

PREPARED BY:
The School Board of Pinellas County, Florida
301 4th Street SW
Largo, FL 33770

Sec. ____, Twp. ____, S Rge. ____

GRANT OF EASEMENT

This INDENTURE, made and entered into this ____ day of _____, 20____, between **THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA**, owner, whose address is 301 4th Street SW, Largo, Florida 33770 hereinafter "Grantor" and **THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE**, a state college and political subdivision of the State of Florida, whose mailing address is Box 13489, St. Petersburg, Florida, 33733, hereinafter "Grantee".

WITNESSETH:

1. For and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants and transfers to the Grantee, its successors and assigns, the use of an easement on the property described in Exhibit "A" ("Easement Area") for the purpose of public access to the St. Petersburg College – Bay Pines property as described on Exhibit "B". This easement shall inure to the benefit of the respective parties and assigns, and shall constitute an easement appurtenant running with the land.

2. The drive constructed in the Easement Area will be available for use by both Grantor and Grantee and their invitees for pedestrian and vehicular ingress and egress to and from the Tom Stuart Causeway. The cost of maintenance of the drive constructed in the Easement Area will be borne exclusively by the Grantee. Any utilities installed in the Easement Area will be the responsibility of the party that benefits from those utility connections. Further, Grantor grants a temporary Construction Easement for the purpose of construction of a roadway on the Easement Area as depicted on the Exhibit "A", which shall expire and terminate thirty (30) days after project completion.

3. The western boundary of the easement shall be provided with a 6 foot chain link fence consisting of schedule 40 hot dipped galvanized line posts and 9ga. hot dipped galvanized fabric clad with black vinyl. The fence shall be installed as indicated on Exhibit C. Where the boundary intersects the roadway a 28 foot, lockable, double swing gate (two 14' gates) of like material with hold back devices shall be installed. The hours that the swing gate shall remain open and closed shall be mutually determined by the Grantor and Grantee.

4. Grantee will be solely responsible for maintenance of the retention pond that Grantee has constructed in the Easement Area, including, but not limited to, any periodic engineering certifications required by the Southwest Florida Water Management District.

5. Grantee agrees that Grantee will limit use of the Easement Area as much as possible during times of drop-off/dismissal at Madeira Beach Fundamental. Specifically, Grantee will endeavor to avoid, to the extent feasible, scheduling any events, classes or deliveries that would result in ingress/egress from Grantee's property during drop off and dismissal times.

6. Grantor hereby grants Grantee license to construct and maintain signage, including electronic signage, at the entrance to the Easement Area identifying the entrance to its Bay Pines educational site. All such signage shall be erected in accordance with local zoning codes and restrictions.

7. This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of Florida. If any covenant or provision of this Agreement shall be held illegal, invalid, or unenforceable under present or future laws effective during the term of this Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and that this Agreement shall otherwise continue in full force and effect.

THIS GRANT OF EASEMENT shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on this ____ day of _____, 20____.

GRANTOR:

GRANTEE:

The School Board of Pinellas County, Florida

St. Petersburg College, Board of Trustees

By: _____
Chairperson

By: _____
President

Attest: _____
Superintendent

Attest: _____

Approved as to form:

Approved as to form:

Sharon J. Wallace

School Board Attorney's Office

General Counsel

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was signed and acknowledged before me this ____ day of _____, 20____, by _____, Chairperson and _____, Superintendent.

NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was signed and acknowledged before me this ____ day of _____, 20____, by _____, St. Petersburg College.

