

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

**DRAINAGE AND UTILITY EASEMENT**  
(Standard)

**THIS UTILITY EASEMENT** is made and entered into this 10 day of January, 2025, by and between Joshua and Sara Lewis, husband and wife, whose address is 1000 Elm St Oviedo, Florida 32765-7445, 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 drainage 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, 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.:25-20-31-5BA-0000-1440

**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.

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:

JOSHUA LEWIS

Joshua Rolle  
Signature  
Joshua Rolle  
Print Name  
Address: 1825 E. Broadway  
St. Ouedo FL 32765

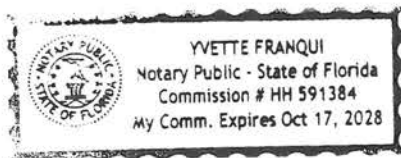
Yvette Franqui  
Signature  
Yvette Franqui  
Print Name  
Address: 1825 E. Broadway St  
Ouedo FL 32765

By: [Signature]  
Title: Owner  
1/10/25  
Date



STATE OF FLORIDA     )  
COUNTY OF SEMINOLE    )

I HEREBY CERTIFY that, on this 10 day of January, 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 Joshua Lewis, ☐ 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.



Yvette Franqui  
Print Name Yvette Franqui  
Notary Public in and for the County Seminole  
and State Aforementioned  
My commission expires: 10/17/2028

WITNESSES:

[Signature]  
Signature

Debra Kelle  
Print Name  
Address: 1825 E. Broadway St  
Oviedo, FL 32765

[Signature]  
Signature

Yvette Franqui  
Print Name  
Address: 1825 E Broadway St  
Oviedo FL 32765

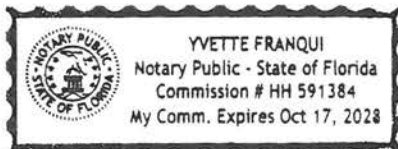
SARA LEWIS

By: [Signature]  
Title: Officer

1/10/2025  
Date

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE    )

I HEREBY CERTIFY that, on this 10 day of January, 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 Sara Lewis, ☐ who is personally known to me or ☐ who has produced Florida Drivers License 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 YVETTE FRANQUI  
Notary Public in and for the County Seminole  
and State Aforementioned  
My commission expires: 10/17/2028

**ACCEPTANCE BY SEMINOLE COUNTY**

**WITNESSES:**

**UTILITIES 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 \_\_\_\_\_, 20\_\_\_\_\_, 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

NJB/kly  
12/27/24

T:\Users\kyeager\NJB Documents\2024\Drainage and Utility Easement - Lewis Dec27(24).docx

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**UTILITY AND DRAINAGE EASEMENT**

A PORTION OF PANTHER STREET, FORMERLY KNOWN AS ARTESIA AVENUE, RIGHT-OF-WAY AS SHOWN ON MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADD. TO BLACK HAMMOCK, ORANGE COUNTY, FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 144 AS SHOWN ON SAID MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S. ADD. TO BLACK HAMMOCK FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°37'08" WEST, ALONG THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ELM STREET, 25.00 FEET; THENCE RUN NORTH 89°09'18" WEST, 672.60 FEET; THENCE RUN NORTH 00°50'42" EAST, 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 144; THENCE RUN ALONG SAID SOUTH LINE, SOUTH 89°09'18" EAST, 672.50 FEET TO THE POINT OF BEGINNING;

THE ABOVE TRACT OF LAND LIES IN SEMINOLE COUNTY AND CONTAINS 0.386 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) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF LOT 144, BEING SOUTH 89°09'18" EAST.
- (3) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (4) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

**REVISIONS:**

REVISED SKETCH AND LEGAL DESCRIPTION 5-10-2024 (J.L.M.)  
REVISED PER COMMENTS 10-17-2024 (R.J.G.)  
REVISED PER COMMENTS 10-18-2024 (R.J.G.)

(THIS IS NOT A SURVEY)



Digitally  
signed by  
David A White  
Date:  
2024.10.18  
16:11:51 -04'00'

SEE SHEET 2 OF 2 FOR SKETCH OF LEGAL

**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

**SECTION 2, TOWNSHIP 21 SOUTH, RANGE 31 EAST**

DATE: FEBRUARY 15, 2024

PREP BY: R.M.

DRAWN BY: R.M.

JOB #: 23-132



**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
UTILITY AND DRAINAGE EASEMENT

**S0°37'08"W 25.00'**  
WEST R/W LINE ELM STREET

**P.O.B.**  
SE. CORNER  
OF LOT 144

MAP OF  
THE VAN ARSDALE OSBORNE BROKERAGE  
CO'S ADD. TO BLACK HAMMOCK  
(PLAT BOOK 1, PAGE(S) 31)  
LOT 144

(BEARING BASE)  
**ARTESIA AVENUE**  
(UNIMPROVED)

**S89°09'18"E 672.50'**  
0.386 ACRES ±  
**N89°09'18"W 672.60'**

**PANTHER STREET**

**N0°30'42"E 25.00'**

SCALE  
1" = 100'

**LEGEND**

P.O.B. POINT OF BEGINNING  
R/W RIGHT-OF-WAY  
F.K.A. FORMERLY KNOWN AS

(THIS IS NOT A SURVEY)

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

**PEC**

**SURVEYING AND MAPPING, LLC**

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JOB #: 23-132

Lewis Drainage and Utility Easement  
to Seminole County

O: 23-132 Sara Lewis 100 Elm Street Right of way Vacation 23-132 REV SOL - 1000 ELM ST.dwg Oct 18, 2024 - 12:32pm