

CFN 2008088033  
Bk 03658 Pgs 1036 - 1039 (4pgs)  
DATE: 07/25/2008 03:44:15 PM  
NEIL KELLY, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 35.50  
DEED DOC 0.70

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

*R*

**Utility Easement**

RESERVED FOR RECORDING

THIS EASEMENT given the 8<sup>th</sup> day of January, 2008, by FIRST BAPTIST CHURCH OF LEESBURG, INC., whose address is 220 North 13th Street, Leesburg, Florida 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,

**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 CONSISTING OF TWO PAGES**

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.

**IN WITNESS WHEREOF**, Grantor has caused its duly authorized officer to set his or her hand and seal the day and year first above written.

**WITNESSES (two required)**

**GRANTOR: FIRST BAPTIST CHURCH OF LEESBURG, INC.**

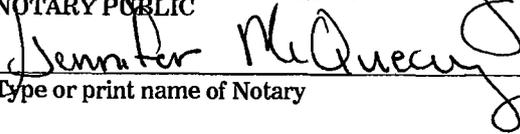
Gina Lambert  
Gina Lambert  
(Type or print name of Witness)

BY: [Signature]  
MICHAEL TUCKER, President

Edward Cain  
Edward Cain  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF Sumter

BEFORE ME, the undersigned Notary Public, personally appeared Michael Tucker, as President of First Baptist Church of Leesburg, Inc., who acknowledged before me that he executed this instrument on behalf of the corporation on the 5<sup>th</sup> day of January, ~~2007~~ 2008, and who were either  personally known to me, or who  produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC  
  
Type or print name of Notary

487234  
Commission Number  
11/1/2009  
Commission expiration date



**EXHIBIT "A"**

**10' UTILITY EASEMENT: FIRST BAPTIST CHURCH of LEESBURG.**

**DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER, (NE1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3527, PAGE 1192 THRU 1193 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**OFFICIAL RECORDS BOOK 3527, PAGE 1192**

Lots 2, 3, 4 and 5, JOHNSON'S SUBDIVISION OF LOT 5, LEESBURG, FLORIDA, according to the map or plat thereof as recorded in Plat Book 2, Page 5, Public Records of Lake County, Florida.

And

That portion of an alley lying North of lots 2 and 3, block 15 and south of lot 4, Block 15 in Johnson's Subdivision, as recorded in Plat Book 2, Page 5, Public Records of Lake County, Florida, and that portion of an alley lying East of Lots 4 and 5, Block 15 in said Johnson's Subdivision and West of Lots 4 and 6, Block 15 Leesburg, according to the Official Plat of Leesburg, recorded in Plat Book 2, Page 19, Public Records of Lake County, Florida.

And

Lots 3, 4, 6 and 7, Block 15, OFFICIAL PLAT OF LEESBURG according to the map or plat thereof as recorded in Plat Book 2, Page 19, Public Records of Lake County, Florida.

LESS AND EXCEPT: The North 152.00 feet of Lots 3 and 4, Block 15, OFFICIAL PLAT OF LEESBURG according to the map or plat thereof as recorded in Plat Book 2, Page 19, Public Records of Lake County, Florida.

**EASEMENT DESCRIPTION:**

THE NORTH 10.00 FEET OF THAT PORTION OF LOTS 3 AND 4, BLOCK 15 LESS THE NORTH 152.00 FEET THEREOF. AND THE EAST 10.00 FEET OF LOTS 3 AND 7, BLOCK 15, OFFICIAL PLAT OF THE CITY OF LEESBURG ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE AFORESAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS 5338.260 SQUARE FEET OR 0.123 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 DEPICTED 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 OFF STEVE DAVIS, ELECTRIC ENGINEER FOR THE CITY OF LEESBURG.

SECTION 27-19-24



**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

**SKETCH OF DESCRIPTION**  
**10' UTILITY EASEMENT**  
**FIRST BAPTIST CHURCH of LEESBURG**  
**to the CITY OF LEESBURG**

