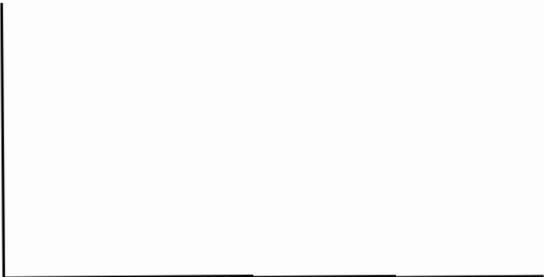


RETURN

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

INSTRUMENT #2012074517
OR BK 4188 PG 2436 - 2440 (5 PGS)
DATE: 7/19/2012 11:51:38 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$44.00

Utility Easement



RESERVED FOR RECORDING

THIS EASEMENT given the 9th day of July, 2012, by THE SCHOOL BOARD OF LAKE COUNTY, FLORIDA, whose address is 201 West Burleigh Boulevard, Tavares, FL 32778, 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 AND DEPICTED ON EXHIBIT "A" ATTACHED

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.

003547

WITNESSES (two required)

GRANTOR: THE SCHOOL BOARD OF
LAKE COUNTY, FLORIDA

Natalie Challenger
Natalie Challenger
(Type or print name of Witness)

BY: Rosanne Brandenburg
ROSANNE BRANDEBURG,
Chairperson

Lillian D. Lopez
Lillian D. Lopez
(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared Rosanne Brandenburg, as Chairperson of the School Board of Lake County, Florida, who acknowledged before me that she executed this instrument on the 9th day of July, 2012, and who was either personally known to me, or who produced _____ as identification.

Patricia Jo Painter
NOTARY PUBLIC
PATRICIA JO PAINTER
Type or print name of Notary

EE 179666
Commission Number
6/4/2016
Commission expiration date



EXHIBIT "A"

PARENT PARCEL:

PARCEL ID # 26-20-25-0100C0602200. ALTERNATE KEY # 1645719.
AS DESCRIBED IN OFFICIAL RECORDS BOOK 1100, PAGE 2004. TO WIT:

BEGIN AT THE INTERSECTION OF THE SOUTH SIDE OF LAKEVIEW AVENUE AND THE WEST SIDE OF PALM AVENUE, ACCORDING TO THE PLAT OF PALM GARDENS, HOWEY-IN-THE-HILLS, FLORIDA, FILED 26th FEBRUARY, 1951 AND RECORDED IN PLAT BOOK 12, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 72°56' EAST 100 FEET TO THE NORTHWEST CORNER OF BLOCK C-6, HOWEY-IN-THE-HILLS, FOR POINT OF BEGINNING, RUN THENCE SOUTH 17°04' EAST 512.45 FEET TO POINT OF CURVE, THE CENTER LINE OF SAID CURVE BEING DESIGNATED AS A 7°0' CURVE, THE DELTA ANGLE BEING 68°20', THENCE SOUTHERLY ALONG SAID CURVE, AND EASTERLY RIGHT-OF-WAY LINE 297.73 FEET TO A POINT WHICH IS THE CENTER LINE OF PALM AVENUE EXTENDED, THENCE SOUTH 17°04' EAST 1,852.41 FEET TO AN IRON PIPE, THENCE SOUTH 89°40' EAST 404.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE, THENCE NORTH 8°25' WEST 1,725.8 FEET, THENCE SOUTH 72°56' WEST 125 FEET, THENCE NORTH 8°25' WEST 151.2 FEET, THENCE NORTH 72°56' EAST 125 FEET, THENCE NORTH 8°25' WEST 725.5 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF LAKE SHORE DRIVE WITH THE SOUTHERLY RIGHT-OF-WAY OF LAKEVIEW AVENUE, THENCE SOUTH 72°56' WEST 454.3 FEET, THENCE SOUTH 17°04' EAST 75.9 FEET, THENCE WESTERLY WITH BUILDING WALLS 89.67 FEET, THENCE SOUTHERLY 15.9 FEET, THENCE WESTERLY 20.03 FEET, THENCE NORTHERLY 16.7 FEET, THENCE WESTERLY 17.9 FEET, THENCE NORTHERLY 0.1 FEET TO THE CENTER LINE OF WALL BETWEEN HOTEL BUILDING AND OFFICE BUILDING, THENCE WESTERLY 40.3 FEET ALONG SAID CENTER LINE WALL TO FRONT OF BUILDING, THENCE SOUTH 72°56' WEST 35.6 FEET, THENCE NORTH 17°04' WEST 75 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW AVENUE, THENCE SOUTH 72°56' WEST 46.5 FEET TO POINT OF BEGINNING

