

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 _____ day of _____, 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.

WITNESSES (two required)

GRANTOR: THE SCHOOL BOARD OF
LAKE COUNTY, FLORIDA

(Type or print name of Witness)

BY: _____
ROSANNE BRANDEBURG,
Chairperson

(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF _____

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

NOTARY PUBLIC

Commission Number

Type or print name of Notary

Commission expiration date

EXHIBIT "A"

PARENT PARCEL:

PARCEL ID # 37-19-28-01000000012. ALTERNATE KEY # 2929413.
AS DESCRIBED IN OFFICIAL RECORDS BOOK 0963, PAGE 0677. TO WIT:

THAT PART OF THE WEST 1030.87 FEET OF THE THERESA RODRIGUEZ GRANT, IN SECTION 37, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF HUFF ROAD (50' WIDE), AND LYING NORTHERLY OF STATE ROAD No. 44 (100' WIDE).

SUBJECT TO EASEMENT GRANTED TO SUMTER ELECT COOPERATIVE, INC. BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 192, PAGE 91, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DESCRIPTION : 10' UTILITY EASEMENT

BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE THERESA RODRIGUEZ GRANT SAID POINT BEING THE NORTHWEST CORNER OF SECTION 37, TOWNSHIP 19 SOUTH, RANGE 28 EAST, IN LAKE COUNTY, FLORIDA, FOR THE POINT OF COMMENCEMENT (P.O.C.); THENCE RUN SOUTH 88°18'17" EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1030.87 FEET, TO THE EAST LINE OF THE WEST 1030.87 OF SAID SECTION 37; THENCE RUN SOUTH 00°27'41" WEST, ALONG SAID EAST LINE OF THE WEST 1030.87 OF SAID SECTION 37, A DISTANCE OF 819.28 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION (P.O.B.); THENCE CONTINUE SOUTH 00°27'41" WEST, ALONG SAID EAST LINE OF THE WEST 1030.87 OF SAID SECTION 37, A DISTANCE OF 90.00 FEET TO AN EXISTING FENCE LINE; THENCE RUN NORTH 89°40'40" WEST, ALONG SAID FENCE LINE, A DISTANCE OF 329.87 FEET; THENCE RUN NORTH 00°19'20" EAST, PERPENDICULAR TO SAID FENCE LINE, A DISTANCE OF 106.30 FEET, SAID POINT BEING THE FACE OF AN EXISTING BUILDING; THENCE RUN SOUTH 89°40'40" EAST, ALONG SAID BUILDING LINE, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°19'20" WEST, A DISTANCE OF 96.30 FEET; THENCE RUN SOUTH 89°40'40" EAST, A DISTANCE OF 309.89 FEET; THENCE RUN NORTH 00°27'41" EAST, PARALLEL WITH AND 10.00 FEET WEST OF, PERPENDICULAR MEASURE, THE EAST LINE OF THE WEST 1030.87 OF SAID SECTION 37, A DISTANCE OF 80.00 FEET; THENCE RUN SOUTH 89°32'19" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
ALL LYING WITHIN THE ABOVE DESCRIBED PARENT PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 0963, PAGE 0677.

AND CONTAINS AN AREA OF 5,061.862 SQUARE FEET OR 0.116 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 Legal Descriptions as described in O R Book 0963 , page 0677, in section 37, Township 19 South, Range 28 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 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: _____

Department Deputy Director, Environmental Service, for the City of Leesburg.

SECTION: 37-19-28



CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
550 S. 14th ST. - P.O. BOX 490830
LEESBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9879

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

DATE: 07/11/2012
DRAWN: DDF
CHECKED: AP
APPROVED: RM
SCALE: NTS
FILE NO.: EA12021

SHEET
NUMBER
1
OF
2

