

DOCUMENT PREPARED BY/ RETURN TO:

City of Ocala
Engineering - Real Estate
1805 NE 30th Avenue, Bldg. 700
Ocala, Florida 34470

CITY OF OCALA, FLORIDA

RELEASE OF EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the CITY OF OCALA, FLORIDA, a Florida municipal corporation ("City"), whose mailing address is 1805 NE 30th Avenue, Building 700, Ocala, Florida 34470, for and in consideration of the sum of TEN and NO/100 U.S. DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, releases from the Easement(s) granted to the City of Ocala by Ocala 623 Land Development, LLC and recorded in Official Records Book 5283, Page 1084, Public Records of Marion County, Florida, the following Real Property (hereinafter the "Released Property"):

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF ASHLEY FARMS GOLF AND COUNTRY CLUB PHASES 1A AND 1C, AS RECORDED IN THE PLATBOOK 10, PAGE 100 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33; THENCE ALONG THE BOUNDARY OF SAID ASHLEY FARMS GOLF AND COUNTRY CLUB PHASES 1A AND 1C THE FOLLOWING 15 COURSES: NORTH 85°17'35" WEST A DISTANCE OF 62.85 FEET; THENCE NORTH 33°10'25" WEST A DISTANCE OF 185.00 FEET TO A POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 3°24'53", A CHORD BEARING OF NORTH 58°32'01" EAST AND A CHORD DISTANCE OF 27.41 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.41 FEET; THENCE NORTH 50°06'49" WEST A DISTANCE OF 117.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 24°18'05", A CHORD BEARING OF NORTH 37°57'46" WEST AND A CHORD DISTANCE OF 84.19 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 84.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 89°43'48", A CHORD BEARING OF NORTH 70°40'37" WEST AND A CHORD DISTANCE OF 275.12 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 305.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 25°32'32" WEST A DISTANCE OF 97.09 FEET; THENCE NORTH

66°05'41" WEST A DISTANCE OF 179.38 FEET; THENCE NORTH 87°32'07" WEST A DISTANCE OF 88.13 FEET; THENCE SOUTH 63°55'58" WEST A DISTANCE OF 57.91 FEET; THENCE SOUTH 20°13'04" WEST A DISTANCE OF 443.24 FEET; THENCE SOUTH 27°26'58" WEST A DISTANCE OF 54.24 FEET; THENCE SOUTH 02°27'22" EAST A DISTANCE OF 88.47 FEET; THENCE SOUTH 09°24'13" EAST A DISTANCE OF 121.74 FEET; THENCE SOUTH 86°52'03" WEST A DISTANCE OF 279.21 FEET; THENCE LEAVING SAID BOUNDARY OF ASHLEY FARMS GOLF AND COUNTRY CLUB PHASES 1A AND 1C NORTH 15°18'34" WEST A DISTANCE OF 660.80 FEET; THENCE NORTH 37°38'14" EAST A DISTANCE OF 797.24 FEET; THENCE NORTH 26°44'47" WEST A DISTANCE OF 70.92 FEET; THENCE NORTH 87°36'01" EAST A DISTANCE OF 375.10 FEET; THENCE NORTH 69°28'16" EAST A DISTANCE OF 135.01 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 05°11'19", A CHORD BEARING OF SOUTH 23°48'48" EAST AND A CHORD DISTANCE OF 75.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.16 FEET; THENCE NORTH 63°12'46" EAST A DISTANCE OF 195.01 FEET; THENCE NORTH 67°36'31" EAST A DISTANCE OF 125.51 FEET; THENCE SOUTH 89°34'14" EAST A DISTANCE OF 230.10 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE CONTINUE SOUTH 89°34'14" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34 A DISTANCE OF 2,626.92 FEET TO THE WESTERLY RIGHT-OF-WAY OF N.W. 44TH AVENUE (50' RIGHT-OF-WAY); THENCE SOUTH 00°34'55" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 1,316.74 FEET TO THE SOUTH LINE OF NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE NORTH 89°36'44" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34 A DISTANCE OF 2,623.95 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN MARION COUNTY, FLORIDA AND CONTAINS 108.88 ACRES, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Any existing facilities located within the Released Property are hereby abandoned by the City and shall revert to the ownership and control of the owner of such Released Property. This Release of Easement shall not release or otherwise affect any rights, privileges, interests, or easements City has on other real property or on the Released Property arising out of other instruments.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

CITY OF OCALA, FLORIDA,
A Florida municipal corporation

By: Ire J. Bethea, Sr., as
President, Ocala City Council

WITNESS 1 (signature)

WITNESS 2 (signature)

Angel B. Jacobs

WITNESS 1 (printed name)

William E. Sexton

WITNESS 2 (printed name)

110 S.E. Watula Avenue,
Ocala, Florida 34471
WITNESS 1 (address)

110 S.E. Watula Avenue
Ocala, Florida 34471
WITNESS 2 (address)

ATTEST:

APPROVED AS TO FORM/LEGALITY:

ANGEL B. JACOBS, City Clerk

WILLIAM E. SEXTON, City Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this ___ day of _____ 20___, by Ire J. Bethea, Sr., as President of the City Council of the City of Ocala, Florida, a Florida municipal corporation, who is personally known to me, for and on behalf of the City of Ocala, Florida.

NOTARY PUBLIC