

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

LAKE COUNTY CLERK OF COUNTY  
RECORDING FEES \$5.50  
NOTE DOC 3 70

**SIDEWALK AND UTILITY  
EASEMENT**

(RESERVED FOR RECORDING)

THIS EASEMENT AGREEMENT is executed on the 9<sup>th</sup> day of August, 2007, by and between **CUTRALE CITRUS JUICES USA, INC.**, 602 McKean Street, Auburndale, FL 33823, hereafter referred to as Grantor, and **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 (which is not the residence or homestead of Grantor) for the purpose of installation and maintenance of underground utilities and sidewalks as more particularly described below:

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, sidewalks, and telecommunications. Grantor retains the right to use the area described in Exhibit "A" but shall make no use thereof which would conflict with the uses to which Grantee now or hereafter lawfully puts the easement under the terms of this instrument. 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 activities of Grantee which caused the damage. Grantee is also given an easement to cross the adjoining real property owned by Grantor, for the purpose of conducting any activities permitted by this Easement within the area described on Exhibit "A" provided that such right of passage shall not interfere substantially with Grantor's use of its adjoining property.

Grantee agrees by its execution of this instrument that it accepts this Easement subject to those covenants and promises contained herein, running from Grantee to Grantor, and Grantee agrees to abide by all terms and conditions of this Agreement in its use of the Easement granted hereby.

**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**, the parties have caused their duly authorized representatives to set their hands and seals the day and year first above written.

WITNESSES (two required)

Greg Killingsworth  
Greg Killingsworth  
(Type or print name of witness)

Quaror P. Corkman  
Quaror P. Corkman  
(Type or print name of witness)

GRANTOR: CUTRALE CITRUS JUICES USA, INC.

By: Hugh W. Thompson, III  
Hugh W. Thompson, III, President

STATE OF FLORIDA  
COUNTY OF LAKE

**BEFORE ME**, the undersigned Notary Public, personally appeared Hugh W. Thompson, III, as President of Cutrale Citrus Juices USA, Inc., who acknowledged before me that he executed this instrument on the 8<sup>th</sup> day of August, 2007, and who was either  personally known to me, or who \_\_\_\_\_ produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

Beisy Hernandez  
Type or print name of Notary

DD 594235

Commission Number

SEPT 11, 2010

Commission expiration date



**EXHIBIT "A"**  
(TWO PAGES)

**DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER, (SE1/4) OF THE NORTHWEST QUARTER, (NW1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 15 FEET OF LOT 6, BLOCK "E" OF JOHN K. Mc WILLMAN SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 34 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE SOUTH 15 FEET OF THAT 40 FOOT WIDE STRIP LYING EAST OF AND ADJACENT TO BLOCK "E" OF SAID JOHN K. Mc WILLMAN SUBDIVISION.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS 2,401.320 SQUARE FEET OR 0.055 ACRE, MORE OR LESS.

**GENERAL NOTES:**

- 1: THIS IS NOT A BOUNDARY SURVEY.
- 2: THIS SKETCH IS TO SHOW A GRAPHICAL REPRESENTATION OF THE DESCRIPTION DEPICED HEREON.
- 3: THIS SKETCH WAS PREPARED FOR THE CITY OF LEESBURG AND CUTRALE CITRUS JUICES USA, INC., ISAOA. USE OF THIS SKETCH BY ANY OTHER PARTIES IS STRICTLY FORBIDDEN.
- 4: USE OF THIS SKETCH FOR ANY OTHER PURPOSE THEN 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 BECOMES THE LIABILITY OF THE USER.
- 6: THIS SKETCH WAS PREPARED BY THE CITY OF LEESBURG, PUBLIC WORKS DEPARTMENT, SURVEY DIVISION, UNDER THE DIRECTION OF EDWARD SMYTH, ASSISTANT CITY MANAGER, FOR THE CITY OF LEESBURG.

SECTION: 25-19-24



**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) 728-9758

**SKETCH OF DESCRIPTION**  
**CUTRALE CITRUS JUICES USA, INC.**  
**ROADWAY AND UTILITY EASEMENT**  
**BY THE CITY OF LEESBURG, FL.**

DATE: 01/31/2007  
DRAWN: DDF  
CHECKED: DDF  
APPROVED: AP  
SCALE: N/A  
FILE NO.: LE07003

SHEET  
NUMBER  
1  
OF  
2

TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

# EXHIBIT "A"

(TWO PAGES)

FORMER ATLANTIC  
COAST LINE RAILROAD

FORMER SEABOARD  
AIR LINE RAILROAD

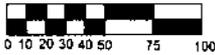
VICINITY MAP  
(SCALE 1" = 10,000')

