



Prepared By:
Manny R. Vilaret, Esquire
Vilaret Law, PLLC
10901 Danka Circle, Suite C
Saint Petersburg, Florida 33716

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, the undersigned, successors, and assigns (GRANTOR herein), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY** (GRANTEE herein), Post Office Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the right, privilege and easement to construct, remove, reconstruct, operate, and maintain in perpetuity overhead and/or underground electric transmission and distribution lines, communication systems and related facilities for providing electric energy services, and communications services (including services to telecommunication providers and other customers) and the transmission of any and all present or future form of communication by any present or future means or method (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over, under, upon, across, through and within the following described lands in Marion County, Florida, and referred to hereinafter as the Easement Area to wit:

See Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof.

Tax Parcel Number: **13718+000-00, 21457-001-00, 24643-000-00, 24612-001-00, 24236-000-02, 15855-000-02**

Together with the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines, systems and supporting structures (including poles) and related facilities, including the right to increase or decrease the number and type of supporting structures (including poles), wires and voltage, adjust the centerline within the Easement Area and to build, maintain and protect such roadways as may reasonably be required for these purposes.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities, including (i) the right to trim, cut, remove, and keep clear trees, limbs and undergrowth within said Easement Area and the right to cut down at any time and from time to time, in GRANTEE's sole discretion, any tree standing outside the Easement Area which if felled, or upon falling, could fall within five (5) feet of any conductor or other facility included within said Easement Area, and further including (ii) the reasonable right to enter upon adjoining lands of the GRANTOR by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted and further including (iii) the right to install gates a minimum of sixteen (16) feet in width if GRANTOR has installed a fence within or across the Easement Area, along with GRANTEE's lock linked with GRANTOR's lock and further including (iv) the right to relocate any listed or protected plant or animal species found within the Easement Area to another location within the Easement Area. As a result of said relocations, GRANTEE hereby agrees to restore the Easement Area to as near as practicable to the original condition.

GRANTOR covenants and agrees that no trees, buildings, structures, ponds, or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered more than two (2) feet.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with (i) GRANTEE's right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities, including clear, continuous access within the Easement Area, (ii) GRANTEE'S right-of-way utilization or encroachment guidelines, or (iii) any federal, state, or local laws, rules, or regulations; including, but not limited to, the right to utilize said Easement Area for (a) ingress and egress, (b) general farming, (c) construction, maintenance and travel over roads and streets across the Easement Area.

PROVIDED, HOWEVER, that as a condition precedent to the exercise of any such right other than ingress and egress, GRANTOR covenants and agrees to obtain from GRANTEE ((800) 700-8744, www.prgnprojectsolutions.com, or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Asset Protection Right-of-Way Specialist) a prior written determination that the exercise of such right is not inconsistent with the safe and efficient operation and maintenance of said electric transmission and distribution lines and communications systems or with any of the foregoing guidelines or laws.

GRANTOR warrants and covenants that they have the right to convey to GRANTEE this easement, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hand and seal this _____ day of _____, 20____.

GRANTOR:

**CITY OF OCALA, a Florida Municipal Corporation
under the laws of the State of Florida**

ATTEST:

Angela B Jacobs, City Clerk

151 SE Osceola Avenue, Ocala FL 34471
Address

William E Sexton, City Attorney

151 SE Osceola Avenue, Ocala FL 34471
Address

Kristen Dreyer
President, Ocala City Council

City's mailing address:

151 SE Osceola Avenue

Ocala FL 34471

State of Florida)
) ss
County of Marion)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2025, by **Kristen Dreyer** as **President of the Ocala City Council** of the **City of Ocala, Florida, a Florida municipal corporation**, on behalf of the City. She personally appeared before me at the time of notarization and is personally known to me.

NOTARY SEAL

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Legal Description:

Parcel #13718+000-00

A portion of a parcel recorded in Official Records Book 5878, Page 780, public records of Marion County, Florida, lying in Section 02, Township 15 South, Range 21 East, being described as follows:

Commence at the northwest corner of the northeast quarter of said Section 02; thence South 00°26'56" West, along the east line of the northwest quarter of said Section 02, a distance of 990.92 feet to the north line of said parcel recorded in Official Records Book 5878, Page 780; thence North 76°43'25" West, along the north line of said parcel, a distance of 113.40 feet; thence South 81°31'46" West, along said north parcel line, a distance of 50.17 feet to the Point of Beginning; thence South 08°32'54" East, a distance of 463.90 feet to the south line of said parcel; thence North 89°32'57" West, along said south parcel line, a distance of 82.01 feet to the southwest corner of said parcel and east right-of-way line of NW 35th Avenue Road, as recorded in Official Records Book 5785, Page 381, public records of Marion County, Florida; thence North 08°32'54" West, along the west line of said parcel and east right-of-way line of said NW 35th Avenue Road, a distance of 451.07 feet to the northwest corner of said parcel recorded in Official Records Book 5878, Page 780; thence North 81°27'06" East, along the north line of said parcel, a distance of 81.00 feet to the Point of Beginning.

