

**Prepared by/Return to:**

Tracy Taylor  
City of Ocala  
City Engineer's Office - Real Estate Division  
1805 NE 30 Ave., Bldg. 700  
Ocala, Florida 34470

## **GRANT OF GENERAL UTILITY EASEMENT**

**THIS INDENTURE** made this 3/15<sup>th</sup> day of July, 2015 by Florida Hospital Ocala, Inc., doing business as AdventHealth Ocala, whose address is: 14055 Riveredge Drive, Suite 250, Tampa, Florida 33637, hereinafter called the Grantor\*, and the City of Ocala, a Florida municipal corporation, whose address is: 1805 NE 30 Avenue, Building 700, Ocala, Florida 34470, hereinafter called the Grantee\*.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, a perpetual and non-exclusive easement for the construction, operation and maintenance of utilities provided by Grantee, and related facilities including, without limitation, above-ground and underground water, sanitary sewer, storm water and electric transmission or distribution lines and systems (all of which items to be located in the easement area being referred to as the "facilities") over, under, across and on the following described land (the "easement area"), situate, lying and being in Marion County, Florida:

SEE ATTACHED EXHIBIT "A"

The easement rights specifically include: (a) the right of perpetual and non-exclusive ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (b) the right to clear the easement area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the facilities improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (c) the right to decrease or increase, or to change the quantity and type of, the facilities; (d) the right to permit any contractor or subcontractor of Grantee to attach lines or wires to such facilities and lay cable within the easement area; and (e) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation and maintenance of the facilities and for the enjoyment and use of such easement for the purposes described above. No buildings, structures, or obstacles (including, but not limited to, fences, landscaping, parking areas, drive aisles, sidewalks, lighting facilities and irrigation systems) shall be located, constructed, excavated, or created within the easement area by Grantor unless approved by the City of Ocala Engineering Department. Grantee and The City of Ocala Engineering Department agree to not unreasonably withhold their approval of the location, construction, excavation, or creation of such buildings, structures, or obstacles within the easement area. If Grantee damages any such improvements made by Grantor which were previously approved by the City of Ocala Engineering Department, Grantee shall promptly repair such damage. Grantee shall not be liable for any damage to or responsible for any repairs of improvements made by Grantor which were not previously approved by the City of Ocala Engineering Department.

Subsequent to the execution of this easement and subject to Grantee's approval, Grantor may request

---

\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

that Grantee relocate its facilities over, under and upon subject parcel at the sole expense of Grantor and Grantee agrees to not unreasonably withhold its approval of such relocation. In the event of such relocation, the vacated portion of this easement shall be released by Grantee to Grantor and the site of the relocated facilities being conveyed shall be included in this easement grant as though it had been included ab initio.

Whenever any notice, demand, consent, delivery or request is required or permitted hereunder, it shall be in writing and shall be deemed to have been properly given or served (a) when delivered in fact to the other party, or (b) three (3) business days after having been deposited in the United States mail, with adequate postage prepaid and sent by registered or certified mail with return receipt requested, or (c) when delivered to Federal Express or other comparable overnight courier which obtains a receipt to confirm delivery to the addresses set forth below or at such other addresses as are specified by written notice so given in accordance herewith. All notices and requests required or authorized hereunder shall be delivered as aforesaid to the respective parties hereto as follows:

TO GRANTOR:

Florida Hospital Ocala, Inc.  
c/o AdventHealth West Florida  
Real Estate Director  
14055 Riveredge Drive, Suite 250  
Tampa, FL 33637

With a copy to:

Florida Hospital Ocala, Inc.  
c/o AdventHealth West Florida  
Regional Counsel  
14055 Riveredge Drive, Suite 250  
Tampa, FL 33637

TO GRANTEE:

City of Ocala  
City Engineer  
1805 NE 30th Avenue, Bldg. 700  
Ocala, FL 34470

With a copy to:

City of Ocala  
City Manager  
110 SE Watula Avenue  
Ocala, FL 34471

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whosoever.

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

FLORIDA HOSPITAL OCALA, INC.,  
A Florida not for profit corporation, doing  
business as AdventHealth Ocala

By: [Signature]  
(Signature)  
Nathan Thomas  
(Printed Name)

As its Vice President / CFO

Signed, sealed, and delivered in the presence of:

[Signature]  
Witness  
Stacey Bolton  
Printed Name  
1500 SW 9th Ave Ocala, FL 34471  
Post Office Address

[Signature]  
Witness  
Natalie Cruz  
Printed Name  
1500 SW 9th Ave Ocala, FL 34471  
Post Office Address

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2025, by Nathan Thomas, as Vice President / CFO of Florida Hospital Ocala, Inc., doing business as AdventHealth Ocala, a Florida not for profit corporation.



