City of Ocala OEU 230kV Line 19 Project #: F22010501



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.

and and ditions have anothing shall invested and extend to and he obligates

IN WITNESS WHEREOF, the said GRANTOR has hereu, 20	unto affixed its hand and seal this day o
ATTEST:	GRANTOR: CITY OF OCALA, a Florida Municipal Corpo under the laws of the State of Florida
Angela B Jacobs, City Clerk	Kristen Dreyer President, Ocala City Council
151 SE Osceola Avenue, Ocala FL 34471 Address	
William E Sexton, City Attorney	City's mailing address:
151 SE Osceola Avenue, Ocala FL 34471	151 SE Osceola Avenue
Address	Ocala FL 34471
State of Florida) ss County of Marion)	
The foregoing instrument was acknowledged before notarization, this day of	nicipal corporation, on behalf of the City. She
NOTARY SEAL	
Notary Public	
	e typed, printed or stamped

My Commission Expires:

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

SURVEYING • ENGINEERING 3710 AIRPORT COMMERCE DR. STE. 10 LAKELAND, FLORIDA 33811 L.B. NUMBER 364 (863) 533-9095 www.pickettusa.com **REVISIONS** VENDOR PROJECT No. 23-DEF-2527 VENDOR DRAWING No. SD 6921

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19

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

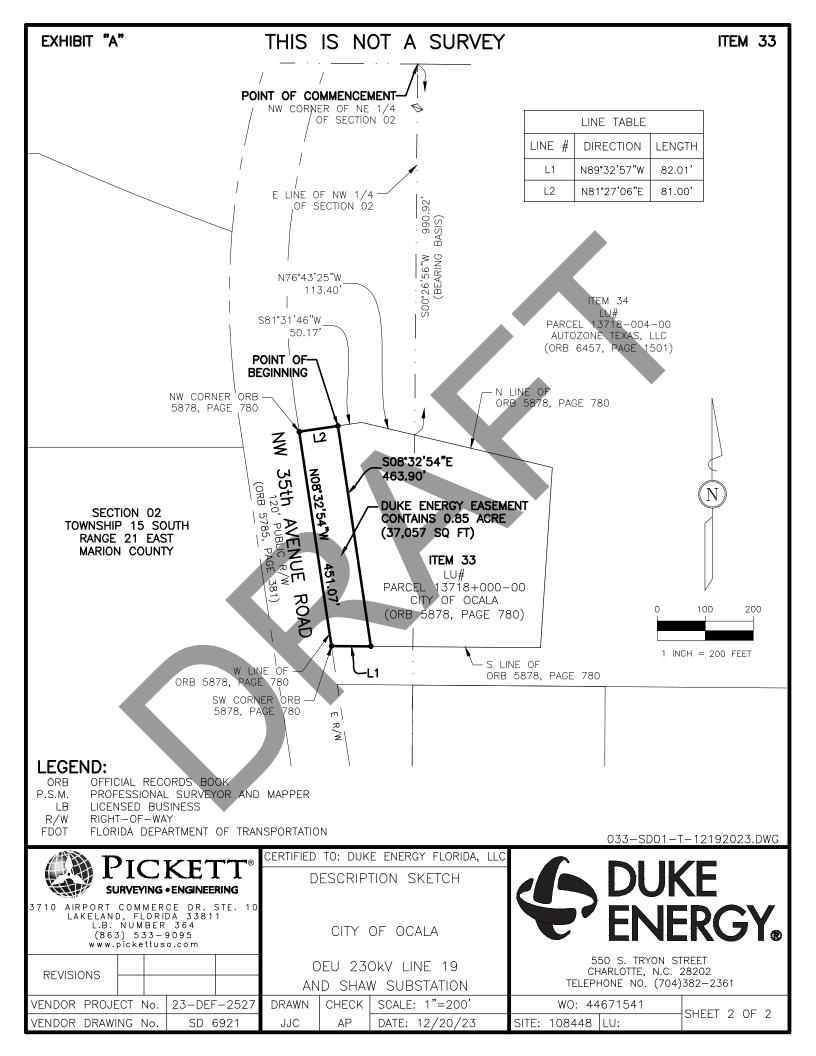
WO: 44671541 SITE: 108448 LU: DATE: 12/20/23

SHEET 1 OF 2

033-SD01-T-12192023.DWG

AND SHAW SUBSTATION DRAWN CHECK SCALE: N/A

JJC



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

SD 6922

DATE

SURVEYING • ENGINEERING

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

REVISIONS

VENDOR PROJECT No. 23-DEF-2527

VENDOR DRAWING No.

