

THIS INSTRUMENT PREPARED BY:
BRIJESH PATEL
SENIOR ASSISTANT COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7244

UTILITY EASEMENT

THIS UTILITY EASEMENT is made and entered into this 17th day of October 2024, by and between **ELIZABETH L. CORINO**, whose address is 408 Country Wood Circle Lake Mary, Florida 32746, in this instrument referred to as the "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 the "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 of which is 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 the 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.: 31-19-30-502-0000-1270

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.

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 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:

[Signature]

Signature

Aman Malik

Print Name

Address: 175 Timacuan Blvd,
Lake Mary, FL, 32746

ELIZABETH L. CORINO

By: [Signature]

Title: Grantor

Date 10/17/24

[Signature]

Signature

Jennifer M. Morales

Print Name

Address: 175 Timacuan Blvd,
Lake Mary, FL 32746



STATE OF FLORIDA)
COUNTY OF SEMINOLE)

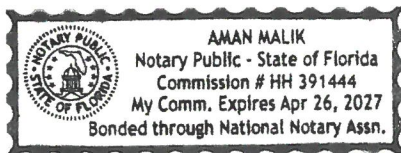
I HEREBY CERTIFY that, on this 17th day of October, 2024, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared by means of physical presence or online notarization Elizabeth L. Corino; as Grantor of Easement Property. who is personally known to me or who has produced Florida Drivers License 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 Aman Malik

Notary Public in and for the County
and State Aforementioned

My commission expires: April 26th, 2027



ACCEPTANCE BY SEMINOLE COUNTY

WITNESSES:

UTILITIES DEPARTMENT
SEMINOLE COUNTY, FLORIDA

[Signature]

Signature
James Van Alstine

Print Name

Address: 500 W Lake Mary Blvd, Sanford, FL 32773

[Signature]

Signature
WILLIAM WHITE

Print Name

Address: 500 W LAKE MARY BLVD, SANFORD, FL 32773

By: [Signature]

Print Name: WILLIAM J. EDWARDS

Title: Interim Director

Date: 10 / 18 / 24

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

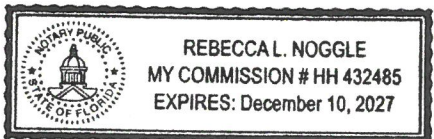


STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of October, 20 24, by William J Edwards, who is personally known to me or who has produced _____ as identification.

[Signature]

NOTARY PUBLIC
Print Name Rebecca L. Noggle
Notary Public in and for the County and State Aforementioned
My commission expires: Dec 10, 27



For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney

Attachment:
Exhibit A – Legal Description

BP/vs
10/3/2024
T:\Users\Legal Secretary CSB\Utilities Department\2024\Utility Easement-Corino Elizabeth.docx

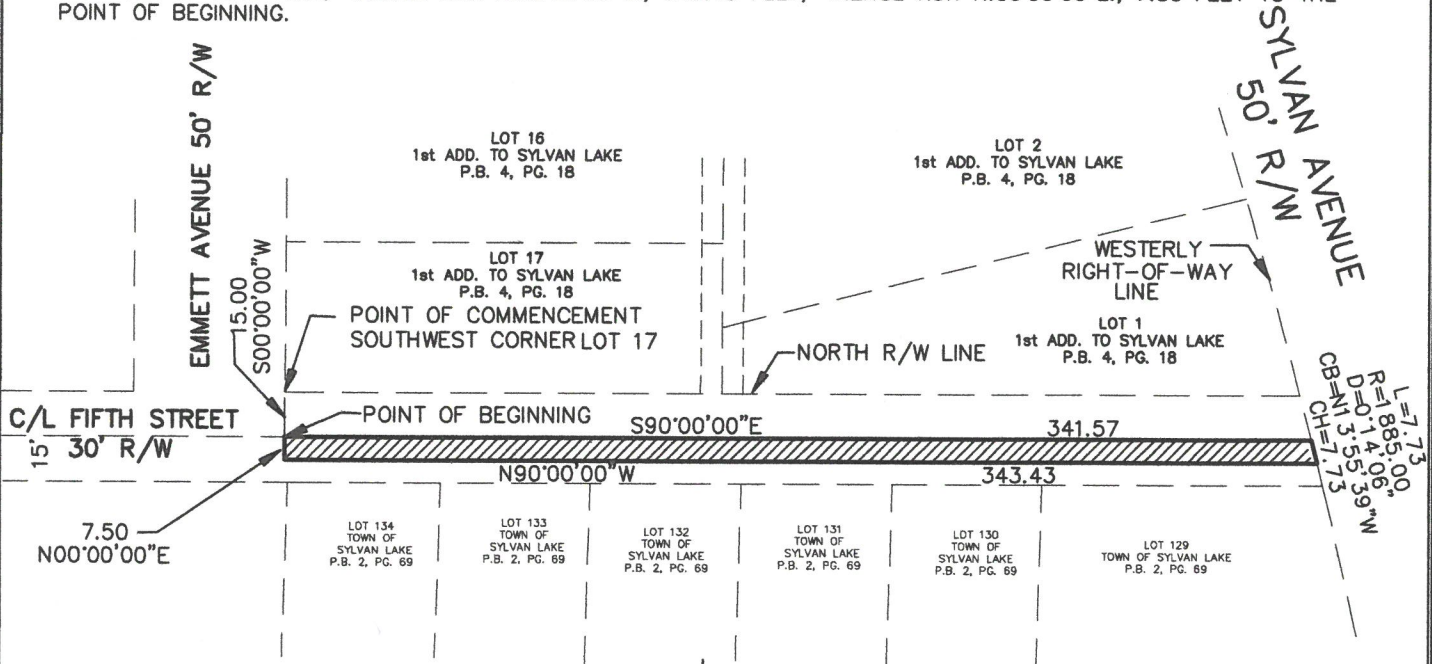


" SKETCH OF DESCRIPTION "

"REAL PROPERTY DESCRIPTION"
7.50 UTILITY EASEMENT

Exhibit A

A 7.50 FOOT WIDE UTILITY EASEMENT OVER A PORTION OF THE NORTH ONE HALF OF THE RIGHT OF WAY FOR FIFTH STREET, TOWN OF SYLVAN LAKE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 69, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF LOT 17; THENCE RUN S.00°00'00"W., 15.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S.90°00'00"E., 341.57 FEET TO THE WESTERLY RIGHT-OF-WAY OF SYLVAN AVENUE SAID POINT LIES ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1885.00 FEET, A CENTRAL ANGLE OF 00°14'06", A CHORD BEARING OF S.13°55'39"E., A CHORD DISTANCE OF 7.73 FEET THENCE RUN SOUTHEASTERLY AN ARC DISTANCE OF 7.73 FEET; THENCE RUN N.90°00'00"W., 343.43 FEET; THENCE RUN N.00°00'00"E., 7.50 FEET TO THE POINT OF BEGINNING.



CERTIFIED TO:

CITY OF SANFORD

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
4. BEARINGS ARE BASED ON THE CENTERLINE IF FIFTH STREET ASSUMED AS N.90°00'00"E.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Scott R Bechir
Date: 2024.08.13 09:07:17 -04'00'

Scott R Bechir

SCOTT BECHIR, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER 5807

CLIENT: BEVERLY
JOB NUMBER: 24-14

SCALE: 1"=60'

COMMENTS	FIELD	DATE	OFFICE	DATE
SKETCH OF DESCRIPTION	NA	NA	S.R.B.	8/9/24

SCOTT'S SURVEYING SERVICES, INC.

LB # 7442

8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA

PH. (386) 668-7332 FAX 668-7337