

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

Project Name: SW Kanner/SW Locks UE  
RPM: 4151  
PCN: 08-39-41-000-004-00050-6

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### UTILITY EASEMENT

THIS EASEMENT granted and executed this 29 day of JANUARY, 2026, by **KANNER INVESTMENT PARTNERS, LLC**, a Florida limited liability company, whose address is 1490 Highway A1A, Suite 301, Satellite Beach, FL, 32937, (“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, an easement for the construction, reconstruction, replacement, operation, maintenance, and repair of utility related equipment, including, but not limited to fiber optic cabling, pullboxes and splice vault, traffic signal lines, street and/or sidewalk lighting cabling 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.

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. 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.

Accepted pursuant to  
Resolution No. \_\_\_\_\_

Grantor further warrants that there are no mortgages encumbering the Easement Premises except for that certain mortgage in favor of Ameris Bank, whose address is 1118 South Orange Avenue, Suite 102, Orlando, Florida 32806 (Lender), dated November 19, 2025; and recorded in Official Records Book 3534, Page 791; and Assignment of Leases and Rents in favor of Ameris Bank, dated November 19, 2025 and recorded November 21, 2025 in Official Records Book 3534, Page 791, all in Martin County, Florida, Public Records.

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

WITNESSES:

Grantor:  
KANNER INVESTMENT PARTNERS, LLC,  
a Florida limited liability company,

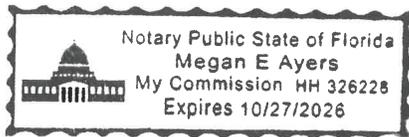
[Signature]  
Witness #1 Signature  
Printed Name: Mark Hudgins  
Mailing Address: 1490 Hwy A1A #301  
Satellite Beach, FL 32937

By: [Signature]  
Printed Name: Matthew T. Williams  
Title: Manager

Witness #2  
Signature [Signature]  
Printed Name: Jon Janssen  
Mailing Address: 1490 Hwy A1A #301  
Satellite Beach, FL 32937

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me (  ) by means of physical presence or (  ) online notarization this 29 day of January, 2026, by Matthew T. Williams who is manager of Kanner Investment Partners, LLC, a Florida limited liability company who is (  ) personally known to me or (  ) has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida  
Print Name: Megan E. Ayers  
My Commission Expires: 10.27.26

**THIS IS NOT A FIELD SURVEY  
(EXHIBIT "A")**

**DESCRIPTION:**

A PARCEL LAND LYING IN THE WEST ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF LOT 4, TROPICAL FRUIT FARMS, IN SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING NORTH OF STATE ROAD 76 AND SOUTH OF LOCKS ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8, THENCE SOUTH 00°10'49" WEST, A DISTANCE OF 45.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID LOCKS ROAD (A VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3478, PAGE 2455, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA); THENCE SOUTH 89°41'29" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 319.84 FEET TO THE WESTERLY LIMITS OF THAT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 616, PAGE 1994, OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 41°01'52" EAST, ALONG SAID WEST LINE, A DISTANCE OF 97.88 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 41°01'52" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD 76 (ALSO KNOWN AS SOUTHWEST KANNER HIGHWAY, A VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2102); THENCE SOUTH 49°06'50" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 41°01'52" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 49°06'50" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

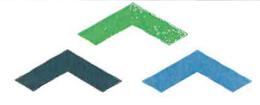
CONTAINING 100.00 SQUARE FEET, MORE OR LESS.

**NOTE:**

1. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
2. DESCRIPTION NOT VALID WITHOUT SKETCH.
3. LOTS SHOWN HEREON IN REFERENCE TO PLAT OF TROPICAL FRUIT FARMS (PLAT BOOK 3, PAGE 6) PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
4. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND ARE RELATIVE TO THE WEST LINE OF SECTION 8 (BEARING SOUTH 00°10'49" WEST), WHICH IS LABELED HEREON AS BEARING BASIS.
5. ALL INSTRUMENTS OF RECORD REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE STATED.

