

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 6th day of May, 2014, by THE SALVATION ARMY, A GEORGIA NONPROFIT CORPORATION, whose address is 1424 NE Expressway NE, Atlanta, GA 30329, 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:

THREE EASEMENTS 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.

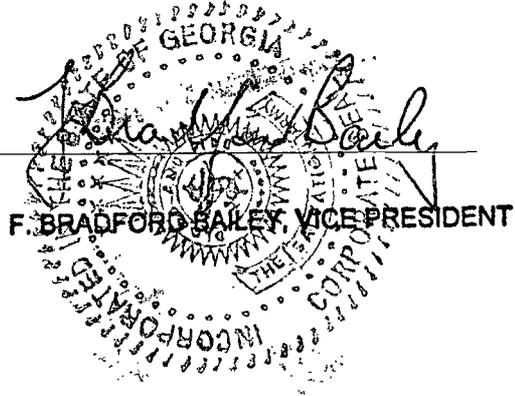
{SIGNATURES APPEAR ON FOLLOWING PAGE}

WITNESSES (two required)

GRANTOR: THE SALVATION ARMY A GEORGIA CORP.

Michelle Gilbert
Michelle Gilbert
(Type or print name of Witness)

BY:



Mariq Bishop
Mariq Bishop
(Type or print name of witness)

STATE OF Georgia
COUNTY OF Fulton

BEFORE ME, the undersigned Notary Public, personally appeared F. BRADFORD BAILEY, VICE PRESIDENT of The Salvation Army, a Georgia nonprofit corporation, who acknowledged before me that he executed this instrument on the 6th day of May, 2014, and who was either personally known to me, or who produced _____ as identification.

Willene J. Searcy
NOTARY PUBLIC
WILLENE J. SEARCY
Type or print name of Notary

0001615232
Commission Number
4/3/2015
Commission expiration date



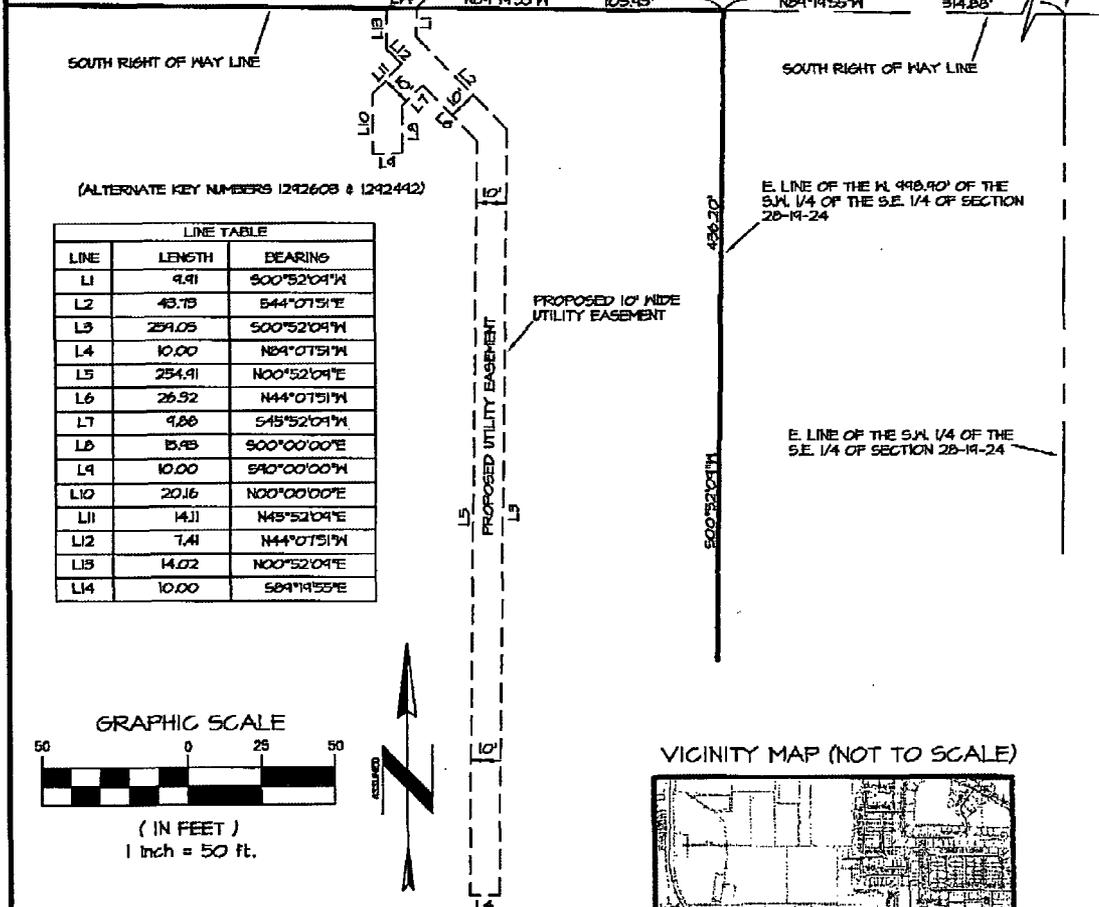
EXHIBIT 'A'

