

INSTRUMENT #2012074516  
OR BK 4188 PG 2432 - 2435 (4 PGS)  
DATE: 7/19/2012 11:51:38 AM  
NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$35.50

RETURN TO

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 25<sup>th</sup> day of June, 2012, by THE SCHOOL BOARD OF LAKE COUNTY, FLORIDA, whose address is 201 West Burleigh Boulevard, Tavares, FL 32778, 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 AND DEPICTED 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, 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.

CL3547

WITNESSES (two required)

GRANTOR: THE SCHOOL BOARD OF  
LAKE COUNTY, FLORIDA

Natalie Challenger  
NATALIE CHALLENGER  
(Type or print name of Witness)

BY: Rosanne Brandeburg  
ROSANNE BRANDEBURG,  
Chairperson

Maria E. Torres  
Maria E. Torres  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared Rosanne Brandeburg, as Chairperson of the School Board of Lake County, Florida, who acknowledged before me that she executed this instrument on the 25 day of June, 2012, and who was either  personally known to me, or who  produced \_\_\_\_\_ as identification.

Patricia Jo Painter  
NOTARY PUBLIC  
PATRICIA JO PAINTER  
Type or print name of Notary

EE 179666  
Commission Number  
6/4/2016  
Commission expiration date



EXHIBIT "A"

**PARENT PARCEL:**

PARCEL ID # 20-17-28-000300000800. ALTERNATE KEY # 1510961.  
AS DESCRIBED IN OFFICIAL RECORDS BOOK 1153, PAGE 0388. To Wit:

TRACT 2084 (23.91 ACRES, MORE OR LESS)

THAT PART OF THE NORTH QUARTER OF THE SOUTHWEST QUARTER (N 1/4 OF SW 1/4) OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 28 EAST, TALLAHASSEE MERIDIAN, LAKE COUNTY, FLORIDA LYING NORTH AND WEST OF THE NORTHWESTERLY EDGE OF THE RIGHT OF WAY OF STATE ROAD 42 (FORMERLY HIGHWAY No. 100) AS IT EXISTED ON APRIL 22, 1939, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A CONCRETE MONUMENT MARKED FOR THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, T17S, R28E, RUN NORTH 89°25' EAST - 25.43 CHAINS TO THE NORTH EDGE OF HIGHWAY No. 100 RIGHT OF WAY; THENCE ALONG SAID NORTH EDGE IN A SOUTHWESTERLY DIRECTION APPROXIMATELY 11.43 CHAINS; THENCE SOUTH 89°25' WEST - 20.11 CHAINS TO THE WEST BOUNDARY OF SECTION 20; THENCE NORTH 06°40' WEST - 10.65 CHAINS ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING;

SUBJECT TO AN EXISTING ROAD EASEMENT (FOREST ROAD 538), SAID EASEMENT BEING THE WEST 33 FEET OF THIS TRACT.

**DESCRIPTION : UTILITY EASEMENT**

DESCRIBED AS:

BEGINNING AT A CONCRETE MONUMENT MARKED FOR THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, T17S, R28E, FOR THE POINT OF COMMENCEMENT (P.O.C.); THENCE RUN NORTH 89°25' EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 732.05 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION (P.O.B.); THENCE RUN SOUTH 00°35' EAST, A DISTANCE OF 298.00 FEET; THENCE RUN SOUTH 89°25' WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°35' EAST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 89°25' EAST, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 00°35' WEST, A DISTANCE 278.00 FEET; THENCE RUN NORTH 89°25' EAST, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 42 (HIGHWAY No. 100); A DISTANCE OF 810.28 FEET MORE OR LESS; THENCE RUN NORTH 24°35'10" EAST, ALONG SAID RIGHT OF WAY LINE, TO THE AFOREMENTIONED MID-SECTION LINE, A DISTANCE OF 33.15 FEET; THENCE RUN SOUTH 89°25' WEST, ALONG SAID MID-SECTION LINE, A DISTANCE OF 834.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALL LYING WITHIN THE ABOVE DESCRIBED PARENT PARCEL, AS DESCRIBED IN OFFICIAL RECORD BOOK 1153, PAGE 0388, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AND CONTAINS AN AREA OF 27,799.988 SQUARE FEET OR 0.638 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 Legal Descriptions as described in O R Book 1153 , page 0388, in section 20, Township 17 South, Range 28 East, Lake County, Florida.
- 7 This sketch was prepared by the City of Leesburg, Public works Department, Engineering Division, under the direction of Adrian Parker, CPM / Development Review Coordinator, for the City of Leesburg.
- 8 This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

I Robert McCoy 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: \_\_\_\_\_

Communication Service Planner, for the City of Leesburg

SECTION. 20-17-28



CITY OF LEESBURG  
PUBLIC WORKS DEPT.  
ENGINEERING DIVISION  
550 S. 14th ST. - P O BOX 490630  
LEESBURG, FLORIDA 34749  
PHONE (352) 728-9755  
FAX (352) 728-9879

**SKETCH OF DESCRIPTION**  
**UTILITY EASEMENT**  
**SCHOOL BOARD of LAKE COUNTY**  
**to the CITY OF LEESBURG**

DATE: 05/11/2012  
DRAWN: DDF  
CHECKED: AP  
APPROVED: RM  
SCALE: NTS  
FILE NO.: EA12010

SHEET  
NUMBER  
1  
OF  
2

# EXHIBIT "A"

**P.O.C.**  
 PARENT PARCEL  
 AND EASEMENT  
 WEST 1/4 CORNER  
 SECTION 20-17-28

MID-SECTION LINE 732.05'

