

Prepared by and Return to:  
Cara Singeltary, Esq.  
Bret Jones, P.A.  
700 Almond Street  
Clermont, FL 34711



### Utility and Water Treatment Facilities Easement

This Utility and Water Treatment Facilities Easement Agreement is executed this 16<sup>th</sup> day of ~~OCTOBER~~, 2012 ("Agreement"). Centennial Bank ("Grantor") whose address is 1515 E. Hwy 50, Clermont, FL 34711 swears that Grantor is the legal owner of the referenced property and conveys to Barrington Estates Property Holdings Homeowners' Association, Inc. individually, together with the owners of the Benefitted Property described herein ("Grantee"), whose address is 6972 Lake Gloria Blvd., Orlando, FL 32809, an Utility and Water Treatment Facilities Easement subject to the terms and conditions hereof.

Grantor warrants that Grantor is the fee owner of certain real estate situated in the Town of Clermont, County of Lake, State of Florida, which is legally described in Exhibit A attached hereto and incorporated herein by reference (referred to hereinafter as the "Burdened Property").

Grantor hereto has determined that it is in Grantor's best interest for the Grantor to grant the Grantee, as owner of certain real estate situated in the Town of Clermont, County of Lake, State of Florida, which is legally described in Exhibit B attached hereto and incorporated herein by reference (referred to hereinafter as the "Benefitted Property"), an easement in, along, and below the Burdened Property for utility and water treatment facilities purposes ("Easement Property");

THEREFORE, in consideration of the foregoing:

1. The Grantor hereby grants and conveys to Grantee a perpetual utility and water treatment facilities easement (which can be over, under, and/or across the Burdened Property), including the right to ingress and egress to the easement, for use, construction, reconstruction, alteration, improvement, maintenance, and repair (to the extent the Grantee considers desirable) of pipes, lift stations, water treatment facilities, and other necessary or desirable appurtenances to and/or for a utility system and/or water treatment facilities for the benefit of the Grantee. For purposes of this Agreement, the Easement shall be described as follows:

Exhibit C- Easement Property legal description

2. The Easement will be of equal allocation to all lots located in the Benefitted Properties of the Grantee.

3. Grantee, it heirs, successors, and assigns, shall maintain the easement and all improvements thereon, (including but not limited to the Water Treatment Facility, underground pipes, etc.), as required under applicable building codes, regulations, and in the condition of the Easement Property at the time the Easement is created or as improved by Grantor, its successors or assigns in the future.

4. Grantee, its heirs, successors, and assigns, shall maintain general liability insurance on all improvements on the Easement Property, including but not limited to the Water Treatment Facility, underground pipes, etc., with limits of not less than \$2,000,000.00 per occurrence for bodily injury and property damage liability combined. The policy shall include coverage for liabilities arising out of premises, operations, independent contractors, products, completed operations, personal & advertising injury, and liability assumed under an insured contract. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the contractor's limit of liability.

5. Grantee and Grantor, together with their respective heirs, successors, and assigns shall each indemnify the other, for any acts and omissions arising out of such party's use of the Easement and the improvements thereon, and for the acts and omissions of any such party's customers, agents, guests, contractors, and employees, and other permitted users.

6. Grantor may, upon reasonable notice to Grantee (which, except for emergency situations, shall be not less than sixty (60) days), and for purposes of development of construction or improvements to Burdened Property, temporarily or permanently, relocate the subject Easement or any part thereof to such areas as may be reasonably approved by Grantee, provided that any such relocation shall not result in any diminution of capacity, quality, nor result in the loss of use or access, whether temporary or permanent, on the part of the Grantee. In the event Grantor chooses to relocate the Easement, Grantor will be responsible for the cost of physically relocating the Easement improvements and all items necessary for Grantee's continued use of the Easement and the Improvements thereon; for the preparation of a new survey and legal description of the Easement Property; for payment of all costs of amending documents of title (including all costs of obtaining the required consents); need for any other costs or expenses (whether direct, incidental, or direct) arising out of or related to Grantor's election to relocate the Easement. The relocated easement must have the same utility (i.e., serve and/or perform the same, substantially similar, or better functions and services) to the Benefited Property.

7. The Grantor and Grantee shall have no liability to each other for acts or omissions that occur before or after their individual periods of ownership of the respective Burdened and Benefited Properties (i.e., once the properties have been assigned or transferred).

8. Grantor reserves unto itself the following rights, to the extent they do not unreasonably interfere with Grantee's use thereof:

- a. The right to drain into the pipes of the Water Treatment Facility and/or to use the lift station and rapid infiltration basin for the benefit of the Burdened Property (or any part thereof). This right is limited to the capacity of the then-existing improvements as determined by the Department of Environmental Protection and the applicable Water Management District. Grantor covenants that its use of the foregoing shall be at no cost or expense to the Grantee, nor adversely impact the rights of Grantee, and Grantor shall promptly pay when due any fees or costs associated with its use of the Easement and the facilities contained therein. The parties expressly agree that first priority of use of the improvements, including but

not limited to the stormwater ponds, rapid infiltration basin, pipes, waste water treatment facility, and pond, will be given to the Grantee, its successors and assigns.

- b. The right to install additional improvements or capacity to the existing improvements to the extent reasonably possible to accomplish the drainage and/or use detailed in Paragraph 8(a). Any such installation(s) shall be at Grantor's sole cost and expense. In the event Grantor expands the improvements or capacity of the existing improvements as described in this Paragraph 8(b), Grantor and Grantee will agree to a cost sharing arrangement determined by the pro-rated use of the additional improvements or capacity.

9. Grantee, as the homeowner's association, has the right to assign the rights of this Agreement by a written recorded assignment.

10. This Agreement is subject to all Federal, State, County, City and Community Association Rules and Regulations.

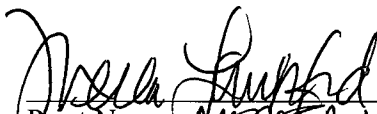
11. All rights, title, and privileges to the Easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through, or under Grantors and inure to the benefit of the Grantee, its successors and assigns. Grantor will defend the title to said Easement against all persons claiming by, through, and under Grantor.

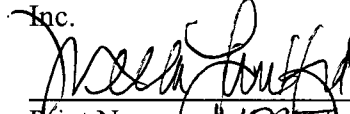
12. All references to "Grantor" and "Grantee" shall include its successors and/or assigns.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals to this Utility and Water Facilities Easement this 16<sup>th</sup> day of OCTOBER, 2012.

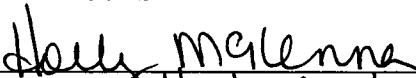
**Grantor:** Centennial Bank

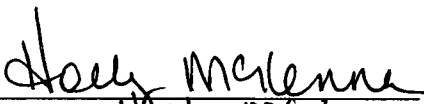
**Grantee:** Barrington Estates Property Holdings Homeowners' Association, Inc.

  
 Print Name: MERCEDES LARKFORD  
 Its: SR. VICE PRESIDENT

  
 Print Name: MERCEDES LARKFORD  
 Its: PRESIDENT

**WITNESSES:**

  
 Print Name: Holly McKenna

  
 Print Name: Holly McKenna

## EXHIBIT A

That part of the East ½ of the Southwest ¼ of the Northeast ¼ and that part of the West ½ of the Southeast ¼ of the Northeast ¼ lying South and West of State Road No. S-565-A, in Section 10, Township 23 South, Range 25 East, Lake County, Florida.

Southwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 14, Township 23 South, Range 25 East, and the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 11, Township 23 South, Range 25 East, Less right-of-way for Public Roads per Warranty Deed from Samuel Roen and Marcia S. Roen, his wife, to John P. Adams Properties, Inc., a Florida Corporation recorded in Deed Book 963, Page 2146, all of the Public Records of Lake County, Florida.

The West ½ of the Southwest ¼ of the Southwest ¼ of Section 11, and the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 14, in Township 23 South, Range 25 East, Lake County, Florida.

Tracts 5 to 12, inclusive, and Tracts 21, 22, 27, and 28 in Section 15, Township 23 South, Range 25 East, in Groveland Farms, a Subdivision in Lake County, Florida, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

Tracts 55, 56, 57, and 58 in Section 10, Township 23 South, Range 25 East, in Groveland Farms, a Subdivision in Lake County, Florida, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

The West ½ of the Southeast ¼, and the West ½ of the Northeast ¼ of the Southeast ¼, Less the right-of-way of State Road No. S-565-A, in Section 10, Township 23 South, Range 25 East, Lake County, Florida.

