

THIS INSTRUMENT PREPARED BY:
NEYSA BORKERT
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7233

DRAINAGE EASEMENT
(Standard)

THIS DRAINAGE EASEMENT is made and entered into this 11th day of July, 2025, by and between **BRYAN LEVI CLARK AND RACHEL ANN CLARK**, husband and wife, whose address is 1024 Spring Garden 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 purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns 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 drainage facilities, 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.:01-21-29-5CK-0D00-0060

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 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, or any other facilities installed on or under the Easement Property.

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' hands and seal, the day and year first above written.

WITNESSES:

BRYAN LEVI CLARK

[Signature]
Signature

By: [Signature]

Lev Lubega
Print Name

1155 W. State Rd 434
Address: Longwood FL

7/11/25
Date

[Signature]
Signature

Arielle Mattapa
Print Name

1155 W. State Rd 434
Address: Longwood FL 32750

STATE OF FLORIDA)
COUNTY OF SEMINOLE)



I HEREBY CERTIFY that, on this 11 day of July, 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 Bryan Levi Clark, who is personally known to me or who has produced drivers license as identification.

[Signature]
Print Name Lev Lubega

Notary Public in and for the County and State Aforementioned

My commission expires: 3/12/28



LEV LUBEGA
Notary Public
State of Florida
Comm# HH502916
Expires 3/12/2028

WITNESSES:

RACHEL ANN CLARK

[Signature]
Signature

By: [Signature]

Print Name
Address: 1155 W State Rd 434
Longwood FL 32750

Title: _____
Date: 7/11/25

[Signature]
Signature

Print Name
Address: 1155 W. State Rd 434
Longwood FL 32750

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that, on this 11 day of July, 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 Rachel Ann Clark, who is personally known to me or who has produced drivers license as identification.



LEV LUBEGA
Notary Public
State of Florida
Comm# HH502916
Expires 3/12/2028

[Signature]
Print Name Lev Lubega
Notary Public in and for the County
and State Aforementioned
My commission expires: 3/12/28

[Remainder of page left intentionally blank; signature block continues onto next page]

ACCEPTANCE BY SEMINOLE COUNTY

WITNESSES:

SEMINOLE COUNTY, FLORIDA

Aubrianna B
Signature

Aubrianna Brown
Print Name

Address: _____

[Signature]
Signature

Print Name

Address: 7/25/25

By: [Signature]

Print Name: ANTHONY NELSON

Title: COUNTY ENGINEER

Date: 7/25/25

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

STATE OF Florida)
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 25th day of July, 2025, by Anthony Nelson,
Nelson, who is personally known to me or who has
produced VIA as identification.



Heidi Ute Miller
Signature

NOTARY PUBLIC
Print Name Heidi Ute Miller

Notary Public in and for the County
and State Aforementioned
My commission expires: 7/21/2028

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

[Signature]
County Attorney

Attachment
Exhibit A - Legal Description

NJB/kly
6/4/25 6/10/25
T:\Users\kyeager\NJB Documents\2025\Drainage Easement - Clark June10(25).docx

