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

CFN 2009110847
Bk 03830 Pgs 0043 - 461 (4pgs)
DATE: 10/14/2009 03:31:26 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
DEED DOC 0.70

Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 29th day of September, 2009, by RBC BANK (USA), SUCCESSOR IN INTEREST TO PEOPLES STATE BANK OF GROVELAND, whose address is 200 East Broad Street, Groveland, FL 32736, 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

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)

Jeneel Connell
Jeneel Connell
(Type or print name of Witness)

Christina Sloop
Christina Sloop
(Type or print name of witness)

GRANTOR: RBC BANK (USA)

BY: Gregory T. Queen Bank Officer
Type or print name and corporate title

Gregory T. Queen
Director, Real Estate Services
RBC Centura
Date: 9/29/09

North Carolina
STATE OF ~~FLORIDA~~
COUNTY OF Wake

BEFORE ME, the undersigned Notary Public, personally appeared Gregory T. Queen
Bank officer, the Bank officer
of RBC Bank (USA), successor in interest to Peoples State Bank of Groveland, who acknowledged
before me that (s)he executed this instrument on the 29 day of September, 2009,
and who was either personally known to me, or who produced _____
_____ as identification.

MEREDITH L WARD
NOTARY PUBLIC
WAKE COUNTY, NC

Meredith L. Ward
NOTARY PUBLIC

Meredith L. Ward
Type or print name of Notary

Commission Number
July 13, 2014
Commission expiration date

EXHIBIT "A"

PARENT PARCEL : OR. BOOK 1500, PAGE 653, To Wit:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA; RUN THENCE NORTH 89°35'20" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF 14th STREET (U.S. HIGHWAY 27); RUN THENCE NORTH 00°24'30" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 327.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°36'20" WEST, 150.00 FEET; THENCE NORTH 00°24'30" EAST, 150.00 FEET; THENCE SOUTH 89°35'20" EAST, 150.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF 14th STREET (U.S. HIGHWAY 27); THENCE SOUTH 00°24'30" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 150.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION : 10' UTILITY EASEMENT,

A 10.00 FOOT WIDE, PERPENDICULAR MEASURED, PARCEL OF LAND LYING WESTERLY OF AND CONTIGUOUS WITH THE WESTERLY RIGHT-OF-WAY LINE OF 14th STREET (U.S. HIGHWAY 27) ALL LYING WITHIN THE ABOVE DESCRIBED PARCEL, AS DESCRIBED IN OFFICIAL RECORD BOOK 1500, PAGE 653, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THE ABOVE DESCRIBED EASEMENT CONTAINS 1,500.000 SQUARE FEET OR 0.034 ACRE, MORE OR LESS.