## LESS AND EXCEPT

Commencing at the East ¼ corner of Section 10; thence N 89°18'38" W along the North line of the Southeast ¼ of said Section 10 for 1363.80 feet; thence departing said North line S 00°41'30" W, for 24.90 feet to the POINT OF BEGINNING; thence S 02°31'43" W for 224.21 feet; thence N 89°59'39" W for 224.10 feet; thence N 02°21'29" E for 254.85 feet; thence S 89°49'43" E for 124.69 feet; thence S 02°35'07" W for 30.03 feet; thence S 89°49'43" E for 100.17 feet to the POINT OF BEGINNING.

## ALSO LESS

That part of Tract 28 of GROVELAND FARMS, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, being described as follows:

Begin at the Southwest corner of said Tract 28; thence N 00°57'49" E along the Westerly line of said Tract 28 for 644.94 feet; thence departing said Westerly line S 77°49'20" E for 2.83 feet; thence S 21°16'03" E for 80.71 feet; thence S 04°32'56" W for 54.53 feet; thence S 45°39'29" E for 42.15 feet; thence S 25°43'09" E for 43.98 feet; thence S 13°50'50" E for 58.38 feet; thence

S 33°42'53" E for 26.57 feet; thence S 38°37'35" E for 46.59 feet; thence S 62°36'36" E for 35.08 feet; thence S 49°52'34" E for 48.43 feet; thence S 89°18'21" E for 36.22 feet; thence S 57°41'52" E for 44.93 feet; thence S 66°58'28" E for 53.99 feet; thence S 47°44'58" E for 52.41 feet; thence S 69°55'51" E for 52.90 feet; thence S 85°45'41" E for 68.85 feet; thence S 27°36'10" E for 61.97 feet; thence N 81°33'11" E for 56.75 feet; thence S 01°03'56" W for 54.00 feet; thence S 18°27'08" W for 34.44 feet; thence S 17°09'45" W for 44.31 feet; thence S 35°41'24" W for 8.76 feet to the Southerly line of said Tract 28; thence N 89°37'01" W along said Southerly line for 549.57 feet to the POINT OF BEGINNING.

ALSO LESS

A portion of Section 14, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

BEGIN at the southwest corner of the Northwest ¼ of the Northwest ¼ of said Section 14; thence run N 00°54'43" E, along the west line of the Northwest ¼ of the Northwest ¼ of said Section 14, a distance of 649.14 feet to a point on the south line of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run easterly along the southerly line of said BARRINGTON ESTATES PHASE 1 the following courses and distances; run S 89°11'42" E, a distance of 136.26 feet; thence run N 73°38'12" E, a distance of 52.33 feet; thence run S 89°11'42" E, a distance of 240.00 feet; thence run S 72°01'37" E, a distance of 52.33 feet; thence run S 89°11'42" E, a distance of 184.93 feet to a point on the east line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 14; thence run S 00°55'45" W, along the east line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 14, a distance of 644.55 feet to a point on the south line of the Northwest ¼ of the Northwest ¼ of said Section 14; thence run N 89°35'33" W, along the south line of the Northwest ¼ of the Northwest ¼ of said Section 14, a distance of 661.02 feet to the POINT OF BEGINNING.

Containing 9.92 acres, more or less.

ALSO LESS

The Plat of Barrington Estates Phase I, as recorded in Plat Book 62, Pages 46, 47, 48, and 49, Public Records of Lake County, Florida

## EXHIBIT B

PARCEL 1:

A portion of Section 14, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

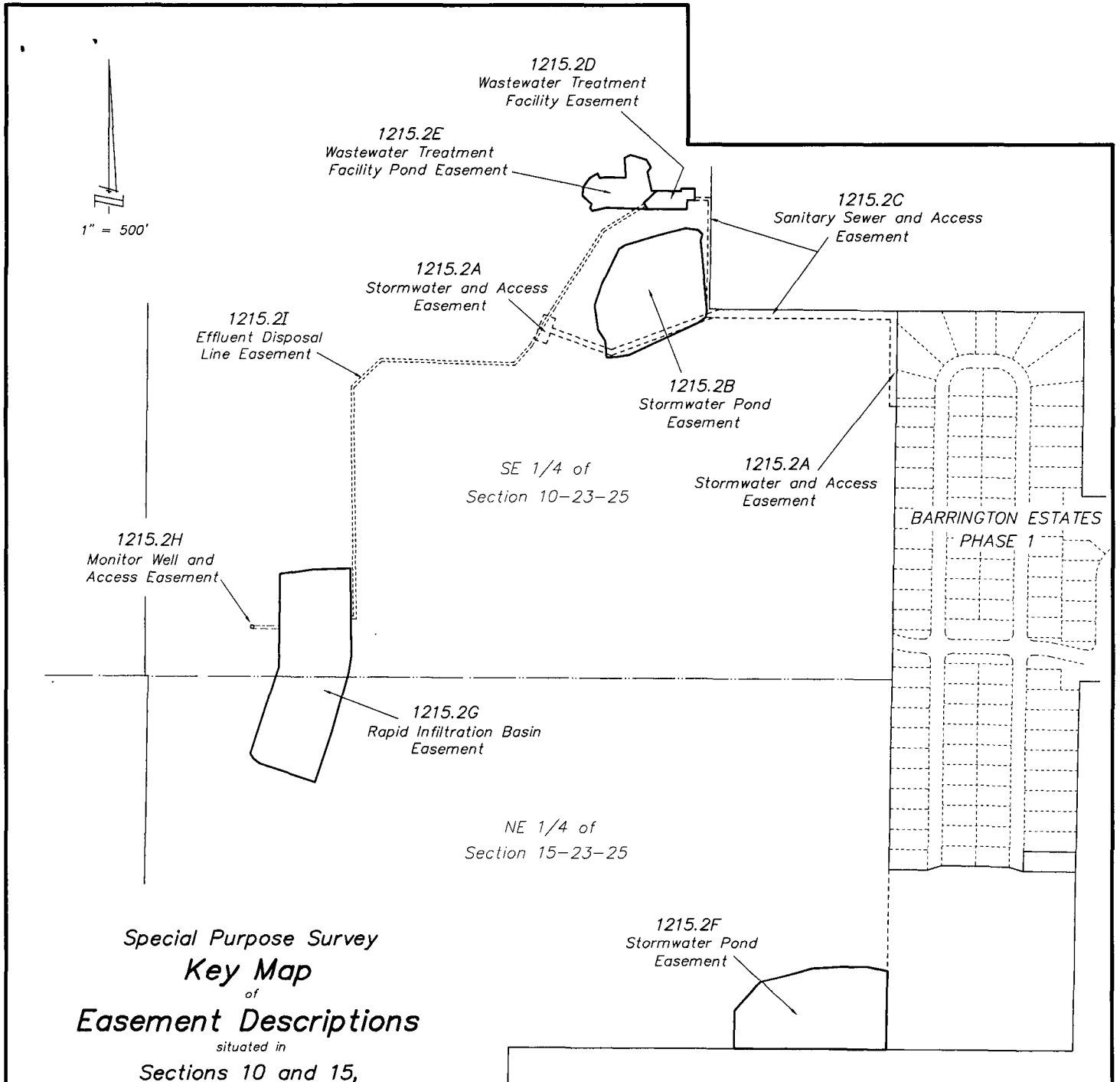
BEGIN at the southwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run N  $00^{\circ}54'43''$  E, along the west line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 649.14 feet to a point on the south line of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run easterly along the southerly line of said BARRINGTON ESTATES PHASE 1 the following courses and distances; run S  $89^{\circ}11'42''$ E, a distance of 136.26 feet; thence run N  $73^{\circ}38'12''$  E, a distance of 52.33 feet; thence run S  $89^{\circ}11'42''$  E, a distance of 240.00 feet; thence run S  $72^{\circ}01'37''$  E, a distance of 52.33 feet; thence run S  $89^{\circ}11'42''$  E, a distance of 184.93 feet to a point on the east line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run S  $00^{\circ}55'45''$  W, along the east line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 644.55 feet to a point on the south line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run N  $89^{\circ}35'33''$  W, along the south line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 661.02 feet to the POINT OF BEGINNING.

Containing 9.92 acres, more or less.

AND

PARCEL 2:

Lots 1 to 14 inclusive, 16, 17, 18, 19, 20, 21, 23 to 30 inclusive, 45, 46, 47, 51 to 79 inclusive, 83 to 86 inclusive, 89 to 97, inclusive, 99 to 108, inclusive, and 110 to 118 inclusive, and Tract 10, of Barrington Estates Phase I, according to the Plat thereof recorded in Plat Book 62, Pages 46, 47, 48, and 49, Public Records of Lake County, Florida



**Special Purpose Survey  
Key Map  
of  
Easement Descriptions**  
situated in  
Sections 10 and 15,  
Township 23 South, Range 25 East  
Lake County, Florida

Not a Boundary Survey.  
See GBA Job No. 1215.2 "A" through "I" for  
individual easement descriptions.

