

THIS INSTRUMENT PREPARED BY & RETURN TO:
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DATE: 11/05/2007 03:38:28 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
DEED DOC 0.70

Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 25th day of October, 2007, by EDWARD J. SKEHAN, JR. AND LEIGH S. SKEHAN, whose address is 1107 Caballo Road, Leesburg, FL 34748, 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,

(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.)

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 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 easement 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.

{REMAINDER OF PAGE LEFT BLANK - SIGNATURES ON NEXT PAGE}

002632

IN WITNESS WHEREOF, Grantor has set his or her hand and seal the day and year first above written.

WITNESSES (two required)

GRANTOR:

Kathleen Alexander
Kathleen Alexander
(Type or print name of Witness)

Edward J. Skehan, Jr.
Edward J. Skehan, Jr.

Christina Reed
CHRISTINA REED
(Type or print name of witness)

Leigh S. Skehan
Leigh S. Skehan

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Edward J. Skehan, Jr. and Leigh S. Skehan, who acknowledged before me that they executed this instrument on the 25th day of October, 2007, and who were either personally known to me, or who produced _____ as identification.

Michelle Stewart
NOTARY PUBLIC
Michelle Stewart
Type or print name of Notary

DD408369
Commission Number
3/17/09
Commission expiration date

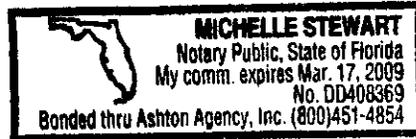


EXHIBIT "A"

UTILITY EASEMENT: EDWARD J. JR. & LEIGH S. SKEHAN

EASEMENT DESCRIPTION:

THE NORTH 10.00 FEET OF THE EAST 600.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND. THIS IS AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER, UNDER AND ACROSS LANDS CURRENTLY OWNED BY EDWARD J. JR. & LEIGH S. SKEHAN.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS 6,000.000 SQUARE FEET OR 0.138 ACRE, MORE OR LESS.

PARCEL DESCRIPTION: OR. BOOK 3451, PAGE 931 -932

PARCEL "A" AS RECORDED IN BOOK 3440, PAGE 1930, CFN#2007072892 ON MAY 29th, 2007 IN LAKE COUNTY FLORIDA, WITH THE FOLLOWING LEGAL DESCRIPTION: THAT PORTION OF THE NORTHWEST QUARTER, (NW 1/4) OF THE NORTHEAST QUARTER, (NE 1/4) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; RUN THENCE NORTH 00°51'32" EAST (BEARING RELATED TO THE FLORIDA GRID EAST ZONE) 560.00 FEET ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO THE INTERSECTION OF THE NORTH BOUNDARY OF THE SOUTH 560.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; FROM SAID INTERSECTION, RUN THENCE NORTH 89°20'49" WEST ALONG THE NORTH BOUNDARY OF THE SOUTH 560.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 A DISTANCE OF 870.84 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 450.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; FROM SAID POINT, RUN THENCE NORTH 00°46'58" EAST ALONG EAST BOUNDARY OF THE WEST 450.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 A DISTANCE OF 286.97 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

FROM SAID POINT OF BEGINNING, CONTINUE ALONG THE EAST BOUNDARY OF THE WEST 450.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 NORTH 00°46'58" EAST 286.71 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 200.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; FROM SAID POINT, RUN THENCE SOUTH 89°11'59" EAST ALONG THE SOUTH BOUNDARY OF THE NORTH 200.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 A DISTANCE OF 846.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CABALLO ROAD NUMBER 2 - 4006; THENCE SOUTH 00°51'32" WEST 285.75 FEET ALONG THE WESTERLY LINE OF CABALLO ROAD NUMBER 2 - 4006 TO A POINT THAT IS SOUTH 89°15'52" EAST OF THE POINT OF BEGINNING; FROM SAID POINT, DEPARTING SAID RIGHT-OF-WAY, RUN THENCE NORTH 89°15'52" WEST 846.02 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

- 1: THIS IS NOT A BOUNDARY SURVEY.
- 2: THIS SKETCH IS TO SHOW A GRAPHICAL REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.
- 3: THIS SKETCH WAS PREPARED FOR THE CITY OF LEESBURG AND EDWARD J. JR. & LEIGH S. SKEHAN, ISADA. 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 ALEXANDER OGILVE, ELECTRIC DISTRIBUTION, FIELD ENGINEER, FOR THE CITY OF LEESBURG.

