

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Michael A. Connolly, Esq.
Fournier and Connolly, LLC
1 South School Avenue, Suite 700
Sarasota, Florida 34237

Parcel ID # N/A

UTILITY EASEMENT

This Utility Easement made this _____ day of _____, 2011, by and between **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the State of Florida, with its principal address at 1960 Landings Boulevard, Sarasota, Florida 34231-3331, hereinafter referred to as GRANTOR, to the **CITY OF SARASOTA, FLORIDA**, a municipal corporation of the State of Florida, hereinafter referred to as GRANTEE, whose post office address is 1565 First Street, Sarasota, Florida 34236.

W I T N E S S E T H :

GRANTOR, for and in consideration of the sum of One Dollar, and other good and valuable considerations, to GRANTOR in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to GRANTEE, and its successors and assigns forever, a perpetual non-exclusive utility easement for the purposes of construction, maintenance or repair of sanitary sewer service lines and mains as well as all appurtenances thereto in, on, over, through, and across the land situated in Sarasota County, Florida shown in the sketches and legal descriptions attached hereto and incorporated by reference herein as Exhibit A.

In the event any utilities are installed, removed, repaired or replaced within the easement area, GRANTEE shall restore the disturbed area with dirt, sod, asphalt or concrete at its discretion. GRANTEE shall repair, at its sole cost and expense, any damage caused by GRANTEE'S exercise of the rights granted in this Utility Easement and restore the surface of

the easement area to the condition existing prior to the date of such utility work. GRANTOR covenants that the easement area shall remain free of solid structures that cannot be easily removed by a single person and trees of any kind.

Together with all of the rights, easements, privileges and appurtenances in or to said land, which may be required for the full enjoyment of the rights herein granted.

IN WITNESS WHEREOF, the GRANTOR has caused this Utility Easement to be executed the day and year above written.

**THE SCHOOL BOARD OF SARASOTA
COUNTY, FLORIDA**

By: _____
Frank Kovach, Chairman

Witnesses as to execution on behalf of
The School Board of Sarasota County, Florida

Witness

Print Name

Witness

Print Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of _____, 2011, by Frank Kovach, as Chairman of The School Board of Sarasota County, Florida. The above-named person is personally known to me or has produced _____ as identification.

Notary Public

Print Name of Notary Public

**SKETCH AND DESCRIPTION OF
ORANGE AVENUE SEWER SOUTH:**

DESCRIPTION:

A UTILITY EASEMENT BEING OVER UNDER AND ACROSS A PORTION OF ORANGE AVENUE (RIGHT-OF-WAY VARIES) AMARYLLIS PARK AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 56, PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA. LYING AND BEING IN THE CITY OF SARASOTA, IN LAND SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY FLORIDA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FORTY-FIRST STREET (PLAT) (50.00 FOOT RIGHT-OF-WAY) THIRTY-FIFTH STREET (FIELD) AND THE EASTERLY RIGHT-OF-WAY LINE SAID ORANGE AVENUE AS SHOWN ON THE PLAT OF SAID AMARYLLIS PARK; THENCE SOUTH 00 DEGREES 25 MINUTES 11 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORANGE AVENUE A DISTANCE OF 595.43 FEET TO A POINT OF CURVATURE OF CIRCULAR CURVE TO LEFT; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION ALSO BEING SAID EASTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 35 DEGREES 21 MINUTES 14 SECONDS, HAVING A RADIUS DISTANCE OF 220.00 FEET, AN ARC DISTANCE OF 135.75 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 68 DEGREES 49 MINUTES 26 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 10 DEGREES 29 MINUTES 16 SECONDS, HAVING A RADIUS DISTANCE OF 197.49 FEET AN ARC DISTANCE OF 36.15 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5 DEGREES 01 MINUTES 03 SECONDS, HAVING A RADIUS DISTANCE OF 197.49, AN ARC DISTANCE OF 17.29 FEET; THENCE NORTH 27 DEGREES 09 MINUTES 31 SECONDS WEST A DISTANCE OF 85.23 FEET; THENCE NORTH 62 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 27 DEGREES 09 MINUTES 31 SECONDS EAST A DISTANCE OF 71.13 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 779.60 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTATIONS:

