

**EASEMENT AGREEMENT  
(WOODLAND MIDDLE 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 operating, maintaining and repairing the lift station presently situated on the property described in Exhibit "A".

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 easement.
2. To cause no unnecessary or unreasonable obstruction or interruption of travel over or upon the same.
3. To limit the use of the easement for the purposes set forth herein.

4. To use the easement 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 easement 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: \_\_\_\_\_

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

Dr. Kathy Kleinlein, Chair

\_\_\_\_\_  
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

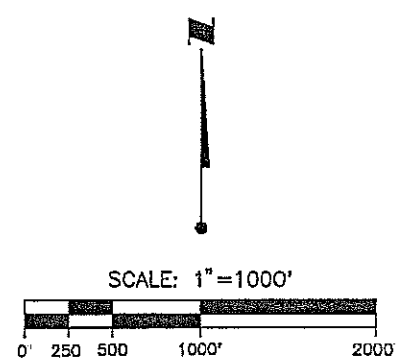
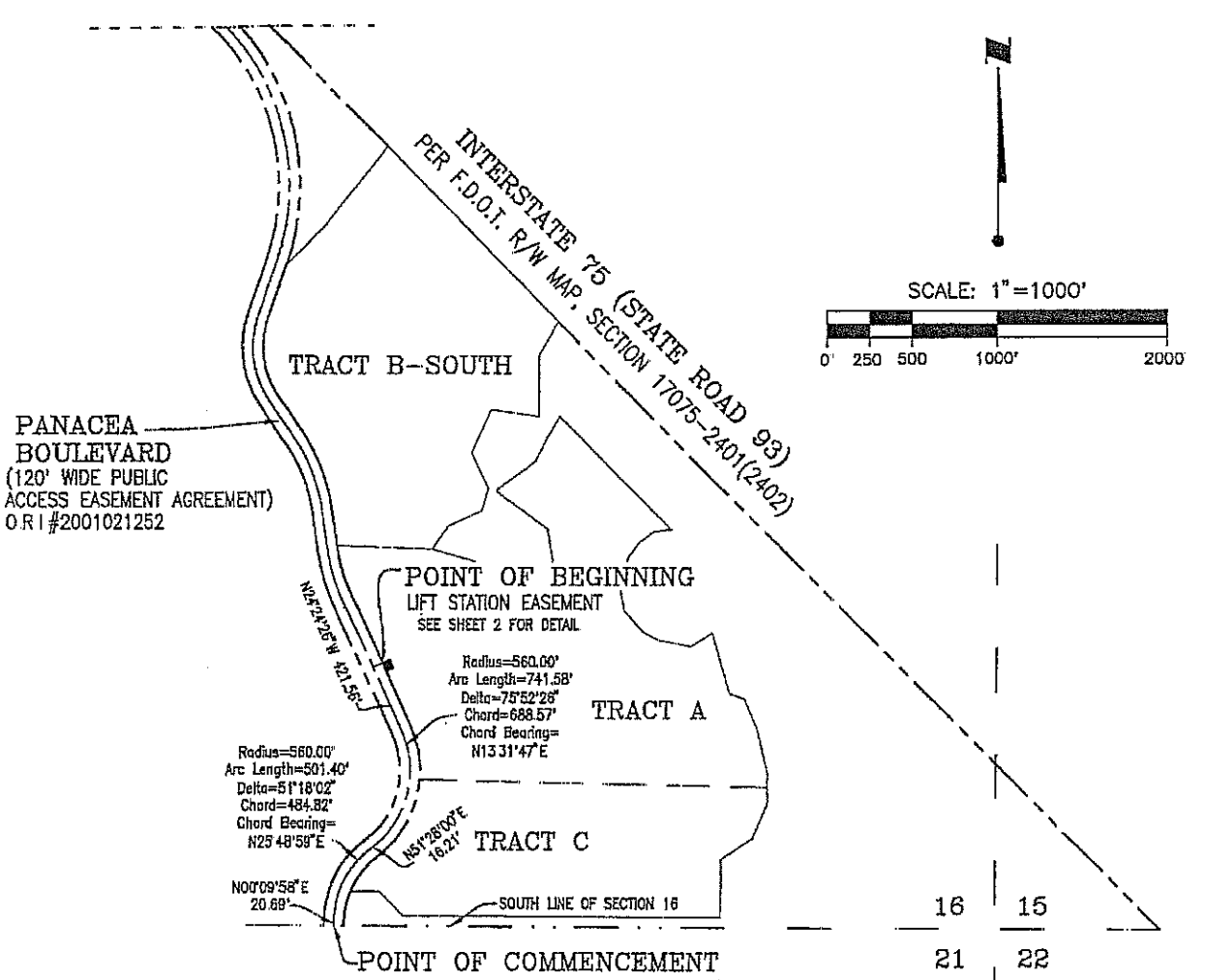
Return to:

Sue Bouffard, Project Manager

Construction Services, School Board

7895 Fruitville Road

Sarasota, 34240



SEE SHEET 2 FOR DETAIL & DESCRIPTION

SECTION 16, TOWNSHIP 39 SOUTH, RANGE 22 EAST  
SARASOTA COUNTY, FLORIDA

LEGEND:  
O.R.I.# = OFFICIAL RECORD INSTRUMENT NUMBER

- NOTES:
1. 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.
  2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 75 (S.R.93) HAVING A BEARING OF N.44°57'38"W
  3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY

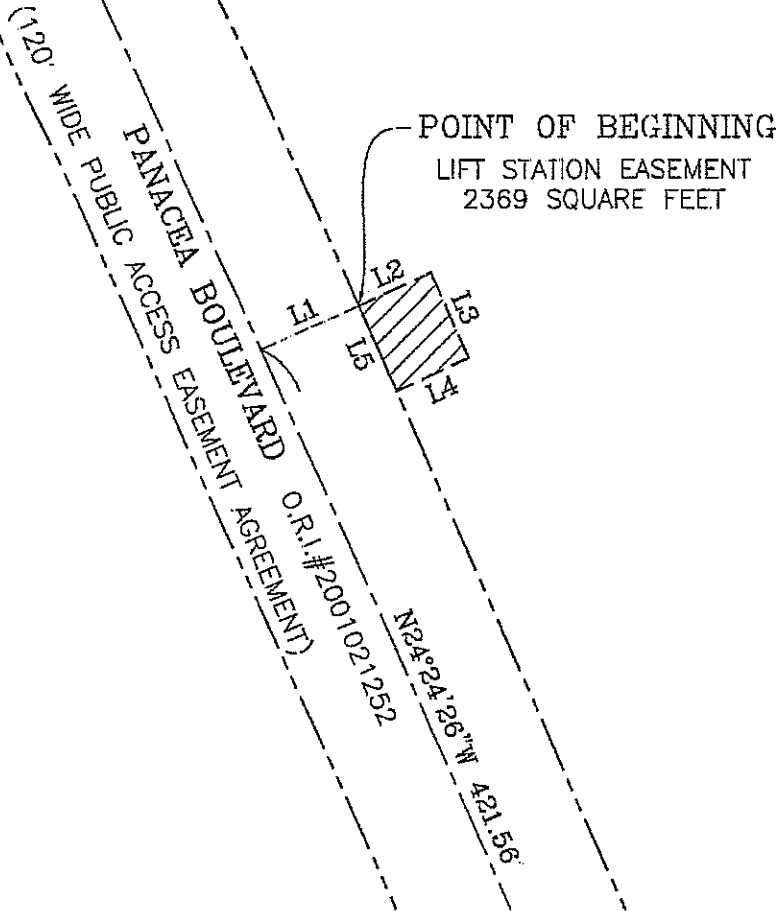
*Jennie W. Brannon* 2/29/08  
Jennie W. Brannon, P.S.M. Date of Signature  
Florida Registration No 5041