SEE SHEET 2 FOR DESCRIPTION

(SOUTH STREET) (100' WIDE RIGHT OF WAY)
STATE ROAD NO. 44/468

P.O.C.
INTERSECTION OF THE
E. LINE OF THE S.W. 1/4
OF THE S.E. 1/4 OF
SECTION 28-14-24
AND THE SOUTH R/W LINE
OF STATE ROAD 44/468
(SOUTH STREET)

P.O.B.
10' WIDE UTILITY EASEMENT

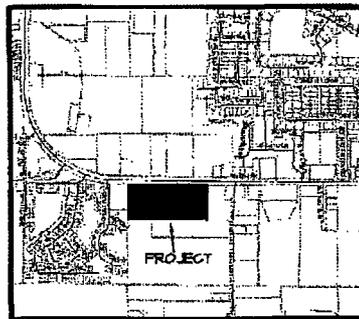


(ALTERNATE KEY NUMBERS 1242608 & 1242442)

LINE	LENGTH	BEARING
L1	4.91	S00°52'04\"/>
L2	43.75	S44°07'51\"/>
L3	254.05	S00°52'04\"/>
L4	10.00	N84°14'55\"/>
L5	254.41	N00°52'04\"/>
L6	26.92	N44°07'51\"/>
L7	4.88	S45°52'04\"/>
L8	15.43	S00°00'00\"/>
L9	10.00	S90°00'00\"/>
L10	20.16	N00°00'00\"/>
L11	4.11	N45°52'04\"/>
L12	7.41	N44°07'51\"/>
L13	14.02	N00°52'04\"/>
L14	10.00	S84°14'55\"/>



VICINITY MAP (NOT TO SCALE)



ABBREVIATIONS

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- LB = LICENSED BUSINESS
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

NOTES

- 1) BEARINGS ARE BASED ON THE DESCRIPTION BEARINGS OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44/468 (SOUTH STREET) AS BEING N 84°14'55\"/>
- 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 3) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 4) REPRODUCTIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THIS SKETCH WAS PREPARED TO ACCOMPANY THE DESCRIPTION(S) SHOWN HEREON AS REQUIRED BY CHAPTER 54-17, MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 412.021 FLORIDA STATUTES AND DOES NOT REPRESENT, IN ANY WAY, A SURVEY OF SAID LAND DESCRIPTION(S).

PHONE (352)753-4511 FAX (352)753-0374 WADE SURVEYING, INC. PROFESSIONAL SURVEYING & MAPPING LB-4514 8608 TRACY AVENUE LAKE LAKE, FLORIDA 32159	
SKETCH OF DESCRIPTION of 10.0' WIDE UTILITY EASEMENT certified to: THE SALVATION ARMY and SIGNATURE ENTERPRISES, INC.	DATE OF DRAWING 04/16/14 DRAWN BY D.C.M. TOWNSHIP, RANGE 28-14-24 SCALE OF DRAWING 1" = 50' JOB NO. 14-004
A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP R SOUTH, RANGE 24 EAST, CITY OF LEESBURG, LAKE COUNTY, FLORIDA.	

