

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 20<sup>th</sup> day of March, 2012, by ERIC H. COE, whose address is P.O. Box 895369, Leesburg, FL 34789, 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.**

**THE PROPERTY SO DESCRIBED DOES NOT CONSTITUTE THE RESIDENCE OR HOMESTEAD OF THE GRANTOR AND IS UTILIZED SOLELY FOR COMMERCIAL PURPOSES**

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.

WITNESSES (two required)

GRANTOR:

Encka Onestain  
Encka Onestain  
(Type or print name of Witness)

Eric H Coe  
ERIC H. COE

Tabatha Sanchez  
Tabatha Sanchez  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared Eric H. Coe, who acknowledged before me that he executed this instrument on the 20<sup>th</sup> day of March, 2012, and who was either  personally known to me, or who  produced FL DL #  
C000-208-46-042-0 as identification.

Angela Marie Carter  
NOTARY PUBLIC  
Angela Marie Carter  
Type or print name of Notary

EE 006109  
Commission Number  
4/13/13  
Commission expiration date



**LEGAL DESCRIPTION "UTILITY EASEMENT":**

THAT PART OF GOVERNMENT LOT 7 IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY OF NORTH BOULEVARD (U.S. HIGHWAY NO. 441) WITH THE WEST LINE OF GOVERNMENT LOT 7 IN SAID SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA AND RUN SOUTH 63°46'20" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH BOULEVARD (U.S. HIGHWAY NO. 441) A DISTANCE OF 27.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO STREET, SAID RIGHT-OF-WAY BEING 50 FEET IN WIDTH, AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING RUN NORTH 00°27'10" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 99.50 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 88°50'10" EAST 10.01 FEET TO A POINT THAT IS 10 EAST OF, WHEN MEASURED AT RIGHT ANGLE TO, THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO STREET; THENCE SOUTH 00°27'10" WEST PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO STREET 12.75 FEET; THENCE SOUTH 63°50'25" EAST 35.61 FEET; THENCE SOUTH 26°09'35" WEST 10.00 FEET; THENCE NORTH 63°50'25" WEST 30.80 FEET TO A POINT THAT IS 10 EAST OF, WHEN MEASURED AT RIGHT ANGLE TO, THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO STREET; THENCE SOUTH 00°27'10" WEST PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO STREET 80.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH BOULEVARD (U.S. HIGHWAY NO. 441); THENCE NORTH 63°46'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 11.10 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD IF ANY.

**NOTES:**

1. BEARINGS ARE ASSUMED AND ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PALMETTO STREET AS BEING N. 00°27'10" E.
2. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED ON THIS SURVEY.
3. TITLE & EASEMENT INFORMATION CONCERNING THE SUBJECT SITE WAS NOT FURNISHED BY CLIENT AT THE TIME OF THIS SURVEY.
4. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF THE CITY OF LEESBURG, FLORIDA, COMMUNITY PANEL NO. 120136-0309 & 0330-D, DATED 7/3/2002, THE SUBJECT SITE LIES IN ZONE "X" (NOT IN A FLOOD ZONE).
5. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY CORNERS WERE FOUND FOR HORIZONTAL CONTROL PURPOSES ONLY. THE IMPROVEMENTS SHOWN WERE FIELD LOCATED.
6. THE NAMES AND ALTERNATE KEY NO'S. SHOWN ON THIS SKETCH WERE TAKEN FROM THE LAKE COUNTY PROPERTY APPRAISERS OFFICE.

**SITE ADDRESS:**

110 EAST NORTH BOULEVARD  
LEESBURG, FLORIDA 34748

PROJECT NUMBER: 12-0052  
DWG FILE NUMBER: 200527D1  
SHEET: 1 OF 4

SKETCH OF DESCRIPTION  
CITY OF LEESBURG  
ED SEIFRIED CONSTRUCTION, INC.  
6985 FIRST AVENUE NORTH  
ST. PETERSBURG, FL 33710

**HALL-FARNER**  
AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
PLANNERS  
G.P.S. CONTROL SURVEYS

2007 N. BUTLER STREET LEESBURG, FLORIDA 34748  
PHONE: (202) 787-5015 FAX: (352) 787-0767  
• SERVING FLORIDA SINCE 1982 •  
EMAIL: hallfarnerc@aol.com



Certificate of Authorization  
LB 0707

I hereby certify that this survey was made under my responsible charge and meets the minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-5, Florida Administrative Code, pursuant to Section 473.007, Florida Statutes.



George W. Farnes, P.L.S., M.S., F.S. & M. No. 12000, State of Florida  
Signature Date  
3/14/12

NOTE: If this sketch is being certified to the date of day each and not signature date.  
 Copies of this sketch are not valid without signatures and the original record and of a Florida licensed surveyor and mapper.  
 Certification limited to person or persons named herein.