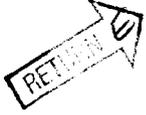


THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

Fred A. Morrison  
McLin & Burnsed, P.A.  
Post Office Box 491357  
Leesburg, FL 34749-1357



INSTRUMENT #2013094629  
OR BK 4370 PG 638 - 641 (4 PGS)  
DATE: 8/22/2013 1:47:10 PM  
**NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY**  
RECORDING FEES \$35.50 DEED DOC \$0.70

RESERVED FOR RECORDING

**EASEMENT FOR IRRIGATION LINE**

THIS EASEMENT given the 14 day of AUGUST, 2013 by REDUS ARLINGTON RIDGE FL, LLC, whose address is 301 S. College Street, Charlotte, NC 28288, hereafter referred to as Grantor, to THE CITY OF LEESBURG, FLORIDA, whose address is P.O. Box 490030, Leesburg, FL 34749-0630, hereafter referred to as Grantee,

**WITNESSETH:**

That for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid and tendered unto Grantor, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, a perpetual non-exclusive easement over and across the following described real property:

AS DESCRIBED ON EXHIBIT "A" ATTACHED

for the purpose of construction, installation, repair, maintenance, replacement and improvement of underground irrigation utilities. If Grantee damages any surface improvements in its use of this easement, it shall repair any such damage at its expense, and restore the improvements to substantially the same condition they were in prior to the damage.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever. Grantor does hereby warrant the title to the interests conveyed to Grantee hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has set his or her hand and seal the day and year first above written. As used herein, the term "Grantor" shall refer to that person, or those persons, so named above, and shall be interpreted as being singular or plural, and shall be considered to have the person, number and gender appropriate to the context of the named individuals or entities.

WITNESSES (two required)

Jill Tant  
Jill Tant  
(Type or print name of Witness)

Susan G. Moore  
SUSAN G. MOORE  
(Type or print name of Witness)

GRANTOR:

REDUS ARLINGTON RIDGE FL, LLC,  
a Delaware limited liability company

By: REDUS PROPERTIES, INC.,  
a Delaware corporation and  
its Sole Member

BY: [Signature]  
NICK SARTORI, Vice President of  
Redus Properties, Inc.

STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME, the undersigned Notary Public, personally appeared Nick Sartori, as Vice-President of Redus Properties, Inc., a Delaware corporation, on behalf of the corporation as the Sole Member of Redus Arlington Ridge FL, LLC, a Delaware limited liability company, on behalf of the company, who acknowledged before me that he executed this instrument on the 14<sup>th</sup> day of August, 2013, and who was either  personally known to me, or who  produced \_\_\_\_\_ as identification.

Susan G. Moore  
NOTARY PUBLIC

**SUSAN G. MOORE**  
Notary Public, State of Florida  
My Comm. Expires Jan. 26, 2015  
Commission No. EE-39844

\_\_\_\_\_  
Type or print name of Notary

\_\_\_\_\_  
Commission Number

\_\_\_\_\_  
Commission expiration date

**EXHIBIT "A"**

**LEGAL DESCRIPTION- 10' IRRIGATION LINE EASEMENT AREA**

A 10.00 FEET, PERPENDICULAR MEASURE, PARCEL OF LAND LYING SOUTHERLY OF AND CONTIGUOUS WITH THE NORTHERLY BOUNDARY LINE OF TRACT 'G10' OF THE ABOVE DESCRIBED PARENT PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 2, ARLINGTON RIDGE PHASE 1-A, THENCE RUN SOUTH 00°52'24" WEST, ALONG SAID WEST BOUNDARY A DISTANCE OF 428.87 FEET; THENCE RUN NORTH 88°12'00" EAST, A DISTANCE OF 94.97 FEET; THENCE RUN NORTH 58°57'14" EAST, A DISTANCE OF 69.65 FEET TO THE NORTHEAST CORNER OF TRACT 'D39' AND THE POINT OF BEGINNING OF THIS DESCRIPTION, (P.O.B.); CONTINUE NORTH 58°57'14" EAST, A DISTANCE OF 26.41 FEET; THENCE RUN SOUTH 83°24'37" EAST, A DISTANCE OF 110.87 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WHITE PLAINS WAY HAVING A RIGHT OF WAY WIDTH OF 60.00 FEET, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIAL BEARING OF SOUTH 82°19'00" EAST, THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 1°05'20", AN ARC LENGTH OF 10.00 FEET AND A RADIUS LENGTH OF 576.00 FEET; THENCE DEPARTING SAID CURVE RUN NORTH 83°24'37" WEST, A DISTANCE OF 107.37 FEET; THENCE RUN SOUTH 60°57'14" WEST, A DISTANCE OF 29.58 FEET; THENCE RUN NORTH 02°04'20" EAST, A DISTANCE OF 11.85 FEET TO THE POINT OF BEGINNING, AND CONTAINS AN AREA OF 1,370.007 SQUARE FEET OR 0.032 ACRE, MORE OR LESS.

