

This instrument prepared by:

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Gonano & Harrell
1600 S. Federal Highway, Suite 200
Fort Pierce, FL 34950-5178
(772) 464-1032 Ext. 1010

ACCESS, DRAINAGE, AND WATER MANAGEMENT EASEMENT

THIS INDENTURE is made and entered into this ____ day of _____, 2023, by and between MARTIN MEMORIAL MEDICAL CENTER, INC., a Florida not for profit corporation (“Grantor”), and SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, a community development district established in accordance with Chapter 190, Florida Statutes (“District No. 1”), acting for itself and on behalf of all of the other Districts as defined in and pursuant to that certain Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, and recorded in Official Records Book 3539, Pages 672-713, of the Public Records of St. Lucie County, Florida, as amended (“District Interlocal Agreement”), wherein District No. 1 has been delegated responsibility to act on behalf of the other Districts, joined by the CITY OF PORT ST. LUCIE, a Florida municipal corporation (“City” and, together with District No. 1, the “Grantees”).

WITNESSETH:

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, and warrants to the Grantees, their licensees, employees, contractors, successors, and assigns, an easement in perpetuity along, over, across, under, and through that certain real property owned by the Grantor and more particularly described in the attached Exhibit “A” for purposes of access, drainage, and water management (“Water Management Easement”).

The Grantor further grants to the Grantees, their licensees, agents, employees, contractors, successors, and assigns, a general ingress/egress easement over and across the Grantor’s driveways, parking, common, and open areas adjacent to the Water Management Easement for purposes of access to, and/or maintenance of, any of the Grantees’ drainage and related water management facilities.

This Indenture is given upon the express understanding and condition that the land described in the Water Management Easement may be used by the Grantor for any use not inconsistent with this Indenture, provided, however, that no building, structure, landscaping, or other improvement shall be constructed, installed, or erected on the described Water Management Easement by the Grantor that would restrict the installation, operation, or maintenance of, or in any manner result in damage to, the drainage and water management facilities of the Grantees, and provided, further, that any such structure, landscaping, or other improvement constructed, installed, or erected by the Grantor on the Water Management Easement shall be subject to removal or destruction by the Grantees without liability or responsibility on the part of the Grantees.

The undersigned hereby covenants and warrants that the Grantor owns the land described in the Water Management Easement and that the undersigned has been duly authorized to execute this Indenture on behalf of the Grantor.

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this Indenture to be executed in its name as of the date set forth above.

GRANTOR:

MARTIN MEMORIAL MEDICAL CENTER, INC.

WITNESSES:

Print Name: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2023, by _____ as _____ of Martin Memorial Medical Center, Inc., a Florida not for profit corporation. He/she:

- is personally known to me, or
- has produced _____ as identification.

[Notary Seal]

Notary Public-State of Florida
Print Name: _____
My commission expires: _____

* * *

**ACCEPTANCE OF ACCESS, DRAINAGE, AND
WATER MANAGEMENT EASEMENT—DISTRICT NO. 1**

THE ABOVE ACCESS, DRAINAGE, AND WATER MANAGEMENT EASEMENT is hereby accepted this ____ day of _____, 2023, by District No. 1, acting for itself and on behalf of all of the other Districts as defined in and pursuant to the District Interlocal Agreement.

GRANTEE—DISTRICT NO. 1:

Attest:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

Print Name: _____
Secretary

By: _____
Print Name: _____
Chairman, Board of Supervisors

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023, by _____ as Chairman of the Southern Grove Community Development District No. 1. He/she:

- is personally known to me, or
- has produced _____ as identification.

[Notary Seal]

Notary Public-State of Florida
Print Name: _____
My commission expires: _____

**ACCEPTANCE OF ACCESS, DRAINAGE, AND
WATER MANAGEMENT EASEMENT—CITY**

**THE ABOVE ACCESS, DRAINAGE, AND WATER MANAGEMENT
EASEMENT** is hereby accepted this ___ day of _____, 2023, by the City.

GRANTEE—CITY:

CITY OF PORT ST. LUCIE

Attest:

Print Name: _____
Secretary

By: _____
Print Name: _____
Title: _____

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2023, by _____
as _____ of the City of Port St. Lucie. He/she:

- is personally known to me, or
- has produced _____ as identification.

