

Return to: Real Property Division
This instrument prepared by:

Chad A. Shimel, Esq.
Shimel Law, P.A.
1190 Business Center Drive, Suite 2000
Lake Mary, FL 32746
407-637-9324

Property Appraiser's Parcel ID (Folio) A portion of 28-25-16-0010-01100-0010

Drainage Easement

THIS INDENTURE, made this 26th day of March, 2025, between RIDGE SS ASSOCIATES, LLC, a Delaware limited liability company, whose mailing address is 1353 N. Clark Street, Suite 730 Chicago, IL 60654, hereinafter referred to as the Grantor, and PASCO COUNTY, a Political Subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, hereinafter referred to as the Grantee.

WHEREAS, the Grantor owns and holds certain real property located in Pasco County, Florida; and

WHEREAS, the Grantee desires to secure a nonexclusive perpetual drainage easement in a portion of said real property; and

WHEREAS, the Grantor has agreed to convey said interest in said real property to the Grantee.

WITNESSETH, that the Grantor for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged and by these presents does remise, release and quit-claim unto the Grantee, a nonexclusive drainage easement, as well as to access, construct, reconstruct, operate, maintain and modify drainage structures, features and improvements over, under and across the following described real property:

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

Grantee, or its assigns, shall have the right, but not the obligation to maintain the drainage features in the Easement. Grantor shall remain responsible for any mowing requirements.

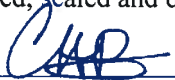
This easement shall not be construed, expressly or by implication, to include any right of access by the general public. Grantor reserves the right and benefit to use the easement for any purpose that does not interfere with or unreasonably burden Grantee's rights under the Easement.

Grantor may not construct any permanent structures within the easement. Fencing may be erected but may be removed by Grantee without any obligation to restore or repair. This Easement may be modified only in writing executed by Grantor and Grantee.

TO HAVE AND TO HOLD the same with all and singular the appurtenances thereunto belonging or in anywise appertaining to the granting of this easement in law or equity to the only proper use and benefit of the Grantee, or its successors or assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in his or her name on this 26th day of March, 2025.

Signed, sealed and delivered in the presence of:


1st Witness signature

Christopher Bolin
Print name

1190 Business Center Dr., Suite 2000
Address

Lake Mary, FL 32746
City, State, Zip Code


2nd Witness signature

KRISTEN ROSATO
Print name

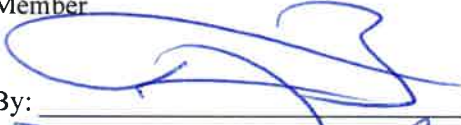
1190 BUSINESS CENTER DR, SUITE 2000
Address

LAKE MARY, FL 32746
City, State, Zip Code

Grantor: RIDGE SS ASSOCIATES, LLC, a Delaware limited liability company

By: FBV SS ASSOCIATES, LLC, a Delaware limited liability company, Member

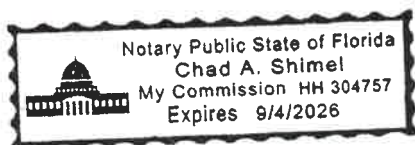
By FLAGSHIP STORAGE ASSOCIATES BVCS, LLC, a Florida limited liability company, Member

By: 
THEODORE A BOLIN
Print name

MEMBER
Title

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of March, 2025 by Theodore A. Bolin, member of FLAGSHIP STORAGE ASSOCIATES, BVCS, LLC, a Florida limited liability company, as Member of FBV SS ASSOCIATES, LLC, a Delaware limited liability company, as Member of RIDGE SS ASSOCIATES, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.




