

EXHIBIT "A"

**PARENT PARCEL:**

PARCEL ID # 23-19-24-000400009700. ALTERNATE KEY # 1205077.  
AS DESCRIBED IN OFFICIAL RECORDS BOOK 1486, PAGE 1812.

FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF NORTH PALMETTO STREET IN THE CITY OF LEESBURG, FLORIDA, AND THE SOUTH LINE OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, RUN N. 00°27'10" E. ALONG THE CENTERLINE LINE OF SAID STREET FOR 580.43 FEET, THENCE S. 82°55'30" E. FOR 30.20 FEET TO THE EAST RIGHT OF WAY LINE OF SAID STREET FOR THE P.O.B. OF THIS DESCRIPTION, RUN THENCE S. 00°27'10" W. ALONG THE EAST LINE OF SAID STREET, FOR 100.00 FEET TO A POINT 175 FEET NORTH OF OLD W.P.A. DITCH, RUN THENCE S. 82°55'30" E. 100.66 FEET, THENCE N. 00°27'10" E. PARALLEL WITH THE EAST RIGHT OF WAY OF PALMETTO STREET FOR 100 FEET, THENCE N. 82°55'30" W. FOR 100.66 FEET TO THE P.O.B. OF THIS DESCRIPTION.

**ALSO:**

FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF NORTH PALMETTO STREET IN THE CITY OF LEESBURG, FLORIDA, AND THE SOUTH LINE OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, RUN N. 00°27'10" E. ALONG THE CENTERLINE LINE OF SAID STREET FOR 580.43 FEET, THENCE S. 82°55'30" E. FOR 30.20 FEET TO THE EAST RIGHT OF WAY LINE OF SAID STREET, RUN THENCE S. 00°27'10" W. ALONG THE EAST LINE OF SAID STREET, FOR 100.00 FEET TO A POINT 175 FEET NORTH OF OLD W.P.A. DITCH, RUN THENCE S. 82°55'30" E. 100.66 FEET TO THE P.O.B. OF THIS DESCRIPTION. FROM SAID P.O.B. CONTINUE S. 82°55'30" E. 101.99 FEET, THENCE N. 02°56'10" E. PARALLEL TO THE CENTERLINE OF CANAL 191.0 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY OF NORTH BOULEVARD AND A POINT HEREBY DESIGNATED AS POINT "A". RETURN TO THE P.O.B. AND RUN N. 00°27'10" E. 232.12 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY OF NORTH BOULEVARD, THENCE S. 63°46'35" E. 122.0 FEET, MORE OR LESS, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH BOULEVARD TO INTERSECT THE AFOREMENTIONED POINT "A".

**DESCRIPTION : 10' UTILITY EASEMENT**

A 10.00 FEET, PERPENDICULAR MEASURE, PARCEL OF LAND LYING EASTERLY OF AND CONTIGUOUS WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH PALMETTO STREET, AND ALONG THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3668, PAGE 1620.

**ALSO DESCRIBED AS:**

FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF NORTH PALMETTO STREET IN THE CITY OF LEESBURG, FLORIDA, AND THE SOUTH LINE OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, RUN NORTH 00°27'10" EAST, ALONG THE CENTERLINE LINE OF SAID STREET FOR 580.43 FEET; THENCE SOUTH 82°55'30" EAST, FOR 30.20 FEET TO THE EAST RIGHT OF WAY LINE OF SAID STREET FOR THE P.O.B. OF THIS DESCRIPTION, RUN THENCE SOUTH 00°27'10" WEST, ALONG THE EAST LINE OF SAID STREET, FOR 100.00 FEET; RUN THENCE SOUTH 82°55'30" EAST, 202.65 FEET; THENCE RUN NORTH 02°56'10" EAST, 10.03 FEET; THENCE RUN NORTH 82°55'30" WEST, 192.97 FEET, THENCE RUN NORTH 00°27'10" EAST, 89.94 FEET; THENCE RUN NORTH 82°55'30" WEST, 10.06 FEET TO THE POINT OF BEGINNING.

AND CONTAINS AN AREA OF 2,927.800 SQUARE FEET OR 0.067 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 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 3668 , page 1620, in section 23, Township 19 South, Range 24 East, Lake County, Florida.
- 7: This sketch was prepared by the City of Leesburg, Public works Department, Engineering Division, under the direction of Adrian Parker, CPM / Development Review Coordinator, 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: 23-19-24



CITY OF LEESBURG  
PUBLIC WORKS DEPT.  
ENGINEERING DIVISION  
595 S. 14th ST. - P.O. BOX 490630  
LEESBURG, FLORIDA 34749  
PHONE (352) 728-3755  
FAX (352) 728-9879

**SKETCH OF DESCRIPTION**  
**10' UTILITY EASEMENT**  
PHILLIP C. SMITH, TRUSTEE of the  
PHILLIP C. SMITH FAMILY TRUST  
to the CITY OF LEESBURG

DATE: 4/24/2012  
DRAWN: DDF  
CHECKED: AP  
APPROVED: SCD  
SCALE: NTS  
FILE NO.: EA12008

SHEET  
NUMBER  
1  
OF  
2

EXHIBIT "A"

U.S. HWY. 441  
NORTH BOULEVARD



N. PALMETTO ST.

EASTERLY R/W LINE

P.O.B.  
PARENT PARCEL  
and EASEMENT

SOUTHERLY R/W LINE  
S. 63°46'35" E. 122.8'

POINT "A"

Parent Parcel  
PHILLIP C. SMITH, TRUSTEE of the  
PHILLIP C. SMITH FAMILY TRUST  
Alternate Key: 1205077  
Parcel ID #: 23-19-24-000400009700  
DR. BK. 3668, PG. 1620.

Parent Parcel  
PHILLIP C. SMITH, TRUSTEE of the  
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Alternate Key: 1205077  
Parcel ID #: 23-19-24-000400009700  
DR. BK. 3668, PG. 1620.

10' EASEMENT  
AREA= 2,927,800 SQ. FT.  
OR 0.067 ACRE

P.O.B.  
PARENT PARCEL #2

P.O.C.  
PARENT PARCEL  
and EASEMENT  
CENTERLINE N. PALMETTO St.  
and S. LINE SEC. 23-19-24

LEGEND & ABBREVIATIONS

|        |                         |           |                         |
|--------|-------------------------|-----------|-------------------------|
| CL     | - 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               |
| ℙ      | - PROPERTY LINE         | SQ. FT.   | - SQUARE FEET           |

SECTION: 23-19-24



CITY OF LEESBURG  
PUBLIC WORKS DEPT.  
ENGINEERING DIVISION  
850 S. 14th ST. - P.O. BOX 490930  
LEESBURG, FLORIDA 34749  
PHONE (352) 728-8755  
FAX (352) 728-5873

SKETCH OF DESCRIPTION  
10' UTILITY EASEMENT  
PHILLIP C. SMITH, TRUSTEE of the  
PHILLIP C. SMITH FAMILY TRUST  
to the CITY OF LEESBURG

DATE: 4/24/2012  
DRAWN: DOF  
CHECKED: AP  
APPROVED: SCB  
SCALE: 1" = 50'  
FILE NO.: EA12008

SHEET NUMBER  
2  
OF  
2