

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

DRAINAGE EASEMENT AGREEMENT

(Standard)

THIS DRAINAGE EASEMENT AGREEMENT is made and entered into this ____ day of _____, 20____, 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, 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 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, 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.: 16-21-31-5CA-0000-0510

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

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:

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: _____

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 _____, 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 EASEMENT**

LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN 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 THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°44'17" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'46" WEST, 1118.71 FEET; THENCE RUN NORTH 44°08'13" EAST 56.57 FEET; THENCE RUN NORTH 89°08'46" EAST, ALONG SAID SOUTH LINE, 1078.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 1.00 ACRE 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.

REVISIONS:
 REVISED SKETCH OF DESCRIPTION 12-17-2025 J.L.M.
 REVISED SKETCH OF DESCRIPTION 1-13-2026 J.L.M.
 REVISED SKETCH OF DESCRIPTION 1-29-2026 J.L.M.
 REVISED SKETCH OF DESCRIPTION 2-18-2026 J.B.J.

 DAVID A. WHITE, P.S.M.
 FLORIDA REGISTRATION NO. 4044
 PEC - SURVEYING AND MAPPING
 CERTIFICATE OF AUTHORIZATION L.B. #966
 DATE OF SIGNATURE: 2-18-2026

(THIS IS NOT A SURVEY)

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

SHEET 1 OF 2

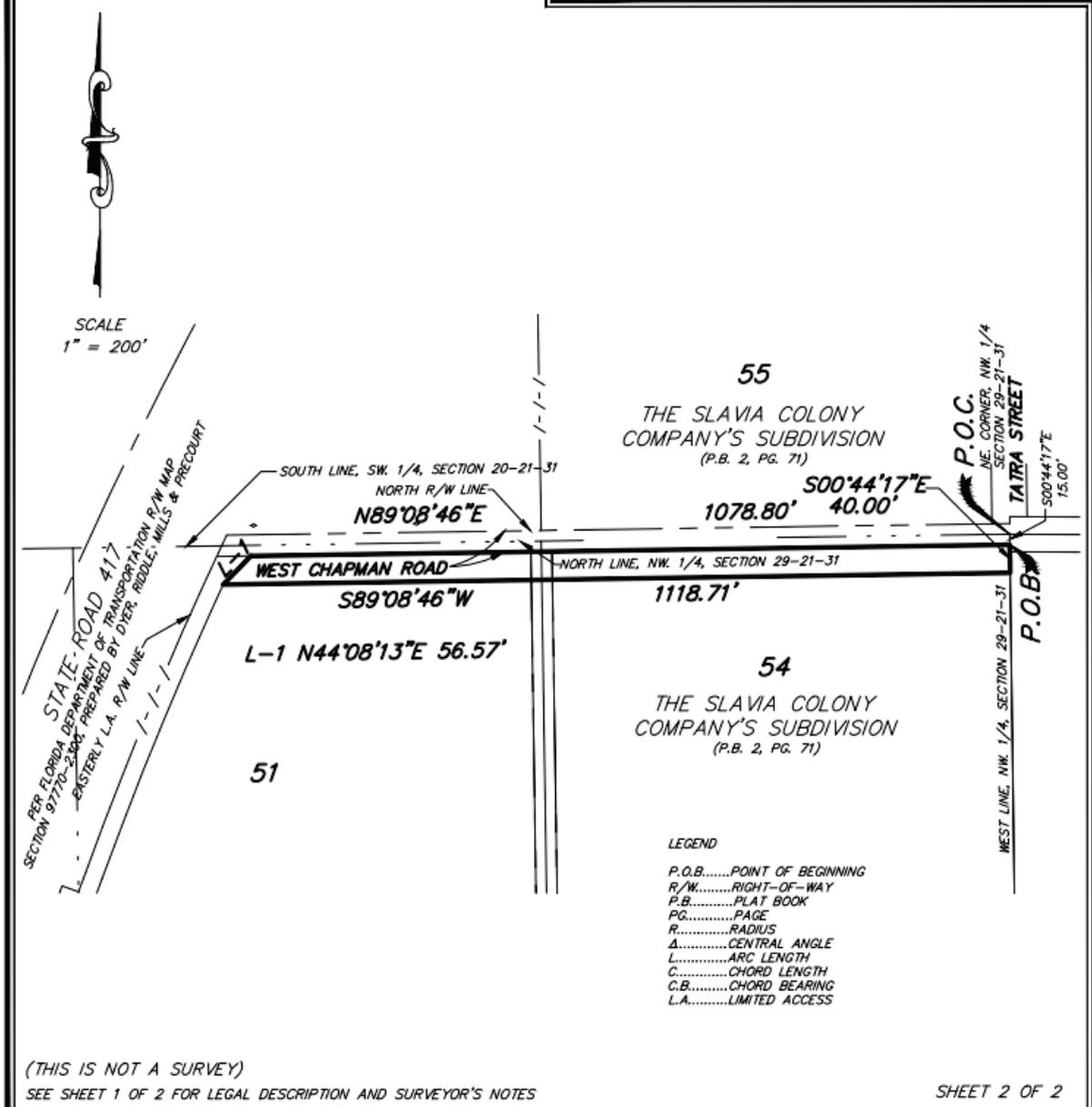
PEC | SURVEYING & MAPPING
 CERTIFICATE OF AUTHORIZATION NUMBER LB 966
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: JUNE 27, 2025	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-074
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SKETCH DESCRIPTION
DRAINAGE EASEMENT



PEC | SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION NUMBER LB 966

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

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O: 23-074 Echelon Constructors Arlo Metals Construction Services 23-074 UTILITY EASEMENT LEGAL-REV 2.dwg Feb 18, 2026 - 2:49pm