

THIS INSTRUMENT SHOULD
BE RETURNED TO:

City Clerk
City of Maitland
1776 Independence Lane
Maitland, FL 32751

UTILITY EASEMENT AGREEMENT

THIS EASEMENT is made between Park Lake Villas, Inc., a Florida not for Profit Corporation and residential condominium association whose address is 620 N. Wymore Road, Suite 240, Maitland, FL 32751 (“Grantor”), and the City of Maitland, Florida, a municipal organization duly created and existing by virtue of the laws of the State of Florida, whose address is 1776 Independence Lane, Maitland, Florida 32751 (“City”).

Pursuant to Florida Law and Grantor’s Declaration of Condominium, Grantor has the authority to grant an easement on the property located in the City of Maitland, Orange County, Florida, described in Exhibit “A” attached hereto, over and under all condominium common elements, less and except all condominium units and condominium limited common elements, but including all lands below the condominium units and limited common elements (collectively, the “Easement Area”).

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, paid by the City, the receipt whereof is hereby acknowledged, does hereby give and grant to the City and its assigns, a utility easement over and under the Easement Area, with full authority to enter upon, construct, repair, relocate, and maintain, as the City and its assigns may deem necessary, water, stormwater, and sewer facilities, water, stormwater, and sewer pipes and lines and other utility facilities deemed to serve a public purpose by the City.

Grantor grants said easement unto the City and its assigns forever.

Grantor reserves the right to grant other easements within the Easement Area and to use the Easement Area for the Grantor’s own benefit, provided such other easements and uses do not interfere with the City’s use of the Easement Area as granted hereby.

This easement shall run with the land and shall be a burden and binding upon the Grantor and the Grantor’s assigns and successors in interest. This easement shall be liberally construed to ensure that the purpose of the easement to the City is facilitated.

The City and its assigns shall have the right, but not the obligation, to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the utilities placed thereon by the City and its assigns. The Grantor, its successors and assigns agree not to, without prior permission of the City, to build, construct, or create nor permit others to build, construct, or create any structures in the Easement Area that interfere with the normal operation or maintenance of the facilities installed by the City thereon.

IN WITNESS WHEREOF, the parties hereto have subscribed their names and have cause this Utility Easement Agreement to be executed on the _____ day of _____, 2017.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Park Lake Villas Inc.

[Signature]
Signature
Print Name: Sandra C. Bratcher

By: [Signature]
Print Name: BARBARA NELSON, PRES.
Title: PRESIDENT

[Signature]
Signature
Print Name: Alice F Mahnke

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12 day of July, 2017, by Barbara Nelson, who is personally known to me or has/have produced _____ (type of identification) as identification and did not take an oath.

Witness my hand and official seal this 12 day of July, 2017.

(Notarial Seal)

[Signature]
Notary Signature
Alice F Mahnke
Printed Notary Name
My Commission Expires: 7/1/19



GRANTEE:
City of Maitland, Florida
Municipal Corporation

Signed, sealed and delivered
in the presence of:

Signature

By: _____
A. Dale McDonald

Signature

ATTEST:

Maria Waldrop
City Clerk

Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by A. Dale McDonald, who is personally known to me or has produced _____ (type of identification) as identification and did not take an oath.

Witness my hand and official seal this ____ day of _____, 2017.

(Notarial Seal)

Notary Signature

Printed Notary Name

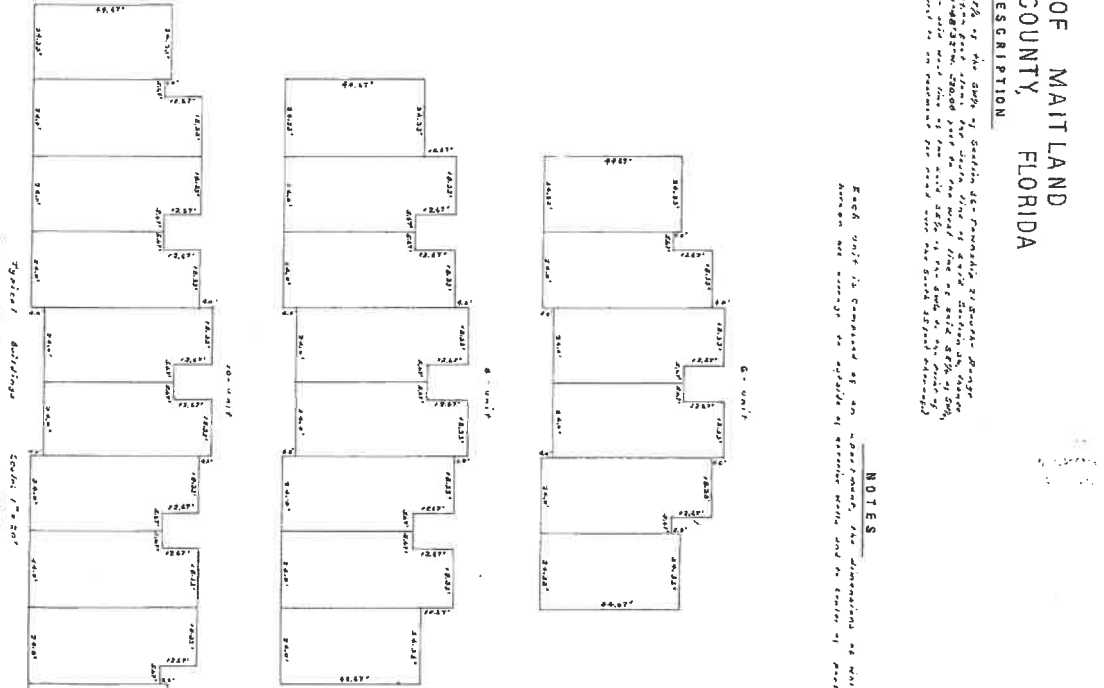
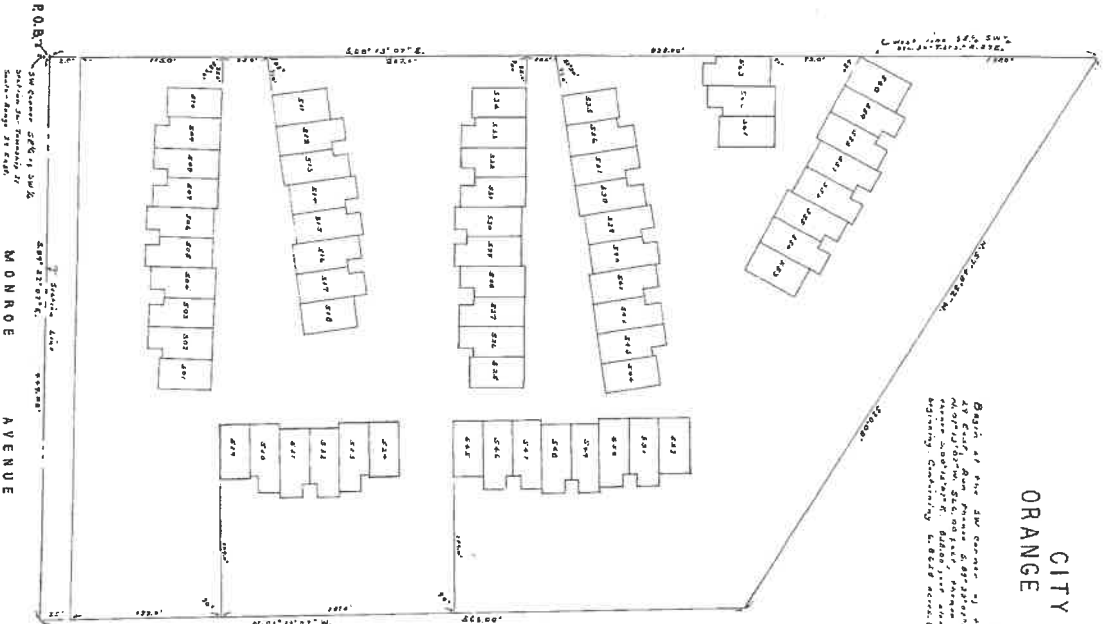
My Commission Expires: _____

PARK LAKE VILLAS

CITY OF MAITLAND
ORANGE COUNTY, FLORIDA

DESCRIPTION

Block 1 of the SW corner of the 27th of the City of Maitland, Orange County, Florida, containing 10 lots, more or less, as shown on the plat of the City of Maitland, Orange County, Florida, recorded in Public Record Book 10, Page 10, of the Public Records of Orange County, Florida, and as shown on the plat of the City of Maitland, Orange County, Florida, recorded in Public Record Book 10, Page 10, of the Public Records of Orange County, Florida, and as shown on the plat of the City of Maitland, Orange County, Florida, recorded in Public Record Book 10, Page 10, of the Public Records of Orange County, Florida.



NOTES

Each unit is composed of an apartment, the dimensions of which are shown on the floor plan. The dimensions of the units are shown on the floor plan.

CERTIFICATE OF SURVEY

This instrument being a division and subdivision of land, the same being the SW corner of the 27th of the City of Maitland, Orange County, Florida, and as shown on the plat of the City of Maitland, Orange County, Florida, recorded in Public Record Book 10, Page 10, of the Public Records of Orange County, Florida, and as shown on the plat of the City of Maitland, Orange County, Florida, recorded in Public Record Book 10, Page 10, of the Public Records of Orange County, Florida, and as shown on the plat of the City of Maitland, Orange County, Florida, recorded in Public Record Book 10, Page 10, of the Public Records of Orange County, Florida.

D. B. Bond
Registered Land Surveyor
March 14, 1973

666
Registration No.
EXHIBIT-B
SURVEY AND
PLOT PLAN

COND. EXHIBIT BOOK 2
AND PAGE 52