AND ALSO:

FROM INTERSECTION OF EASTERLY RIGHT-OF-WAY LINE OF PALM AVENUE AND SOUTHERLY RIGHT-OF-WAY OF LAKEVIEW AVENUE RUN SOUTH 17°04' EAST 513 FEET FOR POINT OF BEGINNING. RUN SOUTH 17°04' EAST 560, SOUTH 72°56' WEST 57 9 FEET, SOUTH 52°25' WEST TO SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 19, NORTHEASTERLY ALONG RIGHT-OF-WAY TO POINT OF BEGINNING.

DESCRIPTION OF PARENT PARCEL AND EASEMENT CONTINUED ON NEXT PAGE:

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 3 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 1100 , page 2004, in section 36, Township 20 South, Range 25 East, Lake County, Florida.
- 7: This sketch was prepared by the City of Leesburg, Public works Department, Engineering Division, under the direction of Adnan Parker, CPM / Development Review Coordinator. for the City of Leesburg.
- 8 This sketch contains 3 sheets in which NONE are valid without all remaining sheets.

I Robert McCoy 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: _____

Communication Service Planner. for the City of Leesburg.

SECTION: 36-20-25



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
UTILITY EASEMENT
SCHOOL BOARD OF LAKE COUNTY
to the CITY OF LEESBURG

DATE: 05/24/2012
DRAWN: DDF
CHECKED: AP
APPROVED: RM
SCALE: NTS
FILE NO.: EA12009

SHEET
NUMBER
1
OF
3

EXHIBIT "A"

PARENT PARCEL:

PARCEL ID # 26-20-25-0100C0602200 ALTERNATE KEY # 1645719.
AS DESCRIBED IN OFFICIAL RECORDS BOOK 1100, PAGE 2004. TO WIT:

DESCRIPTION OF PARENT PARCEL AND EASEMENT CONTINUED FROM PREVIOUS PAGE:

AND ALSO:

FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN EAST 203.34 FEET TO THE EASTERLY RIGHT-OF-WAY OF PALM AVENUE, THENCE SOUTH 17°04' EAST 73.02 FEET, THENCE NORTH 72°56' EAST 824 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKE SHORE BOULEVARD AND POINT OF BEGINNING; RUN THENCE NORTH 72°56' EAST TO LITTLE LAKE HARRIS, THENCE BEGIN AGAIN AT POINT OF BEGINNING AND RUN SOUTH 9°31' EAST 392.5 FEET; THENCE NORTH 72°56' EAST TO LITTLE LAKE HARRIS, THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID LAKE TO INTERSECT THE NORTHERN BOUNDARY FIRST DESCRIBED.

AND ALSO:

