

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

### **UTILITY EASEMENT**

**THIS UTILITY 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 its assigns, a non-exclusive easement and right-of-way for access and utility purposes, with full authority to enter upon, excavate, construct and maintain, as GRANTEE and its assigns may deem necessary, a sanitary force main, water pipes, sewer pipes, mains, and any other utility facilities and appurtenances over, under, upon, and through the following-described lands situate in the County of Seminole, State of Florida:

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

Property Identification No.: 33-19-31-300-1220-0000

**TO HAVE AND TO HOLD** the Easement Property unto GRANTEE and its assigns forever.

**THIS EASEMENT** includes the right of GRANTEE to maintain and operate its existing lift station, including access and utility services in connection with the lift station, and GRANTEE’s construction and subsequent operation and maintenance of the sanitary force main system that GRANTEE intends to and is authorized to construct on the Easement Property, including facilities to connect with utility services for the operation of such systems. This Easement also includes a non-exclusive right of access to the facilities maintained on the Easement Property for maintenance, operation and connection to utilities.

**GRANTEE** and its 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 utilities or any facilities installed on or under the Easement Property by GRANTEE and its assigns. GRANTOR and GRANTOR's successors and assigns, agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on or under the Easement Property that may interfere with the location, excavation, operation or maintenance of the utilities, or any facilities installed on or under the Easement Property.

**GRANTEE**, in performing any work in the Easement Property as described in this Utility Easement, shall use every reasonable precaution to limit the disturbance of the existing ground or improvements within the Easement Property. Following any such work, GRANTEE shall restore the natural ground and improvements within the Easement Property as close as possible to the condition prior to such work.

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

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

ATTEST:



BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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

By: \_\_\_\_\_  
JAY ZEMBOWER, Chairman

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

DGS/sfa  
07/17/2024

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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; Thence S.00°00'00"W., a distance of 13.80 feet to the Point of Beginning; thence N.90°00'00"E., a distance of 80.76 feet; thence S.00°00'00"W., a distance of 341.88 feet; thence S.50°00'00"E., a distance of 83.18; thence S.00°00'00"W., a distance of 131.69 feet to the south line of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section 33; thence along said line S.89°53'12"W., a distance of 15.00 feet; thence leaving said line N.00°00'00"E., a distance of 124.72; thence N.50°00'00"W., a distance of 83.18 feet; thence N.00°00'00"E., a distance of 333.88 feet; thence S.90°00'00"W., a distance of 65.76 feet; thence N.00°00'00"E., a distance of 15.00 feet to the Point of Beginning.

