

03-BSD05 -03/07  
May 3, 2012  
This instrument prepared by  
LYNN W. BLAIS  
Under the direction of  
FREDRICK W. LOOSE, ATTORNEY  
Department of Transportation  
719 South Woodland Boulevard  
DeLand, Florida 32720

PARCEL NO. 125.1R  
SECTION 11010  
F.P. NO. 238394 3  
STATE ROAD 500 (US 441)  
COUNTY: LAKE

### CITY DEED

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the **CITY OF LEESBURG**, a municipality of the State of Florida, grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

**PARCEL NO. 125**

**SECTION 11010  
F.P. NO. 238394 3**

**PART A:**

That part of:

Deed Book 176, Page 114, Public Records of Lake County, Florida.

"Begin at the Southeast corner of Section 23 Township 19 South Range 24 East run thence West along the Section line 150 feet; thence run North parallel to East line of Section 23 four hundred seventy five feet (475 ft.) more or less to ditch; thence run Easterly along said ditch 150 feet more or less to the East line of said Section 23; thence run South along the East line of said Section 23 to the Southeast corner of said Section 23 and point of beginning; the above comprising a strip of land 150 feet East and West and approximately 475 feet North and South, being bounded on the North by the aforesaid ditch and on the South by the South line of said Section 23 Township 19 South Range 24 East:"

Deed Book 238, Page 261, Public Records of Lake County, Florida.

"Beginning on South line of Section 23, Township 19 South, Range 24 East, Lake County, Florida, at a point 150 feet West of the SE corner of said Section, run thence West 100 feet to a pipe, thence North 514 feet to a pipe on the Southerly edge of a ditch, thence Easterly along the ditch bank to a point 524 feet North of the point of beginning, thence South 524 feet to the point of beginning, said tract comprising approximately 1.2 Acres."

Official Records Book 352, Page 60, Pubic Records of Lake County, Florida.  
Re-recorded in Official Records Book 366, Page 712 of the Public Records of Lake County, Florida

"That part of Government Lots 3, 4, 7 and 8 in Section 24, Township 19 South, Range 24 East, in the City of Leesburg, Florida, bounded and described as follows: From the Southwest corner of

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the said Section 24, run North 0° 29' 30" East along the West line of the said Section 24 a distance of 234.15 feet to a point on the Northerly line of the 100 foot wide right of way of North Boulevard (U.S. Highway No. 441); thence run Easterly along the Northerly line of the said right of way, along a curve to the left whose radius is 1860.1 feet a distance of 315.05 feet for a point of beginning; From said point of beginning, run thence North 24°09' East 225.85 feet; thence run South 63°45' East 125 feet to the centerline of the Lake Griffin Canal; thence run North 24°09' East along the centerline of the said canal 403 feet, more or less, to a point on the East line of the West 1/2 of the said Government Lot 8; thence run North 00°28'20" East along the East line of the West 1/2 of the said Government Lots 8 and 4 a distance of 1400 feet, more or less to the waters of Lake Griffin; thence run Easterly along and with the waters of Lake Griffin to an intersection with the West line of the Lake Griffin Canal; thence run East along the mouth of the said canal to an intersection of the East line of the said canal with the waters of Lake Griffin, the said point being hereby designated as "See Schedule A, attached hereto and marked JWM for identification."

"Schedule A"

"Point "A"; Begin again at the point of beginning, thence run Easterly along the Northerly line of the right of way of the said North Boulevard 1030 feet to the East line of the said Government Lot 8; thence run North 0°27'10" East along the East line of the said Government Lot 8 a distance of 210 feet to a point that is 237.6 feet North of the Southeast corner of said Government Lot 8; thence run South 89°29'50" East and parallel with the South line of Government Lot 7, in the said Section 24 a distance of 300 feet; thence run North 00°27'10" East and parallel with the West line of the said Government Lots 7 and 3 a distance of 1856.85 feet; thence run North 89°29'50" West 125 feet to the waters of Lake Griffin; thence run Southerly, along and with the waters of Lake Griffin to the above designated Point "A", Less and except therefrom the right of way of Lake Griffin Canal."

