

This instrument prepared by:  
Austin Alexander, for  
Martin County, Real Property  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: NNA East Tropical Business Park UE  
Project No: RPM # 3990  
PCN: 05-39-41-000-015-00030-3

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### UTILITY EASEMENT

**THIS EASEMENT**, granted and executed this 25 day of March 2024, by **NNA KANSAS, LLC**, a Florida limited liability company, whose mailing address is 601 Heritage Drive, Suite 227, Jupiter, FL 33458, 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, 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.

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. \_\_\_\_\_

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.

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

[Signatures appear on following page]

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:

NNA KANSAS, LLC, a Florida limited liability company

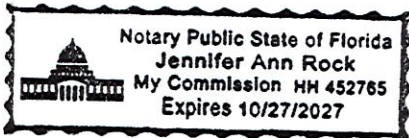
[Signature]  
Printed Name: Stephen White  
Address: 601 Heritage Dr #227  
Jupiter, FL 33458

By: [Signature]  
Printed Name: Josh Simon  
Title: Manager

[Signature]  
Printed Name: Aida Murphy  
Address: 601 Heritage Dr. #227  
Jupiter, FL, 33458

STATE OF Florida }  
COUNTY OF palm beach }

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of march, 2024, by josh simon as the manager of NNA Kansas, LLC, a Florida limited liability company, on behalf of said entity, who  is personally known to me or  has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida  
Print Name: jennifer ann rock  
My Commission Expires: 10/27/2027

# EXHIBIT A

## UTILITY EASEMENT DESCRIPTION:

A PARCEL OF LAND LYING IN LOT 15, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3. PAGE, 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL 1


COMMENCE AT THE SOUTH EAST CORNER OF SAID SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 5, NORTH 89°41'47" WEST, A DISTANCE OF 1648.35 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST; AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE I-95 (STATE ROAD 9) AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412; THENCE NORTHWESTERLY ALONG THE WEST RIGHT-OF-WAY OF INTERSTATE I-95, NORTH 17°30'58" WEST, A DISTANCE OF 55.87 FEET TO THE INTERSECTION OF THE NORTH LINE OF A NON-EXCLUSIVE UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2347, PAGES 2705 THROUGH 2710, OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID UTILITY EASEMENT, SOUTH 72°29'02" WEST, A DISTANCE OF 24.99 FEET; THENCE SOUTH 33°09'32" WEST, A DISTANCE OF 18.18 FEET; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 8.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID UTILITY EASEMENT, NORTH 89°44'12" WEST, A DISTANCE OF 10.97 FEET; THENCE NORTH 44°44'12" WEST, A DISTANCE OF 28.25 FEET; THENCE NORTH 45°15'48" EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 44°44'12" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 45°15'48" WEST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 44°44'12" EAST, A DISTANCE OF 9.62 FEET; THENCE SOUTH 00°15'48" WEST, A DISTANCE OF 3.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 641.4 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.


DESCRIPTION CONTINUED ON SHEET 2 OF 4

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ASSUMES TO BEAR NORTH 89°41'47" WEST. ALL BEARINGS BEING RELATIVE THERETO.
2. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

|  |  |             |       |
|--|--|-------------|-------|
| <br>Luis J. Ortiz LS7006 | JOB #: NNA EAST                          |             |       |
|  | DRAWN: SMC DATE: 01/30/2024 CHECKED: LJO |             |       |
|  | Prepared For: NNA KANSAS, LLC            |             |       |
|  | Revisions                                |             |       |
|  | DATE                                     | DESCRIPTION | DRAWN |
| 12/19/23   | ADDRESS COMMENTS FOR REVIEW #1           | SMC         |       |
| 01/30/24   | ADDRESS COMMENTS FOR REVIEW #2           | SMC         |       |
| 02/29/24   | ADDRESS COMMENTS FOR REVIEW #3           | SMC         |       |
|  |  |             |       |
|  |  |             |       |

West Florida  
213 Hobbs Street  
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FILE PATH: W:TROPICAL FRUIT FARMS (NNA KANSAS)DESCRIPTIONSITROPICAL FRUIT FARMS LOT 15 AKA NNA EAST KANSAS-(UE)\_DS.DWG LAST SAVED BY: STEVEN | 1 of 4

