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1989 MAR 30 PM 2:50

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CTY. COMMISSION RECORDS
MARYANNE MORSE

89 MAR 22 PM 4:52

A. DUDA & SONS TO SEMINOLE COUNTY

DRAINAGE EASEMENT

CLERK TO B.C.C.
SEMINOLE CO. FL
BY *cc*

THIS DRAINAGE EASEMENT is made and entered into this 21st day of March, 1989, by and between A. DUDA & SONS, INC., a corporation existing under the laws of the State of Florida, and whose address is Post Office Box 257, Oviedo, Florida 32765, hereinafter referred to as the GRANTOR, and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the GRANTEE.

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR does hereby grant and convey to the GRANTEE and its assigns, an exclusive, perpetual and permanent easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, percolation or disposal areas or any combination thereof, together with appurtenant drainage structures, over, under, upon, and through the following-described lands situate in the County of Seminole, State of Florida, to-wit:

A 60.00 feet wide drainage easement from the South Right-of-Way line of Mitchell Hammock Road to the centerline of Lightwood Knox Canal lying in Section 21, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

The West 60.00 feet of Lot 140 of THE SLAVIA COLONY COMPANY'S Subdivision as recorded in Plat Book 2, Page 71, Public Records of Seminole County Florida, less the North 183.50 feet thereof; and the West 60.0 feet of the North 290.00 feet of Lot 131 of said Slavia Colony Company's Subdivision.

TO HAVE AND TO HOLD said easement and right-of-way unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear, keep clear and remove from said right-of-way all trees, undergrowth, and other obstructions that may interfere with location, excavation, operation or maintenance of the drainage or any structures installed thereon by the GRANTEE and its assigns, and the GRANTOR, its successors and assigns agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on said right-of-way that may interfere with the location, excavation, operation or maintenance of the drainage or any structures installed thereon. Said easement is for the sole purpose of drainage.

GRANTEE, its successors and assigns, covenants with GRANTOR, its successors and assigns, to maintain and make necessary repairs, at GRANTEE'S sole expense, should drainage ways, outfalls or drains require same for their proper upkeep and maintenance. GRANTEE shall not be obligated to perform any aesthetic maintenance as to the improvements nor the Easement Area.

GRANTOR reserves unto itself/the right to transmit excess drainage from Lots 140 and 131 of THE SLAVIA COLONY COMPANY'S Subdivision as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida, provided that such transmission is reasonably determined from time-to-time by the GRANTEE not to impede or interfere with the full and complete utility of the GRANTEE'S water retention, detention or drainage functions or purposes nor the GRANTEE'S ability to accept, treat, retain or detain drainage from Mitchell Hammock Road.

GRANTOR does hereby covenant with the GRANTEE, that it is lawfully seized and possessed of the real estate above described, that it has a good and lawful right to convey the said easement.

This document prepared by:

Lonnie N. Groot
Assistant County Attorney
Seminole County Services Bldg.
1101 East First Street
Sanford, Florida 32771

Documentary Tax Pd \$ 55

Intangible Tax Pd.
Maryanne Morse, Clerk Seminole

County By: *[Signature]* D.C.


2055 0117
SEMINOLE CO. FL.
OFFICIAL RECORDS
BOOK PAGE

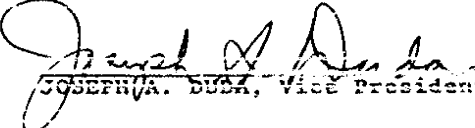
[Handwritten signature]

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, the day and year first above written.

ATTEST:

A. DUDA & SONS, INC.

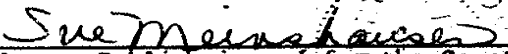

Luther J. Duda, Secretary
(CORPORATE SEAL)


JOSEPH A. DUDA, Vice President

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joseph A. Duda and Luther J. Duda who are known to me the Vice President and Secretary, respectively, of A. Duda & Sons, Inc., a corporation organized under the laws of Florida. They acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the corporation, and that they also affixed thereto the official seal of the corporation.

EXECUTED and sealed in the County and State named above this 21st day of March, 1989.


Notary Public, in and for the County and State Aforementioned

My Commission Expires:

Notary Public, State of Florida
My Commission expires Oct. 9, 1992

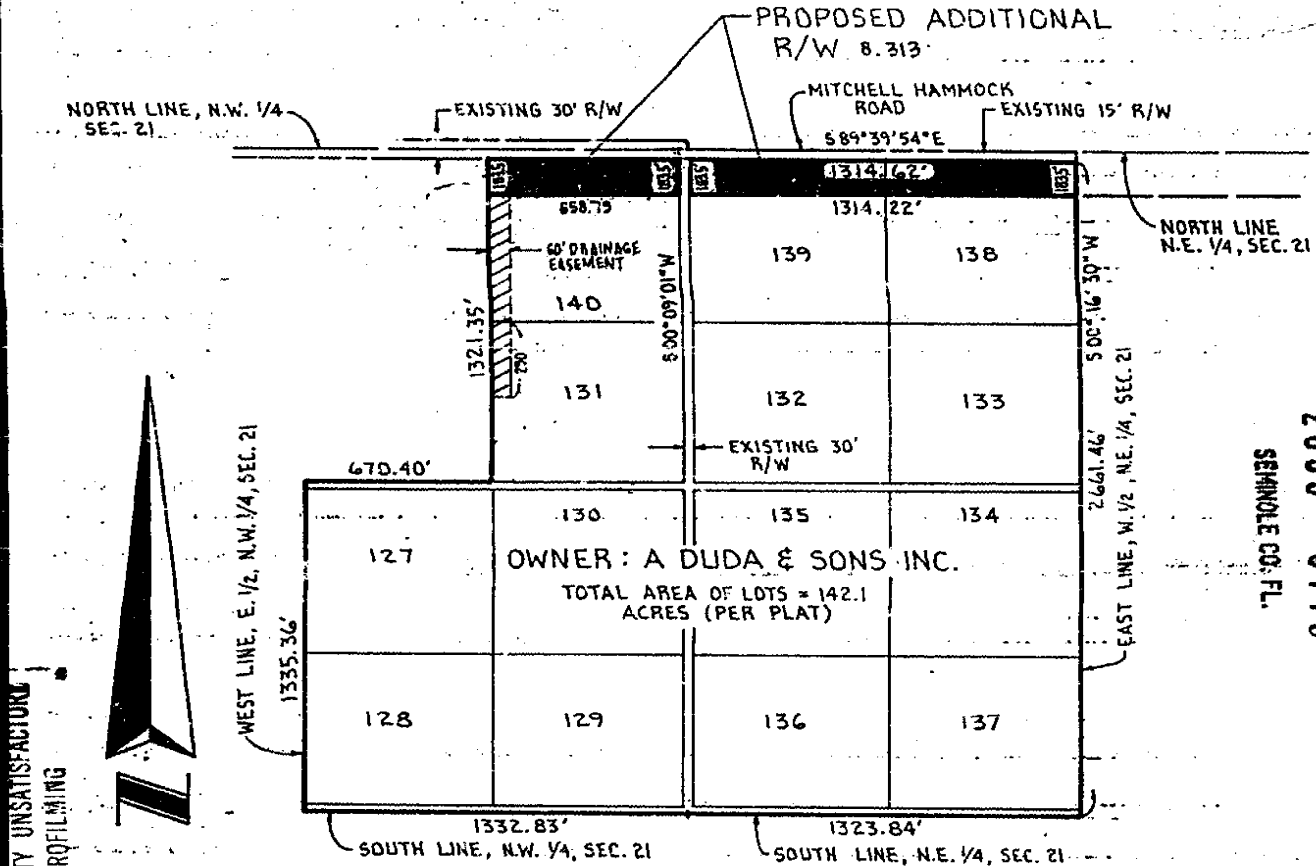
2055 0118
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BOOK PAGE

LEGAL DESCRIPTION BASED ON A TAX ROLL DESCRIPTION RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA:

The North-183.50 feet of Lots 138, 139 and 140, SLAVIA COLONY COMPANY'S SUBDIVISION, as recorded in Plat Book 2, Page 71;

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT WRITTEN BY SURVEYOR:

A 60.00 feet wide drainage easement from the South Right of Way line of Mitchell Hammock Road to the centerline of Lightwood Knox Canal lying in Section 21, Township 21 South, Range 31 East Seminole County, Florida, being more particularly described as follows:
The West 60.00 feet of Lot 140 of Slavia Colony Company's Subdivision as recorded in Plat Book 2, Page 7, Public Records of Seminole County, Florida less the North 183.50 feet thereof; and the West 60.00 feet of the North 290.00 feet of Lot 131 of said Slavia Colony Company's Subdivision.



LEGIBILITY UNSATISFACTORY FOR MICROFILMING

2055 0119
SEMINOLE CO. FL.
OFFICIAL RECORDS

CH. 21HH-6, Florida Administrative Code, requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY

I hereby certify that the legal description on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA in accordance with CH. 21HH-6, Florida Administrative Code and that there is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.

The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
No underground installations or improvements have been located except as noted.

LEGAL DESCRIPTION	Date: June 13, 1988	 800 SOUTH ORLANDO AVENUE MAITLAND, FLORIDA 32751
	For: The Anden Group of Florida	
CERT. NO. LB-2108	LEGEND ● = Iron Rod ○ = Iron Pipe □ = Conc. Monument ⊙ = Nail & Disc. x = Cross Cut	Revised: Drainage Easement Added 10-19-88 ROGER LONSWAY REGISTERED LAND SURVEYOR NO. 2247