

This instrument prepared by:

Trish Allen
Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: IRSC-FPL Easement-Citrus Blvd #3803
PCN: 03-40-39-000-000-00011-0
34-39-39-000-000-00021-0

SPACE ABOVE THIS LINE FOR RECORDING DATA

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WATER MAIN AND SANITARY UTILITY EASEMENT

THIS EASEMENT granted and executed this ____ day of _____, 202__, by MARTIN COUNTY, a political subdivision of the State of Florida, whose mailing address is 2401 SE Monterey Road, Stuart, FL 34996, Grantors, to the VILLAGE OF INDIANTOWN, a Florida municipal corporation, whose address is 15516 SW Osceola Street, Suite B, Indiantown, FL 34956, 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 gravity main connections, pumps, pipelines, fences, structures, powerline hookups, sewer mains, pipes, service lines, tees, joints and appurtenances, 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 Exhibits "A" and "B" attached hereto and made a part hereof.

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 and that said land is the homestead premises of the grantor. There are no mortgages encumbering the Easement Premises.

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. 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.

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

EDWARD V. CIAMPI, CHAIRMAN

SUFFICIENCY:

APPROVED AS TO FORM & LEGAL

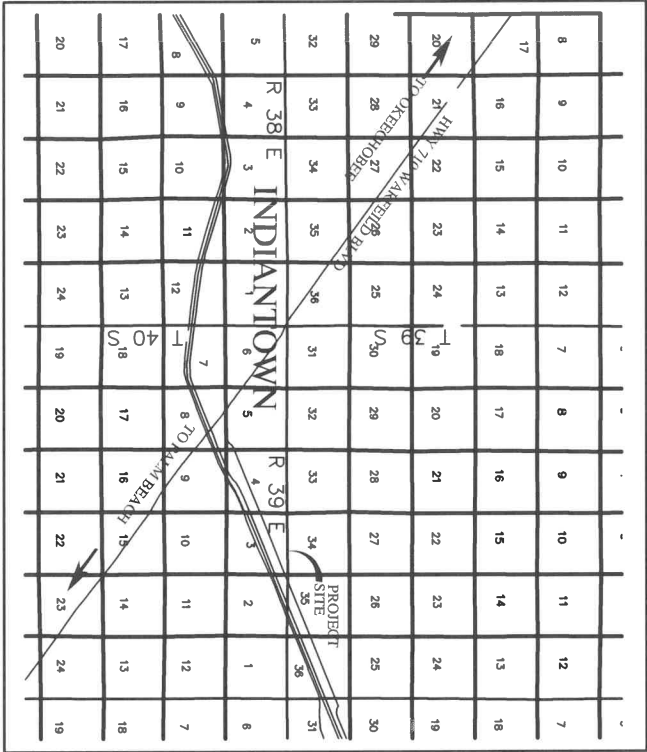
SARAH W. WOODS, COUNTY ATTORNEY

SKETCH AND DESCRIPTION

WATER MAIN UTILITY EASEMENT IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST AND IN SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA

EXHIBIT A

EASEMENT LINE TABLE--SEE SHEET 3		
LINE	BEARING	LENGTH
L1	S68°08'43"W	10.00'
L2	N21°47'56"W	27.95'
L3	S89°27'14"W	13.50'
L4	N00°32'21"W	10.00'
L5	N89°27'14"E	13.50'
L6	N00°32'46"W	15.28'
L7	S46°26'31"E	24.05'
L8	S00°12'57"E	136.05'
L9	S47°38'45"E	97.30'
L10	S47°05'07"W	122.23'
L11	N43°36'56"W	35.31'
L12	S89°59'48"W	7.75'
L13	S00°32'46"E	58.59'
L14	S21°47'56"E	26.06'
L15	S45°12'48"E	14.22'
L16	S89°54'01"E	164.41'
L17	S00°05'59"W	10.50'
L18	S89°54'01"E	10.00'
L19	N00°05'59"E	10.50'
L20	S89°54'01"E	363.65'
L21	S46°26'31"E	15.79'
L22	S00°12'57"E	136.18'
L23	S47°38'45"E	97.27'
L24	S00°03'04"W	43.23'
L25	N89°56'56"W	2.50'
L26	S00°03'04"W	10.00'
L27	S89°56'56"E	2.50'
L28	S00°03'04"W	65.46'
L29	N89°56'56"W	22.00'
L30	S00°03'04"W	16.00'
L31	S89°56'56"E	22.00'
L32	S00°03'04"W	144.74'
L33	N89°55'11"W	86.49'
L34	S00°04'49"W	10.00'
L35	S89°55'11"E	86.50'
L36	S00°03'04"W	5.21'
L37	S47°05'07"W	113.94'
L38	N00°03'28"W	76.52'
L39	S89°56'32"W	10.00'
L40	S00°03'28"E	76.51'
L41	N89°59'51"W	125.60'
L42	N43°36'56"W	35.31'
L43	S89°59'48"W	12.13'