SITE LOCATION

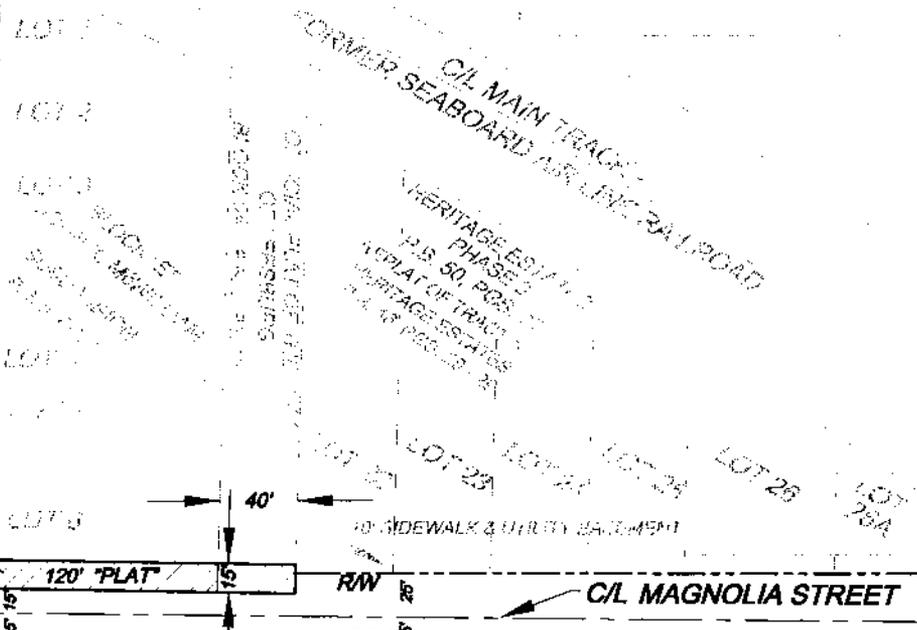


NE 1/4, NW 1/4

SCALE 1" = 100'



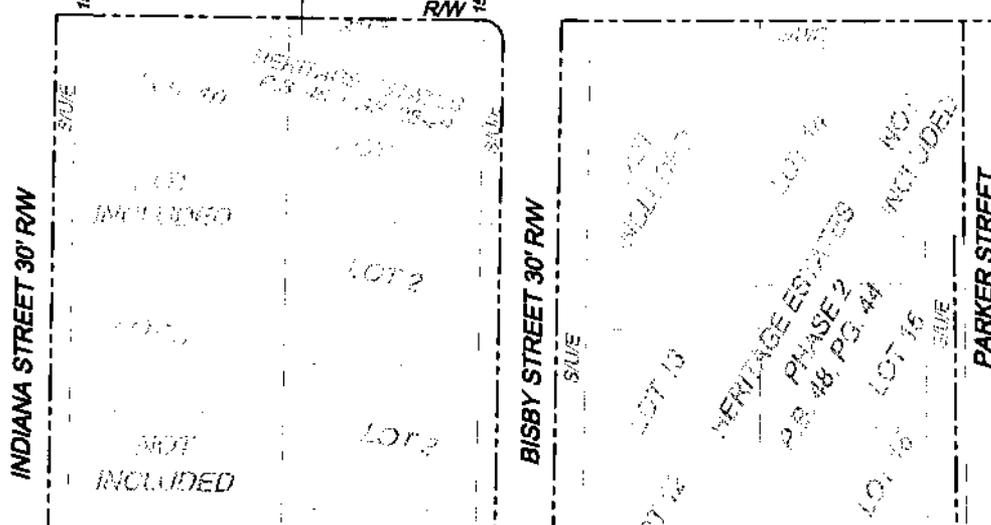
**AREA=**  
2,401.320 SQUARE FEET  
OR 0.055 ACRE



**LEGEND & ABBREVIATIONS**

- CL - CENTERLINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- S/U/E - SIDEWALK AND UTILITY EASEMENT

SE 1/4, NW 1/4




**CITY OF LEEBSBURG**  
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PHONE (352) 728-9755  
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**CUTRALE CITRUS JUICES USA, INC.**  
**ROADWAY AND UTILITY EASEMENT**  
**BY THE CITY OF LEEBSBURG, FL.**

|           |            |
|-----------|------------|
| DATE:     | 1/31/20007 |
| DRAWN:    | DDF        |
| CHECKED:  | DDF        |
| APPROVED: | AP         |
| SCALE:    | 1" = 100'  |
| FILE NO.: | LE07003    |

|              |   |
|--------------|---|
| SHEET NUMBER | 2 |
| OF           | 2 |