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY  
NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC.  
ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES.  
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD  
VERIFICATION.

PREPARED FOR: **Centennial Bank**

JOB NO. 1215.2

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL  
RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR  
AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF  
DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS  
PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

**GBA** **GANUNG - BELTON ASSOCIATES, INC.**  
professional surveyors and mappers

SHEET 1 of 1

DATE 6/25/12  
Rev. 7/20/12

SCALE As Noted

GBA Job No. 7194  
  
R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

*Legal Description*

A portion of Lots 55 and 56, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida and situated in Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

BEGIN at the northwest corner of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run S 00°48'18" W, along the west line of said BARRINGTON ESTATES PHASE 1, a distance of 340.52 feet; thence, departing said west line, run N 89°11'42" W, a distance of 25.00 feet; thence run N 00°48'18" E, a distance of 310.38 feet; thence run N 89°31'02" W, a distance of 623.71 feet; thence run S 69°35'31" W, a distance of 384.81 feet; thence run N 69°58'54" W, a distance of 229.80 feet; thence run S 20°01'06" W, a distance of 40.00 feet; thence run N 69°58'54" W, a distance of 45.00 feet; thence run N 20°01'06" E, a distance of 95.00 feet; thence run S 69°58'54" E, a distance of 45.00 feet; thence run S 20°01'06" W, a distance of 35.00 feet; thence run S 69°58'54" E, a distance of 222.44 feet; thence run N 69°35'31" E, a distance of 409.18 feet to a point on the north line of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence run S 89°31'02" E, along the north line thereof, a distance of 626.36 feet to the POINT OF BEGINNING.

Containing 1.00 acre, more or less.

Not a Boundary Survey.  
 Legal description was prepared by the Surveyor.  
 See Sheet 2 of 2 for Sketch.

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

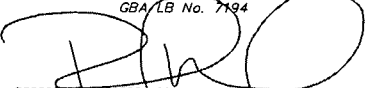
*Sketch of Description*

of a

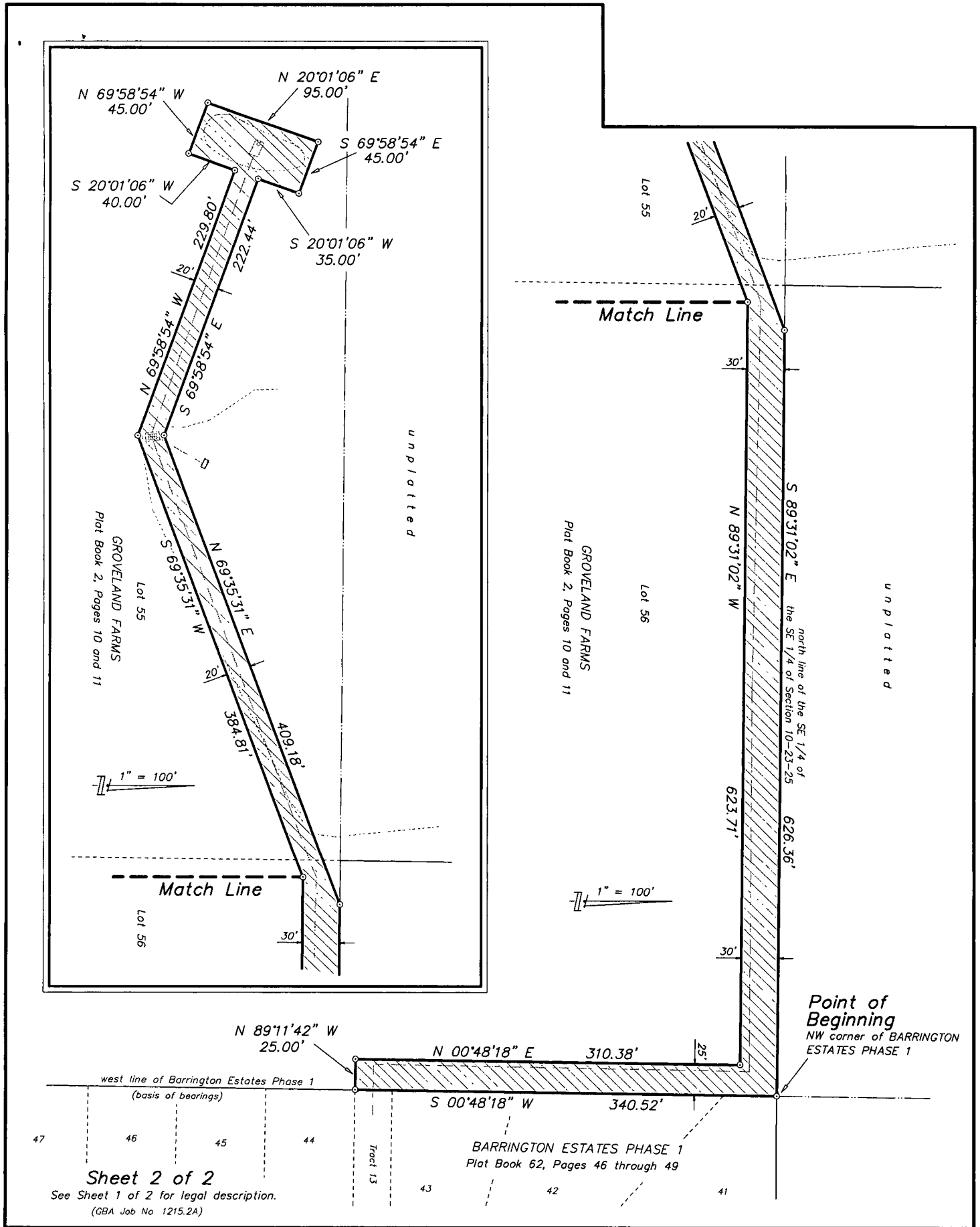
**Stormwater and Access Easement**

situated in

**Section 10, Township 23 South, Range 25 East  
 Lake County, Florida**

PREPARED FOR: <b>Centennial Bank</b>	JOB NO. 1215.2A	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers	SHEET 1 of 2	GBA/LB No. 7194 
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 6/25/12	R. CLAYTON GANUNG REG. P.L.S. NO. 4236
SCALE 1" = 100'		





Sheet 2 of 2

See Sheet 1 of 2 for legal description.

(GBA Job No 1215.2A)

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida together with a portion of Lot 55, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, all being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 89°31'02" W, along the south line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 10.28 feet for the POINT OF BEGINNING; thence run S 05°07'36" E, a distance of 5.45 feet; thence run S 08°45'18" W, a distance of 23.55 feet; thence run S 53°38'00" W, a distance of 32.32 feet; thence run S 64°58'14" W, a distance of 269.63 feet; thence run S 80°09'48" W, a distance of 48.86 feet; thence run S 88°16'42" W, a distance of 32.40 feet; thence run N 03°57'42" W, a distance of 60.25 feet; thence run N 33°25'26" W, a distance of 46.66 feet; thence run N 07°55'54" W, a distance of 87.60 feet; thence run N 18°38'11" E, a distance of 83.13 feet; thence run N 25°35'22" E, a distance of 135.57 feet; thence run N 58°45'36" E, a distance of 26.33 feet; thence run N 73°28'24" E, a distance of 123.15 feet; thence run N 75°52'15" E, a distance of 98.29 feet; thence run S 82°57'55" E, a distance of 44.10 feet; thence run S 44°35'21" E, a distance of 21.81 feet; thence run S 15°14'19" W, a distance of 23.36 feet; thence run S 05°07'36" E, a distance of 245.79 feet to the POINT OF BEGINNING.

Containing 3.04 acres, more or less.

Not a Boundary Survey.  
 Legal description was prepared by the Surveyor.  
 See Sheet 2 of 2 for Sketch.


