

THIS INSTRUMENT PREPARED BY:  
NEYSA BORKERT  
DEPUTY COUNTY ATTORNEY  
1101 EAST 1ST STREET  
SANFORD, FL 32771  
(407) 665-7238

**DRAINAGE AND UTILITY EASEMENT AGREEMENT**  
(Standard)

**THIS DRAINAGE AND UTILITY EASEMENT AGREEMENT** is made and entered into this 27 day of January, 2025, by and between Maria Elena Fernandez and Jared Vaughn Pittman, whose address is 200 Alpine Street, 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.: 11-21-29-506-0E00-0010

**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:

JARED VAUGHN PITTMAN

[Signature]

By: [Signature]

Signature  
Marilyn Varquez

Title: Homeowner

Print Name

Address: 891 E. Altamonte Dr.  
Altamonte Springs FL 32701  
M. Carvajal

1-27-25

Date

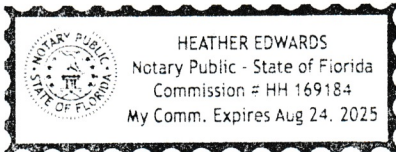
Signature  
Yolanda Carvajal

Print Name

Address: 891 E. Altamonte Dr.  
Altamonte Springs FL 32701

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 Jared Vaughn Pittman,  who is personally known to me or  who has produced [Signature] 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 Heather Edwards  
Notary Public in and for the County  
and State Aforementioned  
My commission expires: 8/24/25

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:

MARIA ELENA FERNANDEZ

[Signature]

By: [Signature]

Signature

Title: Homeowner

Manely Vazquez

Print Name

1-27-25

Address: 91 E. Altamonte Dr.  
Altamonte Springs FL 32710

Date

[Signature]

Signature

Rossana Carvajal

Print Name

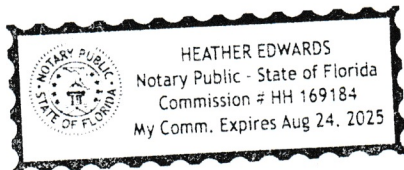
Address: 91 E Altamonte Dr.

Altamonte Springs FL 32701



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 Maria Elena Fernandez,  who is personally known to me or  who has produced [Signature] 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 Heather Edwards

Notary Public in and for the County and State Aforementioned

My commission expires: 8/24/25

**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

# EXHIBIT "A"