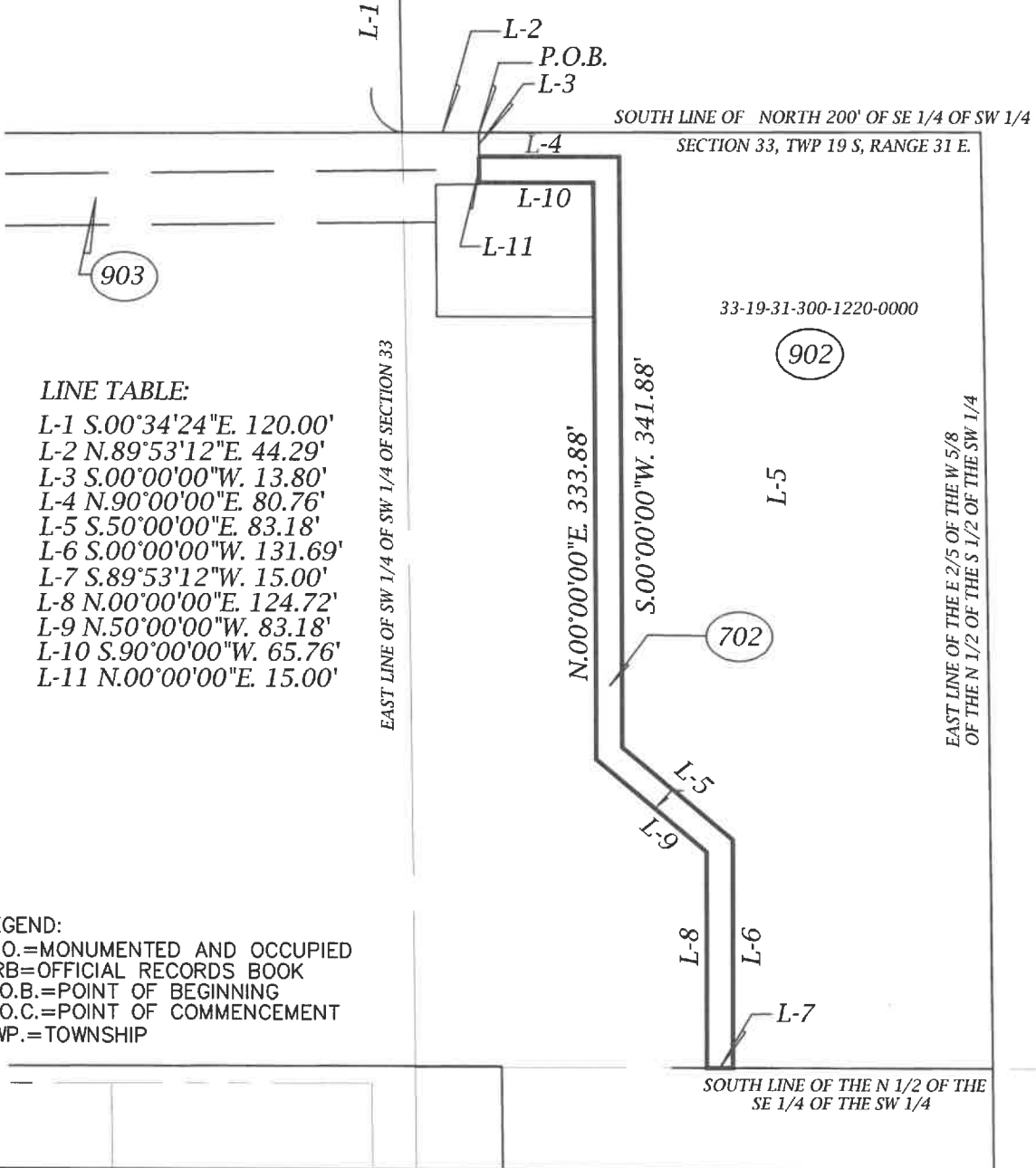
Said parcel contains 9338 square feet more or less.

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 S.00°00'00"W. 13.80'
- L-4 N.90°00'00"E. 80.76'
- L-5 S.50°00'00"E. 83.18'
- L-6 S.00°00'00"W. 131.69'
- L-7 S.89°53'12"W. 15.00'
- L-8 N.00°00'00"E. 124.72'
- L-9 N.50°00'00"W. 83.18'
- L-10 S.90°00'00"W. 65.76'
- L-11 N.00°00'00"E. 15.00'

**LEGEND:**

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

33-19-31-300-1220-0000

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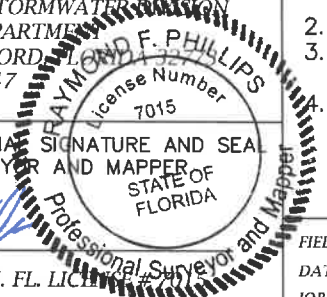
702

## SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION  
PUBLIC WORKS DEPARTMENT  
149 BUSH LOOP BLVD. SANFORD, FL 32779  
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. LIC. # 32779



## SURVEYOR'S NOTES

1. 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.
  2. THIS IS NOT A SURVEY
  3. 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

FIELD DATE: n/a  
DATE: 05/30/2024  
JOB NAME: MIDWAY DRAINAGE

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