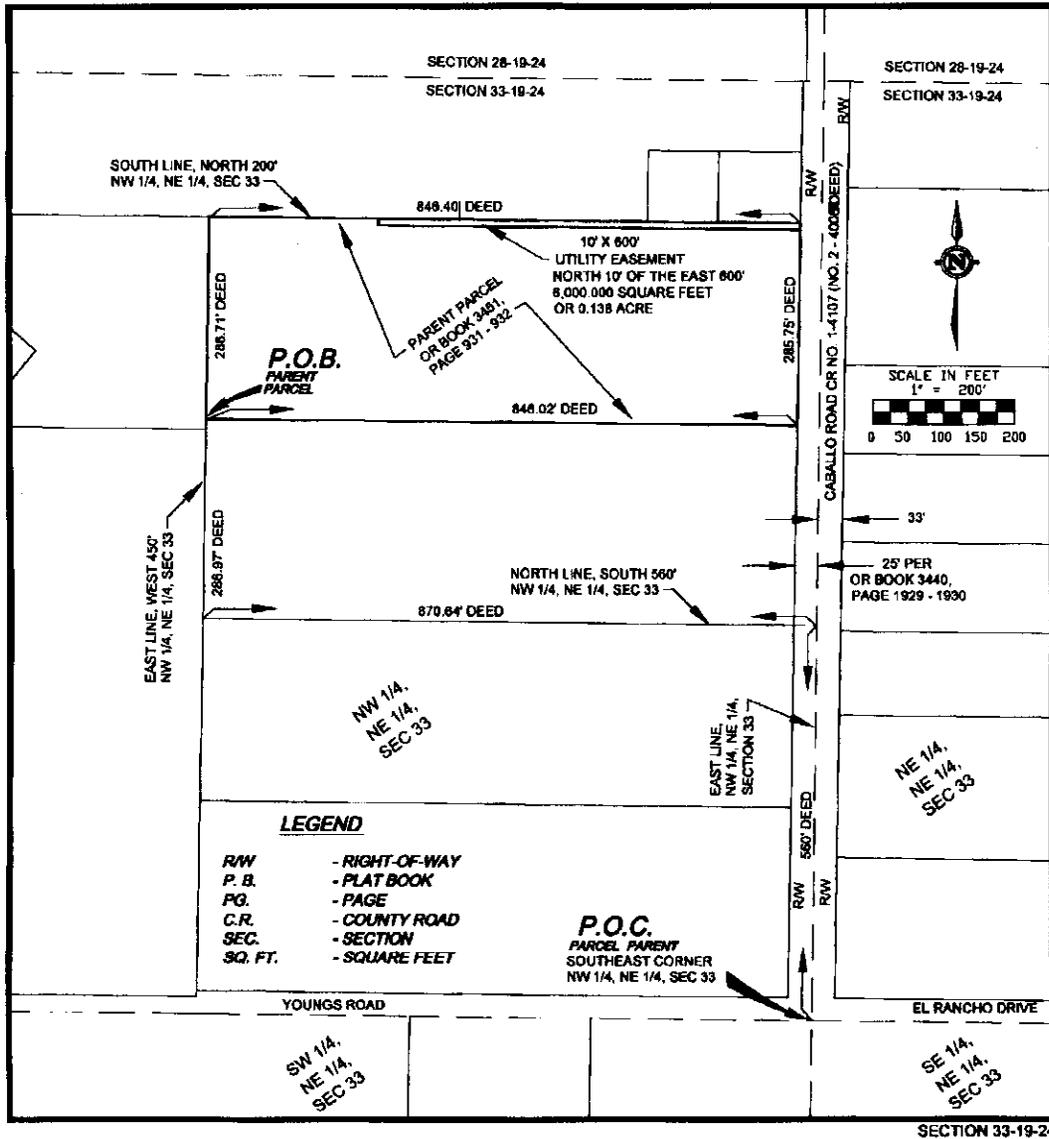
SECTION 33-19-24

 <p>CITY OF LEESBURG PUBLIC WORKS / ENGINEERING SURVEY DIVISION 550 S. 14th ST. - P.O. BOX 490630 LEESBURG, FLORIDA 34749-0630 PHONE (352) 728-9755 FAX (352) 728-9758</p>	<p>SKETCH OF DESCRIPTION 10' UTILITY EASEMENT EDWARD J. JR. & LEIGH S. SKEHAN to the CITY OF LEESBURG</p>	DATE: 10/16/2007	SHEET NUMBER
		DRAWN: DDF	1
		CHECKED: AP	OF
		APPROVED: DDF	2
		SCALE: N/A	
		FILE NO.: EA07005	

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EXHIBIT "A"

**UTILITY EASEMENT: EDWARD J. JR. & LEIGH S. SKEHAN
SKETCH OF DESCRIPTION:**



CITY OF LEESBURG
PUBLIC WORKS / ENGINEERING
SURVEY DIVISION
550 S. 14th ST. - P.O. BOX 480630
LEEBSBURG, FLORIDA 34748-0630
PHONE (352) 728-9755
FAX (352) 728-9758

SKETCH OF DESCRIPTION
10' UTILITY EASEMENT
EDWARD J. JR. & LEIGH S. SKEHAN
to the CITY OF LEESBURG

DATE: 10/16/2007
DRAWN: DDF
CHECKED: AP
APPROVED: DDF
SCALE: 1" = 200'
FILE NO.: EA07005

SHEET NUMBER
2
OF
2

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