Sketch of Description  
 of a  
**Stormwater Pond  
 Easement**

situated in  
**Section 10, Township 23 South, Range 25 East  
 Lake County, Florida**

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: **Centennial Bank**



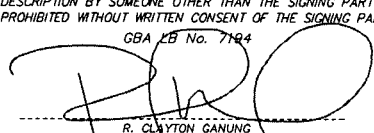
**GANUNG - BELTON ASSOCIATES, INC.**  
 professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

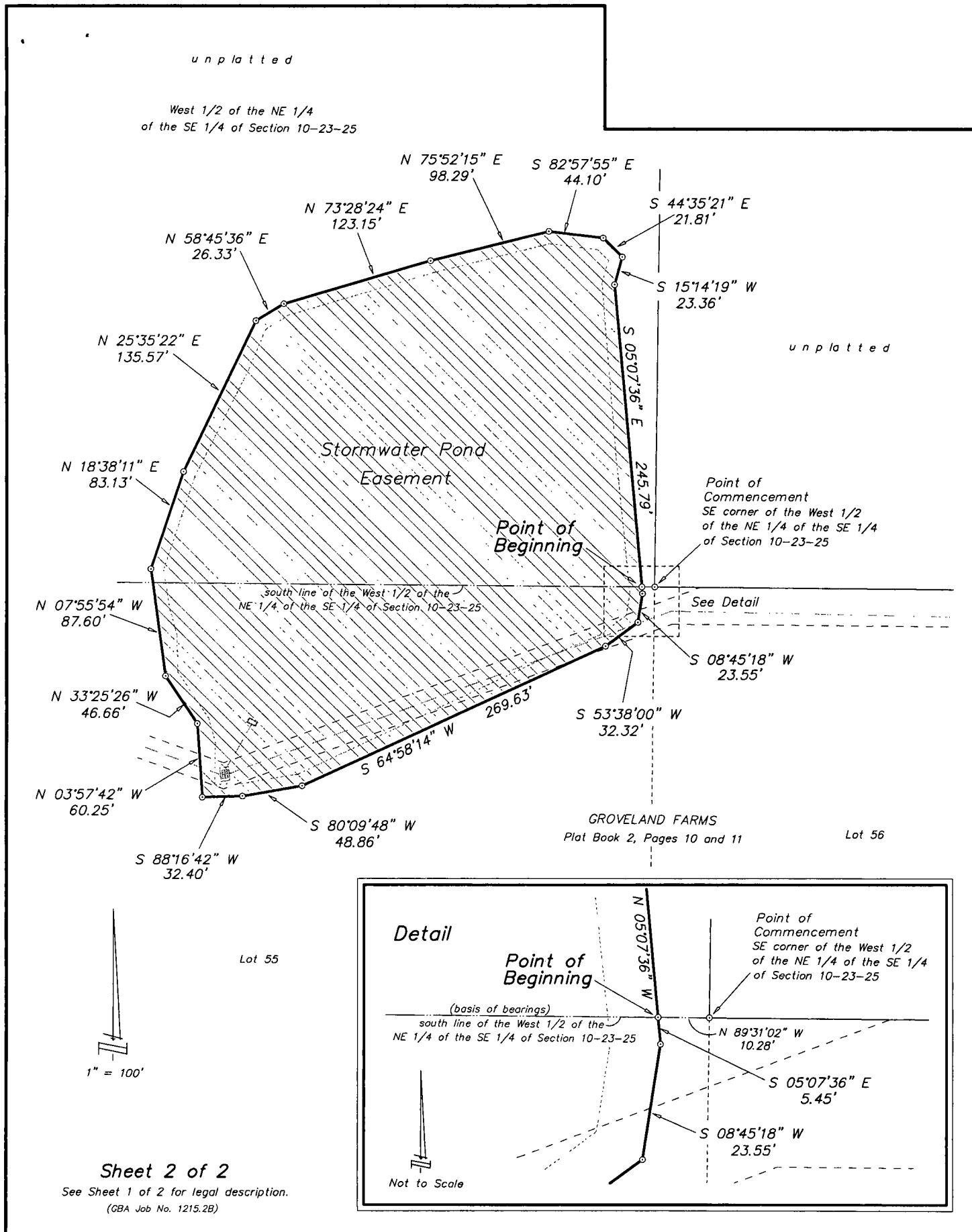
JOB NO.	1215.2B
SHEET	1 of 2
DATE	6/25/12
SCALE	As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 7194



R. CLAYTON GANUNG  
 REG. P.L.S. NO. 4236



N 75°52'15" E 98.29'

S 82°57'55" E 44.10'

N 73°28'24" E 123.15'

S 44°35'21" E 21.81'

N 58°45'36" E 26.33'

S 15°14'19" W 23.36'

N 25°35'22" E 135.57'

S 05°07'36" E 245.79'

N 18°38'11" E 83.13'

S 08°45'18" W 23.55'

N 07°55'54" W 87.60'

south line of the West 1/2 of the  
NE 1/4 of the SE 1/4 of Section 10-23-25

N 33°25'26" W 46.66'

S 53°38'00" W 32.32'

N 03°57'42" W 60.25'

S 64°58'14" W 269.63'

S 80°09'48" W 48.86'

S 88°16'42" W 32.40'

*Legal Description*

A portion of Lots 55 and 56, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida and situated in Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

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Containing 0.74 acres, more or less.

Sketch of Description  
of a  
**Sanitary Sewer**  
of a  
**Access Easement**  
situated in

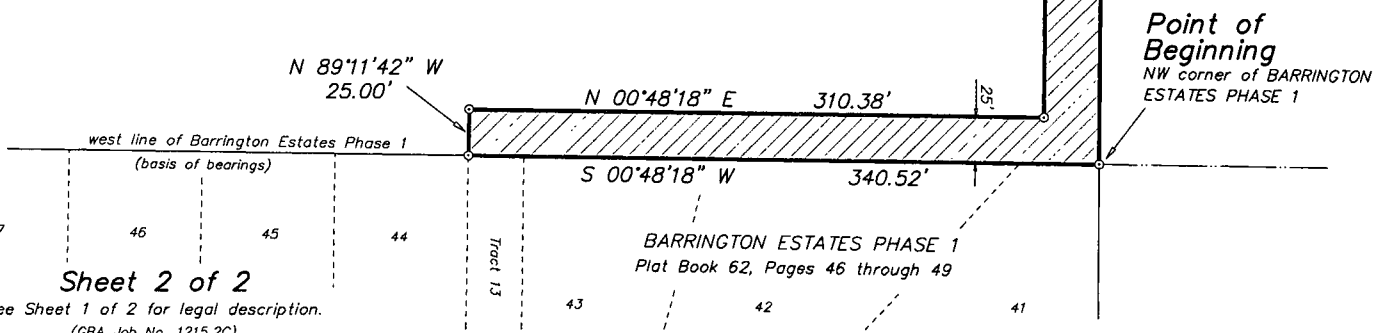
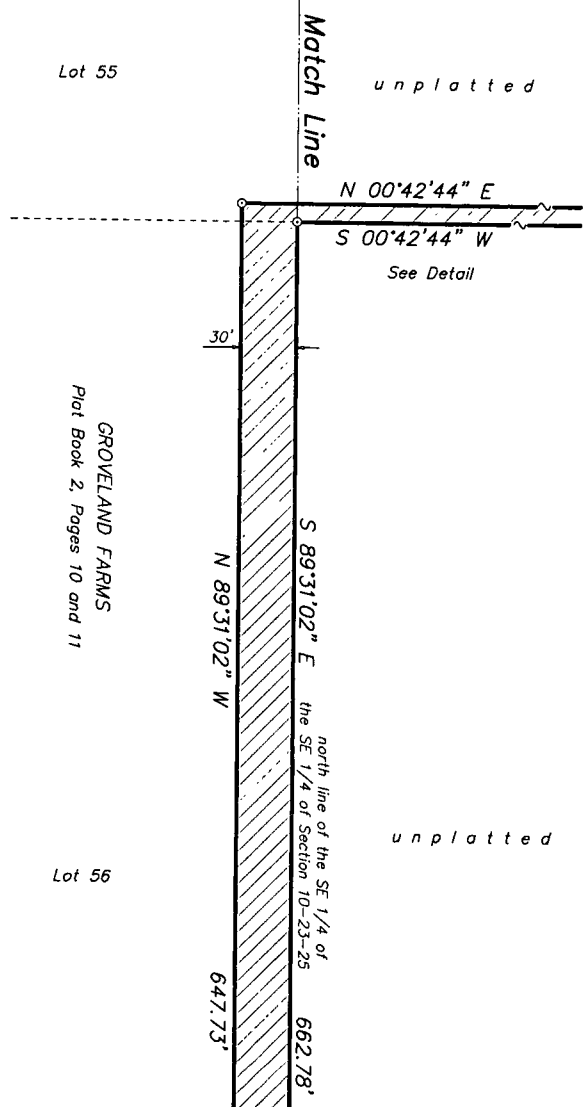
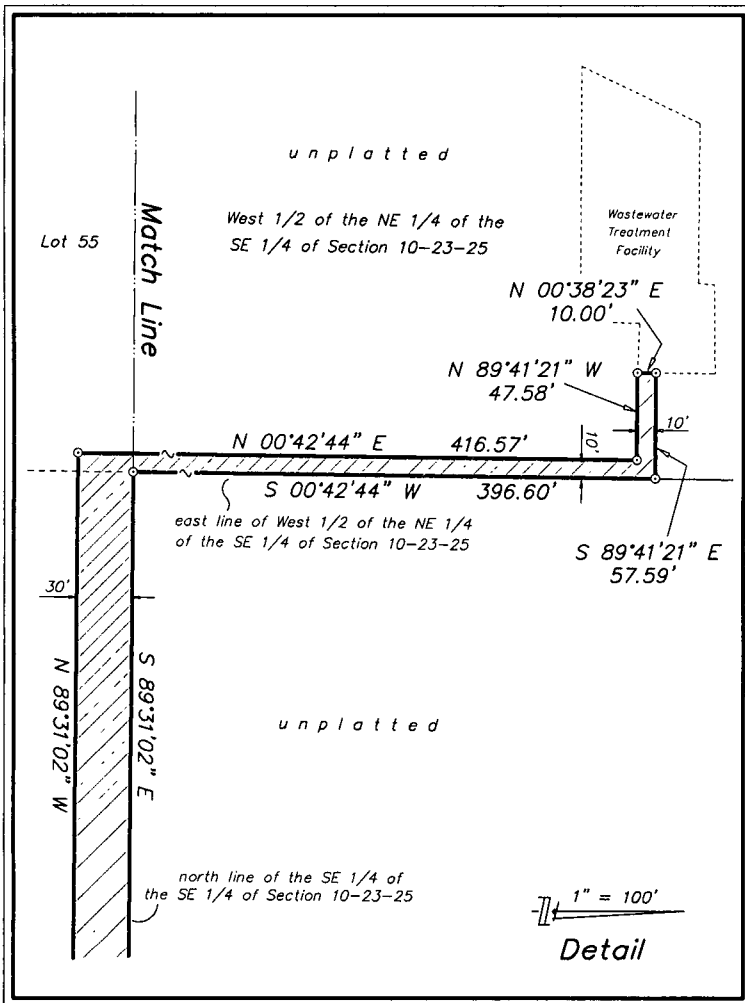
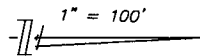
Section 10, Township 23 South, Range 25 East  
Lake County, Florida