Deed Book 364, Page 471, Public Records of Lake County, Florida.

"Beginning at the point of intersection of the North boundary of the 100 foot wide right of way of North Boulevard with the West boundary of Section 24, Township 19 South, Range 24 East, Lake County, Florida, said point being 234.15 feet N 0°29'30"E. of the Southwest Corner of said Section 24; run thence N 0°29'30" E, along the West boundary of said Section 24, 315.00 feet; thence S 50°00'00" East 59.90 feet to the intersection with the South boundary of the 15 foot wide Butler Canal Easement; thence S 63°45'00"E along the said South boundary of the Butler Canal Easement 382.10 feet; to the West boundary of the proposed 250 foot wide right of way for Lake Griffin Canal; thence S 24°09'00" W, along said Canal right of way 225.85 feet to the North boundary of the right of way of the aforesaid North Boulevard; thence Westerly, along said right of way, along a curve concave to the North whose radius is 1860.10 feet, 315.05 feet to Point of Beginning."

Being a portion of those certain lands as described in Deed Book 176, Page 114, Deed Book 238, Page 261, Official Records Book 352, Page 60 and Official Records Book 364, Page 471 of the Public Records of Lake County, Florida.

Being described as follows:

Commence at a 6"x 6" concrete monument with no identification marking the Southeast corner of Section 23, Township 19 South, Range 24 East, Lake County, Florida; thence North 00°55'19" East along the East line of the Southeast quarter of said Section 23, a distance of 232.99 feet to a point on the existing Northeasterly right of way line of State Road 500 (U.S. Highway No. 441) as shown on the Florida Department of Transportation right of way map, Section 11010, Financial Project No. 238394-3 for the POINT OF BEGINNING; said point being a point on a curve, concave Northeasterly, having a radius of 1860.08 feet, a chord distance of 117.97 feet and a chord bearing of North 65°06'25" West, thence departing said East line, run Northwestwardly along said right of way line and the arc of said curve, through a central angle of 03°38'03", a distance of 117.99 feet to the point of tangency thereof; thence North 63°17'23" West, along said right of way

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line, a distance of 160.25 feet; thence departing said Northeasterly right of way line, run North 01°42'11" East, a distance of 28.16 feet; thence South 60°14'13" East, a distance of 66.10 feet; thence South 63°17'23" East, a distance of 106.15 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 1838.08 feet, a chord distance of 246.25 feet and a chord bearing of South 67°07'50" East; thence run Southeasterly along the arc of said curve, through a central angle of 07°40'54", a distance of 246.44 feet; thence departing said curve, run South 75°20'14" East, a distance of 70.00 feet; thence North 16°50'51" East, a distance of 8.00 feet to the beginning of a non-tangent curve, concave Northeasterly, having a radius of 1826.08 feet, a chord distance of 26.00 feet and a chord bearing of South 73°33'37" East, thence run Southeasterly along the arc of said curve, through a central angle of 00°48'57", a distance of 26.00 feet; thence departing said curve, run North 14°35'36" East, a distance of 195.39 feet; thence South 62°45'56" East, a distance of 124.05 feet to a point on the West line of Lake Griffin Canal; thence continue South 62°45'56" East, a distance of 33.52 feet; thence South 15°59'23" East, a distance of 11.10 feet; thence South 13°56'08" West, a distance of 70.43 feet; thence South 10°32'51" West, a distance of 77.76 feet to the beginning of a non-tangent curve, concave Northeasterly, having a radius of 1826.08 feet, a chord distance of 143.79 feet and a chord bearing of South 81°25'34" East; thence run Southeasterly along the arc of said curve, through a central angle of 04°30'46", a distance of 143.82 feet to the point of tangency thereof; thence South 83°40'57" East, a distance of 41.35 feet to the East line of Lake Griffin Canal; thence South 24°33'07" West along said East line, a distance of 9.48 feet a point on aforesaid Northeasterly right of way line of State Road 500 (U.S. Highway No. 441); thence North 83°40'57" West, a distance of 38.39 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 1835.08 feet, a chord distance of 294.34 feet and a chord bearing of North 79°04'57" West; thence run Northwesterly along said right of way line and the arc of said curve, through a central angle of 09°11'59", a distance of 294.65 feet; thence departing said curve, run along a radial bearing of South 15°31'02" West along said right of way line, a distance of 25.00 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 1860.08 feet, a chord distance of 245.21 feet and a chord bearing of North 70°42'12" West; thence run Northwesterly along said right of way line and the arc of said curve, through a central angle of 07°33'31", a distance of 245.39 feet to the POINT OF BEGINNING.

