

Prepared by and return to:  
City Attorney's Office  
City of Stuart, Florida  
121 SW Flagler Avenue  
Stuart, Florida 34994

## **UTILITY EASEMENT AGREEMENT**

**THIS UTILITY EASEMENT AGREEMENT** ("Agreement") is made, granted, and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 (the "Effective Date"), by **MARTIN COUNTY, a political subdivision of the State of Florida**, whose mailing address is 2401 S.E. Monterey Road, Stuart, Florida 34996 ("Grantor"), in favor of **CITY OF STUART, FLORIDA, a Florida municipal corporation**, whose mailing address is 121 S.W. Flagler Avenue, Stuart, Florida 34994, ("Grantee").

### **RECITALS**

**WHEREAS**, the Grantor is the fee simple owner of real property located in Stuart, Florida, generally located at: 2240 SE Witham Field Drive, Stuart, Florida 34996, and as more particularly described as shown in Exhibit A, attached hereto and incorporated herein by reference, lying and being in Stuart, Martin County, Florida (the "Property"); and

**WHEREAS**, in order to construct and maintain critical infrastructure improvements, the Grantee requires a permanent utility and drainage easement across the Property as depicted in Exhibit B, attached hereto and incorporated herein by reference (the "Easement Area"); and

**WHEREAS**, the public utilities to be placed in the Easement Area may provide services to and from the Property and other properties which may or may not abut and be contiguous to the Easement Area; and

**WHEREAS**, the Grantor is willing to grant such an easement.

**NOW, THEREFORE**, the Grantor, for sum of Ten Dollars (\$10.00) and other valuable consideration to be paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, has and by these present, does hereby grant and convey to the Grantee, its licensees, agents, successors and assigns, the following:

1. **Recitals.** The above-referenced recitals are hereby incorporated as if fully set forth herein.
2. **Grant of Easement.** Grantor, for their and for their successors and assigns, hereby conveys and grants to Grantee, its successors and assigns, a permanent, non-exclusive easement over, under, in, along, across and upon the property described on the attached and incorporated Exhibit B (the "Easement Area") solely for the lawful construction, installation, maintenance, operation, repair, replacement and use of stormwater pipe, and related stormwater management facilities, underground sanitary sewer pipe and related underground sanitary sewer facilities, underground water pipes, gas, electric, phone, cable and other miscellaneous utilities (the "Improvements"), excluding above ground junction boxes and related above ground equipment.

### 3. **Terms of Easement.**

- (a) **Effective Date.** The Easement shall commence on the effective date of this Agreement and shall continue in full force and effect until and unless Grantee has expressly abandoned the Improvements.
- (b) **Reservation by Grantor/Non-Exclusive Use.** All rights, title and interest in and to the Easement Area under this Agreement which may be used and enjoyed without interfering with the rights conveyed by this Agreement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any structures which may cause damage to or interfere with the improvements to be placed within the Easement Area; or develop, landscape, or beautify any easement area in any way which would unreasonably or materially increase the costs to Grantee of installing the Improvements or restoring any of the Easement Areas after such installation.
- (c) **Alterations and Improvements.** All alterations and improvements shall be constructed at Grantee's sole cost and expense and within the confines of the Easement Area in accordance with the approved plans and all permits and applicable statutes, rules, regulations, codes, and ordinances.
- (d) **Location of Existing Utilities.** Prior to exercising the rights conferred hereunder, Grantee or any party acting as its agent shall locate the existing utility facilities within the Easement Area, if any, and shall contact and coordinate with all utilities that have facilities within the Easement Area.
- (e) **Maintenance, Repair, and Restoration.** Grantee shall be solely responsible for and shall maintain and repair at its sole cost and expense the Easement Area and all alterations and improvements currently existing or constructed hereafter. Grantee shall be solely responsible for and shall, at its own cost and expense, promptly repair any damage arising out of Grantee's exercise of the rights granted hereby and restore any improvements, fencing, or landscaping now existing or constructed or installed hereinafter adjacent to the Easement Area to their prior condition or better, using materials of like kind and quality or better.
- (f) **Surrender of Area.** Upon termination of the use of the Easement Area by the Grantee, Grantee, at its sole cost and expense, shall remove all of its personal property from the Easement Area and shall surrender the Easement Area to the Grantor in at least the same condition or better the Easement Area were in at the start of each period of use.
- (g) **Covenants Running with the Land/Assignment.** This Easement shall run with the land and shall be binding upon the Grantor and all parties entitled to use or possession of the Property by or through the Grantor, including lessees, successors and assigns, unless or until this Easement is terminated as hereinabove provided.

- (h) **Improvements.** The Grantor agrees that there will be no improvements planted or constructed within the Easement Area without written approval by the Grantee. The Grantee shall have the right to remove, cut down or trim all trees, undergrowth, fences or buildings within or adjacent to the Easement Area that may interfere with the safe and efficient operation of utilities in the Easement Area.
- (i) **Egress/Ingress.** Grantor grants to the Grantee, its agents, employees, contractors, designees and assigns general ingress/egress over and across its driveways, parking, common or open areas of the Grantor's Property for the purpose of access to the Easement Area for installation of, modification of, and/or maintenance of, any of the Grantee's utilities, pipelines, appurtenances, facilities and/or equipment.

