

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. - RW  
437 Ardice 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:

1. Sign: [Signature]

Print Name: Jay W Ryan

2. Sign: [Signature]

Print Name: Cindy R Davis

State of Florida  
County of Lake

Grantor(s):

[Signature] (Seal)  
Matt Stowell

The foregoing instrument was acknowledged before me this 12<sup>th</sup> 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 Budget 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:

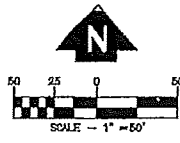
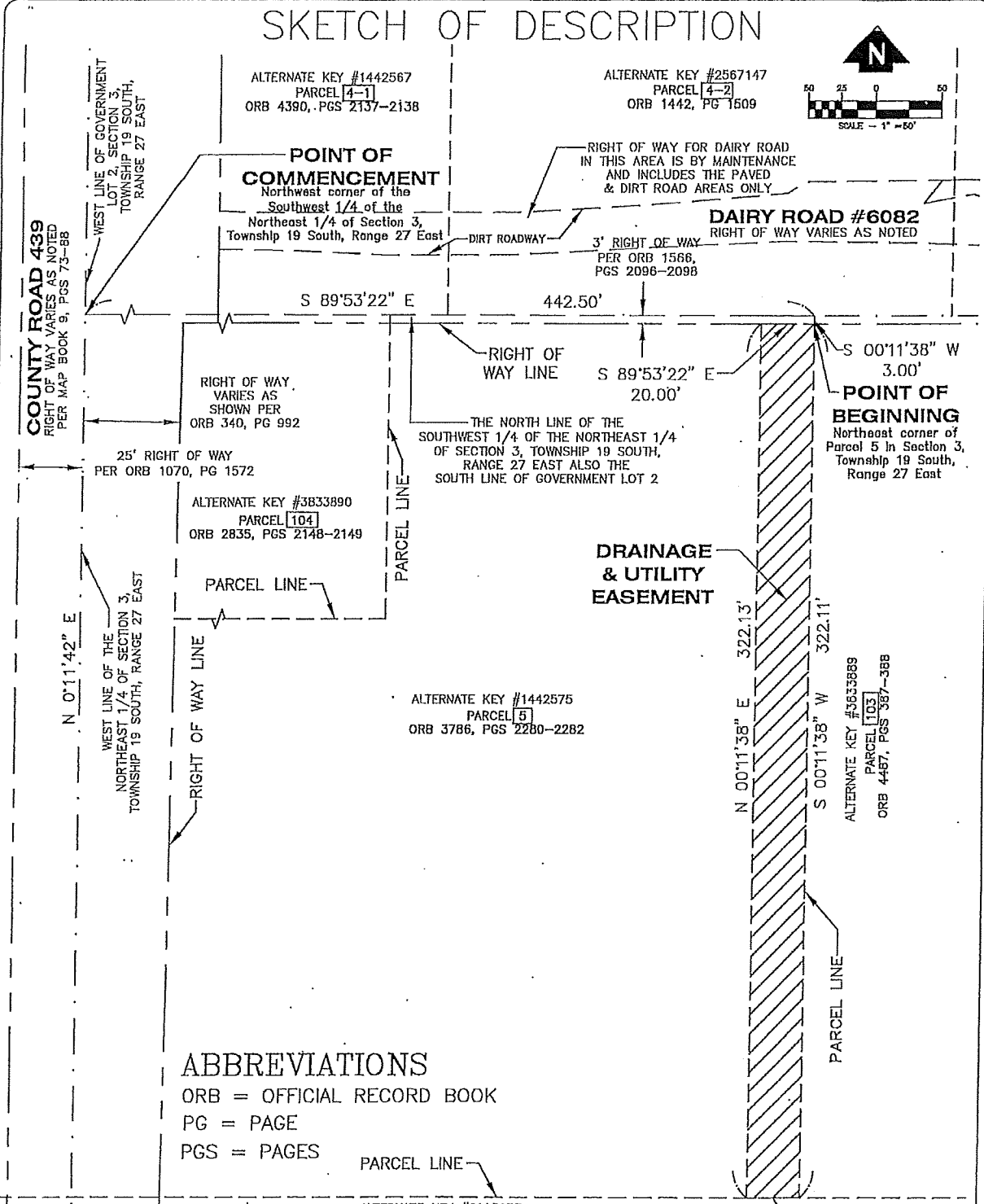
- 1. Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 3, Township 19 South, Range 27 East as shown on Lake County Road 439 Right of Way Survey and Supplemental Maintenance Map recorded in Map Book 9, Pages 73-88 as being North 00°11'42" East.
2. This "Sketch of Description" 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

LAKE COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 437 ARDICE AVENUE EUSTIS, FLORIDA 32726
SECTION: TOWNSHIP 19 SOUTH RANGE: 27 EAST
SURVEYED: DATE:
FIELD BOOK: PAGE:
DRAWN: YG DATE: 8/04/2014
APPROVED: RJT DATE: 0/04/2014
RSV1 DATE:
RSV2 DATE:
SKETCH OF DESCRIPTION
CAD No: 14024-PARCELS-ESH1 SHEET: 1 of 2 SEE SHEET 2 FOR SKETCH
PREPARED BY
RICK J. TRAVIS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 155044

EXHIBIT 'A'

SKETCH OF DESCRIPTION



ABBREVIATIONS

ORB = OFFICIAL RECORD BOOK  
 PG = PAGE  
 PGS = PAGES

PARCEL LINE



LAKE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEYING SECTION  
 437 ARDICE AVENUE  
 EUSTIS, FLORIDA 32726

SECTION: 3	TOWNSHIP: 19 SOUTH	RANGE: 27 EAST
SURVEYED:	DATE:	
FIELD BOOK:	PAGE:	
DRAWN: YG	DATE: 8/04/2014	
APPROVED: RJT	DATE: 8/04/2014	
REV1:	DATE:	
REV2:	DATE:	

SKETCH OF DESCRIPTION

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

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

RETURN

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

**DRAINAGE AND GRADING EASEMENT**  
(Individual (HW))

THIS EASEMENT, made this 12<sup>th</sup> 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.**

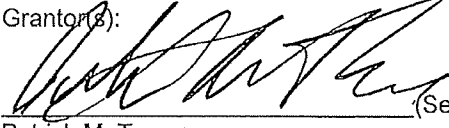
TO HAVE AND TO HOLD the same unto the second party, its successors and assigns, together with immunity unto the second party, its successors or assigns, from all claims of damage, if any, arising from or growing out of such construction and/or maintenance, to the lands, if any, owned by the first parties,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

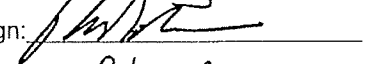
Grantor(s):

1. Sign: 

 (Seal)

Print Name: Judy R. DAVIS

Patrick M. Towne

2. Sign: 

Print Name: Richard A. Brown

Witnesses:

Grantor(s):

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

Jayne M. Towne (Seal)  
Jayne M. Towne

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

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 12<sup>th</sup> 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  
Bonded Thru Budget Notary Service

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:

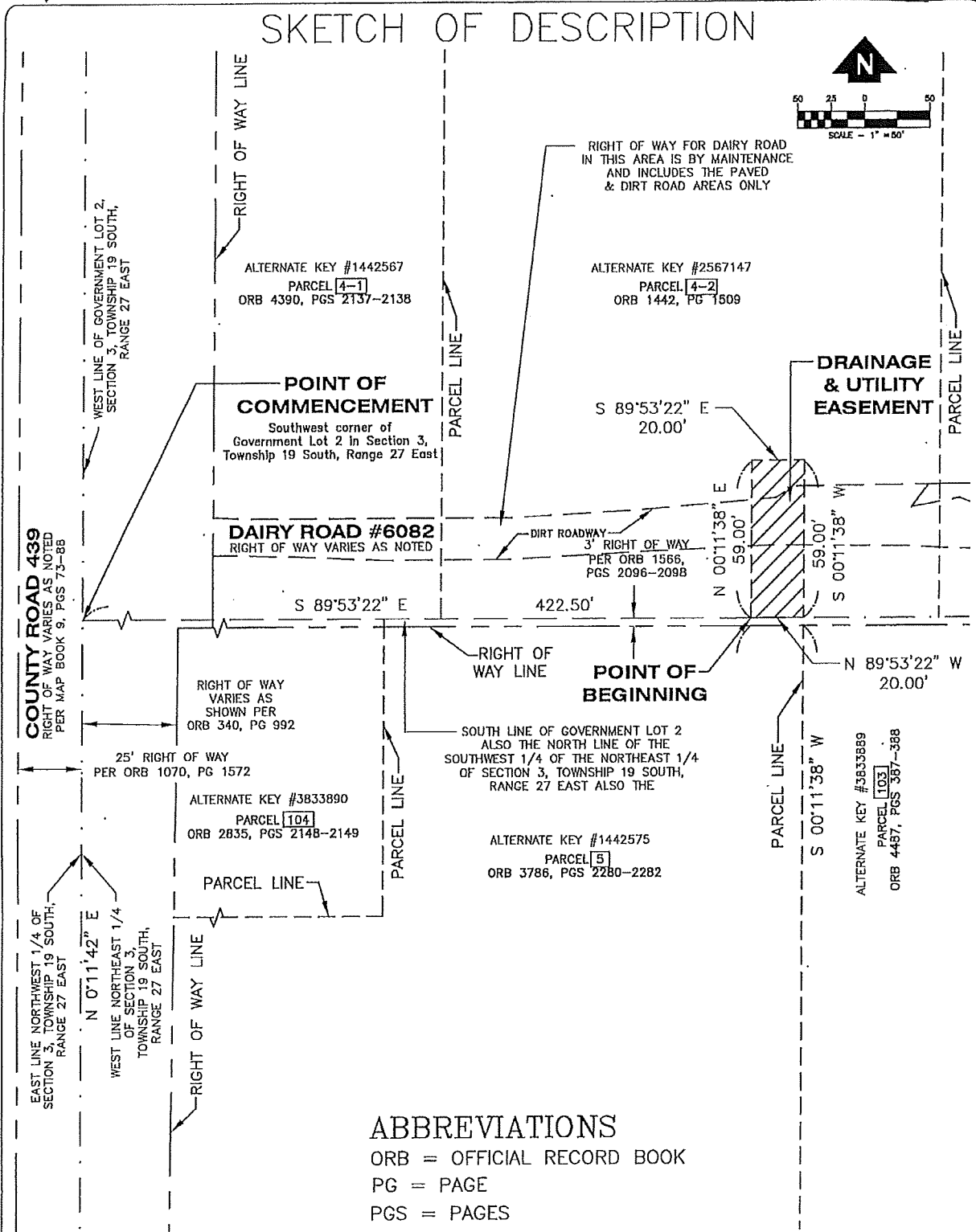
- 1. Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 3, Township 19 South, Range 27 East as shown on Lake County Road-439 Right of Way Survey and Supplemental Maintenance Map recorded in Map Book 9, Pages 73-88 as being North 00°11'42" East.
2. This "Sketch of Description" 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

Professional seal area containing Lake County Department of Public Works logo, surveyor information (Rick J. Travis), and project details (Sketch of Description, CAD No. 14024-PARCEL4-2-ESMT).

EXHIBIT 'A'

SKETCH OF DESCRIPTION



ABBREVIATIONS

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



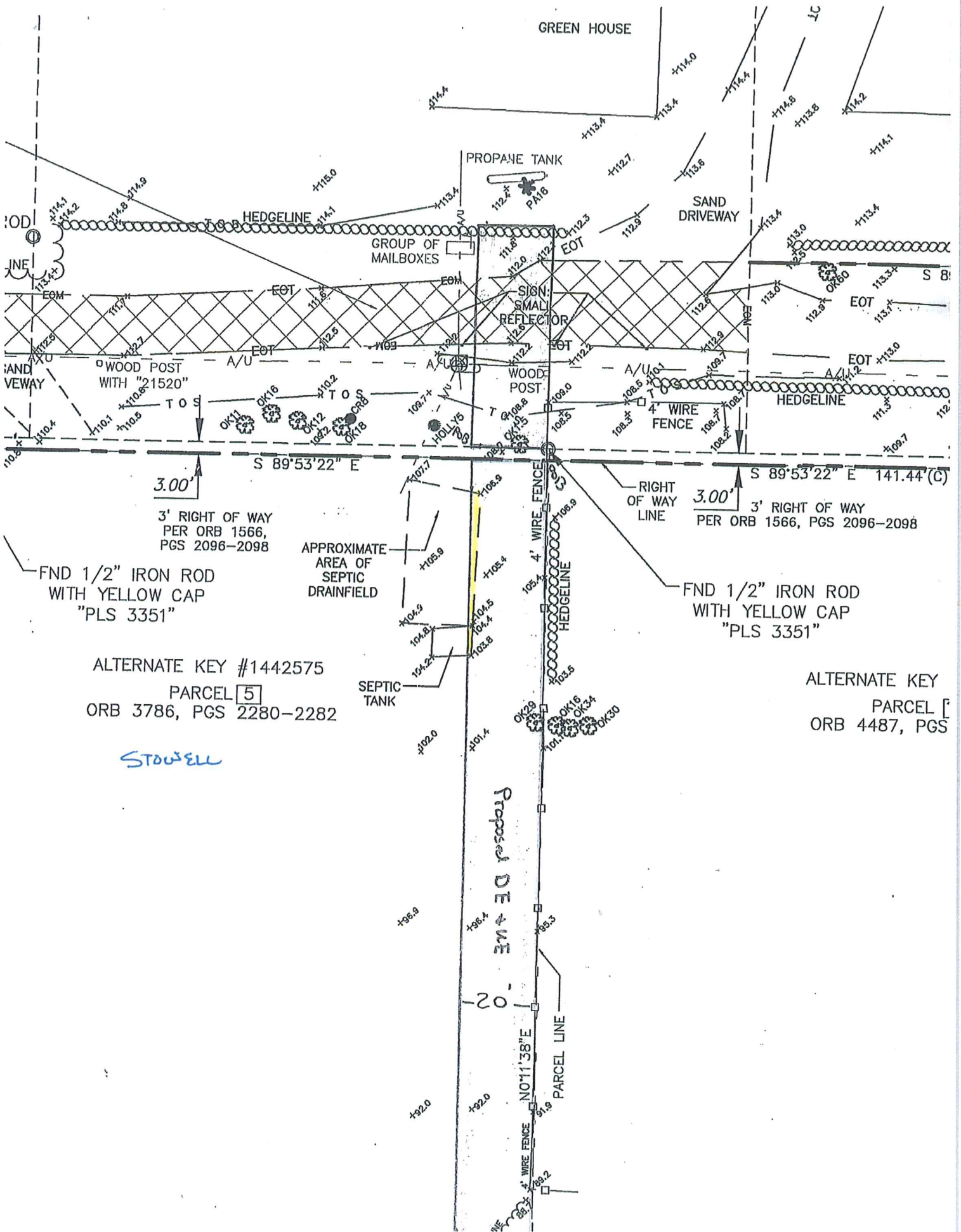
LAKE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEYING SECTION  
 437 ARDICE AVENUE  
 EUSTIS, FLORIDA 32726

SECTION: 3	TOWNSHIP: 19 SOUTH	RANGE: 27 EAST
SURVEYED:	DATE:	
FIELD BOOK:	PAGE:	
DRAWN: VG	DATE: 8/04/2014	
APPROVED: RJT	DATE: 8/04/2014	
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





GREEN HOUSE

PROPANE TANK

GROUP OF MAILBOXES

SIGN, SMALL REFLECTOR

SAND DRIVEWAY

WOOD POST WITH "21520"

WOOD POST

4' WIRE FENCE

3.00'

3' RIGHT OF WAY PER ORB 1566, PGS 2096-2098

3.00'

3' RIGHT OF WAY PER ORB 1566, PGS 2096-2098

FND 1/2" IRON ROD WITH YELLOW CAP "PLS 3351"

FND 1/2" IRON ROD WITH YELLOW CAP "PLS 3351"

ALTERNATE KEY #1442575  
 PARCEL [5]  
 ORB 3786, PGS 2280-2282

ALTERNATE KEY  
 PARCEL [ ]  
 ORB 4487, PGS

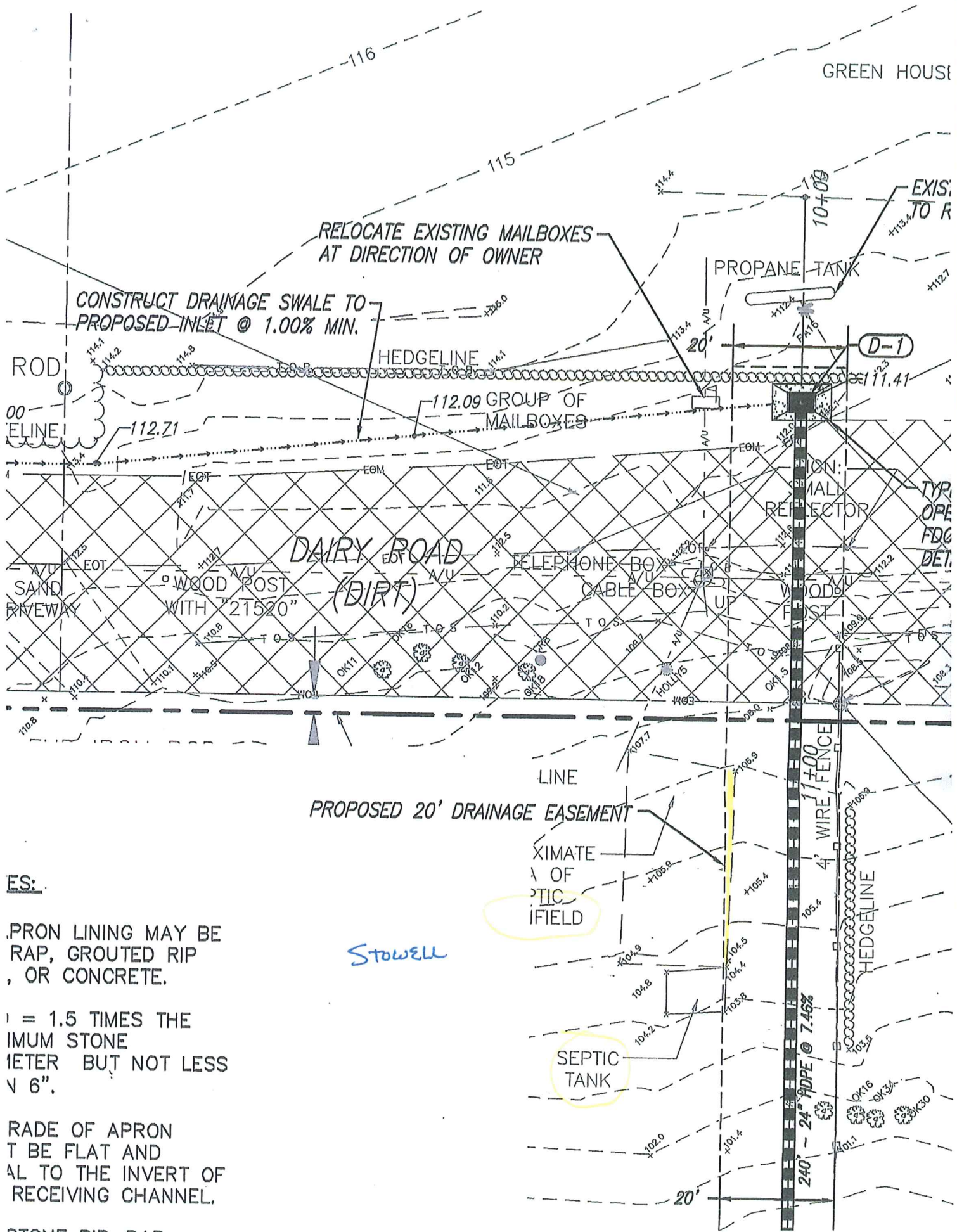
STOWELL

APPROXIMATE AREA OF SEPTIC DRAINFIELD

SEPTIC TANK

Proposed DE A WE

20'  
 NO11'38"E  
 PARCEL LINE



RELOCATE EXISTING MAILBOXES  
AT DIRECTION OF OWNER

CONSTRUCT DRAINAGE SWALE TO  
PROPOSED INLET @ 1.00% MIN.

DAIRY ROAD  
(DIRT)

PROPOSED 20' DRAINAGE EASEMENT

SEPTIC TANK

24" ADPE @ 7.46%

STOWELL

ES:  
.PRON LINING MAY BE  
RAP, GROUTED RIP  
, OR CONCRETE.

1 = 1.5 TIMES THE  
IMUM STONE  
ETER BUT NOT LESS  
√ 6".

RADE OF APRON  
T BE FLAT AND  
AL TO THE INVERT OF  
RECEIVING CHANNEL.

STONE FOR DRAIN