

This instrument prepared by:
Ellen MacArthur, Real Property
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: SW Cargo Way Road Opening
RP #: 3838
Property Address: 4365 SW Cargo Way, #15, Palm City
PCN: 14-38-40-000-009-00000-8

SPACE ABOVE THIS LINE FOR RECORDING DATA

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UTILITY EASEMENT

THIS EASEMENT granted and executed this ____ day of _____, 20____, by SANDS CC, LLC, a Florida limited liability company, whose mailing address is 902 Carnegie Center, Suite 400, Princeton, NJ 08540, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 SE Monterey Road, Stuart, FL 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 forever, an easement for the construction, reconstruction, replacement, operation, maintenance, and repair of utility related equipment, including, but not limited to lift stations, pumps, pipelines, fences, structures, fire hydrants, 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; that Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that there are no mortgages encumbering the Easement Premises.

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. 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.

Accepted pursuant to
Resolution No. _____

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

Signed, sealed, and delivered in presence of:

WITNESSES:

GRANTOR:

SANDS CC, LLC,
a Florida limited liability company

By: _____
Robert H. Sands, Manager

Print Name

Print Name

State of _____}

County of _____}

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by, Robert H. Sand, as Manager of Sands CC, LLC, a Florida limited liability company, by () means of physical presence or () online notarization. He is () personally known to me or () has produced _____ as identification.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

NOTE:
DESCRIPTION NOT
VALID WITHOUT
SKETCH.

EXHIBIT A
THIS IS NOT A SURVEY

DESCRIPTION:

THE NORTH 10.00 FEET OF THE SOUTH 20.00 FEET OF TRACTS 25 AND 26, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY OF S.W. CITRUS BOULEVARD (A VARIABLE-WIDTH RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 404, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 0.28 ACRES (12,304.21 SQUARE FEET), MORE OR LESS.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

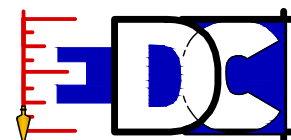
SIGNATURE DATE

*SKETCH & DESCRIPTION OF:
UTILITY EASEMENT*

PREPARED FOR:

SANDS INDUSTRIAL

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com

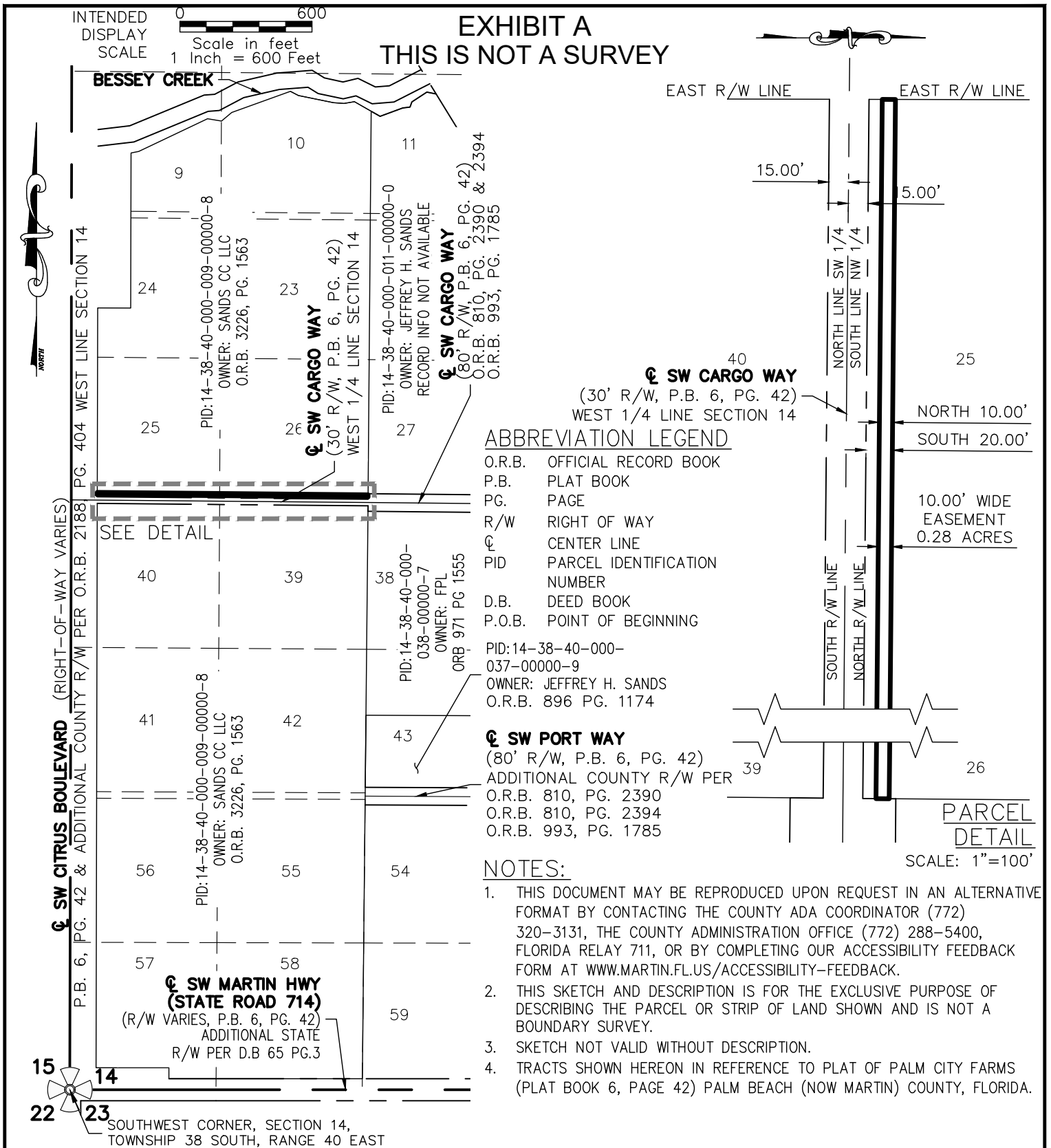


**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS
REVISED PER COMMENTS - SPT - 02/09/23

PROJ. #: 20-447 DATE: 2/10/2023 DRAWN BY: SPT CHECKED BY: MTO SCALE: AS SHOWN CAD FILE: 20-447 UE_rev1.dwg
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1 OF 2



SKETCH & DESCRIPTION OF: UTILITY EASEMENT

PREPARED FOR:

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**SHEET
2 OF 2**