Contains 0.85 acre (37,057 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the east line of the northwest quarter of Section 02, Township 15 South, Range 21 East, Marion County, Florida, as being South 00°26'56" West.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.
6. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135
PICKETT AND ASSOCIATES, LLC Florida Registration No. LB 364

DATE

033-SD01-T-12192023.DWG



PICKETT
SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6921

DRAWN

JJC

CHECK

AP

SCALE: N/A

DATE: 12/20/23

WO: 44671541

SITE: 108448

LU:

SHEET 1 OF 2

POINT OF COMMENCEMENT

NW CORNER OF NE 1/4
OF SECTION 02E LINE OF NW 1/4
OF SECTION 02N76°43'25"W
113.40'S81°31'46"W
50.17'POINT OF
BEGINNINGNW CORNER ORB
5878, PAGE 780NW 35th AVENUE ROAD
(ORB 5785, PAGE 381)
120' PUBLIC R/WW LINE OF
ORB 5878, PAGE 780SW CORNER ORB
5878, PAGE 780

E R/W

S00°26'56"W
990.92'
(BEARING BASIS)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°32'57"W	82.01'
L2	N81°27'06"E	81.00'

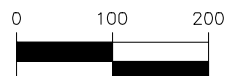
ITEM 34

LU#

PARCEL 13718-004-00
AUTOZONE TEXAS, LLC
(ORB 6457, PAGE 1501)N LINE OF
ORB 5878, PAGE 780S08°32'54"E
463.90'DUKE ENERGY EASEMENT
CONTAINS 0.85 ACRE
(37,057 SQ FT)

ITEM 33

LU#

PARCEL 13718+000-00
CITY OF OCALA
(ORB 5878, PAGE 780)S LINE OF
ORB 5878, PAGE 780SECTION 02
TOWNSHIP 15 SOUTH
RANGE 21 EAST
MARION COUNTY

1 INCH = 200 FEET

LEGEND:

ORB OFFICIAL RECORDS BOOK
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

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**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6921

DRAWN JJC

CHECK AP

SCALE: 1"=200'

DATE: 12/20/23

WO: 44671541

SITE: 108448

LU:

SHEET 2 OF 2

Legal Description:

Parcel #21457-001-00

A portion of a parcel recorded in Official Records Book 1737, Page 909, public records of Marion County, Florida, lying in Section 02, Township 15 South, Range 21 East, being described as follows:

Commence at the northeast corner of said Section 02; thence South 00°30'20" West, along the east line of said Section 02, a distance of 1510.61 feet; thence North 89°32'57" West, a distance of 30.00 feet to the southeast corner of said parcel and west right-of-way line of NW 27th Avenue as recorded in said Official Records Book 1737, Page 909 for the Point of Beginning; thence continue North 89°32'57" West, along the south line of said parcel, a distance of 700.00 feet to the southwest corner of said parcel; thence North 00°30'20" East, along the west line of said parcel, a distance of 74.67 feet; thence North 89°50'44" East, a distance of 356.19 feet; thence South 88°22'25" East, a distance of 343.90 feet to said west right-of-way line of NW 27th Avenue and east line of said parcel; thence South 00°30'20" West, along said west right-of-way line, a distance of 71.37 feet to the Point of Beginning.