**IN WITNESS WHEREOF**, the undersigned Grantor(s) has signed and sealed this Agreement as of the day and year first above written.

**GRANTOR(S):**

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

**LOCATION MAP**  
(NOT TO SCALE)

N  
W  
E  
S

MARTIN COUNTY AIRPORT

WITHAM FIELD

SE 10TH ST  
SE 14TH ST  
SE 16TH ST  
SE 18TH ST  
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SE 96TH ST  
SE 98TH ST  
SE 100TH ST

SE OLD DIXIE HWY  
US HWY #1  
FLORIDA EAST COAST RAILWAY  
SE MONTEREY RD  
SE BEACH RD  
SE LUTHER KING JR BLVD  
SE MARTIN LUTHER KING JR BLVD

**SITE**

- 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)

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JULY 10, 2025, 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.

Date: 2025.08.14 10:00:36 -04'00'

ELIZABETH A. LINDSAY, P.L.S.  
FLORIDA REGISTRATION NO. 4724

A

SHEET NO.	1
OF	3
SHEETS	
PROJECT NO.	2011761-003

DATE	REVISIONS
07/21/2025	REVISE EASEMENT PER COMMENTS
08/13/2025	REVISE TBLOCK, ABBREVIATIONS & ADD PID

**SKETCH AND LEGAL DESCRIPTION**  
UTILITY EASEMENT

DATE 07/10/2025  
SCALE NOT TO SCALE  
FIELD BK. \_\_\_\_\_  
DRAWING BY D.B.  
CHECKED BY R.J.M.

**B** **BETSY LINDSAY**  
A DIVISION OF HALEY WARD, INC.  
7697 S.W. JACK JAMES DRIVE STUART, FLORIDA 34957  
(772)286-5783 (772)286-5833FAX  
11 CLEVELAND AVENUE, NEWTON, MA 02459

LEGAL DESCRIPTION

UTILITY EASEMENT

A 20.00 FOOT AND 15.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID 20.00 FOOT AND 15.00 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 89°57'21" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 861.89 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 0°02'39" WEST, 25.90 FEET TO THE NORTHEASTERLY LIMITS OF AN EXISTING 15.00 FOOT WIDE UTILITY PER OFFICIAL RECORDS BOOK 2664, PAGE 1888 AND THE POINT OF BEGINNING; THENCE NORTH 25°04'29" EAST, 173.42 FEET; THENCE SOUTH 65°00'00" EAST, 153.93 FEET; THENCE NORTH 25°00'00" EAST, 15.00 FEET; THENCE SOUTH 65°00'00" WEST, 133.63 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTHEASTERLY LIMITS OF THE EXISTING 15.00 FOOT WIDE UTILITY EASEMENT; THENCE NORTH 64°09'50" WEST ALONG SAID EASTERLY LIMITS, 15.00 FEET; THENCE NORTH 25°00'00" EAST, 98.41 FEET; THENCE NORTH 65°00'00" WEST, 133.95 FEET; THENCE SOUTH 25°04'29" WEST, 157.19 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTHEASTERLY LIMITS OF THE EXISTING 15.00 FOOT WIDE UTILITY EASEMENT; THENCE NORTH 54°18'42" WEST ALONG SAID EASTERLY LIMITS, 20.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,188 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

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

ABBREVIATIONS

NO.	NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.B.	OFFICIAL RECORDS BOOK
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP
ID	IDENTIFICATION

