

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

Project Name: JB Tech Center, LLC  
Project No: RPM #3321  
PCN: 15-37-41-000-000-00200-2

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### UTILITY EASEMENT

THIS EASEMENT granted and executed this 26 day of August, 2019, by JB TECH CENTER, LLC, a Florida limited liability company, whose mailing address is 3601 SE Ocean Boulevard, Suite 002, Stuart, FL 34996, 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:

JB TECH CENTER, LLC,  
a Florida limited liability company

Renee Mitchell  
Witness

BY: Kevin Kryzda

Renee Mitchell  
Print Name

Kevin Kryzda  
Print Name

Christopher Stapleton  
Witness

Title: Manager

CHRISTOPHER STAPLETON  
Print Name

State of Florida       }  
County of Martin       }

The foregoing Utility Easement was acknowledged before me this 26 day of August, 2019 by Kevin Kryzda, as Manager of JB Tech Center, LLC, a company existing under the laws of the State of Florida, on behalf of the company. He/she is ( ☒ ) personally known to me or has produced \_\_\_\_\_ as identification.



Shannon S. McCullough  
Notary Public  
Seal/Stamp