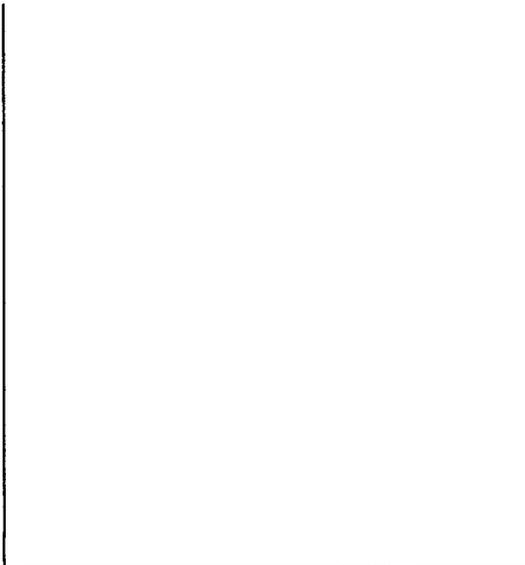




THIS INSTRUMENT PREPARED BY & RETURN TO:  
Fred A. Morrison  
McLin & Burnsed, P.A.  
Post Office Box 491357  
Leesburg, Florida 34749-1357

**Utility Easement**



RESERVED FOR RECORDING

THIS EASEMENT given the 25<sup>th</sup> day of October, 2014, by ROBERT W. BOWERSOX, whose address is 2001 South Street, Leesburg, Florida 34748, and DONNA H. THOMAS, AS SUCCESSOR TRUSTEE OF THE ALBERT HOLLINS REVOCABLE TRUST AGREEMENT DATED JANUARY 29, 1990, & JOSEPH A. PARRISH, JR., AS SUCCESSOR TRUSTEE OF THE BETTY RUTH HOLLINGS REVOCABLE TRUST AGREEMENT DATED JANUARY 29, 1990, whose address is 1931 South Street, Leesburg, Florida 34748, hereafter referred to jointly and severally 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  
THE PROPERTY DOES NOT CONSTITUTE EITHER THE HOMESTEAD OR THE  
RESIDENCE OF ANY OF THE GRANTORS**

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.

Grantor Bowersox owns a portion of the property over which this Easement passes, and Grantor \*\*\* owns a portion of the property over which this Easement passes. By joining together in granting this Easement, no Grantor is asserting any right, title, interest, or claim, in and to any real property not owned by that Grantor on the date of this Easement.

**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.

WITNESSES (two required)

*Michelle H. Adkins*  
Michelle H. Adkins  
(Type or print name of Witness)

GRANTOR:

*Robert W. Bowersox*  
ROBERT W. BOWERSOX

*Jill L. Stanley*  
Jill L. Stanley  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Robert W. Bowersox, who acknowledged before me that he executed this instrument on the 11th day of September, 2014, and who was either  personally known to me, or who  produced \_\_\_\_\_ as identification.

*Jill L. Stanley*  
NOTARY PUBLIC

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

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

\_\_\_\_\_  
Commission expiration date



WITNESSES (two required)

*Michelle H. Adkins*  
Michelle H. Adkins  
(Type or print name of Witness)

GRANTOR:

*Donna H. Thomas, TTE*  
DONNA H. THOMAS, Successor Trustee of the  
Albert Hollins Revocable Trust dated  
January 29, 1990

*Jill L. Stanley*  
Jill L. Stanley  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF LAKE

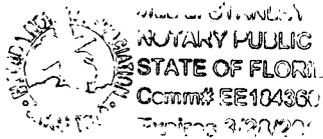
BEFORE ME, the undersigned Notary Public, personally appeared Donna H. Thomas, as Successor Trustee of the Albert Hollins Revocable Trust Agreement dated January 29, 1990, who acknowledged before me that she executed this instrument on the \_\_\_\_\_ day of September, 2014, and who was either  personally known to me, or who  produced \_\_\_\_\_ as identification.

Gail Hanley  
NOTARY PUBLIC

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

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

\_\_\_\_\_  
Commission expiration date



WITNESSES (two required)

GRANTOR:

\_\_\_\_\_  
(Type or print name of Witness)

\_\_\_\_\_  
JOSEPH A. PARRISH, JR., as Successor  
Trustee of the Betty Ruth Hollins  
Revocable Trust Agreement dated January  
29, 1990

\_\_\_\_\_  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned Notary Public, personally appeared Donna H. Thomas, as Successor Trustee of the Albert Hollins Revocable Trust Agreement dated January 29, 1990, who acknowledged before me that she executed this instrument on the \_\_\_\_\_ day of September, 2014, and who was either  personally known to me, or who  produced \_\_\_\_\_ as identification.

