

RETURN

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

INSTRUMENT #2012098875
OR BK 4216 PG 799 - 802 (4 PGS)
DATE: 9/20/2012 3:48:25 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$35.50 DEED DOC \$0.70

Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 14 day of September, 2012, by JAMES P. CASWELL, JR. AND HERMA L. WHITE, whose address is 1730 Green Valley Road, Leesburg, FL 34748, 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

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.

C63673

WITNESSES (two required)

[Signature]
Robyn R. Bolduc
(Type or print name of Witness)

[Signature]
Maura Thier
(Type or print name of witness)

GRANTOR:

[Signature]
JAMES P. CASWELL, JR.

[Signature]
HERMA L. WHITE

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared James P. Caswell, Jr. and Herma L. White, who acknowledged before me that they executed this instrument on the 14 day of September, 2012, and who were either personally known to me, or who produced FL DL as identification.

[Signature]
NOTARY PUBLIC
Jacqueline Hibbs
Type or print name of Notary

EE 217095
Commission Number
07-17-2016
Commission expiration date

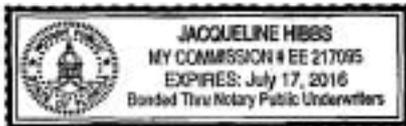


EXHIBIT "A"

PARENT PARCEL:

PARCEL ID # 20-19-24-000100000400. ALTERNATE KEY # 1172187.
AS DESCRIBED IN OFFICIAL RECORDS BOOK 1326 PAGE 1923, TO WIT:

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT:
A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: THE SOUTH 20 FEET OF THE NORTH 3/4 OF THE EAST 3/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LYING WEST OF PRUITT STREET.

DESCRIPTION : 20' UTILITY EASEMENT

A 20.00 FOOT WIDE, PERPENDICULAR MEASURE, PARCEL OF LAND LYING NORTHERLY OF AND CONTIGUOUS WITH THE SOUTHERLY LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. ALL LYING WITHIN THE ABOVE DESCRIBED PARENT PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1018, PAGE 2044.
ALSO DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. THENCE RUN WEST ALONG SAID SOUTH LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TO THE WEST LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 330.54 FEET MORE OR LESS; THENCE RUN NORTH ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET; THENCE RUN EAST, TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 330.54 FEET MORE OR LESS; THENCE RUN SOUTH, TO THE POINT OF BEGINNING, A DISTANCE OF 20.00 FEET.
THE ABOVE DESCRIBED EASEMENT CONTAINS AN AREA OF 6,611.516 SQUARE FEET OF 0.152 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 their 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 Official Records Book 1326, Page 1923, section 20, Township 19 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 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 Steve Davis 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: _____

Electric Service Planner, for the City of Leesburg.

SECTION: 20-19-24



CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
560 S. 140 ST. - P.O. BOX 49300
LEESBURG, FLORIDA 34749
PHONE (352) 728-0735
FAX (352) 728-0879

SKETCH OF DESCRIPTION
20' UTILITY EASEMENT
James P. Caswell Jr. & Herma L. White
to the CITY OF LEESBURG

DATE: 09/05/2012
DRAWN: DDF
CHECKED: AP
APPROVED: SD
SCALE: NTS
FILE NO.: EA12024

SHEET
NUMBER
1
OF
2