[Notary Seal]

Notary Public-State of Florida
Print Name: _____
My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF ACCESS, DRAINAGE, AND WATER MANAGEMENT EASEMENT

EXHIBIT A

LEGAL DESCRIPTION

A 40' DRAINAGE EASEMENT, LYING IN WATER MANAGEMENT TRACT 2 AND OPEN SPACE TRACT 2, SOUTHERN GROVE PLAT NO. 9, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE(S) 16- 19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMENCING AT THE NORTHWEST CORNER OF WATER MANAGEMENT TRACT 2 IN SAID SOUTHERN GROVE PLAT NO. 9; THENCE ALONG THE NORTH LINE OF SAID SOUTHERN GROVE PLAT NO. 9, SOUTH 89°58'15" EAST, A DISTANCE OF 283.18 FEET; THENCE SOUTH 81°56'34" EAST, A DISTANCE OF 182.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE THE FOLLOWING 4 COURSES: SOUTH 81°56'34" EAST, A DISTANCE OF 332.64 FEET; THENCE SOUTH 69°58'48" EAST, A DISTANCE OF 276.75 FEET; THENCE SOUTH 52°20'12" EAST, A DISTANCE OF 908.27 FEET; THENCE SOUTH 43°16'30" EAST, A DISTANCE OF 233.60 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 33°29'12" EAST, A DISTANCE OF 348.25 FEET; THENCE SOUTH 31°34'14" EAST, A DISTANCE OF 221.22 FEET; THENCE SOUTH 22°17'38" EAST, A DISTANCE OF 204.99 FEET TO THE LIMITS OF SAID OPEN SPACE TRACT 2; THENCE ALONG SAID LIMITS, SOUTH 63°46'39" WEST, A DISTANCE OF 50.02 FEET; THENCE NORTH 19°20'23" WEST, A DISTANCE OF 202.23 FEET; THENCE NORTH 31°34'14" WEST, A DISTANCE OF 202.84 FEET; THENCE SOUTH 61°43'54" WEST, A DISTANCE OF 95.95 FEET TO THE LIMITS OF SAID WATER MANAGEMENT TRACT 2; THENCE ALONG SAID LIMITS, NORTH 44°52'46" WEST, A DISTANCE OF 41.74 FEET; THENCE NORTH 61°43'54" EAST, A DISTANCE OF 104.83 FEET; THENCE NORTH 33°29'12" WEST, A DISTANCE OF 321.75 FEET; THENCE PARALLEL TO SAID NORTH LINE THE FOLLOWING 4 COURSES: THENCE NORTH 43°16'30" WEST, A DISTANCE OF 227.01 FEET; THENCE NORTH 52°20'12" WEST, A DISTANCE OF 898.89 FEET; THENCE NORTH 69°58'48" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 81°56'34" WEST, A DISTANCE OF 323.19 FEET; THENCE SOUTH 83°05'40" WEST, A DISTANCE OF 467.06 FEET TO THE LIMITS OF SAID WATER MANAGEMENT TRACT 2; THENCE ALONG SAID LIMITS, NORTH 00°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF AN EXISTING 50' FLOWAGE EASEMENT; THENCE ALONG SAID NORTH LINE, SOUTH 89°58'15" EAST, A DISTANCE OF 79.82 FEET; THENCE NORTH 83°05'40" EAST, A DISTANCE OF 387.07 FEET TO THE PLACE AND POINT OF BEGINNING.

SAID LAND CONTAINING 2.85 ACRES (124,179.59 SQUARE FEET) MORE OR LESS

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HERON.

Page 1 of 6



CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

DESCRIPTION

CLEVELAND CLINC
PARCEL ID 4315-504-0005-000-1
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST
St. Lucie County, Florida

