

THIS INSTRUMENT PREPARED BY & RETURN TO:

R Fred A. Morrison  
McLin & Burnsed, P.A.  
Post Office Box 491357  
Leesburg, Florida 34749-1357

CFN 2009127450  
Bk 03846 Pgs 2437 - 2442 (6pgs)  
DATE: 12/02/2009 08:40:19 AM  
NEIL KELLY, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 52.50  
DEED DOC 0.70

**Utility Easement**

RESERVED FOR RECORDING

THIS EASEMENT given the 25<sup>th</sup> day of NOVEMBER, 2009, by LEESBURG REAL ESTATE ENTERPRISES, INC., whose address is 900 SR 468, 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,

**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 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: LEESBURG REAL ESTATE ENTERPRISES, INC.

Contessa Jasper  
CJS  
(Type or print name of Witness)

BY: [Signature]  
KHALID HYMORE, President

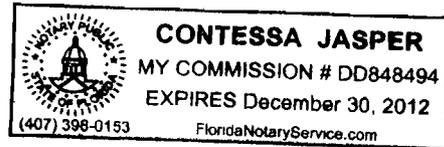
Eric Jasper  
Eric Jasper  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared Khalid Hymore, as President of Leesburg Real Estate Enterprises, Inc., who acknowledged before me that he executed this instrument on the 3rd day of November, 2009, and who was either  personally known to me, or who  produced H560513612150 FLID as identification.

[Signature]  
NOTARY PUBLIC  
Contessa Jasper  
Type or print name of Notary

DD# 848494  
Commission Number  
December 30 2012  
Commission expiration date



JOINDER & CONSENT OF MORTGAGEE

The undersigned, as holder of a mortgage or other lien on the above described property, as recorded in Official Records Book 2321, Page 2458, Public Records of Lake County, Florida, does hereby join in and consent to the granting of the easement to the City of Leesburg, Florida, and agrees that its interest in the property shall henceforth be inferior and subordinate to the easement rights herein created.

*Margaret E. Vicars*  
MARGARET E. VICARS

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned Notary Public, personally appeared Margaret E. Vicars, who acknowledged before me that she executed this instrument on the \_\_\_\_\_ day of \_\_\_\_\_, 2009, and who was either  personally known to me, or who  produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Commission Number

Type or print name of Notary

Commission expiration date

State of California, County of Yolo  
On 11/25/09 before me, Veronica Mendoza, Notary Public  
Personally appeared Margaret E. Vicars  
who proved to me on the basis of satisfactory evidence to be the person  
whose name is subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

*Veronica Mendoza*



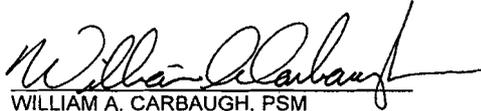
J&A ENGINEERS & SURVEYORS, ...C.  
3844 SE 9<sup>TH</sup> PLACE  
OCALA, FLORIDA 34471  
Voice: 352-694-6566  
Fax: 352-694-6567  
[www.CandAEngineers.com](http://www.CandAEngineers.com)

**DESCRIPTION FOR CHRISTIAN WORSHIP CENTER  
OF CENTRAL FLORIDA, INC.**

DESCRIPTION OF A PROPOSED 20 FOOT WIDE UTILITY EASEMENT BEING THE NORTH 20 FEET OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGES 2454-2456, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S.89°58'40" E. ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ¼ OF THE NORTHWEST ¼, 29.15 FEET; THENCE CONTINUE S.89°58'40"E., 160.85 FEET; THENCE N.00°12'20"E., 189.62 FEET TO AN IRON ROD AND CAP #3716 FOR THE POINT OF BEGINNING OF A 20 FOOT WIDE UTILITY EASEMENT; THENCE N.89°58'40"W., 153.23 FEET TO THE EAST RIGHT OF WAY OF HIGHWAY 468 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGES 2454-2456, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.00°24'19"W., ALONG SAID EAST RIGHT OF WAY, 20.00 FEET; THENCE, DEPARTING SAID EAST RIGHT OF WAY, S.89°58'40"E., 153.26 FEET TO PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3225, PAGE 689, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N.00°12'20"E., 20.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS TRUE AND CORRECT, AND ACCURATELY DESCRIBES THE LAND INTENDED.