LOCATION MAP
NOT TO SCALE



AREA NOTE:
UTILITY EASEMENT: 30,574 SQ.FT.
(0.70 ACRES) MORE OR LESS

LEGEND:
PB=PLAT BOOK; PG=PAGE; ORB/PG=OFFICIAL RECORDS BOOK & PAGE; R/W=RIGHT OF WAY; (L1) REFERS TO LINE TABLE; C=CENTERLINE; SQ.FT.=SQUARE FEET; ± = PLUS OR MINUS; O.R. = OFFICIAL RECORDS

SURVEYOR'S NOTES:
1. THIS SKETCH AND DESCRIPTION PREPARED WITHOUT BENEFIT OF TITLE.
2. THIS SKETCH AND DESCRIPTION IS PREPARED FOR UTILITY PURPOSES.
3. NO FIELD WORK PERFORMED.

BEARING AND COORDINATE NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO STATE PLANE NORTH AMERICAN DATUM OF 1983(1999), FLORIDA EAST ZONE 901. BEARING REFERENCE OF N89°51'14"E CAN BE MADE ALONG THE NORTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST.

CERTIFICATION: I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J-17, F.A.C.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING

DocuSigned by:
5A172C4C27C741F...

3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEYS@FENEX.COM
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

AN EASEMENT FOR UTILITY PURPOSES LYING AND BEING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST AND IN SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 68°08'43" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1284.13 FEET TO THE SOUTHEAST CORNER OF MARTIN COUNTY PARCEL HAVING A PARCEL IDENTIFICATION NUMBER OF 03-40-39-000-00011-0 AND IS DESCRIBED IN O.R. BOOK 2254, PAGE 2195, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH 68°08'43" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 951.67 FEET TO THE POINT OF BEGINNING OF SAID UTILITY EASEMENT, SAID UTILITY EASEMENT BEING DESCRIBED BY THE FOLLOWING COURSES AND DISTANCES:

THENCE (L2)-NORTH 21'47"56" WEST, A DISTANCE OF 27.95 FEET; THENCE NORTH 00'32'56" WEST, A DISTANCE OF 411.55 FEET; THENCE NORTH 00'32'46" WEST, A DISTANCE OF 613.61 FEET; THENCE (L3)-SOUTH 89'27'14" WEST, A DISTANCE OF 13.50 FEET;

THE NCE (L7)–SOUTH 46°26'51" EAST, A DISTANCE OF 24.05 FEET; THE NCE (L8)–SOUTH 00°12'57" EAST, A DISTANCE OF 136.05 FEET; THE NCE (L9)–SOUTH 47°38'45" EAST, A DISTANCE OF 97.30 FEET; THE NCE SOUTH 00°03'04" WEST, A DISTANCE OF 303.41 FEET; THE NCE (L10)–SOUTH 47°05'07" WEST, A DISTANCE OF 122.23 FEET; THE NCE NORTH 89°59'51" WEST, A DISTANCE OF 504.57 FEET; THE NCE (L11)–NORTH 43°36'56" WEST, A DISTANCE OF 35.31 FEET; THE NCE (L12)–SOUTH 89°59'48" WEST, A DISTANCE OF 7.75 FEET; THE NCE (L13)–SOUTH 00°32'46" EAST, A DISTANCE OF 58.59 FEET; THE NCE SOUTH 00°32'56" EAST, A DISTANCE OF 409.68 FEET; THE NCE (L14)–SOUTH 21°47'56" EAST, A DISTANCE OF 26.06 FEET TO THE POINT OF BEGINNING;

COMMENCE AT POINT 'A' AS DESCRIBED IN THE ABOVE DESCRIPTION;

