

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

Project Name: Treasure Coast CC Lots 14-15
Project No: RPM #3197
PCN: 55-38-41-290-002-00140-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS EASEMENT granted and executed this 17th day of May, 2019 by TED GLASRUDE ASSOCIATES FL, LLC, a Florida limited liability company, whose mailing address is 1700 West Highway 36, Suite 650, Roseville, MN, 55113, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 SE 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 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, 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 and 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.

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

Signed, sealed and delivered in the presence of:

WITNESSES:

GRANTOR:

TED GLASRUD ASSOCIATES FL, LLC,
a Florida limited liability company
By: Glasrud Management, Inc. – Its Manager

Alicia Fischer

Witness

Alicia Fischer

Print Name

[Signature]

Witness

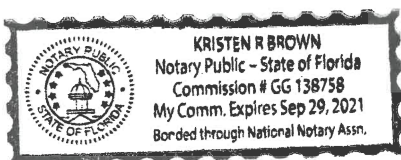
Dawn Christensen

Print Name

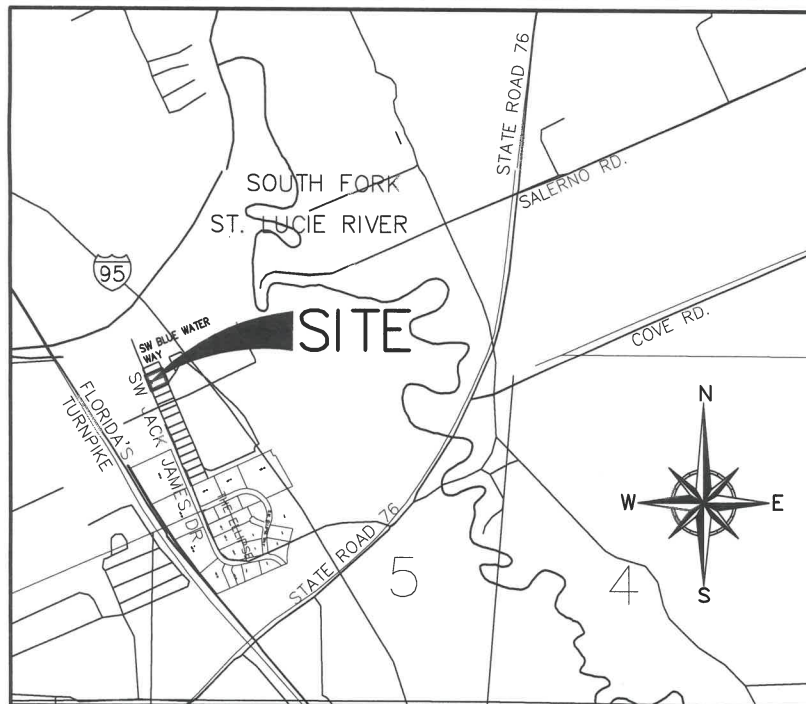
State of Florida }

County of Martin }

The foregoing Utility Easement was acknowledged before me this 17th day of May, 2019 by Theodore G. Glasrud as President of Glasrud Management, Inc., Manager of Ted Glasrud Associates FL, LLC, a corporation existing under the laws of the State of Florida, on Behalf of the corporation. He/She is (☒) personally known to me or has produced _____ as identification.



Kristen R. Brown
Notary Public



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N23°13'38"W ALONG THE EASTERLY RIGHT OF WAY LINE OF S.W. JACK JAMES DRIVE.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JUNE 15, 2018, 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 FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

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

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPERS

"EXHIBIT "A"

SHEET NO. 1
OF 3 SHEETS
PROJECT NO.
02-08 Q

DATE	REVISIONS
09/12/18	REVISED PER MARTIN COUNTY

A PORTION OF LOTS 14 & 15, TREASURE COAST COMMERCE
CENTER TWO & THREE, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT

DATE 06/15/2018
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, SECTION TWO, OF THE PLAT OF TREASURE COAST COMMERCE CENTER TWO AND THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 66°46'22" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 15, A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH A LINE BEING 20.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF S.W. JACK JAMES DRIVE, AND THE POINT OF BEGINNING; THENCE NORTH 23°13'38" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET TO AN INTERSECTION WITH A LINE BEING 9.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 15; THENCE NORTH 66°46'22" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 22.50 FEET TO AN INTERSECTION WITH A LINE BEING 42.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF S.W. JACK JAMES DRIVE; THENCE SOUTH 23°13'38" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 18.00 FEET TO AN INTERSECTION WITH A LINE BEING 9.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 14; THENCE SOUTH 66°46'22" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 9.50 FEET TO AN INTERSECTION WITH A LINE BEING 33.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF S.W. JACK JAMES DRIVE; THENCE SOUTH 23°13'38" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 9.35 FEET TO AN INTERSECTION WITH A LINE BEING 18.35 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 14; THENCE SOUTH 66°46'22" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 13.00 FEET TO AN INTERSECTION WITH A LINE BEING 20.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF S.W. JACK JAMES DRIVE; THENCE NORTH 23°13'38" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 18.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 526.6 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

