

CFN 2010093105
Bk 03949 Pgs 0301 - 304; (4pgs)
DATE: 09/15/2010 03:38:02 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
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



Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 8 day of SEPTEMBER, 2010, by REGIONAL ASSET SERVICING CORPORATION, whose address is 1050 Lake Sumter Landing, The Villages, FL 32162, 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 real property 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 easement 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.

WITNESSES (two required)

GRANTOR: REGIONAL ASSET SERVICING CORPORATION

Frank A. Morrison
FRANK A. STIVENDER
(Type or print name of Witness)

BY: Brad Weber
BRAD WEBER, Vice President

Linda G. Goodman
LINDA G. GOODMAN
(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Brad Weber, as Vice President of Regional Asset Servicing Corporation, who acknowledged before me that he executed this instrument on the 8 day of September, 2010, and who was either personally known to me, or who produced _____ as identification.

Linda G. Goodman
NOTARY PUBLIC

Commission Number

LINDA G. GOODMAN

Type or print name of Notary

Commission expiration date

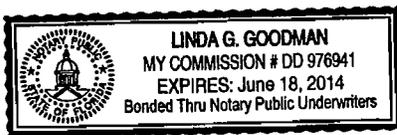


EXHIBIT "A"

DESCRIPTION : PARENT PARCEL O. R. BOOK 3443, PAGE 1905; TO WIT:

LOTS 84 AND 85, BEL-MAR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 80, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS: BEGIN AT THE NORTHWESTERLY CORNER OF SAID LOT 85, THENCE RUN NORTH 82°45'30" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 85, FOR A DISTANCE OF 8.45 FEET; THENCE RUN SOUTH 88°47'10" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 85, FOR A DISTANCE OF 15.25 FEET; THENCE RUN SOUTH 37°14'30" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 85, FOR A DISTANCE OF 74.58 FEET; THENCE RUN SOUTH 52°45'30" WEST, A DISTANCE OF 82.28 FEET TO THE WEST LINE OF LOT 88; THENCE RUN NORTH00°24'40" EAST, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 105.95 FEET TO THE POINT OF BEGINNING.

ALSO, BEGIN AT THE POINT OF INTERSECTION OF THE EAST LINE OF GOVERNMENT LOT 3, SECTION23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND THE NORTHWESTERLY RIGHT OF WAY LINE OF NORTH BOULEVARD (U. S. HIGHWAY NO. 441), IN LEEBSBURG, FLORIDA, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 85 OF BEL-MAR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 80, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 37°14'30" WEST, ALONG THE NORTHERLY LINE OF SAID BOULEVARD, A DISTANCE OF 83.91 FEET, THENCE RUN NORTH 52°45'30" EAST A DISTANCE OF 87.74 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 3, THENCE RUN SOUTH 00°24'40" WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 105.95 FEET TO THE POINT OF BEGINNING.

AND

LOT 88, BEL-MAR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 80, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DESCRIPTION : 15' UTILITY EASEMENT

THE NORTHERLY 15.00 FEET OF LOT 88, BEL-MAR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 80, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID EASEMENT LYING CONTIGUOUS WITH AND SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF MILLER STREET.

THE ABOVE DESCRIBED EASEMENT CONTAINS 2,019.180 SQUARE FEET OR 0.046 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 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 Description as described in Official Records Book 3443, pages 1905 thru 1906, section 23, 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: 23-19-24

CITY OF LEEBSBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
560 S. 14th ST. - P.O. BOX 490830
LEEBSBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9758