Contains 1.22 acres (53,017 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the east line of Section 02, Township 15 South, Range 21 East, Marion County, Florida, as being South 00°30'20" West.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.
6. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135
PICKETT AND ASSOCIATES, LLC Florida Registration No. LB 364

DATE

036-SD01-T-12202023.DWG



PICKETT
SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No.	23-DEF-2527
VENDOR DRAWING No.	SD 6922

DRAWN	JJC
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CHECK	AP
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SCALE: N/A
DATE: 12/20/23

WO: 44671541

SITE: 108448

LU:

SHEET 1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°30'20"W	71.37'

LU#
PARCEL 13718-000-00
MDH F2 OCALA 35TH ST, LLC
(ORB 7663, PAGE 76)

SECTION 02
TOWNSHIP 15 SOUTH
RANGE 21 EAST
MARION COUNTY

W LINE OF
ORB 1737, PAGE 909

E LINE OF
SECTION 02

E LINE OF
ORB 1737, PAGE 909

ITEM 36
LU#
PARCEL 21457-001-00
CITY OF OCALA
(ORB 1737, PAGE 909)

DUKE ENERGY EASEMENT
CONTAINS 1.22 ACRES
(53,017 SQ FT)

N00°30'20"E
74.67'

N89°50'44"E
356.19'

S88°22'25"E 343.90'

L1

SW CORNER OF
ORB 1737, PAGE 909

N89°32'57"W 700.00'

POINT OF BEGINNING
SE CORNER PARCEL
ORB 1737, PAGE 909

S LINE OF
ORB 1737, PAGE 909

NW 27th AVENUE
PUBLIC R/W-WIDTH VARIES
(ORB 1737, PAGE 909)
1510.61'
S00°30'20"W
(BEARING BASIS)

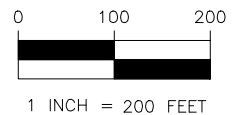
SECTION 01
TOWNSHIP 15 SOUTH
RANGE 21 EAST
MARION COUNTY

N89°32'57"W
30.00'

SECTION 02-15S-21E
SECTION 01-15S-21E

LEGEND:

ORB OFFICIAL RECORDS BOOK
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION



036-SD01-T-12202023.DWG



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L.B. NUMBER 364
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www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6922

DRAWN
JJC

CHECK
AP

SCALE: 1"=200'

DATE: 12/20/23

WO: 44671541

SITE: 108448

LU:

SHEET 2 OF 2

Legal Description:

Parcel #24643-000-00

A portion of a parcel recorded in Official Records Book 1803, Page 1761, public records of Marion County, Florida, lying in Section 05, Township 15 South, Range 22 East, being more particularly described as follows:

Commence at the northwest corner of the northeast quarter of said Section 05; thence South 00°18'28" West, along the west line of the northeast quarter of said Section 05, a distance of 992.88 feet to the Point of Beginning; thence South 89°00'04" East, a distance of 108.00 feet; thence South 70°27'31" East, a distance of 383.41 feet to the west right-of-way line of Northeast 9th Avenue per Plat Book C, Page 56, public records of Marion County, Florida; thence South 00°18'28" West, along said west right-of-way line, a distance of 51.43 feet to the south line of said parcel recorded in Official Records Book 1803, Page 1761; thence North 89°42'53" West, along said south line, a distance of 155.97 feet; thence North 70°27'31" West, a distance of 236.78 feet; thence North 89°00'04" West, a distance of 90.47 feet to said west line of the northeast quarter of Section 05; thence North 00°18'28" East, along said west line, a distance of 100.01 feet to the Point of Beginning.

Contains 1.03 acres (44,944 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the west line of the northeast quarter of Section 05, Township 15 South, Range 22 East, as being South 00°18'28" West.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.
6. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135
PICKETT AND ASSOCIATES, LLC Florida Registration No. LB 364

DATE

063-SD01-T-12202023.DWG



PICKETT
SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6924

DRAWN

JAR

CHECK

AP

SCALE: N/A

DATE: 12/20/23

WO: 44671541

SITE: 108448

LU:

SHEET 1 OF 2

31 32

POINT OF COMMENCEMENT

NORTHWEST CORNER OF
NE 1/4 OF SECTION 05

SECTION 32-14S-22E

SECTION 05-15S-22E

(BEARING BASIS)
S00°18'28"W
992.88'W. LINE OF NE 1/4 OF
SECTION 05

LEGEND:

ORB	OFFICIAL RECORDS BOOK
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
SQ FT	SQUARE FEET

NW 1/4
NE 1/4POINT OF
BEGINNING

ITEM 62
PARCEL 24828-001-01
JEROME T HAMMOND
C/O JEROME HAMMOND
(ORB 5309, PAGE 1570)

0 50 100
1 INCH = 100 FEET

SECTION 05
TOWNSHIP 15 SOUTH
RANGE 22 EAST
MARION COUNTY

ITEM 63

PARCEL 24643-000-00
CITY OF Ocala
(ORB 1803, PAGE 1761)

