

THIS INSTRUMENT PREPARED BY & RETURN TO:
Fred A. Morrison
McLin & Burnsed, P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357

CFN 2009121449
Bk 03840 Pgs 1651 - 16547 (4pgs)
DATE: 11/13/2009 09:46:25 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
DEED DOC 0.70

Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 26th day of October, 2009, by REEDY CARPETS OF LEESBURG, INC., whose address is 1231 North 14th Street, Leesburg, FL 34748, hereafter referred to as Grantor, to THE CITY OF LEESBURG, FLORIDA, whose address is P.O. Box 490630, 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 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 or above ground utilities, including but not limited to water, sewer, reuse water, natural gas, electricity, cable television, fiber optics, and telecommunications. 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. Grantee is also given an irrevocable license, for so long as this Easement remains in effect, to cross the adjoining real property owned by Grantor, for the purpose of conducting any activities permitted by this Easement provided that such right of passage shall not interfere substantially with Grantor's use of its adjoining property.

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.

{SIGNATURES APPEAR ON FOLLOWING PAGE}

WITNESSES (two required)

GRANTOR: REEDY CARPETS OF
LEESBURG, INC.

Susan White

BY: Oscar Reedy
OSCAR REEDY, President

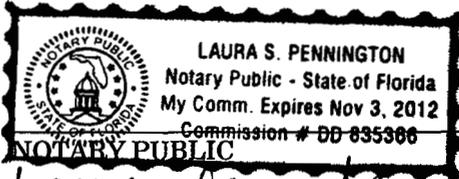
(Type or print name of Witness)

LaQuita Wiggins

(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared Oscar Reedy, as President of Reedy Carpets of Leesburg, Inc., who acknowledged before me that he executed this instrument on the 26 day of October, 2009, and who was either personally known to me, or who produced _____ as identification.



Laura Pennington
Type or print name of Notary

DD 835366
Commission Number

NOV 3, 2012
Commission expiration date

EXHIBIT "A"

PARENT PARCEL: OR. BOOK 1033, PAGE 0345, TO WIT;

BEGIN AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH ALONG THE SECTION LINE 220 FEET; THENCE RUN WEST 40 FEET TO A CONCRETE MONUMENT SET IN THE WESTERN RIGHT OF WAY OF STATE ROAD 26 (U.S. HIGHWAY 27), AS ESTABLISHED IN 1964, FOR THE POINT OF BEGINNING OF THIS TRACT; THENCE RUN SOUTH ALONG SAID RIGHT OF WAY LINE 120 FEET TO A CONCRETE MONUMENT, THENCE RUN WEST 200 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 120 FEET TO A CONCRETE MONUMENT; THENCE RUN EAST 200 FEET TO THE POINT OF BEGINNING.

LESS, THAT PART THEREOF WHICH LIES WITHIN 45 FEET OF THE SURVEY LINE OF STATE ROADS 26 AND 500.

DESCRIPTION : 5' UTILITY EASEMENT

THAT PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1033, PAGE 345, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, FOR THE POINT OF COMMENCEMENT (P.O.C.); THENCE RUN NORTH 89°20'08" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 49.84 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 26 (U.S. 27), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11010, F.P. No. 238384-2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°51'19" WEST, ALONG SAID NORTHERLY EXTENSION AND WESTERLY RIGHT OF WAY, A DISTANCE OF 49.86 FEET; THENCE RUN SOUTH 89°08'41" EAST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 00°51'19" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 170.00 FEET FOR THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°51'19" WEST, A DISTANCE OF 105.70 FEET TO THE NORTHEAST CORNER OF PARCEL No. 108 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3185, PAGE 1230, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°08'41" WEST, ALONG SAID BOUNDARY LINE OF PARCEL No. 108 AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 00°51'19" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 89°08'41" EAST, ALONG SAID BOUNDARY LINE OF PARCEL No. 108 AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 6.00 FEET TO THE SOUTHEAST CORNER OF PARCEL No. 108; THENCE RUN SOUTH 00°51'19" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4.30 FEET, TO THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARENT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1033, PAGE 0345; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 89°08'41" WEST, ALONG THE SOUTH LINE OF SAID PARENT PARCEL, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°51'19" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 89°08'41" EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 00°51'19" EAST, PARALLEL WITH AND 5.00 FEET WEST OF, PERPENDICULAR MEASURE, THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD 26 (U.S. 27), A DISTANCE OF 100.00 FEET, TO THE NORTH LINE OF THE ABOVE DESCRIBED PARENT PARCEL; THENCE RUN SOUTH 89°08'41" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 650.000 SQUARE FEET OR 0.016 ACRE, MORE OR LESS.

