

Sec/Twp/Rng 8/37S/18E
PID #0085-01-0046
Parcel # 602.09
Project # 55909

UTILITY EASEMENT

This **INDENTURE**, 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, whose mailing address is C/O Mgr Of Property Records, 1960 Landings Blvd, Sarasota, FL 34231-3331, hereinafter referred to as Grantor, and **SARASOTA COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 8, Sarasota, FL 34230, hereinafter referred to as Grantee.

WITNESSETH, the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant, and deliver unto the Grantee, its successors and assigns, a Utility Easement for the purpose of constructing, installing, maintaining, operating, repairing and replacing underground sewerage collection system facilities, including a manhole cover, and appurtenant equipment with the right to reconstruct, improve, add to, enlarge and remove such facilities and equipment and the right of ingress and egress; in, over and upon the following described land of the Grantor, to wit:

See Exhibit "A" attached hereto and made a part hereof

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 this easement.
2. To cause no unnecessary or unreasonable obstruction or interruption of travel over or upon the property.
3. To limit the use of such easement to the purposes provided herein, it being specifically understood and agreed that in no event shall this easement be construed to permit ingress and egress by the general public.
4. To use the easement granted so as to prevent the creation of any obstruction of condition which is or may become dangerous to Grantor, its guests, employees, invites, licensees, or the public in general.
5. 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, return the ground to the original grade.
6. 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 the Grantor, its successors and assigns.
7. To furnish Grantor within a reasonable time after completion of construction accurately scaled "as built" showing the location and all pertinent and material details of the sewer lines and other improvements at any time placed within the easement.
8. 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 non-exclusive easement. However, no underground utility easement shall be granted without consent of Grantee, which consent shall not be unreasonable withheld or delayed.

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

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

WITNESSES:
(as to all signatures)

THE SCHOOL BOARD OF SARASOTA COUNTY,
FLORIDA

Signature of Witness

By: _____
Frank Kovach
As Chair

Printed Name of Witness

Attest: _____

Signature of Witness

As: _____

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of _____ 2011 by Frank Kovach, as Chair, and _____, as _____ of THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA, a body corporate under the laws of the State of Florida, on behalf of the corporation. The above-named persons are personally known to me or have produced _____ as identification and (did/did not) take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

(SEAL)