JOB NO: 19-186.002

SCALE: N/A

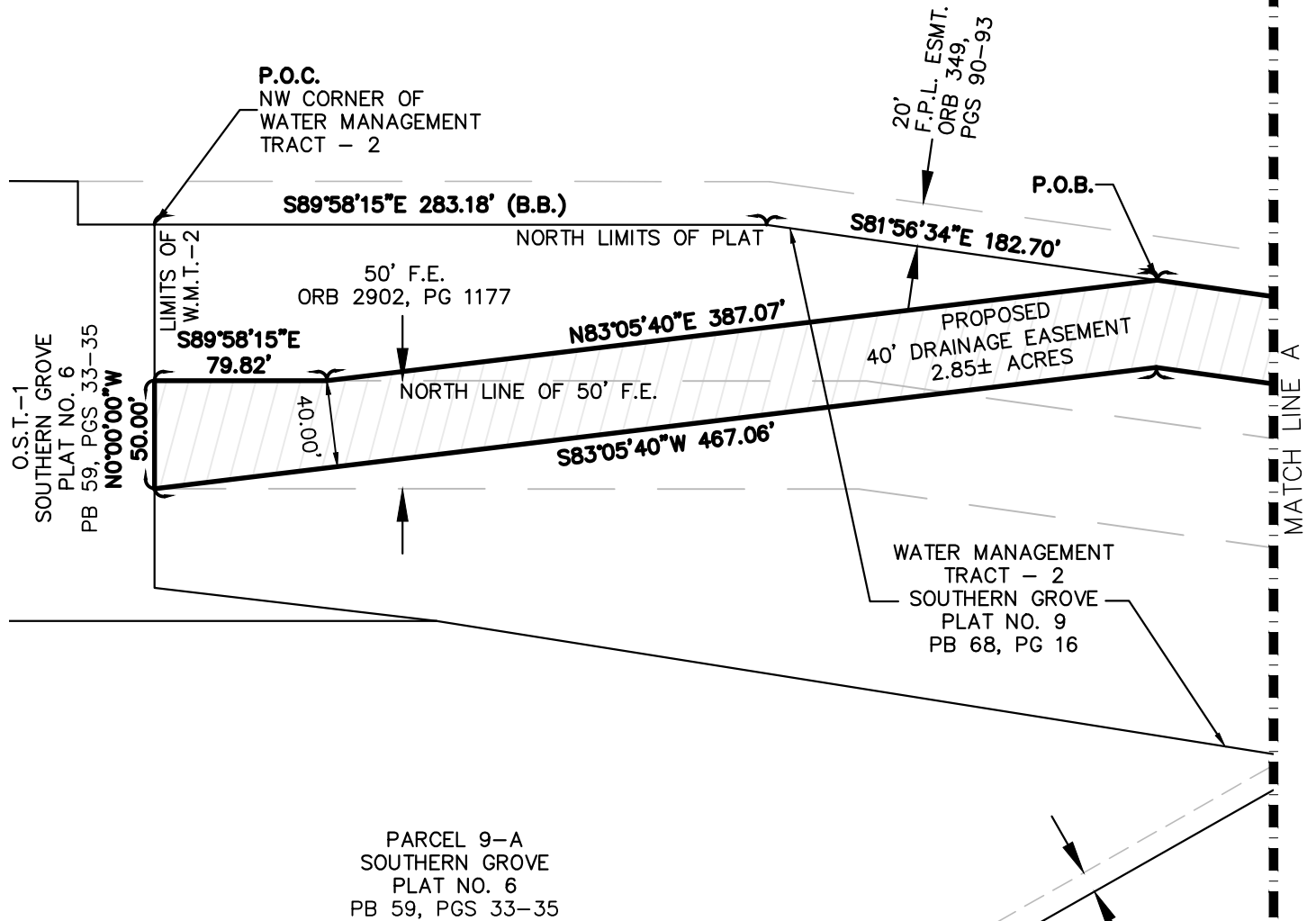
DRAWN BY: LEH

DATE: 12-13-22

EXHIBIT A

GATLIN BOULEVARD INTERCHANGE

SECTION 10
SECTION 15



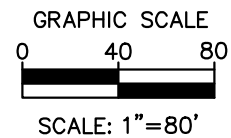
PARCEL 9-A
SOUTHERN GROVE
PLAT NO. 6
PB 59, PGS 33-35

LEGEND:

- (BB) = BASIS OF BEARINGS
- F.E. = FLOWAGE EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PGS = PAGES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PRIVATE UTILITY EASEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- W.M.T. = WATER MANAGEMENT TRACT
- ⊙ = CENTERLINE

*EXISTING EASEMENTS SHOWN
HEREON ARE PART OF SOUTHERN
GROVE PLAT NO. 8.*

BEARINGS SHOWN HEREON ARE
RELATIVE TO THE NORTH LINE OF
SOUTHERN GROVE PLAT NO. 8,
RECORDED IN PLAT BOOK 62, PAGE
29 OF THE PUBLIC RECORDS OF ST.
LUCIE COUNTY, FLORIDA WHICH
BEARS S89°58'15"E AND ALL OTHER
BEARINGS ARE RELATIVE THERETO