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

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

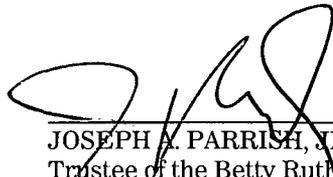
\_\_\_\_\_  
Type or print name of Notary

\_\_\_\_\_  
Commission expiration date

WITNESSES (two required)

GRANTOR:

Christie L. Kangas  
Christie L. Kangas  
(Type or print name of Witness)

  
JOSEPH A. PARRISH, JR., as Successor  
Trustee of the Betty Ruth Hollins  
Revocable Trust Agreement dated January  
29, 1990

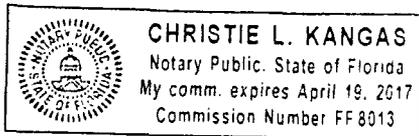
Shannon Stevens  
Shannon Stevens  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF Polk

BEFORE ME, the undersigned Notary Public, personally appeared Joseph A. Parrish, Jr., as Successor Trustee of the Betty Ruth Hollins Revocable Trust Agreement dated January 29, 1990, who acknowledged before me that he executed this instrument on the \_\_\_\_\_ day of September, 2014, and who was either  personally known to me, or who  produced \_\_\_\_\_ as identification.

Christie L. Kangas  
NOTARY PUBLIC  
Christie L. Kangas  
Type or print name of Notary

FF 8013  
Commission Number  
4/19/2017  
Commission expiration date



**SKETCH OF DESCRIPTION**

**PROPOSED 5' UTILITY EASEMENT**

A 5 feet wide Utility Easement on, over and across the following described property: Commencing at the point of intersection of the South right of way of South Street and the East boundary of Lot 2, Block A, W.C. Wilkins Subdivision in the City of Leesburg, Florida, according to the plat thereof as recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida, thence run North 89°34'28" West along said South right of way of South Street 10.00 feet to the Point of Beginning of this description. From said Point of Beginning, thence continue North 89°34'28" West along said South right of way of South Street 5.00 feet; departing said South right of way of South Street, thence run South 00°40'38" West parallel with the East boundary of said Lot 2 195.25 feet; thence North 89°34'28" West 69.64 feet; thence North 00°40'38" West 9.51 feet; thence North 89°34'28" West 17.33 feet; thence South 00°40'38" West 5.00 feet; thence South 89°34'28" East 12.33 feet; thence South 00°40'38" West 9.51 feet; thence South 89°34'28" East 79.64 feet to a point that is 10.00 Westerly of the East boundary of said Lot 2 when measured at a right angle; thence North 00°40'38" East 200.25 feet to the Point of Beginning.

**DESCRIPTION PARCEL A**

The West 125 feet of North 160 feet of Lot 2, in Block A, in W.C. Wilkins Subdivision, in the City of Leesburg, Florida, according to the Plat thereof as recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida, less and except the right of way of State Road No. 5-468.

AND:  
A portion of Lot 2 in Block "A" in W.C. Wilkins Subdivision in the City of Leesburg, Florida, according to the plat thereof, recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida, bounded and described as follows:

The West 50.36 feet of the South 50.74 feet of the North 210.74 feet and the East 74.64 feet of the West 125.00 feet of the South 65.25 feet of the North 225.25 feet of Lot 2 in Block "A" in W.C. Wilkins Subdivision in the City of Leesburg, Florida, according to the plat thereof, recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida.

Together with an easement for ingress and egress on, over and across the following described property:

Commencing at the point of intersection of the South right of way line of South Street and the West line of Lot 3, Block A, W.C. Wilkins Subdivision in the City of Leesburg, Florida, according to the plat thereof as recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida, thence run South along the West line of the said Lot 3 a distance of 250 feet; thence run East and parallel with the South right of way line of South Street 10 feet; thence run North and parallel with the West line of the said Lot 3 a distance of 250 feet to the South right of way line of South Street; thence run West along said right of way line 10 feet to the Point of Beginning.