Not a Boundary Survey.  
Legal description was prepared by the Surveyor.  
See Sheet 2 of 2 for Sketch.

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Centennial Bank</b>	JOB NO. 1215.2C	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers	SHEET 1 of 2	GBA LB No. 7194 
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 6/25/12	SCALE 1" = 100' R. OLAYTON GANUNG REG. P.L.S. NO. 4236



Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 1215.2C)

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 386.60 feet; thence, departing said east line, run N 89°41'21" W, a distance of 57.58 feet for the POINT OF BEGINNING; thence run N 87°33'02" W, a distance of 26.82 feet; thence run S 02°00'55" W, a distance of 32.28 feet; thence run N 89°41'21" W, a distance of 138.57 feet; thence run N 32°57'38" W, a distance of 25.27 feet; thence run N 46°27'26" E, a distance of 62.12 feet; thence run S 89°29'16" E, a distance of 86.79 feet; thence run N 05°21'02" E, a distance of 8.75 feet; thence run N 89°39'06" E, a distance of 48.08 feet; thence run S 00°38'23" W, a distance of 41.87 feet to the POINT OF BEGINNING.

Containing 0.23 acres, more or less.

*Sketch of Description*  
of a  
**Wastewater Treatment  
Facility Easement**

situated in  
**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

*Not a Boundary Survey.*  
Legal description was prepared by the Surveyor.  
See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

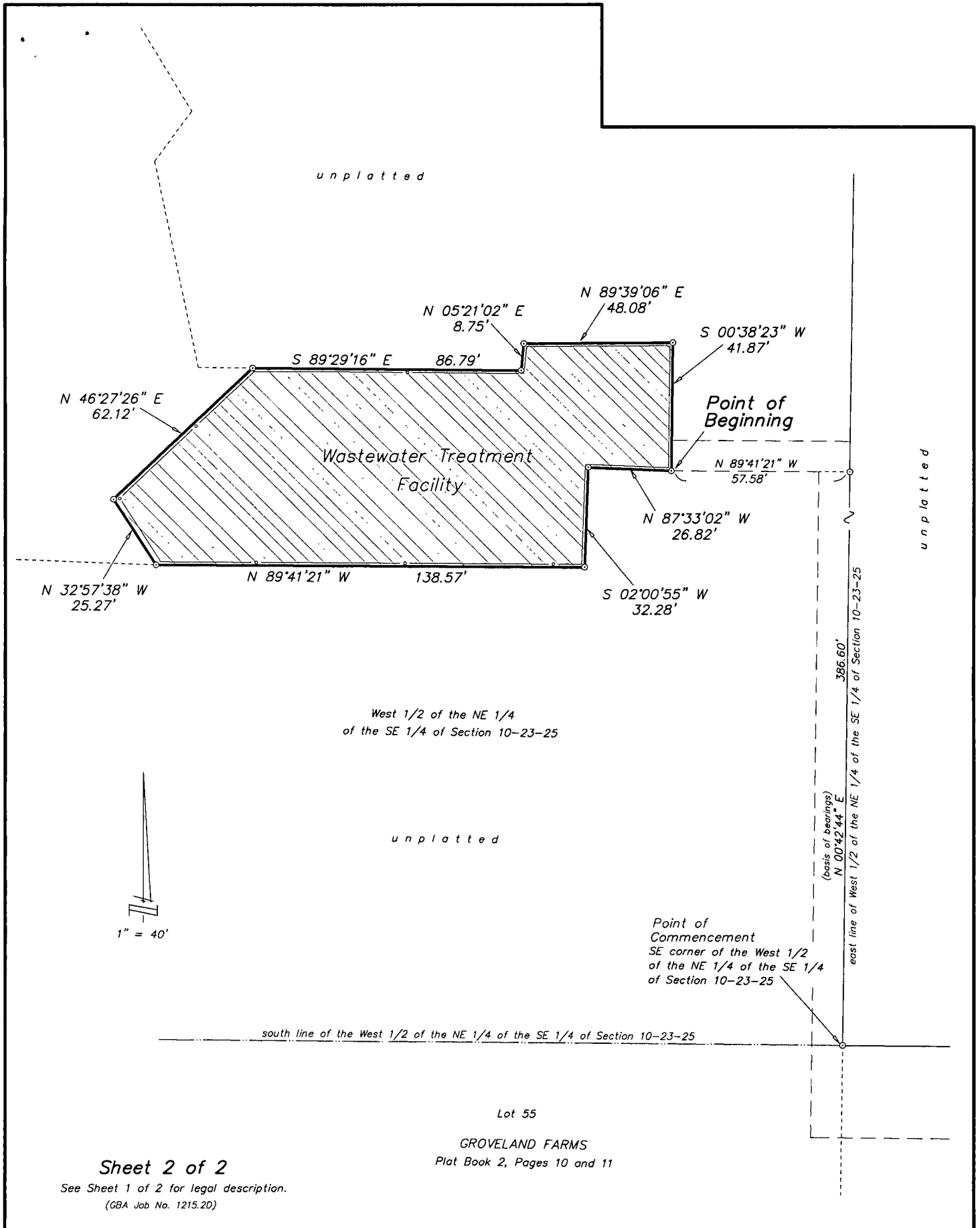
PREPARED FOR: **Centennial Bank**



1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO. 1215.2D  
SHEET 1 of 2  
DATE 6/25/12 Rev. 7/18/12  
SCALE 1" = 40'

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.  
GBA LBS No. 7194  
  
R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236



Sheet 2 of 2

See Sheet 1 of 2 for legal description.

(GBA Job No. 1215.2D)

Lot 55  
GROVELAND FARMS  
Plat Book 2, Pages 10 and 11

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 501.48 feet; thence, departing said east line, run N 89°17'16" W, a distance of 213.90 feet for the POINT OF BEGINNING; thence run S 36°06'49" W, a distance of 20.40 feet; thence run S 11°54'12" E, a distance of 68.42 feet; thence run S 89°29'16" E, a distance of 17.57 feet; thence run S 46°27'26" W, a distance of 62.12 feet; thence run S 32°57'38" E, a distance of 25.27 feet; thence run N 87°50'37" W, a distance of 45.29 feet; thence run N 88°13'47" W, a distance of 101.20 feet; thence run S 78°37'16" W, a distance of 50.09 feet; thence run N 40°03'40" W, a distance of 12.17 feet; thence run N 22°30'11" E, a distance of 14.46 feet; thence run N 47°12'30" W, a distance of 43.99 feet; thence run N 05°25'34" E, a distance of 32.39 feet; thence run N 35°55'57" E, a distance of 38.01 feet; thence run N 59°57'28" E, a distance of 31.70 feet; thence run S 25°46'11" E, a distance of 17.88 feet; thence run N 79°23'42" E, a distance of 16.63 feet; thence run S 88°18'50" E, a distance of 76.30 feet; thence run N 03°18'04" W, a distance of 70.25 feet; thence run N 62°17'31" E, a distance of 23.16 feet; thence run S 72°34'53" E, a distance of 58.38 feet; thence run S 31°14'25" E, a distance of 31.54 feet to the POINT OF BEGINNING.

