

PTV: Caribbean MHP

Prepared by and return to:  
Amanda Gillespie  
Real Property Division  
509 East Avenue South  
Clearwater, FL 33756

## DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between CARIBBEAN ISLES OWNER, L.L.C., a Delaware limited liability company, as the owner of the property located at 12100 Seminole Boulevard, Seminole Florida 33778 ("Grantor") and PINELLAS COUNTY, a political subdivision of the State of Florida, whose address is 315 Court Street, Clearwater, Florida 33756 ("Grantee").

### WITNESSETH

Grantor, for and in consideration of One Dollar (\$1.00), the premises and mutual covenants, terms, conditions, and restrictions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to Grantee, a perpetual, non-exclusive drainage easement ("Easement"), over and across the following described property, located in Pinellas County, Florida, to wit:

**The lands described by legal description in Exhibit "A", attached hereto and fully incorporated herein ("Easement Area").**

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

1. Grantor hereby warrants and covenants that (a) Grantor is the owner of the fee simple title to the property in which the Easement Area 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 Grantee quiet enjoyment of the Easement Area to the extent that Grantor's use and/or activity does not impede or interfere with rights conveyed to Grantee herein. Grantor shall ensure that no trees, shrubs, brush, or any other structures that may obstruct flow or prohibit Grantee's access shall be allowed within the Easement Area. Notwithstanding the foregoing, Grantee agrees that the grant of such easement shall be subject in all respects to Grantor's right to use and operate the Grantor's property as a manufactured housing

community, and that all existing and/or permitted improvements located within the Easement Area shall be permitted to remain in their existing locations and shall be permitted to be replaced from time to time in the same locations without interference or objection from Grantee. Grantee shall promptly execute such further assurances of the foregoing from time to time as may be reasonably requested by Grantor in connection with any applications for permits and related matters. Subject to the provisions of §768.28 Florida Statutes, as now in effect or as may be amended from time to time, Grantee shall promptly repair any damage to the Easement Area at Grantee's sole cost and expense, including, without limitation, any damage to improvements owned by Grantor or Grantor's residents that are permitted to be located within the Easement Area pursuant to this paragraph. Grantee shall notify Grantor via electronic mail at [sadler@murexproperties.com](mailto:sadler@murexproperties.com), [frederick.klein@us.dlapiper.com](mailto:frederick.klein@us.dlapiper.com) and [meagan.ekimoff@us.dlapiper.com](mailto:meagan.ekimoff@us.dlapiper.com) (or such other notice party as Grantor may designate from time to time upon notice to Grantee) at least 10 days in advance of any work on the Facilities or otherwise within the Easement Area outside of routine maintenance and repairs. To the extent that Grantee requires access to the Easement Area to install, inspect, maintain and repair the Facilities as provided for in this agreement, Grantee agrees to use commercially reasonable efforts to minimize any disruption and interference to Grantor or Grantor's residents, and any work that will disrupt or interfere with Grantor or its residents use of or access to the community amenities or mobile homes shall require the prior consent of the Grantor in all respects, other than temporary disruptions in the ordinary course of routine maintenance and repair work.

3. The rights conveyed to Grantee by this Easement specifically include: (a) the right to install, inspect, maintain and repair all current County stormwater drainage facilities under, over, and upon the Easement Area; (b) subject to Section 2 above, the right to remove sediment, vegetation, and any other blockages within the Easement Area that may prevent the flow of water through the stormwater facilities; and (c) the right for the Grantee's employees, agents, assigns and contractors to have ingress and egress across the Grantor's property to the Easement Area as may be reasonably required to access the storm water facilities for the purposes provided in this agreement.

4. Except for those acts reasonably necessary to accomplish the purposes of this Easement, Grantee also covenants not to do any acts or things which it could reasonably expect to cause damage to Grantor's property, including the Easement Area.

