

THIS INSTRUMENT PREPARED BY:
NEYSA BORKERT
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7273

DRAINAGE AND UTILITY EASEMENT AGREEMENT
(Standard)

THIS DRAINAGE AND UTILITY EASEMENT AGREEMENT is made and entered into this 27 day of Jan, 2025 by and between David A. and Shana-Anne Larson, husband and wife, whose address is 160 Raymond Oaks Court, Altamonte Springs, Florida, 32701, in this instrument referred to as the "GRANTORS," 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 the "GRANTEE."

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby grant and convey to GRANTEE and its assigns, an exclusive easement and right-of-way for drainage and utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its 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, and utility facilities consisting of 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.: 11-21-29-532-0000-0230

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

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 drainage facilities, utility facilities or any other facilities installed on or under the Easement Property by GRANTEE and its assigns. GRANTORS and GRANTORS' 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 drainage facilities, utility facilities, or any other facilities installed on or under the Easement Property.

WITNESSES:

SHANA-ANNE LARSON

Katherine Mantenegro
Signature
Katherine Mantenegro
Print Name

Address: 4309 West Lake Mary Blvd

Beshoy Fares
Signature
Beshoy Fares
Print Name

Address: 4309 W Lake Mary Blvd.
Lake Mary, FL, 32746

By: [Signature]

Title: Owner

Date: 1.27.25

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that, on this 27th day of January, 2025, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared by means of physical presence or online notarization Shana-Anne Larson, who is personally known to me or who has produced Florida D.L. as identification. He acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the limited liability company.



JOSEPH A. IRAQUETA
Notary Public
State of Florida
Comm# HH451512
Expires 10/5/2027

[Signature]
Print Name Joseph A. Iraqueta
Notary Public in and for the County
and State Aforementioned
My commission expires: 10-5-2027

GRANTORS hereby covenant with the GRANTEE that GRANTORS are lawfully seized and possessed of the Easement Property, that GRANTORS have a good and lawful right to convey the Easement Property, and that it is free from all encumbrances.

IN WITNESS WHEREOF, the GRANTORS have hereunto set GRANTORS' hand and seal, the day and year first above written.

WITNESSES:

DAVID A. LARSON

[Signature]
Signature
Pavia Fragors
Print Name

By: [Signature]
Title: _____

Address: 711 N. Orlando Ave
Maitland, FL 32751

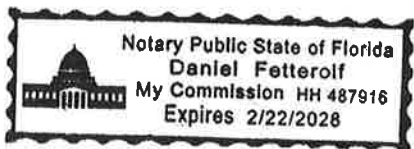
01.27.2025
Date

[Signature]
Signature
Sue Whetstone
Print Name
Address: 711 N Orlando Ave
Maitland FL 32751



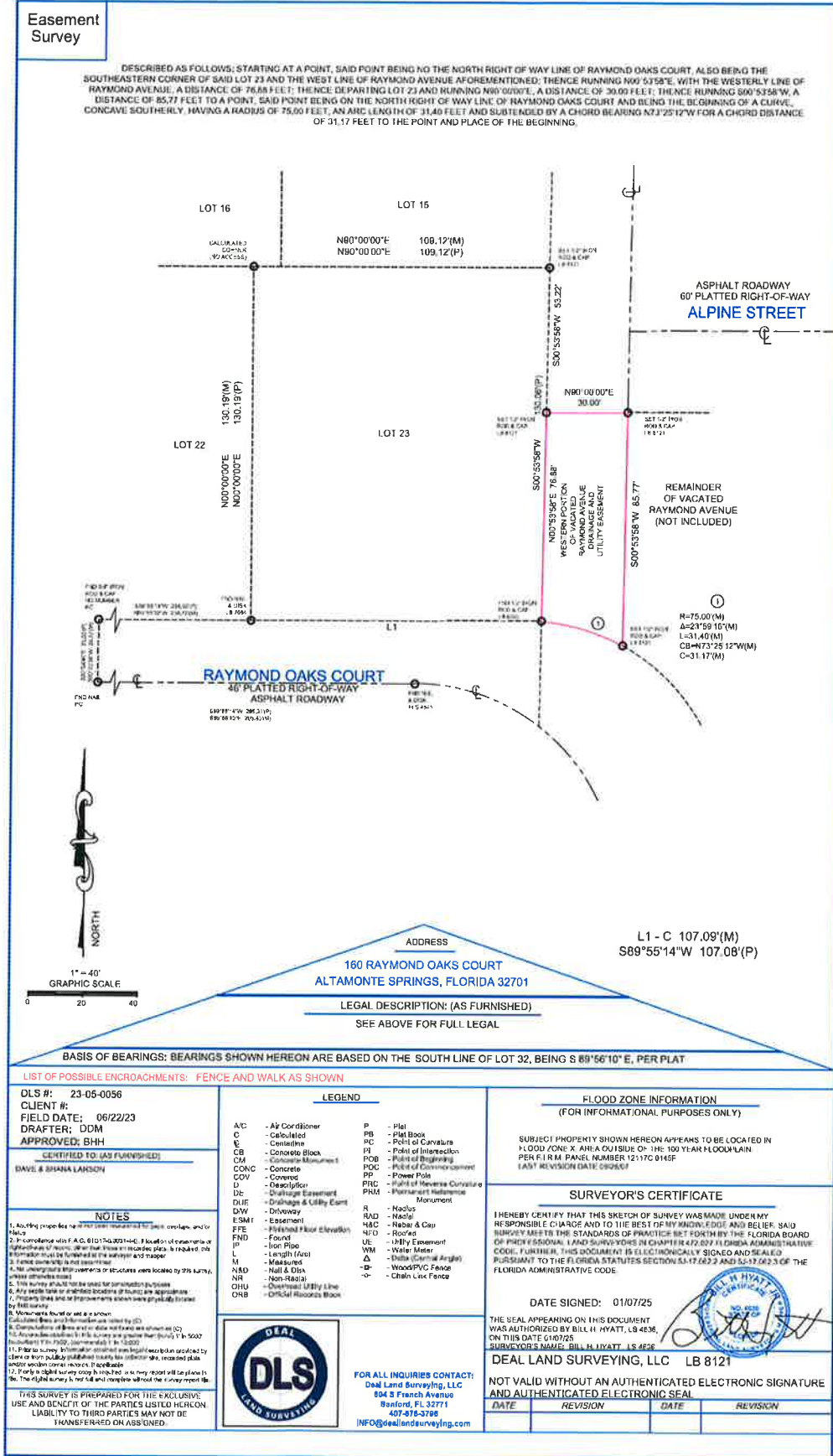
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that, on this 27 day of JANUARY, 2025, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared by means of physical presence or online notarization David A. Larson, who is personally known to me or who has produced _____ as identification. He acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the limited liability company.



[Signature]
Print Name Daniel Fetterolf
Notary Public in and for the County
and State Aforementioned
My commission expires: _____

EXHIBIT "A"



ACCEPTANCE BY SEMINOLE COUNTY

WITNESSES:

UTILITIES DEPARTMENT
SEMINOLE COUNTY, FLORIDA

Signature

By: _____

Print Name

Print Name: _____

Address: _____

Title: _____

Date: _____

Signature

Within the authority delegated by the County
Manager pursuant to Seminole County
Administrative Code Section 3.25

Print Name

Address: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this _____ day of _____, 20_____, by _____
_____, who is personally known to me or who has
produced _____ as identification.

NOTARY PUBLIC
Print Name _____
Notary Public in and for the County
and State Aforementioned
My commission expires: _____

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney
Attachment:

Exhibit A – Legal Description

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