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC
DESCRIPTION SKETCH

OEU 230kV LINE 19 AND SHAW SUBSTATION

SCALE: N/A

DATE: 12/20/23

CHECK

DRAWN

JJC

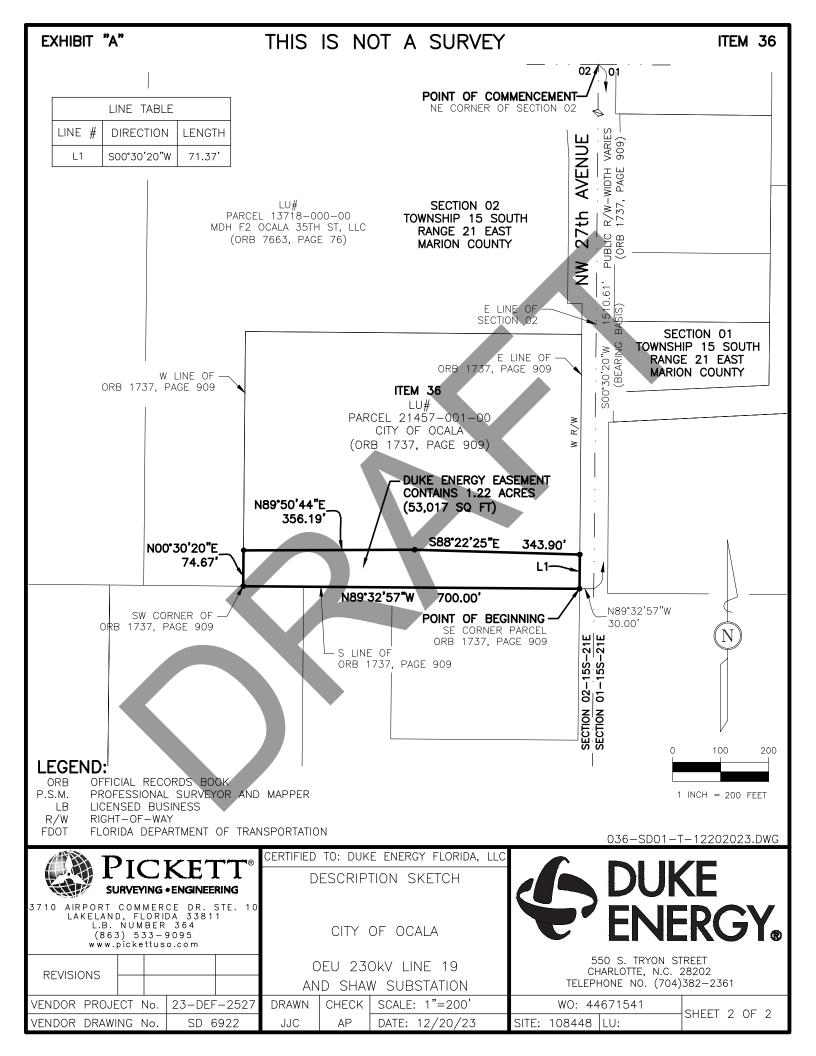
550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704)382-2361

W0: 44671541 SITE: 108448 LU:

SHEET 1 OF 2

036-SD01-T-12202023.DWG

CITY OF OCALA



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

'ICKETT **SURVEYING • ENGINEERING** 3710 AIRPORT COMMERCE DR. STE. 10 LAKELAND, FLORIDA 33811 L.B. NUMBER 364

(863) 533-9095 www.pickettusa.com

REVISIONS				
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VENDOR PROJE	ECT No.		23-DEF-2527	
VENDOR DRAWI	NG 1	Vo.	SD 6	924