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SKETCH

CLEVELAND CLINC
PARCEL ID 4315-504-0005-000-1
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST
St. Lucie County, Florida

JOB NO: 19-186.002

SCALE: 1"=80'

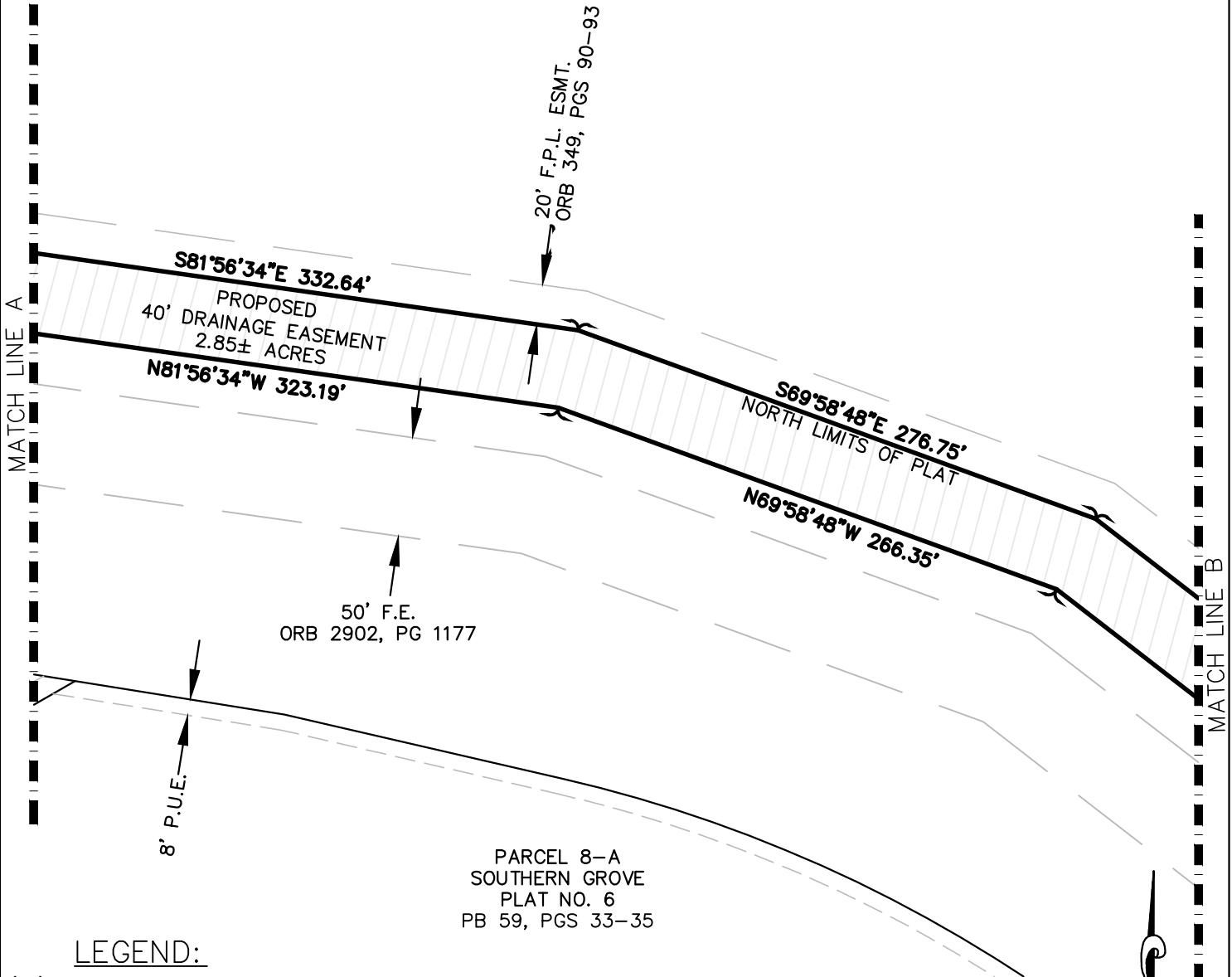
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SECTION 15