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND IS ONLY INTENDED TO DEPICT THE DESCRIPTION HEREON.
2. BEARINGS ARE BASED ON ASSUMED DATE BEING REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE, BEING SOUTH 00 DEGREES 25 MINUTES 11 SECONDS WEST.
3. ALL DISTANCES ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
4. THIS SKETCH AND DESCRIPTION CONTAINS TWO (2) SHEETS AND IS INTENDED TO BE USED IN ITS ENTIRETY.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

PREPARED FOR THE EXCLUSIVE USE OF:

SARASOTA COUNTY SCHOOL BOARD
CITY OF SARASOTA

LEGEND:

- | | |
|-------------------------------------|--------------------------------|
| Approx.=Approximate | P.B.=Plat Book |
| (C)=Calculated data | PG=Page |
| C.=Chord Length | P.I.D.=Parcel Identification |
| C.B.=Chord Bearing | P.O.B.=Point of Beginning |
| D.O.T.=Department of Transportation | P.O.C.=Point of Commencement |
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| Es'mt=Easement | R/W=Right-of-Way |
| L.B.=Land Surveying Business | S.F.=Square Feet |
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| P.C.=Point of Curve | P.C.C.=Point of Compound Curve |

DATE: 04/18/11

BY: _____
WARREN (BARRY) McLEOD
Professional Surveyor and Mapper
Florida Licensed Surveyor No. 4855
Land Surveying Business No. 3943

NOTE: "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper".

Additions, Deletions, or Reproductions of this survey is prohibited without the written consent of DMK Associates, Inc.

SHEET 1 OF 2



DMK ASSOCIATES
ENGINEERS & SURVEYORS
4315 S. Access Road
Englewood, FL 34224
TEL: (841) 475-6596
FAX: (841) 474-5080

DATE: 02/01/11	JOB No. 09-0185
SCALE: N/A	DWN, TDM CK'D WAM
UPDATES & REV.	DATE DWN. BY:
REV. S & D	04/18/11 TDM

EXHIBIT A

SKETCH AND DESCRIPTION OF ORANGE AVENUE SEWER SOUTH:

EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7

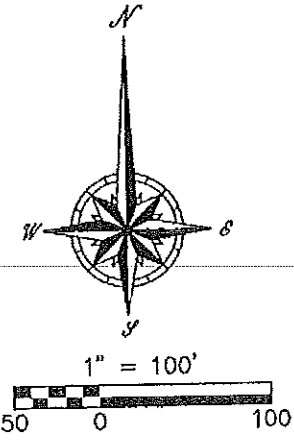
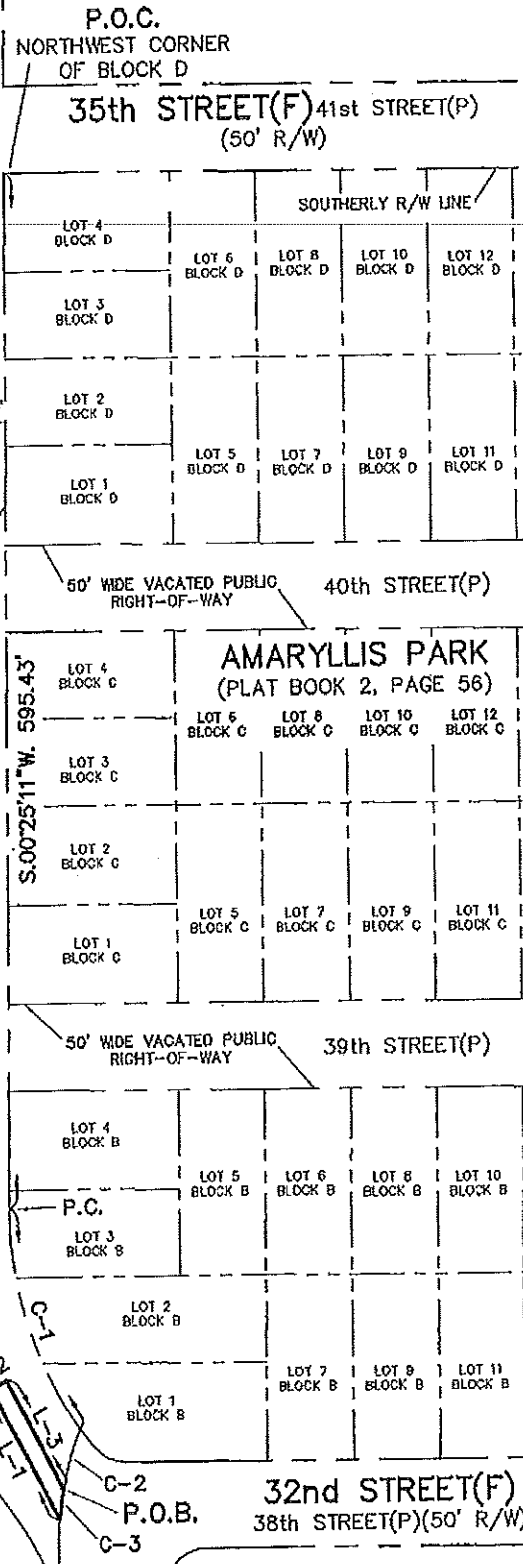
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

