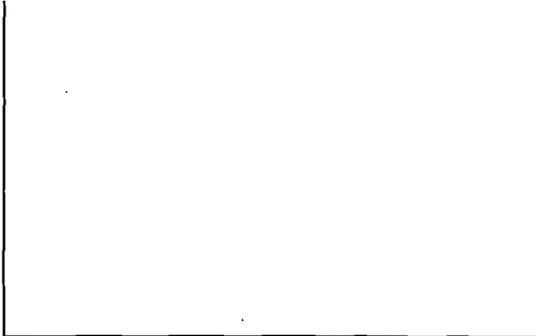


THIS INSTRUMENT PREPARED BY & RETURN TO:
Fred A. Morrison
McLin & Burnsed, P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357



Utility Easement



THIS EASEMENT given the 4 day of July, 2010, by BRYAN K. SUMMERS AND JACQUELINE A. SUMMERS, HUSBAND AND WIFE, whose address is 35722 Timbertop Lane, Fruitland Park, FL 34731, 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:

Sandy Summers
SANDY SUMMERS
(Type or print name of Witness)

Bryan K Summers
BRYAN K. SUMMERS

Richard E Faunda Jr
RICHARD E FAUNDA JR
(Type or print name of witness)

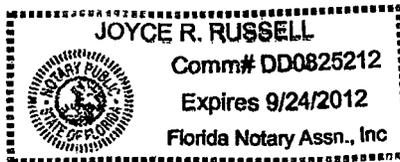
Jacqueline A. Summers
JACQUELINE A. SUMMERS

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Bryan K. Summers and Jacqueline A. Summers, who acknowledged before me that they executed this instrument on the 20 day of JANUARY, 2011, ~~2010~~, and who were either personally known to me, or who produced _____ as identification.

Joyce R. Russell
NOTARY PUBLIC
JOYCE R. RUSSELL
Type or print name of Notary

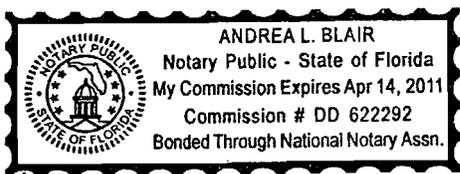
DD0825212
Commission Number
9/24/2012
Commission expiration date



JOINDER & CONSENT OF MORTGAGEE

The undersigned, as holder of a mortgage or other lien on the above described property, as recorded in Official Records Book 3896, Page 1406, Public Records of Lake County, Florida, does hereby join in and consent to the granting of the easement to the City of Leesburg, Florida, and agrees that its interest in the property shall henceforth be inferior and subordinate to the easement rights herein created.

UNITED SOUTHERN BANK



BY: [Signature]
WILLIAM S. WONUS
Type or print name and position or title

STATE OF Florida
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared William S. Wonus, the Vice President of United Southern Bank, who acknowledged before me that (s)he executed this instrument on the 20th day of January, 2010, and who was either personally known to me, or who produced _____ as identification.