SKETCH OF DESCRIPTION
15' UTILITY EASEMENTS
ROSENBLUM LEEBSBURG LLC.
to the CITY OF LEEBSBURG

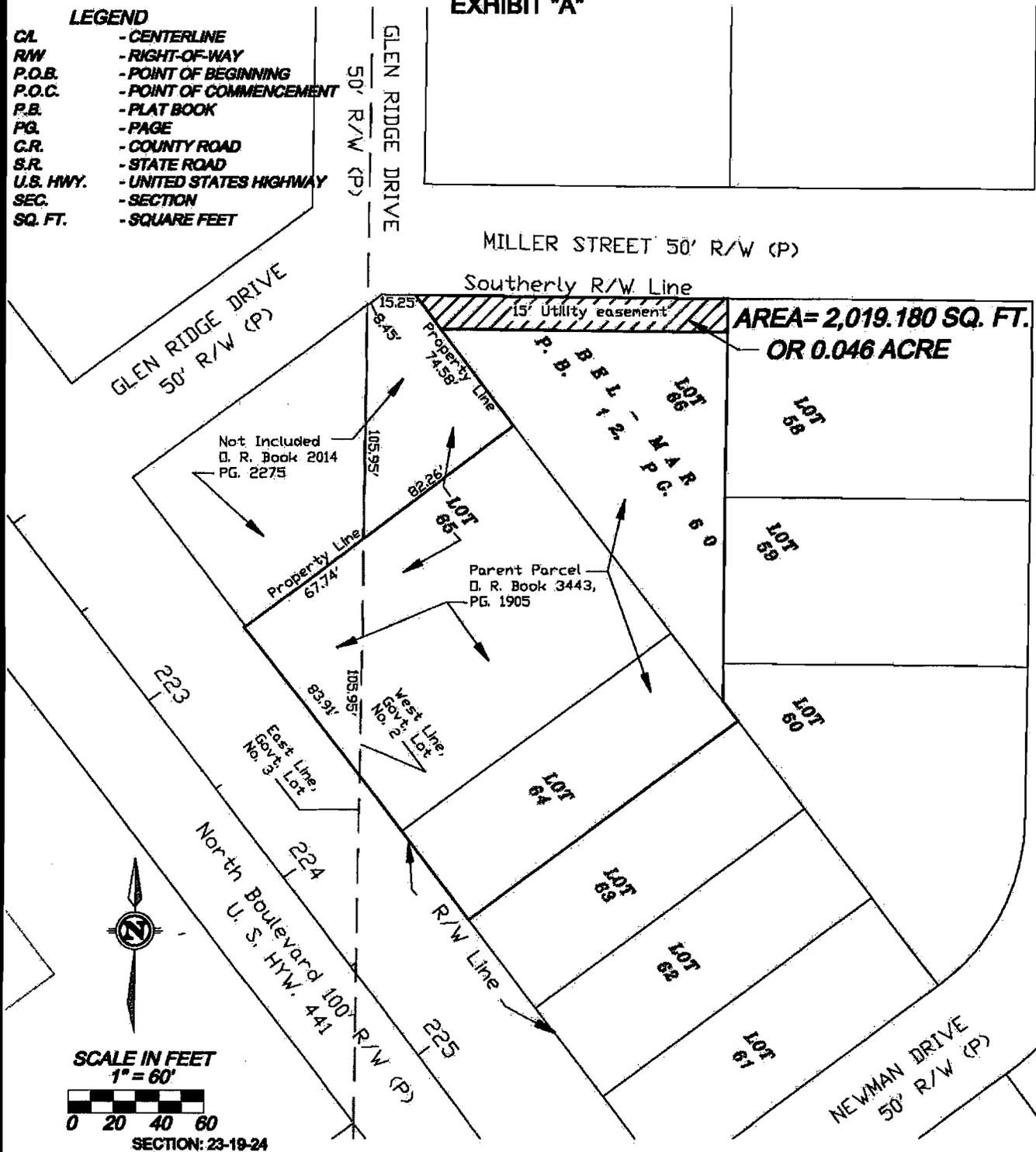
DATE: 08/24/2009
DRAWN: DDF
CHECKED: DDF
APPROVED: AP
SCALE: NTS
FILE NO.: EA08008E

SHEET
NUMBER
1
OF
2

EXHIBIT "A"

LEGEND

- CL - 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



SCALE IN FEET
1" = 60'
0 20 40 60

SECTION: 23-19-24

CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
550 S. 14th ST. - P.O. BOX 480630
LEEBSBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9758

SKETCH OF DESCRIPTION
15' UTILITY EASEMENT
ROSENBLUM LEEBSBURG LLC.
to the CITY OF LEESBURG

DATE: 08/24/2009
DRAWN: DDF
CHECKED: DDF
APPROVED: AP
SCALE: 1" = 60'
FILE NO.: EA08008E

SHEET NUMBER
2
OF
2