# EXHIBIT A

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**TOGETHER WITH**

**PARCEL 2**

COMMENCE AT THE SOUTH EAST CORNER OF SAID SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 5, NORTH 89°41'47" WEST, A DISTANCE OF 1648.35 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE I-95 (STATE ROAD 9) AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412; THENCE NORTHWESTERLY ALONG THE WEST RIGHT-OF-WAY OF INTERSTATE I-95, NORTH 17°30'58" WEST, A DISTANCE OF 55.87 FEET TO THE INTERSECTION OF THE NORTH LINE OF A NON-EXCLUSIVE UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2347, PAGES 2705 THROUGH 2710, OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID UTILITY EASEMENT, SOUTH 72°29.02" WEST, A DISTANCE OF 24.99 FEET; THENCE SOUTH 33°09'32" WEST, A DISTANCE OF 18.18 FEET; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 286.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°15'48" EAST, A DISTANCE OF 22.60 FEET; THENCE SOUTH 89°44'12" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°15'48" WEST, A DISTANCE OF 22.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 339 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ASSUMES TO BEAR NORTH 89°41'47" WEST. ALL BEARINGS BEING RELATIVE THERETO.
2. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

JOB #: NNA EAST

DRAWN: SMC      DATE: 01/30/2024      CHECKED: LJO

Prepared For: NNA KANSAS, LLC

Revisions

| DATE     | DESCRIPTION                    | DRAWN |
|----------|--------------------------------|-------|
| 12/19/23 | ADDRESS COMMENTS FOR REVIEW #1 | SMC   |
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| ---      | ---                            | ---   |

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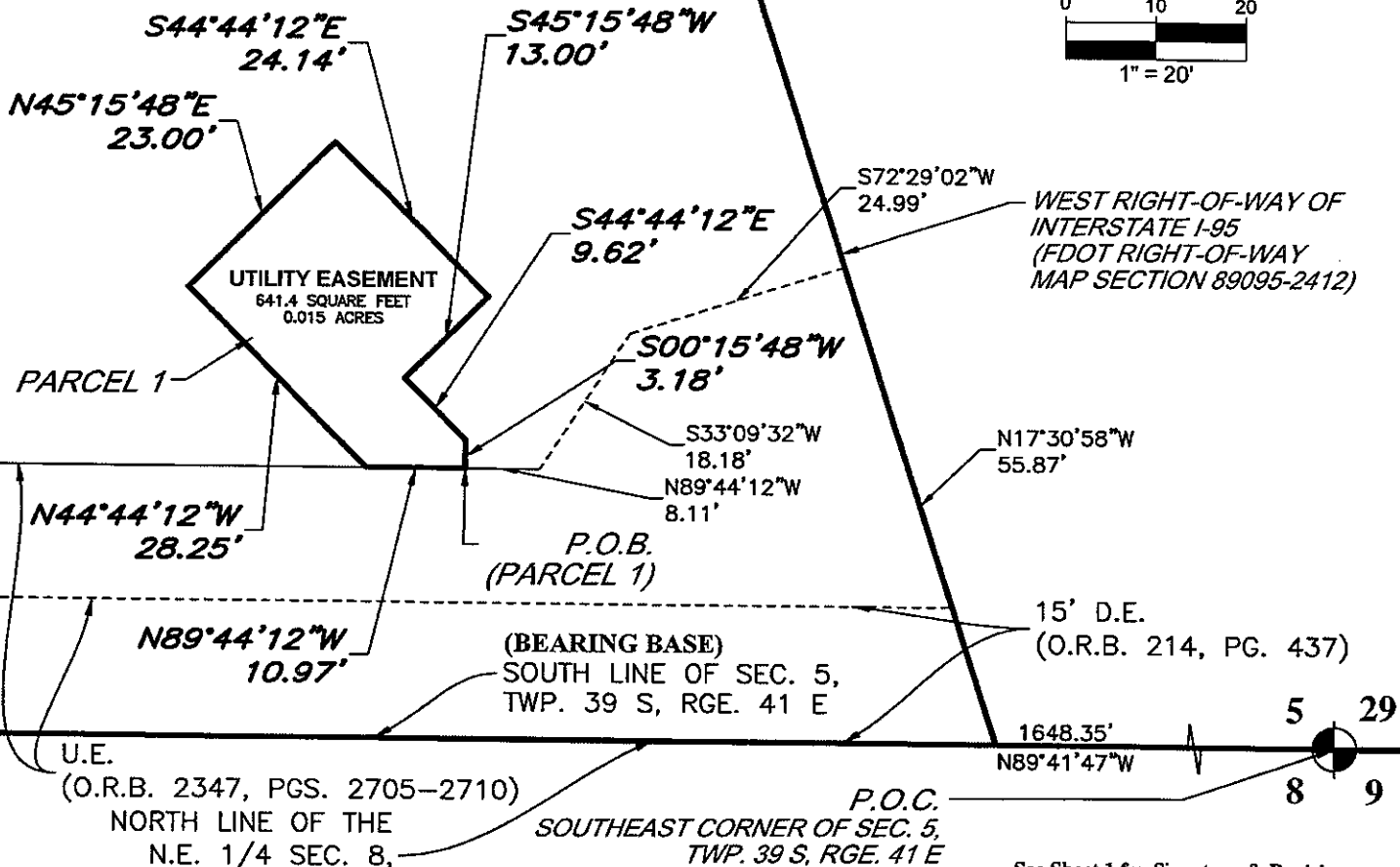
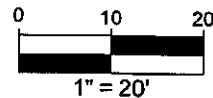
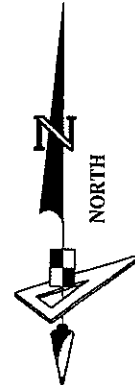
Luis J. Ortiz      LS7006

