

This Instrument prepared by:  
Derrill L. McAteer, Esq.  
The Hogan Law Firm  
20 South Broad Street  
Brooksville, FL 34601  
Parcel No.: J09=003

### PERPETUAL SIDEWALK EASEMENT

THIS PERPETUAL SIDEWALK EASEMENT (“Easement”), made and executed this 02 day of March 2010, by FIRST BAPTIST CHURCH OF LAKE PANASOFFKEE having a mailing address of 802 North County Road 470, Lake Panasoffkee, FL 33538 (the “Grantor”), to SUMTER COUNTY, FLORIDA, a political subdivision of the State of Florida, having a mailing address of 910 North Main Street, Sumter Bushnell, Florida (the “Grantee”).

#### WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a non-exclusive perpetual easement in, over, under, on, and through the following described and/or illustrated land (“Easement Area”) for the purpose of clearing said lands as needed to excavate, construct, and maintain a sidewalk in connection with the Grantee’s adjacent sidewalk project, to-wit:

**See EXHIBIT “A”  
attached hereto and made a part hereof.**

The rights granted herein shall not be construed to interfere with or restrict the Grantor, its successors and assigns, from the use of the Easement Area, including without limitation the construction and maintenance of improvements along or adjacent to the Easement Area, so long as the same are so constructed as not to unreasonably interfere with the Grantee’s use and maintenance of the Easement Area for the purposes set forth herein.

The rights granted herein are in reliance upon Grantee’s representation of the following:  
(i) that Grantor shall in no way be obligated under this Easement or otherwise to construct, improve, repair, replace and/or maintain the sidewalk constructed by the Grantee within the Easement Area, nor does the Grantor assume any liability or responsibility to Grantee, its invitees, agents, successors or assigns, or persons authorized by Grantee to use the Easement

Area, other than for the negligent acts of the Grantor, its employees, invitees, agents, successors or assigns; (ii) that Grantee hereby assumes all maintenance and repair responsibility and costs of its improvements constructed within the Easement Area; and (iii) that Grantee further assumes all risk of loss, damage or injury to its property (real or personal) or for any personal injury of third parties arising from any use of its improvements constructed within the Easement Area, and, without waiving its right to sovereign immunity and to the extent allowed by Florida Statutes, Section 768.28 (2009).

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed the date first above written.

Signed, seal and delivered

FIRST BAPTIST CHURCH OF LAKE PANASOFFKEE (GRANTOR):

in the presence of

*Don Mendors*  
Print Name: Don Mendors

By: *Leslie Rogers*

*Irene Ray*  
Print Name: Irene Ray

Its: Secretary & Trustee

STATE OF FLORIDA  
COUNTY OF SUMTER

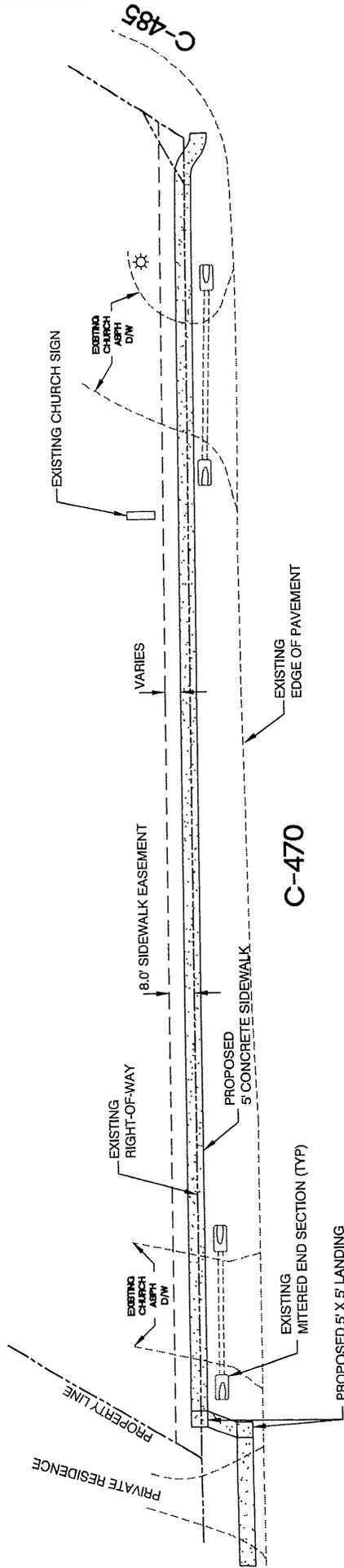
Sworn to and subscribed before me this 02 day of March, 2010 by Leslie Rogers who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary's Signature: *Sarah C Register*  
(Print, type or stamp name of notary public)

NOTARY PUBLIC-STATE OF FLORIDA  
Sarah C. Register  
Commission #DD780241  
Expires: JUNE 07, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

Exhibit "A",

**FIRST BAPTIST CHURCH**  
 802 NORTH COUNTY ROAD 470  
 LAKE PANASOFFKEE, FLORIDA, 33538



**C-470**

**C-485**

**NOTE:**  
 THE LIMITS OF THE SIDEWALK EASEMENT WILL EXTEND THE ENTIRE PROPERTY FRONTAGE ON C-470 AND WILL BE 8 FEET WIDE. THE LOCATION OF THE 5 FOOT WIDE CONCRETE SIDEWALK MAY VARY WITHIN THE LIMITS OF THE EASEMENT AREA.

**EXHIBIT A: SIDEWALK EASEMENT LOCATION SKETCH**

PREPARED BY:  
**VOLKERT**  
 3409 West Lemon Street  
 Tampa, Florida 33609  
 (813) 872-3868  
 www.volkert.com  
 Certificate of Incorporation No. 044

LAKE PANASOFFKEE TRAIL - CR 459 TO I-75CR 491  
 FPN ID 426505-3-58-01 / ARRA-315-B  
 FEBRUARY 18, 2010

PROJECT NO.	96250550
SHEET NO.	1