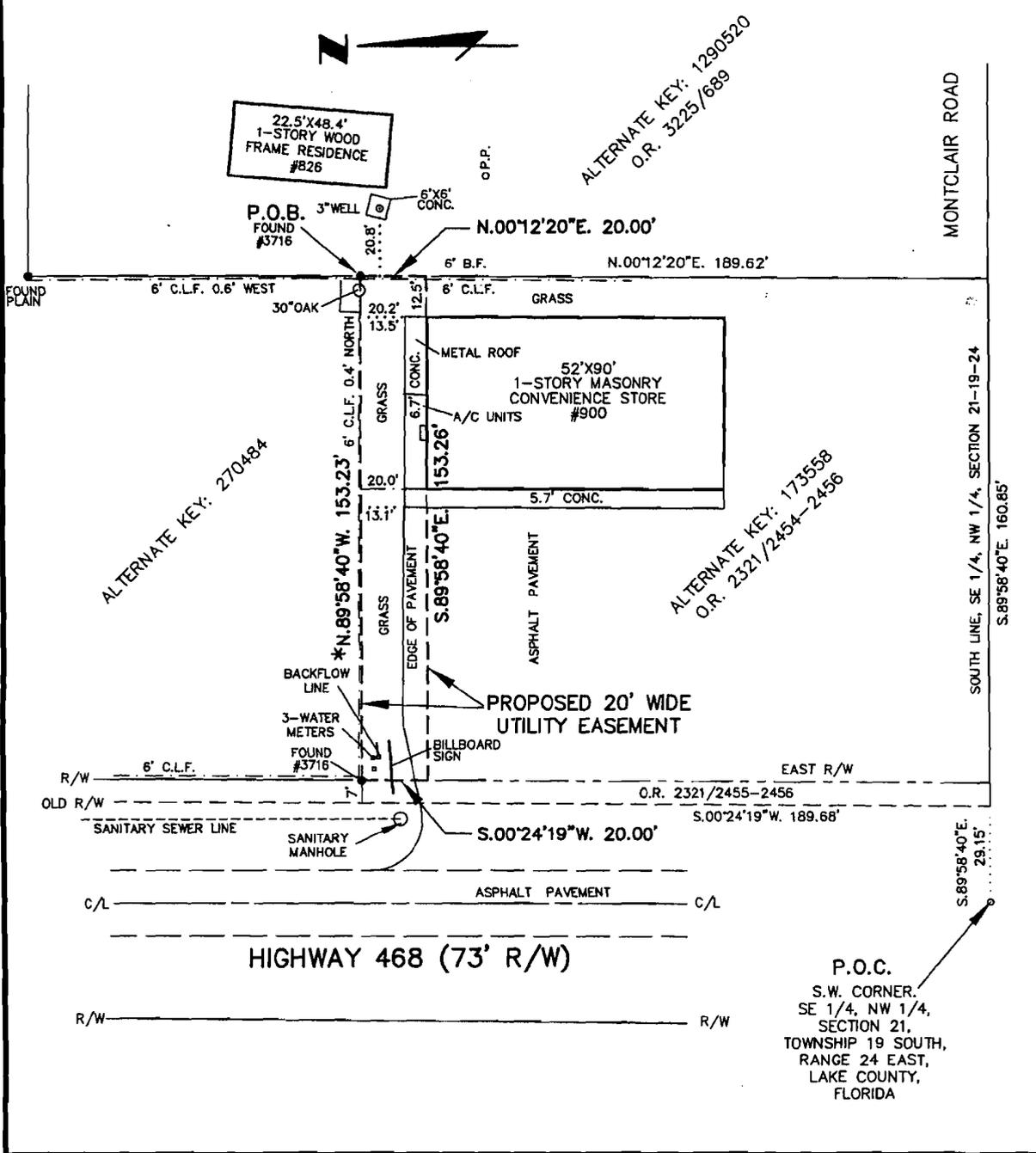
WILLIAM A. CARBAUGH, PSM  
PROFESSIONAL SURVEYOR & MAPPER NO. 2893  
STATE OF FLORIDA  
SEPTEMBER 3, 2009

SKETCH OF DESCRIPTIONS ATTACHED.

