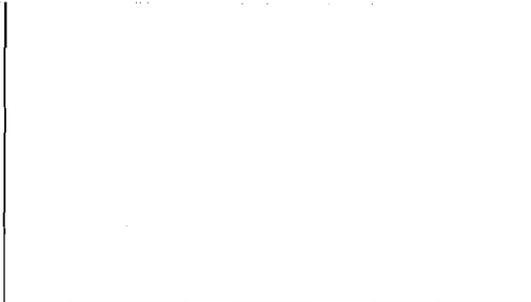


INSTRUMENT #2011110441
OR BK 4094 PG 2052 - 2055 (4 PGS)
DATE: 11/17/2011 8:40:53 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$35.50 DEED DOC \$0.70



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

Utility Easement



RESERVED FOR RECORDING

THIS EASEMENT given the 14th day of November, 2011, by SUNTRUST BANK, SUCCESSOR TO SUN FIRST NATIONAL BANK OF LAKE COUNTY, whose address is Attention: Corporate Real Estate, 919 E. Main St., 14th Floor, Richmond, VA 23219-4625, 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 utilities, including but not limited to water, sewer, reuse water, natural gas, electricity, cable television, fiber optics, and telecommunications. If Grantee damages any 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 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 claiming by, through, under or against the Grantor, but against no others.

Notwithstanding anything in this Easement to the contrary, Grantee shall at all times during any such entry onto Grantor's property, minimize any interference with Grantor's use and enjoyment of the Grantor's property or Grantor's business located thereon.

After any entry onto the Grantor's property by Grantee or any of Grantee's agents, employees, guests, invitees, licensees or contractors, the Grantee hereby agrees to restore the Grantor's property to the substantially the same condition in which it existed immediately prior to such entry thereon.

This Easement is granted subject to all easements, restrictions, reservations, agreements and other matters of record.

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)

GRANTOR: SUNTRUST BANK

Diane Helen Ford
Diane Helen Ford
(Type or print name of Witness)

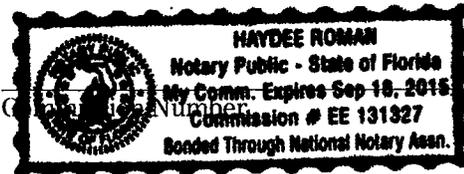
BY: Chuck Bludworth
CHUCK BLUDWORTH, FVP
Type or print name and corporate title

Haydee Roman
Haydee Roman
(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned Notary Public, personally appeared Chuck Bludworth, the First Vice President of SunTrust Bank, who acknowledged before me that (s)he executed this instrument on the 14th day of November, 2011, and who was either personally known to me, or who produced _____ as identification.

Haydee Roman
NOTARY PUBLIC
Haydee Roman
Type or print name of Notary



Commission expiration date

Sheet 1
See Sketch of Description
Included as Attachment "A"

LEGAL DESCRIPTION

A tract of land lying in the Southwest 1/4 of Section 23, Township 19 South, Range 24 East, Lake County, Florida and within the City of Leesburg and being located near the intersection of 14th Street and Citizens Boulevard and being more particularly described as follows:

BEGIN at intersection of the North line of the Southwest 1/4 of Section 23, Township 19 South, Range 24 East and the Easterly right of way line of North 14th Street thence run Northerly along said Easterly right of way line, North 00°51'46" East, for a distance of 220.06 feet; thence North 45°41'51" East, for a distance of 7.09 feet to a point on the Southerly right of way line of Citizens Boulevard; thence run South 89°28'04" East, for a distance of 5.00 feet along said Southerly right of way line to a point on a line 10 feet Easterly of and parallel with said Easterly right of way line of North 14th Street; thence run along said parallel line South 00°51'46" West, for a distance of 225.11 feet; thence South 00°52'03" West, for a distance of 18.20 feet to the point on a curve concave Easterly and having a Tangent Bearing of South 04°38'52" East and a radius of 852.02 feet; thence run Southerly along the arc of said curve through a central angle of 07°15'54" for a distance of 108.03 feet; thence departing said parallel line and run North 89°28'04" West, for a distance of 10.24 feet to a point on said Easterly right of way line and being on a curve concave Easterly and having a Tangent Bearing of North 11°45'58" West and a radius of 862.02 feet; thence run Northerly along said Easterly right of way line and along the arc of said curve through a central angle of 07°09'02" for a distance of 107.58 feet; thence departing said curve and run North 00°52'03" East, for a distance of 18.68 feet to the **POINT OF BEGINNING**.

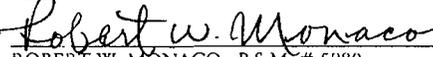
Containing 3,501 square feet or 0.080 acres, more or less.

Order No. T11A95
File No. SX-8009

Prepared by:

Tinklepaugh Surveying Services, Inc.
850 Courtland Street
Suite 2A
Orlando, Florida 32804
(407) 262-0957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.



ROBERT W. MONACO, P.S.M. # 5980

Date: October 20, 2011