LOTS 3, 4, 5, 6, 22, 23, AND 24, BLOCK D-11, ACCORDING TO THE PLAT OF PALM GARDENS, RECORDED IN PLAT BOOK 12, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND ALSO:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF PALM AVENUE AND THE SOUTH RIGHT-OF-WAY OF LAKEVIEW AVENUE RUN NORTH 72°56' EAST 46.5 FEET TO POINT OF BEGINNING; THENCE RUN NORTH 72°56' EAST 203.5 FEET; THENCE SOUTH 17°04' EAST 75.9 FEET; THENCE WESTERLY WITH BUILDING WALLS 89.67 FEET; SOUTHERLY 15.9 FEET; WESTERLY 20.03 FEET; NORTHERLY 16.7 FEET; WESTERLY 17.9 FEET; NORTHERLY 0.1 FEET TO CENTERLINE OF WALL BETWEEN HOTEL BUILDING AND OFFICE BUILDING; WESTERLY 40.3 FEET ALONG SAID CENTERLINE OF WALL TO FRONT OF BUILDING; THENCE SOUTH 72°56' WEST 35.6 FEET; THENCE NORTH 17°04' WEST 75 FEET TO SOUTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW AVENUE AND POINT OF BEGINNING AFORESAID. SUBJECT TO PARTY WALL AGREEMENT AS TO THE AFOREMENTIONED WALL BETWEEN THE HOTEL BUILDING AND OFFICE BUILDING, AND SUBJECT TO EASEMENT FOR FIRE ESCAPE IN THE AREAWAY IMMEDIATELY EASTERLY OF THE AFOREMENTIONED PARTY WALL, WHICH AREA RUNS FROM THE BEGINNING POINT OF THE PARTY WALL IN THE AFOREMENTIONED DESCRIPTION 9.9 FEET NORTHERLY, 10 FEET EASTERLY AND 10 FEET SOUTHERLY TO INTERSECT THE 17.9 FEET LINE UNDERSCORED IN THE AFOREMENTIONED DESCRIPTION, WITH THE TO USE SAME FOR SUCH PURPOSE AS LONG AS THE BUILDING ON SAID PROPERTY SHALL EXIST.

DESCRIPTION : 10' UTILITY EASEMENT

A STRIP OF LAND 10.00 FEET WIDE LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:
LYING WITHIN THE ABOVE DESCRIBED PARENT PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1100, PAGE 2004. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 252.70 FEET SOUTH 17°04' EAST AND 157.51 FEET NORTH 72°56'00" EAST, OF THE NORTHWEST CORNER OF BLOCK C-6; FOR POINT OF BEGINNING (P.O.B.) OF THIS CENTER LINE DESCRIPTION; THENCE CONTINUE NORTH 72°56'00" EAST, A DISTANCE OF 146.00 FEET; THENCE RUN SOUTH 17°04'00" EAST, A DISTANCE OF 508.00 FEET; THENCE RUN NORTH 72°56'00" EAST, A DISTANCE OF 149.00 FEET; THENCE RUN SOUTH 17°04'00" EAST, A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 72°56'00" EAST, TO WESTERLY RIGHT-OF-WAY LINE OF LAKE SHORE BOULEVARD, A DISTANCE OF 119.45 FEET MORE OR LESS;
AND THE END OF THIS DESCRIBED CENTER LINE

AND CONTAINS AN AREA OF 11,224.427 SQUARE FEET OR 0.258 ACRE, MORE OR LESS.