  
 MICHAEL T. OWEN  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION #5556

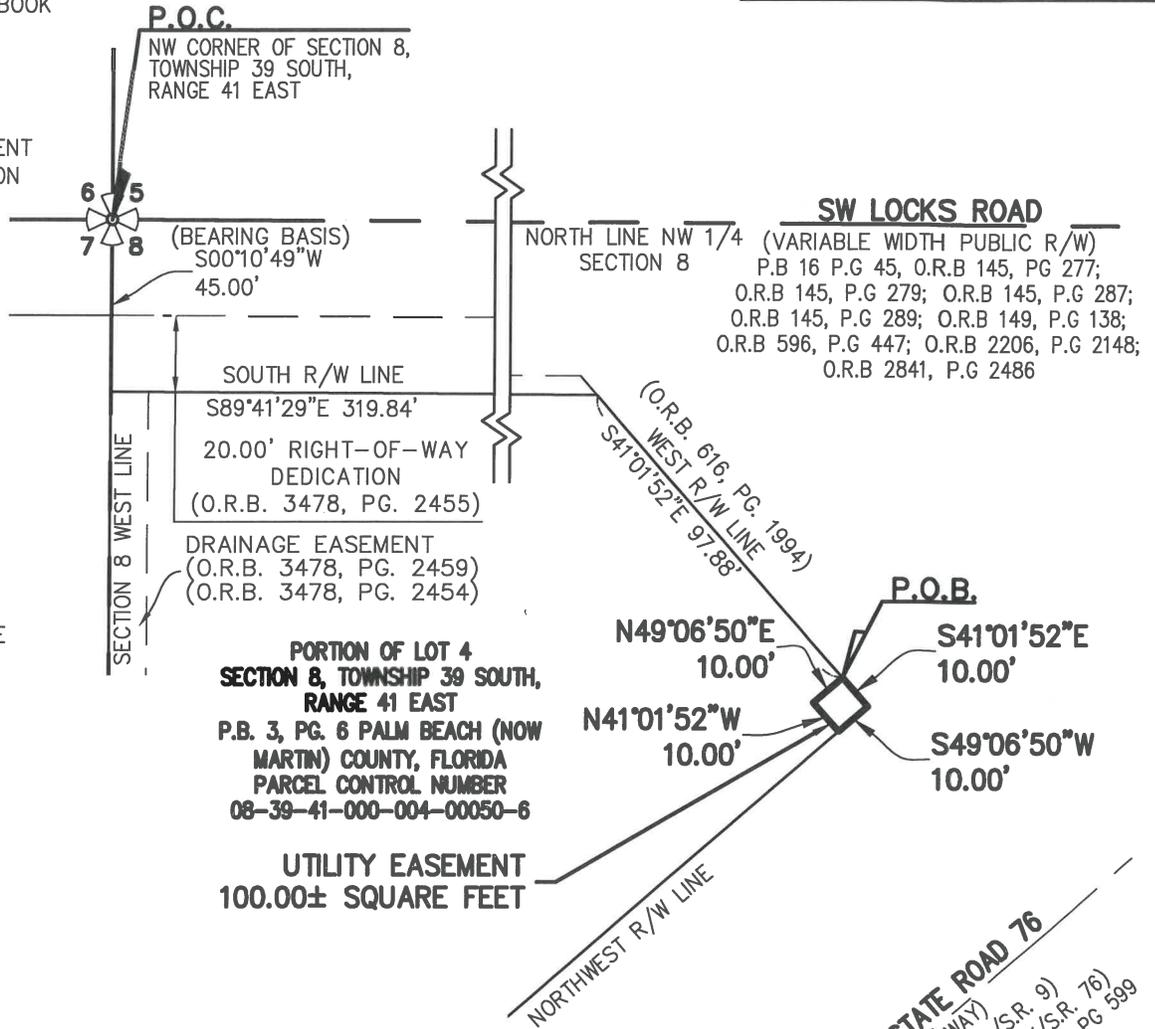
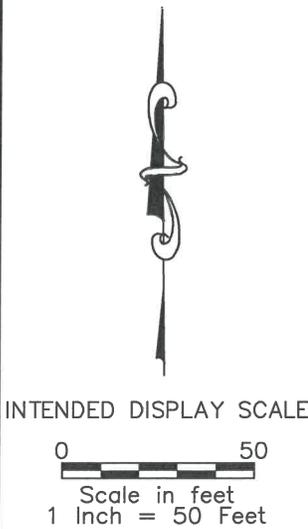


