PERMANENT DRAINAGE EASEMENT

THIS PERMANENT DRAINAGE EASEMENT (Easement) is made this 24 day of January, 2019, between SCHOOL BOARD OF MANATEE COUNTY, a public body corporate organized and existing under the laws of the State of Florida, whose mailing address is Post Office Box 9069, Bradenton, Florida 34206-9069, (Grantor), and MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (Grantee).

WITNESSETH:

Grantor, for and in consideration of the sum of $1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground drainage over, under, and across the property situate in Manatee County, State of Florida, more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference.

Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Chairperson thereunto duly authorized on the day, month and year written above.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.
Signed, sealed, and delivered in the presence of two witnesses as required by law

**Michele Boyes**
Frist Witness Signature

**Michele Boyes**
First Witness Printed Name

**Kelly Collins**
Second Witness Signature

**Kelly Collins**
Second Witness Printed Name

SCHOOL BOARD OF MANATEE COUNTY, a public body corporate

By: **Dave Miner**, Chairperson

**Cynthia Saunders**, Superintendent

ATTEST: 

Approved as to Form:

General Counsel

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this **June** 26th, 2019, by Dave Miner, as Chairperson of the School Board of Manatee County, a public body corporate (School Board), and Cynthia Saunders, Superintendent of Schools of Manatee County, who are both personally known to me or who both have produced as identification.

Affix seal below:

**Michele E. Boyes**
Notary Public Signature

**Michele E. Boyes**
Printed Name

**GG 136505**
Commission Number

**12/30/21**
Expiration Date
DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 30, Township 33 South, Range 19 East, Manatee County, Florida and described as follows:

COMMENCE at the northwest corner of of the Northeast 1/4 of Section 30, Township 33 South, Range 19 East; thence S.00'11"38'"E., along the west line of said Northeast 1/4, a distance of 1,324.79 feet; thence N.89'48"22'"E., a distance of 52.20 feet to the northwest corner of land described in the deed recorded in Official Records Instrument Number 201641064218 of the Public Records of Manatee County, Florida, and being a point on the south right-of-way line of Erie Road; thence N.73'37"03'"E. (deed=S.73'32"00'"W.) along the north line of said land and along said south right-of-way line of Erie Road, a distance of 1,111.79 feet to the northeast corner of said land, also being the point of curvature of a non-tangent curve to the left, having a radius of 105.82 feet and a central angle of 26'14"50'; the following six (6) calls are along the easterly line of said land: (1) thence southeasterly along the arc of said curve, a distance of 48.48 feet (deed=48.40'), said curve having a chord bearing and distance of S.29'30"25'"E., 48.05 feet, to the point of tangency of said curve; (2) thence S.42'37"47'"E. (deed=N.42'45"50'"W.), a distance of 15.84 feet to the POINT OF BEGINNING; (3) thence continue S.42'37"47'"E. (deed=N.42'45"50'"W.), a distance of 245.73 feet; (4) thence S.38'03"20'"E. (deed=N.38'11"23'"W.), a distance of 436.85 feet (deed=436.52') to the point of curvature of a curve to the right, having a radius of 132.07 feet (deed=132.25') and a central angle of 43'32"45" (deed=43'32"30"'); (5) thence southerly along the arc of said curve, a distance of 100.87 feet (deed=100.50') to the point of tangency of said curve; (6) thence N.05'29"22'"E., a distance of 869.21 to the southeast corner of said land and the northeast corner of the land described in the deed recorded in Official Records Instrument Number 200541002221070 of said Public Records; the following four (4) calls are along the easterly line of said land: (1) thence S.05'29"25'"W. a distance of 186.77 feet; (2) thence S.04'57"59'"E., a distance of 850.18 feet; (3) thence S.08'27"39'"E., a distance of 261.11 feet; (4) thence S.39'40"18'"E., a distance of 175.86 feet to the south line of said land and the north right-of-way line of 69th Street; thence S.89'09"04'"W. along said north right-of-way line, a distance of 54.82 feet; thence N.35'40"18'"W., a distance of 155.45 feet; thence N.08'27"39'"W., a distance of 273.37 feet; thence N.04'57"59'"W., a distance of 855.67 feet; thence N.05'29"25'"E., a distance of 1,060.10 feet to the point of curvature of a curve to the left having a radius of 87.07 feet and a central angle of 43'32"45"; thence northerly along the arc of said curve, a distance of 66.17 feet to the point of tangency of said curve; thence N.38'03"20'"W., a distance of 435.05 feet; thence N.42'37"47'"W., a distance of 258.77 feet to the point of curvature of a curve to the right having a radius of 150.82 feet and a central angle of 02'23"20"; thence northerly along the arc of said curve, a distance of 6.29 feet to the end of said curve; thence N.73'37"03'"E. along a line non-tangent to said curve, a distance of 50.03 feet to the POINT OF BEGINNING.

Said tract contains 140,355 square feet or 3.2221 acres, more or less.

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. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) ESTABLISHED FROM GPS OBSERVATIONS FROM CONTROL MONUMENTS "PLUMB BOB" (PID D02880) & "POMPANO BEACH" (PID D07260), THE BEARING OF WHICH BEARS S.04'07"51'E. PER THE NGS ONLINE POSITIONING USER SERVICE (OPUS), SHARED SOLUTION OBSERVATIONS PERFORMED ON JUNE 6, 2011 AS POSTED BY TODD BOYLE, P.S.M., MANATEE COUNTY SURVEYOR.
3. THE COURSES DESCRIBED IN INSTRUMENT NO. 201641064218 HAVE BEEN ROTATED CLOCKWISE 00'08"03'" TO CORRESPOND TO THE BASIS OF BEARINGS REFERENCED ABOVE.
4. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joe D. Tibbels, P.S.M.
Florida Registration No. 7000

Date of Signature

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

Stantec
6000 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-927-6900 • Fax 941-927-6910
Certificate of Authorization #7013 • www.stantec.com
Licensed Business Number 7902

SKETCH & DESCRIPTION OF A
45' WIDE DRAINAGE EASEMENT LOCATED IN
SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

TASK CODE: 306
DRAWN BY: EDM
CHECKED BY: JDL
FILE: 215613857–spsk03
PROJECT NO: 215613857
SHEET 2 OF 2
DRAWING INDEX NO: 215613857–spsk06
REV.