100' WIDE DUKE ENERGY EASEMENT RIGHT-OF-WAY
PER FINAL JUDGMENT
(MINUTE BOOK 39, PAGE 233)

S89°00'04"E
108.00'N00°18'28"E
100.01'

90.47'

N89°00'04"W

S. LINE
(ORB 1803, PAGE 1761)236.78'
N70°27'31"W

DUKE ENERGY EASEMENT CONTAINS
1.03 ACRES (44,944 SQ FT)

ITEM 64
PARCEL 24643-001-00
EUGENE EATON
(ORB 2683, PAGE 1827)

155.97'
N89°42'53"W

NE 9th AVENUE

W. R/W

S00°18'28"W

50' WIDE PUBLIC R/W
PER PB C, PAGE 56

063-SD01-T-12202023.DWG



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DESCRIPTION SKETCH

CITY OF Ocala

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6924

DRAWN

JAR

CHECK

AP

SCALE: 1"=100'

DATE: 12/20/23

WO: 44671541

SITE: 108448

LU:

SHEET 2 OF 2

Legal Description:

Parcel #24612-001-00

A portion of a parcel recorded in Official Records Book 1821, Page 1924, public records of Marion County, Florida, lying in Section 05, Township 15 South, Range 22 East, being more particularly described as follows:

Commence at the northwest corner of the northeast quarter of said Section 05; thence South 89°45'48" East, along the north line of the northeast quarter of said Section 05, a distance of 520.01 feet to the northerly extension of the east right-of-way line of Northeast 9th Avenue per Plat Book C, Page 56, public records of Marion County, Florida; thence South 00°15'35" West, along said northerly extension and east right-of-way line, a distance of 1138.91 feet to the Point of Beginning; thence South 70°27'31" East, a distance of 195.99 feet to the east line of said parcel recorded in Official Records Book 1821, Page 1924; thence South 00°15'35" West, along said east line, a distance of 80.18 feet to the south line of said parcel; thence North 89°45'48" West, along said south line; a distance of 73.57 feet; thence North 70°27'31" West, a distance 118.05 feet to the said east right-of-way line of Northeast 9th Avenue; thence North 00°15'35" East, along said east right-of-way line, a distance of 105.94 feet to the Point of Beginning.

Contains 0.43 acre (18,652 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the east right-of-way line of Northeast 9th Avenue per Plat Book C, Page 56, public records of Marion County, Florida, as being South 00°15'35" West.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.
6. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135
PICKETT AND ASSOCIATES, LLC Florida Registration No. LB 364

DATE

066-SD01-T-12212023.DWG



PICKETT
SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6925

DRAWN

JAR

CHECK

AP

SCALE: N/A

DATE: 12/21/23

WO: 44671541

SITE: 108448

LU:

SHEET 1 OF 2

31 32

POINT OF COMMENCEMENT

NORTHWEST CORNER OF
NE 1/4 OF SECTION 05N. LINE OF NE 1/4 OF
SECTION 05

SECTION 32-14S-22E

SECTION 05-15S-22E

S89°45'48"E
520.01'

N. EXTENSION

(BEARING BASIS)
S00°15'35"W
1138.91'

ITEM 66

PARCEL 24612-001-00
CITY OF OCALA
(ORB 1821, PAGE 1924)POINT OF
BEGINNINGDUKE ENERGY EASEMENT CONTAINS
0.43 ACRE (18,652 SQ FT)E. LINE
(ORB 1821, PAGE 1924)ITEM 67
PARCEL 24612-000-00
KRISTINA GISELBACH &
JOSHUA GISELBACH
(ORB 6986, PAGE 1753)S. LINE
(ORB 1821, PAGE 1924)ITEM 68
PARCEL 24611-000-00
OCALA DEVELOPMENTS, LLC
(ORB 5241, PAGE 1754)NE 9th AVENUE
50' WIDE PUBLIC R/W
PER PB C, PAGE 56

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S70°27'31"E	195.99'
L2	S00°15'35"W	80.18'
L3	N89°45'48"W	73.57'
L4	N70°27'31"W	118.05'
L5	N00°15'35"E	105.94'

LEGEND:

ORB OFFICIAL RECORDS BOOK
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
SQ FT SQUARE FEET

066-SD01-T-12212023.DWG



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L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

REVISIONS

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6925

DRAWN

JAR

CHECK

AP

SCALE: 1"=100'