THEENCE (L15)--SOUTH 45°12'48" EAST, A DISTANCE OF 14.22 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LESS AND EXCEPT PORTION; THENCE (L16)--SOUTH 89°54'01" EAST, A DISTANCE OF 164.41 FEET; THENCE (L17)--SOUTH 00°05'59" WEST, A DISTANCE OF 10.50 FEET; THENCE (L18)--SOUTH 89°54'01" EAST, A DISTANCE OF 10.00 FEET; THENCE (L19)--NORTH 00°05'59" EAST, A DISTANCE OF 10.50 FEET; THENCE (L20)--SOUTH 89°54'01" EAST, A DISTANCE OF 363.65 FEET; THENCE (L21)--SOUTH 46°26'31" EAST, A DISTANCE OF 15.79 FEET; THENCE (L22)--SOUTH 00°12'57" EAST, A DISTANCE OF 136.18 FEET; THENCE (L23)--SOUTH 47°38'45" EAST, A DISTANCE OF 97.27 FEET; THENCE (L24)--SOUTH 00°03'04" WEST, A DISTANCE OF 43.23 FEET; THENCE (L25)--NORTH 89°56'56" WEST, A DISTANCE OF 2.50 FEET; THENCE (L26)--SOUTH 00°03'04" WEST, A DISTANCE OF 10.00 FEET; THENCE (L27)--SOUTH 89°56'56" EAST, A DISTANCE OF 2.50 FEET; THENCE (L28)--SOUTH 00°03'04" WEST, A DISTANCE OF 65.46 FEET; THENCE (L29)--NORTH 89°56'56" WEST, A DISTANCE OF 22.00 FEET; THENCE (L30)--SOUTH 00°03'04" WEST, A DISTANCE OF 16.00 FEET; THENCE (L31)--SOUTH 89°56'56" EAST, A DISTANCE OF 22.00 FEET; THENCE (L32)--SOUTH 00°03'04" WEST, A DISTANCE OF 144.74 FEET; THENCE (L33)--NORTH 89°55'11" WEST, A DISTANCE OF 86.49 FEET; THENCE (L34)--SOUTH 00°04'49" WEST, A DISTANCE OF 10.00 FEET; THENCE (L35)--SOUTH 89°55'11" EAST, A DISTANCE OF 86.50 FEET; THENCE (L36)--SOUTH 00°03'04" WEST, A DISTANCE OF 5.21 FEET; THENCE (L37)--SOUTH 47°05'07" WEST, A DISTANCE OF 113.94 FEET; THENCE NORTH 89°59'51" WEST, A DISTANCE OF 360.75 FEET; THENCE (L38)--NORTH 00°03'28" WEST, A DISTANCE OF 76.52 FEET; THENCE (L39)--SOUTH 89°56'32" WEST, A DISTANCE OF 10.00 FEET; THENCE (L40)--SOUTH 00°03'28" EAST, A DISTANCE OF 76.51 FEET; THENCE (L41)--NORTH 89°59'51" WEST, A DISTANCE OF 125.60 FEET; THENCE (L42)--NORTH 43°36'56" WEST, A DISTANCE OF 35.31 FEET; THENCE (L43)--SOUTH 89°59'48" WEST, A DISTANCE OF 12.13 FEET; THENCE NORTH 00°32'46" WEST, A DISTANCE OF 560.19 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LESS AND EXCEPT PORTION.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING

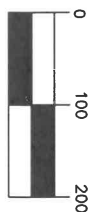
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C = CENTERLINE; SQ.FT.=SQUARE FEET; ± = PLUS OR MINUS; O.R. = OFFICIAL RECORDS
THIS IS NOT A BOUNDARY SURVEY

