

EXHIBIT "A"

**PARENT PARCEL # 1: ALTERNATE KEY 1809827, PARCEL ID: 22-19-24-000200005900
OFFICIAL RECORDS BOOK 0773, PAGE 2072. TO WIT:**

NORTH 116 FEET OF EAST 502 FEET OF EAST 322.5 FEET OF NE 1/4 OF NW 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST. LEESBURG, LAKE COUNTY, FLORIDA.

**PARENT PARCEL # 2: ALTERNATE KEY 1174775, PARCEL ID: 22-19-24-000200007600
OFFICIAL RECORDS BOOK 0175, PAGE 0152. TO WIT:**

WEST 193.5 FEET OF THE EAST 322.5 FEET OF THE NORTH 62 FEET OF SOUTH 386 FEET OF NE 1/4 OF NW 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST.

DESCRIPTION: 15' DRAINAGE AND UTILITY EASEMENT

A 15.00 FEET WIDE, PERPENDICULAR DISTANCE, UTILITY EASEMENT, LYING WESTERLY OF AND CONTIGUOUS WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEECHER STREET. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE THE SOUTHEAST CORNER OF PARENT PARCEL No.1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 0773 PAGE 2072, FOR THE POINT OF BEGINNING (P.O.B.); THENCE RUN NORTH 89°14'25" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID PARENT PARCEL No.1, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 00°41'33" EAST, A DISTANCE OF 40.53 FEET; THENCE RUN SOUTH 89°14'25" EAST, A DISTANCE OF 15.00 FEET, SAID POINT ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BEECHER STREET; THENCE RUN SOUTH 00°41'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS 607.950 SQUARE FEET OR 0.014 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 assign's as there 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 East line of the Northeast 1/4 of Section 22, Township 19 South, Range 25 East, Lake County, Florida, as being "N.00°41'33" E.. as described on the two Boundary Surveys performed by Southeastern Surveying & Mapping Corp. for the City of Leesburg, drawing No. 50084007 and 50084008 dated June 23, 2011. and the Legal descriptions in O R Book 0773, Page 2072 & OR Book 0175, Page 0152.
- 7: This sketch was prepared by the City of Leesburg, Public works Department, Survey Division, under the direction of Kenneth L. Thomas, MPA Director of Economic Development & Housing Leesburg / UCF Business Incubator for the City of Leesburg.
- 8: This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

I Kenneth L. Thomas, HAVE REQUESTED THE INFORMATION DEPICTED HERON AND ACKNOWLEDGE RECEIPT OF THE INFORMATION AND IT IS SATISFACTORY FOR MY NEEDS AS OF THE DATE OF THIS SIGNATURE.

NAME: _____ DATE: _____

Director of Economic Development & Housing. for the City of Leesburg.