GENERAL NOTES

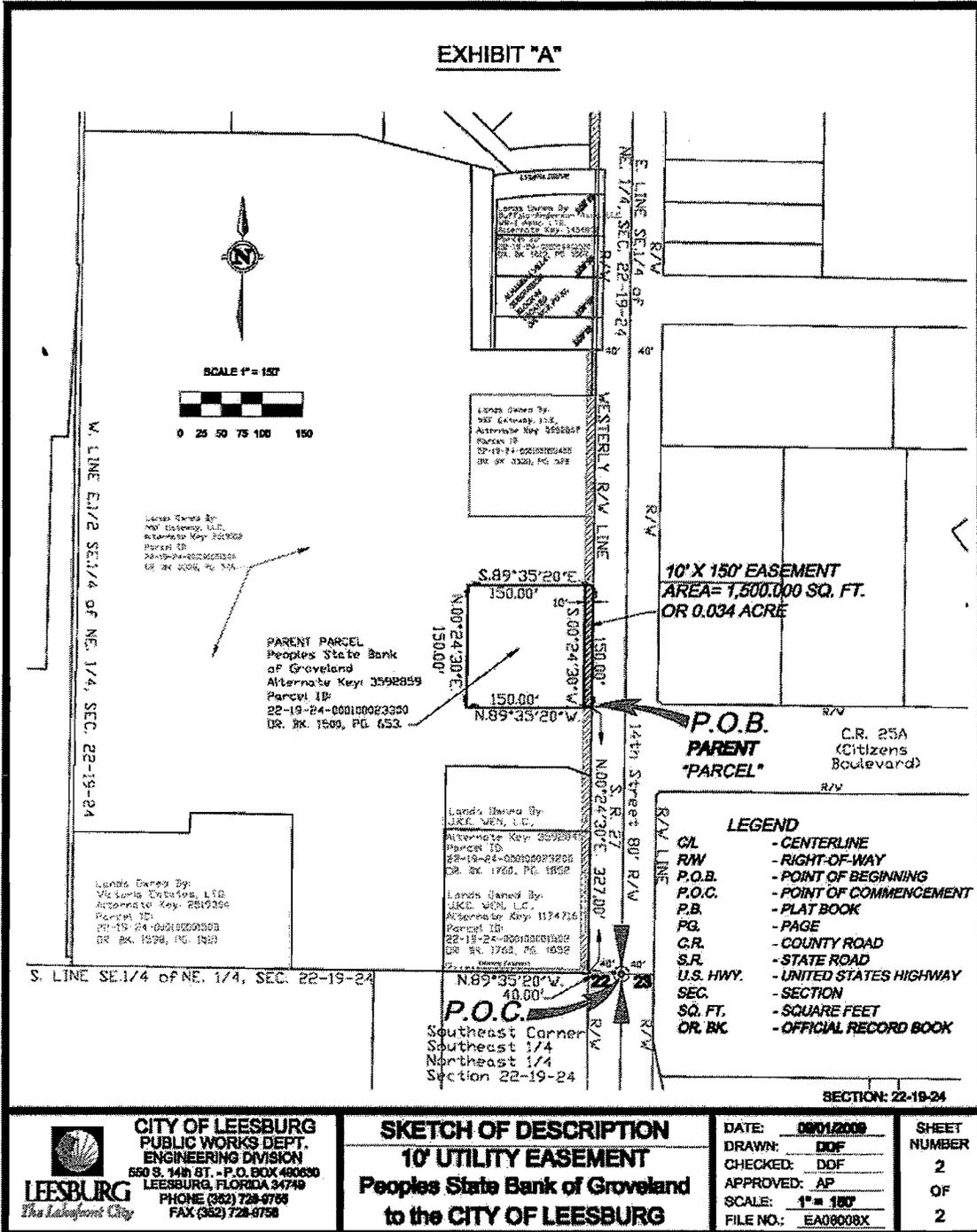
- 1: This is **NOT A BOUNDARY SURVEY.**
- 2: This sketch is to show existing site information and improvements for the sole purpose of conceptual design.
- 3: This sketch was prepared for the City of Leesburg and its assigns as their interests may appear. Use of this sketch by any other parties is strictly forbidden.
- 4: Use of this sketch shown on sheet 2 for any other purpose than 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 is the liability of the user.
- 6: The Bearings, shown hereon, are relative to assumed datum and are Based on the Legal Descriptions as described in O R Book 1500, Page 653, all in Section 22, Township 19 South, Range 24 East, Lake County, Florida.
- 7: This sketch was prepared by the City of Leesburg, Public Works Department, Survey Division, under the direction of Stevan C. Davis, Electric Service Planner, for the City of Leesburg.
- 8: This sketch contains 2 sheets in which NONE are void without all remaining sheets.

SECTION: 22-19-34

 <p>CITY OF LEESBURG PUBLIC WORKS DEPT. ENGINEERING DIVISION 550 S. 14th ST. - P.O. BOX 480630 LEEBSBURG, FLORIDA 34749 PHONE (352) 728-0758 FAX (352) 728-0758</p>	<p>SKETCH OF DESCRIPTION 10' UTILITY EASEMENT Peoples State Bank of Groveland to the CITY OF LEESBURG</p>	DATE: 09/01/2009	SHEET
		DRAWN: DDF	NUMBER
		CHECKED: DDF	1
		APPROVED: AP	OF
		SCALE: NTS	2
		FILE NO.: EA00008X	

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EXHIBIT "A"



CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
560 S. 14th ST. - P.O. BOX 480690
LEESBURG, FLORIDA 34749
PHONE (352) 728-9758
FAX (352) 728-9758

SKETCH OF DESCRIPTION
10' UTILITY EASEMENT
Peoples State Bank of Groveland
to the CITY OF LEESBURG

DATE: 09/12/09
DRAWN: DDF
CHECKED: DDF
APPROVED: AP
SCALE: 1" = 150'
FILE NO.: EA06008X

SHEET NUMBER
2
OF
2

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