Andrea L. Blair
NOTARY PUBLIC

DD 622292
Commission Number

Andrea L. Blair
Type or print name of Notary

April 14, 2011
Commission expiration date

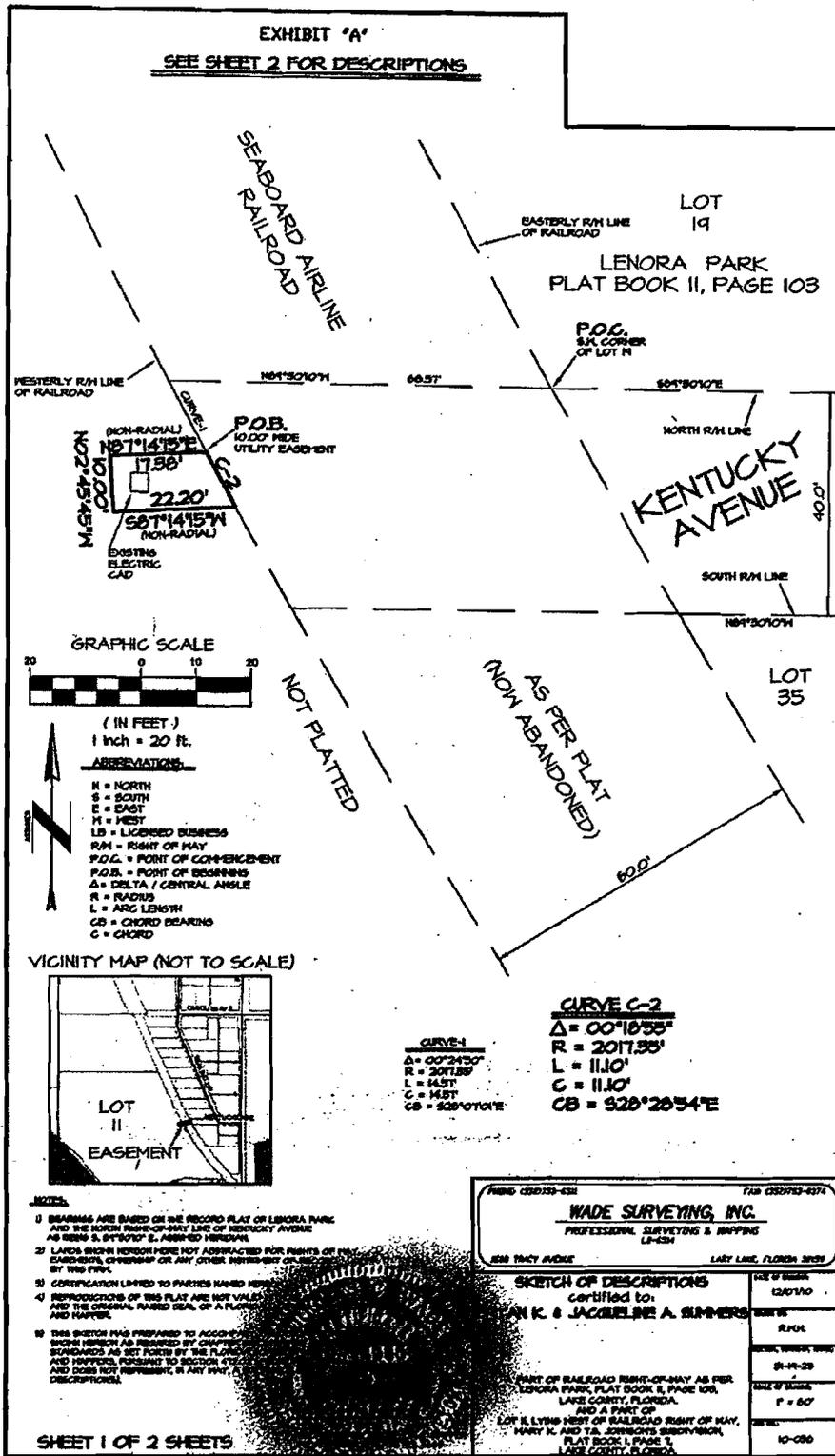


EXHIBIT 'A'

SEE SHEET 1 FOR DESCRIPTION SKETCH

DESCRIPTION:

A 10.00 FOOT WIDE UTILITY EASEMENT, OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KENTUCKY AVENUE (BEING 40.00 FEET WIDE) AND THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (BEING 60.00 FEET WIDE) NOW ABANDONED, AS PER THE RECORD PLAT OF LENORA PARK AS RECORDED IN PLAT BOOK II, PAGE 103, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THENCE ON A WESTERLY PROJECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE, RUN N. 04°30'10" W., A DISTANCE OF 68.51 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD AIRLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2017.35 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 14.57 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°24'50" AND A CHORD BEARING AND DISTANCE OF S. 28°01'01" E., 14.57 FEET TO THE POINT OF BEGINNING OF SAID 10.00 FEET WIDE UTILITY EASEMENT; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 11.10 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°18'55" AND A CHORD BEARING AND DISTANCE OF S. 28°28'54" E., 11.10 FEET; THENCE DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE RUN S. 87°14'15" W., A DISTANCE OF 22.20 FEET; THENCE RUN N. 02°45'45" W., A DISTANCE OF 10.00 FEET; THENCE RUN N. 87°14'15" E., A DISTANCE OF 17.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING SITUATE IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND CONTAINS 198 SQUARE FEET, MORE OR LESS.

(FID) 088729-431 WADE SURVEYING, INC. PROFESSIONAL SURVEYING & MAPPING LP-001 1000 TRACY AVENUE LAKELAND, FLORIDA 33807	
SKETCH OF DESCRIPTIONS certified to: RYAN K. & JAGGELINE A. SUMMERS	
A PART OF RAILROAD RIGHT-OF-WAY AS PER LENORA PARK, PLAT BOOK II, PAGE 103, LAKE COUNTY, FLORIDA, AND A PART OF LOT 8 LYING WEST OF RAILROAD RIGHT-OF-WAY, MARY K. AND T.S. JENNINGS SUBDIVISION, PLAT BOOK I, PAGE 5, LAKE COUNTY, FLORIDA.	
DATE	12/17/20
SCALE	AS SHOWN
DATE	10-08-20

Collected
 DONALD S. PRICE
 PROFESSIONAL SURVEYOR & MAPPING
 FLORIDA CERTIFICATE NO. 4688

SHEET 2 OF 2 SHEETS