

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

**DRAINAGE, ACCESS AND UTILITY EASEMENT AGREEMENT**

**THIS DRAINAGE, ACCESS AND UTILITY EASEMENT AGREEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between Louis 1884 Investments, Inc, formally known as LG Development Corporation, a foreign profit corporation, whose address 3100 E. High Street, Jackson, MI 49203, 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.”

**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, GRANTOR hereby grants and conveys to GRANTEE and its assigns, a non-exclusive easement for drainage, access 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, with access 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”)

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

**GRANTORS** hereby covenant with the GRANTEE that GRANTOR is lawfully seized and possessed of the Easement Property, that GRANTOR has 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:

LOUIS 1884 INVESTMENTS, INC, F/K/A  
LG DEVELOPMENT CORPORATION

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
Address: \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_



STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I HEREBY CERTIFY that, on this \_\_\_ day of \_\_\_\_\_, 2026, 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, \_\_\_\_\_,  who is personally known to me or  who has produced \_\_\_\_\_ as identification. Acknowledged before me that they executed the foregoing instrument as such officer in the name and on behalf of the named corporation.

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned  
My commission expires: \_\_\_\_\_

**ACCEPTANCE BY SEMINOLE COUNTY**

WITNESSES:

DEVELOPMENT SERVICES DEPARTMENT  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
Signature

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name

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

Address: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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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**EXHIBIT "A"**

**SKETCH OF DESCRIPTION  
DRAINAGE, ACCESS AND  
UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A STRIP OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°44'17" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 15.00 FEET; TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CHAPMAN ROAD; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'46" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 24.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'46" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1029.11 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 44°08'29" WEST, 29.20 FEET; THENCE RUN SOUTH 24°46'34" WEST, 48.03 FEET; THENCE RUN NORTH 65°13'26" WEST, 30.00 FEET; THENCE RUN NORTH 24°46'34" EAST 88.73 FEET; THENCE RUN SOUTH 89°08'46" WEST 14.12 FEET TO A POINT LYING ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 97770-2300; SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 5554.58 FEET, A CENTRAL ANGLE OF 00°20'40", AN ARC LENGTH OF 33.39 FEET, A CHORD LENGTH OF 33.39 FEET AND A CHORD BEARING OF NORTH 25°11'36" EAST, TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID WEST CHAPMAN ROAD; THENCE RUN NORTH 89°08'46" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1087.68 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF TATRA STREET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°51'14" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 0.834 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CHAPMAN ROAD, BEING SOUTH 89°08'46" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISION:  
REVISED SKETCH OF DESCRIPTION 2-12-2026. (JBJ)

DAVID A. WHITE, P.S.M.  
FLORIDA REGISTRATION NO. 4044  
PEC - SURVEYING AND MAPPING  
CERTIFICATE OF AUTHORIZATION L.B. #966  
DATE OF SIGNATURE: 2-12-2026

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 1 OF 2

**PEC | SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
WWW.PECONLINE.COM

SECTIONS 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST

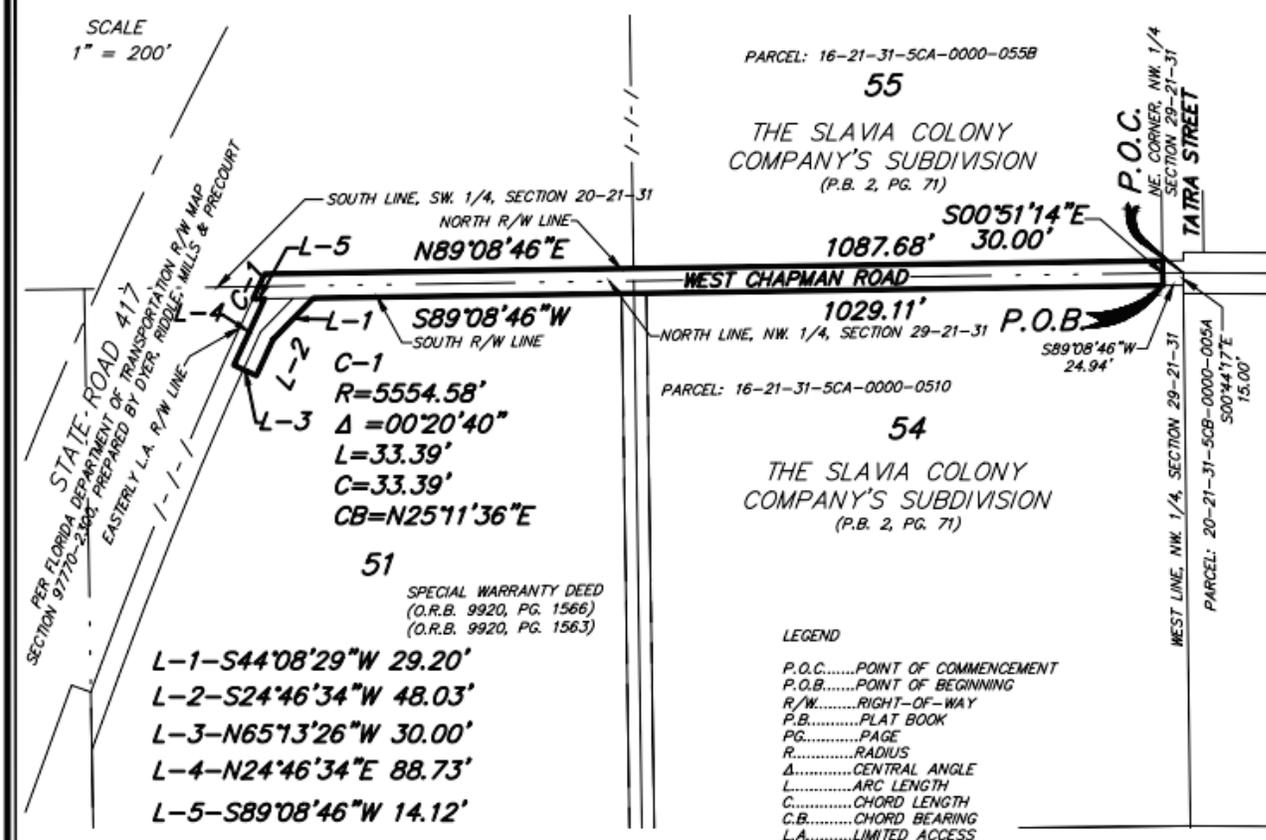
DATE: JULY 30, 2024	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-074
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0: 23-074 Echeion Constructors Arlo Metals Construction Services | 23-074 CHAPMAN LEGAL - UTILITY ESMT.dwg Feb 12, 2026 - 4:02pm

SKETCH OF DESCRIPTION  
DRAINAGE, ACCESS AND  
UTILITY EASEMENT



SCALE  
1" = 200'



(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 2

**PEC** | **SURVEYING AND MAPPING**  
CERTIFICATE OF AUTHORIZATION NUMBER LB 966

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SECTIONS 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: JULY 30, 2024

PREP BY: J.L.M.

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