

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

Cable Easement

RESERVED FOR RECORDING

THIS CABLE EASEMENT and the rights contained in it are granted by the **City of Leesburg, Florida** (“Grantor”) a Florida municipal corporation, whose address is **PO Box 490630, Leesburg, Florida 34749-0630.**

For good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor, for itself, its successors and assigns, grants to **EMBARO FLORIDA, INC.**, d/b/a CenturyLink, **100 CenturyLink Drive, Monroe, LA 71203,** its successors, assigns, lessees, licensees and agents (“Grantee”), subject to the terms stated in this Cable Easement, a perpetual and non-exclusive easement (“Easement”) to install, construct, operate, maintain, expand, replace and remove a communication system that Grantee may from time to time require consisting of underground cables and related facilities or structures as are reasonably necessary for Grantee to exercise the rights granted to it in this Cable Easement, upon, over, through, under and along a parcel of land described on Exhibit “A” (“Easement Tract”), said Easement Tract being a portion of real property described on Exhibit “B” (“Property”), both exhibits being attached to and incorporated by reference into this Cable Easement.

The grant of Easement also gives to Grantee the following rights: (a) the right of reasonable ingress and egress over and across the Easement Tract, Property; (b) the right to permit the carry-in and attachment of the conduit, wires, cables or other such items of any other entity or person as may be required by law; and (c) at Grantee’s expense, the right to bring to and place at the Easement Tract electrical or other utility service for Grantee’s use, and if required by the utility, Grantor will entertain a reasonable request to grant a separate easement to the utility for the purpose of the utility having access to and bringing service to the Easement Tract, approval of which shall not be withheld by Grantor unreasonably.

Grantor will have the right to use and enjoy the Easement Tract so long as Grantor’s use does not materially interfere with the rights granted to Grantee in this Cable Easement. Grantor will not erect any structure or plant trees or other vegetation within the Easement Tract that interfere with the rights granted to Grantee in this Cable Easement. Undesirable vegetation in the path of the Easement Tract may be removed with the prior evaluation and written consent of the Grantor’s Public Works Director or his designee. Any agricultural timber, crop or other planted

or manipulated vegetation shall not be disturbed, removed or otherwise molested under this easement.

Grantor warrants that Grantor is the owner of the Easement Tract and Property and will defend title to the Easement Tract and Property against the claims of any and all persons claiming by, through, under or against the Grantor, and that Grantor has full authority to grant this Cable Easement according to its terms.

Signed by Grantor this _____ day of _____, 2012

Grantor: THE CITY OF LEESBURG, FLORIDA

By: _____
Sanna Henderson, Mayor

Attest: _____
Betty Richardson, City Clerk

Approved as to form and content:

CITY ATTORNEY

THE STATE OF _____
COUNTY OF _____

BE IT REMEMBERED, that on this ____ day of _____, 2012, before me, a Notary Public in and for said County and State, came Sanna Henderson and Betty Richardson, the Mayor and Clerk, respectively for The City of Leesburg, Florida, a municipal corporation, and who are personally known to me to be the same persons who signed the herein instrument and duly acknowledged the signing of the same as the act and deed of the corporation..

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public
Commission # _____ expires: _____

Personally Known _____
ID Produced _____

PARENT PARCEL:

EXHIBIT "A"

PARCEL ID # 07-20-24-000200000200. ALTERNATE KEY # 1741637.
AS DESCRIBED IN OFFICIAL RECORDS BOOK 0650, PAGE 2364.

THOSE PARTS OF SECTION 6 AND 7, EAST OF THE SUNSHINE STATE PARKWAY AND NORTH OF STATE ROAD 470, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; ALSO: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD No. 470, SOUTH 89°50'14" EAST, 93.68 FEET ALONG SAID RIGHT-OF-WAY FROM THE WEST BOUNDARY OF THE SW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE NORTH 42°53'17" WEST, 137.41 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE SW 1/4 OF SECTION 8 OF SAID TOWNSHIP AND RANGE, SAID POINT BEING NORTH 00°06'01" EAST, 169.10 FEET FROM THE SW CORNER OF SAID SECTION; THENCE NORTH 00°06'01" EAST ALONG THE WEST BOUNDARY LINE OF THE SW 1/4 OF SECTION 8 OF SAID TOWNSHIP AND RANGE 2,478.36 FEET; THENCE SOUTH 80°53'50" EAST, 250.00 FEET; THENCE SOUTH 00°06'01" WEST PARALLEL TO THE WEST BOUNDARY LINE OF THE SW 1/4 OF SECTION 8 OF SAID TOWNSHIP AND RANGE 2,577.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 470; THENCE NORTH 89°50'14" WEST ALONG SAID RIGHT-OF-WAY 156.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCELS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD No. 470 WITH THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY, SAID POINT BEING IN THE SE 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE NORTH 42°52'30" WEST ALONG SAID RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY, 1,450.00 FEET; THENCE NORTH 47°06'43" EAST, 270.00 FEET, SAID DIRECTION BEING STRAIGHT ACROSS THE RIGHT-OF-WAY OF FLORIDA POWER CORPORATION AND PERPENDICULAR TO THE EDGES THEREOF; THENCE SOUTH 42°53'17" EAST, 1,684.95 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 470, SAID POINT BEING 50.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF SAID ROAD AND SAID CENTER LINE ALSO BEING THE SOUTH BOUNDARY OF THE SW 1/4 OF SECTION 8 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 89°50'14" WEST, ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID CENTER LINE AND SOUTH BOUNDARY, 93.68 FEET; THENCE NORTH 89°39'14" WEST, ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID CENTER LINE AND THE SOUTH BOUNDARY OF SECTION 7 OF SAID TOWNSHIP AND RANGE, 249.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: PARCEL A:

