

THIS INSTRUMENT PREPARED BY & RETURN TO:  
Fred A. Morrison  
McLin & Burnsed, P.A.  
Post Office Box 491357  
Leesburg, Florida 34749-1357

CFN 2006075677  
Bk 03162 Pgs 2335 - 2339; (5pgs)  
DATE: 05/16/2006 03:53:33 PM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 44.00  
DEED DOC 0.70

*Utility Easement*

RESERVED FOR RECORDING

THIS EASEMENT given the 10<sup>th</sup> day of May, 2006, by TRUSTEES OF ST. PAUL AFRICAN METHODIST EPISCOPAL CHURCH OF LEESBURG, whose address is 110 South Lake Street, Leesburg, Florida 34748, herein 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:

SEE 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, public recreational trails, 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 activities of Grantee which caused 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:

B. Tracie Hodge  
B. Tracie Hodge  
(Type or print name of witness)

Sharon Brown  
Sharon Brown, Trustee

Nustor J. Dixon  
Nicole A. Dixon  
(Type or print name of witness)

Margaret Ward  
Margaret Ward, Trustee

B. Tracie Hodge  
B. Tracie Hodge  
(Type or print name of witness)

Nustor J. Dixon  
Nicole A. Dixon  
(Type or print name of witness)

B. Tracie Hodge  
B. Tracie Hodge  
(Type or print name of Witness)

Nicole A. Dixon  
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(Type or print name of Witness)

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(Type or print name of witness)

B. Tracie Hodge  
B. Tracie Hodge  
(Type or print name of Witness)

Nicole A. Dixon  
Nicole A. Dixon  
(Type or print name of witness)

John L. Johnson, Trustee

Thomas Bedford, Trustee

Lonzia James Berry, Trustee

STATE OF FLORIDA  
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Sharon Brown, Trustee, who acknowledged before me that she executed this instrument on the 10<sup>th</sup> day of May, 2006, and who was either  personally known to me, or who  produced B650-782-51-668-0 B316-821-51-122 as identification.

Yolanda Presley  
NOTARY PUBLIC  
Yolanda Presley  
Type or print name of Notary

Yolanda Presley  
Commission #DD214341  
Expires: May 21, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.  
Commission expiration date

STATE OF FLORIDA  
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Margaret Ward, Trustee, who acknowledged before me that she executed this instrument on the 10<sup>th</sup> day of May, 2006, and who was either  personally known to me, or who  produced \_\_\_\_\_ as identification.

Yolanda Presley  
NOTARY PUBLIC  
Yolanda Presley  
Type or print name of Notary

Yolanda Presley  
Commission #DD214341  
Expires: May 21, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.  
Commission expiration date

EXHIBIT "A"

ATTACHMENT TO UTILITY EASEMENT BY: SAINT PAUL AFRICAN METHODIST EPISCOPAL CHURCH OF  
LEESBURG TRUSTEES

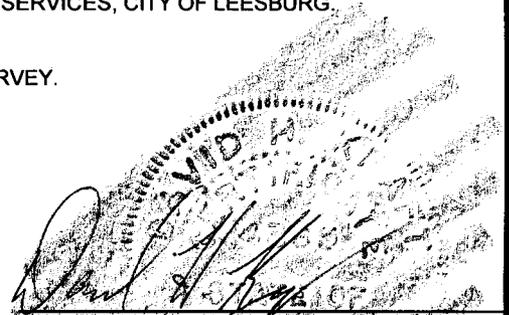
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 24 EAST IN THE CITY OF  
LEESBURG, LAKE COUNTY, FLORIDA. SAID PARCEL BEING THE NORTH 15 FEET AND THE WEST 15 FEET  
OF LOT 9, OF HOPSONS SUBDIVISION, OF LOT "A", BLOCK 57, OF THE PLAT OF EAST LEESBURG, PLAT  
BOOK 1, PAGE 69, AS RECORDED IN THE PUBLIC RECORDS OF SAID LAKE COUNTY.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA  
AND CONTAINS 5249.957 SQUARE FEET OR 0.121 ACRE, MORE OR LESS.

SURVEYOR'S REPORT:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE LEGAL DESCRIPTION, SHOWN HEREON, WAS PREPARED UNDER THE DIRECTION OF THE SURVEYOR, ACCORDING TO THE INSTRUCTIONS PROVIDED BY RAY SHARP, DIRECTOR OF ENVIRONMENTAL SERVICES, CITY OF LEESBURG.
3. THIS IS NOT A SURVEY.



DAVID H. KRAET, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION #4365

SECTION: 25-19-24



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) 728-9758

LEGAL DESCRIPTION  
ST. PAUL A.M.E. CHURCH  
UTILITY EASEMENT  
CITY OF LEESBURG

DATE: 03/01/2006  
DRAWN: AGP  
CHECKED: DHK  
APPROVED: DHK  
SCALE: N/A  
FILE NO.: EA06001

SHEET  
NUMBER  
1  
OF  
2

EXHIBIT "A"

E. MAIN STREET  
(60' RIGHT OF WAY PER PLAT)

172' (PLAT)

172' (PLAT)

LOT 11

LOT 10

HOPSONS SUBDIVISION OF  
LOT "A", PLAT OF EAST LEEBSBURG  
(PLAT BOOK 1, PAGE 69) 151' (PLAT)

151' (PLAT)

151' (PLAT)

172' (PLAT)

172' (PLAT)

15' EASEMENT

LOT 8

LOT 9

15' EASEMENT

151' (PLAT)

172' (PLAT)

172' (PLAT)

LOT 7

LOT 6

151' (PLAT)

151' (PLAT)

172' (PLAT)

172' (PLAT)

LOT 4

LOT 5

51' (PLAT)

151' (PLAT)

S. LAKE STREET  
(60' RIGHT OF WAY PER PLAT)



SCALE 1" = 60'

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

SECTION: 25-19-24



LEEBSBURG  
*The Suburban City*

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

LEGAL DESCRIPTION

ST. PAUL A.M.E. CHURCH

UTILITY EASEMENT  
CITY OF LEEBSBURG

DATE: 03/01/2006

DRAWN: ACP

CHECKED: DHK

APPROVED: DHK

SCALE: 1" = 60'

FILE NO.: EA06001

SHEET  
NUMBER

2

OF

2