Notary Signature
My Commission Expires:

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION - STORM EASEMENT:

A PORTION OF TRACT 11 AND 12 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28, THE SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, THE SAME BEING THE EAST BOUNDARY LINE OF SAID TRACT 12, NORTH 00°01'44" WEST, A DISTANCE OF 992.28 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 12, NORTH 89°40'47" WEST, A DISTANCE OF 360.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STERLING LANE FOR A POINT OF BEGINNING; THENCE S 00°26'57" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 17.32 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD WHICH BEARS S 13°30'00" W, A DISTANCE OF 125.83 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID WESTERLY RIGHT OF WAY LINE, DISTANCE OF 126.95 FEET; THENCE S 26°43'21" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.52 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CHORD WHICH BEARS S 13°19'57" W, A DISTANCE OF 149.43 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.78 FEET; THENCE S 00°06'57" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 224.66 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N 89°42'37" W, A DISTANCE OF 229.40 FEET; THENCE S 00°14'04" W, A DISTANCE OF 300.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD (COUNTY ROAD 587A) PER COUNTY PROJECT NUMBER 006686.00/000103; THENCE N 89°43'10" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 168.28 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N 00°09'05" E, A DISTANCE OF 938.16 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACTS 11 AND 12 ALSO BEING THE SOUTH BOUNDARY OF EMBASSY HILLS UNIT 6 AS RECORDED IN PLAT BOOK 12, PAGE 145, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S 89°40'47" E, ALONG SAID NORTH AND SOUTH BOUNDARIES, A DISTANCE OF 524.95 FEET TO THE POINT OF BEGINNING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE PARENT TRACT; THENCE NORTH 00°14'04" EAST, A DISTANCE OF 300.18 FEET; THENCE SOUTH 89°42'37" EAST, A DISTANCE OF 229.40 FEET; THENCE NORTH 00°06'57" EAST, A DISTANCE OF 224.66 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CHORD WHICH BEARS NORTH 00°11'32" EAST AND A DISTANCE OF 1.71 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 1.71 FEET; SAID POINT BEING THE POINT OF BEGINNING THENCE WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH, A DISTANCE OF 15.00 FEET; THENCE EAST, A DISTANCE OF 15.44 FEET; TO A POINT ON THE EAST BOUNDARY LINE OF THE PARENT TRACT AND TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CHORD WHICH BEARS SOUTH 01°39'58" WEST AND A DISTANCE OF 15.01 FEET; THENCE ALONG SAID CURVE AND ALONG SAID EAST BOUNDARY TO THE LEFT A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 227.41 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

LEGEND:

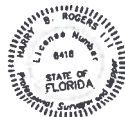
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE SOUTH BOUNDARY OF THE PARENT TRACT HAVING A GRID BEARING OF N 89°43'10" W.

Harry B Rogers III

'00'05- 14:41:14 2025.02.04



Harry B. Rogers III 02/04/2025
HARRY B. ROGERS III, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

 **HAMILTON**
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W. LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