# Description Sketch

(Not A Survey)

PORTION OF LOT 15  
TROPICAL FRUIT FARMS  
PLAT BOOK 3, PAGE 6,  
PALM BEACH (NOW MARTIN CO.)  
SEC. 5, TWP. 39 S, RGE. 41 E  
PCN:053941000015000303

INTERSTATE 95  
STATE ROAD 9  
(FOOT RIGHT-OF-WAY MAP SECTION 89095-2412)  
(NARROW WIDTH RIGHT-OF-WAY)



## LEGEND

|                                   |                                |
|-----------------------------------|--------------------------------|
| O.R.B. ---- Official Records Book | U.E. ---- Utility Easement     |
| PG.(s) ---- Page(s)               | SEC. ---- Section              |
| P.O.C. ---- Point of Commencement | TWP. ---- Township             |
| P.O.B. ---- Point of Beginning    | RGE. ---- Range                |
| D.E. ---- Drainage Easement       | PCN ---- Parcel Control Number |
| CO. ---- County                   |                                |

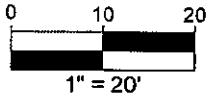
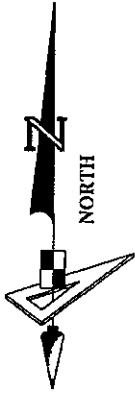
See Sheet 1 for Signature & Revisions

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PORTION OF LOT 15  
TROPICAL FRUIT FARMS  
PLAT BOOK 3, PAGE 6,  
PALM BEACH (NOW MARTIN CO.)  
SEC. 5, TWP. 39 S, RGE. 41 E

PCN:053941000015000303

WEST RIGHT-OF-WAY OF  
INTERSTATE I-95  
(FDOT RIGHT-OF-WAY MAP  
SECTION 89095-2412)

FDOT RIGHT-OF-WAY  
STATE ROAD 9  
INTERSTATE I-95  
VARIABLE WIDTH RIGHT-OF-WAY  
MAP SECTION 89095-2412

NORTH LINE OF U.E.  
(O.R.B. 2347, PGS. 2705-2710)

UTILITY EASEMENT  
339 SQUARE FEET  
0.008 ACRES

$N00^{\circ}15'48''E$   
22.60'

$S89^{\circ}44'12''E$   
15.00'

PARCEL 2

$S00^{\circ}15'48''W$   
22.60'

$N89^{\circ}44'12''W$   
286.45'

$S72^{\circ}29'02''W$   
24.99'

$N17^{\circ}30'58''W$   
55.87'

$S33^{\circ}09'32''W$   
18.18'

P.O.B.  
(PARCEL 2)

15' D.E.  $N89^{\circ}44'12''W$   
(O.R.B. 214, PG. 437)

(BEARING BASE)  
SOUTH LINE OF SEC. 5,  
TWP. 39 S, RGE. 41 E

U.E. (O.R.B. 2347, PGS. 2705-2710)  
NORTH LINE OF THE  
N.E. 1/4 SEC. 8,  
TWP. 39 S, RGE. 41 E

$N89^{\circ}41'47''W$   
1648.35'  
P.O.C.

SOUTH EAST CORNER OF SEC. 5,  
TWP. 39 S, RGE. 41 E

## LEGEND

|                                    |                                 |
|------------------------------------|---------------------------------|
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| PG.(s) ----- Page(s)               | SEC. ----- Section              |
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