5. Each party shall be responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and their officers, employees, contractors, agents, invitees. Nothing herein shall be construed as a waiver of any defense or further limitation of Grantee's sovereign immunity or further limitation thereof beyond §768.28 Florida Statutes, as now in effect or as may be amended from time to time, nor construed as consent to be sued by third parties in any manner arising out of this Drainage Easement.

6. This Easement shall run with the land and is binding upon successors in interest of the Grantee.

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:**

**WITNESSES:**

**GRANTOR:**

**CARIBBEAN ISLES OWNER,  
L.L.C.**, a Delaware limited liability  
company

\_\_\_\_\_  
Signature of 1<sup>st</sup> Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name of 1<sup>st</sup> Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address of 1<sup>st</sup> Witness

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature of 2<sup>nd</sup> Witness

\_\_\_\_\_  
Print Name of 2<sup>nd</sup> Witness

\_\_\_\_\_  
Print Address of 2<sup>nd</sup> Witness

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025

by \_\_\_\_\_ as \_\_\_\_\_ for Caribbean Isles Owner, L.L.C.,  
a Delaware limited liability company, on behalf of the company.

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print, Type, or Stamp Commissioned  
Name of Notary Public

Reviewed by: AZ TS  
Date: 09/05/2023  
SFN#: 1332\_00614

### BASIS OF BEARING:

The basis for all bearings shown hereon is the north right of way line of Walsingham Road, known as being North 89°07'15" West, per Official Records Book 14667, Page 2484 of the Pinellas County Records.

30'x55' Drainage Easement Plat  
12100 Seminole Blvd.  
County of Pinellas  
State of Florida

Section 10,  
Township 30 South  
Range 15 East  
Tallahassee Meridian

**Millman Surveying, Inc.**  
4111 Bradley Circle NW  
Canton, OH 44718  
Phone: 800-520-1010  
[www.millmanland.com](http://www.millmanland.com)

Sheet 1 of 2      MSI 55476  
05/02/2023

**millman**  
National Land Services

### 30' x 55' DRAINAGE EASEMENT (P801D)

Situated in the State of Florida, County of Pinellas, Section 10, Township 30 South, Range 15 East, Tallahassee Meridian, being part of a 30' platted right-of-way, the Pinellas Groves Subdivision of the Southwest 1/4 of said Section 10, according to the plat thereof as recorded in Plat Book 1, Page 55; all deed and plat references refer to the public records of Pinellas County, Florida and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 10, Township 30 South, Range 15 East;

Thence North 00°18'05" East, along the East line of the SW quarter of said Section 10, a distance of 50.00 feet to a point on the northerly right of way line of Walsingham Road (variable in width);

Thence North 89°07'15" West, along the said northerly right of way line, a distance of 1286.31 feet to a found PK Nail "LB 3945" at a southwest corner of Caribbean Isles Owner, L.L.C. tract as recorded in Official Records Book 22231, Page 2623;

Thence North 00°15'48" East, along a 25' wide drainage parcel as recorded in Official Records Book 693, Page 312, a distance of 1199.41 feet;

Thence North 89°08'11" West, a distance of 25.00 feet to the Point of Beginning;

Thence along said drainage easement the following courses:

North 89°08'11" West, a distance of 30.01 feet, to a point on a 100' drainage easement as recorded in Official Records Book 4739, Page 54;

North 00°15'48" East, a distance of 55.00 feet to a point on the Northerly line of said Caribbean Isles Owner, L.L.C. tract;

South 89°08'11" East, along the easterly prolongation of said north line, a distance of 30.01 feet to a point on said 25' drainage parcel;

South 00°15'48" West, along said 25' drainage parcel, a distance of 55.00 feet to the Point of Beginning and containing 1,650 square feet or 0.038 acres more or less.

The basis of bearing is based on a bearing of North 89°07'15" West for the north right of way line of Walsingham Road per Official Records Book 14667, Page 2484.

By: Timothy L Fish  
Timothy L Fish, PSM  
Florida Professional Surveyor and Mapper No. LS 6819  
Florida Certificate of Authorization No. LB 7351

