

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 1 day of October, 2024, by and between STEVEN M. OESTERLE and ROSANNE OESTERLE, whose address is 2667 Derbyshire Road, Maitland, Florida 32751, in this instrument referred to as "GRANTOR," and 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 "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.: 20-21-30-300-006A-0000

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

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.

WITNESSES:

GRANTOR:

CP Harrell
Signature

Steven M Oesterle
STEVEN M. OESTERLE

Print Name: CIAUDETTE P. HARRELL
Address: 1755 SR 436
WINTER PARK FL 32792

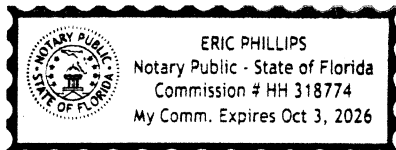
Alexandra Flores
Signature

Print Name: Alexandra Flores
Address: 1755 SR 436
Winter Park, FL 32792

STATE OF Florida)
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me this 1 day of October, 2024, by Steven M. Oesterle, by means of physical presence or online notarization, who is personally known to me or who has produced Drivers license as identification.

[NOTARY SEAL]



Eric Phillips
Notary Public in and for the County and State aforementioned

WITNESSES:

CP Harrell
Signature

Print Name: CLAUDETTE P. HARRELL
Address: 1755 SR 436
WINTER PARK FL. 32792

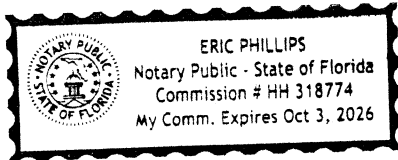
Alexandra Flore
Signature

Print Name: Alexandra Flore
Address: 1755 SR 436
Winter Park, FL 32792

STATE OF Florida)
)
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me this 1 day of October, 2024, by Rosanne Oesterle, by means of physical presence or online notarization, who is personally known to me or who has produced drivers license as identification.

[NOTARY SEAL]

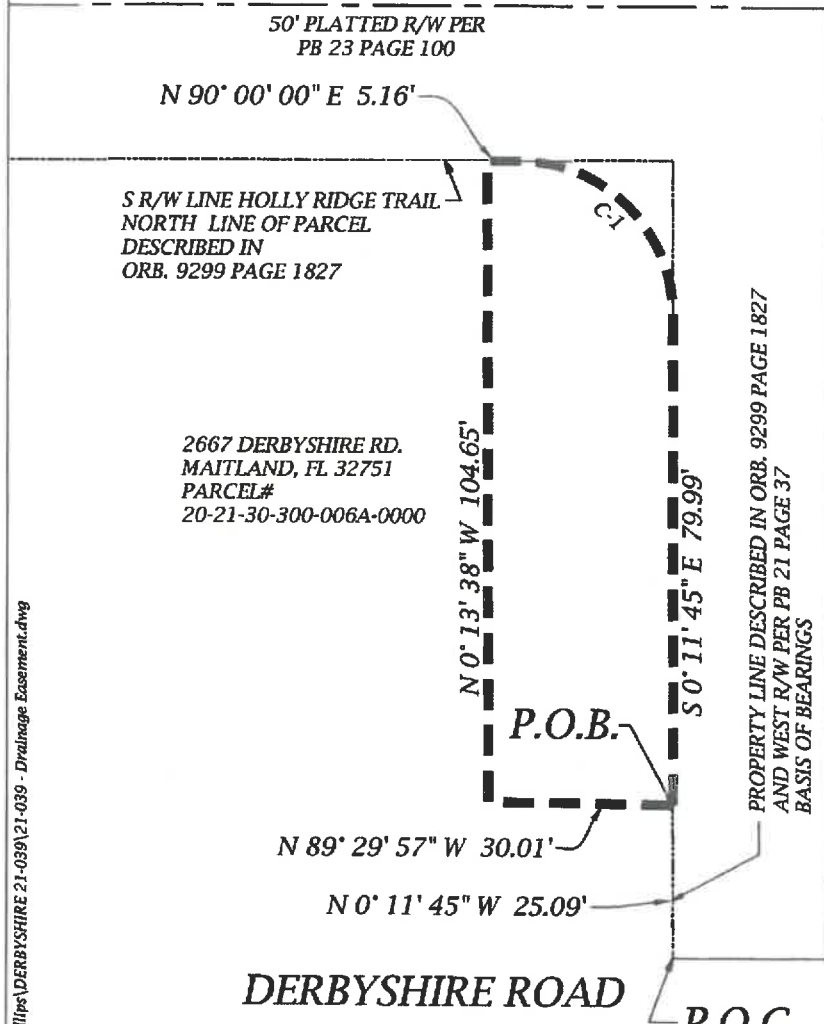


GRANTOR:
Rosanne Oesterle
ROSANNE OESTERLE

Eric Phillips
Notary Public in and for the County and State aforementioned

SKETCH OF DESCRIPTION

HOLLY RIDGE TRAIL



NORTH

SCALE: 1"=30'

