

After recording return to:

City of Longwood
Attn: City Clerk
175 West Warren Avenue
Longwood, Florida 32750

Tax Parcel ID # 05-21-30-518-0000-012B

PUBLIC SIDEWALK EASEMENT

THIS PUBLIC SIDEWALK EASEMENT is made this ____ day of _____ 2025, by **SEMINOLE COUNTY**, a political subdivision of the State of Florida, having a permanent address at 1101 East First Street, Sanford, Florida 32771, hereinafter called the “Grantor”, in favor of the **CITY OF LONGWOOD**, a Florida municipality, with its permanent address at 175 Warren Avenue, Longwood, Florida 32750, hereinafter call the “Grantee”.

WITNESSETH:

That the Grantor, for and in good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, and conveys unto the Grantee, its successors and assigns an easement (the “Easement”) for construction, repair, replacement, reconstruction, maintenance, control, regulation, operation, use, and modification of a public sidewalk and appurtenances thereto. The Easement shall be over, under, through, and across the real property described in **Exhibit “A”**, a copy of which is attached hereto and incorporated herein by this reference.

The rights granted to Grantee by Grantor specifically include, but are not limited to the right to control, construct, reconstruct, regulate, repair, replace, operate, use, maintain, and modify a public sidewalk located within the Easement along with the right of use of and ingress and egress over, upon and through the Easement by the general public in a manner consistent with public sidewalk use.

Subject to and without waiving Grantor’s or Grantee’s sovereign immunity, Grantee shall be responsible for any liability imposed by law as the result of persons being injured on or by the sidewalk improvements constructed by Grantee within the Easement. Grantee shall be responsible for the maintenance and repair of the sidewalk improvements. All covenants, terms, rights, and provisions herein contained shall inure and extend to and be obligatory upon the successors and assigns of the respective parties hereto.

TO HAVE AND TO HOLD, this Easement unto the Grantee and its successors and assigns forever.

The Grantee herein and its successors and assigns shall have the right to clear and keep all trees, undergrowth and other obstructions that may interfere with the normal use, operation or maintenance of the Easement, out of and away from the herein granted Easement, and the Grantor, their heirs, successors and assigns, agree not to build, construct or create, nor permit others to build, construct or create any buildings or other structures and obstructions on the

herein granted Easement that may interfere with the normal operation, use or maintenance of the sidewalk. Grantee may enter upon sufficient land adjacent to said Easement for the purpose of exercising the rights and privileges granted herein.

Wherever used herein, the terms "Grantor" and "Grantee" include their respective heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations.

IN WITNESS WHEREOF, Grantor has executed this Easement by the day and year first written above.

ATTEST:

SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
20__, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney
CP/coh

Attachment:
Exhibit A – Legal Description and Sketch

GRANTEE:

CITY OF LONGWOOD, a
Florida municipal corporation



Brian D. Sackett, Mayor

ATTEST:



Liane Cartagena, City Clerk

Date: March 2, 2026

SEAL



SCHEDULE "A"

DESCRIPTION (BY THIS SURVEYOR):

A PORTION OF LOT 12, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 99, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 05, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 12, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 99, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°00'45" EAST, A DISTANCE OF 310.00 FEET ALONG THE WEST LINE OF SAID LOT 12 TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3018, PAGE 723, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 77°03'25" EAST, A DISTANCE OF 534.03 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 77°03'25" EAST, A DISTANCE OF 7.45 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GRANT STREET (1ST STREET WEST) AS SHOWN ON SEMINOLE COUNTY ENGINEERING DEPARTMENT RIGHT OF WAY MAP FIELD BOOK NUMBER 92502 AND TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,234.90 FEET, A CENTRAL ANGLE OF 06°06'48" AND A CHORD BEARING OF SOUTH 38°43'04" WEST, THENCE ALONG SAID WEST RIGHT OF WAY LINE FROM A TANGENT BEARING OF SOUTH 41°46'28" WEST, SOUTHWESTERLY A DISTANCE OF 345.16 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE NORTH 70°29'46" WEST, A DISTANCE OF 1.00 FEET ALONG SAID SOUTH LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,240.90 FEET, A CENTRAL ANGLE OF 06°03'05" AND A CHORD BEARING OF NORTH 37°45'10" EAST, THENCE FROM A TANGENT BEARING OF NORTH 34°43'37" EAST, NORTHEASTERLY A DISTANCE OF 342.29 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

CONTAINING 1,291 SQUARE FEET, MORE OR LESS.

SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON WEST LINE OF LOT 12, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 99, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, BEING SOUTH 00°00'45" EAST. (ASSUMED)
2. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
3. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE.

NOT VALID WITHOUT SHEETS 1-2

SKETCH & DESCRIPTION FOR CITY OF LONGWOOD	Date: JULY 9, 2024 SK		Certification Number LB2108 71123002	
	Job Number: 71123	Scale: 1" = 100'	 <p>SUE • SURVEY • GIS SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com</p>	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
	REVISED: 03/28/2025 (SK)			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		JAMES E. MAZURAK, PSM Registered Land Surveyor Number 6377		

SKETCH OF DESCRIPTION

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF
 LOT 12, PLAT BOOK 6,
 PAGE 99

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3234.90'	6°05'48"	345.16'	S38°43'04"W	344.99'
C2	3240.90'	5°03'05"	342.29'	N37°45'10"E	342.13'

(BEARING BASIS)
 S00°00'45"E
 310.00'

WEST LINE OF LOT 12

REMAINDER OF LOT 12
 CENTRAL PARK
 PLAT BOOK 6, PAGE 99
 PARCEL IDENTIFICATION NUMBER
 05-21-30-518-0000-0120
 ORB 9768, PG 857

REMAINDER OF LOT 12
 CENTRAL PARK
 PLAT BOOK 6, PAGE 99
 NO PARCEL IDENTIFICATION
 NUMBER FOUND

NORTH LINE OF ORB 3018, PG 723
 S77°03'25"E 534.03'

L1
 POB

WEST RIGHT OF WAY LINE

NT
 TANGENT BEARING
 S41°46'28"W

PARALLEL WITH
 AND 15.00' WEST
 OF THE APPROXIMATE WEST
 EDGE OF PAVEMENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S77°03'25"E	7.45'
L2	N70°29'46"W	1.00'

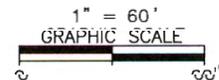
LEGEND & ABBREVIATIONS:

- C# = CURVE
- L# = LINE
- NT = NON-TANGENT
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- POB = POINT OF BEGINNING

PORTION OF LOT 12
 CENTRAL PARK
 PLAT BOOK 6, PAGE 99
 PARCEL IDENTIFICATION NUMBER
 05-21-30-518-0000-012B
 ORB 3018, PG 723

C2
 C1

**SOUTH GRANT STREET
 (1ST STREET WEST)**
 60.00' RIGHT OF WAY
 PER SEMINOLE COUNTY ENGINEERING DEPARTMENT
 RIGHT OF WAY MAP FIELD BOOK NUMBER 92502
 AND PLAT BOOK 6, PAGE 99



SOUTH LINE OF ORB 3018, PG 723
 TANGENT BEARING
 N34°43'37"E

PORTION OF LOT 12
 CENTRAL PARK
 PLAT BOOK 6, PAGE 99
 PARCEL IDENTIFICATION NUMBER
 05-21-30-518-0000-012A
 ORB 5501, PG 0759

L2



SSMC™
 SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580

Certification Number LB2108

Drawing No. 71123002
 Job No. 71123
 Date: JULY 9, 2024
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com

