

**EASEMENT AGREEMENT
SUNCOAST TECHNICAL COLLEGE NORTH PORT**

THIS EASEMENT AGREEMENT is made this 6th day of June, 2017, 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 the City of North Port, Florida, a municipal corporation of the State of Florida, hereinafter called Grantee, whose mailing address is 5650 North Port Boulevard, North Port, Florida 34287.

W I T 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 easement in and over that certain property described in Exhibits "A" and "B" attached hereto and made a part hereof located in Sarasota County, Florida, for the purposes of operating, maintaining and repairing the lift station presently situated on the property described in Exhibits "A" and "B".

RESERVING UNTO GRANTOR, however, all right, title, interest and privilege in the full enjoyment of such property, and these thereof, for all purposes not inconsistent with the use herein above 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 easement.
2. To cause no unnecessary or unreasonable obstruction or interruption of travel over or upon the same.
3. To limit the use of the easement for the purposes set forth herein.
4. To use the easement 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 easement 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: _____
Caroline Zucker, Chair

Print Name of Witness

Signature of Witness

Print Name of Witness

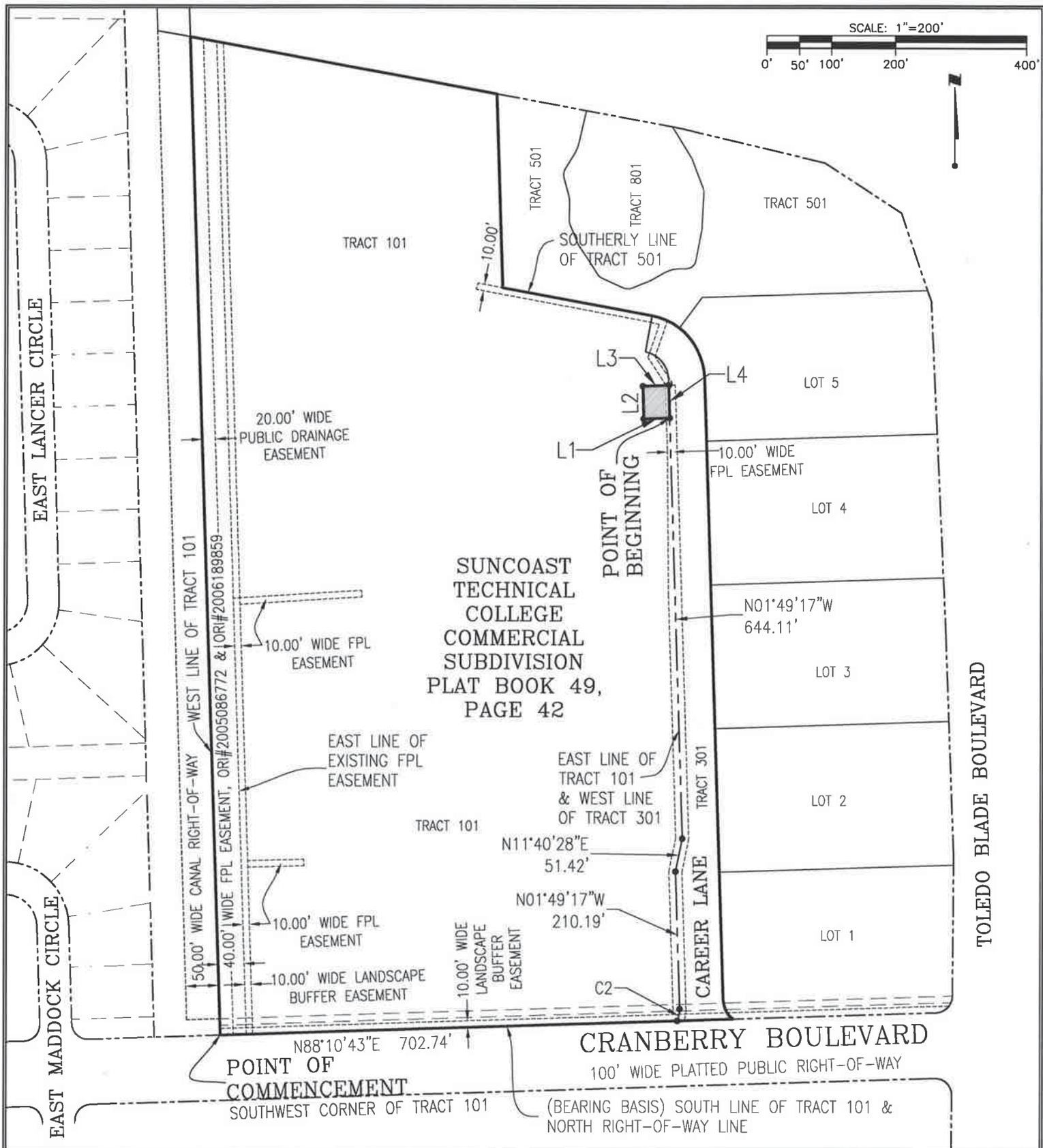
STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this _____ day of June, 2017 by Caroline Zucker, 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 the oath.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public



FOR: SARASOTA COUNTY SCHOOL BOARD

This is NOT a Survey and Not valid without all sheets.
 Apr 26, 2017 jbrannon\...2156\active\215613789\survey\drawing\215613789v-sk0002.dwg