MARY DIJKSTRA  
Commission # HH 300366  
Expires September 21, 2026  
MAD

[Signature]  
Notary Public, State of Florida  
Name: MARY D. DIJKSTRA  
(Please print or type)

Commission Number: HH 300366  
Commission Expires: 9/21/2026

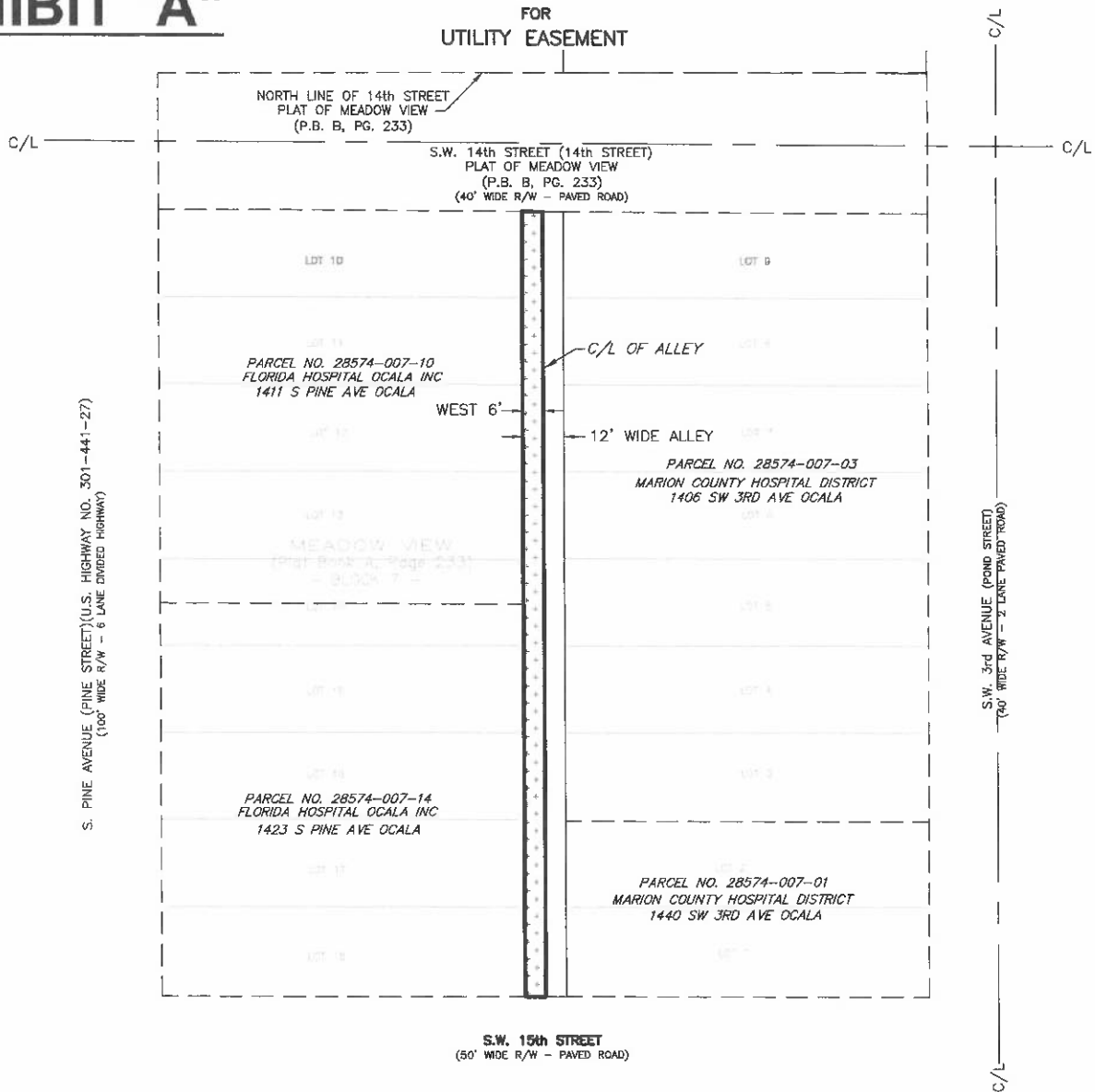
Notary: Check one of the following:

- ☒ Personally known OR  
☒ Produced Identification (if this box is checked, fill in blanks below). WORK  
Type of Identification Produced: PHOTO ID

# EXHIBIT "A"

## SKETCH OF LEGAL DESCRIPTION

### FOR UTILITY EASEMENT



#### LEGAL DESCRIPTION:

THE WEST 6 FEET OF THE 12 FEET WIDE ALLEY LYING EAST OF AND ADJACENT TO LOTS 10 THROUGH 18 INCLUSIVE, BLOCK 7, AND WEST OF AND ADJACENT TO LOTS 1 THROUGH 9 INCLUSIVE, BLOCK 7, OF "MEADOW VIEW", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 233, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING SOUTH OF S.W. 14th STREET (50 FEET WIDE) AND LYING NORTH OF S.W. 15th STREET (50 FEET WIDE).

#### NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON PLAT BOOK B, PAGE 233, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND PER INSTRUCTIONS FROM CLIENT.

#### LEGEND

C/L CENTERLINE  
P/L PROPERTY LINE  
R/W RIGHT-OF-WAY  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE

Rodney K  
Rogers

Digitally signed by Rodney K Rogers  
Date: 2025.06.27 12:08:17 -0400

RODNEY K. ROGERS DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471  
• Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE  
1" = 50'

DATE  
6/25/2025