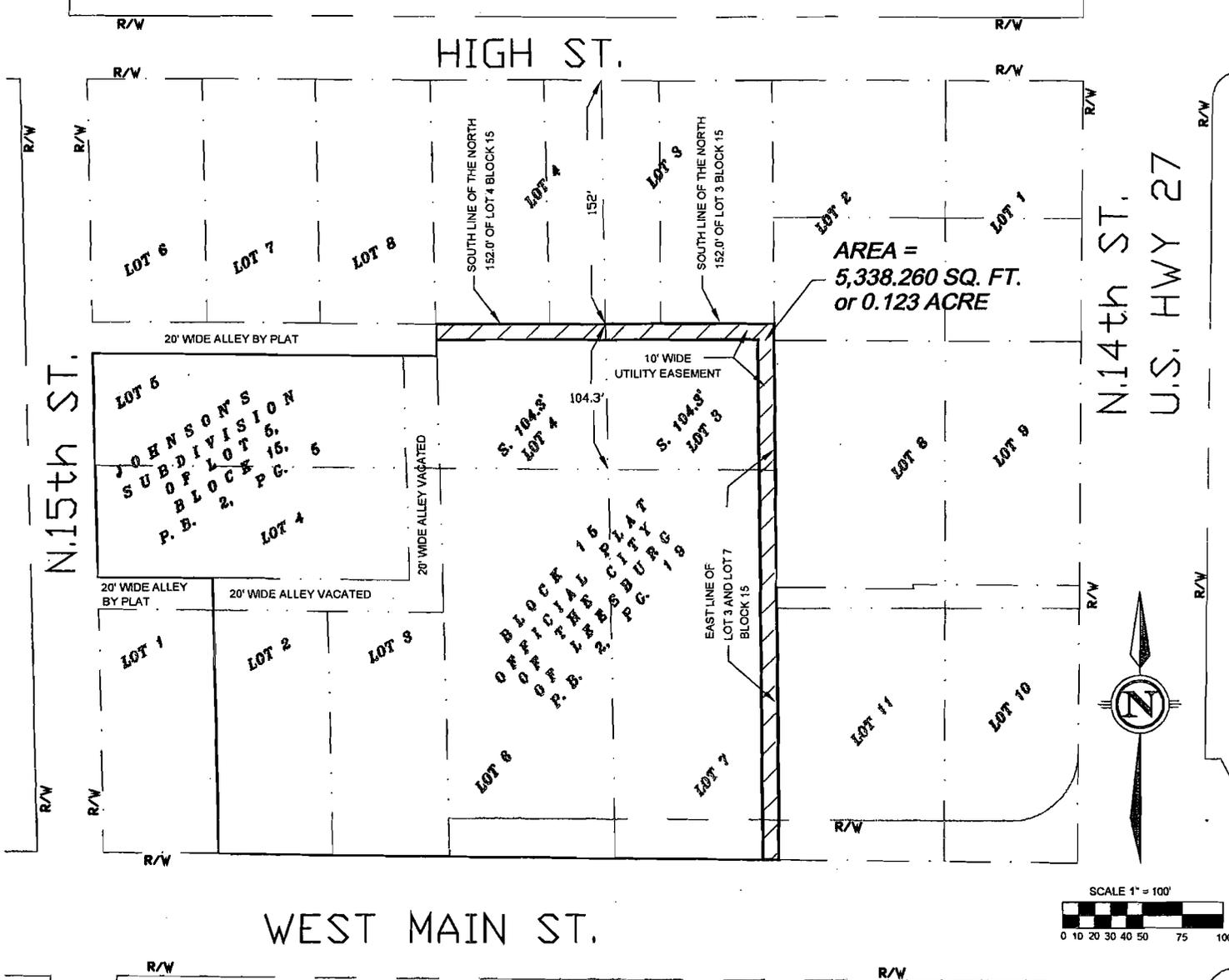
DATE: 12/12/2007  
DRAWN: DDF  
CHECKED: DOF  
APPROVED: AP  
SCALE: AS NOTED  
FILE NO.: EA07006

**SHEET**  
**NUMBER**  
**1**  
**OF**  
**2**

*The quality of this image  
is equivalent to the quality  
of the original document.*

# EXHIBIT "A"

10' UTILITY EASEMENT: FIRST BAPTIST CHURCH of LEESBURG  
 SKETCH OF DESCRIPTION:



## LEGEND

- R/W - RIGHT-OF-WAY
- P.B. - PLAT BOOK
- PG. - PAGE
- C.R. - COUNTY ROAD
- S.R. - STATE ROAD
- U.S. HWY. - UNITED STATES HIGHWAY
- SEC. - SECTION
- SQ. FT. - SQUARE FEET
- ST. - STREET

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SECTION 27-19-24



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**10' UTILITY EASEMENT**  
 FIRST BAPTIST CHURCH of LEESBURG  
 to the CITY OF LEESBURG

DATE: 12/12/2007  
 DRAWN: DDF  
 CHECKED: DDF  
 APPROVED: AP  
 SCALE: 1" = 100'  
 FILE NO.: EA07006

SHEET NUMBER  
 2  
 OF  
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