

THIS INSTRUMENT PREPARED BY:
ROY V. ANDREWS
COUNTY ATTORNEY
6495 CAROLINE STREET, SUITE C
MILTON, FLORIDA 32570

ACCESS, MAINTENANCE & DRAINAGE EASEMENT

THIS AGREEMENT, made this ____ day of _____, 2020, by and between **SANTA ROSA COUNTY SCHOOL BOARD**, as Grantor, whose mailing address is 6544 Firehouse Road, Milton, Florida 32570 and **SANTA ROSA COUNTY, FLORIDA**, a political subdivision of the State of Florida, 6495 Caroline Street, Suite C, Milton, Florida 32570, as Grantee.

WITNESSETH:

The said Grantors for one dollar (\$1.00) and other good and valuable consideration do hereby grant unto the Grantee, a perpetual access, maintenance and drainage easement over, under and across the following described property, situate, lying and being in Santa Rosa County, Florida, to-wit:

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

DESCRIPTION PARCEL 1:

DESCRIPTION OF AN ACCESS AND MAINTENANCE EASEMENT BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION 9 (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TWIN HILLS ESTATES AS RECORDED IN PLAT BOOK "C", PAGE 187 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 87°14'21" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR 60.00 FEET TO THE EASTERLY RIGHT OF WAY OF PACE PATRIOT BOULEVARD (60' R/W); THENCE NORTH 02°26'50" EAST ALONG SAID EASTERLY RIGHT OF WAY FOR 25.00 FEET TO POINT OF BEGINNING; THENCE SOUTH 87°14'21" EAST FOR 53.00 FEET; THENCE NORTH 36°16'30" WEST FOR 43.35 FEET; THENCE NORTH 51°28'08" WEST FOR 21.17 FEET; THENCE NORTH 76°59'09" WEST FOR 8.93 FEET TO SAID EASTERLY RIGHT OF WAY; THENCE SOUTH

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02°26'50" WEST ALONG SAID EASTERLY RIGHT OF WAY FOR 47.63 FEET TO POINT OF BEGINNING.

DESCRIPTION PARCEL 2:

DESCRIPTION OF AN ACCESS EASEMENT BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION 9 (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TWIN HILLS ESTATES AS RECORDED IN PLAT BOOK "C", PAGE 187 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 87°14'21" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR 60.00 FEET TO THE EASTERLY RIGHT OF WAY OF PACE PATRIOT BOULEVARD (60' R/W); THENCE NORTH 02°26'50" EAST ALONG SAID EASTERLY RIGHT OF WAY FOR 25.00 FEET; THENCE SOUTH 87°14'21" EAST FOR 53.00 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°14'21" EAST FOR 217.00 FEET; THENCE SOUTH 02°26'54" WEST FOR 25.00 FEET TO SAID SOUTH LINE OF NORTHEAST QUARTER; THENCE SOUTH 87°14'21" EAST ALONG SAID SOUTH LINE FOR 30.46 FEET; THENCE NORTH 04°16'12" WEST FOR 51.44 FEET; THENCE NORTH 84°13'49" WEST FOR 21.82 FEET; THENCE NORTH 88°44'28" WEST FOR 49.73 FEET; THENCE SOUTH 87°58'02" WEST FOR 78.44 FEET; THENCE SOUTH 88°10'01" WEST FOR 63.90 FEET; THENCE SOUTH 89°49'19" WEST FOR 37.95 FEET; THENCE SOUTH 36°16'30" EAST FOR 15.81 FEET; TO POINT OF BEGINNING.

DESCRIPTION PARCEL 3:

DESCRIPTION OF AN ACCESS AND MAINTENANCE EASEMENT BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION 9 (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TWIN HILLS ESTATES AS RECORDED IN PLAT BOOK "C", PAGE 187 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 87°14'21" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR 360.46 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°14'21" EAST FOR 37.00 FEET; THENCE NORTH 04°16'12" WEST FOR 142.21 FEET; THENCE NORTH 87°14'21" WEST FOR 37.00 FEET; THENCE SOUTH 04°16'12" EAST FOR 142.21 FEET TO SAID SOUTH LINE OF NORTHEAST QUARTER AND POINT OF BEGINNING.

DESCRIPTION PARCEL 4:

DESCRIPTION OF AN ACCESS EASEMENT BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION 9 (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TWIN HILLS ESTATES AS RECORDED IN PLAT BOOK "C", PAGE 187 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 87°14'21" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR 397.46 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°14'21" EAST FOR 318.82 FEET; THENCE NORTH 02°45'39" EAST FOR 25.25 FEET; THENCE NORTH 82°15'34" WEST FOR 93.73 FEET; THENCE NORTH 83°23'26" WEST FOR 84.27 FEET; THENCE NORTH 83°33'33" WEST FOR 79.56 FEET; THENCE NORTH 83°10'46" WEST FOR 68.18 FEET; THENCE SOUTH 04°16'12" EAST FOR 49.35 FEET TO SAID SOUTH LINE OF NORTHEAST QUARTER AND POINT OF BEGINNING.

DESCRIPTION PARCEL 5:

DESCRIPTION OF AN ACCESS AND MAINTENANCE EASEMENT BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION 9 (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TWIN HILLS ESTATES AS RECORDED IN PLAT BOOK "C", PAGE 187 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 87°14'21" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR 716.28 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°14'21" EAST FOR 41.00 FEET; THENCE NORTH 02°45'39" EAST FOR 56.26 FEET; THENCE NORTH 87°14'21" WEST FOR 41.00 FEET; THENCE SOUTH 02°45'39" WEST FOR 56.26 FEET TO SAID SOUTH LINE OF NORTHEAST QUARTER AND POINT OF BEGINNING.

DESCRIPTION PARCEL 6:

DESCRIPTION OF AN ACCESS AND MAINTENANCE EASEMENT BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION 9 (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TWIN HILLS ESTATES AS RECORDED IN PLAT BOOK "C", PAGE 187 OF THE PUBLIC RECORDS

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OF SAID COUNTY); THENCE SOUTH 87°14'21" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR 1342.82 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°14'21" EAST FOR 36.00 FEET; THENCE NORTH 02°45'39" EAST FOR 10.00 FEET; THENCE NORTH 87°14'21" WEST FOR 36.00 FEET; THENCE SOUTH 02°45'39" WEST FOR 10.00 FEET TO SAID SOUTH LINE OF NORTHEAST QUARTER AND POINT OF BEGINNING.

Santa Rosa County shall be authorized to install and maintain drainage structures and to perform maintenance in said described area as needed.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first
above written.

Signed, sealed and delivered in the presence of:

**THE SCHOOL BOARD OF SANTA ROSA
COUNTY, FLORIDA**

Attest:

By: Clifton L. "Buddy" Hinote, Chairperson
(seal)

Timothy S. Wyrosdick, Superintendent
Of Schools

Witness

Witness

**STATE OF FLORIDA
COUNTY OF SANTA ROSA**

SWORN TO by Clifton L. "Buddy" Hinote and Timothy S. Wyrosdick and subscribed
before me on this _____ day of _____, 2020.

Notary Public
Commission No: _____
Commission Expires: _____

Personally Known _____ **OR** Produced Identification _____

Type of Identification Produced _____

THIS EASEMENT accepted by Santa Rosa County, Florida, at the meeting of the Board of
County Commissioners of Santa Rosa County, Florida, the ____ day of _____, 2020.

SANTA ROSA COUNTY, FLORIDA

W.D. "Don" Salter, Chairman

Attest: _____
Clerk of Court