UNPLATTED LANDS

MAINTAINED RIGHT-OF-WAY LINE

ORANGE AVENUE(F)

EASTERLY RIGHT-OF-WAY LINE



CURVE TABLE:

C-1
 Radius = 220.00'
 Arc = 135.75'
 Delta = 35°21'14"
 Chord Length = 133.61'
 Chord Bearing = S.17°15'26"E.

C-2
 Radius = 197.49'
 Arc = 38.15'
 Delta = 10°29'16"
 Chord Length = 36.10'
 Chord Bearing = S.15°55'56"W.

C-3
 Radius = 197.49'
 Arc = 17.29'
 Delta = 5°01'03"
 Chord Length = 17.29'
 Chord Bearing = S.08°10'45"W

LINE TABLE:

L-1=N.27°09'31"W. 85.23'
 L-2=N.62°50'29"E. 10.00'
 L-3=S.27°09'31"E. 71.13'

NOTE:
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 2. THIS SKETCH AND DESCRIPTION CONTAINS TWO (2) SHEETS AND IS INTENDED TO BE USED IN ITS ENTIRETY.

SHEET 2 OF 2



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 ENGINEERS & SURVEYORS
 4315 S. Access Road
 Englewood, FL 34224
 TEL: (941) 475-8596
 FAX: (941) 474-5060

DATE: 02/01/11	JOB No. 09-0185
SCALE: 1"=100' DWN. TDM	CK'D WAM
UPDATES & REV.	DATE
REV. S & D	04/18/11
	DWN. BY: TDM

EXHIBIT A

**SKETCH AND DESCRIPTION OF
ORANGE AVENUE SEWER WEST:**

DESCRIPTION:

A UTILITY EASEMENT BEING OVER UNDER AND ACROSS A PORTION OF BLOCK C, AMARYLLIS PARK AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 56, PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA. LYING AND BEING THE CITY OF SARASOTA IN LAND SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY FLORIDA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID BLOCK D, THENCE SOUTH 89 DEGREES 25 MINUTES 35 SECONDS EAST ALONG THE NORTHERLY LIMITS OF SAID BLOCK D, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRTY-FIFTH STREET (FIELD) A DISTANCE OF 268.09 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 34 MINUTES 25 SECONDS WEST THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 161 DEGREES 31 MINUTES 42 SECONDS, HAVING A RADIUS DISTANCE OF 18.91 FEET, AN ARC DISTANCE OF 53.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS SOUTH 19 DEGREES 02 MINUTES 43 SECONDS WEST THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION HAVING A RADIUS DISTANCE OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 114 DEGREES 47 MINUTES 24 SECONDS, AN ARC DISTANCE OF 500.87 TO A POINT OF TANGENCY; THENCE NORTH 46 DEGREES 09 MINUTES 53 SECONDS WEST A DISTANCE OF 60.00 FEET; THENCE SOUTH 43 DEGREES 50 MINUTES 07 SECONDS WEST A DISTANCE OF 1.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 43 DEGREES 50 MINUTES 07 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 46 DEGREES 09 MINUTES 53 SECONDS WEST A DISTANCE OF 82.15 FEET; THENCE NORTH 43 DEGREES 50 MINUTES 07 SECONDS EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 46 DEGREES 09 MINUTES 53 SECONDS EAST A DISTANCE OF 82.15 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 821.50 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTATIONS:

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3. ALL DISTANCES ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
4. THIS SKETCH AND DESCRIPTION CONTAINS THREE (3) SHEETS AND IS INTENDED TO BE USED IN ITS ENTIRETY.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

PREPARED FOR THE EXCLUSIVE USE OF:
SARASOTA COUNTY SCHOOL BOARD
CITY OF SARASOTA

LEGEND:

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DATE: 04/18/11

BY: WARREN (BARRY) McLEOD
Professional Surveyor and Mapper
Florida Licensed Surveyor No. 4855
Land Surveying Business No. 3943

NOTE: "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper".

