

PID No.: 003116A SFN: 2133
Prepared by and return to:
Pinellas County Real Estate Management
Attn: Real Property
509 East Avenue South
Clearwater, FL 33756

DRAINAGE EASEMENT

THIS INDENTURE, made this 28 day of MAY, 2019, between CHOUINARD BUILDERS, LLC, whose address is 12760 Hibiscus Avenue, Seminole, Florida 33776, hereinafter referred to as "Grantor," and PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as "Grantee", collectively referred to as the "Parties."

WITNESSETH

THAT THE GRANTOR, for and in consideration of one dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, and convey to Grantee, and the Grantee's successors and assigns, a permanent Drainage Easement, over that portion of that certain property which is owned by Grantor, located in Pinellas County, Florida, to wit:

Lands described in legal description attached as Exhibit "A" hereto and made a part hereof, hereinafter referred to as the "Easement".

TO HAVE AND TO HOLD said Easement unto said Grantee forever, subject to the following terms and conditions:

1. Grantor hereby warrants and covenants that (a) Grantor is the owner of the fee simple title to the property in which the above described permanent Easement is located, and that (b) Grantor has full right and lawful authority to grant and convey this Easement to the Grantee.
2. The grant of this Easement allows the Grantor quiet enjoyment of the Easement to the extent that such use does not interfere with Grantee's rights granted herein. The grant of this Easement does restrict the right of the Grantor in the use of the Easement area to the extent that no additional trees shall be planted or permanent structures, other than fencing, shall be allowed. Additionally, no excavation or activities that may endanger or interfere with the drainage system shall be allowed.
3. The rights granted herein specifically include: (a) the right to install, inspect, maintain, repair, and replace all current and future Pinellas County closed conveyance drainage facilities in

the Easement; (b) the right to clear the Easement of trees, limbs, undergrowth, and other physical objects which may endanger or interfere with the safe and efficient installation, operation or maintenance of the drainage system; and (c) the right for the Grantee's employees and contractors to have ingress and egress across the Grantor's property to the Easement with prior notice to the Grantor; and (d) Grantee recognizes that due care is to be exercised to avoid and/or repair damage to any existing improvements.

4. Grantee shall refrain from any act which it could reasonably expect to cause damage to Grantor's premises, except for those acts reasonably necessary to accomplish the purposes of this Easement. Grantee shall repair any such damage to the same condition that existed prior to said damage. This paragraph should not be construed as a waiver of any defense or limitation available to the Grantee pursuant to Florida Statutes, Section 768.28, as now in effect or as may be amended from time to time.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has fully executed this Easement the day and year first written above.

SIGNED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR: CHOUINARD BUILDERS, LLC

WITNESSES:

[Signature]

Print Name: Timothy Potts

[Signature]

Print Name: Thomas G. Spurr

[Signature]

Print Name: Jerome Chouinard

Title: MGAM

STATE OF FLORIDA
COUNTY OF Pine Hills

The foregoing instrument was acknowledged before me this 28 day of May, 2019, by Jerome Chouinard, who is personally known to me or who has produced _____ as identification.

