

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



CFN 2010046154
Bk 03902 Pgs 0677 - 6837 (7pgs)
DATE: 05/05/2010 10:17:39 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 61.00
DEED DOC 0.70

Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 26th day of April, 2010, by **FIRST BAPTIST CHURCH OF LEESBURG, INC.**, whose address is 220 North 13th 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 ON FOLLOWING PAGE}

WITNESSES (two required)

GRANTOR: FIRST BAPTIST CHURCH
OF LEESBURG, INC.

Grace C Loop
Grace C Loop
(Type or print name of Witness)

BY: Gary Teague
GARY TEAGUE, President

GRACE C Loop
(Type or print name of witness)

James R. Garner
JAMES R. GARNER



STATE OF FLORIDA
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared Gary Teague, as President of First Baptist Church of Leesburg, Inc., who acknowledged before me that he executed this instrument on the 26 day of April, 2010, and who was either personally known to me, or who produced FL DL as identification.

Lori M Raffiani
NOTARY PUBLIC
Lori M Raffiani
Type or print name of Notary

DD 917914
Commission Number
Oct 17, 2010
Commission expiration date

LEGAL DESCRIPTION:

A 10 FOOT WIDE UTILITY EASEMENT LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PORTION OF BLOCKS 12, 14 AND THE ABANDONED SEABOARD COASTLINE RAILROAD, IN THE CITY OF LEESBURG, FLORIDA, A SUBDIVISION ACCORDING TO THE RECORD PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 12, CITY OF LEESBURG, FLORIDA, A SUBDIVISION ACCORDING TO THE RECORD PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING AN IRON PIN LABELED PSM3715; THENCE N.0°45'42"E. ALONG THE EAST LINE OF BLOCK 12, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 13TH STREET, A DISTANCE OF 120.01 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE N.0°45'42"E. ALONG THE EAST LINE OF BLOCK 12, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 13TH STREET, A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID EAST LINE OF BLOCK 12, RUN S.89°16'38"W., 146.67 FEET; THENCE N.78°54'24"W., 170.24 FEET; THENCE N.89°21'09"W., 146.12 FEET; THENCE S.0°18'38"E., 10.00 FEET TO A RAILROAD SPIKE IN ASPHALT PAVEMENT, SAID POINT BEING AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN O.R. BOOK 1521, PAGE 1813, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.89°21'09"E. ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN O.R. BOOK 1521, PAGE 1813 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 145.06 FEET; THENCE S.78°54'24"E., 170.34 FEET; THENCE N.89°16'38"E., 147.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.106 ACRES. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS BASED ON THE EAST LINE OF BLOCK 12 IN THE CITY OF LEESBURG, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS BEING N.0°45'42"E..
2. THIS IS A SKETCH OF DESCRIPTION ONLY.
3. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN ON THIS SKETCH.
4. TITLE AND EASEMENT INFORMATION CONCERNING THE SUBJECT SITE WAS NOT FURNISHED BY CLIENT AT THIS TIME.
5. THE ALTERNATE KEY NUMBERS SHOWN ON THE SKETCH WERE TAKEN FROM THE LAKE COUNTY PROPERTY APPRAISERS OFFICE.

PROJECT NUMBER: 10-0092
SHEET: 1 OF 5
DWG FILE NUMBER: 00092101

SKETCH OF DESCRIPTION
CITY OF LEESBURG
First Baptist Church of Leesburg
220 N. 13th Street
Leesburg, Florida 34748

HALL-FARNER
AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
PLANNERS
G.P.S. CONTROL SURVEYS

2007 W. BUTLER STREET LEESBURG, FLORIDA 34748
PHONE: (352) 787-5115 FAX: (352) 787-0767
• SERVING FLORIDA SINCE 1982 •
EMAIL: hallfarners@aol.com