Containing 1.008 acres, more or less.

**PART B:**

That part of:

Deed Book 176, Page 114, Public Records of Lake County, Florida.

"Begin at the Southeast corner of Section 23 Township 19 South Range 24 East run thence West along the Section line 150 feet; thence run North parallel to East line of Section 23 four hundred seventy five feet (475 ft.) more or less to ditch; thence run Easterly along said ditch 150 feet more or less to the East line of said Section 23; thence run South along the East line of said Section 23 to the Southeast corner of said Section 23 and point of beginning; the above comprising a strip of land 150 feet East and West and approximately 475 feet North and South, being bounded on the North by the aforesaid ditch and on the South by the South line of said Section 23 Township 19 South Range 24 East:"

Deed Book 238, Page 261, Public Records of Lake County, Florida.

"Beginning on South line of Section 23, Township 19 South, Range 24 East, Lake County, Florida, at a point 150 feet West of the SE corner of said Section, run thence West 100 feet to a pipe, thence North 514 feet to a pipe on the Southerly edge of a ditch, thence Easterly along the ditch bank to a point 524 feet North of the point of beginning, thence South 524 feet to the point of beginning, said tract comprising approximately 1.2 Acres."

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Official Records Book 352, Page 60, Pubic Records of Lake County, Florida.  
Re-recorded in Official Records Book 366, Page 712 of the Public Records of Lake County,  
Florida

"That part of Government Lots 3, 4, 7 and 8 in Section 24, Township 19 South, Range 24 East, in the City of Leesburg, Florida, bounded and described as follows: From the Southwest corner of the said Section 24, run North 0° 29' 30" East along the West line of the said Section 24 a distance of 234.15 feet to a point on the Northerly line of the 100 foot wide right of way of North Boulevard (U.S. Highway No. 441); thence run Easterly along the Northerly line of the said right of way, along a curve to the left whose radius is 1860.1 feet a distance of 315.05 feet for a point of beginning; From said point of beginning, run thence North 24°09' East 225.85 feet; thence run South 63°45' East 125 feet to the centerline of the Lake Griffin Canal; thence run North 24°09' East along the centerline of the said canal 403 feet, more or less, to a point on the East line of the West 1/2 of the said Government Lot 8; thence run North 00°28'20" East along the East line of the West 1/2 of the said Government Lots 8 and 4 a distance of 1400 feet, more or less to the waters of Lake Griffin; thence run Easterly along and with the waters of Lake Griffin to an intersection with the West line of the Lake Griffin Canal; thence run East along the mouth of the said canal to an intersection of the East line of the said canal with the waters of Lake Griffin, the said point being hereby designated as "See Schedule A, attached hereto and marked JWM for identification."

"Schedule A"

"Point "A"; Begin again at the point of beginning, thence run Easterly along the Northerly line of the right of way of the said North Boulevard 1030 feet to the East line of the said Government Lot 8; thence run North 0°27'10" East along the East line of the said Government Lot 8 a distance of 210 feet to a point that is 237.6 feet North of the Southeast corner of said Government Lot 8; thence run South 89°29'50" East and parallel with the South line of Government Lot 7, in the said Section 24 a distance of 300 feet; thence run North 00°27'10" East and parallel with the West line of the said Government Lots 7 and 3 a distance of 1856.85 feet; thence run North 89°29'50" West 125 feet to the waters of Lake Griffin; thence run Southerly, along and with the waters of Lake Griffin to the above designated Point "A", Less and except therefrom the right of way of Lake Griffin Canal."

Deed Book 364, Page 471, Public Records of Lake County, Florida.

