

THIS INSTRUMENT PREPARED BY:
Agent's Name and Title
City of Tallahassee/City Hall
Property Management Division, Box A-15
300 S. Adams Street, 4th Floor
Tallahassee, Florida 32301
Parcel ID:

Leave blank for official recording.

WATER AND SEWER EASEMENT

THIS EASEMENT, made this _____ day of _____ 2013, by and between _____, whose mailing address is _____, hereinafter called "**GRANTOR(S)**", and the **CITY OF TALLAHASSEE**, a Florida municipal corporation, whose mailing address is 300 South Adams Street, Tallahassee, Florida 32301-1731, hereinafter called "**GRANTEE**".

W I T N E S S E T H

That the **GRANTOR(S)**, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration paid by the **GRANTEE**, the receipt and sufficiency of which is hereby acknowledged, by these presents does/do grant, bargain, sell and convey to the **GRANTEE**, its successors and assigns, in perpetuity, an easement for water and sewer utility purposes, in, over, across, under and through the following described parcel, piece, or strip of land, situate, lying, and being in the County of Leon, State of Florida, hereinafter "Easement Property" to wit:

**SEE COMPOSITE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF**

including the right to carry in said easement the water and sewer utility lines, of any type, either above ground or underground, including, but not limited to, equipment and appurtenances of any other person, or water and sewer utility company as authorized by the **GRANTEE**.

It is understood and agreed by and between the **GRANTOR(S)** and the **GRANTEE** that the water and sewer utility lines and equipment of the **GRANTEE**, installed or located, or to be installed or located in, over, across, under and through the parcel or strip of land hereinabove described, shall at all times be and remain the absolute property of the **GRANTEE**, its successors and assigns, and subject to its complete dominion and control. The right is hereby granted to the **GRANTEE**, its agents and employees, to enter upon the Easement Property from and across any adjoining lands of the **GRANTOR(S)** for the purpose of excavating, inspecting, maintaining, installing, repairing and/or removing said water and sewer utility lines and equipment therefrom. The **GRANTEE**, its agents and employees, will restore the ground to its existing condition as reasonably practicable as of

Water and Sewer Easement

Leave blank for official recording.

the date prior to the work within the Easement Property. The **GRANTOR(S)** will not construct any permanent improvements on the said property without the written permission from the **GRANTEE**.

The terms, conditions, restrictions and purposes imposed by this easement shall be binding not only upon the **GRANTOR(S)**, but also on its/his/her/their agents, personal representatives, assigns and all other successors to its/his/her/their interest and shall continue as a servitude running in perpetuity with the Easement Property.

The **GRANTOR(S)** does/do hereby fully warrant title to said land and will defend the same against the lawful claims of all persons claiming through or under the **GRANTOR(S)**.

IN WITNESS WHEREOF, the **GRANTOR(S)** hereunto set(s) its/his/her/their hand(s) and seal(s) the day and year first above written.

*Signed, sealed and delivered
in the presence of:*

GRANTOR(S)

BY: _____

1st Witness Signature

Print 1st Name

2nd Witness Signature

Print 2nd Name

STATE OF _____
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this ____ day of _____ 2013 by _____ who is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC State of Florida at Large

Print Notary Name
My Commission Expires:

Exhibit "A"

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

June 9, 2015

Legal Description of a 0.06 Acre Tract
Certified To: CITY OF TALLAHASSEE

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17, Florida Administrative Code).

Commence at a concrete monument marking the Southwest corner of Section 5, Township 2 South, Range 1 East, Leon County, Florida (as per record deed), and run North 89 degrees 46 minutes 11 seconds East 2189.07 feet to a concrete monument (as per record deed) lying on the Westerly right-of-way boundary of Tallahassee St Marks Historical Railroad State Trail, thence run North 10 degrees 37 minutes 13 seconds West along said right-of-way boundary 38.91 feet to a concrete monument (as per record deed) marking the Southeast corner of that property as described in Official Records Book 1582, Page 1430, thence continue North 10 degrees 37 minutes 13 seconds West along said right-of-way boundary 1291.09 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 10 degrees 37 minutes 13 seconds West along said right-of-way boundary 20.00 feet, thence leaving said right-of-way boundary run South 79 degrees 26 minutes 15 seconds West 74.11 feet, thence run South 77 degrees 46 minutes 53 seconds West 62.11 feet, thence run South 12 degrees 13 minutes 12 seconds East 20.00 feet, thence run North 77 degrees 46 minutes 55 seconds East 61.82 feet, thence run North 79 degrees 26 minutes 15 seconds East 73.85 feet to the POINT OF BEGINNING containing 0.06 acres, (2719 square feet), more or less.

No field work was performed to verify the accuracy of the property described hereon.