SHEET 1 OF 3

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DMK ASSOCIATES
ENGINEERS & SURVEYORS
4315 S. Access Road
Englewood, FL 34224
TEL: (841) 478-6598
FAX: (841) 474-5060

DATE: 02/01/11	JOB No. 09-0185
SCALE: N/A	DWN. TDM CK'D WAM
UPDATES & REV. DATE	DWN. BY:
REV. S & D 04/18/11	TDM

EXHIBIT A

SKETCH AND DESCRIPTION OF
ORANGE AVENUE SEWER WEST:

CURVE TABLE:

C-1
 Radius = 18.91'
 Arc = 53.31'
 Delta = 161°31'42"
 Chord Length = 37.33'
 Chord Bearing = S.09°48'34"W.
 C-2
 Radius = 250.00'
 Arc = 500.87'
 Delta = 114°47'24"
 Chord Length = 421.20'
 Chord Bearing = S.13°33'35"E

LINE TABLE:

L-1=N.46°09'53"W. 60.00'
 L-2=S.43°50'07"W. 1.68'
 L-3=S.43°50'07"W. 10.00'
 L-4=N.46°09'53"W. 82.15'
 L-5=N.43°50'07"E. 10.00'
 L-6=S.46°09'53"E. 82.15'

NOTE:

1. THIS IS NOT A BOUNDARY SURVEY
 2. THIS SKETCH AND DESCRIPTION
 CONTAINS THREE (3) SHEETS AND
 IS INTENDED TO BE USED IN ITS
 ENTIRETY.

SHEET 3 OF 3



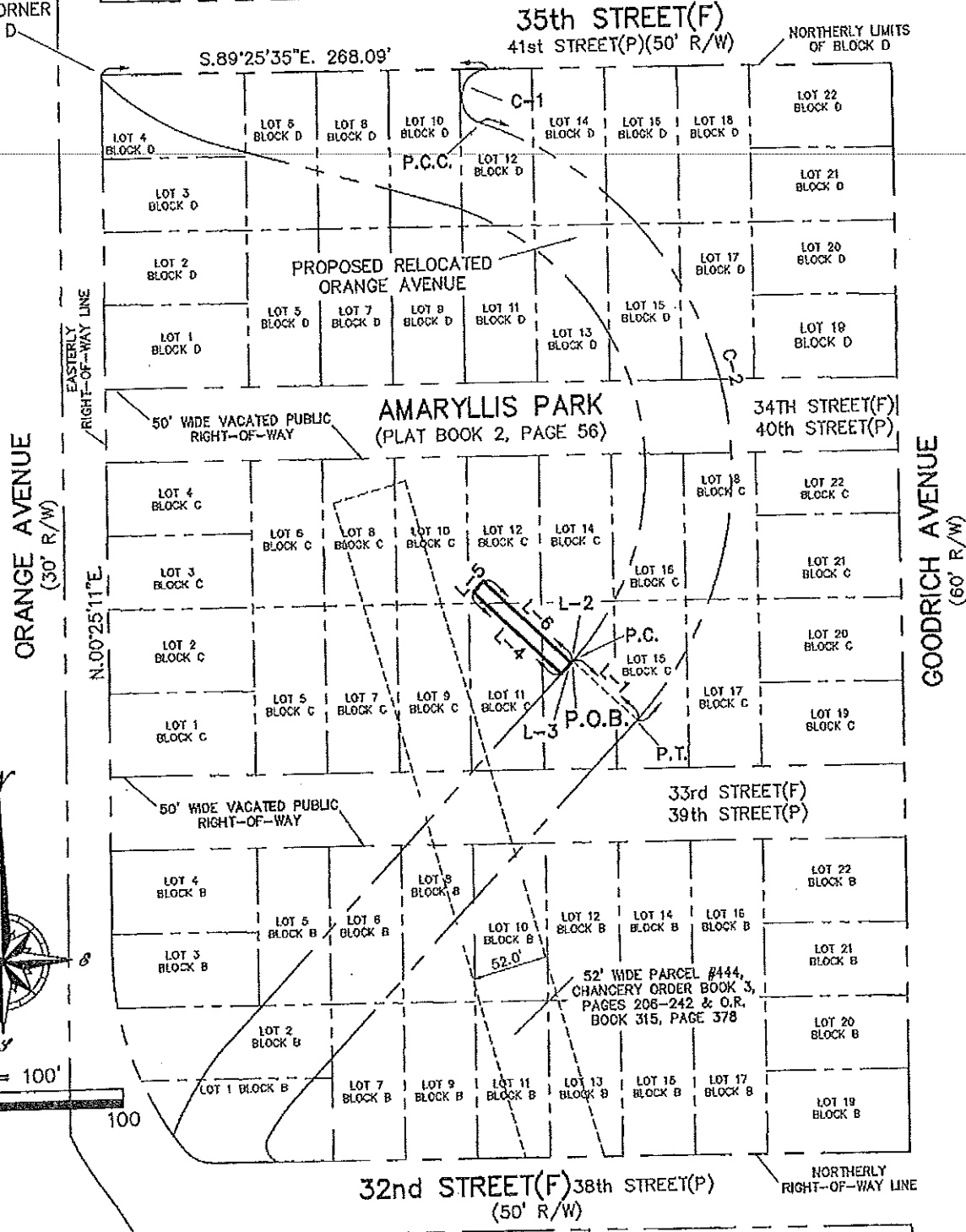
DMK ASSOCIATES
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DATE: 02/01/11	JOB No. 09-0185		
SCALE: N/A	OWN. TDM	CK'D WAM	
UPDATES & REV.	DATE	OWN. BY:	
REV. S & D	04/18/11	TDM	

