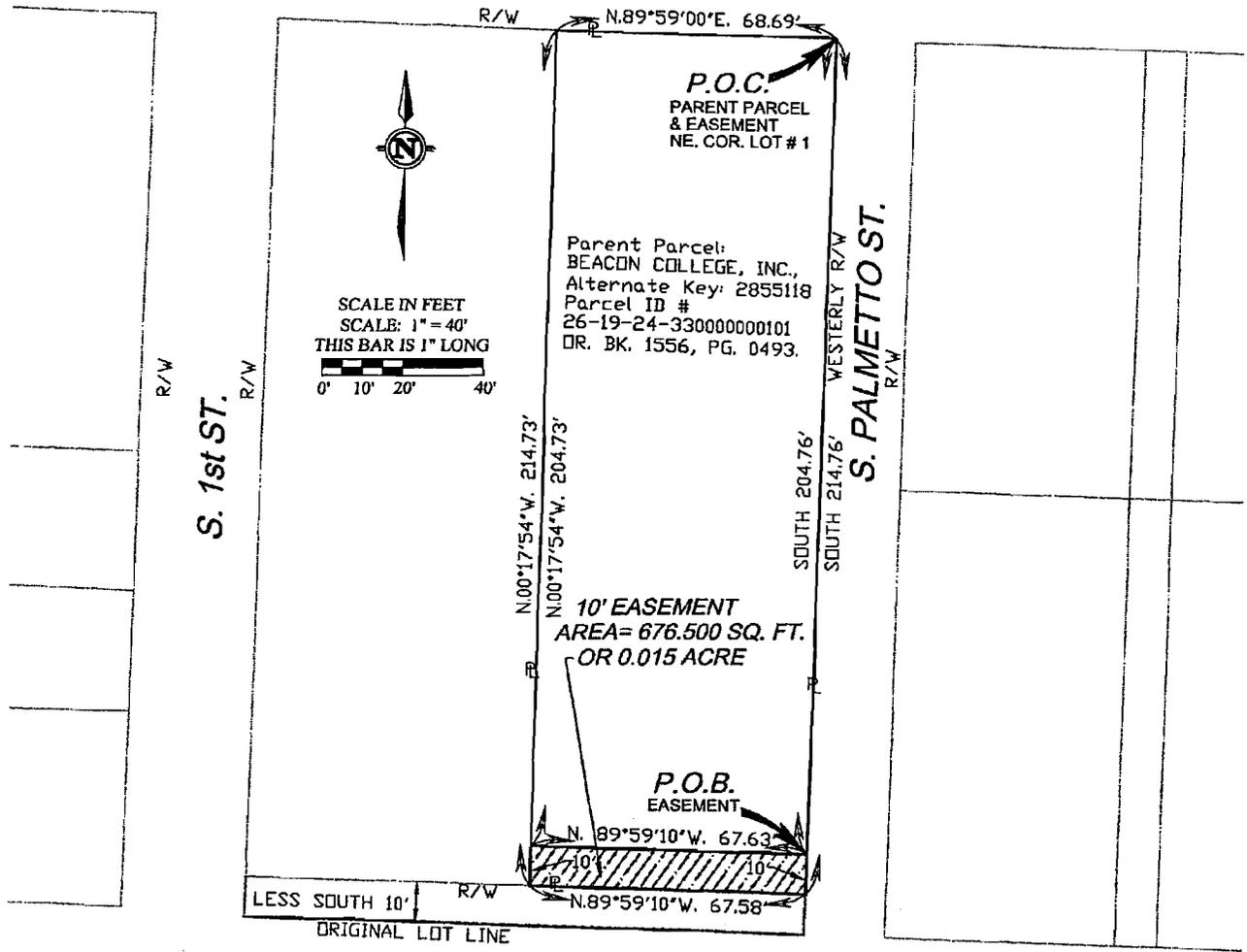


EXHIBIT "A"

MAIN ST.



SCALE IN FEET
SCALE: 1" = 40'
THIS BAR IS 1" LONG



P.O.C.
PARENT PARCEL
& EASEMENT
NE. COR. LOT # 1

Parent Parcel:
BEACON COLLEGE, INC.,
Alternate Key: 2855118
Parcel ID #
26-19-24-330000000101
DR. BK. 1556, PG. 0493.