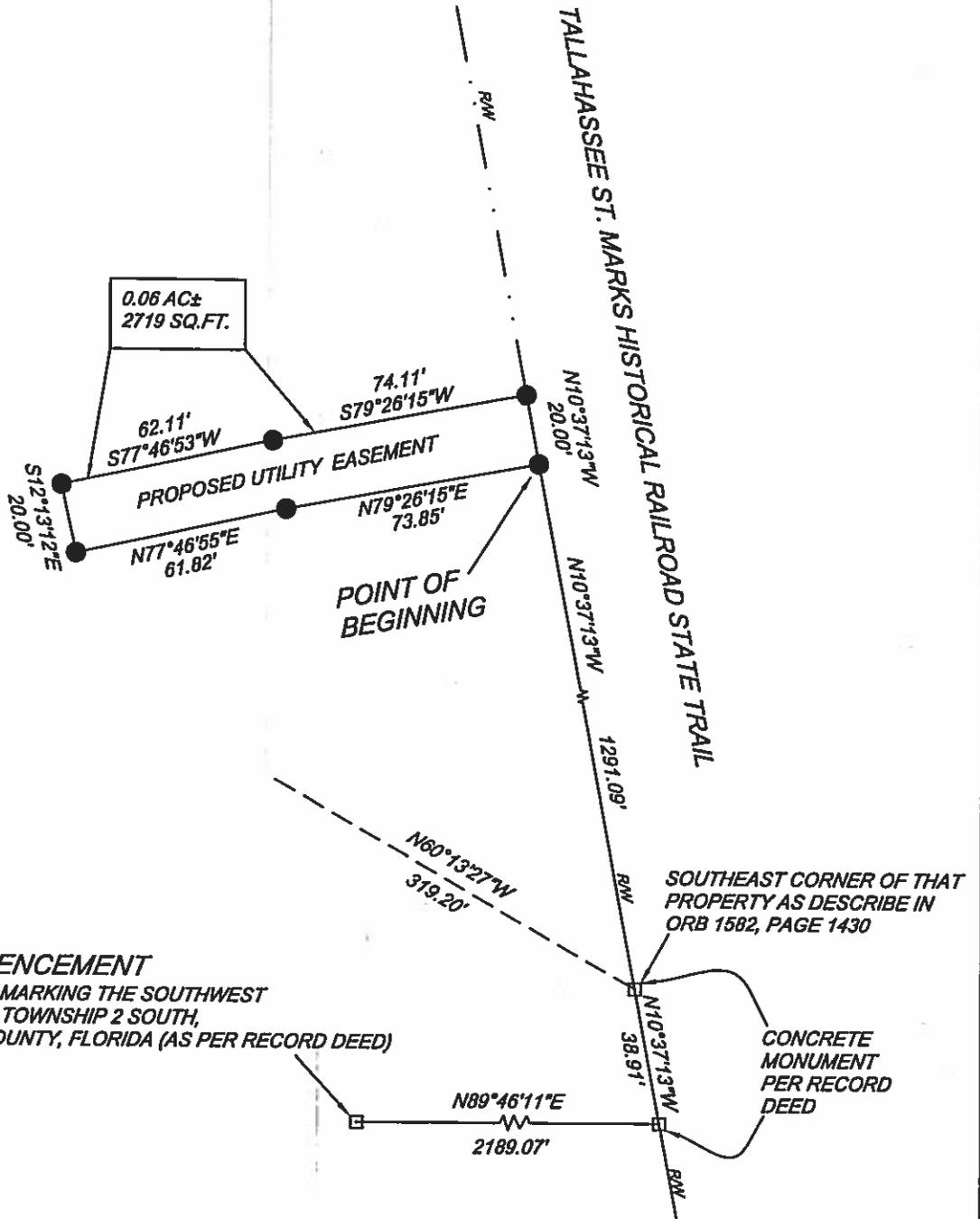
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

98-240

**SKETCH OF UTILITY EASEMENT
FOR CITY OF TALLAHASSEE**



NOTES:

1. SURVEY SOURCE: Record deed and special instruction as per client.
2. BEARING REFERENCE: The Westerly right-of-way of Tallahassee St. Marks Historical Railroad State Trail being N10°37'13"W as per Record Deed.
3. THIS IS NOT A BOUNDARY SURVEY.
4. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LEGEND

FND	FOUND
CM	CONCRETE MONUMENT
RW	RIGHT-OF-WAY
(M)	MEASURED
(D)	DEED
(RP)	RECORD PLAT
(FT)	FLAT TOP
SIRC	SET 5/8" IRON ROD AND CAP #7170
ORB	OFFICAL RECORDS BOOK
	REPRESENTS NOT TO SCALE
COV	COVERED
POR	PORCH
IRC	IRON ROD AND CAP

I hereby certify that this is a true and correct representation of the sketch shown hereon and that this sketch meets the minimum technical standards for land surveying (Chapter 5J-17, Florida Administrative Code).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

James T. Roddenberry
JAMES T. RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No: 4261

TR & A	THURMAN RODDENBERRY & ASSOCIATES, INC		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 904-942-2530 FAX NUMBER: 904-942-1103 LB # 7180		
DATE: 08/09/15	DRAWN BY: TR@SG	N.B. Pg	COUNTY: LEON
FILE: 98240.DWG	DATE OF LAST FIELD WORK:	JOB NUMBER: 98-240	