

**EASEMENT AGREEMENT  
(LAMARQUE ELEMENTARY SCHOOL)**

THIS EASEMENT AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 2008, by and between The School Board of Sarasota County, Florida, a body corporate under the laws of the State of Florida, hereinafter called Grantor, whose address is 1960 Landings Boulevard, Sarasota, Florida 34231, and the City of North Port, Florida, a municipal corporation of the State of Florida, hereinafter called Grantee, whose mailing address is 5650 North Port Boulevard, North Port, Florida 34287.

W I T N E S S E T H:

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable considerations, does hereby grant unto Grantee a non-exclusive easement in and over that certain property described in Exhibit "A" attached hereto and made a part hereof located in Sarasota County, Florida, for the purposes of maintaining and repairing of the lift station presently situated on the property described in Exhibit "A". In addition, Grantor does hereby grant unto Grantee a non-exclusive utility easement in, on, over, through and across that certain property described in Exhibit "B" attached hereto and made a part hereof, for the purposes of constructing, maintaining or repairing underground pipes utilized to and from the lift station provided herein for sewerage utility facilities.

RESERVING UNTO GRANTOR, however, all right, title, interest and privilege in the full enjoyment of such property, and the use thereof, for all purposes not inconsistent with the use hereinabove specified.

This Easement is granted by Grantor and accepted by Grantee subject to the following conditions which Grantee covenants and agrees to perform:

1. To exercise due care in the use of the easements.

2. To cause no unnecessary or unreasonable obstruction or interruption of travel over or upon the same.

3. To limit the use of the easements for the purposes set forth herein.

4. To use the easements hereby granted so as to prevent the creation of any obstruction or condition which is or may become dangerous to Grantor, its guests, employees, invitees, licensees or the public in general, and to use the easement with due regard to the rights of the Grantor.

5. To indemnify and hold Grantor harmless from any and all claims for the payment of any compensation or damages directly resulting from the use by Grantee of the easements granted.

6. Grantee understands this easement is a non-exclusive easement and agrees to use the same with due consideration of the rights of Grantor, the general public, and other easement holders.

This Easement shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its undersigned duly authorized officers the day and year first above written.

Witnesses:

THE SCHOOL BOARD OF SARASOTA  
COUNTY, FLORIDA

\_\_\_\_\_  
Signature of Witness

BY: \_\_\_\_\_  
Dr. Kathy Kleinlein, Chair

\_\_\_\_\_  
Print Name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

STATE OF FLORIDA     )  
COUNTY OF SARASOTA   )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of April, 2008 by Dr. Kathy Kleinlein, Chair of The School Board of Sarasota County, Florida, on behalf of the School Board, who is personally known to me and who did take an oath.

(Notary Seal)

\_\_\_\_\_  
Signature of Notary Public

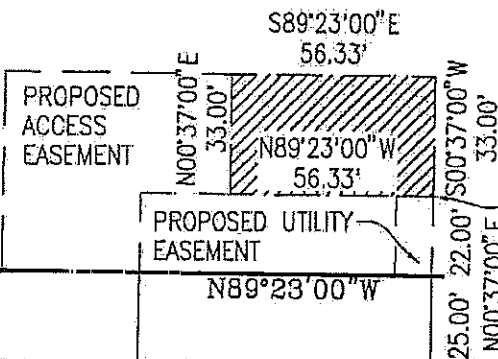
\_\_\_\_\_  
Print Name of Notary Public

Prepared by:  
Martin Garcia, Esq.  
Matthews, Eastmoore, Hardy  
Crauwels & Garcia  
P.O. Box 49377  
Sarasota, FL 34230-6377

Return to:  
Sue Bouffard, Project Manager  
Construction Services, School Board  
7895 Fruitville Road  
Sarasota, 34240

# LOT 1

4TH ELEMENTARY SCHOOL  
IN NORTH PORT,  
PLAT BOOK 46, PAGE 34



Radius=25.00'  
Arc Length=39.27'  
Delta=89°59'32"  
Chord=35.35'  
Chord Bearing=  
S45°37'14\"W

POINT OF BEGINNING  
NORTH RIGHT-OF-WAY LINE  
& SOUTH LINE OF LOT 1

SARDINIA AVENUE  
(50' WIDE PLATTED PUBLIC RIGHT-OF-WAY)

BLOCK 681  
SEVENTEETH ADDITION TO PORT CHARLOTTE  
PLAT BOOK 13, PAGE 16

POINT OF COMMENCEMENT  
INTERSECTION OF THE CENTER LINES OF  
THISBE STREET AND SARDINIA AVENUE

A parcel of land lying within Lot 1, 4th Elementary School in North Port as recorded in Plat Book 46, Page 34, Public Records of Sarasota County, Florida, being in Section 11, Township 39 South, Range 21 East, Sarasota County, Florida and described as follows:

Commence at the intersection of the center lines of Thisbe Street (50.00-foot wide platted public right-of-way) and Sardinia Avenue (50.00-foot wide platted public right-of-way); thence N 89°23'00\"W, along said center line of Sardinia Avenue, a distance of 200.01 feet; thence N.00°37'00\"E, a distance of 25.00 feet to the north right-of-way line of said Sardinia Avenue; thence continue N.00°37'00\"E, a distance of 22.00 feet for a POINT OF BEGINNING; thence N.89°23'00\"W, parallel with and 22.00 feet north of said north right-of-way line, a distance of 56.33 feet; thence N.00°37'00\"E, a distance of 33.00 feet; thence S.89°23'00\"E, parallel with and 55.00 feet north of said north right-of-way line, a distance of 56.33 feet; thence S.00°37'00\"W, a distance of 33.00 feet to the POINT OF BEGINNING;

Said parcel contains 1,859 square feet, more or less.

