RETURN

INSTRUMENT #2014054114
OR BK 4478 PG 711 - 713 (3 PGS)
DATE: 5/16/2014 10:39:12 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $27.00 DEED DOC $0.70

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 7 day of MAY, 2014, by **KNOWLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** whose address is P.O. Box 490466, Leesburg, FL 34749, 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 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.

{SIGNATURES APPEAR ON FOLLOWING PAGE}

CL3690

WITNESSES (two required)

Shandi Guilfoil

(Type or print name of Witness)

Brandi Whales

(Type or print name of witness)

GRANTOR: KNOWLES, LLC

BY: _____

STEPHEN GORDON KNOWLES,
as Manager

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Stephen Gordon Knowles, as Manager of Knowles, LLC, a Florida limited liability company, who acknowledged before me that he executed this instrument on the 7 day of May, 2014, and who was either ☒ personally known to me, or who ☐ produced _____ as identification.

NOTARY PUBLIC

Shandi Guilfoil

Type or print name of Notary

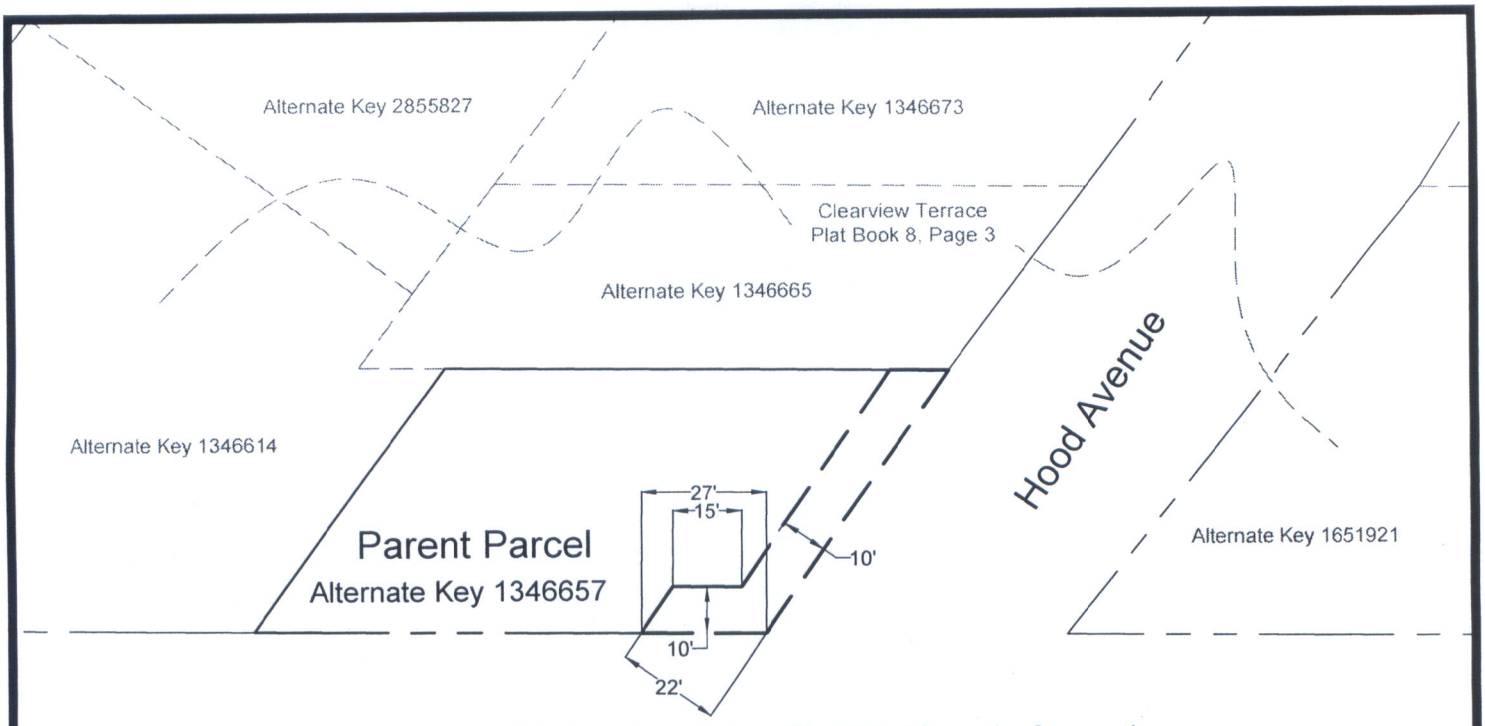
EE 170569

Commission Number

Feb 16 2016

Commission expiration date

SHANDI GUILFOIL
Notary Public - State of Florida
My Comm. Expires Feb 16, 2016
Commission # EE 170569



PARENT PARCEL: Per Official Records Book 3917, Pages 2470-2471

That part of Lots 16 and 17 in Block "B" in the corrected plat of Clearview Terrace, a subdivision in the City of Leesburg, Florida according to the plat thereof recorded in Plat Book 8, Page 3, Public Records of Lake County, Florida, bounded and described as follows: Begin at the Southeast corner of the said Lot 16, thence run Northeasterly along the Easterly line of Lots 16 and 17 in the said Block "B" to a point that is 40 feet South of the North line of said Lot 17; thence run west and Parallel with the North line of the said Lot 17 a distance of 108 feet; thence run Southwesterly and parallel with the Easterly line of Lots 16 and 17 in the said Block "B" to a point on the South line of the said Lot 16; thence run East along he South line of the said Lot 16 a distance of 108 feet to the point of beginning; Less and Except therefrom the right of way of State Road No. S-468.

Lake County Property Appraiser Alternate Key Number 1346657

DESCRIPTION : 10' UTILITY EASEMENT

The Easterly 10 feet of the above described property, said Easterly 10 feet being, 10 feet perpendicular to and parallel with the Westerly right of way of Hood Avenue as shown on the above reference Clearview Terrace subdivision; and the South 10 feet of the East 22 feet (When measured at right angles and parallel with said Hood Avenue) of the above described property, said South 10 feet being, 10 feet perpendicular to and parallel with the Northerly right of way of State Road No. S-468, said state road also referred to as South Street, as it exists on April 10th, 2014.

GENERAL NOTES

1: This is NOT A BOUNDARY SURVEY.

2: This sketch is to show a graphical representation of the description contained on this sheet.

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: 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.

5: No Bearings are represented on this sketch all boundary information was taken from the Lake County Property appraiser and the City of Leesburg does not warrant its accuracy.

6: 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

I Gary Hunnewell, HAVE REQUESTED THE INFORMATION DEPICTED HEREIN AND ACKNOWLEDGE RECEIPT OF THE INFORMATION AND IT IS SATISFACTORY FOR MY NEEDS AS OF THE DATE OF THIS SIGNATURE.

NAME:_____ DATE:_____

Water Distribution Supervisor, City of Leesburg.

EXHIBIT "A"

SECTION: 27-19-24

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 and DESCRIPTION
10' UTILITY EASEMENT
Knowles, LLC.
to the CITY OF LEESBURG

DATE:	04/10/2014
DRAWN:	ACP
CHECKED:	ACP
APPROVED:	GH
SCALE:	1" = 40'
FILE NO.:	EA14005

SHEET NUMBER 1 OF 1