EXHIBIT A

SHEET NO. 2  
OF 3 SHEETS  
PROJECT NO.  
2011761.003

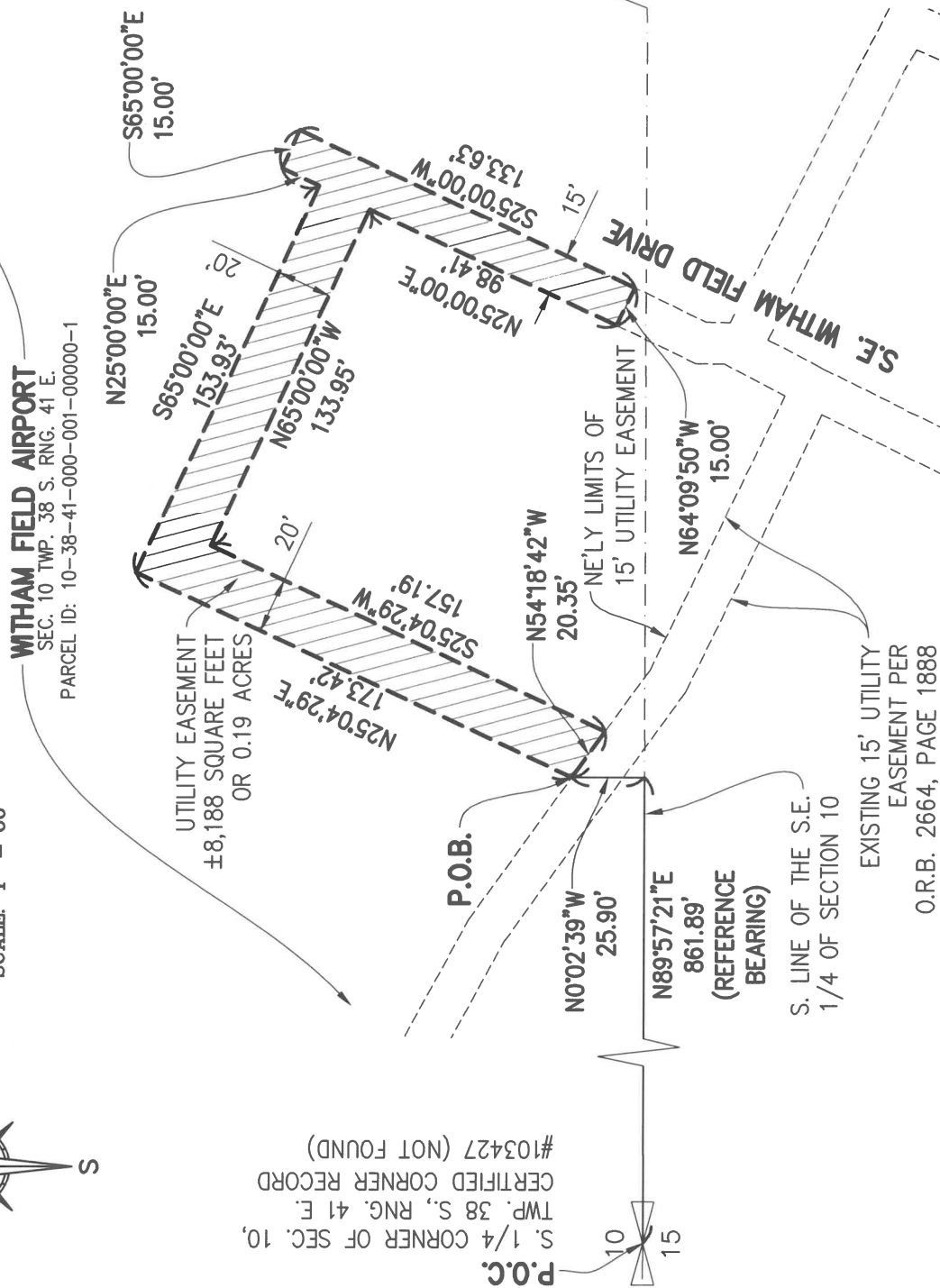
DATE	REVISIONS
07/21/2023	REVISE EASEMENT PER COMMENTS
08/13/2025	REVISE BLOCK, ABBREVIATIONS & ADD PD

A PORTION OF WITHAM FIELD AIRPORT IN SEC. 10,  
TWP. 38 S., RNG. 41 E., MARTIN COUNTY, FL

SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT

DATE 07/10/2025  
SCALE NOT TO SCALE  
FIELD BK.  
DRAWING BY D.B.  
CHECKED BY R.J.M.

B BETSY LINDSAY  
A DIVISION OF HALEY WARD, INC.  
7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-0758 (772)286-8638-FAX  
LICENSED BUSINESS NO. 6662



**P.O.C.**  
S. 1/4 CORNER OF SEC. 10,  
TWP. 38 S., RNG. 41 E.  
CERTIFIED CORNER RECORD  
#103427 (NOT FOUND)

INTERSECTION OF N. LINE OF  
THE HANSON GRANT WITH  
S. LINE OF SEC. 10,  
TWP. 38 S., RNG. 41 E.  
CERTIFIED CORNER RECORD  
#103423 (NOT FOUND)

NORTHERLY  
LINE OF THE  
HANSON  
GRANT

EXHIBIT B

SHEET NO. 3  
OF 3 SHEETS  
PROJECT NO.  
2011761.003

DATE	REVISIONS
07/21/2025	REUSE EASEMENT PER COMMENTS
08/13/2025	REVISE TIEBACK, ABBREVIATIONS & ADD PID

A PORTION OF WITHAM FIELD AIRPORT IN SEC. 10,  
TWP. 38 S., RNG. 41 E., MARTIN COUNTY, FL

# SKETCH AND LEGAL DESCRIPTION

DATE 07/10/2025  
SCALE 1" = 60'  
FIELD BK. \_\_\_\_\_  
DRAWING BY DB  
CHECKED BY RJM

**B** **BETSY LINDSAY**  
A DIVISION OF HALEY WARD, INC.

7097 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772) 286-5763 (772) 286-5633 FAX  
LICENSED BUSINESS NO. 6852