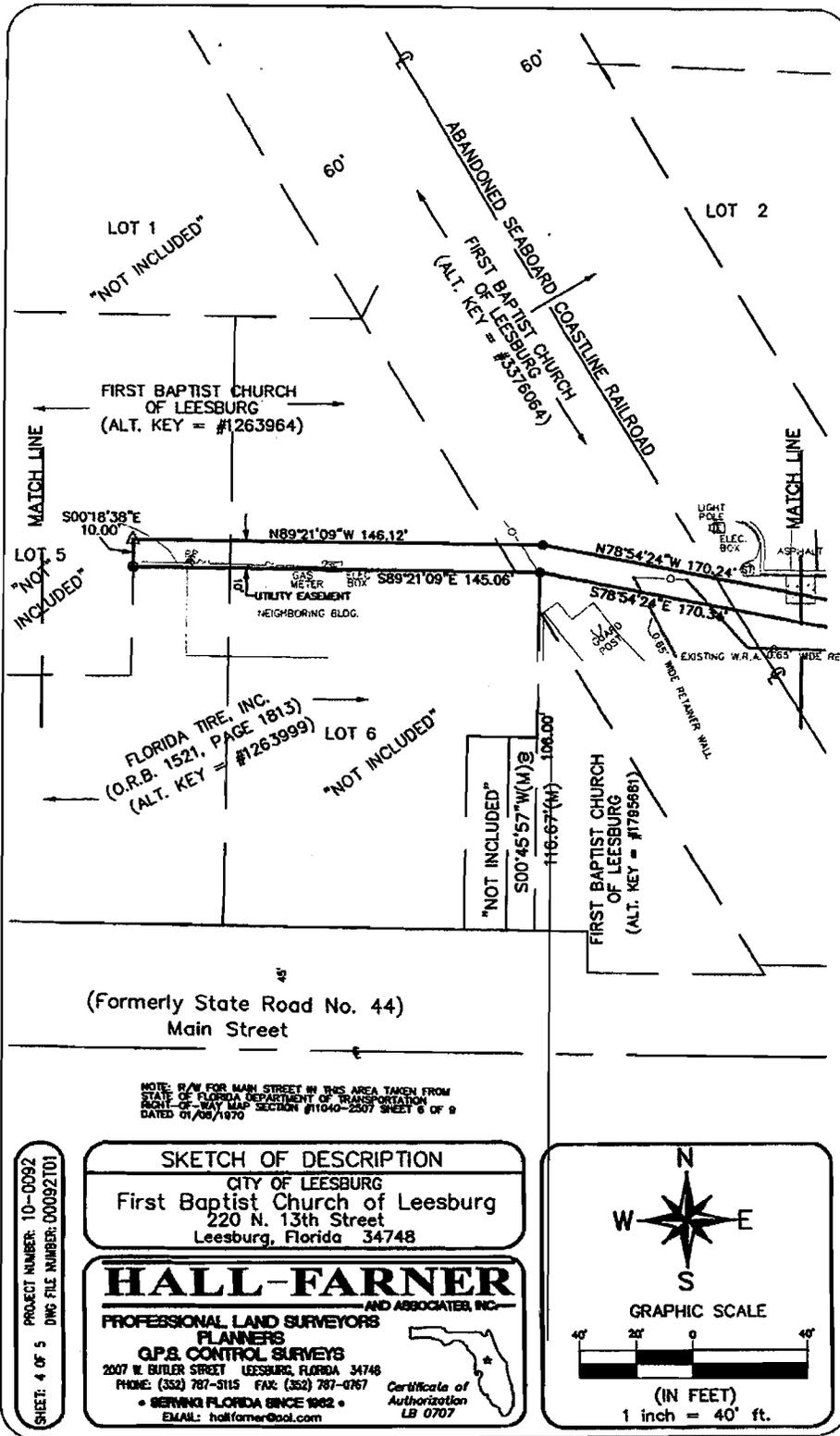
Certificate of Authorization
LB 0707

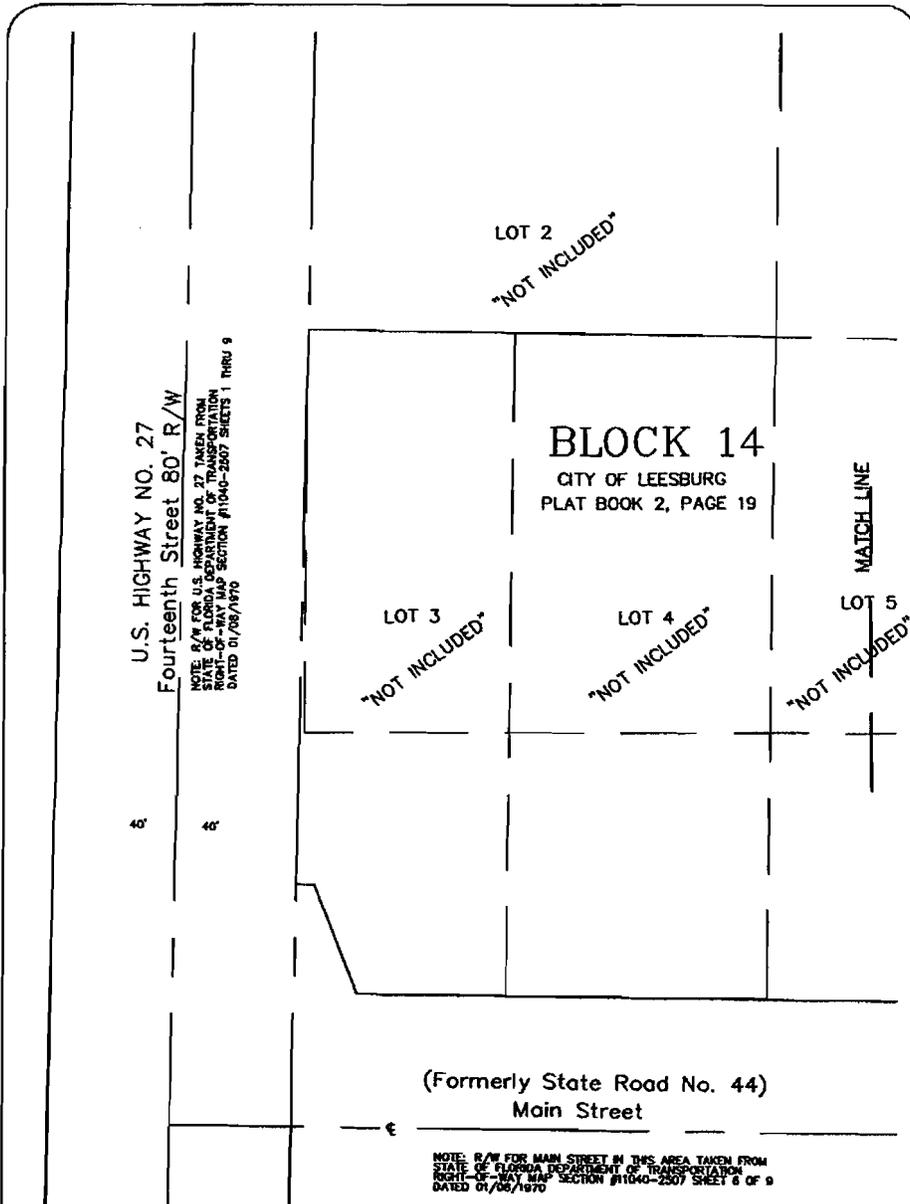
I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 69B17-6, Florida Administrative Code, pursuant to Section 472.007, Florida Statutes.

[Signature] 4/22/10
Signature Date
George A. Farnier, Jr.
Professional Surveyor & Mapper, P. S. & M. No. 4894, State of Florida

NOTE: 1) This printing is being certified to the date of this mark and not the drawing date.
2) Copies of this sketch are not valid without signature and the original seal and stamp of a Florida licensed surveyor and mapper.
3) Certificate valid for years or parties named herein.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.





PROJECT NUMBER: 10-0092
 DWG FILE NUMBER: 00092T01
 SHEET: 5 OF 5

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 CITY OF LEESBURG
 First Baptist Church of Leesburg
 220 N. 13th Street
 Leesburg, Florida 34748

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 AND ASSOCIATES, INC.
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 PLANNERS
 GPS CONTROL SURVEYS
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 PHONE: (352) 787-5115 FAX: (352) 787-0767
 • SERVING FLORIDA SINCE 1962 •
 EMAIL: hallfarmer@aol.com

Certificate of Authorization LB 0707

GRAPHIC SCALE

(IN FEET)
 1 inch = 40' ft.