

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7238

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made and entered into this ____ day of _____, 20____, by and between SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as “GRANTOR,” and, THE SCHOOL BOARD OF SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose principal address is 400 East Lake Mary Boulevard, Sanford, Florida 32773 in this instrument referred to as “GRANTEE.”

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR hereby grants and conveys to GRANTEE and GRANTEE’s assigns, an exclusive, perpetual, and permanent easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as GRANTEE and GRANTEE’s assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, percolation, or disposal areas or any combination of these items, together with appurtenant drainage structures, over, under, upon, and through the following described lands situated in the County of Seminole, State of Florida,

See attached Exhibit “A” for legal description and sketch (the “Easement Property”)

Parent Parcel Identification No.: 33-19-31-300-1220-0000

TO HAVE AND TO HOLD this easement and right-of-way unto GRANTEE and GRANTEE’s assigns forever.

THIS DRAINAGE EASEMENT includes for GRANTEE a perpetual, non-exclusive stormwater drainage easement for the purpose of conveying stormwater from GRANTEE’s adjacent property through, upon and within all surface and subsurface drainage facilities, including, without limitation, inlets, manholes, pipes and other structures to a to-be-constructed stormwater pond and related drainage facilities to be located on the Property. GRANTOR will be responsible for initially constructing, installing, inspecting, operating, maintaining, repairing and replacing the portion of the

surface water management system and the stormwater management system on GRANTOR's adjacent property and for the continued maintenance of such system at its cost after construction; and

GRANTEE and GRANTEE's assigns have the right to clear, keep clear, and remove from the Easement Property all trees, undergrowth, and other obstructions that may interfere with the location, excavation, operation or maintenance of the drainage or any structures installed on the Easement Property by GRANTEE and GRANTEE's assigns. GRANTOR and GRANTOR's successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any buildings or other structures on the Easement Property that may interfere with the location, excavation, operation, or maintenance of the drainage or any structures installed in the Easement Property.

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized and possessed of the Easement Property, that GRANTOR has a good and lawful right to convey this easement, and that it is free from all encumbrances.

IN WITNESS WHEREOF, GRANTOR has set GRANTOR's hand and seal, the day and first above written.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA



By: _____

JAY ZEMBOWER, Chairman

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

Date: _____

For the use and reliance
Seminole County only.

As authorized for execution by the Board of
County of Commissioners at its
_____, 20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Attachment:

Exhibit "A" – Legal description and sketch – Parcel 902

DGS/sfa

7/17/2024

T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2024\Midway Drainage Improvement Project\Seminole County School Board\Drainage Easement - County to SCSB rev.1.docx

EXHIBIT "A"

Legal Description

That portion of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of the southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of the southeast 1/4 of the southwest 1/4; thence along said south line N.89°53'12"E., a distance of 44.29 to the Point of Beginning; thence continue N.89°53'12"E., along the south line of the aforementioned north 120 feet, a distance of 289.48 feet to the east line of the east 2/5 of the west 5/8 of the north 1/2 of the south 1/2 of the aforementioned southwest 1/4; thence along said east line S.00°31'08"E., a distance of 541.15 feet to the south line of the north 1/2 of the southeast 1/4 of the southwest 1/4; thence along said south line S.89°53'20"W., a distance of 164.90 feet; thence N.00°00'00"E., a distance of 124.721 feet; thence N.50°00'00"W., a distance of 83.18 feet; thence N.00°00'00"E., a distance of 256.18 feet; thence S.90°00'00"W., a distance of 90.76 feet; thence N.00°00'00"E., a distance of 76.45 feet; thence N.89°53'12"E., a distance of 25.00 feet; thence N.00°00'00"E., a distance of 30.00 feet to the Point of Beginning.