DATE: 12/21/23

WO: 44671541

SITE: 108448

LU:

SHEET 2 OF 2

Legal Description:

Parcel #24236-000-02

A portion of the parcel recorded in Official Records Book 6697, Page 877, public records of Marion County, Florida, lying in Section 02, Township 15 South, Range 22 East, being described as follows:

Commence at the southwest corner of the northwest 1/4 of said Section 02; thence North 89°51'43" East, along the south line of said Section 02, a distance of 607.00 feet to the west line of said parcel recorded in Official Records Book 6697, Page 877, and the Point of Beginning; thence North 00°08'17" West, along said west line, a distance of 64.92 feet; thence North 89°52'53" East, a distance of 119.98 feet; thence North 88°53'00" East, a distance of 525.75 feet; thence North 00°57'17" East, a distance of 564.27 feet; thence North 00°08'48" East, a distance of 72.03 feet to the north line of said parcel recorded in Official Records Book 6697, Page 877; thence North 89°44'59" East, along said north line, a distance of 65.98 feet to the northeast corner of said parcel; thence South 00°10'44" West, along the east line of said parcel, a distance of 710.19 feet to the southeast corner of said parcel and the south line of the northwest 1/4 of said Section 02; thence South 89°51'43" West, along said south line, a distance of 718.83 feet to the Point of Beginning.

Contains 2.15 acres (93,780 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the south line of the northwest 1/4 of Section 02, Township 15 South, Range 22 East, Marion County, Florida, as being North 89°51'43" East.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.
6. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

 Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135
 PICKETT AND ASSOCIATES, LLC Florida Registration No. LB 364

DATE

130-SD01-T-12202023.DWG



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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
 AND SHAW SUBSTATION



