

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 \_\_\_\_\_, 2024, by and between **LAKE SYLVAN OAKS HOMEOWNERS ASSOCIATION, INC.**, a not for profit corporation, whose address is 2214 Lake Sylvan Oaks Court, Sanford, Florida 32771, 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."

### **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 and sufficiency of which are hereby acknowledged, GRANTOR hereby grants and conveys to GRANTEE and its assigns, an exclusive easement and right-of-way for utility purposes, with full authority to enter upon, excavate, construct and maintain, as GRANTEE and its assigns may deem necessary, 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.: Portions of 36-19-29-517-0B00-0000 and 36-19-29-517-0C00-0000

**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 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. However, GRANTOR may maintain landscaping on the Easement Property conditioned on such landscaping not interfering with GRANTEE's utilities and facilities.

**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, including any existing fences or walls, 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.

WITNESSES:

LAKE SYLVAN OAKS HOMEOWNERS  
ASSOCIATION, INC.

[Signature]  
Signature

By: [Signature]

William White  
Print Name

Title: President

[Signature]  
Signature

Feb 9<sup>th</sup> 2024  
Date

Becky Noggle  
Print Name

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE    )

I HEREBY CERTIFY that, on this 9 day of February, 2024, 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 ST Online, as Becky Noggle of Lake Sylvan Oaks Homeowners Association, Inc. ☐ who is personally known to me or ☒ who has produced Florida ID as identification. S/He acknowledged before me that s/he executed the foregoing instrument as such officer in the name and on behalf of the not for profit corporation.

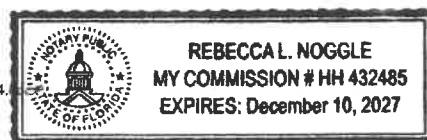
[Signature]  
Print Name Rebecca L. Noggle  
Notary Public in and for the County  
and State Aforementioned  
My commission expires: 12/10/27

Attachment:

Exhibit A – Legal Description and Sketch

DGS/sfa  
01/17/2024

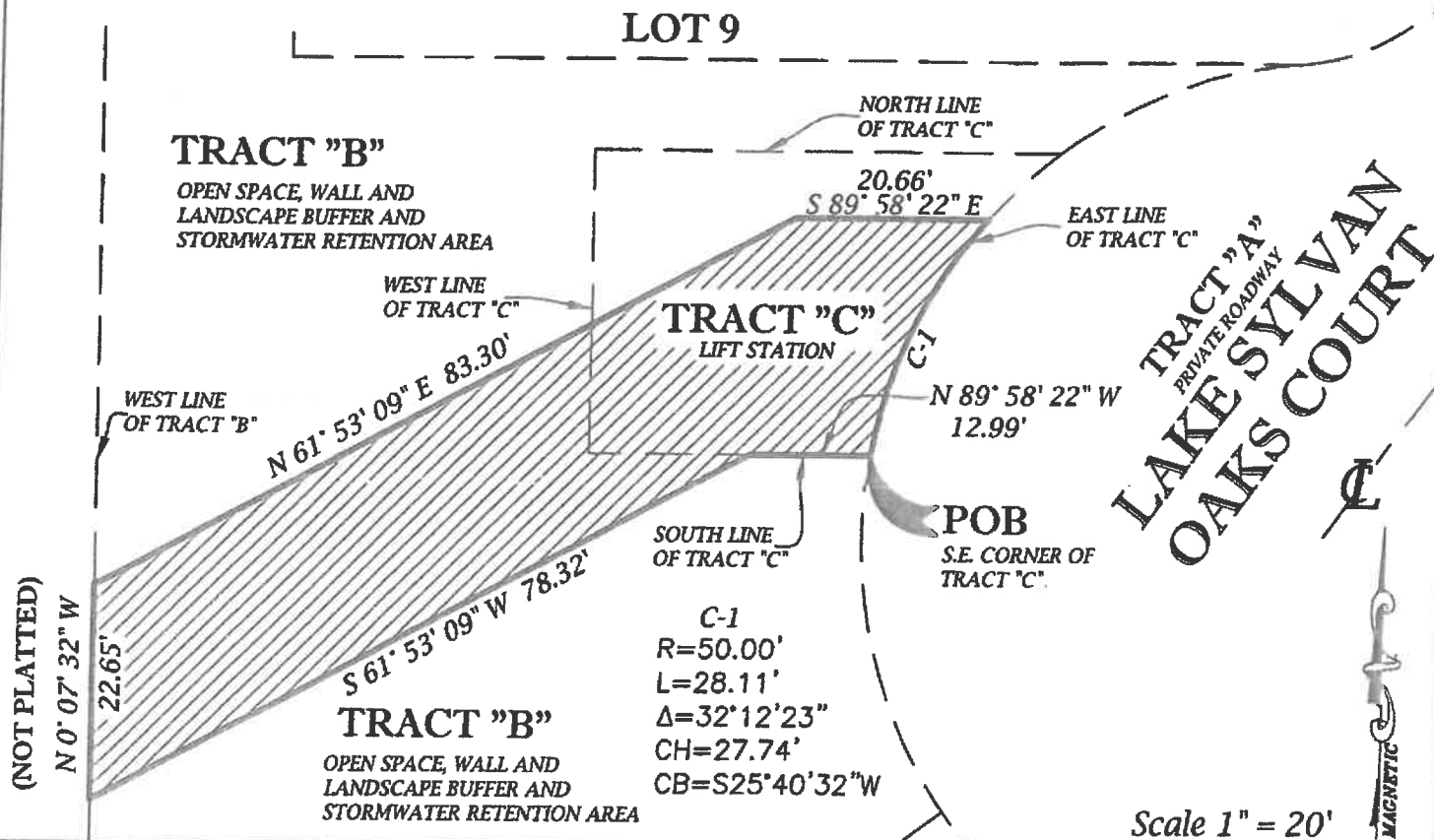
T:\Users\Legal Secretary CSB\Environmental Services\2023\Lake Sylvan Oaks \Utility Easement 01.17.2024.



# SKETCH OF DESCRIPTION

DESCRIPTION: A PORTION OF TRACT "B" AND TRACT "C", OF LAKE SYLVAN OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALL LYING IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "C", OF LAKE SYLVAN OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N 89°58'22" W, ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 12.99 FEET; THENCE DEPARTING SAID SOUTH LINE OF TRACT "C", S 61°53'09" W, A DISTANCE OF 78.32 FEET TO THE WEST LINE OF TRACT "B" OF SAID PLAT OF LAKE SYLVAN OAKS; THENCE N 0°07'32" W, ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 22.65 FEET; THENCE DEPARTING SAID WEST LINE OF TRACT "B", N 61°53'09" E, A DISTANCE OF 83.30 FEET; THENCE S 89°58'22" E, A DISTANCE OF 20.66 FEET TO THE EAST LINE OF TRACT "C" OF SAID PLAT OF SYLVAN OAKS, SAID POINT BEING ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE FROM A CHORD BEARING OF S 25°40'32" W, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°12'23", A DISTANCE OF 28.11 FEET TO THE POINT OF BEGINNING. CONTAINING 2000.68 SQUARE FEET MORE OR LESS.



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

## SURVEYOR'S NOTES

BEARINGS BASED ON: ASSUMED DATUM, HOLDING THE SOUTH LINE OF TRACT "C",  
AS BEING N 89°58'22" W

1. THIS IS NOT A SURVEY
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
4. ATTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE MAPS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE CONVERSION OF THE ORIGINAL DRAWING FILE FORMAT. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NOT VALID WITH  
ORIGINAL SEAL  
SURVEYOR AND THE  
RE AND THE  
SEAL  
EXPIRES 2018

BY:

RAYMOND F. P. LICENSE # 7015

FIELD DATE: N/A

DATE: 05/26/2023

JOB NAME: 23-006 B

SCALE: 1" = 20'

DRAWN BY: T.E.

CHECKED BY: R.F.P.

EXHIBIT "A"