

This Document Prepared By and Return to:  
**Rebecca Stoner**  
Sarasota County Government  
Planning & Development/Property Management  
1660 Ringling Boulevard, 2<sup>nd</sup> Floor, Suite 240  
Sarasota, Florida 34236

Sec/Twp/Rng 29/36S/18E  
PID #2034050080  
Parcel # 100.01  
Project # 75846a

**E A S E M E N T**  
**(DRAINAGE/MAINTENANCE)**

**THIS EASEMENT**, made this \_\_\_\_ day of \_\_\_\_\_ 2019 by and between **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the State of Florida, whose mailing address is C/o Manager of Property Records, 1960 Landings Blvd, Sarasota, FL 34231-3330, hereinafter called **GRANTOR**, and **SARASOTA COUNTY**, a political subdivision in the State of Florida, whose mailing address is P.O. Box 8, Sarasota, FL 34230, hereinafter called **GRANTEE**.

**W I T N E S S E T H:**

**GRANTOR**, for and in consideration of \$1 and other valuable considerations, does hereby grant unto Grantee a perpetual nonexclusive easement over, under, and upon that certain property described on Exhibit "A" attached hereto located in Sarasota County, Florida, and as shown on drawings attached hereto as Exhibit "A," for the purpose of constructing, installing, and maintaining a drainage easement, for a new bioswale and new channel improvements for storm water drainage and flowage, including but not limited to the right of excavation and installation, pipe maintenance, aquatic and vegetative plant maintenance, mowing, weeding, operating, sediment sump soil excavation, repairing and replacing facilities and appurtenant equipment, with the right of ingress and egress.

**SUBJECT TO** easements of record.

**GRANTOR** covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to grant this easement and shall take no action to interfere with the Grantee's lawful use of said easement; that the Grantor hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Reserving unto Grantor, however, all right, title, interest and privilege and the full enjoyment of the property and the uses thereof for all purposes not inconsistent with the use hereinabove specified.

**THIS EASEMENT** is granted by Grantor subject to the following covenants and conditions which Grantee, by its acceptance and recordation of this instrument, 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 property.
3. To use the easement 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.
4. To use diligence in making excavations or other repairs and, after the completion of any construction or maintenance, to restore the property to its former condition, including, but not limited to, returning the ground to the original grade and replacing any existing improvements.

5. To perform all maintenance and repair work as expeditiously and with as little disruption as possible to the land and improvements and activities thereon of Grantor, its successors and assigns.
6. To express limits of Section 768.28, Florida Statutes, and without constituting a waiver of sovereign immunity, to indemnify and to hold Grantor harmless from any and all claims for the payment of any compensation or damages, including costs and attorney's fees, directly resulting from the use by Grantee of the easement granted.
7. To use the easement with due consideration for the rights of the property owners and other easement holders, it being understood that this easement is a nonexclusive easement.

The provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

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

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

**WITNESSES:**

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

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

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

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

By: \_\_\_\_\_

\_\_\_\_\_  
As its Chair

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2019, by \_\_\_\_\_, as Chair of **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the State of Florida. He/She is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(SEAL)

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

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

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_

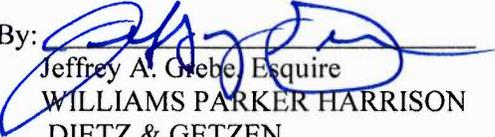
ATTORNEY APPROVAL OF DRAINAGE/MAINTENANCE EASEMENT  
FROM SCHOOL BOARD TO SARASOTA COUNTY  
RE HUDSON BAYOU