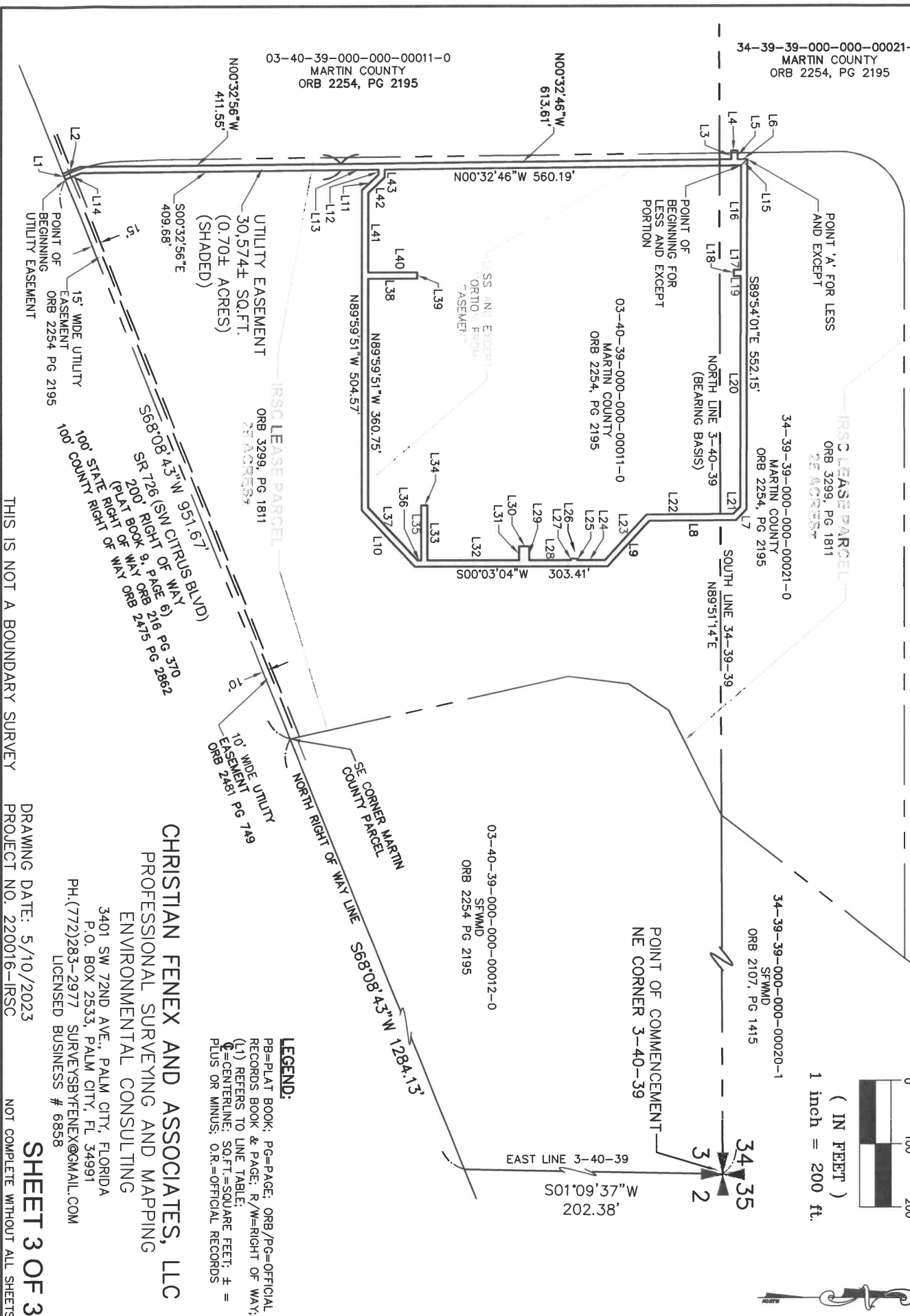
PH. (772) 283-2977 SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

NOT COMPLETE WITHOUT ALL SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



THIS IS NOT A BOUNDARY SURVEY

DRAWING DATE: 5/10/2023
PROJECT NO. 220016-IRSC

NOT COMPLETE WITHOUT ALL SHEETS

CHRISTIAN FENEX AND ASSOCIATES, LLC
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ENVIRONMENTAL CONSULTING

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SHEET 3 OF 3

EXHIBIT



ENVIRONMENTAL CONSULTING
—5A727C4C27C741F

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LICENSED BUSINESS # 6858

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UTILITY EASEMENT: 11,170 SQ.FT.
(0.26 ACRES) MORE OR LESS

PB=PLAIN BOOK; PG=PAGE; ORB/PG=OFFICIAL RECORDS BOOK & PAGE; R/W=RIGHT OF WAY; (L1) REFERS TO LINE TABLE; **¢** =CENTERLINE; SQ.FT.=SQUARE FEET; ± = PLUS OR MINUS

1. THIS SKETCH AND DESCRIPTION PREPARED WITHOUT BENEFIT OF TILE.
2. THIS SKETCH AND DESCRIPTION IS PREPARED FOR UTILITY PURPOSES.
3. NO FIELD WORK PERFORMED.

THE BEARINGS AND COORDINATES SHOWN HEREON
ARE REFERENCED TO STATE PLANE NORTH
AMERICAN DATUM OF 1983(1999), FLORIDA EAST
ZONE 901. BEARING REFERENCE CAN BE MADE
ALONG THE NORTH LINE OF SECTION 3, TOWNSHIP
40 SOUTH, RANGE 39 EAST.