Containing 0.70 acres, more or less.

*Sketch of Description*  
of a  
**Wastewater Treatment  
Facility Pond Easement**

situated in  
**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: **Centennial Bank**

**GANUNG - BELTON ASSOCIATES, INC.**  
professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

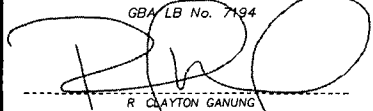
JOB NO.  
1215.2E

SHEET  
1 of 2

DATE 6/25/12  
Rev. 7/18/12

SCALE  
As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 7194  
  
R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236

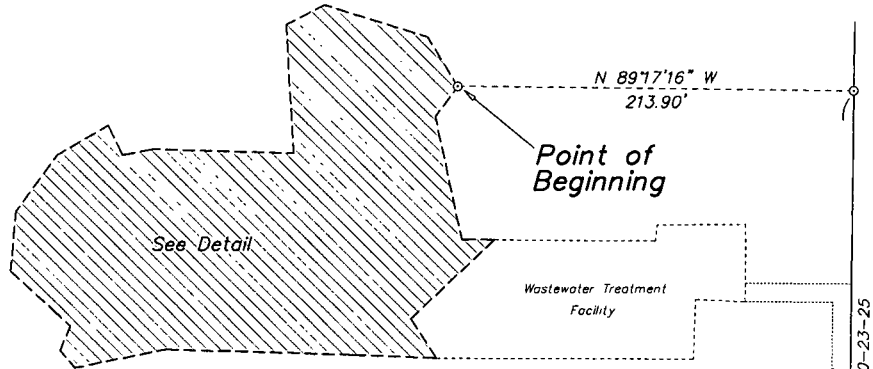


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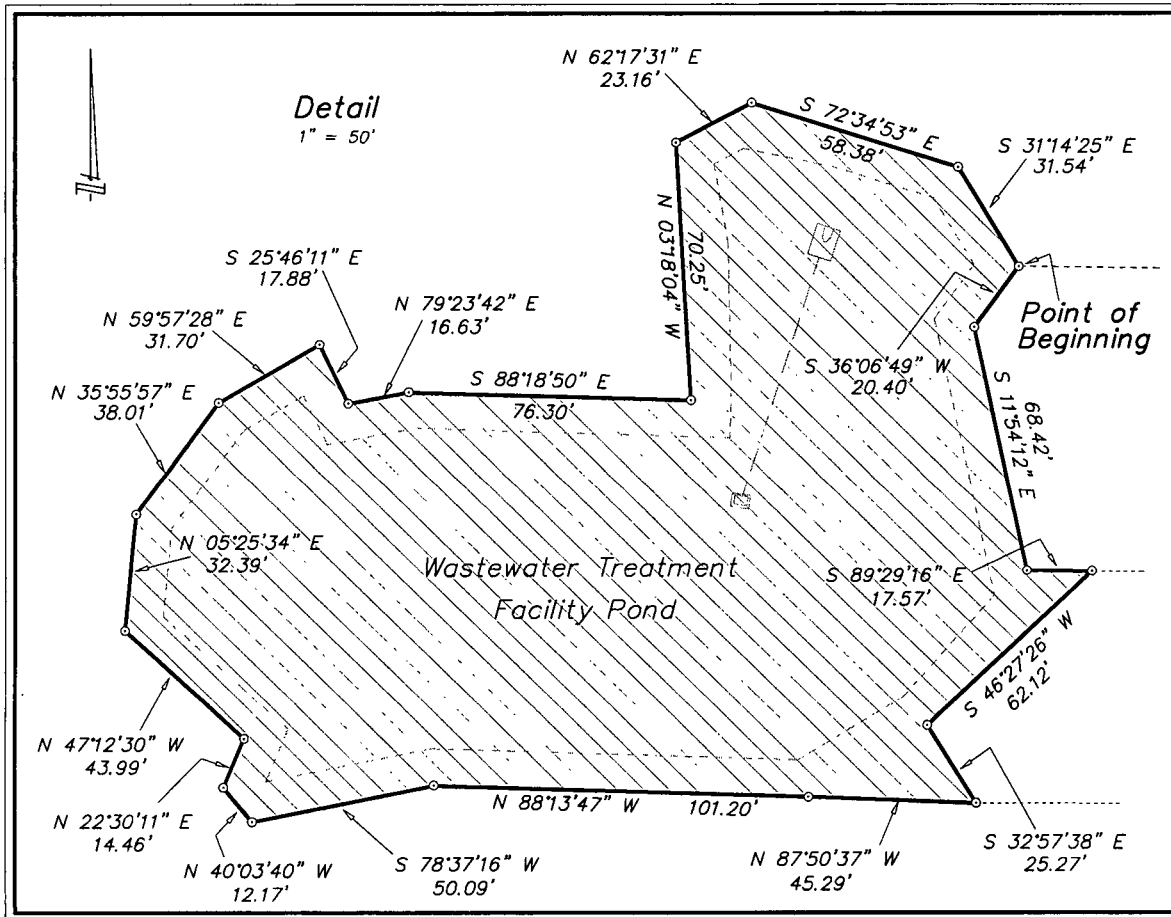
Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 1215.2E)



West 1/2 of the NE 1/4  
of the SE 1/4 of Section 10-23-25

unplatted



501.48'  
east line of West 1/2 of the NE 1/4 of the SE 1/4 of Section 10-23-25  
(basis of bearings)  
N 00°42'44" E

Point of Commencement  
SE corner of the West 1/2  
of the NE 1/4 of the SE 1/4  
of Section 10-23-25

*Legal Description*

A portion of Lot 9, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, situated in the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

BEGIN at the southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence run N 89°40'20" W, along the south line thereof, a distance of 536.12 feet; thence, departing the south line of the Northeast 1/4 of the Northeast 1/4 of said Section 15, run N 00°19'40" E, a distance of 135.96 feet; thence run N 41°05'09" E, a distance of 138.91 feet; thence run N 74°37'32" E, a distance of 187.94 feet; thence run N 86°46'44" E, a distance of 98.89 feet; thence run N 89°46'39" E, a distance of 97.02 feet; thence run S 79°39'13" E, a distance of 72.82 feet to a point on the east line of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence run S 00°54'43" W, along the east line thereof, a distance of 286.44 feet to the POINT OF BEGINNING.

Containing 3.31 acres, more or less.

Not a Boundary Survey.  
 Legal description was prepared by the Surveyor.  
 See Sheet 2 of 2 for Sketch.

Sketch of Description  
 of a  
**Stormwater Pond  
 Easement**

situated in  
**Section 15, Township 23 South, Range 25 East  
 Lake County, Florida**