APPROVED FOR LEGAL CONTENT

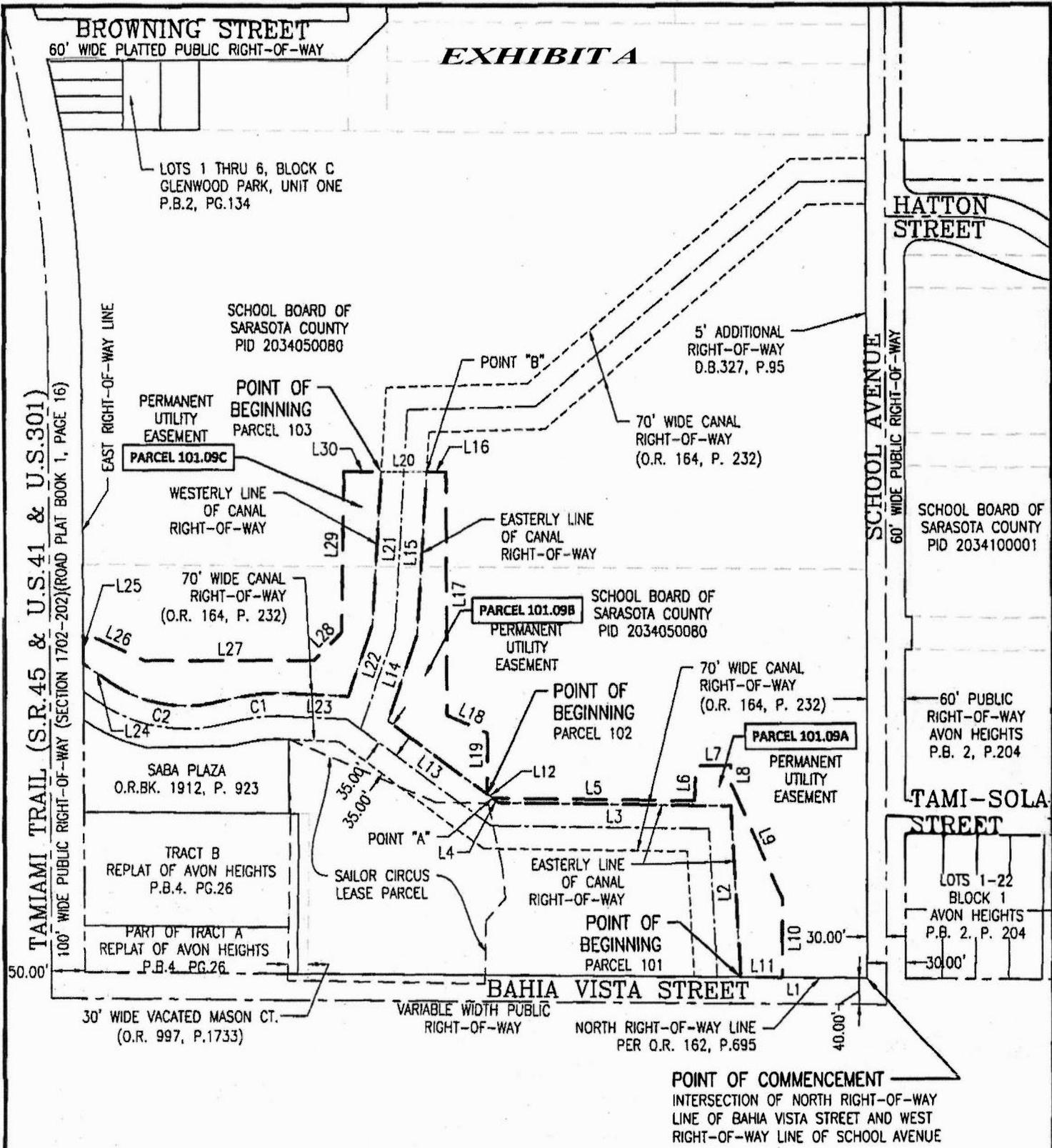
Date: December 11, 2018

ATTORNEYS FOR THE SCHOOL BOARD  
OF SARASOTA COUNTY, FLORIDA

By:

  
Jeffrey A. Grebe, Esquire  
WILLIAMS PARKER HARRISON  
DIETZ & GETZEN  
200 South Orange Avenue  
Sarasota, Florida 34236

**EXHIBIT A**



This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF PARCELS  
 101.09A, 101.09B & 101.09C, LOCATED IN  
 SECTION 29, TOWNSHIP 36 S., RANGE 18 E.,  
 SARASOTA COUNTY, FLORIDA



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-6900 • Fax 941-907-6910  
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: RRC	CAO FILE: 215613785v-spsk01	PROJECT NO: 215613785	SHEET 1 OF 3	DRAWING INDEX NO: B215613785v-spsk01*	REV:
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°24'40"W	192.93'
L2	N03°03'50"W	261.42'
L3	N89°03'52"W	353.98'
L4	N53°27'15"W	12.02'
L5	S89°03'52"E	308.32'
L6	N02°38'14"E	53.37'
L7	N90°00'00"E	52.85'
L8	S00°00'00"E	27.64'
L9	S23°55'25"E	191.69'
L10	S00°03'07"W	120.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N89°24'40"W	63.66'
L12	N53°27'15"W	9.48'
L13	N53°27'15"W	189.08'
L14	N19°14'25"E	139.82'
L15	N03°34'25"E	247.24'
L16	S89°48'51"E	29.51'
L17	S00°00'00"E	370.34'
L18	S65°26'54"E	66.96'
L19	S00°00'00"E	93.10'
L20	N89°47'39"W	70.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S03°34'25"W	233.49'
L22	S19°14'25"W	114.72'
L23	N86°43'05"W	84.42'
L24	N55°17'35"W	50.79'
L25	N00°15'40"W	47.67'
L26	S65°32'56"E	104.45'
L27	N90°00'00"E	256.06'
L28	N44°34'41"E	58.91'
L29	N01°07'04"E	244.97'
L30	S89°14'53"E	57.12'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	340.00'	18°34'30"	110.23'	109.74'	S83°59'40"W
C2	200.00'	50°00'00"	174.53'	169.05'	N80°17'35"W

**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 NORTH RIGHT-OF-WAY LINE OF BAHIA VISTA STREET, HAVING A BEARING OF N89°24'40"W.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