CITY OF OCALA

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

OEU 230kV LINE 19 AND SHAW SUBSTATION

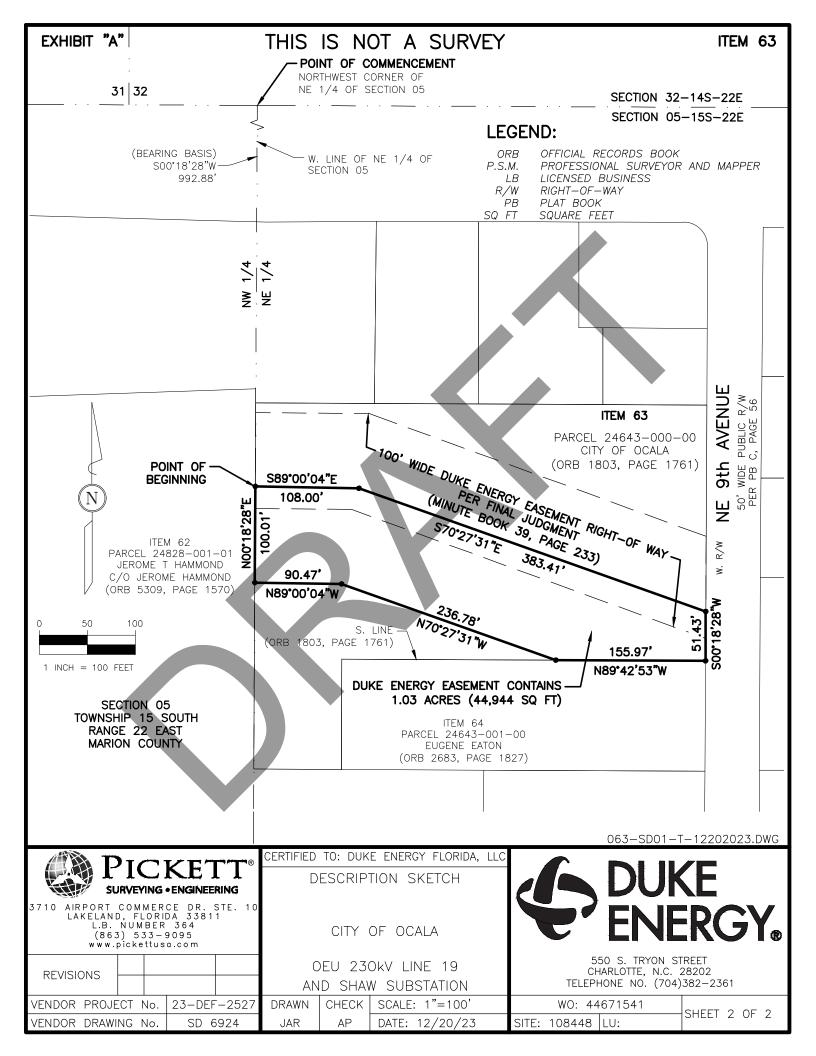
DRAWN CHECK SCALE: N/A DATE: 12/20/23 JAR

063-SD01-T-12202023.DWG

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

WO: 44671541 SITE: 108448 LU:

SHEET 1 OF 2



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

SURVEYING • ENGINEERING 3710 AIRPORT COMMERCE DR. STE. 10 LAKELAND, FLORIDA 33811 L.B. NUMBER 364 (863) 533-9095 www.pickettusa.com **REVISIONS** VENDOR PROJECT No. 23-DEF-2527 VENDOR DRAWING No. SD 6925

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC DESCRIPTION SKETCH

OEU 230kV LINE 19 AND SHAW SUBSTATION

SCALE: N/A

DATE: 12/21/23

CHECK

DRAWN

JAR

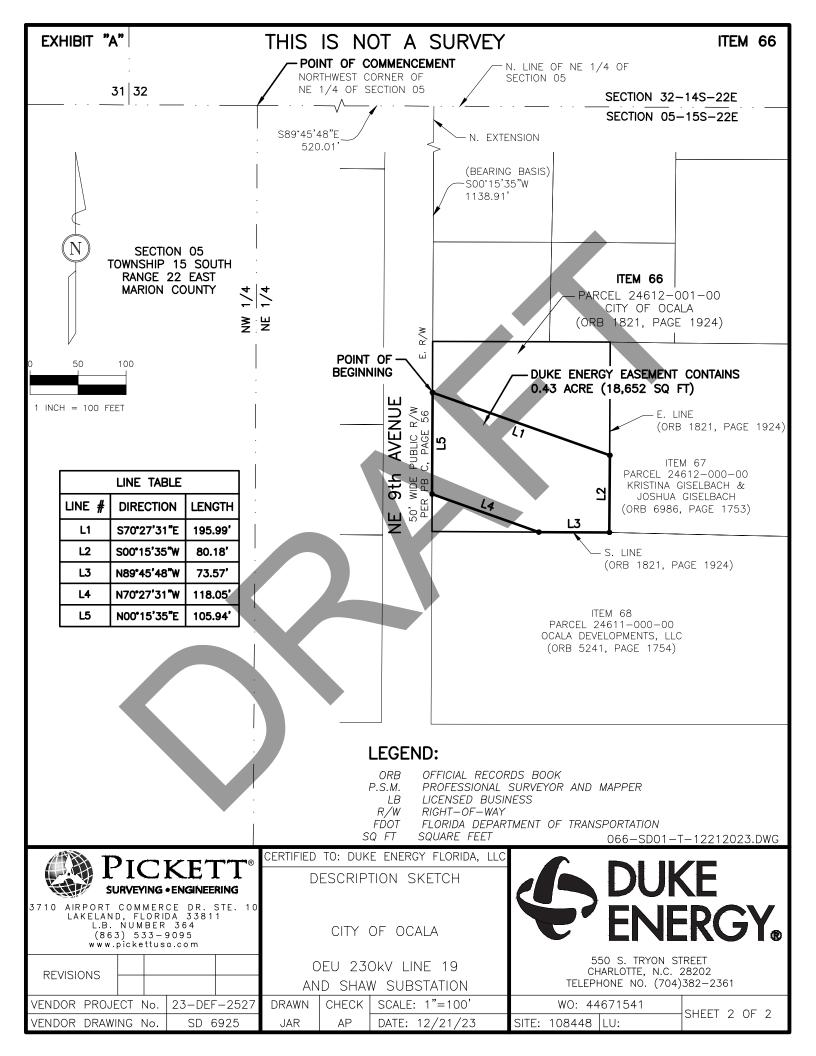
550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704)382-2361

