

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

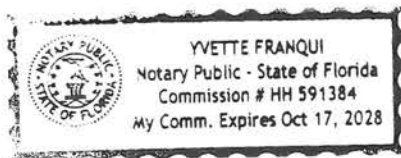
Yvette Franqui
Signature
Yvette Franqui
Print Name
Address: 1825 E Broadway St
Ouedo FL 32765

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

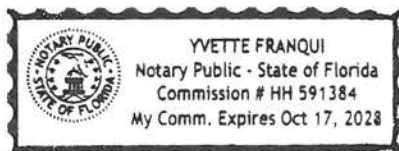
[Signature]
Signature
Yvette Franqui
Print Name
Address: 1825 E Broadway St
Oviedo FL 32765

SARA LEWIS

By: [Signature]
Title: Officer
Date: 1/10/2025

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\kyleager\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