EXHIBIT A

SKETCH AND DESCRIPTION OF
ORANGE AVENUE SEWER WEST:

P.O.C.
NORTHWEST CORNER
OF BLOCK D



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ENTIRETY.
3. SEE SHEET 3 OF 3 FOR
CURVE DATA.

SHEET 2 OF 3

	DMK ASSOCIATES <small>ENGINEERS & SURVEYORS</small>		DATE: 02/01/11	JOB No. 09-0185	
	4315 S. Access Road Englewood, FL 34224 TEL: (841) 475-0596 FAX: (841) 474-5080		SCALE: 1"=100'	DWN. TDM CK'D WAM	
			UPDATES & REV.	DATE	DWN. BY:
			REV. S & D	04/18/11	TDM

EXHIBIT A

SKETCH AND DESCRIPTION OF ORANGE AVENUE SEWER EAST:

DESCRIPTION:

A UTILITY EASEMENT BEING OVER UNDER AND ACROSS A PORTION OF BLOCK C AND VACATED THIRTY NINTH STREET (50.0 FOOT RIGHT-OF-WAY)(PLAT) THIRTY THIRD STREET (FIELD) AMARYLLIS PARK AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 58, PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA. LYING AND BEING THE CITY OF SARASOTA IN LAND SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY FLORIDA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID BLOCK D, THENCE SOUTH 89 DEGREES 25 MINUTES 35 SECONDS EAST ALONG THE NORTHERLY LIMITS OF SAID BLOCK D, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRTY FIFTH STREET (FIELD) A DISTANCE OF 268.09 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 34 MINUTES 25 SECONDS WEST THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 161 DEGREES 31 MINUTES 42 SECONDS, HAVING A RADIUS DISTANCE OF 18.91 FEET, AN ARC DISTANCE OF 53.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS SOUTH 19 DEGREES 02 MINUTES 43 SECONDS WEST THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION HAVING A RADIUS DISTANCE OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 114 DEGREES 47 MINUTES 24 SECONDS, AN ARC DISTANCE OF 500.87 TO A POINT OF TANGENCY; THENCE SOUTH 43 DEGREES 50 MINUTES 07 SECONDS WEST A DISTANCE OF 1.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46 DEGREES 09 MINUTES 53 SECONDS EAST A DISTANCE OF 77.60 FEET THENCE SOUTH 43 DEGREES 50 MINUTES 07 WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 46 DEGREES 09 MINUTES 53 SECONDS WEST A DISTANCE OF 77.60 FEET; THENCE NORTH 43 DEGREES 50 MINUTES 07 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 776.0 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTATIONS:

