

EXHIBIT "A"

PARENT PARCEL: OR. BOOK 2546, PAGE 0179.

ALTERNATE KEY: 1650925, PARCEL ID # 26-19-24-330000000100. TO WIT:

A PART OF LOT 1 LYING SOUTH OF MAIN STREET, LESS THE SOUTH 10.00 FEET THEREOF ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF LEESBURG, AS FILLED AND RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS; FROM THE NORTHEAST CORNER OF LOT 1, RUN SOUTH ALONG THE WESTERLY RIGHT-OF-WAY OF PALMETTO STREET, A DISTANCE OF 214.76 FEET TO THE NORTHERLY RIGHT-OF-WAY OF MAGNOLIA STREET AS NOW EXISTS; THENCE NORTH 89°59'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 67.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'10" WEST ALONG SAID NORTHERLY RIGHT OF WAY 68.29 FEET TO THE EASTERLY RIGHT OF WAY OF FIRST STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 00°03'20" EAST, 214.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MAIN STREET AND THE NORTHWEST CORNER OF LOT 1; THENCE ALONG SOUTHERLY RIGHT-OF-WAY, NORTH 89°59'00" EAST, 66.97 FEET; THENCE SOUTH 00°17'54" EAST, 214.73 FEET TO THE POINT OF BEGINNING.

DESCRIPTION : 10' UTILITY EASEMENT

A 10.00 FOOT WIDE, PERPENDICULAR MEASURED, PARCEL OF LAND LYING CONTIGUOUS WITH THE SOUTHERLY AND WESTERLY PROPERTY LINES OF THE ABOVE DESCRIBED PARENT PARCEL, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 LYING SOUTH OF MAIN STREET FOR THE POINT OF COMMENCEMENT, (P.O.C.); ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF LEESBURG, AS FILLED AND RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN SOUTH ALONG THE WESTERLY RIGHT-OF-WAY OF PALMETTO STREET, A DISTANCE OF 214.76 FEET TO THE NORTHERLY RIGHT-OF-WAY OF MAGNOLIA STREET AS IT NOW EXISTS; THENCE RUN NORTH 89°59'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 67.58 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, (P.O.B.); THENCE CONTINUE NORTH 89°59'10" WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 68.29 FEET TO THE EASTERLY RIGHT OF WAY OF FIRST STREET; THENCE RUN NORTH 00°03'20" EAST, ALONG SAID EASTERLY RIGHT OF WAY, TO THE SOUTHERLY FACE OF AN EXISTING BUILDING, A DISTANCE OF 96.16 FEET, MORE OR LESS; THENCE RUN SOUTH 89°56'40" EAST, ALONG SAID BUILDING, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°03'20" WEST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY OF FIRST STREET, A DISTANCE OF 86.16 FEET MORE OR LESS, TO A POINT 10.00 FEET, PERPENDICULAR MEASURE, NORTH OF THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF MAGNOLIA STREET; THENCE RUN SOUTH 89°59'10" EAST, PARALLEL WITH AND 10.00 FEET, PERPENDICULAR MEASURE, NORTH OF SAID RIGHT OF WAY, A DISTANCE OF 58.29 FEET, THENCE RUN SOUTH 00°17'54" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; ALL LYING WITHIN THE LANDS BEING DESCRIBED IN OFFICIAL RECORD BOOK 2546, PAGE 0179, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND CONTAINS 1,544.500 SQUARE FEET OR 0.036 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 OR Book 1404, Page 1231, and OR Book 2546, Page 0790, section 26, Township 19 South, Range 24 East, Lake County, Florida.
- 7: This sketch was prepared by the City of Leesburg, Public works Department, Survey Division, under the direction of Steven C. Davis, Electric Service Planner. for the City of Leesburg.
- 8: This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