*Jennie W. Brannan* 2/25/08  
Jennie W. Brannan, P.S.M. Date of Signature  
Florida Registration No. 5041

This is NOT a Survey.

- NOTES:
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 1, BEING N 89°23'00\"W
  - THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

REV A. -- REVISE, 2/22/08, JWB  
Feb 20, 2008 - 08:31:07 JBRANNING\CA\SUR\02711-044\007\SM-S2711-128-K03.dwg  
FOR: SCHOOL BOARD OF SARASOTA COUNTY

SKETCH & DESCRIPTION OF  
LIFT STATION EASEMENT  
SECTION 11, TOWNSHIP 39 S., RANGE 21 E.,  
SARASOTA COUNTY, FLORIDA

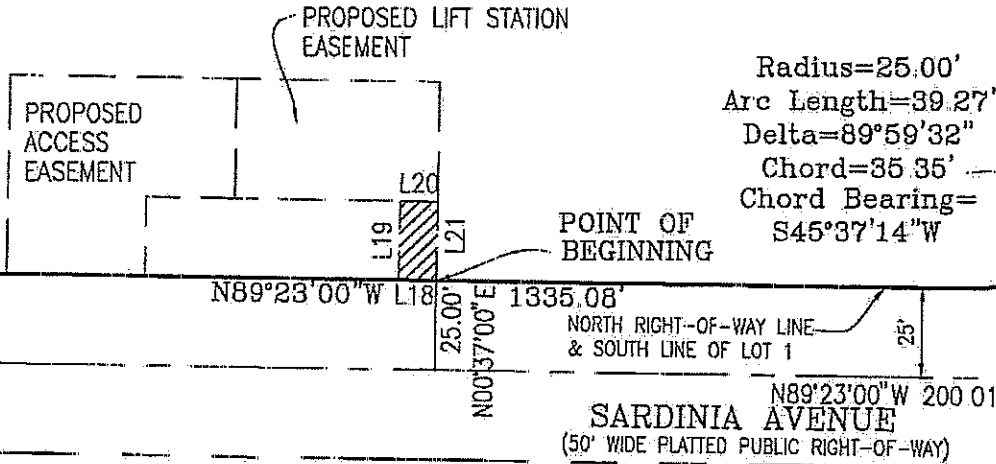
**Wilson Miller**  
Surveyors - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants  
Wilson Miller, Inc.  
600 Professional Parkway East Suite 100 • Sarasota, Florida 34236-6444 • Phone: 941-557-6600 • Fax: 941-557-1910 • Website: www.wilsonmiller.com

TASK CODE: 00001	DRAWN BY: JWB	CHKD BY: JWB	CAD FILE: SM-S2711-128-K03	PROJECT NO: S2711-044-007	SHEET 1 OF 1	DRAWING INDEX NO: A2711-044-004*	REV: A
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# LOT 1

4TH ELEMENTARY SCHOOL  
IN NORTH PORT,  
PLAT BOOK 46, PAGE 34

LINE TABLE		
LINE	LENGTH	BEARING
L18	10.17	N89°23'00"W
L19	22.00	N00°37'00"E
L20	10.17	S89°23'00"E
L21	22.00	S00°37'00"W



LOT 12  
 BLOCK 678  
 THISBE STREET  
 (50' WIDE PLATTED PUBLIC RIGHT-OF-WAY)  
 25'

BLOCK 681  
 SEVENTEETH ADDITION TO PORT CHARLOTTE  
 PLAT BOOK 13, PAGE 16

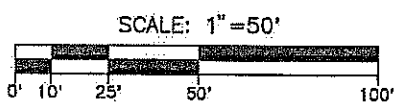
POINT OF COMMENCEMENT  
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Said parcel contains 224 square feet, more or less.

*Jennie W. Brannon* 2/25/08  
 Jennie W. Brannon, P.S.M. Date of Signature  
 Florida Registration No. 5041



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Feb 20, 2008 - 08:31:07 JBRANNON\X\SUR\02711\044\007\SM-S2711-128-K03.dwg  
FOR: SCHOOL BOARD OF SARASOTA COUNTY

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
 UTILITY EASEMENT  
 SECTION 11, TOWNSHIP 39 S., RANGE 21 E.,  
 SARASOTA COUNTY, FLORIDA

**Wilson Miller**  
Florida - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants  
 Wilson Miller, Inc.  
600 Professional Parkway East, Suite 100 • Sarasota, Florida 34242-5441 • Phone 941-557-0000 • Fax 941-557-0000 • Web Site www.wilsonmiller.com

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