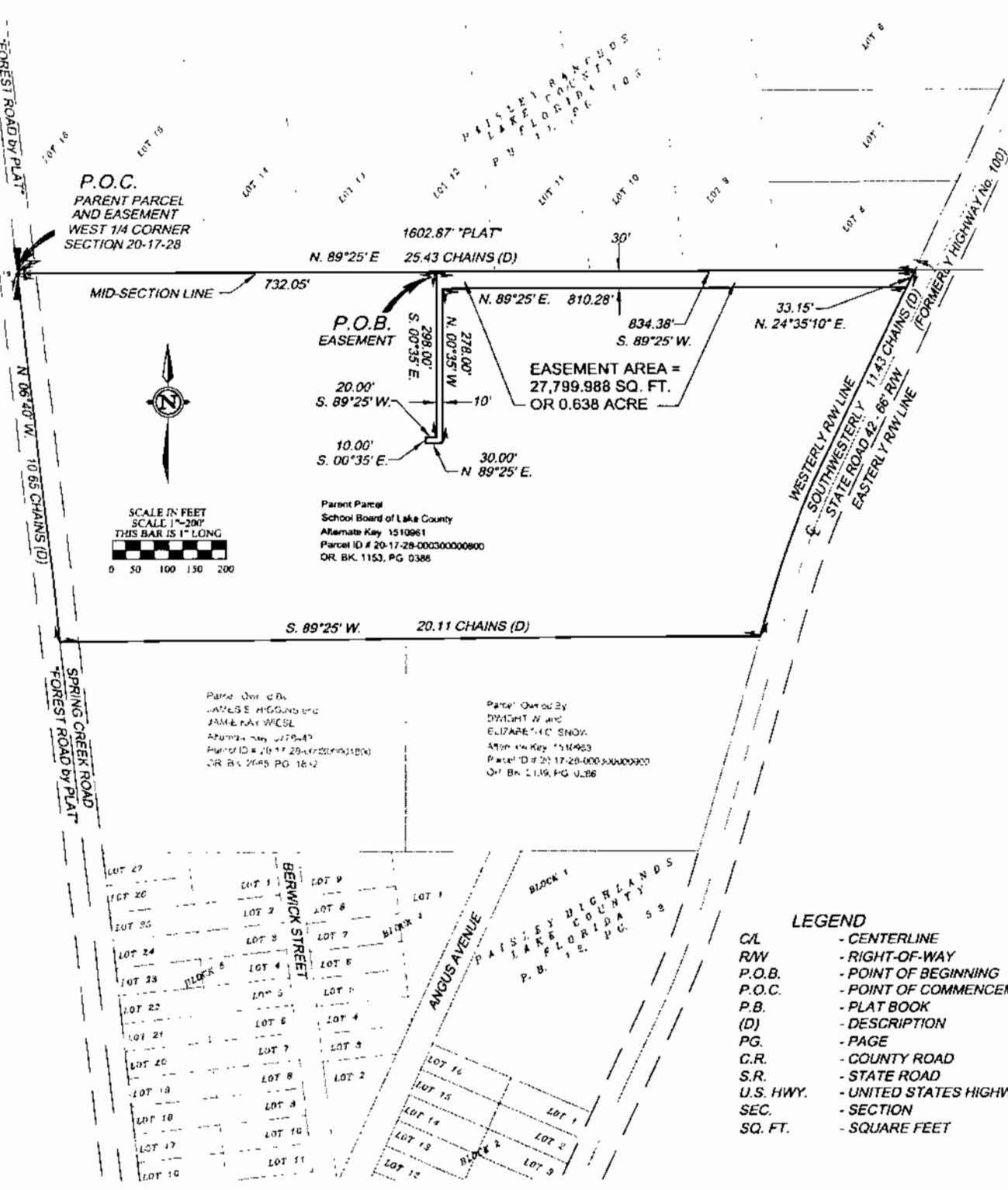
1602.87' "PLAT"  
 N. 89°25' E 25.43 CHAINS (D)

**P.O.B.**  
 EASEMENT

20.00' S. 89°25' W.  
 10.00' S. 00°35' E.  
 30.00' N. 89°25' E.

EASEMENT AREA =  
 27,799.988 SQ. FT.  
 OR 0.638 ACRE

Parent Parcel  
 School Board of Lake County  
 Alternate Key 1510961  
 Parcel ID # 20-17-28-00030000000000  
 OR BK. 1153, PG. 0386



Parcel Owned by  
 JAMES E. HIGGINS and  
 JAMIE RAY WISSE  
 Alternate Key 1575449  
 Parcel ID # 20-17-28-00020000000000  
 OR BK. 2645 PG. 1642

Parcel Owned by  
 DWIGHT W. and  
 ELIZABETH C. SNOW  
 Alternate Key 1516463  
 Parcel ID # 20-17-28-00030000000000  
 OR BK. 1159, PG. 0386

### LEGEND

- CL - CENTERLINE
- RW - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- (D) - DESCRIPTION
- PG. - PAGE
- C.R. - COUNTY ROAD
- S.R. - STATE ROAD
- U.S. HWY. - UNITED STATES HIGHWAY
- SEC. - SECTION
- SQ. FT. - SQUARE FEET

SECTION: 20-17-28



**CITY OF LEESBURG**  
 PUBLIC WORKS DEPT.  
 ENGINEERING DIVISION  
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**UTILITY EASEMENT**  
**SCHOOL BOARD of LAKE COUNTY**  
**to the CITY OF LEESBURG**

DATE: 05/11/2012  
 DRAWN: DDF  
 CHECKED: AP  
 APPROVED: RM  
 SCALE: 1" = 200'  
 FILE NO.: EA12010

SHEET NUMBER  
 2  
 OF  
 2