THE SOUTH 198 FEET OF THE NORTH 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: PARCEL B:

THE SOUTH 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR SUNSHINE STATE PARKWAY.

LESS AND EXCEPT: PARCEL C:

THAT PART OF THE NORTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF THE SUNSHINE STATE PARKWAY.

DESCRIPTION : 30' UTILITY EASEMENT

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROAD No. 19 (FLORIDA TURNPIKE) WITH THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD No. 470 FOR THE POINT OF BEGINNING OF THIS DESCRIPTION (P.O.B.); THENCE RUN NORTH 42°26'19" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 19 (SR 19), A DISTANCE OF 1,523.34 FEET; THENCE RUN SOUTH 47°33'41" WEST, A DISTANCE OF 270.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUN NORTH 42°26'19" WEST, A DISTANCE OF 3422.59 FEET; THENCE DEPARTING AND RUNNING PERPENDICULAR TO SAID RIGHT-OF-WAY RUN NORTH 47°33'41" EAST, A DISTANCE OF 471.00 FEET; THENCE RUN SOUTH 42°26'19" EAST, A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 47°33'41" WEST, A DISTANCE OF 441.00 FEET; THENCE RUN SOUTH 42°26'19" EAST, A DISTANCE OF 3,362.59 FEET; THENCE RUN NORTH 47°33'41" EAST, A DISTANCE OF 270.00 FEET; THENCE RUN SOUTH 42°26'19" EAST, TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 470 (CR 470), A DISTANCE OF 1581.36 FEET; THENCE RUN NORTH 89°23'48" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 41.05 FEET TO THE POINT OF BEGINNING. ALL LYING WITHIN THE ABOVE DESCRIBED PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 0650, PAGE 2364.

AND CONTAINS AN AREA OF 170,128.250 SQUARE FEET OR 3.906 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 State of Florida, Department of Transportation, right of Way Map, F.P. ID. No. 404214-1, in section 7, Township 20 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.

I Ray Sharp 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: _____

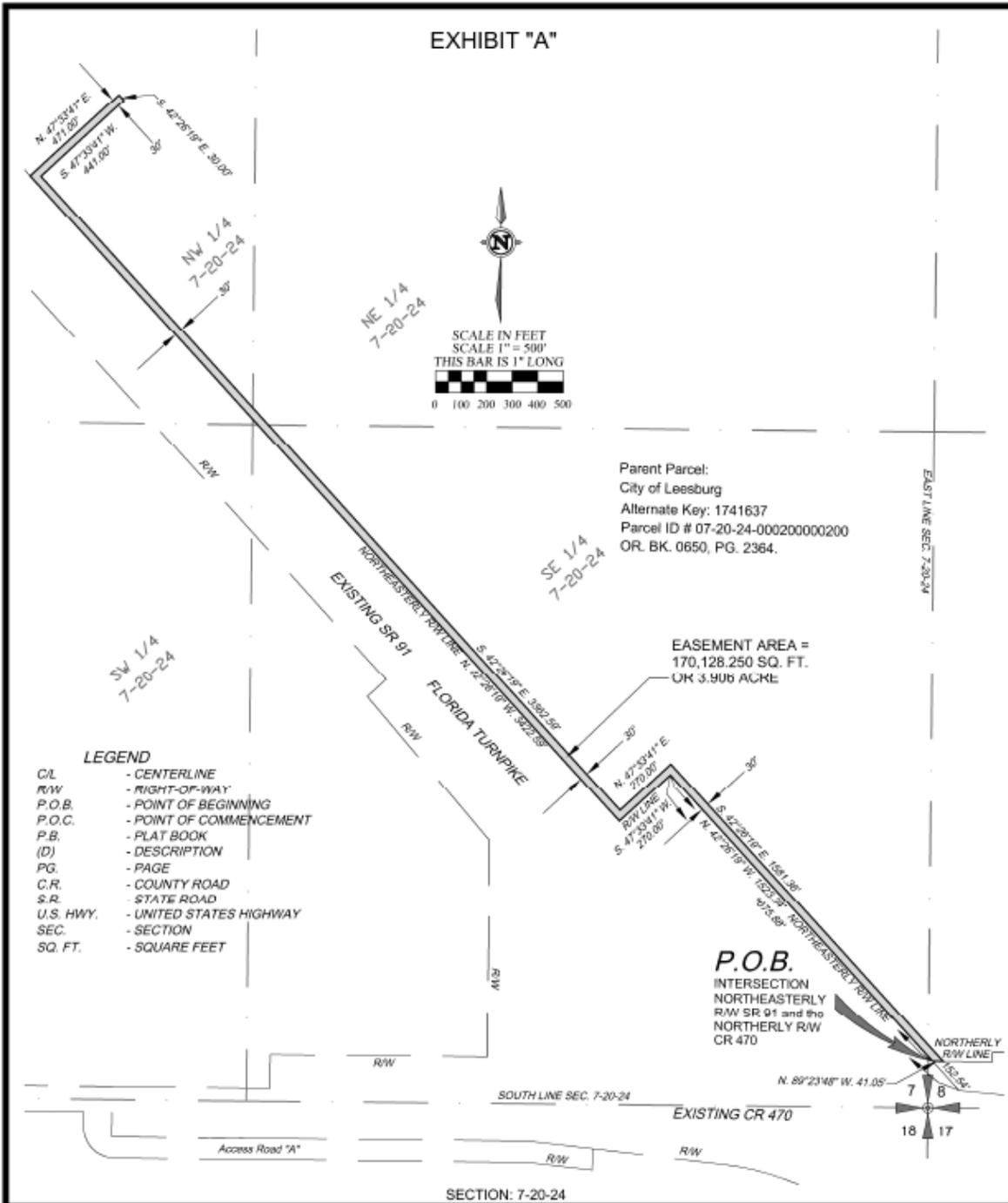
Department Director, Public Works, for the City of Leesburg.