Subject to an easement for ingress and egress on, over and across the following described property:

Commencing at the point of intersection of the South right of way line of South Street and the East line of Lot 2, Block A, W.C. Wilkins Subdivision in the City of Leesburg, Florida, according to the plat thereof as recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida, thence run South along the East line of the said Lot 2, (also being the West line of Lot 3) a distance of 250 feet; thence run West and parallel with the South right of way line of South Street 10 feet; thence run North and parallel with the East line of the said Lot 2 a distance of 250 feet to the South right of way line of South Street.

**DESCRIPTION PARCEL B**

Lot 2 in Block "A" in W.C. Wilkins Subdivision in the City of Leesburg, Florida, according to the plat thereof, recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida, less and except the West 125 feet of the North 160 feet thereof; less and except the West 50.36 feet of the South 50.74 feet of the North 210.74 feet and the East 74.64 feet of the West 125.00 feet of the South 65.25 feet of the North 225.25 feet; and less and except the right of way of State Road No. 5-468.

Together with an easement for ingress and egress on, over and across the following described property:

Commencing at the point of intersection of the South right of way line of South Street and the West line of Lot 3, Block A, W.C. Wilkins Subdivision in the City of Leesburg, Florida, according to the plat thereof as recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida, thence run South along the West line of the said Lot 3 a distance of 250 feet; thence run East and parallel with the South right of way line of South Street 10 feet; thence run North and parallel with the West line of the said Lot 3 a distance of 250 feet to the South right of way line of South Street; thence run West along said right of way line 10 feet to the Point of Beginning.

Subject to an easement for ingress and egress on, over and across the following described property:

Commencing at the point of intersection of the South right of way line of South Street and the East line of Lot 2, Block A, W.C. Wilkins Subdivision in the City of Leesburg, Florida, according to the plat thereof as recorded in Plat Book 5, Page 11, Public Records of Lake County, Florida, thence run South along the East line of the said Lot 2, (also being the West line of Lot 3) a distance of 250 feet; thence run West and parallel with the South right of way line of South Street 10 feet; thence run North and parallel with the East line of the said Lot 2 a distance of 250 feet to the South right of way line of South Street; (thence run East along said right of way line 10 feet to the Point of Beginning).

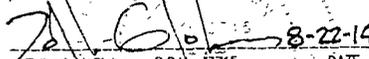
Sheet 1 of 2

LB#6451  
  
 Tolbert MacGlohorn Land Surveyor Inc.  
 P.O. Box 490061  
 1501 Akron Drive  
 Leesburg, Florida 34748  
 (352) 326-5089/fax(352)326-2326

