

CFN 2009063807
Bk 03782 Pgs 0515 - 519 (5pgs)
DATE: 06/15/2009 03:23:56 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 44.00
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

(P)

Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 27 day of May, 2009, by RANDALL S. NUGENT AND MARCIA MCDADE - NUGENT, HUSBAND AND WIFE, whose address is P.O. Box 993, Belleview, FL 34421, 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 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:

Lisa Collier
Lisa Collier
(Type or print name of Witness)

Randall S. Nugent
RANDALL S. NUGENT

Lisa Collier Veronica Vera
Veronica Vera
(Type or print name of witness)

Marcia McDade Nugent
MARCIA McDADE - NUGENT

STATE OF FLORIDA -
COUNTY OF Manatee

BEFORE ME, the undersigned Notary Public, personally appeared Randall S. Nugent and Marcia McDade - Nugent, husband and wife, who acknowledged before me that they executed this instrument on the 27 day of May, 2009, and who were either personally known to me, or who produced Drivers license as identification.

Becky Osborne
NOTARY PUBLIC
Becky Osborne
Type or print name of Notary

DD463091
Commission Number
August 17, 2009
Commission expiration date

NOTARY PUBLIC-STATE OF FLORIDA
Becky Osborne
Commission # DD463091
Expires: AUG. 17, 2009
Bonded Thru Atlantic Bonding Co., Inc.

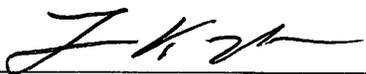
JOINDER & CONSENT OF MORTGAGEE

The undersigned, as holder of a mortgage or other lien on the above described property, as recorded in Official Records Book 3197, Page 1214, 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.

Rita R. Schweitzer
RITA R. SCHWEIZER

STATE OF New York
COUNTY OF Tioga

BEFORE ME, the undersigned Notary Public, personally appeared RITA R. SCHWEIZER, who acknowledged before me that she executed this instrument on the 1st day of June, 2009, and who was either personally known to me, or who produced NYDL 353 740 251 exp 7/8/11 as identification.


NOTARY PUBLIC

No. 01KU6155267
Commission Number

Lori Kupiec
Type or print name of Notary

11/6/2010
Commission expiration date

LORI KUPIEC
Notary Public, State of New York
No. 01KU6155267
Qualified in Broome County
My Commission Expires Nov. 06, 20 10

EXHIBIT "A"

PARENT PARCEL: OR. BOOK 3197, PAGE 1212, TO WIT;

THE NORTH 110 FEET OF THE SOUTH 924 FEET OF THE WEST 190 FEET OF THE SOUTHWEST QUARTER, (SW 1/4), OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND THAT PART OF THE NORTH 110 FEET OF THE SOUTH 924 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF THE 66 - FOOT WIDE RIGHT-OF-WAY OF U.S. HIGHWAY 441; SAID TRACT BEING SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES, 30 FEET WIDE ADJACENT TO THE EAST BOUNDARY OF THE RIGHT-OF-WAY OF SAID U.S. HIGHWAY 441, DESCRIBED AS FOLLOWS: A STRIP OF LAND ALONG AND ADJACENT TO THE EAST BOUNDARY OF THE 66 - FOOT WIDE RIGHT-OF-WAY OF U.S. HIGHWAY 441, SAID STRIP OF LAND BEING 30 FEET WIDE, WHEN MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID U.S. HIGHWAY 441, AND EXTENDING 400 FEET, MORE OR LESS, FROM THE SOUTH BOUNDARY OF THE NORTH HALF (N. 1/2) OF THE SOUTH HALF (S. 1/2) OF SOUTHWEST QUARTER (SW. 1/4), OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, TO THE SOUTH BOUNDARY OF THE RIGHT-OF-WAY, 40 FEET IN WIDTH, OF A COUNTY ROAD, THE CENTER LINE OF THIS PORTION OF SAID ROAD BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY OF AFORESAID SECTION 15, SAID POINT BEING 220 FEET SOUTH 0°17' WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE. 1/4) OF THE SOUTHEAST QUARTER (SE. 1/4) OF SAID SECTION 15 AND RUNNING THENCE SOUTH 87°30' WEST 95 FEET, MORE OR LESS, TO THE RIGHT-OF-WAY OF U.S. HIGHWAY 441.

DESCRIPTION : 5' UTILITY EASEMENT

THE EAST 5.00 FEET OF THE WEST 190 FEET OF THE NORTH 110 FEET OF THE SOUTH 924 FEET OF THE SOUTHWEST QUARTER, (SW 1/4), OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

THE ABOVE DESCRIBED EASEMENT CONTAINS 560.000 SQUARE FEET OR 0.013 ACRE, MORE OR LESS.