SKETCH & DESCRIPTION OF
 A 40' x 50' LIFT STATION EASEMENT IN
 SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215613789v-sk0002	PROJECT NO: 215613789	SHEET 1 OF 2	DRAWING INDEX NO: A215613789v-sk0002	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A parcel of land lying within Tract 101, Suncoast Technical College Commercial Subdivision, as recorded in Plat Book 49, Page 42, Public Records of Sarasota County, Florida, in Section 12, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, and more particularly described as follows:

COMMENCE at the southwest corner of said Tract 101; thence N.88°10'43"E., along the south line of said Tract 101, also being the north right-of-way line of Cranberry Boulevard (100 foot wide platted public right-of-way), a distance of 702.74 feet to the point of curvature of a non-tangent curve to the left, having a radius of 40.00 feet and a central angle of 26°40'07", said point also being the southeast corner of said Tract 101, and being the southwest corner of Tract 301 as shown on said plat; thence along the common line between said Tracts 101 and 301 for the following four (4) calls; thence northeasterly along the arc of said curve, a distance of 18.62 feet, said curve having a chord bearing and distance of N.11°30'47"E., 18.45 feet to the point of tangency of said curve; thence N.01°49'17"W., a distance of 210.19 feet; thence N.11°40'28"E., a distance of 51.42 feet; thence N.01°49'17"W., a distance of 644.11 feet to the POINT OF BEGINNING; thence S.88°10'43"W., a distance of 40.00 feet; thence N.01°49'17"W., a distance of 50.00 feet; thence N.88°10'43"E., a distance of 40.00 feet to a point on the above mentioned common line between Tracts 101 and 301; thence S.01°49'17"E., along said common line, a distance of 50.00 feet to the POINT OF BEGINNING.

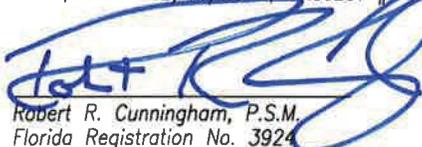
Said tract contains 2,000 square feet or 0.0459 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°10'43"W	40.00'
L2	N01°49'17"W	50.00'
L3	N88°10'43"E	40.00'
L4	S01°49'17"E	50.00'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	40.00'	18.62'	26°40'07"	18.45'	N11°30'47"E

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 SOUTH LINE OF THE TRACT 101, BEING N.88°10'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. THE BOUNDARY SHOWN WAS TAKEN FROM A SURVEY DONE BY DARRELL E. GERKEN PSM, INC., DATED 12/14/2015, PROJECT #14-10-015

 4/27/2017
 Robert R. Cunningham, P.S.M.
 Florida Registration No. 3924
 Date of Signature

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FOR: SARASOTA COUNTY SCHOOL BOARD

SKETCH & DESCRIPTION OF
 A 40' x 50' LIFT STATION EASEMENT IN
 SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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Prepared by:
Martin Garcia, Esq.
Matthews, Eastmoore, Hardy
Crauvels & Garcia
P. O. Box 49377
Sarasota, FL 34230-6377

Return to:
Sue Bouffard, Project Manager
Construction Services, School Board
7895 Fruitville Road
Sarasota, FL 34240

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A 10.00-foot wide strip of land lying within Tract 301, Suncoast Technical College Commercial Subdivision, as recorded in Plat Book 49, Page 42, Public Records of Sarasota County, Florida, in Section 12, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, the center line of which is more particularly described as follows:

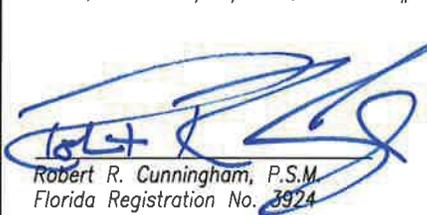
COMMENCE at the southwest corner of said Tract 101, said corner lying on the north right-of-way line of Cranberry Boulevard (100-foot wide platted public right-of-way); thence N.88°10'43"E., along said north right-of-way line, a distance of 708.26 feet to the POINT OF BEGINNING, said point also being the point of curvature of a non-tangent curve to the left, of which the radius point lies N.68°18'29"W., a radial distance of 45.00 feet; thence along a line 5.00 feet easterly of and parallel with the west line of said Tract 301 for the following four (4) calls; (1) thence northerly along the arc of said curve, through a central angle of 23°30'48", a distance of 18.47 feet, said curve having a chord bearing and distance of N.09°56'07"E., 18.34 feet; (2) thence N.01°49'17"W., a distance of 209.64 feet; (3) thence N.11°40'28"E., a distance of 51.42 feet; (4) thence N.01°49'17"W., a distance of 694.71 feet to the POINT OF TERMINATION.

The above described limits of said strip of land are to be extended or shortened as necessary to maintain a continuous 10.00 foot wide strip along the route described.

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C3	45.00'	18.47'	23°30'48"	18.34'	N09°56'07"E

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4. THE BOUNDARY SHOWN WAS TAKEN FROM A SURVEY DONE BY DARRELL E. GERKEN PSM, INC., DATED 12/14/2015, PROJECT #14-10-01S


 Robert R. Cunningham, P.S.M.
 Florida Registration No. 3924

4/26/2017
 Date of Signature

FOR: SARASOTA COUNTY SCHOOL BOARD

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 Apr 26, 2017 jbrannon\v:\2156\active\215613789\survey\drawing\215613789v-sk0003.dwg

SKETCH & DESCRIPTION OF
 A 10' WIDE FORCE MAIN EASEMENT IN
 SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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