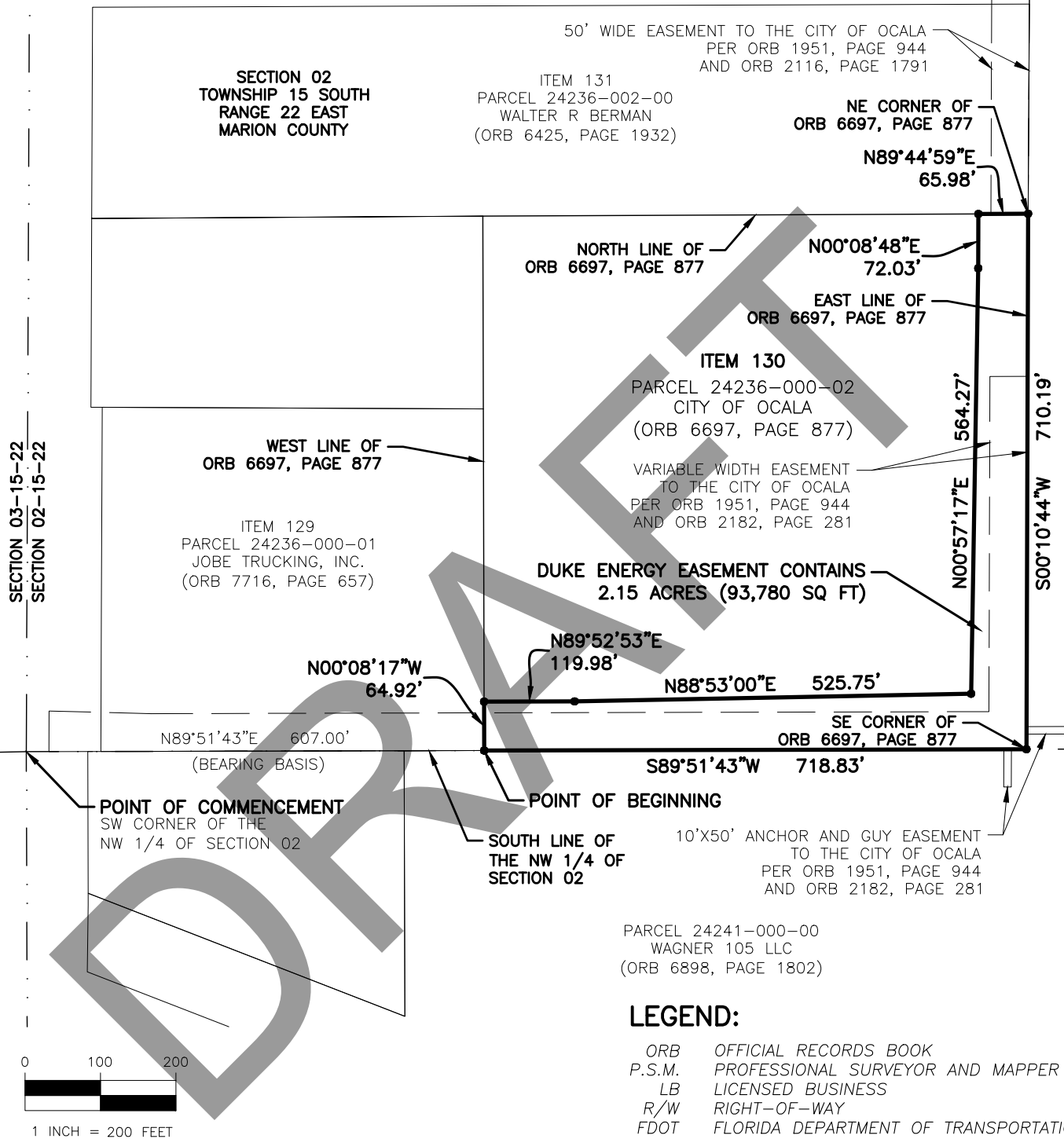
**DUKE
 ENERGY**

550 S. TRYON STREET
 CHARLOTTE, N.C. 28202
 TELEPHONE NO. (704)382-2361

REVISIONS			
VENDOR PROJECT No.	23-DEF-2527		
VENDOR DRAWING No.	SD 6926		

DRAWN	CHECK	SCALE: N/A
ND	AP	DATE: 12/20/23

WO: 44671541	SHEET 1 OF 2
SITE: 108448	LU:



130-SD01-T-12202023.DWG



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CERTIFIED TO: DUKE ENERGY FLORIDA, LLO

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6926

DRAWN

ND

CHECK

AP

SCALE: 1"=200'

DATE: 12/20/23

WO: 44671541

SITE: 108448

LU:

SHEET 2 OF 2

Legal Description:

Parcel #15855-000-02

A portion of the parcel recorded in Official Records Book 1199, Page 1760, public records of Marion County, Florida, lying in Section 35, Township 14 South, Range 22 East, being described as follows:

Begin at the northwest corner of the Southeast 1/4 of said Section 35; thence North 89°54'32" West, along the north line of the southwest 1/4 of said Section 35, a distance of 10.02 feet; thence North 03°16'19" West, a distance of 56.66 feet; thence North 00°00'08" East, a distance of 359.69 feet; thence North 85°10'13" West, a distance of 36.19 feet; thence South 83°46'17" West, a distance of 548.33 feet; thence North 89°00'53" West, a distance of 628.98 feet; thence South 01°39'10" West, a distance of 285.76 feet; thence South 18°20'27" East, a distance of 87.54 feet to the south line of the Northwest 1/4 of said Section 35; thence North 89°54'32" West, along the said south line a distance of 76.26 feet to the west line of the parcel recorded in Official Records Book 1199, Page 1760; thence North 16°48'23" West, along the west line of said parcel recorded in Official Records Book 1199, Page 1760, a distance of 145.31 feet; thence North 00°02'11" East, along the west line of said parcel recorded in Official Records Book 1199, Page 1760, a distance of 331.23 feet; thence South 89°00'53" East, a distance of 723.17 feet; thence North 83°46'17" East, a distance of 373.15 feet to the south line of Plat Book 1, Page 4, public records of Marion County, Florida; thence South 89°54'35" East, along said south line, a distance of 89.92 feet to the southeast corner of said plat; thence North 00°06'17" East, along the east line of said plat, a distance of 9.96 feet; thence North 83°46'17" East, a distance of 88.08 feet; thence South 85°10'13" East, a distance of 112.86 feet to the east line of said parcel recorded in Official Records Book 1199, Page 1760; thence South 00°06'17" West, along said east line, a distance of 510.38 feet to the south line of the Northeast 1/4 of said Section 35; thence North 89°54'48" West, along the said south line, a distance of 61.00 feet to the Point of Beginning.