DocuSigned by:
5A727C4C27C741F

FLORIDA REGISTRATION #5102

CHRISTIAN FENEX

SKETCH AND DESCRIPTION

EXHIBIT
6

SANITARY UTILITY EASEMENT IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

AN EASEMENT FOR UTILITY PURPOSES LYING AND BEING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 01°09'37" WEST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 202.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD; THENCE SOUTH 68°08'43" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1284.13 FEET TO THE SOUTHEAST CORNER OF MARTIN COUNTY PROPERTY HAVING A PARCEL IDENTIFICATION NUMBER OF 03-40-39-000-000-0001-0 AND IS DESCRIBED IN O.R. BOOK 2254, PAGE 2195, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 68°08'43" WEST, A DISTANCE OF 1011.68 FEET TO THE POINT OF BEGINNING OF SAID UTILITY EASEMENT, SAID UTILITY EASEMENT BEING DESCRIBED BY THE FOLLOWING COURSES AND DISTANCES:

THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE (L1)-SOUTH 68°08'43" WEST, A DISTANCE OF 10.00 FEET; THENCE (L2)-NORTH 20°37'35" WEST, A DISTANCE OF 38.95 FEET; THENCE (L3)-NORTH 46°51'08" WEST, A DISTANCE OF 21.99 FEET; THENCE (L4)-NORTH 00°32'38" WEST, A DISTANCE OF 834.10 FEET; THENCE (L5)-SOUTH 89°31'32" WEST, A DISTANCE OF 46.00 FEET; THENCE (L6)-NORTH 00°32'38" WEST, A DISTANCE OF 40.00 FEET; THENCE (L7)-NORTH 89°31'32" EAST, A DISTANCE OF 56.00 FEET; THENCE (L8)-SOUTH 00°32'38" EAST, A DISTANCE OF 869.81 FEET; THENCE (L9)-SOUTH 46°51'08" EAST, A DISTANCE OF 20.04 FEET; THENCE (L10)-SOUTH 20°37'35" EAST, A DISTANCE OF 41.06 FEET TO THE POINT OF BEGINNING.

UTILITY EASEMENT CONTAINING 11,170 SQ.FT. (0.26 ACRES) MORE OR LESS

EASEMENT LINE TABLE-SEE SHEET 3		
LINE	BEARING	LENGTH
L1	S68°08'43"W	10.00'
L2	N20°37'35"W	38.95'
L3	N46°51'08"W	21.99'
L4	N00°32'38"W	834.10'
L5	S89°31'32"W	46.00'
L6	N00°32'38"W	40.00'
L7	N89°31'32"E	56.00'
L8	S00°32'38"E	869.81'
L9	S46°51'08"E	20.04'
L10	S20°37'35"E	41.06'

LEGEND:

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PAGE; R/W=RIGHT OF WAY; (L1) REFERS TO LINE TABLE;
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THIS IS NOT A BOUNDARY SURVEY

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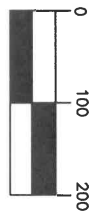
SHEET 2 OF 3
NOT COMPLETE WITHOUT ALL SHEETS

SKETCH AND DESCRIPTION

SANITARY UTILITY EASEMENT IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA

EXHIBIT

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

34-39-39-000-000-00021-0
MARTIN COUNTY
ORB 2254, PG 2195

IRSC LEASE PARCEL
ORB 3299, PG 1811
25 ACRES±

34-39-39-000-000-00021-0
MARTIN COUNTY
ORB 2254, PG 2195

SOUTH LINE 34-39-39
NORTH LINE 3-40-39
(BEARING BASIS)

POINT OF COMMENCEMENT
NE CORNER 3-40-39

34 35
2 3

03-40-39-000-000-00011-0
MARTIN COUNTY
ORB 2254, PG 2195

IRSC LEASE PARCEL
ORB 3299, PG 1811
25 ACRES±

03-40-39-000-000-00012-0
SFWMD
ORB 2254 PG 2195

SE CORNER MARTIN
COUNTY PARCEL
NORTH RIGHT OF WAY LINE

UTILITY EASEMENT
11,170± SQ.FT.
(0.26± ACRES)
(SHADED)

(LINE TABLE
SEE SHEET 2)

POINT OF
UTILITY EASEMENT
15' WIDE UTILITY
EASEMENT
ORB 2254 PG 2195

THIS IS NOT A BOUNDARY SURVEY

DRAWING DATE: 3/10/2023
PROJECT NO. 220016-IRSC

SHEET 3 OF 3

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