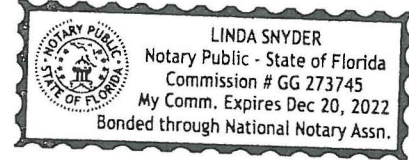
[Signature]
Notary Public

Printed Name: Linda Snyder

My Commission Expires: 12-20-2022

Commission #: GG 273 745

NOTARY SEAL



PINELLAS COUNTY
 PUBLIC WORKS
 SURVEY AND MAPPING DIVISION
 22211 U.S. HIGHWAY 19 N.
 CLEARWATER, FLORIDA 33765-2328

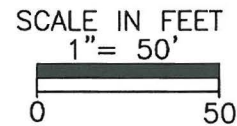


SECTION(S) 28, TOWNSHIP 30 SOUTH, RANGE 15 EAST
 DESCRIPTION

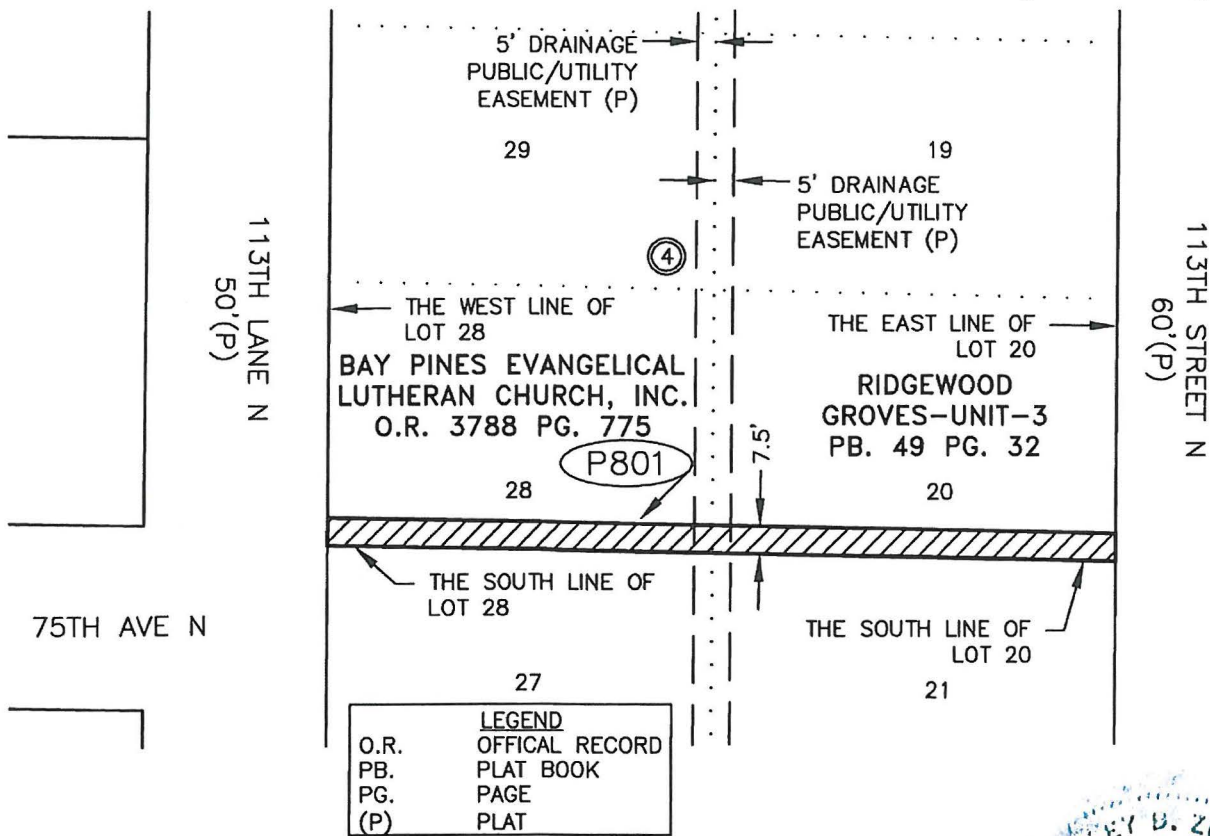
A strip of land 7.5 feet in width being a portion of the grantor's tract as recorded in Official Record Book 3788, Page 775, public records of Pinellas County, Florida lying within the Southeast 1/4 of Section 28, Township 30 South, Range 15 East, Pinellas County, Florida being described as follows:

The South 7.5 feet of Lots 28 and 20, Block 4, RIDGEWOOD GROVES - UNIT - 3, according to plat thereof, filed in Plat Book 49, Page 32, public records of Pinellas County, Florida.

CONTAINING: 1,614 square feet 0.037 acre more or less.



SKETCH - NOT A SURVEY



LEGEND	
O.R.	OFFICAL RECORD
PB.	PLAT BOOK
PG.	PAGE
(P)	PLAT

Additions or deletions by other than the Professional Land Surveyor in responsible charge is prohibited. Land Description is invalid without signature and/or embossed seal of the Professional Land Surveyor.

CALCULATED BY: RCW	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: GMK/SZ	By: Pinellas County Survey and Mapping Division
S.F.N.: 2133	DATE 12/12/2017 SHIRLEY B. ZELLER, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 5877 STATE OF FLORIDA, PHONE # (727) 464-8904

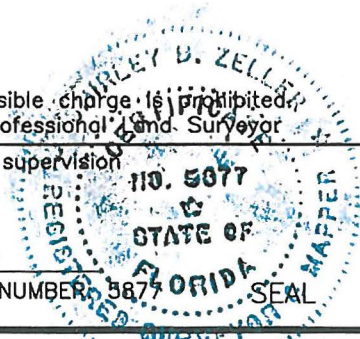


EXHIBIT A

Parcel No. P801
 SHEET 1 OF 1