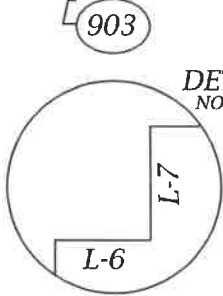
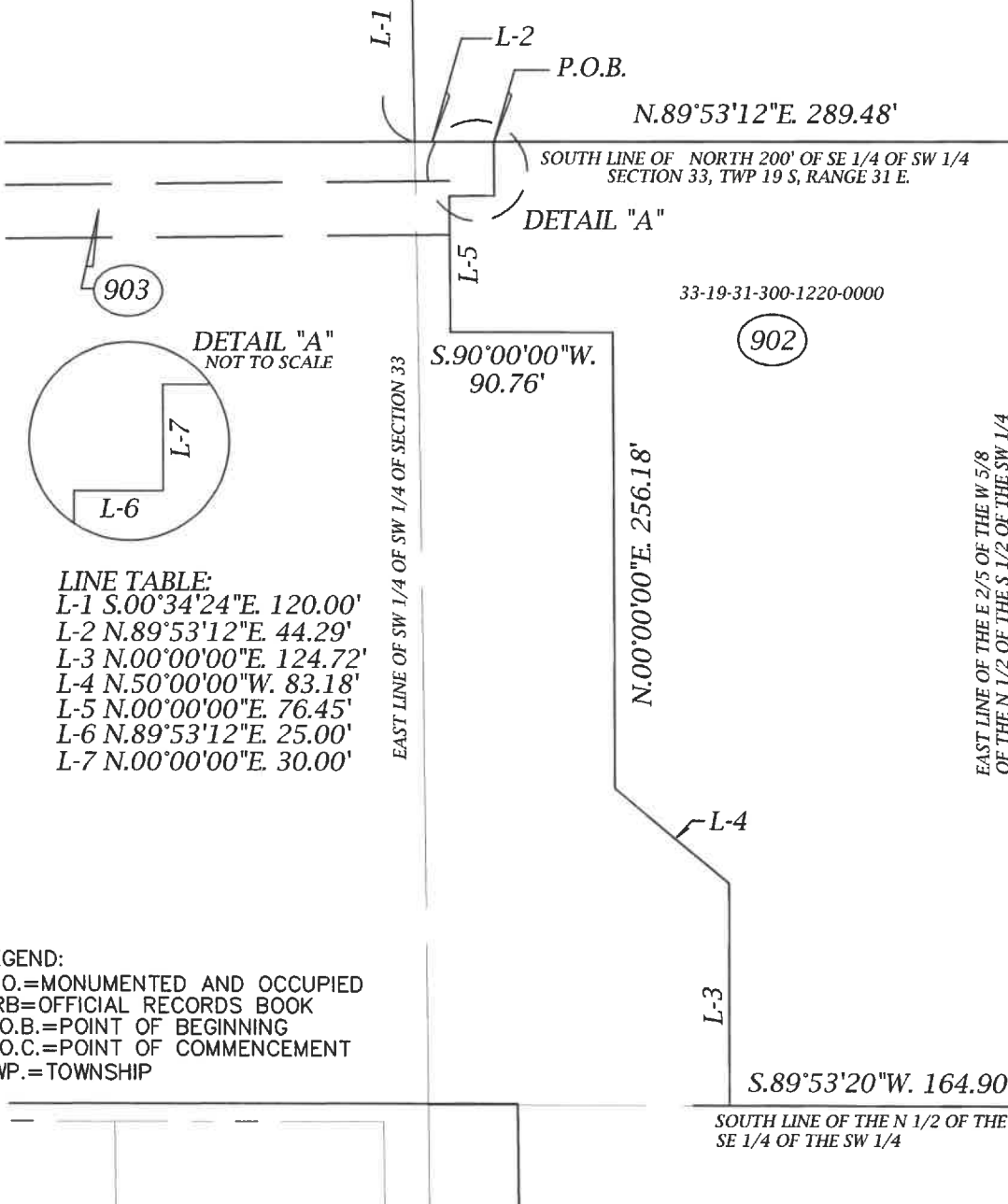
Said parcel contains 2.793 acres more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

P.O.C.
NE CORNER OF SW 1/4 OF SW 1/4
SECTION 33, TWP 19 S, RANGE 31 E.

Scale 1" = 100'



LINE TABLE:

L-1	S.00°34'24"E.	120.00'
L-2	N.89°53'12"E.	44.29'
L-3	N.00°00'00"E.	124.72'
L-4	N.50°00'00"W.	83.18'
L-5	N.00°00'00"E.	76.45'
L-6	N.89°53'12"E.	25.00'
L-7	N.00°00'00"E.	30.00'

LEGEND:
M.O.=MONUMENTED AND OCCUPIED
ORB=OFFICIAL RECORDS BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
TWP.=TOWNSHIP

902

S.89°53'20"W. 164.90'

SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4

SURVEYOR'S NOTES


- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
 - THIS IS NOT A SURVEY
- UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

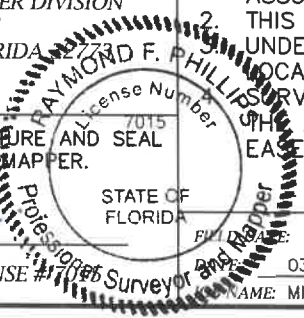
SHEET 2 OF 2

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: 
RAYMOND F. PHILLIPS P.S.M. FL. LICENSE #17015



PLAT NAME: n/a
DATE: 03/17/2023
PROJECT NAME: MIDWAY DRAINAGE

SCALE: 1"=60'
DRAWN BY: RFP
CHECKED BY: RP