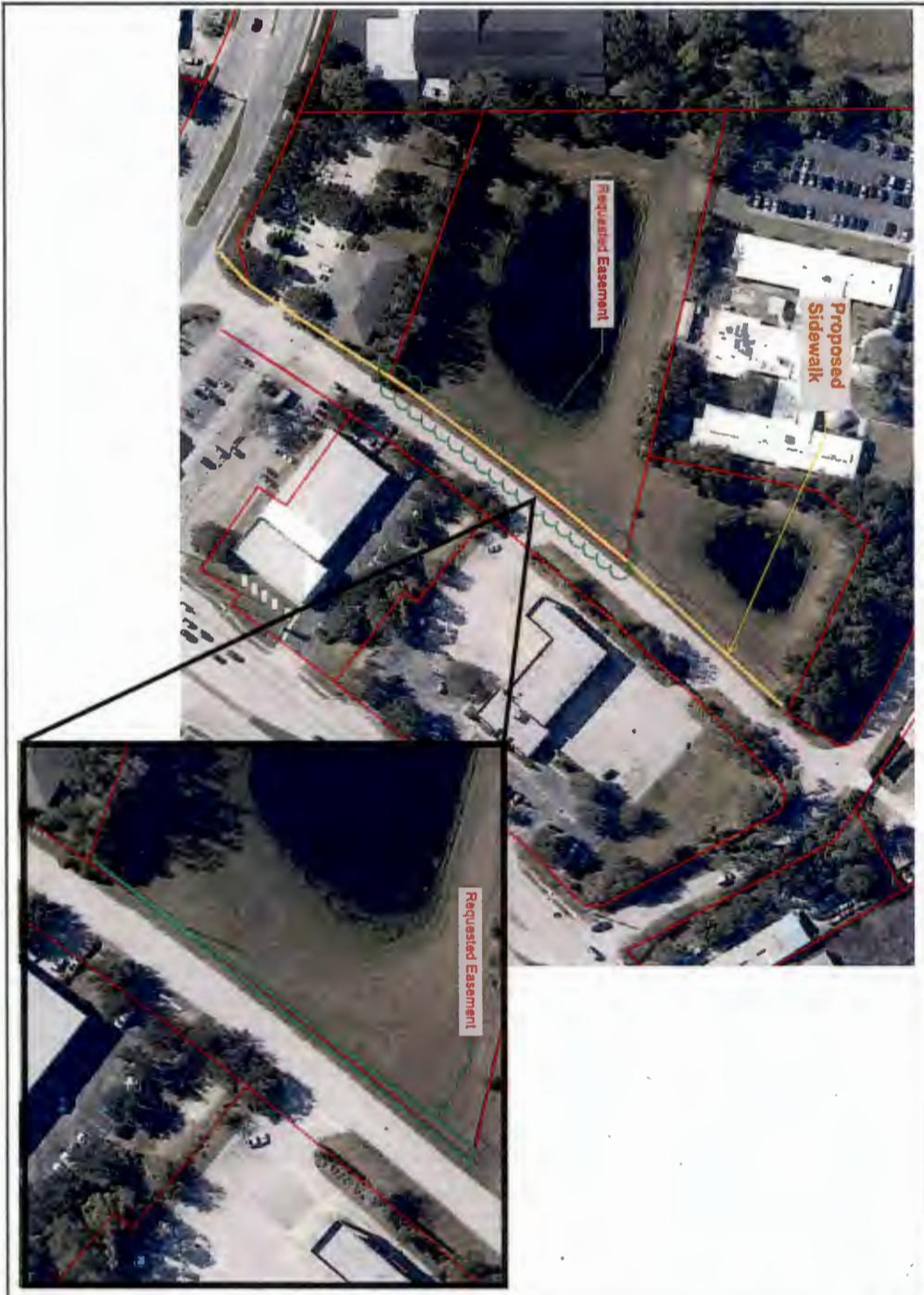


EXHIBIT A

City of Longwood
Department of Public Works
907 East SR 434
Longwood, Florida 32750
407-263-2382

City of Longwood
Proposed Sidewalk and Easement