O.R. = OFFICIAL RECORD BOOK  
D.B. = DEED BOOK  
P.B. = PLAT BOOK  
P. = PAGE

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924  
Date of Signature: 3/13/2018

**This is NOT a Survey and Not valid without all sheets.**

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SKETCH & DESCRIPTION OF PARCELS  
101.09A, 101.09B & 101.09C, LOCATED IN  
SECTION 29, TOWNSHIP 36 S., RANGE 18 E.,  
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: RRC	CAD FILE: 215613785v-spsk01	PROJECT NO: 215613785	SHEET 2 OF 3	DRAWING INDEX NO: B215613785v-spsk01*	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 29, Township 36 South, Range 18 East, Sarasota County, Florida, being more particularly described as follows:

PARCEL 101.09A

COMMENCE at the intersection of the north right-of-way line of Bahia Vista Street, per Official Record Book 162, Page 695 and the west right-of-way line of School Avenue (60-foot wide public right-of-way) per plat of Avon Heights, Plat Book 2, Page 204, both of the Public Records of Sarasota County, Florida; thence N.89°24'40"W. along said north right-of-way line of Bahia Vista Street, a distance of 192.93 feet to a point on the easterly line of a 70-foot wide canal right-of-way recorded in Official Records Book 164, Page 232 of the Public Records of Sarasota County, Florida, also being the POINT OF BEGINNING; the following three (3) calls are along said easterly canal right-of-way line: (1) thence N.03°03'50"W., a distance of 261.42 feet; (2) thence N.89°03'52"W., a distance of 353.98 feet; (3) thence N.53°27'15"W., a distance of 12.02 feet to a point hereafter referred to as Point "A"; thence S.89°03'52"E., a distance of 308.32 feet; thence N.02°38'14"E., a distance of 53.37 feet; thence N.90°00'00"E., a distance of 52.85 feet; thence S.00°00'00"E., a distance of 27.64 feet; thence S.23°55'25"E., a distance of 191.69 feet; thence S.00°03'07"W., a distance of 120.06 feet to said north right-of-way line of Bahia Vista Street; thence N.89°24'40"W. along said north right-of-way line, a distance of 63.66 feet to the POINT OF BEGINNING.

Said tract contains 19,703 square feet or 0.4523 acres, more or less.

PARCEL 101.09B

COMMENCE at the abovementioned Point "A"; the following four (4) calls are along abovementioned easterly canal right-of-way line per Official Record Book 164, Page 232: (1) thence N.53°27'15"W., a distance of 9.48 feet to the POINT OF BEGINNING; (2) thence continue N.53°27'15"W., a distance of 189.08 feet; (3) thence N.19°14'25"E., a distance of 139.82 feet; (4) thence N.03°34'25"E., a distance of 247.24 feet to a point hereafter referred to as Point "B"; thence S.89°48'51"E., a distance of 29.51 feet; thence S.00°00'00"E., a distance of 370.34 feet; thence S.65°26'54"E., a distance of 66.96 feet; thence S.00°00'00"E., a distance of 93.10 feet to the POINT OF BEGINNING.

Said tract contains 26,364 square feet or 0.6052 acres, more or less.

PARCEL 101.09C

COMMENCE at the abovementioned Point "B"; thence N.89°47'39"W., a distance of 70.12 feet to a point on the westerly line of abovementioned 70-foot wide canal right-of-way, also being the POINT OF BEGINNING; the following six (6) calls are along said westerly canal right-of-way line: (1) thence S.03°34'25"W., a distance of 233.49 feet; (2) thence S.19°14'25"W., a distance of 114.72 feet; (3) thence N.86°43'05"W., a distance of 84.42 feet to the point of curvature of a curve to the left having a radius of 340.00 feet and a central angle of 18°34'30"; (4) thence westerly along the arc of said curve, a distance of 110.23 feet to the point of reverse curvature of a curve to the right having a radius of 200.00 feet and a central angle of 50°00'00"; (5) thence westerly along the arc of said curve, a distance of 174.53 feet to the point of tangency of said curve; (6) thence N.55°17'35"W., a distance of 50.79 feet to the east right-of-way line of Tamiami Trail (SR 45, US 41, US 301, Road Plat Book 1, Page 16); thence N.00°15'40"W. along said east right-of-way line, a distance of 47.67 feet; thence S.65°32'56"E., a distance of 104.45 feet; thence N.90°00'00"E., a distance of 256.06 feet; thence N.44°34'41"E., a distance of 58.91 feet; thence N.01°07'04"E., a distance of 244.97 feet; thence S.89°14'53"E., a distance of 57.12 feet to the POINT OF BEGINNING.

Said tract contains 38,742 square feet or 0.8894 acres, more or less.

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SKETCH & DESCRIPTION OF PARCELS 101.09A, 101.09B & 101.09C, LOCATED IN SECTION 29, TOWNSHIP 36 S., RANGE 18 E., SARASOTA COUNTY, FLORIDA				 <b>Stantec</b> 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7866			
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210	EDM	RRC	215613785v-spsk01	215613785	3 OF 3	B215613785v-spsk01*	