SECTION: 36-20-25



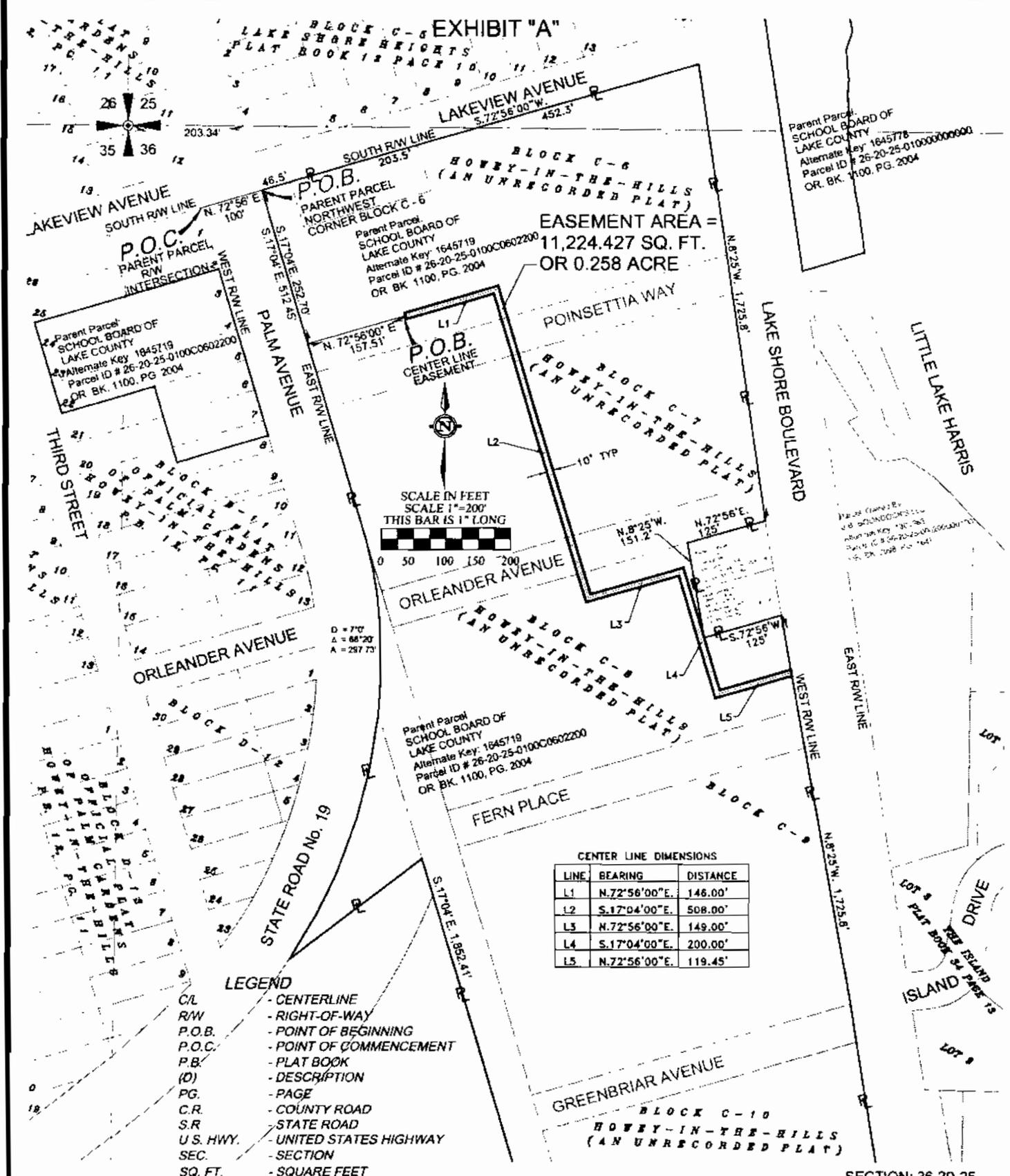
CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
550 S. 14th ST. - P.O. BOX 490630
LEESBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9879

SKETCH OF DESCRIPTION
UTILITY EASEMENT
SCHOOL BOARD of LAKE COUNTY
to the CITY OF LEESBURG

DATE: 05/24/2012
DRAWN: DDF
CHECKED: AP
APPROVED: RM
SCALE: NTS
FILE NO.: EA12009

SHEET
NUMBER
2
OF
3

EXHIBIT "A"



CENTER LINE DIMENSIONS

LINE	BEARING	DISTANCE
L1	N.72°56'00"E	146.00'
L2	S.17°04'00"E	508.00'
L3	N.72°56'00"E	149.00'
L4	S.17°04'00"E	200.00'
L5	N.72°56'00"E	119.45'

- 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

SECTION: 36-20-25



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 ENGINEERING DIVISION
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 LEESBURG, FLORIDA 34749
 PHONE (352) 728-9755
 FAX (352) 728-9879

SKETCH OF DESCRIPTION
UTILITY EASEMENT
SCHOOL BOARD of LAKE COUNTY
to the CITY OF LEESBURG

DATE: 05/24/2012
 DRAWN: DDF
 CHECKED: AP
 APPROVED: RM
 SCALE: 1" = 200'
 FILE NO.: EA12009

SHEET NUMBER
 3
 OF
 3