

RETURN TO:  
CITY CLERK  
CITY OF UMATILLA  
PO BOX 2286  
UMATILLA FL 32784

owner:  
Bowron  
Lot 3



THIS EASEMENT given the 2nd day of June, 2010, by KENNETH M. AND ELAINE B. TUMLIN, property owners, whose address is 667 Saranac Drive, Winter Springs, FL 32708, hereafter referred to as Grantor, to THE CITY OF UMATILLA, FLORIDA, whose address is 1 S. Central Avenue, Umatilla, FL 32784, hereafter referred to as Grantee,

WITNESSETH:

That for and in consideration of the sum of \$10.00 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 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 damage, or interfere substantially, with Grantor's use of its adjoining property.

Grantor reserves the right to pave over the area of the Easement and utilize it for driveway and parking to the extent permitted by applicable setbacks and land development regulations now in effect or as later enacted or amended, and if in the course of utilizing the Easement the Grantee damages any such pavement it shall repair the damage and restore the pavement and any associated improvements, such as but not limited to landscaping, parking blocks, and striping, at the Grantee's expense.

In addition, Grantee covenants that in evaluating any future use and development of Grantor's property across which this Easement passes, building and other applicable setbacks shall be measured from the actual property line and not from the interior boundary of the Easement itself.

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: KENNETH M. TUMLIN

[Signature]  
Rick Cuzell

BY: [Signature]

(Type or print name of Witness)

[Signature]

GRANTOR: ELAINE B. TUMLIN

Robin Heck  
(Type or print name of Witness)

BY: Elaine B. Tuml

STATE OF FLORIDA  
COUNTY OF Seminole

BEFORE ME, the undersigned Notary Public, personally appeared Kenneth m. Tuml and Elaine B Tuml as property owners, who acknowledged before me that he/she executed this instrument on the 2nd day of June, 2010, and who was either X personally known to me, or who          produced as identification.

Elania Troyano Gernon  
NOTARY PUBLIC

DD697915  
Commission Number

ELANIA TROYANO-GERNON  
Type or print name of Notary

08/06/2011  
Commission expiration date

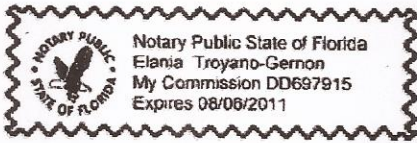


EXHIBIT A

A 15 feet wide utility easement in which the North line thereof is contiguous to the North line of Lot 3, Peggy's Cove, according to the plat thereof as recorded in Plat Book 58, Page 90, of the Public Records of Lake County, Florida.

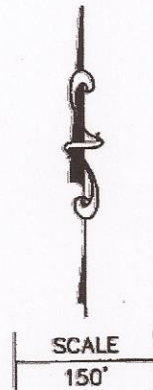
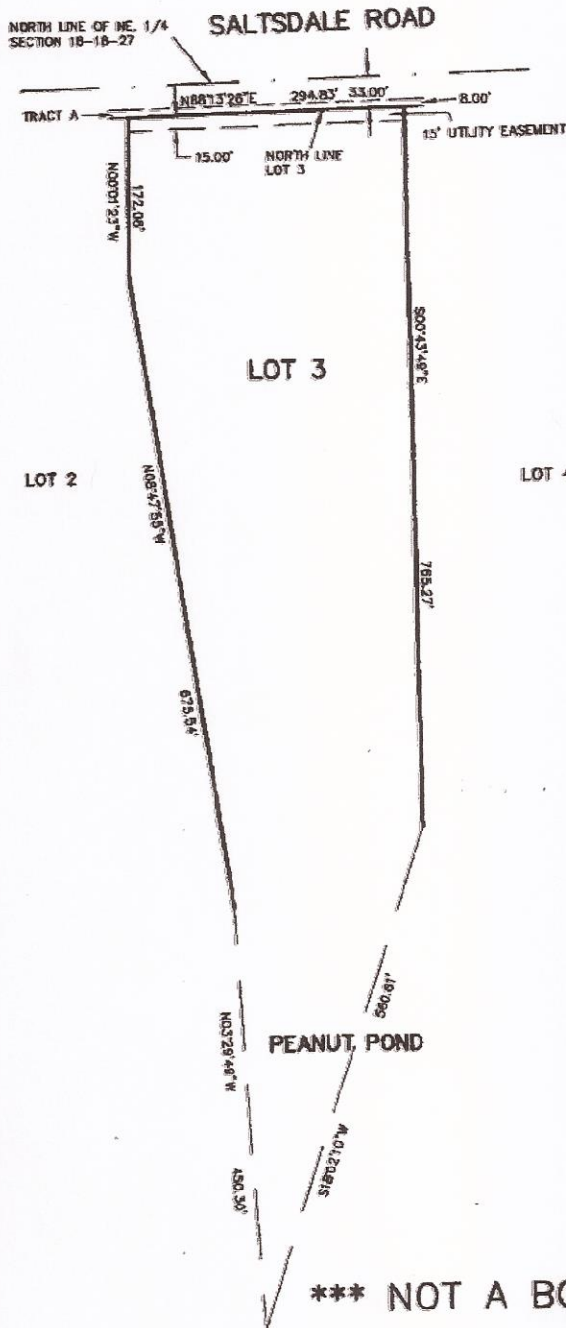
Sketch of Description Attached Hereto.

# Sketch of Description

## Description

A 15.00 feet wide utility easement in which the North line thereof is contiguous to the North line of Lot 3, Peggy's Cove, according to the plat thereof as recorded in Plat Book 58, Page 90, of the Public Records of Lake County, Florida.

BEARINGS BASED ON THE PLAT OF PEGGY'S COVE.



\*\*\* NOT A BOUNDARY SURVEY \*\*\*

*Stevenot Land Surveying, Inc.*

827 North Boy Street  
Eustis, Florida 32728  
Telephone (352) 357-9922



Ronald R. Stevenot Jr.  
Certificate #5940

*Ronald R. Stevenot Jr.*

SKETCH DATE: 02-16-2010  
(BORROW)

LB #5678