NOTARY PUBLIC, STATE OF FLORIDA

SCHEDULE A

DESCRIPTION:

A portion of Section 3, Township 31 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the center of Section 3, Township 31 South, Range 15 East; thence North 00°34'25" East, a distance of 139.31 feet along the North/South centerline of said Section 3 to the centerline of Welch Causeway (State Road 595, Section 15010-2512); thence South 41°58'57" West, a distance of 1219.97 feet along said centerline; thence departing said centerline, South 48°01'03" East, a distance of 50.00 feet to the most Northerly corner of the lands described in Official Records Book 1775, Page 141, Public records of Pinellas County, Florida; thence South 55°03'22" East, a distance of 53.19 feet along the Northeasterly line of said lands to the Southerly right of way line of said Welch Causeway, said point also being a point on a non-tangent curve concave Southeasterly, having a radius of 3744.72 feet, a central angle of 01°13'35" and a chord bearing of North 49°34'51" East; thence from a tangent bearing North 48°58'03" East, Northeasterly 80.15 feet along the arc of said curve; thence continue along said South line, North 55°25'04" East, a distance of 62.55 feet to the POINT OF BEGINNING; thence continue along said South line, North 55°25'04" East, a distance of 215.83 feet; thence South 45°56'51" East, a distance of 227.23 feet; thence South 39°58'33" West, a distance of 119.15 feet; thence North 64°22'59" West, a distance of 293.29 feet to the POINT OF BEGINNING.


Containing 0.94 acres, more or less.

SURVEYOR'S REPORT:

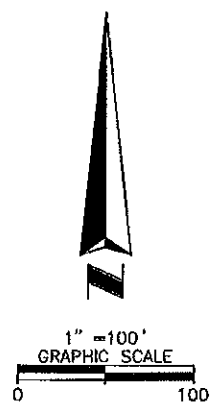
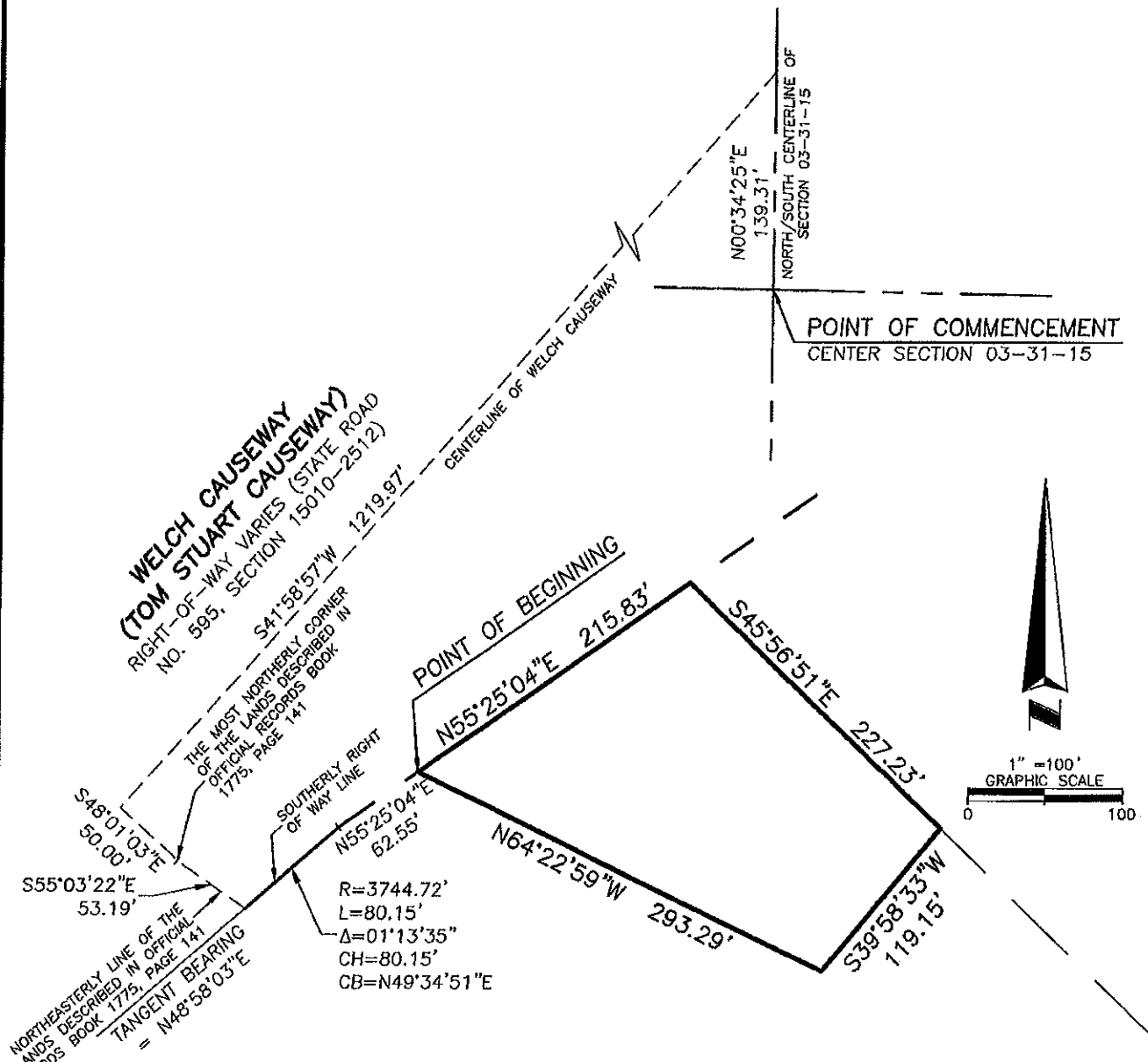
1. Bearings shown hereon are based on the Southerly right of way line of Welch Causeway, being North 55°25'04" East.

