

This instrument prepared by:
Kristen Lynch for
Martin County, Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Coral Lakes HOA-UE
Project Number: RPM# 4282
PCN: 53-38-41-001-000-00001-1

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS UTILITY EASEMENT is granted and executed this 20th day of April 2026, by **CORAL LAKES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 1750 SE Coral Lakes Way, Stuart, FL 34997 ("Grantor") to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. 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, for the purposes of a proposed water main extension project, an easement for the construction, reconstruction, replacement, operation, maintenance, and repair of utility-related equipment, including, but not limited to, lift stations, gravity mains, gravity main connections, pumps, pipelines, hydrants, 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 (the "Easement Premises"):

The streets and rights-of-way as shown on Coral Lakes, according to the plat thereof, as recorded in Plat Book 7, Page 80, Public Records of Martin County, Florida.

Together with:

The Northerly 98.00 feet of Lot 24, Coral Lakes, according to the plat thereof, as recorded in Plat Book 7, Page 80, Public Records of Martin County, Florida.

AND further, the right of reasonable ingress and egress over and across subject property as is necessary to the Grantee's use of the rights granted herein.

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.

Accepted pursuant to
Resolution No. _____

Grantee, its contractors, agents and employees shall have free access to the Easement Premises and every part thereof, always, 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. 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.

Grantor further warrants that there are no mortgages encumbering the Easement Premises.

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:

CORAL LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

[Signature]
Witness #1 Signature
Printed Name: LAURENCE KORN
Mailing Address: 4894 SE GEM DR.
STUART FL 34997

By: [Signature]
Printed Name: Gerard Deneen
Title: Flat President

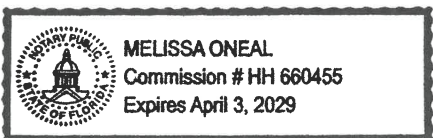
[Signature]
Witness #2 Signature
Printed Name: Rob Stephann
Mailing Address: _____
2103 SE OPAL WAY. STUART FL 34997

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me (NO) by means of physical presence or () online notarization this 20 day of APRIL, 2026, by GERARD DENEEN, as PRESIDENT of **CORAL LAKES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the company who is (✓) personally known to me or () has produced _____ as identification.

(NOTARY SEAL)

[Signature]
Notary Public, State of FLORIDA
Printed Name: MELISSA O'NEAL
My Commission Expires: APRIL 3, 2029



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:

CORAL LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Laurence Kohn

Witness #1 Signature
Printed Name: LAURENCE KOHN
Mailing Address: 4894 SE 68th Dr.
STUART FL 34997

By: *Nicholas Bahr*
Printed Name: Nicholas Bahr
Title: Vice President

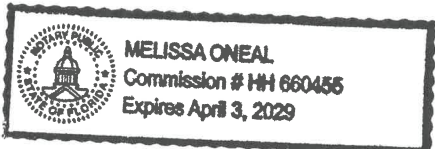
R. Stephen

Witness #2 Signature
Printed Name: Robert Stephen
Mailing Address: 2103 SS OPAL WAY
STUART FL 34997

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me, *Melissa O'Neal* by means of physical presence or () online notarization this 20 day of APRIL, 2026, by NICHOLAS BATES, as VICE PRESIDENT of **CORAL LAKES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the company who is not personally known to me or () has produced _____ as identification.

(NOTARY SEAL)



Melissa O'Neal
Notary Public, State of FLORIDA
Printed Name: MELISSA O'NEAL
My Commission Expires: APRIL 3, 2029