8: This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

SECTION: 7-20-24

 <p>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</p>	<p>SKETCH OF DESCRIPTION</p> <p>30' UTILITY EASEMENT</p> <p>From the CITY OF LEESBURG to CENTURYLINK</p>	DATE: <u>07/05/2012</u>	SHEET NUMBER
		DRAWN: <u>DDF</u> CHECKED: <u>AP</u> APPROVED: <u>RS</u> SCALE: <u>1" = 500'</u> FILE NO.: <u>EA12020</u>	

EXHIBIT "A"



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

Parent Parcel:
 City of Leesburg
 Alternate Key: 1741637
 Parcel ID # 07-20-24-000200000200
 OR. BK. 0650, PG. 2364.

EASEMENT AREA =
 170,128.250 SQ. FT.
 OR 3.906 ACRES

P.O.B.
 INTERSECTION
 NORTHEASTERLY
 R/W SR 91 and the
 NORTHERLY R/W
 CR 470



CITY OF LEESBURG
 PUBLIC WORKS DEPT.
 ENGINEERING DIVISION
 650 S. 14th ST. - P.O. BOX 490630
 LEESBURG, FLORIDA 34749
 PHONE (352) 728-6755
 FAX (352) 728-6679

SKETCH OF DESCRIPTION
 30' UTILITY EASEMENT
 From the CITY OF LEESBURG
 to CENTURYLINK

DATE: 07/05/2012
 DRAWN: DDF
 CHECKED: AP
 APPROVED: RS
 SCALE: 1" = 500'
 FILE NO.: EA12020

SHEET
 NUMBER
 2
 OF
 2

EXHIBIT B TO CABLE EASEMENT

DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION OF PARENT TRACT

THOSE PARTS OF SECTION 6 AND 7, EAST OF THE SUNSHINE STATE PARKWAY AND NORTH OF STATE ROAD 470, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; ALSO: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 470, S89°50'14"E, 93.68 FEET ALONG SAID RIGHT-OF-WAY LINE FROM THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE N42°53'17"W, 137.41 FEET TO THE POINT ON THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 8 OF SAID TOWNSHIP AND RANGE, SAID POINT BEING N00°06'01"E, 169.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00°06'01"E ALONG THE WEST BOUNDARY LINE OF THE SW 1/4 OF SECTION 8 OF SAID TOWNSHIP AND RANGE 2,476.36 FEET; THENCE S89°53'59"E, 250.00 FEET; THENCE S00°06'01"W PARALLEL TO THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 8 OF SAID TOWNSHIP AND RANGE 2,577.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 470; THENCE N89°50'14"W ALONG SAID RIGHT-OF-WAY 156.32 FEET TO THE Point of Beginning,

Less and Except the following Parcels:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 470 OF THE SUNSHINE STATE PARKWAY, SAID POINT BEING IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE N42°52'30"W ALONG SAID RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY, 1,450.00 FEET; THENCE N47°06'43"E, 270.00 FEET, SAID DIRECTION BEING STRAIGHT ACROSS THE RIGHT-OF-WAY OF FLORIDA POWER CORPORATION AND PERPENDICULAR TO THE EDGES THEREOF; THENCE S42°53'17"E, 1,684.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 470, SAID POINT BEING 50.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF SAID ROAD AND SAID CENTER LINE ALSO BEING THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 8 OF SAID TOWNSHIP AND RANGE; THENCE N89°50'14"W ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID CENTER LINE AND SAID BOUNDARY, 93.68 FEET; THENCE N89°39'14"W, ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID CENTER LINE AND THE SOUTH BOUNDARY OF SECTION 7 OF SAID TOWNSHIP AND RANGE, 249.63 FEET TO THE POINT OF BEGINNING.