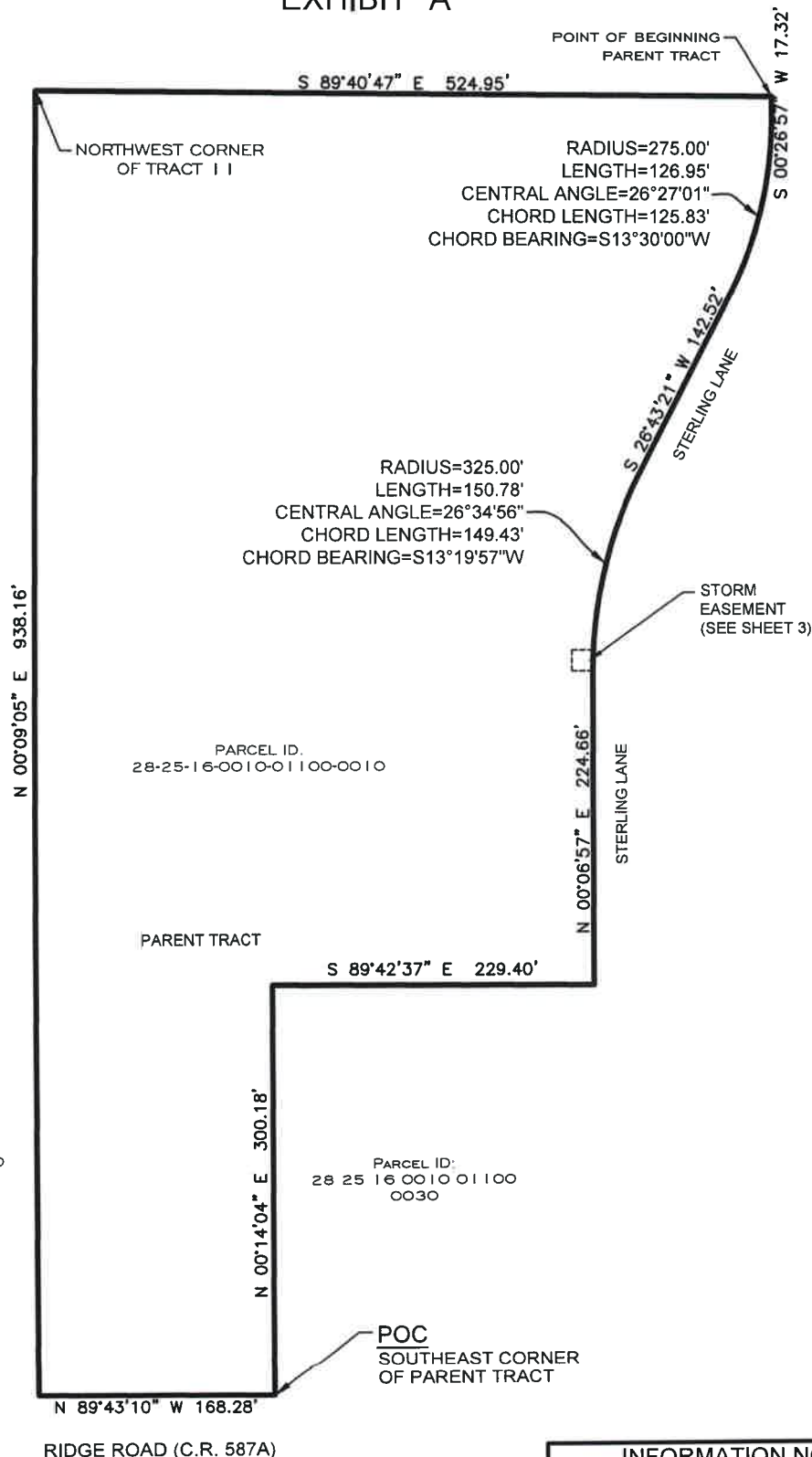
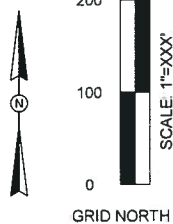
1717 S. RIO GRANDE AVE.,
SUITE B, ORLANDO, FL 32805
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

PORT RICHEY SELF STORAGE
STORM EASEMENT
NW CORNER OF RIDGE ROAD AND STERLING LANE
NEW PORT RICHEY, PASCO COUNTY FLORIDA

SECTION TOWNSHIP RANGE:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
28/25S/16E	03598.0023	HBR	02/04/2025	1 OF 3

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"



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LB #8405 CA #8474

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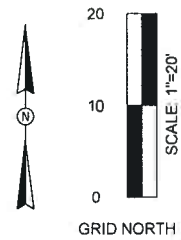
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SECTION TOWNSHIP RANGE:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
28/25S/16E	03598.0023	HBR	02/04/2025	2 OF 3

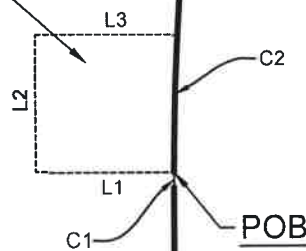
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CURVE TABLE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	325.00'	N 00°11'32" E	1.71'	1.71'	0°18'07"
C2	325.00'	S 01°39'58" W	15.01'	15.01'	2°38'45"



STORM
EASEMENT



LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N 90°00'00" W	15.00'
L2	N 00°00'00" E	15.00'
L3	N 90°00'00" E	15.44'

S 00°06'57" W 224.66'

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3 OF 3