WO: 44671541 SITE: 108448 LU:

SHEET 1 OF 2

066-SD01-T-12212023.DWG

CITY OF OCALA



THIS IS NOT A SURVEY

ITEM 130

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.
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- 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

23-DEF-2527

SD 6926

DATE

SURVEYING - ENGINEERING

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

VENDOR PROJECT No.

VENDOR DRAWING No.

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC
DESCRIPTION SKETCH

CITY OF OCALA

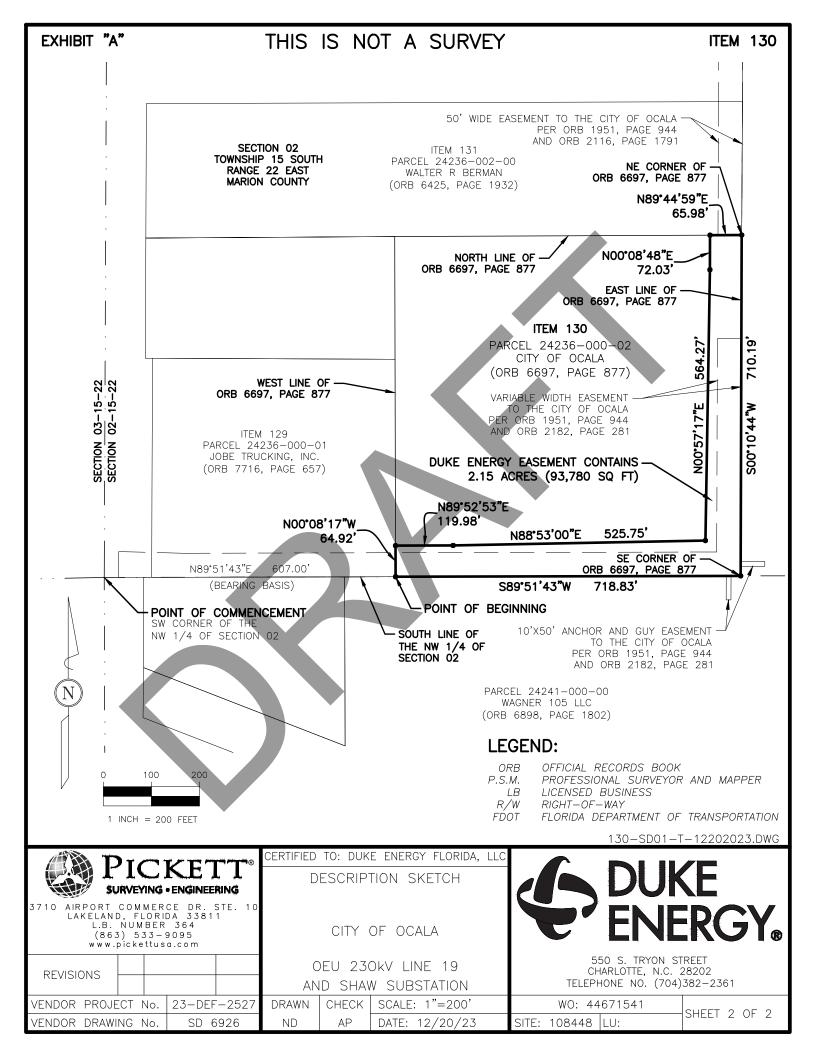
OEU 230kV LINE 19 AND SHAW SUBSTATION 550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704)382-2361

DRAWN CHECK SCALE: N/A W0: 446715

ND AP DATE: 12/20/23 SITE: 108448 LU:

WO: 44671541 SHEET 1 OF 2

130-SD01-T-12202023.DWG



THIS IS NOT A SURVEY

ITEM 145

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

SD 6955

DATE

PICKETT

SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10

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

REVISIONS				
VENDOR PROJE	PROJECT No.		23-DEF	-2527

VENDOR DRAWING No. |

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC
DESCRIPTION SKETCH

CITY OF OCALA

OEU 230kV LINE 19 AND SHAW SUBSTATION

DRAWN CHECK SCALE: N/A
MJ SS DATE: 01/04/24



145-SD01-T-01042024.DWG

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

W0: 44671541 SHEET 1 OF 2