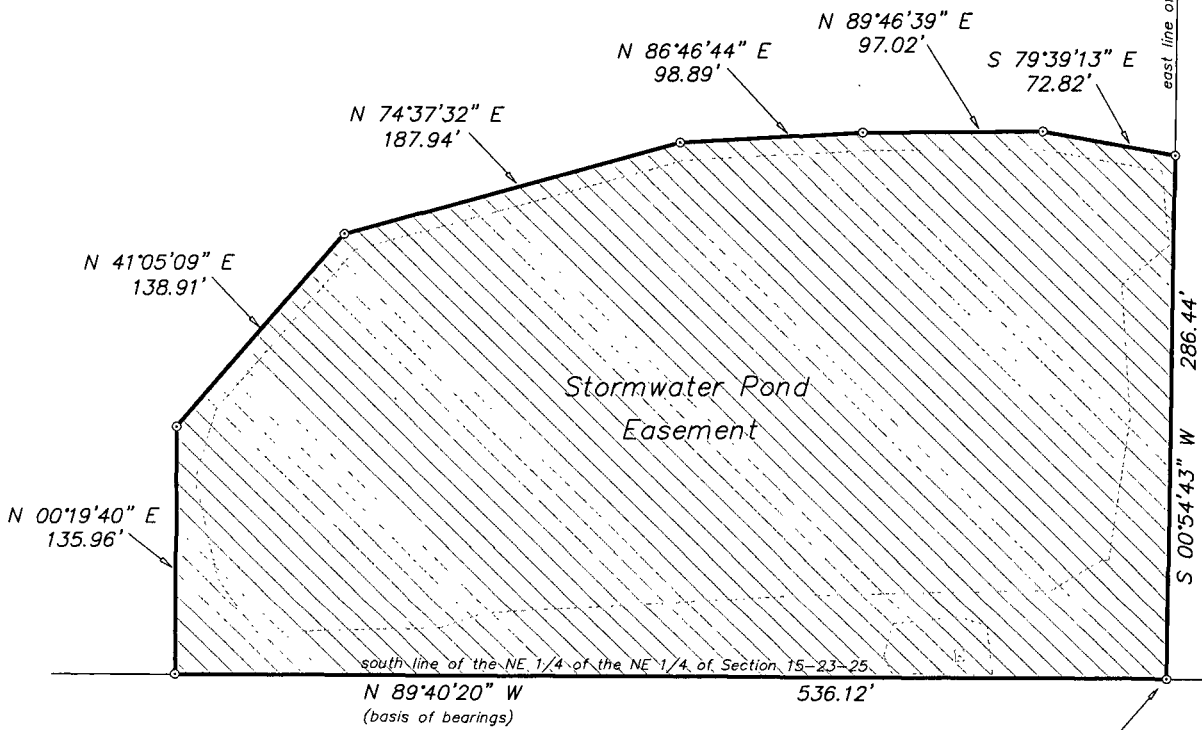
**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Centennial Bank</b>	JOB NO. 1215.2F	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers	SHEET 1 of 2	GBA/LB No. 7194  R. CLAYTON GANUNG REG. P.L.S. NO. 4236
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 6/25/12 SCALE As Noted	



Lot 9  
 GROVELAND FARMS  
 Plat Book 2, Pages 10 and 11



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unplatted

**Point of Beginning**  
 SE corner of the  
 NE 1/4 of the NE 1/4  
 of Section 15-23-25

**Sheet 2 of 2**  
 See Sheet 1 of 2 for legal description.  
 (GBA Job No. 1215.2F)

*Legal Description*

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida together with a portion of Lots 5 and 6, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, situated in Section 15, Township 23 South, Range 25 East, all being described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 463.82 feet for the POINT OF BEGINNING; thence, departing the south line of the Southeast 1/4 of said Section 10, run N 17°55'32" E, a distance of 36.31 feet; thence run N 01°03'26" E, a distance of 331.32 feet; thence run N 81°42'40" E, a distance of 116.86 feet; thence run N 88°40'29" E, a distance of 132.78 feet; thence run S 00°17'57" E, a distance of 314.87 feet; thence run S 08°39'35" W, a distance of 58.65 feet; thence run S 15°49'38" W, a distance of 219.30 feet; thence run S 18°34'42" W, a distance of 185.79 feet; thence run N 71°39'53" W, a distance of 205.45 feet; thence run N 50°58'15" W, a distance of 28.57 feet; thence run N 30°03'17" W, a distance of 21.25 feet; thence run N 17°55'32" E, a distance of 287.14 feet to the POINT OF BEGINNING.

Containing 4.19 acres, more or less.

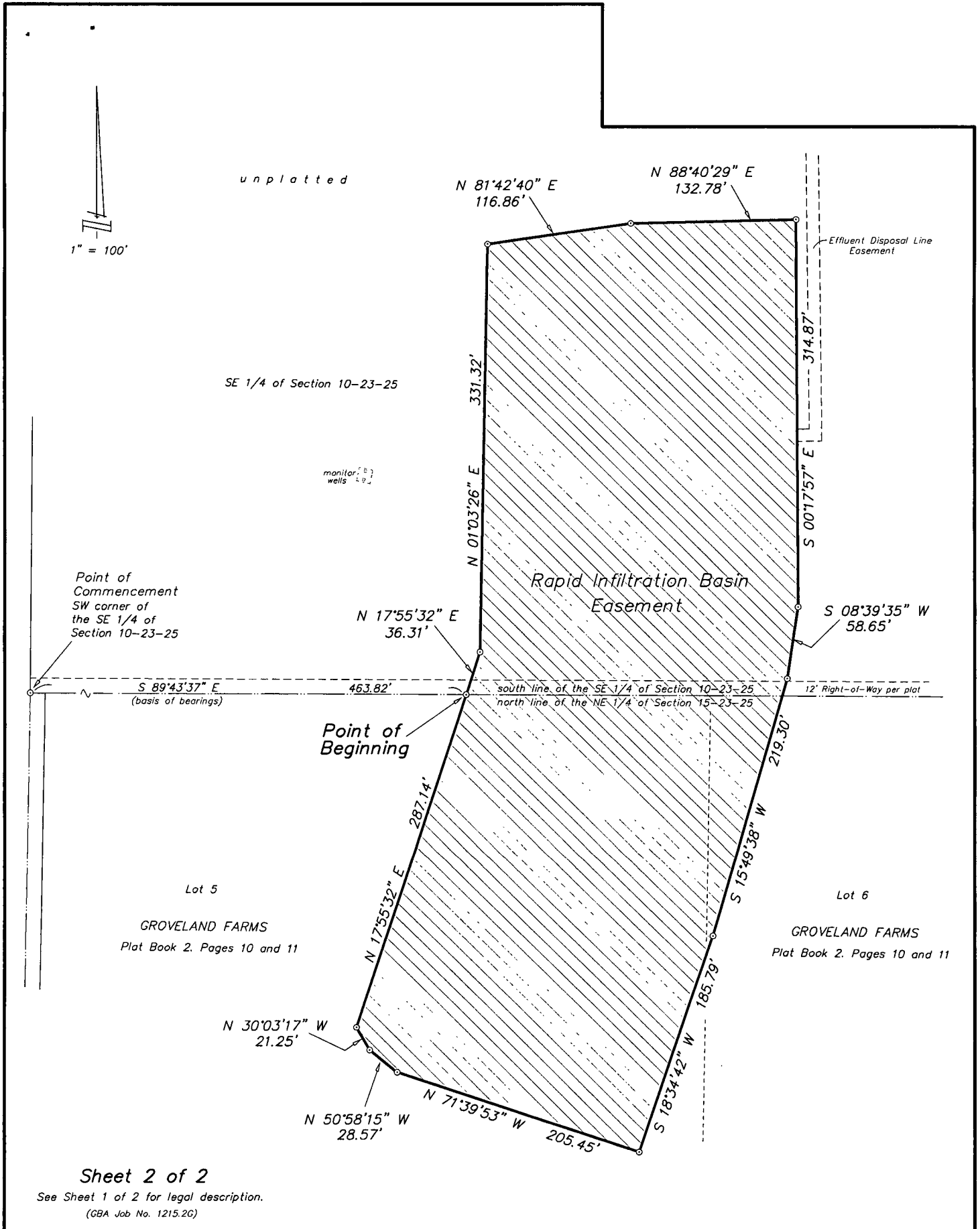
*Sketch of Description  
of a  
Rapid Infiltration Basin  
Easement*

situated in  
Sections 10 and 15,  
Township 23 South, Range 25 East  
Lake County, Florida

Not a Boundary Survey.  
Legal description was prepared by the Surveyor.  
See Sheet 2 of 2 for Sketch.

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY  
NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Centennial Bank</b>	JOB NO. 1215.2G	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.  GBA CB No. 7194  R. CLAYTON GANUNG REG. P.L.S. NO. 4236
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers	SHEET 1 of 2	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 6/25/12	
	SCALE 1" = 100'	



unplatted

SE 1/4 of Section 10-23-25

monitor wells

Point of Commencement SW corner of the SE 1/4 of Section 10-23-25

Point of Beginning

Rapid Infiltration Basin Easement

Effluent Disposal Line Easement

Lot 5 GROVELAND FARMS Plat Book 2, Pages 10 and 11

Lot 6 GROVELAND FARMS Plat Book 2, Pages 10 and 11

12" Right-of-Way per plat

1" = 100'

Sheet 2 of 2

See Sheet 1 of 2 for legal description.

(GBA Job No. 1215.2G)

*Legal Description*

*Monitor Well Easement*

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 385.53 feet; thence run N 00°16'23" E, a distance of 170.84 feet for the POINT OF BEGINNING; thence run N 78°06'52" W, a distance of 11.00 feet; thence run N 11°53'08" E, a distance of 11.00 feet; thence run S 78°06'52" E, a distance of 11.00 feet; thence run S 11°53'08" W, a distance of 11.00 feet to the POINT OF BEGINNING.

Containing 121 square feet, more or less.

