

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 P. L. G. Condominium Association, Inc., doing business as P.L.G. Condominium Association, Inc., a Florida not for profit corporation and residential condominium association whose address is 1711 Gulfview Dr, 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, including, but not limited to, water, stormwater, sewer facilities, 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 23rd day of October, 2017.

Signed, sealed and delivered in the presence of:

[Signature]
Signature
Print Name: MARIC V MORSECH

[Signature]
Signature
Print Name: Dawn M Smith

GRANTOR:

P. G. L.
P. G. L. Condominium Association, Inc.,
d/b/a Park Lake Grove Condominium Association, Inc.:

By: [Signature]
Print Name: Don Fielding
Title: President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23rd day of October, 2017, by Don Fielding, 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 23rd day of October, 2017.

(Notarial Seal)

[Signature]
Notary Signature
Laura Restrepo
Printed Notary Name
My Commission Expires: GG 103534



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

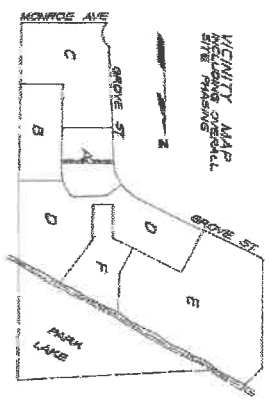
Printed Notary Name

My Commission Expires: _____

EXHIBIT "A"

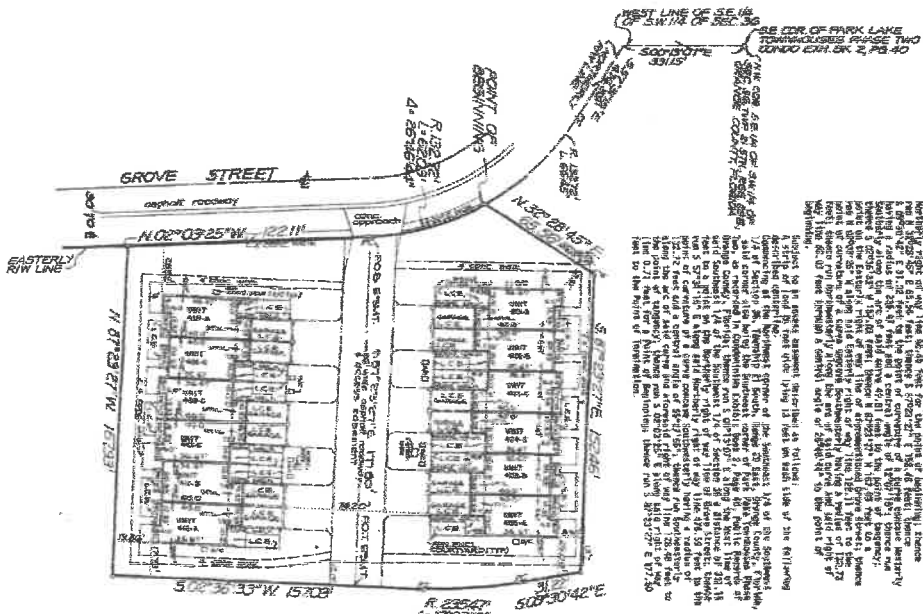
EXHIBIT A-1

SURVEY, PLOT PLAN & GRAPHIC DESCRIPTION OF IMPROVEMENTS PHASE "A"
PARK LAKE GROVE, A CONDOMINIUM
CITY OF MAITLAND, ORANGE COUNTY, FLORIDA



- GENERAL NOTES:
1. C & B DIMENSIONS LAIRED CONADO ELEMENTS
 2. ALL UNITS SHOWN HEREIN ARE TWO STORY UNITS
 3. THE FINISHING FLOOR ELEVATION OF THE UNITS IS 101.00' AS SHOWN ON THE UNIT FLOOR PLANS. THIS ELEVATION SHALL BE THE MAIN FINISH FLOOR ELEVATION OF THE UNITS.
 4. FINISHED COMMON ELEMENTS SHALL INCLUDE STAIRS, HALLS, ELEVATORS, LOBBY, AND COMMON AREAS AS SHOWN ON THE UNIT FLOOR PLANS.

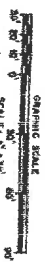
UNIT NO.	FIN. FL.	FIN. FL. CL.	208' FL. CEILING EL.
401-A	80.00	80.00	101.00
402-B	80.00	80.00	101.00
403-C	84.00	84.00	101.00
404-D	84.00	84.00	101.00
405-E	84.00	84.00	101.00
406-F	84.00	84.00	101.00
407-A	85.00	85.00	101.00
408-B	85.00	85.00	101.00
409-C	84.00	84.00	101.00
410-D	84.00	84.00	101.00
411-E	85.00	85.00	101.00
412-F	85.00	85.00	101.00



DESCRIPTION OF THE IMPROVEMENTS PHASE "A" OF THE CONDOMINIUM PHASE "A" OF PARK LAKE GROVE, A CONDOMINIUM, CITY OF MAITLAND, ORANGE COUNTY, FLORIDA.

The improvements shown on this plan consist of the following:

- 1. A building containing two (2) stories of residential units.
- 2. A parking area containing two (2) stories of parking spaces.
- 3. A common area containing a lobby, stairs, and elevators.
- 4. A common area containing a pool and deck.



Such that the proposed improvements, the dimensions of which are shown herein, are shown to be within the boundaries of the land shown herein, and that the improvements are shown to be within the boundaries of the land shown herein, and that the improvements are shown to be within the boundaries of the land shown herein.

Witness my hand and the seal of my office, this 1st day of January, 2000, at Maitland, Florida.

Notary Public in and for the State of Florida

By: _____
Registered Land Surveyor
No. 1000
State of Florida



DRAWN: ANDREA MILLS
AMT PROJECT: T-1000
REVISIONS: 01-20-00
DATE: 01-20-00
PROJECT: PARK LAKE GROVE
NO. 1000