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				<b>TITLE:</b> SKETCH & DESCRIPTION LIFT STATION EASEMENT WITHIN TRACT A SECTION 16, TOWNSHIP 39 SOUTH, RANGE 22 EAST SARASOTA COUNTY, FLORIDA				<b>CLIENT:</b> SARASOTA COUNTY SCHOOL BOARD 1760 LANDINGS BOULEVARD SARASOTA, FLORIDA 34231			
<b>ACTIVITY</b>				<b>FIELD BOOK:</b> 453				<b>DATE:</b> 02/27/08			
<b>COMPUTED BY:</b> JWE				<b>DATE:</b> 02/28/08				<b>PROJECT NO.:</b> S2711-048-003			
<b>DRAWN BY:</b> DKS				<b>DATE:</b> 02/27/08				<b>SCALE:</b> 1"=1000'			
<b>EXP. NO.:</b> 1081				<b>FIELD BOOK:</b> 453				<b>DATE:</b> 02/27/08			
<b>EXP. NO.:</b> 352				<b>PAGE:</b> 23				<b>SCALE:</b> 1"=1000'			
<b>EXP. NO.:</b> 352				<b>PAGE:</b> 23				<b>SCALE:</b> 1"=1000'			

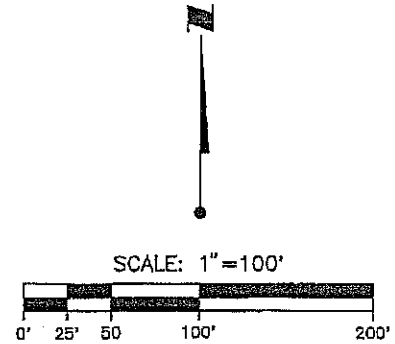
# TRACT A

AS DESCRIBED IN O.R.I.#2001021252



LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°35'34\"E	60.00'
L2	N65°35'34\"E	45.09'
L3	S24°24'26\"E	52.52'
L4	S65°35'34\"W	45.11'
L5	N24°23'32\"W	52.52'

O.R.I.# = Official Record Instrument



A parcel of land in Tract A, as recorded in Official Record Instrument Number 2001021252, Public Records of Sarasota County, Florida and lying in Section 16, Township 39 South, Range 22 East, Sarasota County, Florida and being described as follows;

Commence at the intersection of the center line of Panacea Boulevard (12000-foot wide public access easement) as recorded in Official Record Instrument Number 2001021252, Public Records of Sarasota County, Florida and the south line of said Section 16; thence along said center line for the following five (5) calls; (1) thence N00°09'58\"E, a distance of 20.69 feet to a point of curvature of a curve to the right having a radius of 560.00 feet and a central angle of 51°18'02\"; (2) thence northeasterly along the arc of said curve, a distance of 501.40 feet to the point of tangency of said curve; (3) thence N51°28'00\"E, a distance of 16.21 feet to a point of curvature of a curve to the left having a radius of 560.00 feet and a central angle of 75°52'26\"; (4) thence northerly along the arc of said curve, a distance of 741.58 feet to the point of tangency of said curve; (5) thence N24°24'26\"W, a distance of 421.56 feet; thence N.65°35'34\"E, a distance of 60.00 feet to a point on the easterly line of said Panacea Boulevard, being the POINT OF BEGINNING; thence continue, N 65°35'34\"E, a distance of 45.09 feet; thence S 24°24'26\"E, a distance of 52.52 feet; thence S.65°35'34\"W, a distance of 45.11 feet to the above mentioned easterly line of Panacea Boulevard; thence N 24°23'32\"W along said easterly line, a distance of 52.52 feet to the POINT OF BEGINNING

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				<b>TITLE:</b> SKETCH & DESCRIPTION LIFT STATION EASEMENT WITHIN TRACT A SECTION 16, TOWNSHIP 39 SOUTH, RANGE 22 EAST SARASOTA COUNTY, FLORIDA				<b>CLIENT:</b> SARASOTA COUNTY SCHOOL BOARD 1780 LANDINGS BOULEVARD SARASOTA, FLORIDA 34231			
PROJECT: 16-39S-22E SHEET: 2 of 2 DATE: 2/27/08				FIELD BOOK: 453 DATE: 2/26/08 DATE: 2/27/08				DRAWN BY: DKS CHECKED BY: JWS DATE: 2/27/08			