

CFN 2010062409  
Bk 03918 Pgs 1431 - 1434; (4pgs)  
DATE: 06/21/2010 09:56:06 AM  
NEIL KELLY, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 35.50

owner:  
Bowron  
Lot 4

RETURN TO:  
City of Umatilla  
PO Box 2286  
Umatilla, FL 32784



THIS EASEMENT given the 17th day of June, 2010, by WAYNE K. BOWRON AND LEEANN E. BOWRON, property owners, whose address is P.O. Box 350141, Grand Island, FL 32735, 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: WAYNE K. BOWRON

Kelby J. Adrich  
Kelby J. Adrich  
(Type or print name of Witness)

BY: Wayne K. Bowron

Dawn N. Howard  
Karen H. Howard  
(Type or print name of Witness)

GRANTOR: LEEANN E. BOWRON

BY: Leeann E. Bowron

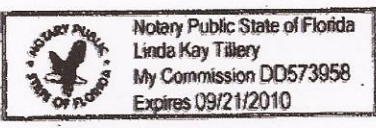
STATE OF FLORIDA  
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared Wayne Bowron & Leeann Bowron

as property owners., who acknowledged before me that he/she executed this instrument on the 17<sup>th</sup>  
day of June, 2010, and who was either \_\_\_\_\_ personally known to me,  
or who X produced as identification. FLDL B650 528-60 547 0

Linda Tillery  
NOTARY PUBLIC  
LINDA TILLERY  
Type or print name of Notary

DD 573958  
Commission Number  
9/21/10  
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 4, 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

NORTH LINE OF NE 1/4  
SECTION 18-18-27

SALTS DALE ROAD

TRACT A  
N88°13'26"E 281.54' 33.00'  
8.00'

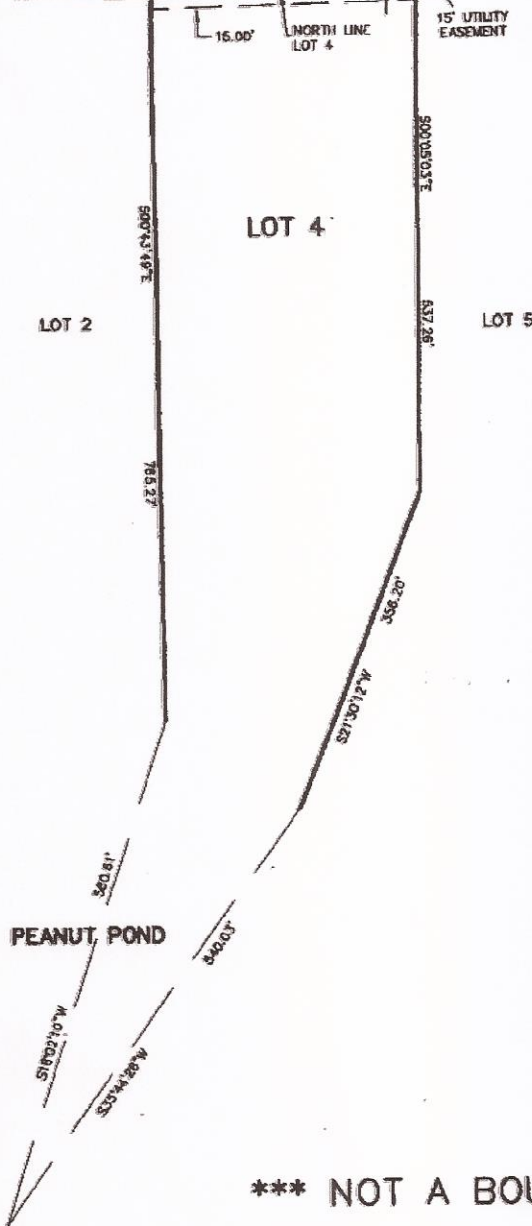
15.00' NORTH LINE LOT 4

15' UTILITY EASEMENT

## Description

A 15.00 feet wide utility easement in which the North line thereof is contiguous to the North line of Lot 4, 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 Bay Street  
Eustis, Florida 32726  
Telephone (352) 357-9922



Ronald R. Stevenot Jr.  
Certificate #5940

*Ronald R. Stevenot Jr.*

SKETCH DATE: 02-17-2010  
(GREEN)

LB #6676