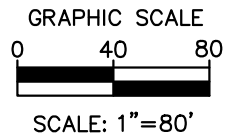


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BEARS S89°58'15\"/>



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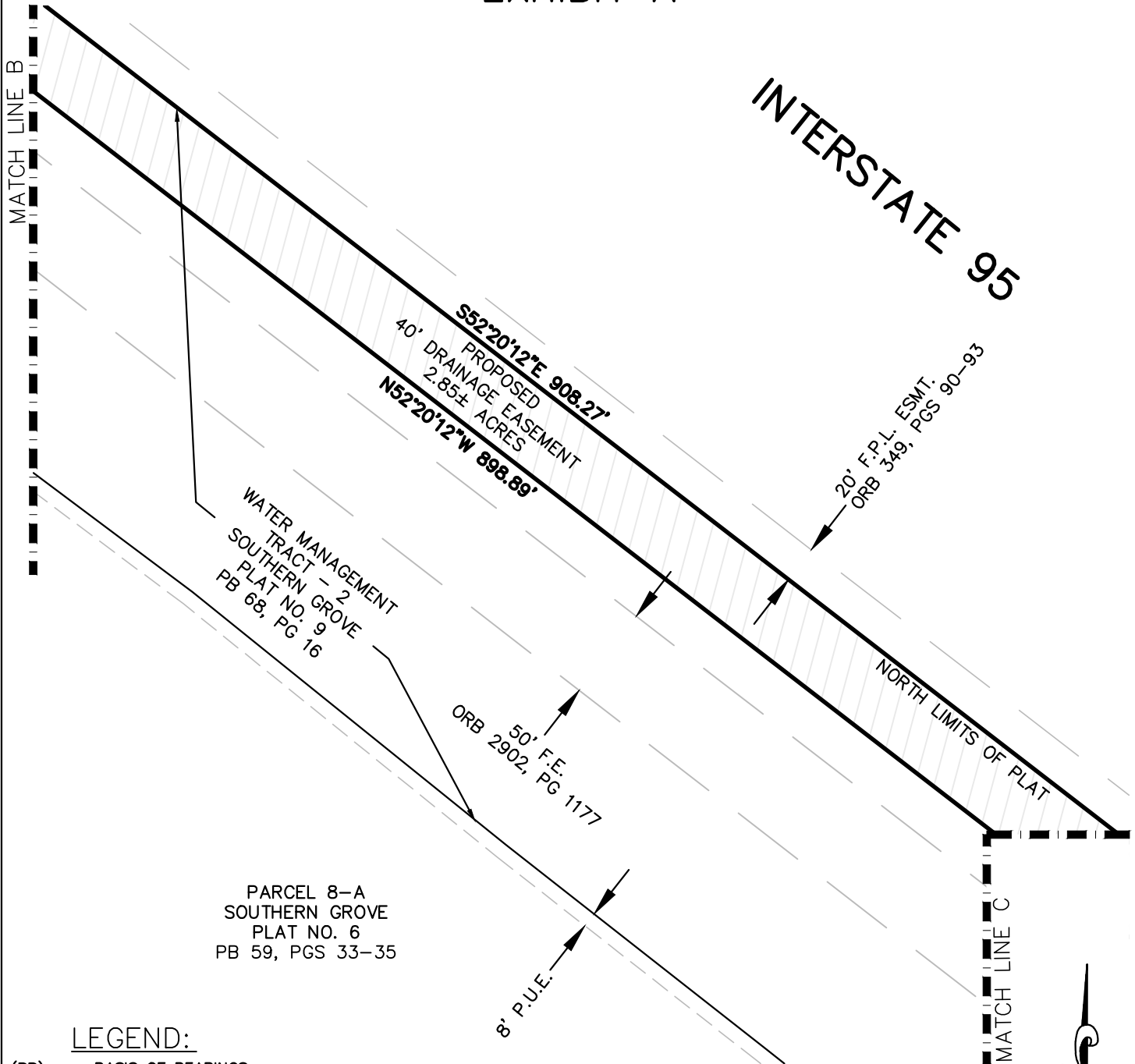
JOB NO: 19-186.002

SCALE: 1"=80'