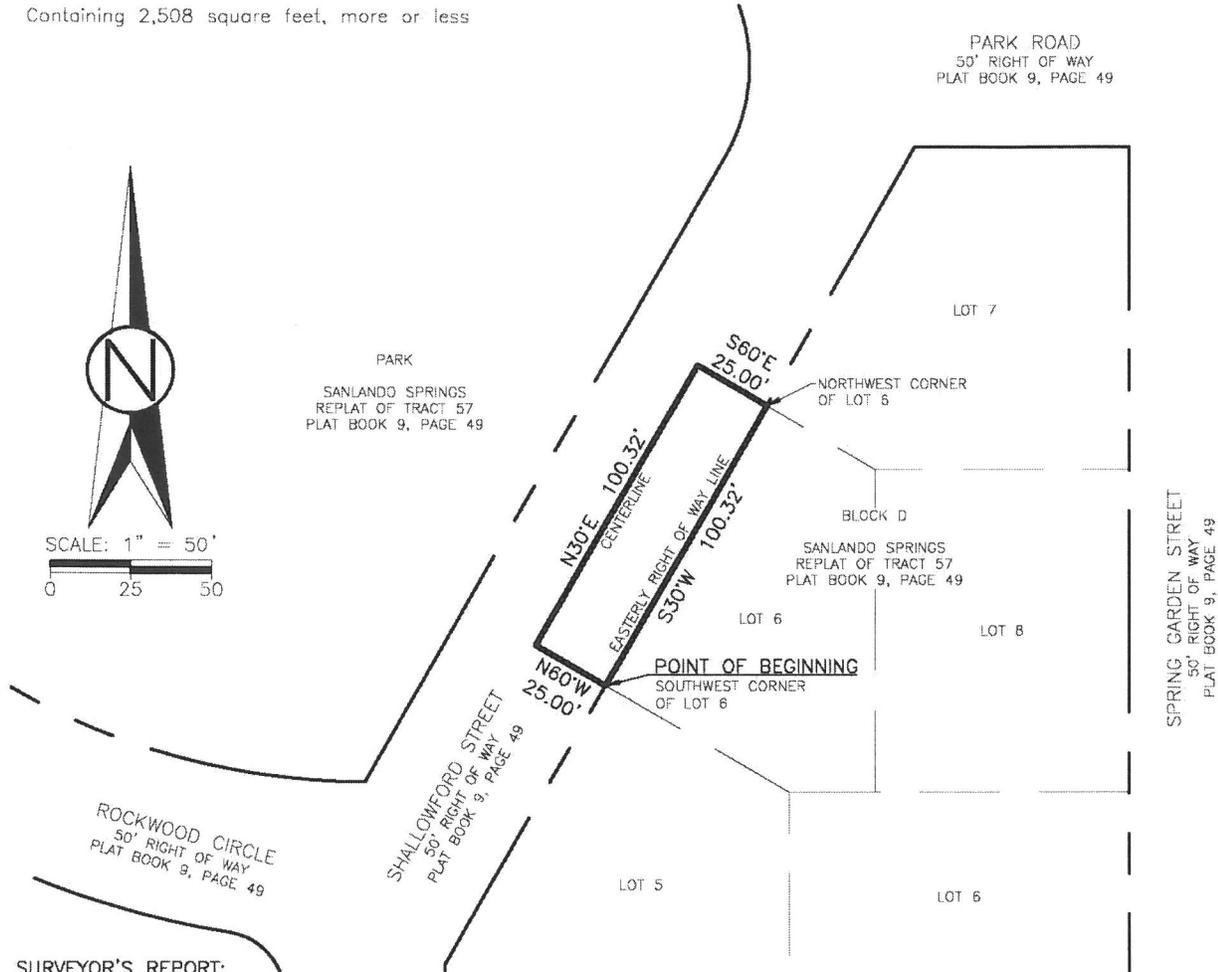
EXHIBIT "A"

DESCRIPTION:

A portion of Shallowford Street, SANLANDO SPRINGS REPLAT OF TRACT 57, according to the plat thereof, recorded in Plat Book 9, Page 49, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 6, SANLANDO SPRINGS REPLAT OF TRACT 57, according to the plat thereof, recorded in Plat Book 9, Page 49, Public Records of Seminole County, Florida; thence North 60° West, a distance of 25.00 feet to the centerline of Shallowford Street; thence along said centerline, North 30° East, a distance of 100.32 feet; thence departing said centerline, South 60° East, a distance of 25.00 feet to the Easterly right of way line of Shallowford Street and the Northwest corner of said Lot 6; thence along said Easterly right of way line, South 30° West, a distance of 100.32 feet to the POINT OF BEGINNING.

Containing 2,508 square feet, more or less



SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the Easterly right of way line of Shallowford Street, being South 30° West, platted.



Digitally signed by
Ryan E Johnson
 Date: 2025.02.22
 08:33:16 -05'00'

Ryan E. Johnson, PSM Florida License Number 7130

DESCRIPTION & SKETCH	SITE: 25009	DRAWING: 1024 Spring Garden Street-25	
CERTIFIED TO: Bryan & Rachel Clark	DRAWN BY: REJ	DATE: 02/22/2025	SECTION: 11-21S-29E
	REVISION:	DATE:	
SHEET 1 OF 1	<div style="font-size: 2em; font-weight: bold; margin-bottom: 5px;">RESERVE</div> <div style="font-size: 2em; font-weight: bold; margin-bottom: 5px;">GEOSPATIAL</div> <small>Certificate of Authorization Number 8576 221 Edgewood Drive Clermont, Florida 34711 info@reservegeo.com 407-383-8394</small>		