EXHIBIT 'A'

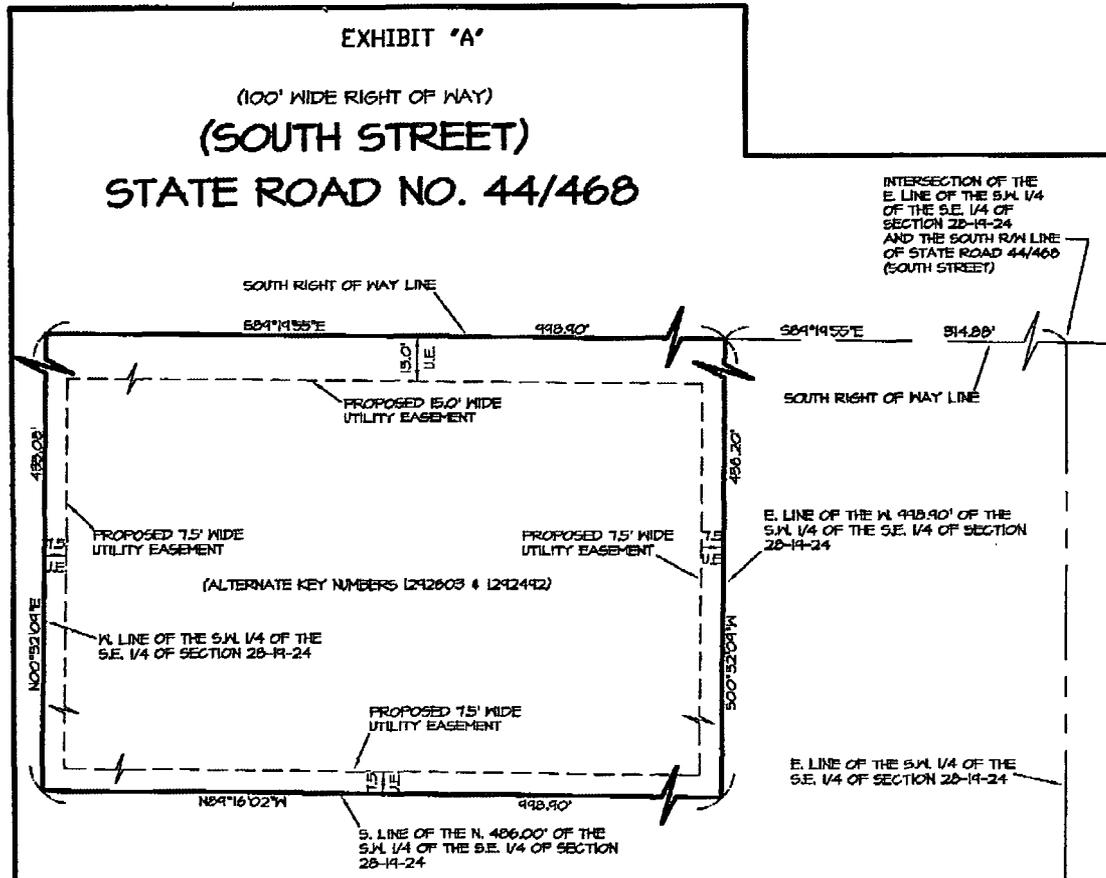
SEE SHEET 1 FOR DESCRIPTION SKETCH

DESCRIPTION: 10.00 FEET WIDE UTILITY EASEMENT

A 10.00 FEET WIDE UTILITY EASEMENT BEING A PORTION OF S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44/468 (SOUTH STREET) BEING 100.00 FEET WIDE; THENCE RUN N. 89°19'55" W., ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44/468 (SOUTH STREET) BEING 100.00 FEET WIDE A DISTANCE OF 314.88 FEET TO THE EAST LINE OF THE WEST 948.90 FEET OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 28; THENCE CONTINUE N. 89°19'55" W., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 103.93 FEET TO THE POINT OF BEGINNING OF THIS 10.00 FEET WIDE UTILITY EASEMENT; THENCE FROM SAID POINT OF BEGINNING RUN S. 00°52'09" W., DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 9.91 FEET; THENCE S. 44°07'51" E., A DISTANCE OF 43.73 FEET; THENCE S. 00°52'09" W., A DISTANCE OF 254.91 FEET; THENCE N. 89°07'51" W., A DISTANCE OF 10.00 FEET; THENCE N. 00°52'09" E., A DISTANCE OF 254.91 FEET; THENCE N. 44°07'51" W., A DISTANCE OF 26.32 FEET; THENCE S. 45°52'09" W., A DISTANCE OF 9.88 FEET; THENCE S. 00°00'00" E., A DISTANCE OF 15.93 FEET; THENCE S. 90°00'00" W., A DISTANCE OF 10.00 FEET; THENCE N. 00°00'00" E., A DISTANCE OF 20.16 FEET; THENCE N. 45°52'09" E., A DISTANCE OF 14.11 FEET; THENCE N. 44°07'51" W., A