	REV. DATE 2026.02.18	REV.2 CHANGE PROJ. NAME	
<b>PROJECT</b> <b>MARTIN COUNTY</b> <b>SECTION 8, TOWNSHIP 39 S, RANGE 41 E</b>	<b>JOB NO.</b> <b>23-222</b>	BY ATR	
		DATE 2025.05.30	
<b>TITLE</b> <b>UTILITY EASEMENT</b>	REV. DATE 2025.12.15	REV.1 CHANGE TITLE	<a href="http://WWW.HALEYWARD.COM">WWW.HALEYWARD.COM</a> <b>HALEY WARD, INC.</b>
	SCALE N.T.S.	SHEET 1 OF 2	

**ABBREVIATION LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- DB DEED BOOK
- F.D.O.T FLORIDA DEPARTMENT OF TRANSPORTATION
- S.R. STATE ROAD

**THIS IS NOT A FIELD SURVEY  
(EXHIBIT "A")**



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5. ALL INSTRUMENTS OF RECORD REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE STATED.

REV. DATE	2026.02.18	REV.2	CHANGE PROJ. NAME
PROJECT	MARTIN COUNTY SECTION 8, TOWNSHIP 39 S, RANGE 41 E	JOB NO.	23-222
TITLE	UTILITY EASEMENT	BY	ATR
		DATE	2025.05.30
		REV.1	CHANGE TITLE
		SCALE	1" = 50'
		SHEET	2 OF 2



Project Name: SW Kanner/SW Locks UE  
RP#: 4151  
PCN: 08-39-41-000-004-00050-6

### CONSENT OF MORTGAGEE

AMERIS BANK, a Georgia state-chartered bank, (hereinafter referred to as “Mortgagee”), under that certain mortgage dated November 19, 2025, and recorded November 21, 2025, in Official Records Book 3534, Page 791; and Assignment of Leases and Rents dated November 19, 2025 and recorded November 21, 2025 in Official Records Book 3534, Page 803, all in Martin County, Florida, public records (hereinafter referred to as the “Mortgage”), hereby executes this document to evidence its consent to the granting and recording of that certain Easement to which this Consent of Mortgagee is attached and which is being recorded simultaneously herewith (hereinafter referred to as the “Easement”), further Mortgagee agrees that the Easement shall be an interest, superior to the Mortgage and in the property to which the Mortgage encumbers. This consent is given on the express condition that it shall in no way affect the lien of the Mortgage on the property described in the Mortgage but shall only be construed as a Subordination to the Easement.

This consent by Mortgagee is not intended to be and shall not be construed to be a waiver by Mortgagee of the maturity date of the principal, accrued interest or other amounts due under the terms of the note, mortgage or other loan documents, even though this consent may be executed subsequent to any maturity date or any other term or condition of the note, mortgage or other loan documents. This consent is not and shall not be construed to be an agreement or consent to a subordination of the lien of the Mortgage by Mortgagee to any other easements now existing or that may exist or arise in the future.

**SIGNATURE PAGE TO FOLLOW**

SIGNATURE PAGE TO CONSENT OF MORTGAGEE

Signed, sealed and delivered in the presence of:

AMERIS BANK,  
a Georgia state-chartered bank,

Juanita Robinson  
Witness #1 Signature  
Print Name: Juanita Robinson  
Mailing Address:  
1118 S. Orange Ave #102  
Orlando, FL 32806

By: [Signature]  
Print Name: Joseph Losch  
Title: Senior Vice President

Karen Mitchell  
Witness #2 Signature  
Printed Name: KAREN MITCHELLEY  
Mailing Address:  
1118 S. ORANGE AVE, ST#102  
ORLANDO, FL 32806

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 2026, by JOE LOSCH, as the SR.VP of AMERIS BANK, a Georgia state-chartered bank, on behalf of said entity,  by means of physical presence or  online notarization. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

Karen Mitchell  
Printed Name: KAREN MITCHELLEY  
Notary Public, State of: FLORIDA  
My Commission Expires: 2/13/2027