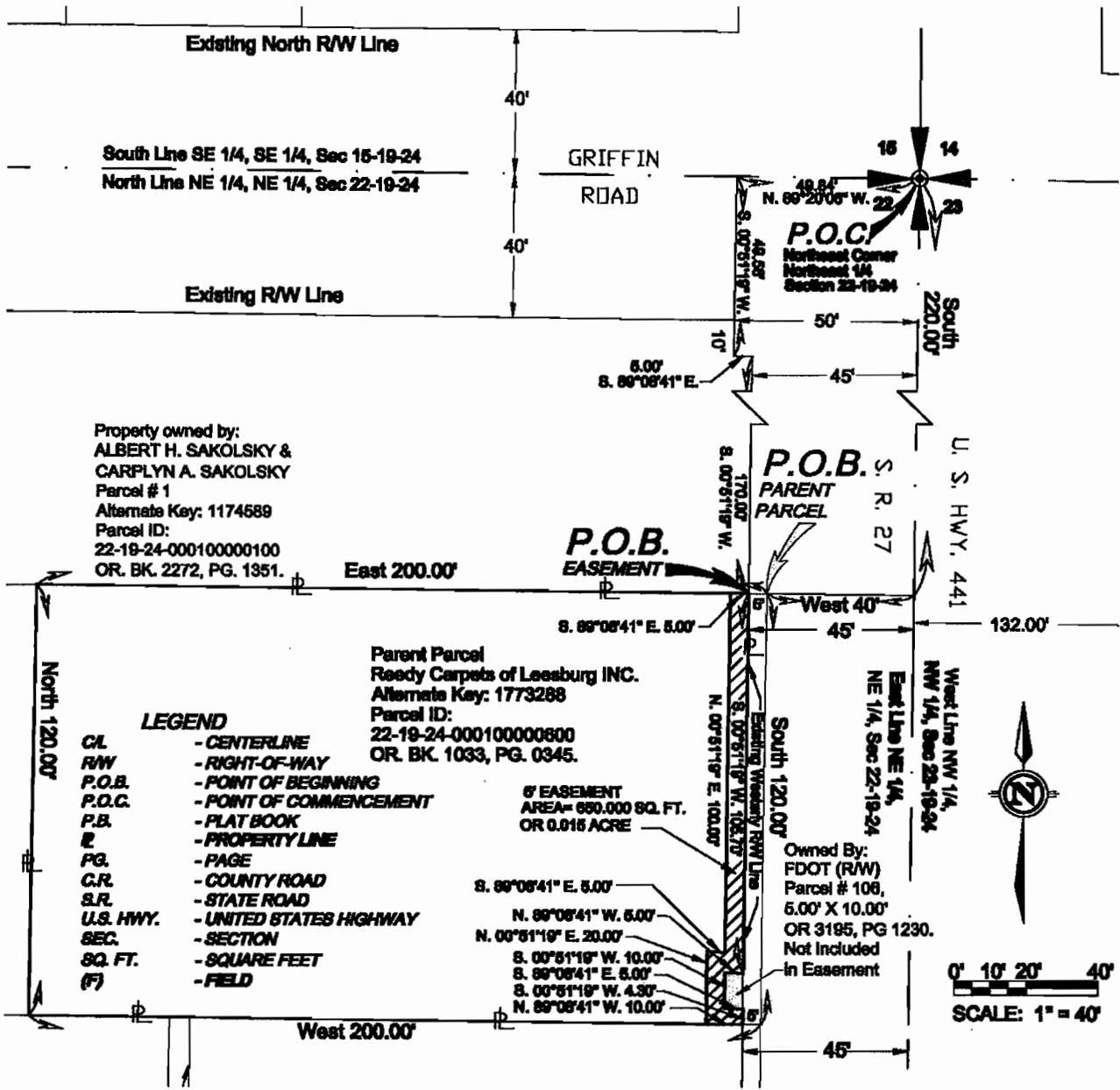
GENERAL NOTES

- 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 design's 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 site boundary is the liability of the user.
- 6: The Bearings, shown hereon, are relative to assumed datum and are Based on the Legal Descriptions as described in O R Book 1033, page 0345 and O R Book 3185, page 1230, Florida Department of Transportation Right of Way Map, Section 11010, F.P. No. 238384-2. Section 22, Township 19 South, Range 24 East, Lake County, Florida
- 7: This sketch was prepared by the City of Leesburg, Public works Department, Survey Division, under the direction of Steven G. Davis, Electric Service Planner, for the City of Leesburg.
- 8: This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

SECTION: 22-19-24

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|  <p>CITY OF LEESBURG PUBLIC WORKS DEPT. ENGINEERING DIVISION 880 S. 14th ST. - P.O. BOX 48000 LEESBURG, FLORIDA 34740 PHONE (888) 728-8788 FAX (888) 728-8878</p> | <p>SKETCH OF DESCRIPTION 5' UTILITY EASEMENT REEDY CARPETS of LEESBURG, INC. to the CITY OF LEESBURG</p> | DATE: 10/28/2009 | SHEET NUMBER |
| | | DRAWN: DDF | |
| | | CHECKED: DDF | OF |
| | | APPROVED: AP | 2 |
| | | SCALE: NTS | |
| | | FILE NO.: EA09015 | |

EXHIBIT "A"



SECTION: 22-19-24

CITY OF LEEBSBURG
 PUBLIC WORKS DEPT.
 ENGINEERING DIVISION
 880 S. 14th ST. - P.O. BOX 400330
 LEEBSBURG, FLORIDA 34746
 PHONE (352) 728-6755
 FAX (352) 728-6878

SKETCH OF DESCRIPTION
5' UTILITY EASEMENT
REEDY CARPETS of LEEBSBURG, INC.
to the CITY OF LEEBSBURG

| | |
|-----------|------------|
| DATE: | 10/08/2009 |
| DRAWN: | DDF |
| CHECKED: | DDF |
| APPROVED: | AP |
| SCALE: | 1" = 40' |
| FILE NO.: | EA09015 |

| | |
|--------------|---|
| SHEET NUMBER | 2 |
| OF | 2 |

The quality of this image is equivalent to the quality of the original document.