Notary Public

Print Name
Commission No. _____
Expiration Date _____

APPROVED FOR LEGAL CONTENT

Date: May 24, 2011

ATTORNEYS FOR THE SCHOOL BOARD
OF SARASOTA COUNTY


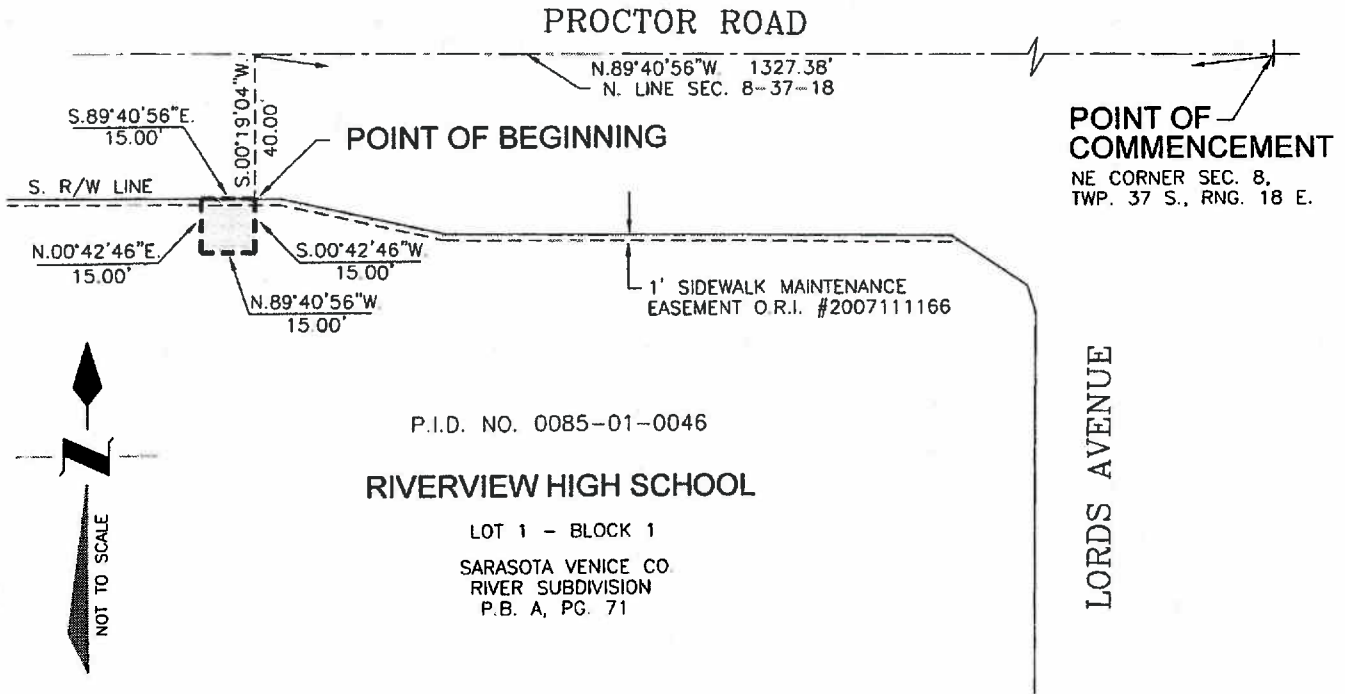
By: 
Jeffrey A. Grebe, Esquire
WILLIAMS PARKER HARRISON
DIETZ & GETZEN
200 South Orange Avenue
Sarasota, Florida 34236

EXHIBIT "A"



P.I.D. NO. 0085-01-0046

RIVERVIEW HIGH SCHOOL

LOT 1 - BLOCK 1

SARASOTA VENICE CO.
RIVER SUBDIVISION
P.B. A, PG. 71

That part of Lot 1, Block 1, SARASOTA VENICE COMPANY'S RIVER SUBDIVISION, according to the plat thereof recorded in Plat Book A, Page 71 of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 8, Township 37 South, Range 18 East, Sarasota County, Florida; thence run North 89°40'56"West along the North line of said Section 8 for a distance of 1327.38 feet; thence run South 00°19'04"West for a distance of 40.00 feet to the intersection with the South Right-of-Way line of Proctor Road, also being the POINT OF BEGINNING; thence run South 00°42'46"West for a distance of 15.00 feet; thence run North 89°40'56"West for a distance of 15.00 feet; thence run North 00°42'46"East for a distance of 15.00 feet to the intersection with said South Right-of-Way line of Proctor Road; thence run South 89°40'56"East along said South line for a distance of 15.00 feet to the Point of Beginning.

Containing 225 square feet, more or less.

Subject to a Sidewalk Maintenance Easement recorded in Official Records Instrument Number 2007111166 of the Public Records of Sarasota County, Florida.

ABBREVIATION LEGEND

- R/W = RIGHT-OF-WAY
- R.P.B. = ROAD PLAT BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- P.T. = POINT OF TANGENCY
- C = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.D. = PROPERTY IDENTIFICATION

SURVEYOR'S NOTES

1. BEARINGS SHOWN ARE BASED ON ASSUMED DATUM, THE SOUTH RIGHT-OF-WAY LINE OF PROCTOR ROAD BEING N.89°38'58"W.
2. SUBJECT TO EASEMENTS OF RECORD.
3. THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.

Teri S. Owen
 TERI S. OWEN, COUNTY SURVEYOR
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5928
 STATE OF FLORIDA
 1001 SARASOTA CENTER BLVD.
 SARASOTA, FLORIDA 34240

4-14-11
 DATE

PERMANENT UTILITY EASEMENT

RIVERVIEW HIGH SCHOOL

PARCEL NO. 100.09	DRAWN	T.OWEN	DATE	4-14-11	SCALE N.T.S.
PARCEL = 225 Square Feet ±	CHECKED	J.M.	DATE	4-14-11	JOB NO.

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