

CFN 2010103067
Bk 03959 Pgs 0674 - 677; (4pgs)
DATE: 10/14/2010 11:12:55 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
DEED DOC 0.70

THIS INSTRUMENT PREPARED BY ~~RETURN TO:~~
David W. Holloway
Simon & Holloway, P.A.
17110 Gunn Hwy.
Odessa, Florida 33556

RETURN TO
FRED A. MORRISON
P.O. BOX 491357
LEESBURG FL 34749-1357

ELECTRICAL UTILITY EASEMENT

THIS ELECTRICAL UTILITY EASEMENT dated this 10th day of SEPTEMBER 2010,
by Tampa Acquisitions, Inc., a Florida Corporation, with a business address of 1201
Oak Field Drive, Brandon, Florida 33511, hereinafter to be referred to as the Grantor, to
the **CITY OF LEESBURG, FLORIDA** whose mailing address is P.O. Box 490630,
Leesburg, FL 34749-0630, hereinafter to be referred to as the Grantee,

WHEREAS, the Grantor is the owner of certain real property located in the City
of Leesburg, Florida described in the Deed recorded in OR Book 2717 at Page 1710,
Official Records of Lake County, with a site address of 1331 North Boulevard,
Leesburg, Florida 34748, referred to as the parent tract in this easement; and

WHEREAS, the Grantor desires to reconstruct its gas station on the parent tract;
and

WHEREAS, the City has determined that it requires easements on two sides of
the parent tract so as to provide looped service to the gas station which will improve
reliability of service to the site;

NOW, THEREFORE, that for and in consideration of the sum of \$1.00, the

receipt of which is hereby acknowledged, Grantor does hereby grant a perpetual electrical utility easement over and across the following described real property:

AS DESCRIBED ON EXHIBIT "A" ATTACHED

for the purpose of construction, installation, repair, and maintenance of an above ground transformer and underground electrical utility lines to the extent necessary for the redevelopment of the subject property. 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.

TO HAVE AND TO HOLD unto Grantee, forever.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

GRANTOR:

signature: W. McKnight

WITNESSES (two required):

signature: Toni Altier

Michelle A. Lawler

print name: Toni Altier

Michelle A. Lawler

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH

On this 30th day of SEPTEMBER, 2010, before me, the undersigned notary public in and for said County and State, personally appeared before me Bill McKnight, to me personally known or produced identification _____, who being by me duly sworn, acknowledged said instrument to be his free act and deed.

WITNESS BY HAND and notarial seal subscribed and affixed in said County and State the 30th day of SEPTEMBER 2010.

Joanne C. Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES:



SKETCH OF DESCRIPTION

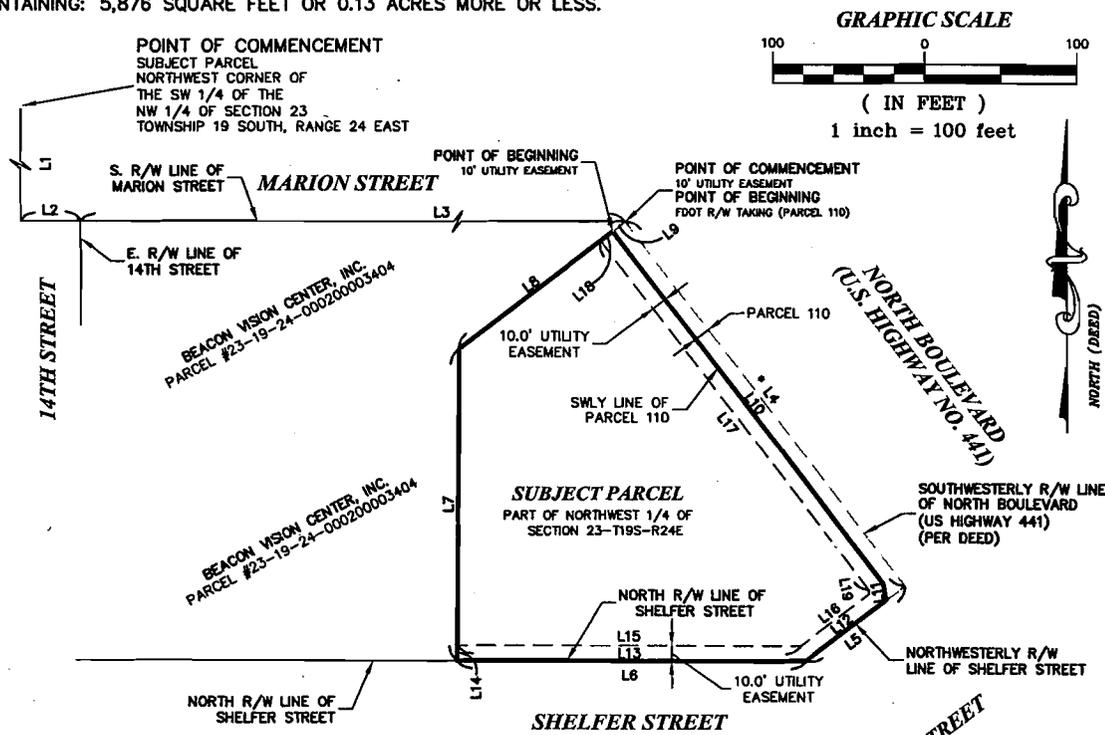
(THIS DESCRIPTION SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: (UTILITY EASEMENT)

