

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 # 2038-16-0040

UTILITY EASEMENT SOUTHSIDE ELEMENTARY

This Utility Easement made this _____ day of _____, 2007, 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 GRANTEE 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 potable water, fire and sanitary service lines and main and all related appurtenances in, on, over, through, and across the land situated in Sarasota County, Florida shown in the sketch and legal description 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 will only restore the disturbed area with dirt, sod, asphalt or concrete at GRANTEE's discretion. GRANTOR covenants that the easement area shall

remain free of 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 _____, 2007, 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

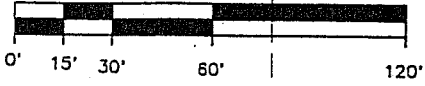
Print Name of Notary Public

BLOCK B, GROVE HEIGHTS
PLAT BOOK 4, PAGE 31

15' WIDE PUBLIC DRAINAGE EASEMENT
OFFICIAL RECORD BOOK 2154, PAGE 2760

B L O C K B

SCALE: 1" = 60'



L12
L11
L10
L9

TAMIAMI DRIVE
VACATED PUBLIC RIGHT-OF-WAY
OFFICIAL RECORD BOOK 2179, PAGE 425

POINT OF
BEGINNING
EASEMENT #1

B L O C K E

B L O C K A

WEST RIGHT-OF-WAY
LINE

N03°00'13"E 190.24'

POINT OF COMMENCEMENT

NORTH PLATTED RIGHT-OF-WAY LINE

N89°39'51"W 252.40'

N89°39'51"W 307.89'

WEBBER STREET

50' WIDE PLATTED PUBLIC RIGHT-OF-WAY

POINT OF
BEGINNING
EASEMENT #3

POINT OF
BEGINNING
EASEMENT #2

BLOCK A, PINSETTA PARK
PLAT BOOK 11, PAGE 143

3 LANES EACH WAY WITH CENTER TURN LANE
TAMIAMI TRAIL (U.S.#41, S.R.#45, U.S.#301)
66' WIDE PLATTED PUBLIC RIGHT-OF-WAY (TAX MAPS SHOW 100' WIDE)

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 NORTH PLATTED RIGHT-OF-WAY LINE OF WEBBER STREET, BEING N.89°39'51"W.

3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

SEE SHEET 2 OF 2 FOR LINE TABLE AND LEGAL DESCRIPTIONS

Jennie W. Brannon
Jennie W. Brannon, P.S.M.
Florida Registration No. 5041

12/11/06
Date of Signature

FOR: SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

EXHIBIT A

This is NOT a Survey.

SKETCH & DESCRIPTION OF
PROPOSED EASEMENTS AT SOUTHSIDE ELEMENTARY
SCHOOL LOCATED IN SECTION 31, TOWNSHIP 36 S.,
RANGE 18 E., SARASOTA COUNTY, FLORIDA

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

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TASK CODE: MASLD	DRAWN BY: PVR	CHKD BY: JWB	CAD FILE: S2711-107-K01	PROJECT NO: S2711-045-001	SHEET 1 OF 2	DRAWING INDEX NO: R2711-045-003*	REV:
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Three Tracts of land lying in Blocks B & E, South Side School Subdivision, recorded in Plat Book 2, Page 112 and the vacated Right-of-way for Tamiami Drive recorded in Official Record Book 2179, page 425, of the Public Records of Sarasota County, Florida and described as follows:

Easement #1:

COMMENCE at the intersection of the north right-of-way line of Webber Street (50.00-foot wide platted public right-of-way) and the west right-of-way line of Tamiami Trail (U.S. #41, 100.00-foot wide public right-of-way); thence N.03°00'13"E along said west right-of-way line, a distance of 190.24 feet to the POINT OF BEGINNING; thence N.86°59'47"W., a distance of 9.15 feet; thence N.03°00'13"E. parallel with and 9.15 feet west of said west right-of-way line, a distance of 10.00 feet; thence S.86°59'47"E., a distance of 9.15 feet to a point on the above mentioned west right-of-way line; thence S.03°00'13"W. along said west right-of-way line, a distance of 10.00 feet to the POINT OF BEGINNING.

Easement #2:

COMMENCE at the intersection of the north right-of-way line of Webber Street (50.00-foot wide platted public right-of-way) and the west right-of-way line of Tamiami Trail (U.S. #41, 100.00-foot wide public right-of-way); thence N.89°39'51"W. along said north right-of-way line, a distance of 252.40 feet to the POINT OF BEGINNING; thence continue N.89°39'51"W., a distance of 15.00 feet; thence N.00°20'09"W., a distance of 22.56 feet; thence S.89°39'51"E. parallel with and 22.56 feet north of said north right-of-way line, a distance of 15.00 feet; thence S.00°20'09"W., a distance of 22.56 feet to the POINT OF BEGINNING.

Easement #3:

COMMENCE at the intersection of the north right-of-way line of Webber Street (50.00-foot wide platted public right-of-way) and the west right-of-way line of Tamiami Trail (U.S. 41, 100.00-foot wide public right-of-way); thence N.89°39'51"W. along said north right-of-way line, a distance of 307.89 feet to the POINT OF BEGINNING; thence continue N.89°39'51"W., a distance of 20.00 feet; thence N.00°20'09"E., a distance of 4.00 feet; thence S.89°39'51"E. parallel with and 4.00 feet north of said north right-of-way line, 20.00 feet; thence S.00°20'09"W., a distance of 4.00 feet to the POINT OF BEGINNING.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°39'51"W	20.00'
L2	N00°20'09"E	4.00'
L3	S89°39'51"E	20.00'
L4	S00°20'09"W	4.00'
L5	N89°39'51"W	15.00'
L6	N00°20'09"E	22.56'
L7	S89°39'51"E	15.00'
L8	S00°20'09"W	22.56'
L9	S03°00'13"W	10.00'
L10	N86°59'47"W	9.15'
L11	N03°00'13"E	10.00'
L12	S86°59'47"E	9.15'

EXHIBIT A

FOR: SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

Dec 11, 2006 - 09:30:28

This is NOT a Survey.

PROACH\X\SUR\02711\045\52711-107-K01

SKETCH & DESCRIPTION OF
 PROPOSED EASEMENTS AT SOUTHSIDE ELEMENTARY
 SCHOOL LOCATED IN SECTION 31, TOWNSHIP 36 S.,
 RANGE 18 E., SARASOTA COUNTY, FLORIDA

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