2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17.050-.052 requirements.

NOT VALID WITHOUT SHEET 2 OF 2

<p>DESCRIPTION</p> <p>FOR</p> <p>St. Petersburg College</p>	<p>Date: August 17, 2015</p>		<p>REJ</p>  <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 10770 North 46th Street, Suite C-200 Tampa, Florida 33617 (813) 898-2711 Certification Number LB2108 E-mail: www.southeasternsurveying.com</p> <p><i>Charles M. Arnett</i></p> <p>CHARLES M. ARNETT Registered Land Surveyor Number 6884</p>
	<p>Job Number: 56236</p>	<p>Scale: 1" = 100'</p>	
	<p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p align="center">THIS IS NOT A SURVEY.</p>		
<p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>			<p>56236010</p>

SKETCH OF DESCRIPTION



ABBREVIATIONS:

- L = LENGTH
- R = RADIUS
- Δ = DELTA
- CH = CHORD
- CB = CHORD BEARING



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
10770 North 46th Street, Suite C-300
Tampa, Florida 33617

(813) 898-2711 Certification Number LB2108
e-mail: www.southeasternsurveying.com

Drawing Number 56236010
Date: 08/17/2015
Sheet 2 of 2
See Sheet 1 for Description & Surveyors Report

NOT VALID WITHOUT SHEET 1
THIS IS NOT A SURVEY

EXHIBIT B

SCHEDULE A

DESCRIPTION:

A portion of Section 3, Township 31 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

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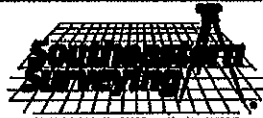
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<p>DESCRIPTION</p> <p>FOR</p> <p>St. Petersburg College</p>	<p>Date: August 17, 2015</p>		<p>REJ</p>  <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 10770 North 40th Street, Suite C-300 Tampa, Florida 33617 (813) 898-2711 Certification Number LBR109 E-mail: www.seasurveysurveying.com</p> <p><i>Charles M. Arnett</i></p> <p>CHARLES M. ARNETT Registered Land Surveyor Number 6804</p>
	<p>Job Number: 56236</p>	<p>Scale: 1" = 100'</p>	
	<p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p>THIS IS NOT A SURVEY.</p>		
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56236010