TOGETHER WITH

*Access Easement*

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 385.53 feet; thence run N 00°16'23" E, a distance of 170.84 feet for the POINT OF BEGINNING; thence run N 11°53'08" E, a distance of 11.00 feet; thence run S 88°56'34" E, a distance of 89.09 feet; thence run S 01°03'26" W, a distance of 10.80 feet; thence run N 88°56'34" W, a distance of 91.16 feet to the POINT OF BEGINNING.

Containing 974 square feet, more or less.

*Sketch of Description*  
of a  
**Monitor Well Easement**  
and  
**Access Easement**

situated in  
**Section 10, Township 23 South, Range 25 East**  
**Lake County, Florida**

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: **Centennial Bank**

JOB NO. 1215.2H

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.



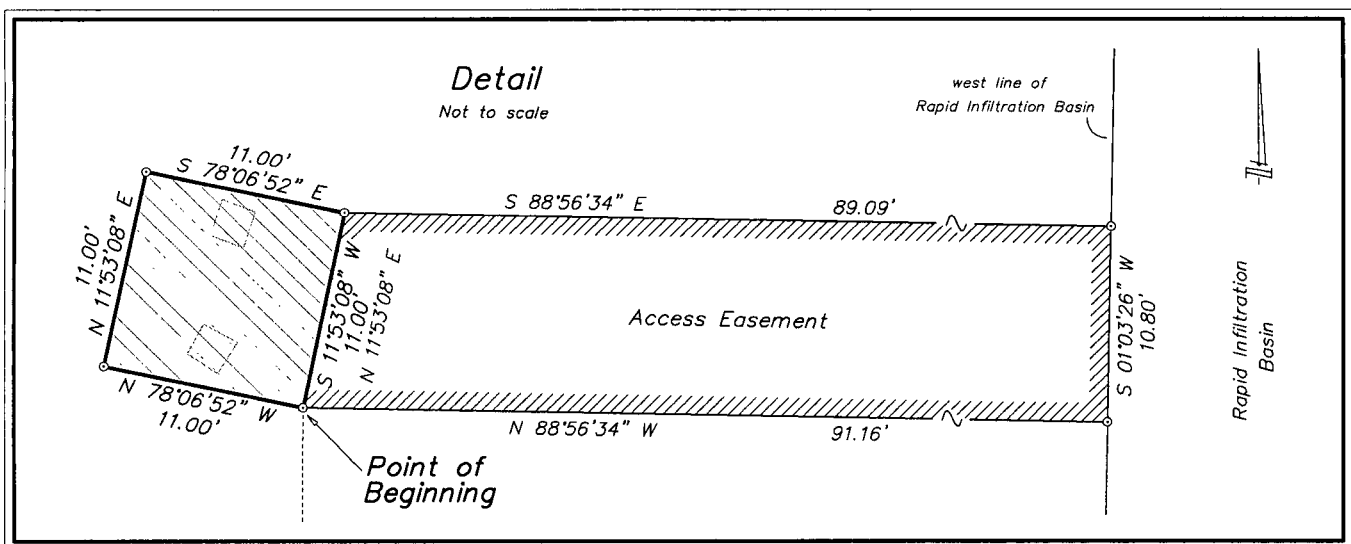
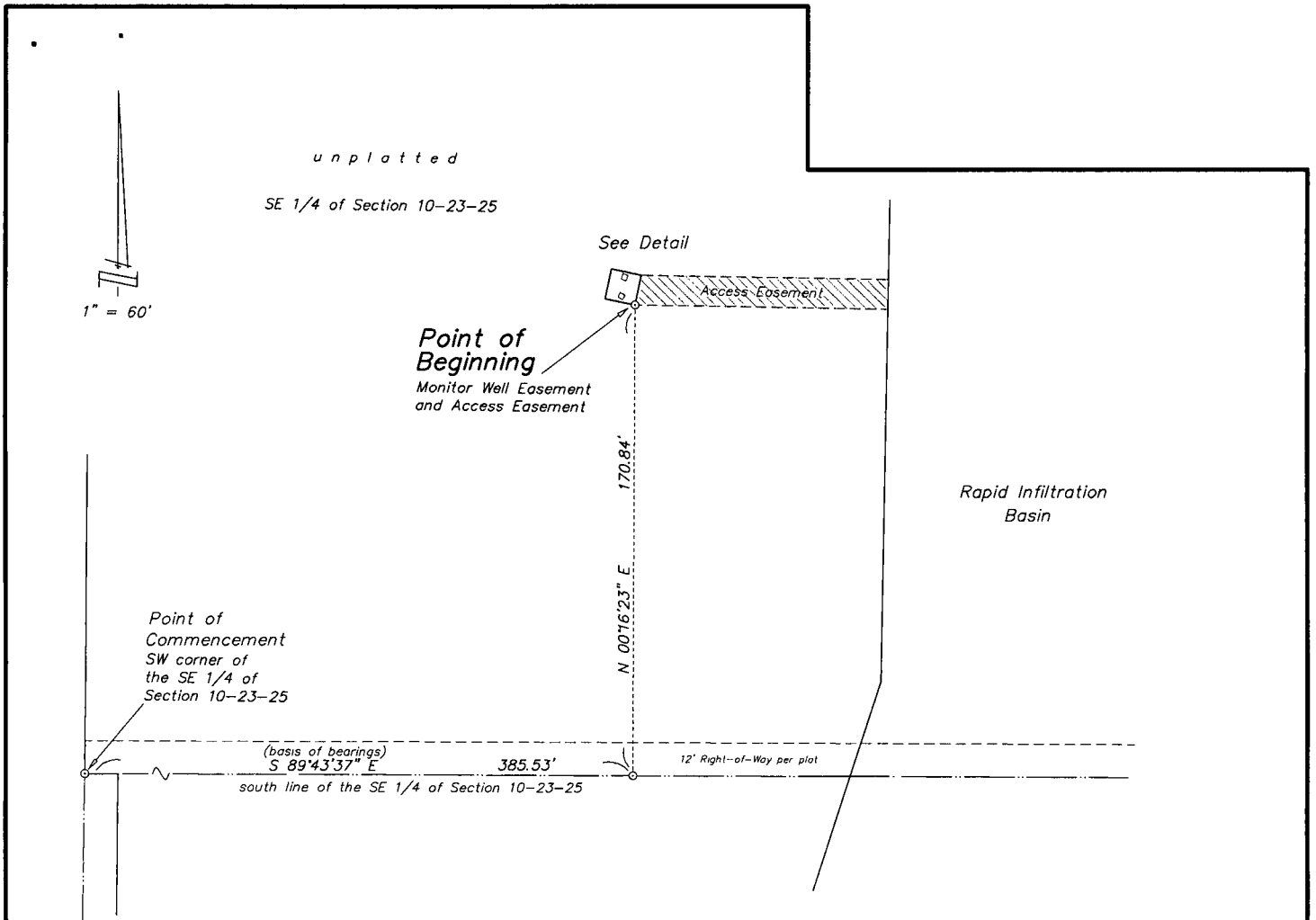
SHEET 1 of 2

DATE 6/25/12

SCALE As Noted

GBA LB NO. 7194  
*[Signature]*  
R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656



*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 368.42 feet; thence, departing said east line, run N 89°17'16" W, a distance of 233.45 feet to a point on the westerly line of an existing Wastewater Treatment Facility and the POINT OF BEGINNING of a 10.00 foot wide easement lying 5.00 feet left and 5.00 feet right of the following described centerline; thence run S 58°19'43" W, a distance of 172.23 feet; thence run S 32°19'47" W, a distance of 326.11 feet; thence run S 31°10'17" W, a distance of 158.05 feet; thence run S 41°40'29" W, a distance of 88.09 feet; thence run N 88°18'14" W, a distance of 471.38 feet; thence run S 46°30'28" W, a distance of 138.86 feet; thence run S 00°37'30" E, a distance of 818.63 feet; thence run S 89°15'51" W, a distance of 14.74 feet to a point on the east line of an existing Rapid Infiltration Basin and the POINT OF TERMINATION of this centerline description.

Containing 0.50 acres, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.  
The exact location of the line may vary.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

*Sketch of Description*  
of an  
**Effluent Disposal Line Easement**

situated in

**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

PREPARED FOR:

**Centennial Bank**

JOB NO.

1215.2I

SHEET

1 of 2

DATE

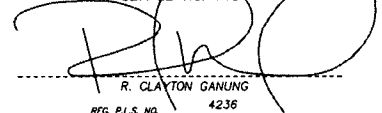
7/20/12

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA L&S No. 7194



R. CLAYTON GANUNG

REG. P.L.S. NO. 4236



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656



