

**EASEMENT AGREEMENT  
(SUNCOAST POLYTECHNICAL HIGH SCHOOL)**

THIS EASEMENT AGREEMENT is made this \_\_\_\_ day of July 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 South Gate Utilities, Inc., a privately owned utility company, hereinafter called Grantee, whose mailing address is 200 Weathersfield Ave. Altamonte Springs, Florida 32714.

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 utility 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 water supply piping and equipment 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 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 July, 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:  
Paul Pitcher, Project Manager  
Construction Services, School Board  
7895 Fruitville Road  
Sarasota, 34240

EXHIBIT "A"

DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

LOCATED IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST  
SARASOTA COUNTY, FLORIDA

SHEET 1 OF 2  
INVALID WITHOUT ALL SHEETS  
SEE SHEET 2  
FOR SKETCH

DESCRIPTION:

A STRIP OF LAND, 20.00 FEET WIDE, BEING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 00°15'18" E, ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 95.00 FEET; THENCE N 89°37'02" W, A DISTANCE OF 42.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF PROCTOR ROAD AND THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE N 00°15'18" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 653.60' FEET FOR A POINT OF BEGINNING; THENCE WEST, A DISTANCE OF 30.00 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE NORTH, A DISTANCE OF 30.00 FEET TO A POINT OF TERMINATION; THENCE RETURN TO POINT "A"; THENCE SOUTH, A DISTANCE OF 25.00 FEET; TO A POINT OF TERMINATION.

SAID PARCEL CONTAINS 1500 SQUARE FEET, MORE OR LESS.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID SKETCH OF DESCRIPTION MEETS THE REQUIREMENTS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.



EDWARD T. SAMPEY, P.S.M.  
FLORIDA CERTIFICATE No. LS 4509  
SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

05-27-08

DATE



Sampey, Burchett & Knight, Inc.  
Professional Surveyors & Mappers  
1588 Global Court  
Sarasota, Florida 34240  
Phone: 941-342-0349 Fax: 941-342-7490

EXHIBIT "A"

DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

LOCATED IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST  
SARASOTA COUNTY, FLORIDA

SHEET 2 OF 2  
INVALID WITHOUT ALL SHEETS  
SEE SHEET 1  
FOR DESCRIPTION

POINT OF  
TERMINATION

POINT OF  
BEGINNING

DESCRIBED STRIP OF LAND  
CONTAINS 1500 SQUARE FEET ±

CENTERLINE

SOUTH  
25.00'

WEST  
30'

NORTH  
30.00'

POINT  
"A"

BENEVA ROAD

EAST LINE OF SECTION 4

POINT OF  
TERMINATION

NORTH RIGHT OF WAY LINE

42.00'  
N 89°37'02" W

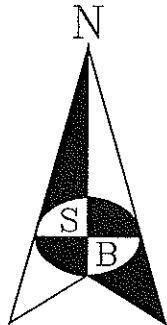
PROCTOR ROAD

95.00'  
N 00°15'18" E  
BEARING BASIS

SOUTH LINE OF SECTION 4  
N 89°37'02" W

POINT OF  
COMMENCEMENT

SE CORNER OF SECTION 4-37-18



1" = 30'



GRAPHIC SCALE'

NOTES:

1. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY AS SUCH, AND IS PREPARED EXCLUSIVELY FOR WATER UTILITY EASEMENT.
2. SUBJECT PARCEL HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED SURVEYOR.
3. HEAVY SOLID LINE DELINEATES SUBJECT PARCEL.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 4 BEING N 00°15'18" E.

DESCRIBED STRIP OF LAND BEING PART OF  
TAX PARCEL NO: 0073-09-0001



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