10' EASEMENT
AREA= 676.500 SQ. FT.
OR 0.015 ACRE

P.O.B.
EASEMENT

LESS SOUTH 10'
ORIGINAL LOT LINE

MAGNOLIA ST.

LEGEND & ABBREVIATIONS

- | | | | |
|--------|-------------------------|-----------|-------------------------|
| C/L | - CENTERLINE | PG. | - PAGE |
| R/W | - RIGHT-OF-WAY | C.R. | - COUNTY ROAD |
| P.O.B. | - POINT OF BEGINNING | S.R. | - STATE ROAD |
| P.O.C. | - POINT OF COMMENCEMENT | U.S. HWY. | - UNITED STATES HIGHWAY |
| P.B. | - PLAT BOOK | SEC. | - SECTION |
| R | - PROPERTY LINE | SQ. FT. | - SQUARE FEET |

SECTION: 26-19-24

CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
550 S. 14th ST. - P.O. BOX 490630
LEESBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9879

SKETCH OF DESCRIPTION
10' UTILITY EASEMENT
BEACON COLLEGE, INC.,
to the CITY OF LEESBURG

DATE: 3/22/2011
DRAWN: DDF
CHECKED: AP
APPROVED: SCD
SCALE: 1" = 40'
FILE NO.: EA11004

SHEET
NUMBER
2
OF
2

EXHIBIT "A"

PARENT PARCEL: OR. BOOK 1556, PAGE 0493.
ALTERNATE KEY: 2855118, PARCEL ID # 26-19-24-33000000101. TO WIT:

A PART OF LOT 1 LYING SOUTH OF MAIN STREET, LESS THE SOUTH 10.00 FEET THEREOF ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF LEESBURG, AS FILLED AND RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 1, RUN SOUTH ALONG THE WESTERLY RIGHT-OF-WAY OF PALMETTO STREET, A DISTANCE OF 214.76 FEET TO THE NORTHERLY RIGHT-OF-WAY OF MAGNOLIA STREET AS NOW EXISTS; THENCE NORTH 89°59'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 67.58 FEET; THENCE NORTH 00°17'54" WEST, 214.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MAIN STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°59'00" EAST, 68.69 FEET TO THE POINT OF BEGINNING.

DESCRIPTION : 10' UTILITY EASEMENT

A 10.00 FOOT WIDE, PERPENDICULAR MEASURED, PARCEL OF LAND LYING NORTHERLY OF AND CONTIGUOUS WITH THE NORTHERLY RIGHT-OF-WAY OF MAGNOLIA STREET AND BEING THE SOUTH 10.00 FEET OF THE ABOVE DESCRIBED PARENT PARCEL, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 LYING SOUTH OF MAIN STREET, THENCE RUN SOUTH ALONG THE WESTERLY RIGHT-OF-WAY OF PALMETTO STREET, A DISTANCE OF 204.76 FEET TO THE POINT OF BEGINNING, (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUE SOUTH ALONG THE WESTERLY RIGHT-OF-WAY OF PALMETTO STREET, A DISTANCE OF 10.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF MAGNOLIA STREET AS NOW EXISTS; THENCE RUN NORTH 89°59'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 67.58 FEET; THENCE RUN NORTH 00°17'54" WEST, 10.00 FEET; THENCE RUN SOUTH 89°59'10" EAST, PARALLEL WITH AND 10.00 NORTH OF, PERPENDICULAR MEASURE, THE NORTHERLY RIGHT-OF-WAY OF MAGNOLIA STREET, A DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING; ALL LYING WITHIN THE LANDS BEING DESCRIBED IN OFFICIAL RECORD BOOK 1556, PAGE 0493, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AND CONTAINS 676.500 SQUARE FEET OR 0.015 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 assign's as there 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 1556, Page 0493, section 26, 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 C. Davis, Electric Service Planner. for the City of Leesburg.
- 8: This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

I Steven C. Davis HAVE REQUESTED THE INFORMATION DEPICTED HERON AND ACKNOWLEDGE RECEIPT OF THE INFORMATION AND IT IS SATISFACTORY FOR MY NEEDS AS OF THE DATE OF THIS SIGNATURE.

NAME: _____ DATE: _____

Electric Service Planner. for the City of Leesburg.

SECTION:26-19-24



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