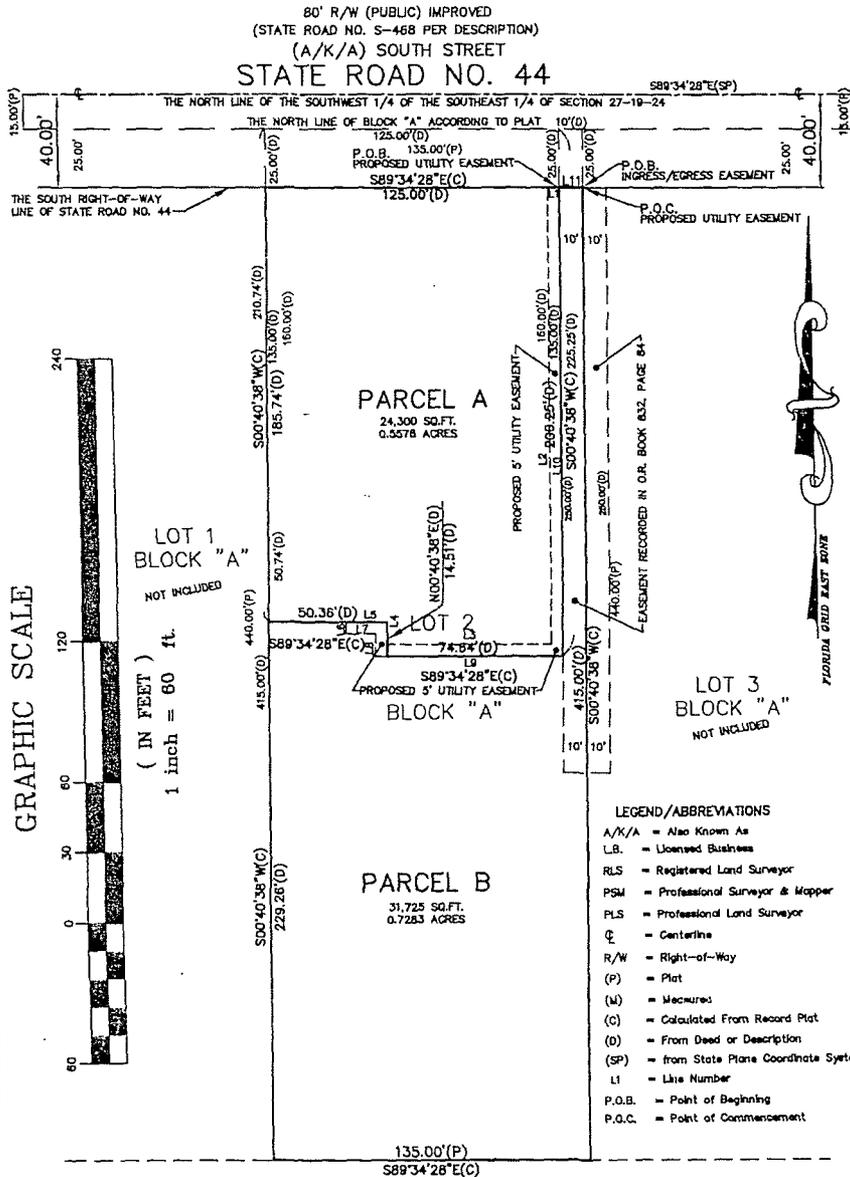
CLIENT: A-Line Fire Safety	
SURVEY DATE: August 21, 2014	REVISIONS
SCALE: 1" = 60' Invoice #36143	
ALINEFIRESAFETYSKETCH.dwg	
Checked by: T.M.   Drawn by: E.S.	

Certified to:  
 Robert W. Bowersox

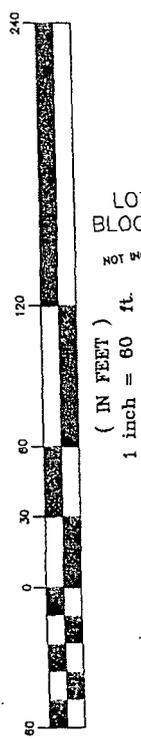
I hereby certify that this SURVEY, was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-8, of the Florida Administrative Code, pursuant to Section 472.021, Florida Statutes.

  
 Tolbert MacGlohorn P.S.M. #3715      8-22-14      DATE

### SKETCH OF DESCRIPTION



GRAPHIC SCALE



- LEGEND/ABBREVIATIONS
- A/K/A = Also Known As
  - L.B. = Licensed Business
  - RLS = Registered Land Surveyor
  - PSM = Professional Surveyor & Mapper
  - PLS = Professional Land Surveyor
  - ☉ = Centerline
  - R/W = Right-of-Way
  - (P) = Plat
  - (M) = Measured
  - (C) = Calculated From Record Plat
  - (D) = From Deed or Description
  - (SP) = from State Plane Coordinate System
  - L1 = Line Number
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commencement

Sheet 2 of 2

LB#6451

McGlohorn Land Surveyor Inc.  
P.O. Box 490061  
1501 Akron Drive  
Leesburg, Florida 34748  
(352) 326-5089fax(352)326-2326

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00(D)	N89°34'28"W(CD)
L2	195.25(CD)	S00°40'38"W(CD)
L3	69.64(CD)	N89°34'28"W(CD)
L4	9.51(CD)	N00°40'38"E(CD)
L5	17.33(CD)	N89°34'28"W(CD)
L6	5.00(CD)	S00°40'38"W(CD)
L7	12.33(CD)	S89°34'28"E(CD)
L8	9.51(CD)	S00°40'38"W(CD)
L9	79.64(D)	S89°34'28"E(CD)
L10	200.25(D)	N00°40'38"E(CD)
L11	10.00(CD)	N89°34'28"W(CD)

CLIENT: A-Line Fire Safety	REVISIONS
SURVEY DATE: August 21, 2014	
SCALE: 1" = 60' Invoice #36143	
ALINEFIRESAFETYSKETCH.dwg	
Checked by: T.M. Drawn by: E.S.	