

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

## Special Warranty Deed

RESERVED FOR RECORDING

THIS INDENTURE, made on the \_\_\_\_\_ day of June, 2013, between **THE CITY OF LEESBURG, FLORIDA**, ("Grantors"), whose address is 501 West Meadow Street, Leesburg, FL 34748, and **LEESBURG CEMETERIES, INC.**, ("Grantees"), whose address is P.O. Box 490840, Leesburg, FL 34749.

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantees, the receipt of which is acknowledged, do hereby bargain, sell, remise, release, convey and quitclaim to Grantees and Grantees' heirs, executors, administrators, and assigns forever the following described land situated in Lake County, Florida:

**Begin at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 24 East, run thence South of Section line 660 feet, thence South 52 Degrees 15 Minutes East 1023 feet to a fence post located on Southwest side of Clay Road, this being the Point of Beginning, run thence South 35 Degrees West 229 feet, thence East 296 feet, thence North 45 feet, thence North 52 Degrees 15 Minutes West 215 feet to Point of Beginning, lying and being in Lake County, Florida.**

**LESS AND EXCEPT any portion of the above described property as contained in the following description: From the Northwest corner of the Southwest 1/4 of Section 22, Township 19 South, Range 24 East, run South 660 feet, thence South 49 Degrees 41 Minutes 30 feet East along the North side of Montclair Road 908.2 feet for a Point of Beginning, run thence North 0 Degrees 54 Minutes East 156.1 feet, thence South 89 Degrees 06 Minutes East 250 feet, thence South 0 Degrees 54 Minutes West 370 feet to the North side of said Montclair Road, thence North 48 Degrees 33 Minutes West along North side of road 329.2 feet to Point of Beginning.**

**AND LESS AND EXCEPT any portion of captioned land which was conveyed to the City of Leesburg by Quit Claim Deed filed May 13, 1988, in O.R. Book 964, Pages 2059, 2060 and 2061.**

Property Appraiser's Parcel I.D. No. 22-19-24-0003-000-13600

RESERVING UNTO THE GRANTOR an easement for utilities as described on Exhibit "A" attached to this deed, together with an easement for any underground utilities which may be present on the property as of the date of this conveyance.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Said Grantor(s) does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, under or against the Grantor.

**IN WITNESS WHEREOF**, Grantor(s) has hereunto set Grantor(s)' hand and seal this day and year first above written.

THE CITY OF LEESBURG, FLORIDA

BY: \_\_\_\_\_  
DAVID KNOWLES, Mayor

ATTEST: \_\_\_\_\_  
BETTY RICHARDSON, City Clerk

{SEAL}

STATE OF FLORIDA  
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared DAVID KNOWLES, as the Mayor, and BETTY RICHARDSON, as the City Clerk, respectively, of the City of Leesburg, Florida, who acknowledged before me on the \_\_\_\_\_ day of June, 2013, that they executed the foregoing instrument, and who were either {CHECK ONE}  personally known to me, or who  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
Commission Number

\_\_\_\_\_  
Type or print name of Notary

\_\_\_\_\_  
Commission Expiration Date

**PARENT PARCEL:**

EXHIBIT "A"

PARCEL ID # 22-19-24-000300013600. ALTERNATE KEY # 1700272.  
AS DESCRIBED IN OFFICIAL RECORDS BOOK 821, PAGE 1414. TO WIT:

FROM THE NORTHWEST CORNER OF THE S.W.1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID S.W.1/4, 660.00 FEET; THENCE RUN SOUTH 49°41'30" EAST ALONG THE RIGHT OF WAY OF MONTCLAIR ROAD AND THE EXTENSION THEREOF, ACCORDING TO THE PLAT OF CARVER PARK SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 65, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1023.0 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 35°00'00" WEST 266.40 FEET TO A POINT THAT IS 1110.0 FEET NORTH OF THE SOUTH LINE OF THE S.W.1/4; RUN THENCE SOUTH 89°35'40" EAST PARALLEL TO THE SOUTH LINE OF SAID S.W.1/4, 310.90 FEET; THENCE NORTH 0°54'00" EAST 76.83 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.  
LESS RIGHT OF WAY FOR MONTCLAIR ROAD.

**DESCRIPTION : 10' UTILITY EASEMENT**

A 10.00 FEET, PERPENDICULAR MEASURE, PARCEL OF LAND LYING SOUTHWESTERLY OF AND CONTIGUOUS WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD, ALL LYING WITHIN THE ABOVE DESCRIBED PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 821, PAGE 1414.

ALSO DESCRIBED AS:

FROM THE NORTHWEST CORNER OF THE S.W.1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID S.W.1/4, 660.00 FEET; THENCE RUN SOUTH 49°41'30" EAST ALONG THE OLD RIGHT OF WAY OF MONTCLAIR ROAD AND THE EXTENSION THEREOF, ACCORDING TO THE PLAT OF CARVER PARK SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 65, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1023.0 FEET: THENCE RUN SOUTH 35°00'00" WEST TO THE THE SOUTHWESTERLY RIGHT-OF-WAY OF MONTCLAIR ROAD AS IT EXISTS TODAY, AND HAVING A RIGHT OF WAY WIDTH OF 60.00 FEET, A DISTANCE OF 30.13 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 35°00'00" WEST, A DISTANCE OF 10.04 FEET; THENCE RUN SOUTH 49°21'40" EAST, PARALLEL WITH AND 10.00 FEET SOUTHWESTERLY OF, PERPENDICULAR MEASURE, THE NEW SOUTHWESTERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD, A DISTANCE OF 175.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY, ALONG SAID 10.00 FOOT OFFSET LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH 421.97 FEET, A DELTA ANGLE OF 8°08'59", AN ARC LENGTH OF 60.02 FEET; A TANGENT LENGTH OF 30.06 FEET, A CHORD LENGTH OF 59.96 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 01°10'04" EAST, TO THE AFORESAID NEW SOUTHWESTERLY RIGHT OF WAY OF MONTCLAIR ROAD, A DISTANCE OF 11.76 FEET; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 411.97 FEET, A DELTA ANGLE OF 7°17'58", AN ARC LENGTH OF 52.48 FEET, A TANGENT LENGTH OF 26.28 FEET, A CHORD LENGTH OF 52.45 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 49°21'40" WEST, ALONG SAID NEW SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 176.12 FEET TO THE POINT OF BEGINNING.