REVISIONS

DATE	DESCRIPTION
09-08-2011	REVISED EASEMENT
DDF	to run along R/W

SECTION 22-19-24



**CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION**
550 S. 14th ST. - P.O. BOX 490630
LEESBURG, FLORIDA 34749
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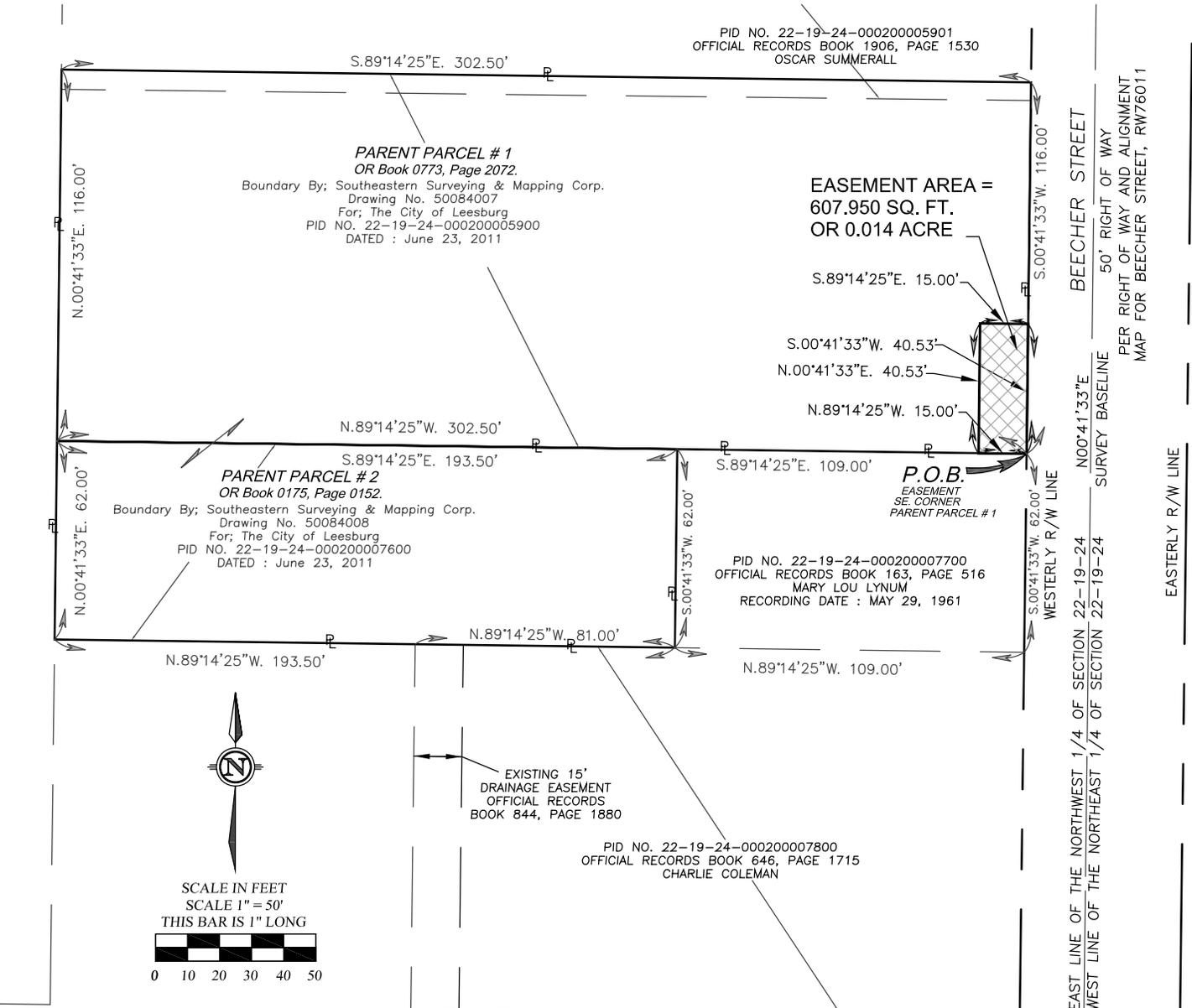
**SKETCH OF DESCRIPTION
15' DRAINAGE & UTILITY EASEMENT
LILLIE A. & NELSON F. DEASON
to the CITY OF LEESBURG**

DATE: 08/03/2011
DRAWN: DDF
CHECKED: AP
APPROVED: SD
SCALE: AS NOTED
FILE NO.: EA11016

SHEET NUMBER
1
OF
2

EXHIBIT "A"

SKETCH OF DESCRIPTION:



LEGEND

- C/L - CENTERLINE
- R/W - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- 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

REVISIONS

DATE	DESCRIPTION
09-08-2011	REVISED EASEMENT
DDF	to run along R/W

SECTION 22-19-24



CITY OF LEESBURG
PUBLIC WORKS / ENGINEERING
SURVEY DIVISION
550 S. 14th ST. - P.O. BOX 490630
LEESBURG, FLORIDA 34749-0630
PHONE (352) 728-9755
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SKETCH OF DESCRIPTION
15' DRAINAGE & UTILITY EASEMENT
LILLIE A. & NELSON F. DEASON
to the CITY OF LEESBURG

DATE: 08/03/2011
DRAWN: DDF
CHECKED: AP
APPROVED: SD
SCALE: 1" = 50'
FILE NO.: EA11016

SHEET NUMBER
1
OF
1