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EXHIBIT A

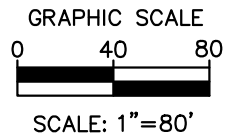


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 St. Lucie County, Florida

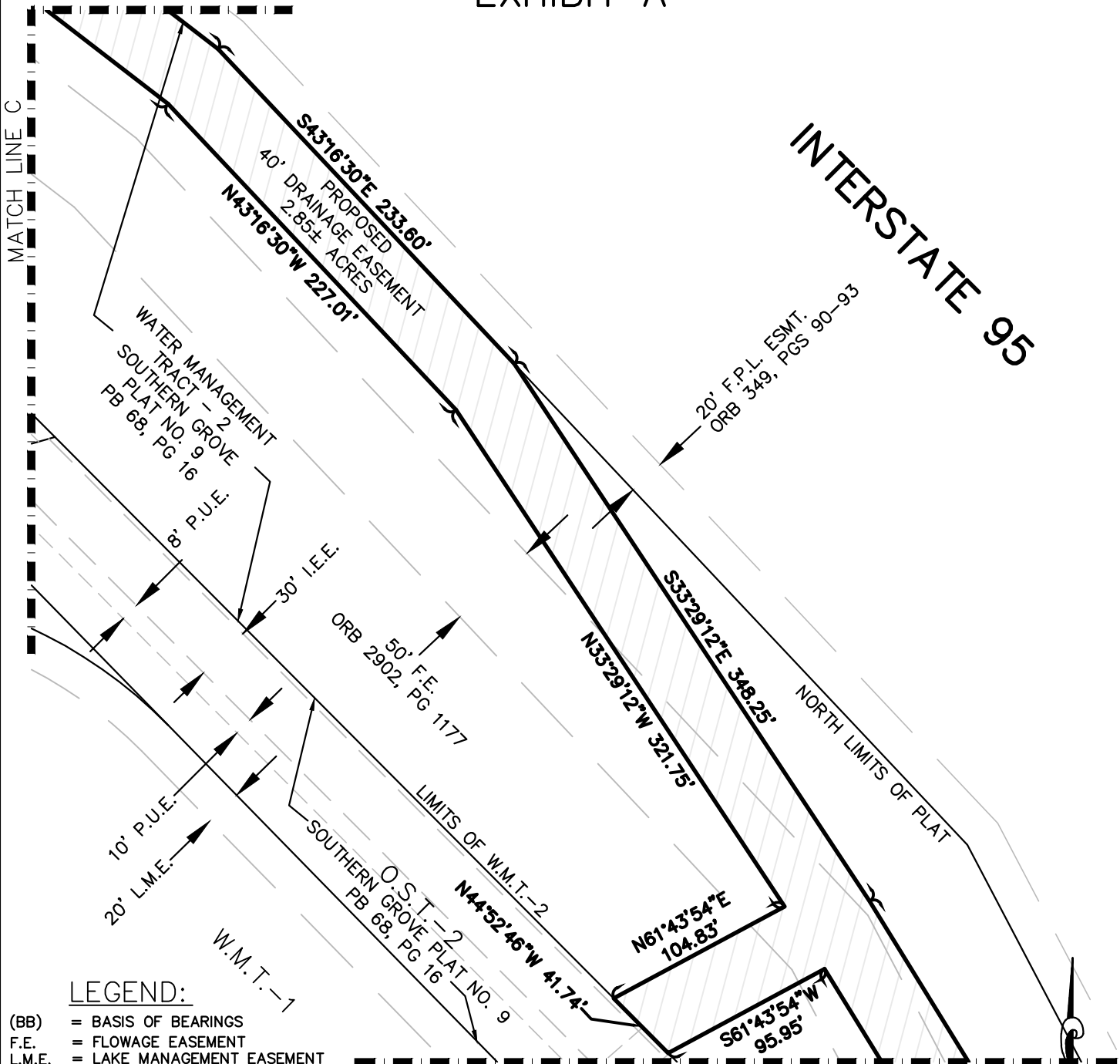
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SCALE: 1"=80'

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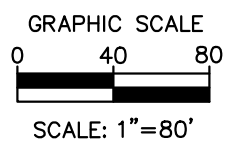


INTERSTATE 95

LEGEND:

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- L.M.E. = LAKE MANAGEMENT EASEMENT
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CULPEPPER & TERPENING INC