AND CONTAINS AN AREA OF 2,319.030 SQUARE FEET OR 0.053 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 821 , page 1414, in section 22, Township 19 South, Range 24 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.

SECTION: 22-19-24



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**  
**10' UTILITY EASEMENT**  
2323 Montclair Road  
Lone Oak Cemetery  
to the CITY OF LEESBURG

DATE: 06/06/2013  
DRAWN: DDF  
CHECKED: AP  
APPROVED: DC  
SCALE: NTS  
FILE NO.: EA13005

SHEET  
NUMBER  
1  
OF  
2

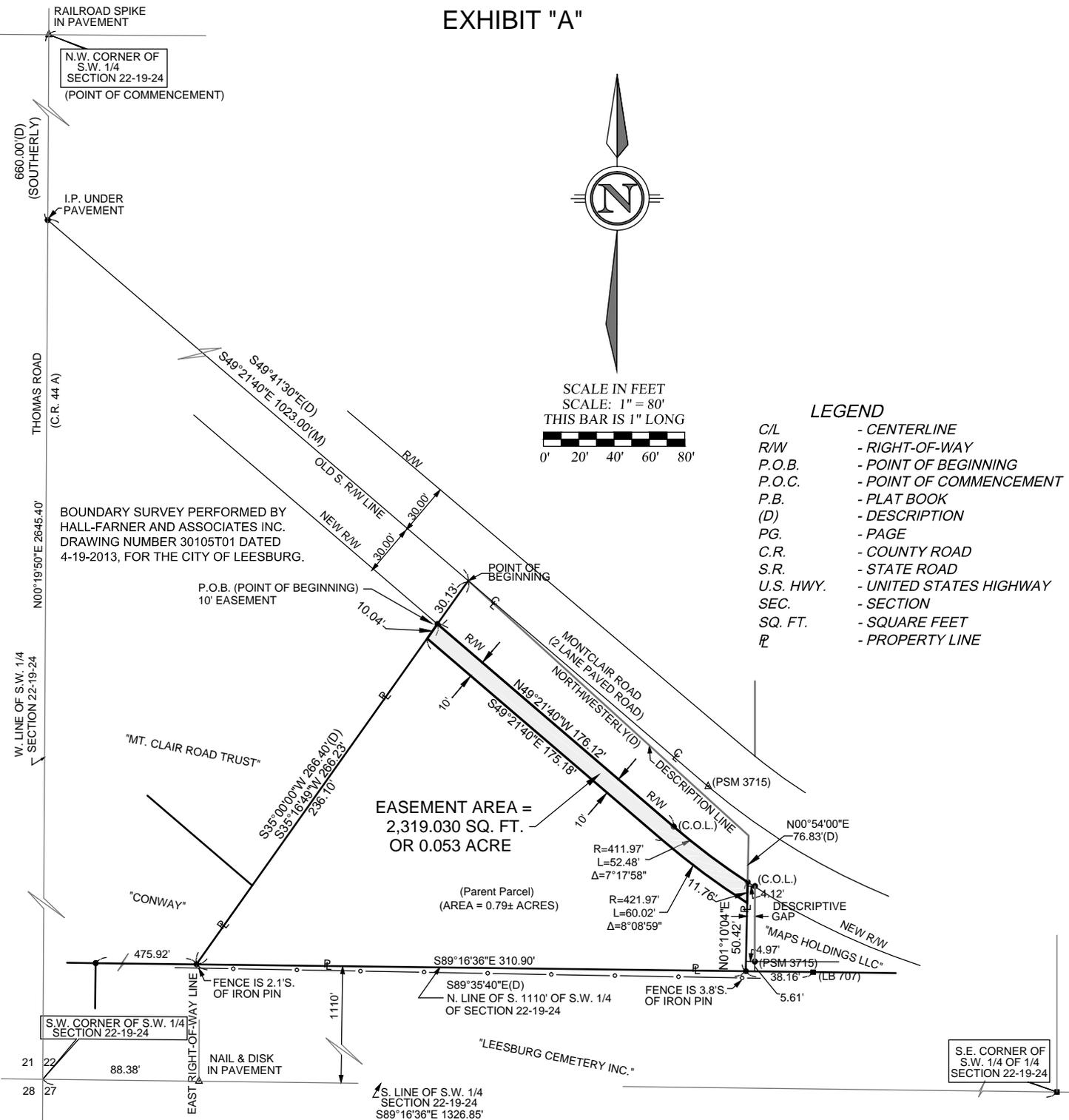
# EXHIBIT "A"



SCALE IN FEET  
SCALE: 1" = 80'  
THIS BAR IS 1" LONG

### 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
- $\mathcal{R}$  - PROPERTY LINE



EASEMENT AREA =  
2,319.030 SQ. FT.  
OR 0.053 ACRE

(Parent Parcel)  
(AREA = 0.79± ACRES)

SECTION: 22-19-24



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