DISTANCE OF 7.41 FEET; THENCE N. 00°52'09" E., A DISTANCE OF 14.02 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 44/468 (SOUTH STREET); THENCE S. 89°19'55" E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PHONE (352)753-6511		FAX (352)753-0374	
WADE SURVEYING, INC.			
PROFESSIONAL SURVEYING & MAPPING			
LB-6514			
1688 TRACY AVENUE		LADY LAKE, FLORIDA 32159	
SKETCH OF DESCRIPTION OF 10.0' WIDE UTILITY EASEMENT certified to: THE SALVATION ARMY and SIGNATURE ENTERPRISES, INC.		DATE OF DRAFTING	04/16/14
		DRAWN BY	D.C.M.
		SECTION, TOWNSHIP, RANGE	28-19-24
		SCALE OF DRAFTING	1" = 50'
		DWG NO.	14-884

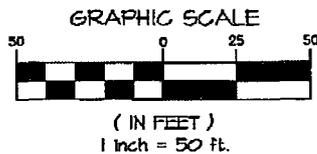


DESCRIPTION: 15.00 FEET WIDE AND A 7.50 FEET WIDE UTILITY EASEMENT

A 15.00 FOOT WIDE AND A 7.50 FEET UTILITY EASEMENT BEING A PORTION OF S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

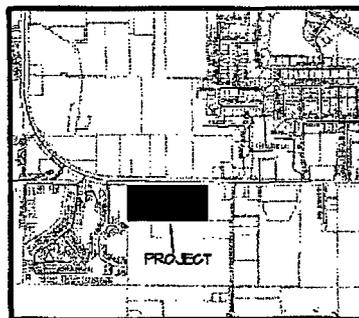
THE NORTH 15.00 FEET AND THE EAST, SOUTH AND WEST 7.50 FEET OF THE FOLLOWING DESCRIBED LANDS.

THE NORTH 486.00 FEET OF THE WEST 998.90 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; LESS RIGHT-OF-WAY OF STATE ROAD 44/468 (ALSO KNOWN AS SOUTH STREET).



ABBREVIATIONS:
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 LB = LICENSED BUSINESS
 R/W = RIGHT OF WAY
 U.E. = PROPOSED UTILITY EASEMENT

VICINITY MAP (NOT TO SCALE)



NOTES:

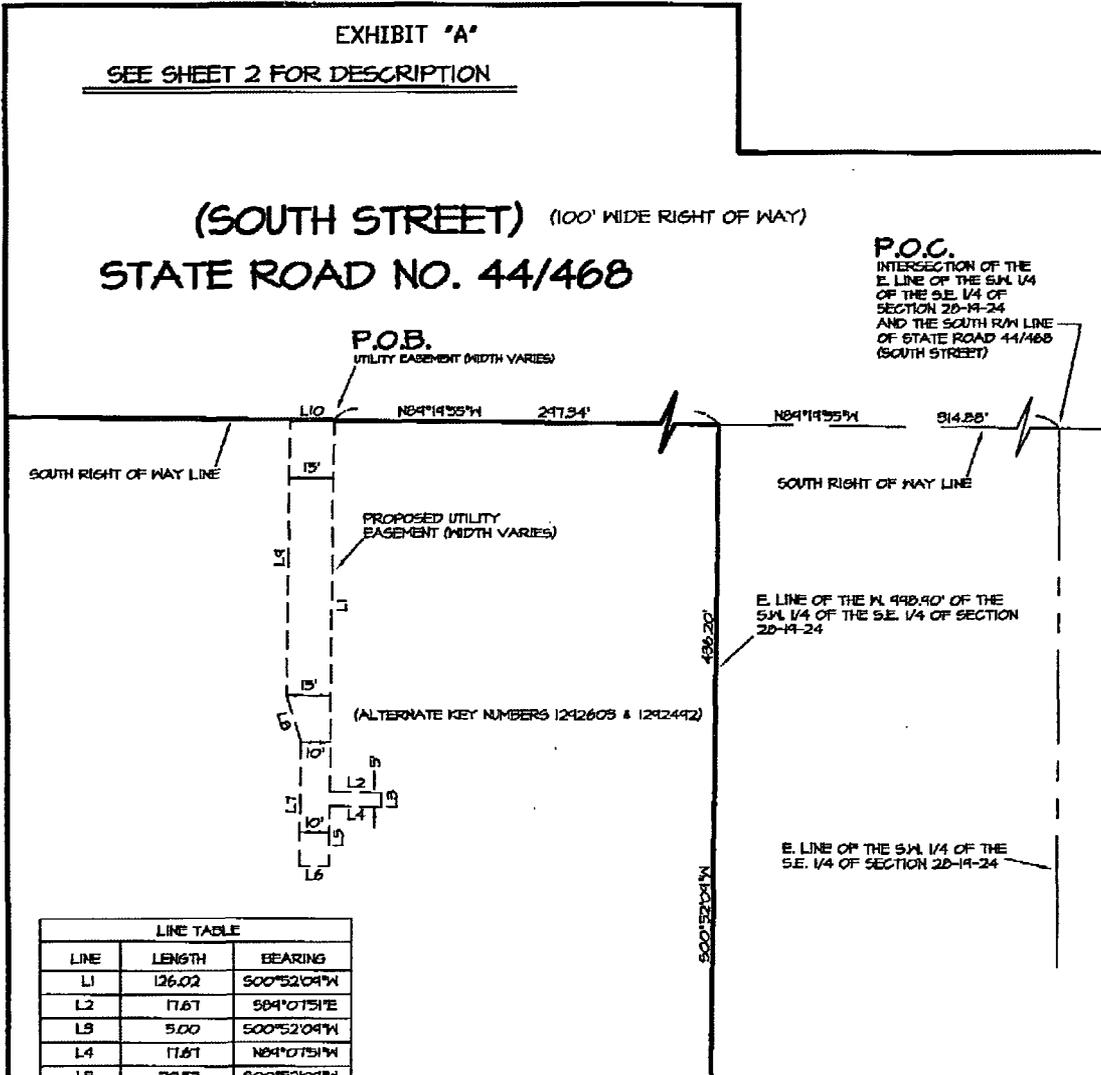
- 1) BEARINGS ARE BASED ON THE DESCRIPTION BEARINGS OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44/468 (SOUTH STREET) AS BEING S. 64°19'55\"/>

PHONE (352)753-6511 FAX (352)753-0374 WADE SURVEYING, INC. PROFESSIONAL SURVEYING & MAPPING LB-6324 1408 TRACY AVENUE LADY LAKE, FLORIDA 32159	
SKETCH OF DESCRIPTION of 15' & 7.5' WIDE UTILITY EASEMENTS certified to: THE SALVATION ARMY and SIGNATURE ENTERPRISES, INC.	DATE OF DRAWING 04/16/14 DRAWN BY D.G.W. SECTION, TOWNSHIP, RANGE 28-19-24 SCALE OF DRAWING 1" = 50' JOB NO. 14-934
A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF LEESEURS, LAKE COUNTY, FLORIDA.	

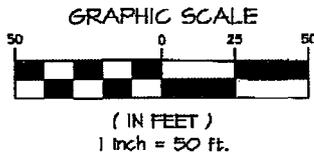
EXHIBIT "A"

SEE SHEET 2 FOR DESCRIPTION

(SOUTH STREET) (100' WIDE RIGHT OF WAY)
STATE ROAD NO. 44/468



LINE TABLE		
LINE	LENGTH	BEARING
L1	126.02	S00°52'04"W
L2	17.67	S89°07'51"E
L3	5.00	S00°52'04"W
L4	17.67	N89°07'51"W
L5	20.52	S00°52'04"W
L6	10.00	N89°07'51"W
L7	41.99	N00°52'04"E
L8	16.47	N8°48'04"W
L9	93.81	N00°52'04"E
L10	15.00	S89°14'55"E