**BOUNDARY SURVEY**  
CERTIFIED TO:

CHRISTIAN WORSHIP CENTER OF CENTRAL FLORIDA, INC.  
929 C.R. 468  
LEESBURG, FL 34748

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
NO ONE OTHER THAN THE PARTY OR PARTIES NAMED ABOVE SHALL RELY ON THIS SURVEY.



ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT IS PROHIBITED.  
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

**DESCRIPTION:**  
DESCRIPTION ATTACHED.

NOTE: SEE REVERSE SIDE FOR SURVEY REPORT. SURVEY DATE: SEPTEMBER 1, 2009

<b>C &amp; A ENGINEERS &amp; SURVEYORS, INC.</b> CERTIFICATE OF AUTHORIZATION NO. LB #2817 3844 S.E. NINTH PLACE OCALA, FLORIDA 34471 VOICE: 352.694.6566 FAX: 352.694.6567 www.CandAEngineers.com	SCALE: 1"=40'
	F.B.: 289 PG.: 3
	FILE: 109374

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# SURVEY REPORT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
NO ONE OTHER THAN THE PARTY OR PARTIES NAMED ABOVE SHALL RELY ON THIS SURVEY.

## LEGEND:

F.C.	FENCE CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT
W.F.	WIRE FENCE	P.C.P.	PERMANENT CONTROL POINT
B.F.	BOARD FENCE	R.	RADIUS
C.L.F.	CHAIN LINK FENCE	C.D.	CHORD DISTANCE
C/L	CENTER LINE	C.B.	CHORD BEARING
CONC.	CONCRETE	P.P.	POWER POLE
D.	CENTRAL ANGLE (DELTA)	R/W	RIGHT-OF-WAY
M.E.A.	MARION ENGINEERING & ASSOC.	R/R	RAILROAD
M.E.C.	MOORHEAD ENGINEERING CO.	T.B.	TELEPHONE BOX
P.O.B.	POINT-OF-BEGINNING	(D)	DESCRIPTION
P.O.C.	POINT-OF-COMMENCEMENT	(F)	FIELD MEASURED
P.I.D.	PARCEL IDENTIFICATION	(P)	PLAT
O.R.	OFFICIAL RECORDS (BOOK/PAGE)	(R)	RADIAL
N.P.	NOT PERMANENT	(C)	CALCULATED
C.M.	CONCRETE MONUMENT	■	4"X4" CONCRETE MONUMENT
I.R.	IRON ROD	●	IRON ROD
N.D.	NAIL & DISK	▲	NAIL & DISK
I.P.	IRON PIPE	⚡	BREAK IN LINE

## NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE OWNER.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH AN ASTERISK, ie. \*
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS, ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

FORM #0905

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT IS PROHIBITED.  
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

NOTE: SEE REVERSE SIDE FOR SURVEY DRAWING.

  
WILLIAM A. CARBAUGH, LICENSE NUMBER 2893  
BOARD CERTIFIED SURVEYOR AND MAPPER  
STATE OF FLORIDA

**C & A ENGINEERS & SURVEYORS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LB #2817  
3844 S.E. NINTH PLACE, OCALA, FLORIDA 34471

VOICE: 352-694-6566 FAX: 352-694-6567 - [www.CandAEngineers.com](http://www.CandAEngineers.com)

SCALE: \_\_\_\_\_

F.B.: \_\_\_\_\_ PG.: \_\_\_\_\_

FILE: \_\_\_\_\_

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