"Beginning at the point of intersection of the North boundary of the 100 foot wide right of way of North Boulevard with the West boundary of Section 24, Township 19 South, Range 24 East, Lake County, Florida, said point being 234.15 feet N 0°29'30"E. of the Southwest Corner of said Section 24; run thence N 0°29'30" E, along the West boundary of said Section 24, 315.00 feet; thence S 50°00'00" East 59.90 feet to the intersection with the South boundary of the 15 foot wide Butler Canal Easement; thence S 63°45'00"E along the said South boundary of the Butler Canal Easement 382.10 feet; to the West boundary of the proposed 250 foot wide right of way for Lake Griffin Canal; thence S 24°09'00" W, along said Canal right of way 225.85 feet to the North boundary of the right of way of the aforesaid North Boulevard; thence Westerly, along said right of way, along a curve concave to the North whose radius is 1860.10 feet, 315.05 feet to Point of Beginning."

Being those certain lands as described in Deed Book 176, Page 114, Deed Book 238, Page 261, Official Records Book 352, Page 60 and Official Records Book 364, Page 471 of the Public Records of Lake County, Florida.

Being described as follows:

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Commence at a 6"x6" concrete monument with no identification marking the Southwest corner of Section 24, Township 19 South, Range 24 East, Lake County, Florida; thence South 89°03'53" East along the South line of said Section 24, a distance of 1329.67 feet to the Southeast corner of Government Lot 8 of said Section 24; thence departing said South line, run North 00°53'36" East along the East line of said Government Lot 8, a distance of 53.47 feet to a point on the existing Northeasterly right of way line of State Road 500 (U.S. Highway No. 441) as shown on the Florida Department of Transportation right of way map, Section 11010, Financial Project No. 238394 3 for the POINT OF BEGINNING; thence departing said East line, run North 83°40'57" West along said right of way line, a distance of 431.93 feet to a point on the East line of the West 420 feet of the East 850 feet of said Government Lot 8; thence departing said right of way line, run North 00°53'56" East, along said East line, a distance of 8.04 feet; thence departing said East line, run South 83°40'57" East, a distance of 146.31 feet; thence South 87°06'58" East, a distance of 50.09 feet; thence South 77°58'18" East, a distance of 50.25 feet; thence South 83°40'57" East, a distance of 150.00 feet; thence South 88°15'23" East, a distance of 35.65 feet to a point on aforesaid East line of Government Lot 8; thence South 00°53'56" West along said East line, a distance of 8.88 feet a point on aforesaid Northeasterly right of way line of State Road 500 (U.S. Highway No. 441) and the POINT OF BEGINNING.

Containing 3235 square feet, more or less.

This legal description prepared under the direction of:  
William D. Donley, P.S.M.  
Florida Registration No. 5381  
Bowyer-Singleton & Associates, Inc.  
110 West Indiana Ave., Suite 102  
DeLand, Florida 32720

PROVIDED that the City has the following rights:

1. The City hereby reserves an easement, operate, maintain, improve, add to, upgrade and remove, existing utility facilities on, within, and upon the lands described herein in accordance with the F.D.O.T.'s current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. Any improvement, addition, or upgrade will be subject to prior approval by the F.D.O.T. Should the F.D.O.T. fail to approve any improvement, addition, or upgrade by the City or require the City to alter, adjust, or relocate its facilities located within said lands, the F.D.O.T. hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The City shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.
4. The City agrees to repair any damage caused by the City to F.D.O.T. facilities and to indemnify to the extent permitted under Florida law the F.D.O.T. against any loss or damage resulting from the City exercising its rights outlined in Paragraphs 1 and 3 above.

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TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

Signed, sealed and delivered in the presence of: Two witnesses required by Florida Law

CITY OF LEESBURG, FLORIDA

\_\_\_\_\_  
SIGNATURE LINE  
PRINT/TYPE NAME: \_\_\_\_\_

By: \_\_\_\_\_  
Its Mayor

\_\_\_\_\_  
SIGNATURE LINE  
PRINT/TYPE NAME: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Its City Clerk  
ADDRESS OF GRANTOR:

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, Mayor, who is personally known to me or who has produced as identification.

\_\_\_\_\_  
PRINT/TYPE NAME: \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_