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DATE: 04/18/11

BY: WARREN (BARRY) McLEOD
Professional Surveyor and Mapper
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SHEET 1 OF 3

DMK

DMK ASSOCIATES
ENGINEERS & SURVEYORS
4315 S. Access Road
Englewood, FL 34224
TEL: (941) 475-8588
FAX: (941) 474-8060

DATE: 02/01/11	JOB No. 09-0185
SCALE: N/A	DWN. TDM CK'D WAM
UPDATES & REV.	DATE DWN. BY:
REV. S & D	04/18/11 TDM

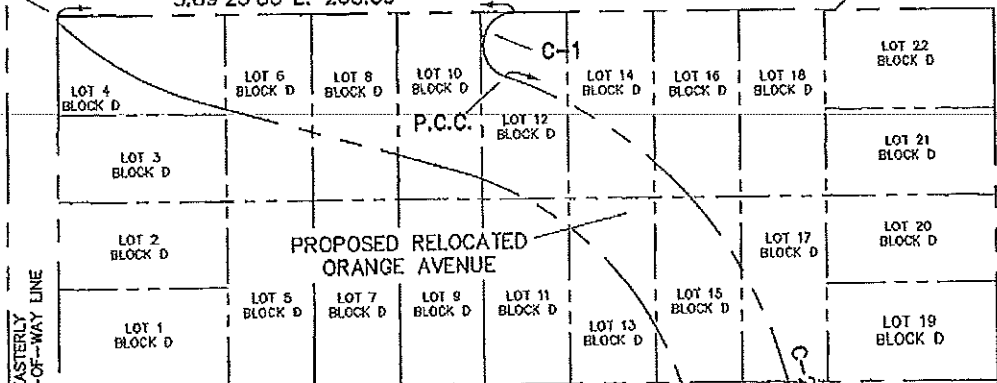
EXHIBIT A

SKETCH AND DESCRIPTION OF
ORANGE AVENUE SEWER EAST:

P.O.C.
NORTHWEST CORNER
OF BLOCK D

35th STREET(F)
41st STREET(P)(50' R/W)

NORTHERLY LIMITS
OF BLOCK D



PROPOSED RELOCATED
ORANGE AVENUE

AMARYLLIS PARK
(PLAT BOOK 2, PAGE 56)

34TH STREET(F)
40th STREET(P)

ORANGE AVENUE
(30' R/W)

GOODRICH AVENUE
(60' R/W)

EASTERLY
RIGHT-OF-WAY LINE

N.00°25'11"E.

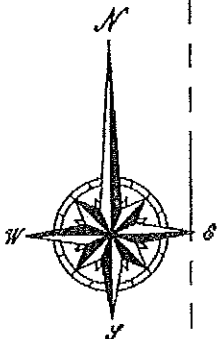
50' WIDE VACATED PUBLIC
RIGHT-OF-WAY

50' WIDE VACATED PUBLIC
RIGHT-OF-WAY

P.O.B.
L-5

P.T.

33rd STREET(F)
39th STREET(P)



1" = 100'

50 0 100

32nd STREET(F) 38th STREET(P)
(50' R/W)

NORTHERLY
RIGHT-OF-WAY LINE

- NOTE:
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 3. SEE SHEET 3 OF 3 FOR CURVE AND LINE DATA.

SHEET 2 OF 3

<p>DMK ASSOCIATES ENGINEERS & SURVEYORS 4315 S. Access Road Englewood, FL 34224 TEL: (941) 475-0998 FAX: (941) 474-5080</p>	DATE: 02/01/11	JOB No. 09-0185	
	SCALE: 1"=100'	DWN. TDM	CK'D WAM
	UPDATES & REV.	DATE	DWN. BY:
	REV. S & D	04/18/11	TDM

EXHIBIT A

SKETCH AND DESCRIPTION OF
ORANGE AVENUE SEWER EAST:

CURVE TABLE:

C-1
 Radius = 18.91'
 Arc = 53.31'
 Delta = 161°31'42"
 Chord Length = 37.33'
 Chord Bearing = S.09°48'34"W.
 C-2
 Radius = 250.00'
 Arc = 500.87'
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 Chord Bearing = S.13°33'35"E

LINE TABLE:

L-1=S.43°50'07"W. 1.68'
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SHEET 3 OF 3



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