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

ABBREVIATIONS

D.B.	DEED BOOK
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

"EXHIBIT "A"

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
02-08 Q

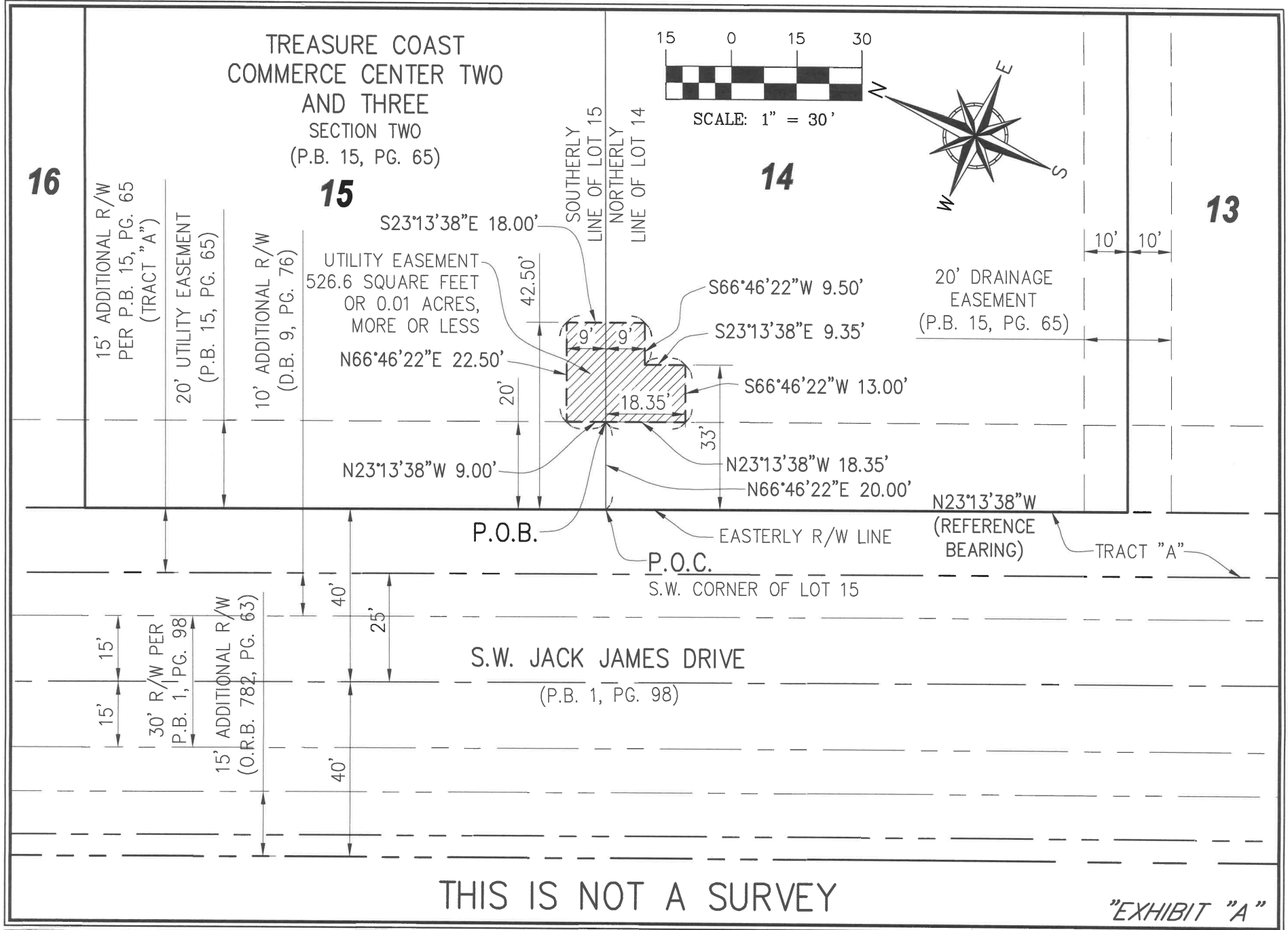
DATE	REVISIONS
09/12/18	REVISED PER MARTIN COUNTY

A PORTION OF LOTS 14 & 15, TREASURE COAST COMMERCE
CENTER TWO & THREE, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT

DATE 06/15/2018
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852



SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
02-08 Q

DATE	REVISIONS
09/12/18	REVISED PER MARTIN COUNTY

A PORTION OF LOTS 14 & 15, TREASURE COAST COMMERCE
CENTER TWO & THREE, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT

DATE 06/15/2018
SCALE 1" = 30'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5763 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852