Records Book 1749, Page 1686, Public Records of Martin County, Florida.

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Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Flow-Through Premises 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 Flow-Through Premises and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, 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, COUNTY ATTORNEY