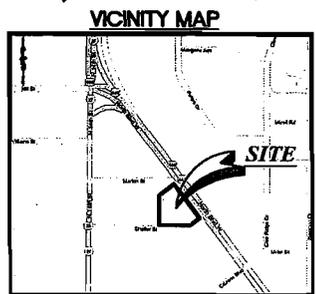
A PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MARION STREET WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTH BOULEVARD (U.S. HWY. NO. 441); THENCE S52°44'46"W, A DISTANCE OF 10.50 FEET, FOR A POINT OF BEGINNING; THENCE S37°14'30"E, ALONG THE SOUTHWESTERLY LINE OF PARCEL 110 PER ORDER OF TAKING IN CIVIL ACTION: 06-CA-1328-A, A DISTANCE OF 292.47 FEET; THENCE S10°40'17"E, A DISTANCE OF 11.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHELFER STREET; THENCE S52°45'30"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SHELFER STREET, A DISTANCE OF 66.62 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°54'20"W, A DISTANCE OF 229.35 FEET; THENCE N00°24'30"E, A DISTANCE OF 10.00 FEET; THENCE S89°54'20"E, ALONG A LINE PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF SHELFER STREET, A DISTANCE OF 225.92 FEET; THENCE N52°45'30"E, A DISTANCE OF 57.06 FEET; THENCE N10°40'17"W, A DISTANCE OF 2.75 FEET; THENCE N37°14'30"W, A DISTANCE OF 290.10 FEET; THENCE N52°44'46"E, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 5,876 SQUARE FEET OR 0.13 ACRES MORE OR LESS.



LINE	LENGTH	BEARING	L9	10.50'	S52°44'46"W
L1	180.00'	S00°24'30"W	L10	292.47'	S37°14'30"E
L2	40.00'	S89°47'15"E	L11	11.29'	S10°40'17"E
L3	600.09'	S89°47'15"E	L12	66.62'	S52°45'30"W
* L4	302.57'	S37°14'30"E	L13	229.35'	N89°54'20"W
L5	82.17'	S52°45'30"W	L14	10.00'	N00°24'30"E
L6	229.35'	N89°54'20"W	L15	225.92'	S89°54'20"E
L7	206.43'	N00°24'30"E	L16	57.06'	N52°45'30"E
L8	138.43'	N52°44'46"E	L17	290.10'	N37°14'30"W
			L18	10.00'	N52°44'46"E
			L19	2.75'	N10°40'17"W



EBI Surveying
 8415 Sunstate Street
 Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081
 Certificate of Authorization Number: LB-7652

- SKETCH REPORT:**
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - * = BEARING BASIS

SHEET NO.
1
 OF 1

DATE: 9/3/2010
 DRAWN: JJB
 CHECKED: JRC
 REVISION:
 FILE: AE09SDX.dwg
 SCALE: 1" = 100'

PROJECT NUMBER:
AECS0009

SKETCH OF DESCRIPTION
 (UTILITY EASEMENT)
 1331 WEST NORTH BOULEVARD
 PART OF SECTION 23
 TOWNSHIP 19 SOUTH, RANGE 24 EAST
 LAKE COUNTY, FLORIDA

WHEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 63B17, OF THE FLORIDA ADMINISTRATIVE CODE.
JERRY R. CARTWRIGHT
 License Number: LS-4525
 Date Signed: 09-07-10