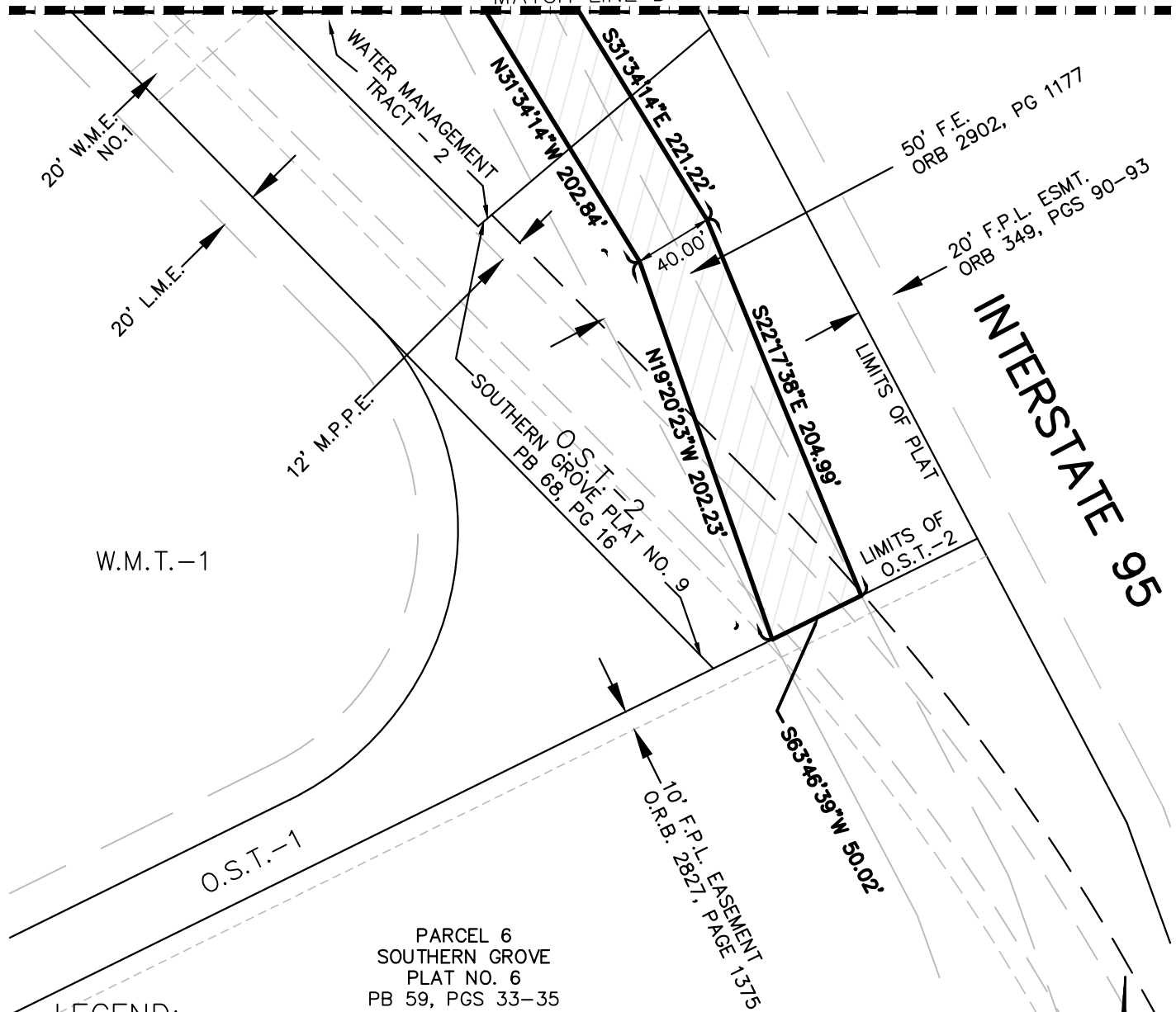
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CLEVELAND CLINC PARCEL ID 4315-504-0005-000-1 SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST St. Lucie County, Florida	
JOB NO: 19-186.002	SCALE: 1"=80'
DRAWN BY: LEH	DATE: 12-13-22

EXHIBIT A

MATCH LINE D

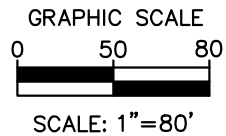


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PARCEL 6
SOUTHERN GROVE
PLAT NO. 6
PB 59, PGS 33-35

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JOB NO: 19-186.002

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