C-1:
R= 25.00'
A= 39.18'
C=35.29'
CB=S.45°05'53"E.
Δ=89°48'15"

T:\Survey\R. Phillips\DERBYSHIRE 21-039\21-039 - Drainage Easement.dwg

SW CORNER OF THUNDER TRAIL R/W PER
PB. 21 PAGE 37, ALSO KNOWN AS A POINT
NORTH 186 FEET AND WEST 180 FEET FROM
THE SE CORNER OF SEC. 20, TOWNSHIP 21 S., RANGE 30 E.
ACCORDING TO ORB 9299 PAGE 1827

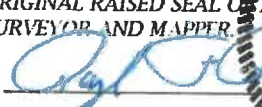
Δ - CENTRAL ANGLE (DELTA) R - RADIUS CB - CHORD BEARING L - ARC LENGTH C - CHORD PCC - POINT OF COMPOUND CURVE PRC - POINT OF REVERSE CURVE	○ - SET IRON PIN OR PIPE ● - FOUND IRON PIN OR PIPE □ - SET CONCRETE MONUMENT ■ - FOUND CONCRETE MONUMENT M - MEASURED P - PLAT F - FIELD C - CALCULATED	PCL - PARCEL ESMT - EASEMENT P/L - PROPERTY LINE PB - PLAT BOOK PG - PAGE(S) R/W - RIGHT OF WAY D - DEED C/L - CENTERLINE UTIL - UTILITY	PC - POINT OF CURVATURE PT - POINT OF TANGENCY PI - POINT OF INTERSECTION POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT POT - POINT OF TERMINATION ORB - OFFICIAL RECORDS BOOK SEC - SECTION - TOWNSHIP - RANGE
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SEMINOLE COUNTY
 SURVEY SECTION
 PUBLIC WORKS/ROADS-STORMWATER DIVISION
 149 BUSH LOOP B
 SANFORD, FLORIDA 32773
 PHONE: 407-885-5647

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
4. BASIS OF BEARINGS WEST R/W LINE OF THUNDER TRAIL PB. 21 PAGE 37

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPER.

BY: 
 RAYMOND F. PHILLIPS P.S.
 STATE OF FLORIDA
 Professional Surveyor and Mapper

FIELD DATE: 7	SCALE: 1"=30'
DATE: 5/29/2024	DRAWN BY: rfp
JOB NAME: 21-039	CHECKED BY: RFP

LEGAL DESCRIPTION:

A Portion of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, as described as follows:

Commencing at the Southwest corner of Thunder Trail right of way per the Plat of Dommerich Woods Unit One as recorded in Plat Book 21 Page 37 of the Public Records of Seminole County, Florida, also known as a point North 186 feet and West 180 feet from the Southeast corner of Section 20, Township 21 South, Range 30 East; Thence N.00°11'45"W. a distance of 25.09 feet along said right of way and the property line described in Official Records Book 9299 page 1827 of said Public Records to the Point of Beginning; Thence leaving said right of way N.89°29'57"W., a distance of 30.01 feet; Thence N.00°13'38"W., a distance of 104.65 feet to the north line of said parcel described in Official Records Book 9299, Page 1827 and the south right of way line of Holly Ridge Trail as shown on the Plat of Dommerich Woods Unit Two as recorded in Plat Book 23, Page 100 of the Public Records of Seminole County, Florida. Thence along said right of way N.90°00'00"E., a distance of 5.16 feet to a point of curvature to the right; thence 39.18 feet along the arc of said curve to the right, having a radius of 25.00 feet, a chord distance of 35.29 feet, bearing of S.45°05'53"E. and a central angle of 89°48'15" to a point on said west right of way line of Thunder Trail; Thence along said right of way S.00°11'45"E., 79.99 feet to the Point of Beginning.

Containing 3014.73 square feet more or less.

Subject to easements, covenants, or restrictions of record if any.