I Steven C. 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:26-19-24



CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
550 S. 14th ST. - P.O. BOX 490630
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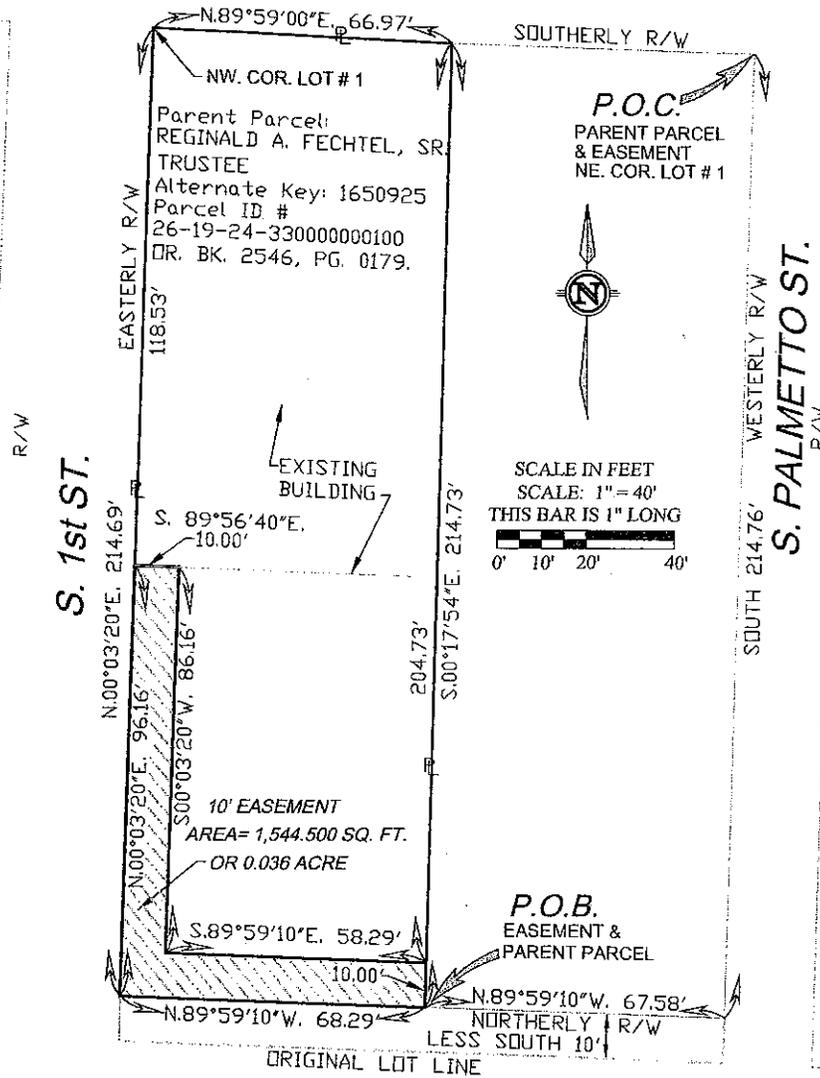
SKETCH OF DESCRIPTION
10' UTILITY EASEMENT
REGINALD A. FECHTEL, SR. TRUSTEE
to the CITY OF LEESBURG

DATE: 6/14/2011
DRAWN: DDF
CHECKED: AP
APPROVED: SCD
SCALE: NTS
FILE NO.: EA11006

SHEET NUMBER
1
OF
2

EXHIBIT "A"

MAIN ST.



MAGNOLIA ST.

LEGEND & ABBREVIATIONS

- | | | | |
|--------|-------------------------|-----------|-------------------------|
| C/L | - CENTERLINE | PG. | - PAGE |
| R/W | - RIGHT-OF-WAY | C.R. | - COUNTY ROAD |
| P.O.B. | - POINT OF BEGINNING | S.R. | - STATE ROAD |
| P.O.C. | - POINT OF COMMENCEMENT | U.S. HWY. | - UNITED STATES HIGHWAY |
| P.B. | - PLAT BOOK | SEC. | - SECTION |
| R | - PROPERTY LINE | SQ. FT. | - SQUARE FEET |

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10' UTILITY EASEMENT
REGINALD A. FECHTEL, SR. TRUSTEE
to the CITY OF LEESBURG

DATE: 6/14/2011
DRAWN: DDF
CHECKED: AP
APPROVED: SCD
SCALE: 1" = 40'
FILE NO.: EA11006

SHEET NUMBER
2
OF
2