

INSTRUMENT#: 2014097217 OR BK 4522 PG 2335 PAGES: 4 9/5/2014 9:51:18 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$35.50 DEED DOC: \$0.70

03-19-27-0001-000-00500
Dairy Road (#6082) Drainage Maintenance



This instrument prepared by:
Sanford A. Minkoff, County Attorney
P.O. Box 7800, Tavares, FL 32778
Return to:
Lake County Public Works Dept. - RAW
437 Ardlice Ave., Eustis, FL 32726

DRAINAGE AND GRADING EASEMENT
(Individual (HW))

THIS EASEMENT, made this 12th day of August, 2014, between
KAREN LYNN STOWELL and MATT STOWELL, wife and husband
21520 Dairy Rd., Eustis, FL 32736
first parties, and

LAKE COUNTY, a political subdivision of the State of Florida, P.O. Box 7800, Tavares, Florida 32778-7800, as second party.

WITNESS, that the first parties, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto the second party its successors and assigns, a perpetual easement and right-of-way for the purpose of grading, clearing, excavating, constructing and maintaining outfall, including but not limited to pipes and drainage ditches in, upon and through the following described tract of land in Lake County, Florida, to-wit:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN.

TO HAVE AND TO HOLD the same unto the second party, its successors and assigns, together with immunity unto the second party, its successors or assigns, from all claims of damage, if any, arising from or growing out of such construction and/or maintenance, to the lands, if any, owned by the first parties, lying adjacent or contiguous to the lands herein above described.

IN WITNESS THEREOF, first parties have hereunder set their hands and seals on this the day and year first above written. Signed, Sealed and Delivered in our presence as witnesses:

Witnesses:

Grantor(s):

1. Sign: [Signature]

[Signature] (Seal)
Karen Lynn Stowell

Print Name: CINDY R. DAVIS

2. Sign: [Signature]

Print Name: RICHARD A. BROWN

Witnesses:

Grantor(s):

1. Sign: [Signature]

[Signature] (Seal)
Matt Stowell

Print Name: Jay N Ryan

2. Sign: [Signature]

Print Name: Cindy T. Davis

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of August, 2014, by Karen Lynn and Matt Stowell, who are personally known to me or who have produced A. Drivers License as identification.

[Signature]
Notary Public (Signature)

Print Name:
Title or Rank:
Serial Number, if any:
My Commission Expires:



CINDY DAVIS
MY COMMISSION # EE 867711
EXPIRES: March 24, 2017
Bonded Thru August Notary Services

EXHIBIT 'A'

DESCRIPTION

DESCRIPTION:

A 20 FOOT DRAINAGE AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 27 East; thence run South 89°53'22" East along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 3 a distance of 442.50 feet; thence departing said North line, run South 00°11'38" West a distance of 3.00 feet to the Northeast corner of Parcel 5 as described in Official Record Book 3786, Pages 2280 through 2282, Public Records of Lake County, Florida and the Point of Beginning, said point also being a point on the South right of way line of Dairy Road according to Official Record Book 1566, Pages 2096 through 2098, Public Records of Lake County, Florida; thence continue South 00°11'38" West along the East line of said Parcel 5 a distance of 322.11 feet to the Southeast corner of said Parcel 5, said point also being a point on the North line of Parcel 76 described in Official Record Book 4310, Pages 904 through 905, Public Records of Lake County, Florida; thence departing said East line, run North 89°56'29" West along the South line of said Parcel 5 a distance of 20.00 feet; thence departing said South line, run North 00°11'38" East a distance of 322.13 feet to said South right of way line of Dairy Road; thence South 89°53'22" East along said South right of way line a distance of 20.00 feet to the Point of Beginning.

CONTAINING 6442.47 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 3, Township 19 South, Range 27 East as shown on Lake County Road 439 Right of Way Survey and Supplemental Maintenance Map recorded in Map Book 9, Pages 73-88 as being North 00°11'42" East.
2. This "Sketch of Description" was performed without benefit of a Title search. A Title search may reveal additional information affecting the Parcel as shown.
3. I hereby certify that the "Sketch and Description" of the above described property is true and correct to the best of my knowledge and belief as drawn under my direction and that it meets the Standards of Practice for Land Surveying pursuant to Chapter 5J-17.005-.052 requirements.
4. This sketch and description or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
5. Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that:

THIS IS NOT A SURVEY


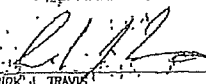
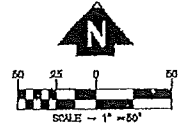
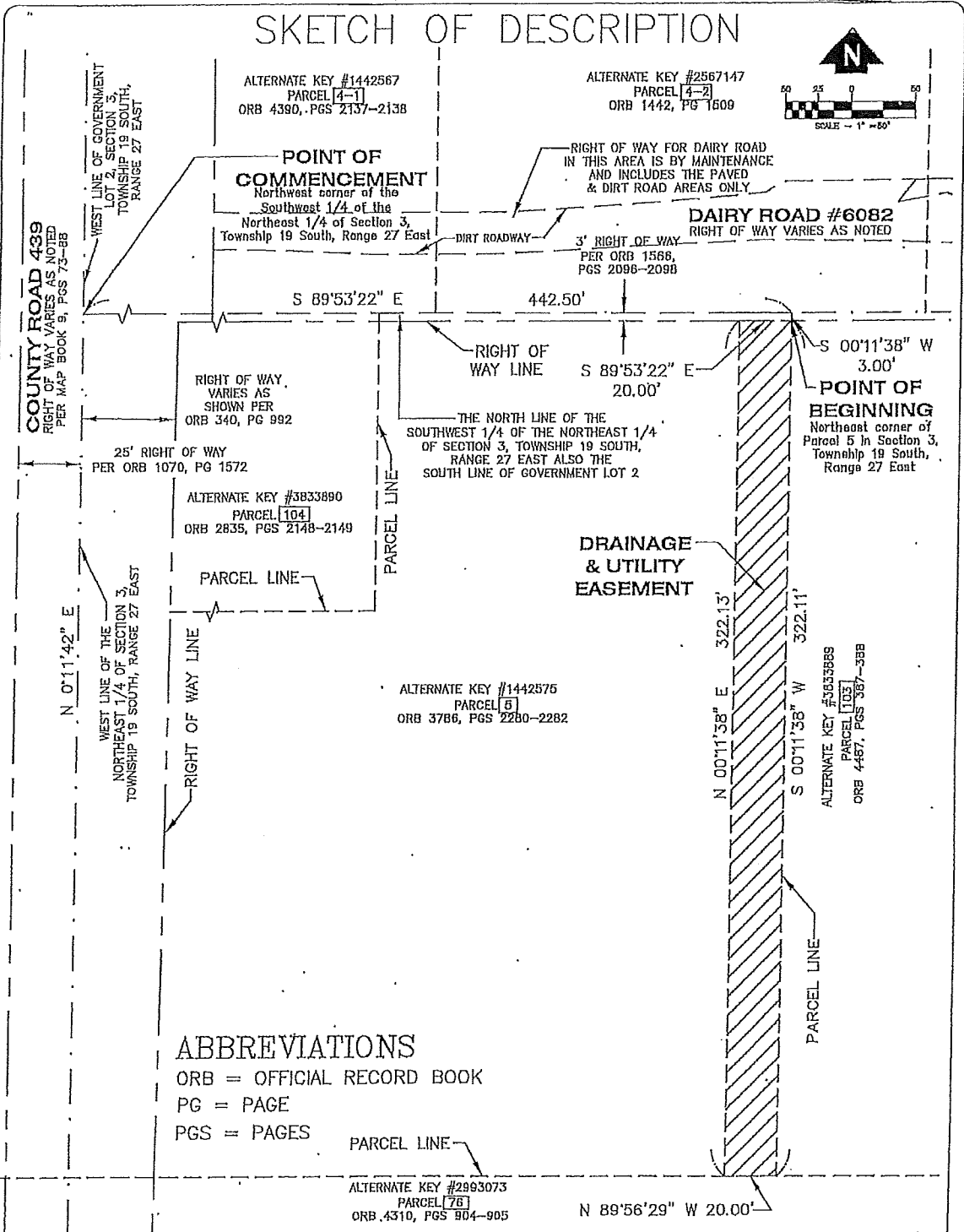
 <p>LAKE COUNTY FLORIDA</p>	LAKE COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 497 ARDICE AVENUE EUSTIS, FLORIDA 32726		SECTION: 3	TOWNSHIP: 19 SOUTH	RANGE: 27 EAST	SKETCH OF DESCRIPTION CAP NO: 14024-PARCELS-ESMT SHEET 1 of 2 SEE SHEET 2 FOR SKETCH	PREPARED BY  RICK J. TRAVIS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. US0014
	SURVEYED:	DATE:					
	FIELD BOOK:	PAGE:					
	DRAWN BY:	DATE: 8/04/2014					
	APPROVED: RJT	DATE: 0/04/2014					
	REV1:	DATE:					
REV2:	DATE:						

EXHIBIT 'A'

SKETCH OF DESCRIPTION



ABBREVIATIONS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PGS = PAGES



LAKE COUNTY
DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
SURVEYING SECTION
437 ARDICE AVENUE
SUDDS, FLORIDA 32726

SECTION	TOWNSHIP	RANGE
3	19 SOUTH	27 EAST

SURVEYED:	DATE
FIELD BOOK:	PAGE
DRAWN BY:	DATE 8/04/2014
APPROVED BY:	DATE 8/04/2014
REV 1:	DATE
REV 2:	DATE

SKETCH OF DESCRIPTION

CAD NO: 14024-PARCEL5-ESMT
SHEET 2 of 2
SEE SHEET 1 FOR DESCRIPTION
AND SURVEYORS REPORT

INSTRUMENT#: 2014097219 OR BK 4522 PG 2345 PAGES: 4 9/5/2014 9:51:18 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$35.50 DEED DOC: \$0.70

03-19-27-0001-000-00402
Dairy Road (#6082) Drainage Maintenance

This instrument prepared by:
Sanford A. Minkoff, County Attorney
P.O. Box 7800, Tavares, FL 32778

RETURN

Return to:
Lake County Public Works Dept. - RW
437 Ardice Ave., Eustis, FL 32726

DRAINAGE AND GRADING EASEMENT
(Individual (HW))

THIS EASEMENT, made this 12th day of August, 2014, between
PATRICK M. TOWNE and JAYNE M. TOWNE, husband and wife
21535 Dairy Rd., Eustis, FL 32736
first parties, and

LAKE COUNTY, a political subdivision of the State of Florida, P.O. Box 7800, Tavares, Florida 32778-7800, as second party.

WITNESS, that the first parties, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto the second party its successors and assigns, a perpetual easement and right-of-way for the purpose of grading, clearing, excavating, constructing and maintaining outfall, including but not limited to pipes and drainage ditches in, upon and through the following described tract of land in Lake County, Florida, to-wit:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN.

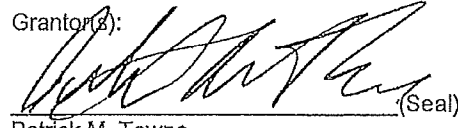
TO HAVE AND TO HOLD the same unto the second party, its successors and assigns, together with immunity unto the second party, its successors or assigns, from all claims of damage, if any, arising from or growing out of such construction and/or maintenance, to the lands, if any, owned by the first parties, lying adjacent or contiguous to the lands herein above described.

IN WITNESS THEREOF, first parties have hereunder set their hands and seals on this the day and year first above written. Signed, Sealed and Delivered in our presence as witnesses:

Witnesses:

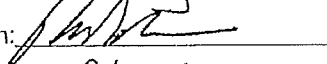
Grantor(s):

1. Sign: 

 (Seal)

Print Name: Judy R. DAVIS

Patrick M. Towne

2. Sign: 

Print Name: Ricard A. Brown

Witnesses:

Grantor(s):

1. Sign: [Signature]
Print Name: Richard A Brown

[Signature] (Seal)
Jayne M. Towne

2. Sign: [Signature]
Print Name: Cindy R Davis

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12TH day of August, 2014, by Patrick M and Jayne M. Towne, who are personally known to me or who have produced Fl. Drivers License as identification.

[Signature]

Notary Public (Signature)
Print Name:
Title or Rank:
Serial Number, if any:
My Commission Expires:



CINDY DAVIS
MY COMMISSION # EE 867711
EXPIRES: March 24, 2017
Board This Budget Holiday Period

EXHIBIT 'A'

DESCRIPTION

DESCRIPTION:

A 20 FOOT DRAINAGE AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of Government Lot 2, Section 3, Township 19 South, Range 27 East; thence run South 89°53'22" East along the South line of Government Lot 2, also known as the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 3, a distance of 422.50 feet to the Point of Beginning; thence departing said South line, run North 00°11'38" East a distance of 59.00 feet; thence South 89°53'22" East a distance of 20.00 feet; thence South 00°11'38" West a distance of 59.00 feet to a point on the South line of said Government Lot 2; thence run North 89°53'22" West along said South line a distance of 20.00 feet to the Point of Beginning.

CONTAINING 1180.00 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 3, Township 19 South, Range 27 East as shown on Lake County Road-439 Right of Way Survey and Supplemental Maintenance Map recorded in Map Book 9, Pages 73--88 as being North 00°11'42" East.
2. This "Sketch of Description" was performed without benefit of a Title search. A Title search may reveal additional information affecting the Parcel as shown.
3. I hereby certify that the "Sketch and Description" of the above described property is true and correct to the best of my knowledge and belief as drawn under my direction and that it meets the Standards of Practice for Land Surveying pursuant to Chapter 5J-17.005-.052 requirements.
4. This sketch and description or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
5. Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that:

THIS IS NOT A SURVEY


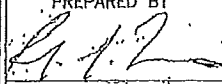
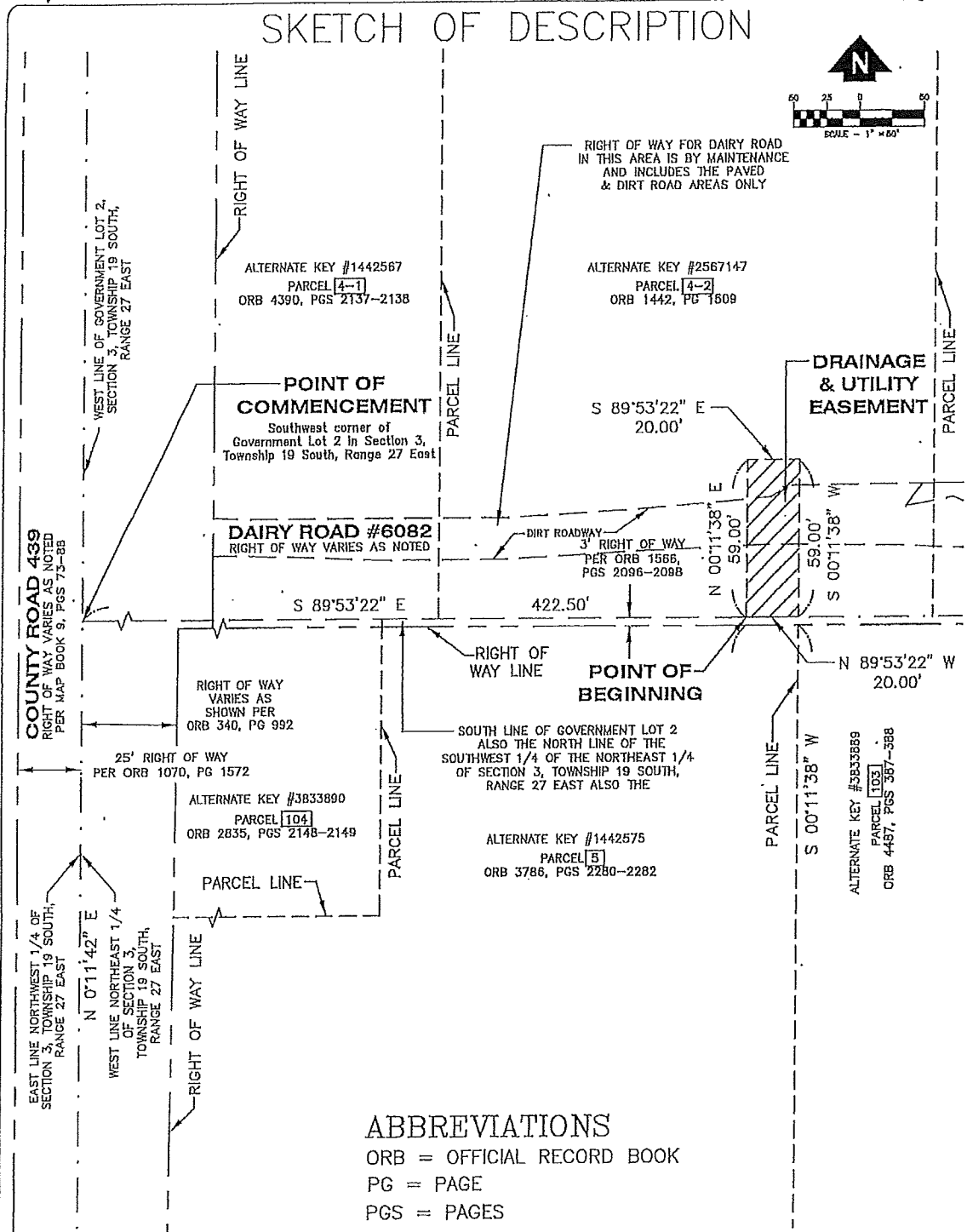
 <p>LAKE COUNTY FLORIDA</p>	<p>LAKE COUNTY DEPARTMENT OF PUBLIC WORKS</p> <p>ENGINEERING DIVISION SURVEYING SECTION 437 ARDICE AVENUE RUSTIS, FLORIDA 32726</p>	<table border="1"> <tr> <td>SECTION:</td> <td>TOWNSHIP:</td> <td>RANGE:</td> </tr> <tr> <td>3</td> <td>19 SOUTH</td> <td>27 EAST</td> </tr> <tr> <td>SURVEYED:</td> <td colspan="2">DATE:</td> </tr> <tr> <td>FIELD BOOK:</td> <td colspan="2">PAGE:</td> </tr> <tr> <td>DRAWN BY:</td> <td colspan="2">DATE: 8/01/2014</td> </tr> <tr> <td>APPROVED: RJT</td> <td colspan="2">DATE: 8/01/2014</td> </tr> <tr> <td>REV1:</td> <td>DATE:</td> <td></td> </tr> <tr> <td>REV2:</td> <td>DATE:</td> <td></td> </tr> </table>	SECTION:	TOWNSHIP:	RANGE:	3	19 SOUTH	27 EAST	SURVEYED:	DATE:		FIELD BOOK:	PAGE:		DRAWN BY:	DATE: 8/01/2014		APPROVED: RJT	DATE: 8/01/2014		REV1:	DATE:		REV2:	DATE:		<p>SKETCH OF DESCRIPTION</p> <p>CAD No. 14024-PARCELA-2-ESMT SHEET 1 of 2. SEE SHEET 2 FOR SKETCH</p>	<p>PREPARED BY</p>  <p>RICK J. TRAVIS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 125944</p>
	SECTION:	TOWNSHIP:	RANGE:																									
3	19 SOUTH	27 EAST																										
SURVEYED:	DATE:																											
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EXHIBIT 'A'

SKETCH OF DESCRIPTION



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<p>LAKE COUNTY FLORIDA</p>	LAKE COUNTY DEPARTMENT OF PUBLIC WORKS		SECTION: TOWNSHIP 19 SOUTH	RANGE: 27 EAST
	ENGINEERING DIVISION SURVEYING SECTION		SURVEYED:	DATE:
	437 AHDICE AVENUE EUSTIS, FLORIDA 32726		FIELD BOOK:	PAGE:
			DRAWN BY:	DATE: 8/01/2014
			APPROVED BY:	DATE: 8/01/2014
			REV1:	DATE:
		REV2:	DATE:	

SKETCH OF DESCRIPTION

CAD NO.: 14024-PARCEL4-2-ESMT
 SHEET: 2 of 2
 SEE SHEET 1 FOR DESCRIPTION AND SURVEYORS REPORT