

This instrument prepared by
City of Ocala Electric Utility
Electric Engineering Division
1805 NE 30th Ave. Bldg 400
Ocala, Florida 34470-4875

**GRANT FOR ELECTRIC UTILITY EASEMENT
(INDIVIDUAL)**

THIS EASEMENT, Made this day between 1) ANTHONY P. MENDOLA AND REBECCA J. MENDOLA,
(GRANTOR(s)) their heirs, successors and assigns, and the CITY OF OCALA, a Florida Municipal Corporation,
under the laws of the State of Florida, its successors, lessees and assigns (GRANTEE):

WITNESSETH, that, for and in consideration of the mutual benefits, covenants and conditions herein contained,
GRANTOR grants and conveys to GRANTEE an easement to install, operate and maintain in perpetuity or until
the use thereof is abandoned, such facilities as may be necessary or desirable for providing electric energy and
services and communication services, said facilities being located in the following described Easement Area within
GRANTOR'S premises in Marion County, Florida, to wit:

2) SEC: 20, 3) TWP: 16, 4) RNG: 22.

5) PARCEL ID #(s) 37332-002-00

6) JOB SITE ADDRESS 9867 S MAGNOLIA AVE
OCALA, FL 34480

7) LEGAL DESCRIPTION: (See attached Exhibit "A")

The Easement shall be 8) 10 feet in width and the length and direction are as set forth in City of Ocala
work order number 9) EU26-011 (See attached Exhibit "B"). GRANTEE or GRANTOR may hereafter
have a survey performed of the actual location of GRANTEE'S facilities as installed, and GRANTOR and
GRANTEE shall thereafter enter into an amendment to this instrument incorporating the more specific legal
description, as determined by such survey, as the length and direction of the Easement; the width of the Easement
shall remain the same as set forth above. The party obtaining the survey shall bear all costs and expenses associated
therewith and with the preparation and recording of the amendment.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for GRANTEE to patrol,
inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to increase
or decrease the voltage and change the quantity and type of facilities; (c) the right for GRANTEE to clear the
Easement Area of trees, limbs, undergrowth, and other physical objects which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation, or maintenance of said facilities; (d)
the right for GRANTEE to trim or remove any timber adjacent to but outside the Easement Area which, in the opinion
of the GRANTEE, endangers or interferes with the safe and efficient installation, operation, or maintenance of said
facilities; (e) the reasonable right for GRANTEE to enter upon lands of the GRANTOR adjacent to said Easement
Area for the purpose of exercising the rights herein granted; and (f) all other rights and privileges reasonable,
necessary, or convenient for GRANTEE'S safe and efficient installation, operation, and maintenance of said
facilities and for the enjoyment and use of said easement for the purpose described above.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall be located,
constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to
allow ready access to GRANTEE'S facilities and provide a working space of not less than six feet (6') on the
opening side and one foot (1') on the other three sides of any pad mounted transformer. If GRANTOR'S future
orderly development of the premises is in physical conflict with GRANTEE'S facilities, GRANTEE shall, within
60 days after receipt of written request from GRANTOR, relocate said facilities to another mutually agreed upon
easement area in GRANTOR'S premises, provided that prior to the relocation of said facilities (a) GRANTOR shall
pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE, and (b) GRANTOR shall
execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated
facilities. Upon the completion of the relocation, the easement herein shall be considered canceled as to the portion
vacated by such relocation.

GRANTOR covenants not to interfere with GRANTEE'S facilities within the Easement Area in GRANTOR'S premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with GRANTEE'S facilities by GRANTOR or by GRANTOR'S agents or employees.

GRANTOR hereby warrants and covenants (a) the GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE and, (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement and subject to any use made by GRANTOR not inconsistent with the rights granted herein.

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

Any addendums attached to this agreement shall be limited to legal descriptions, surveys or drawings unless prior approval has been received from the City of Ocala.

[This portion of page intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, the undersigned GRANTOR(S) have hereunto set their hands and seals this:
10) 30 day of January, 2020.

By signing below, I/we attest that no changes have been made to the content of this document.

WITNESSES:

11) Will B. C.A.
Signature - Witness #1

12) William B. Finner
Printed Name - Witness #1

Printed Address - Witness #1:
1152 SE 10th St
Ocala, FL 34471

13) SR
Signature - Witness #2

14) Savana Perna
Printed Name - Witness #2

Printed Address - Witness #2:
15 Almond Drive Trail
Ocala, FL 34172

21) STATE OF Florida

22) COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 30 day of January, 2020, by

ANTHONY P. MENDOLA AND REBECCA J. MENDOLA
(name of Grantor(s) / person(s) acknowledging)

23) Jesse Pamlanje Signature of Notary Public

24) Jesse Pamlanje Printed / Stamped Name Commissioned Name of Notary

25) Personally Known OR Produced Identification _____

26) Type of Identification Produced _____

RETURN TO: RYON LEE
City of Ocala Electric Utility
Electric Engineering Division
1805 NE 30th Ave. Bldg 400
Ocala, FL 34470-4875

15) [Signature]
Grantor Signature

16) ANTHONY P MENDOLA
Grantor Name (Printed)

17) 700 SE 95TH STREET
Grantor Address - