

This Instrument Prepared by:

Thomas B. Tart, Esq.
500 S. Orange Avenue
P.O. Box 3193
Orlando, FL 32802

3337693 ORANGE CO. FL.
11:51:20AM 09/02/89

E A S E M E N T

OR 4113 PG 2695

THIS INDENTURE, Made and entered into this 22 day of August, 1989, by and between SOUTHPOINTE CONDOMINIUM ASSOCIATION, INC., A NOT-FOR-PROFIT Florida corporation, hereinafter called the GRANTOR, and the CITY OF ORLANDO, a municipal corporation, and the ORLANDO UTILITIES COMMISSION, of the City of Orlando, Florida, hereinafter designated as the GRANTEES;

(Wherever used in this instrument the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders)

W I T N E S S E T H :

THAT FOR and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations in hand paid to the GRANTOR by the GRANTEES, the receipt whereof is hereby acknowledged, and in further consideration of certain expenditures on the part of the GRANTEES in connection with the furnishing of service to certain property owned or controlled by the GRANTOR, said GRANTOR does hereby grant, bargain, sell, convey and warrant to the GRANTEES, their respective successors, agents and assigns, a right-of-way and easement in perpetuity, over the land hereinafter described, with the right, privilege and authority to said GRANTEES, their respective successors, agents and assigns, lessees and tenants, to construct, erect, operate and maintain a line or lines for the purpose of transmitting electric or other power in, on, under, over or across the following described land, situate in the County of Orange and State of Florida, to-wit:

O.U.C. UTILITY EASEMENT
TRACT 12

Starting at the Northwest corner of Tract 12, "Ventura A Planned Unit Development Tract 12, A Portion of Phase II", subdivision as recorded in Plat Book 14,

Description Approved

Approved as to Form
Other than Description

Tyrone A. Evans
Tyrone A. Evans
Engineer Asst.

Thomas B. Tart
Thomas B. Tart
Attorney

Rec Fee \$ 12.00
Add Fee \$ 2.50
Doc Tax \$.55
Int Tax \$ 0.05
Total \$ 20.05
By MBB Deputy Clerk
MARTHA O. HAYNIE,
Orange County
Comptroller

RETURN TO: DON KNOLL
ORLANDO UTILITIES COMM.
P. O. BOX 3193
ORLANDO, FL 32802

page 57, public records of Orange County, Florida, thence S 24°20'22" E, 44.40 feet, thence N 65°04'21" E, along the South line of a 75 foot wide O.U.C. Utility Easement, 75.00 feet to the point of beginning; thence S 24°55'39" E, 15.00 feet, thence N 65°04'21" E, 10.00 feet, thence N 24°55'39" W, 15.00 feet, thence S 65°04'21" W, 10.00 feet to the point of beginning.

Containing 150.00 square feet.

TOGETHER with the right to said GRANTEES, their successors, agents and assigns, to place, erect, maintain, inspect or add to the number of, and relocate at will, all poles, towers, crossarms or fixtures; to string wires, cables, transformers and conduits, adding thereto from time to time, through, across, under or over the above described premises; to cut and remove from said premises, or premises of the GRANTOR adjoining the same on either side, any trees, overhanging branches or other obstructions which, in the judgment of the GRANTEES, may endanger the safety or interfere with the use of the poles, towers and conduits, transformers, or fixtures or wires attached thereto, or any structure on said premises; and with the right of ingress and egress to, under and over said premises at any and all times for the purpose of constructing or patrolling the lines and conduits, or inspecting, repairing, renewing or adding to the number of said poles, towers, structures, fixtures, wires, transformers and conduits, and for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted; also the privilege of removing at any time any of said improvements erected upon, under or over said lands.

TOGETHER with the rights, easements privileges and appurtenances in and to said lands which may be required for the full enjoyment of the rights herein granted.

IF THIS easement shall be abandoned by the Orlando Utilities Commission or terminated in any manner, it shall be allowed a reasonable period of time thereafter for the purpose of removing any of the facilities supplied by it and thereafter all rights and privileges hereunder shall cease and the easement privileges and rights herein granted shall revert to the GRANTOR.

GRANTOR covenants that it has the right to grant the approvals, privileges and easement stated herein, and further covenants that GRANTEES shall have quiet and peaceful possession, use and enjoyment of said easement.

THE provisions hereof shall inure to and be binding upon the heirs and/or legal representatives, successors and assigns of the parties hereto, respectively.

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IN WITNESS WHEREOF, the corporate GRANTORS have caused these presents to be signed in their corporate name, by their duly authorized corporate officers, and their corporate seals to hereinto affixed respectively, pursuant to due and lawful corporate authority, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

SOUTHPOINTE CONDOMINIUM ASSOCIATION, INC. A NOT-FOR-PROFIT FLORIDA CORPORATION

[Handwritten signature]
Karen White

By: *[Handwritten signature]*
As Its Peggy Gallup

Attest: _____
(Corporate Seal)

STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Peggy Gallup and _____, well known to me to be the President and _____ respectively, of Southpointe Condominium Association, Inc., a Not-For-Profit Florida corporation, named in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, that the seal affixed thereto is the true corporate seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 22nd day of August, 1989.

(NOTARIAL SEAL)

[Handwritten signature]
Notary Public
State of FLORIDA AT LARGE
My Commission expires: _____

STATE OF FLORIDA - COUNTY OF ORANGE
I HEREBY CERTIFY that this is a copy of the document as recorded in this office.
MARTHA O. HAYNIE, COUNTY COMPTROLLER

By: C W T [Handwritten], D.C.

DATED: AUG 19 2002



NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT. 5, 1992
BONDED THRU NOTARY PUBLIC UNDERWRITERS

RECORDED & RECORD VERIFIED
[Handwritten signature]
County Comptroller, Orange Co., FL

OR 4113 PG 2698