Contains 4.64 acres (201,972 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the north line of the southeast 1/4 of Section 35, Township 14 South, Range 22 East, Marion County, Florida, as being North 89°54'48" West.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.
6. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135
PICKETT AND ASSOCIATES, LLC Florida Registration No. LB 364

DATE

145-SD01-T-01042024.DWG



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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6955

DRAWN

MJ

CHECK

SS

SCALE: N/A

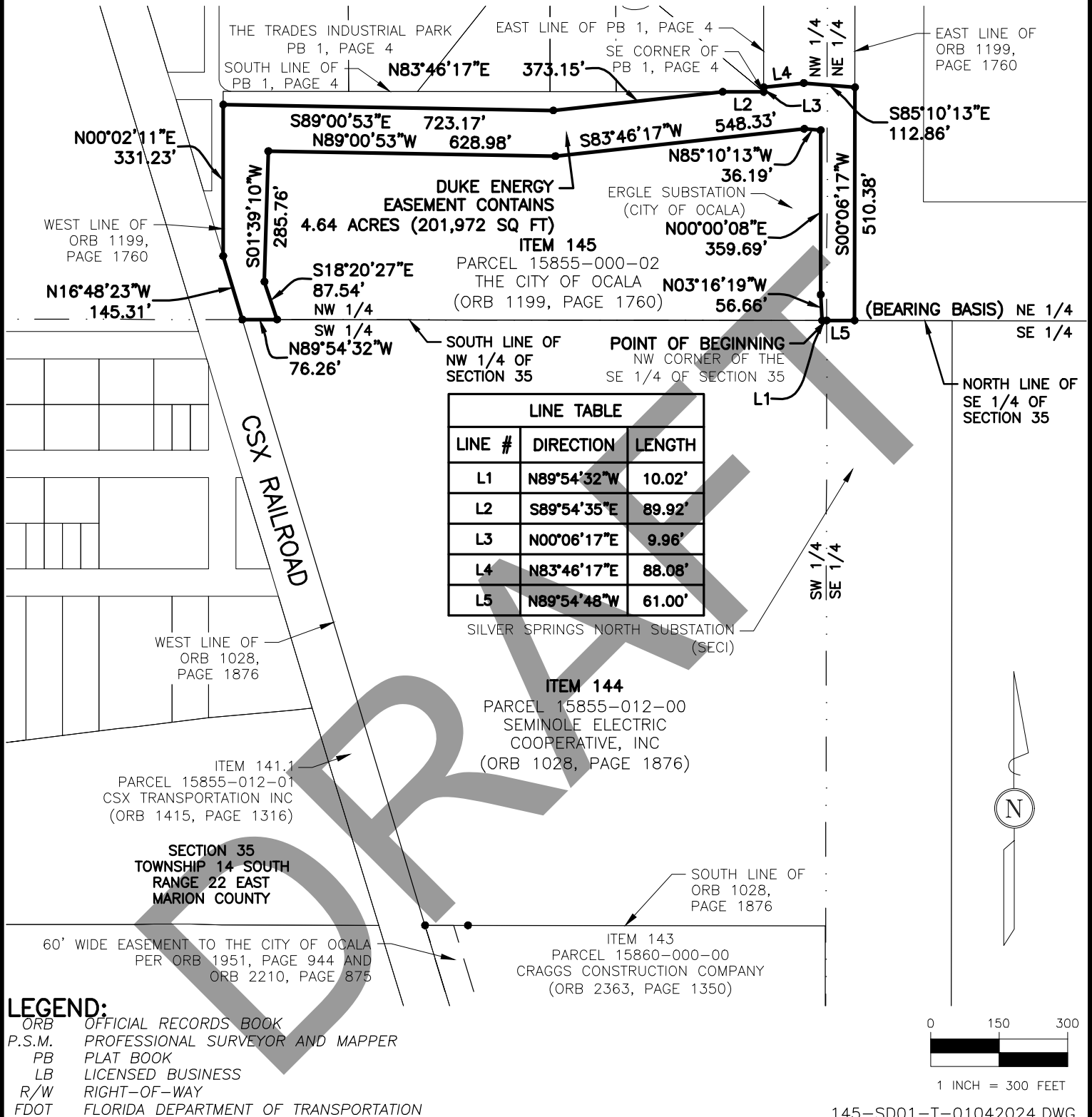
DATE: 01/04/24

WO: 44671541

SITE: 108448

LU:

SHEET 1 OF 2



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REVISIONS

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DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19
AND SHAW SUBSTATION

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No. SD 6955

DRAWN

MJ

CHECK

SS

SCALE: 1"=300'

DATE: 12/19/23



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

WO: 44671541

SITE: 108448

LU:

SHEET 2 OF 2