**GENERAL NOTES**

1. This is NOT A BOUNDARY SURVEY.
2. This sketch is to show existing site information and improvements for the sole purpose of conceptual design.
3. This sketch was prepared for the City of Leesburg and its assigns as their interests may appear. Use of this sketch by any other parties is strictly forbidden.
4. Use of this sketch shown on sheet 2 for any other purpose than that stated in note (2) is the sole responsibility of the user. The City of Leesburg assumes no liability for the misuse of this information.
5. All information outside the labeled limits of this site is for general reference purposes only. Assumption of correctness outside of said the boundary is the liability of the user.
6. The Bearings, shown hereon, are relative to assumed datum and are Based on the Legal Description as described in O.R. Book 3782, page 1212, in section 22, Township 20 South, Range 24 East, Lake County, Florida.
7. This sketch was prepared by the City of Leesburg, Public Works Department, Engineering Division, under the direction of Adrian Parker, CIPM / Development Review Coordinator, for the City of Leesburg.
8. This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

I Ray Shaw HAVE REQUESTED THE INFORMATION DEPICTED HEREON AND ACKNOWLEDGE RECEIPT OF THE INFORMATION AND IT IS SATISFACTORY FOR MY NEEDS AS OF THE DATE OF THIS SIGNATURE.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 Department Director, Environmental Service for the City of Leesburg.

SECTION: 22-20-24



**CITY OF LEESBURG**  
 PUBLIC WORKS DEPT.  
 ENGINEERING DIVISION  
 850 E. 11th ST., P.O. BOX 190430  
 LEESBURG, FLORIDA 34748  
 PHONE (352) 778-9155  
 FAX (352) 778-9476

**SKETCH OF DESCRIPTION**  
**10' UTILITY EASEMENT**  
**REDUS ARLINGTON RIDGE FL, LLC,**  
**to the CITY OF LEESBURG**

DATE: 03/01/2012  
 DRAWN: DDF  
 CHECKED: AP  
 APPROVED: RS  
 SCALE: NTS  
 FILE NO.: EA12004

SHEET  
 NUMBER  
1  
 OF  
2

EXHIBIT "A"  
 POINT OF COMMENCEMENT  
 N.W. CORNER TRACT Z  
 ARLINGTON RIDGE PHASE 1-A  
 PLAT BOOK 54, PAGE 66

FOUND 4"x4"  
 CONC. MON.  
 L.B. 5610 S88°37'16"E

153.94'

S00°52'24"W 428.87'

North Line  
 Tract "D39"  
 S86°12'00"W  
 94.97'

P.O.B.  
 Point Parcel  
 & Easement  
 NW CORNER  
 TRACT "G16"  
 NE CORNER  
 TRACT "D39"

TRACT "G16"  
 GOLF COURSE  
 8.50± AC.

EASEMENT AREA =  
 1,370.867 SQ. FT.  
 OR 0.032 ACRE

95.96'

26.41'

S83°24'37"E 110.87'(N.R.)

S82°19'08"E  
 RADIAL BEARING

S58°57'14"W Δ=1°05'29"  
 29.55' L=10.00'  
 R=525.00'

- LEGEND
- CL - CENTERLINE
  - R/W - RIGHT-OF-WAY
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.B. - PLAT BOOK
  - (D) - DESCRIPTION
  - P.O. - PAGE
  - C.R. - COUNTY ROAD
  - S.R. - STATE ROAD
  - U.S. HWY - UNITED STATES HIGHWAY
  - SEC. - SECTION
  - SQ. FT. - SQUARE FEET

R=525.00'

SECTION: 22-20-24



CITY OF LEESBURG  
 PUBLIC WORKS DEPT.  
 ENGINEERING DIVISION  
 650 S. 14th St., P.O. Box 49200  
 LEESBURG, FLORIDA 34748  
 PH: (352) 728-9124  
 FAX: (352) 728-9173

SKETCH OF DESCRIPTION  
 10' UTILITY EASEMENT  
 REDUS ARLINGTON RIDGE FL, LLC,  
 to the CITY OF LEESBURG

DATE: 03/01/2012  
 DRAWN: ODE  
 CHECKED: AP  
 APPROVED: RS  
 SCALE: 1" = 60'  
 FILE NO.: EA12004

SHEET  
 NUMBER  
 2  
 OF  
 2