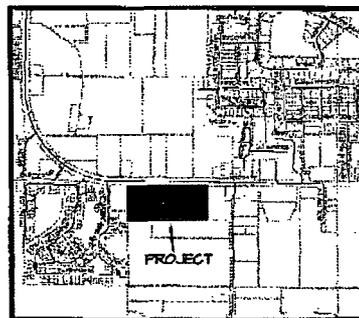


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 R/W = RIGHT OF WAY
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

NOTES:

- 1) BEARINGS ARE BASED ON THE DESCRIPTION BEARINGS OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44/468 (SOUTH STREET) AS BEING N. 89°14'55" W. ASSUMED MERIDIAN.
- 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 3) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 4) REPRODUCTIONS OF THIS PLAN ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THIS SKETCH WAS PREPARED TO ACCOMPANY THE DESCRIPTION(S) SHOWN HEREON AS REQUIRED BY CHAPTER 541, MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 412.021 FLORIDA STATUTES AND DOES NOT REPRESENT, IN ANY WAY, A SURVEY OF SAID LAND DESCRIPTIONS.

VICINITY MAP (NOT TO SCALE)



PHONE (352)753-6511		FAX (352)753-0374	
WADE SURVEYING, INC.			
PROFESSIONAL SURVEYING & MAPPING LB-6514			
1408 TRACY AVENUE		LADY LAKE, FLORIDA 32159	
SKETCH OF DESCRIPTION of UTILITY EASEMENT (WIDTH VARIES) certified to: THE SALVATION ARMY and SIGNATURE ENTERPRISES, INC.		DATE OF DRAWS	04/16/14
		DRAWN BY:	D.C.M.
		CORRECT, WITNESSED, DATED:	28-14-24
		SCALE OF DRAWING	1" = 50'
		DWG. NO.:	14-334
A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 24 EAST, CITY OF LEBURG, LAKE COUNTY, FLORIDA.			

EXHIBIT "A"

SEE SHEET 1 FOR DESCRIPTION SKETCH

DESCRIPTION: UTILITY EASEMENT (WIDTH VARIES)

A UTILITY EASEMENT (WIDTH VARIES) BEING A PORTION OF S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44/468 (SOUTH STREET) BEING 100.00 FEET WIDE; THENCE RUN N. 89°19'55" W., ALONG THE SOUTH RIGHT LINE OF STATE ROAD 44/468 (SOUTH STREET) BEING 100.00 FEET WIDE A DISTANCE OF 314.88 FEET TO THE EAST LINE OF THE WEST 998.90 FEET OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 28; THENCE CONTINUE N. 89°19'55" W., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 297.34 FEET TO THE POINT OF BEGINNING OF THIS UTILITY EASEMENT; THENCE FROM SAID POINT OF BEGINNING RUN S. 00°52'09" W., DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 126.02 FEET; THENCE S. 89°07'51" E., A DISTANCE OF 17.67 FEET; THENCE S. 00°52'09" W., A DISTANCE OF 5.00 FEET; THENCE N. 89°07'51" W., A DISTANCE OF 17.67 FEET; THENCE S. 00°52'09" W., A DISTANCE OF 20.52 FEET; THENCE N. 89°07'51" W., A DISTANCE OF 10.00 FEET; THENCE N. 00°52'09" E., A DISTANCE OF 41.99 FEET; THENCE N. 16°48'09" W., A DISTANCE OF 16.47 FEET; THENCE N. 00°52'09" E., A DISTANCE OF 93.81 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 44/468 (SOUTH STREET); THENCE S. 89°19'55" E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

PHONE 352/723-6511		FAX 352/752-0274	
WADE SURVEYING, INC.			
PROFESSIONAL SURVEYING & MAPPING LD-654			
1608 TRACY AVENUE		LADY LAKE, FLORIDA 32159	
SKETCH OF DESCRIPTION of 10.0' WIDE UTILITY EASEMENT certified to: THE SALVATION ARMY and SIGNATURE ENTERPRISES, INC.		DATE OF DRAWING	04/16/14
		DRAWN BY	D.C.M.
		SECTION, TOWNSHIP, RANGE	28-19-24
		SCALE OF DRAWING	1" = 50'
		SHEET NO.	14-384
A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF LEFFERS, LAKE COUNTY, FLORIDA.			