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

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 Legal Descriptions as described in O R Book 3197 , page 1212, Section 14, 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 Steven C. Davis, Electric Engineer. for the City of Leesburg.
- 8: This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

SECTION: 14-19-24



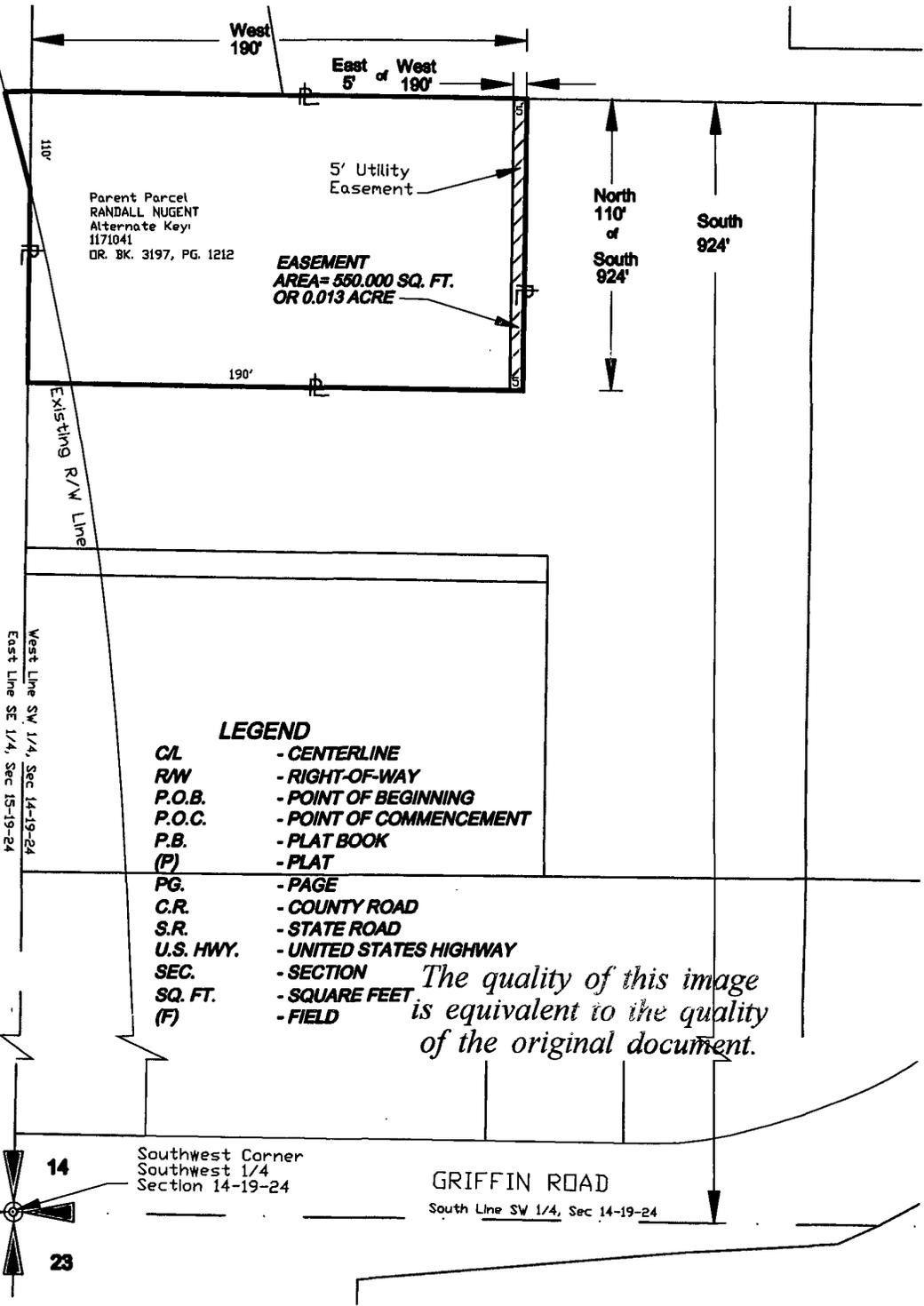
**CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION**
560 S. 14th ST. - P.O. BOX 490630
LEESBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9758

SKETCH OF DESCRIPTION
5' UTILITY EASEMENT
Randall S. & Marcia McDade Nugent
to the CITY OF LEESBURG

DATE: 05/09/2009
DRAWN: DDF
CHECKED: DDF
APPROVED: AP
SCALE: NTS
FILE NO.: EA08008L

SHEET
NUMBER
1
OF
2

EXHIBIT "A"



Parent Parcel
RANDALL NUGENT
Alternate Key:
1171041
OR. BK. 3197, PG. 1212

EASEMENT
AREA= 550,000 SQ. FT.
OR 0.013 ACRE

- 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
 - (P) - PLAT
 - PG. - PAGE
 - C.R. - COUNTY ROAD
 - S.R. - STATE ROAD
 - U.S. HWY. - UNITED STATES HIGHWAY
 - SEC. - SECTION
 - SQ. FT. - SQUARE FEET
 - (F) - FIELD

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



Southwest Corner
Southwest 1/4
Section 14-19-24

GRIFFIN ROAD
South Line SW 1/4, Sec 14-19-24

SECTION: 14-19-24

CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
550 S. 14th ST. - P.O. BOX 480830
LEEBSBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9758

SKETCH OF DESCRIPTION

5' UTILITY EASEMENT

Randall S. & Marcia McDade Nugent

to the CITY OF LEESBURG

DATE: 05/08/2009
DRAWN: DDF
CHECKED: DDF
APPROVED: AP
SCALE: 1" = 60'
FILE NO.: EA08008L

SHEET NUMBER
2
OF
2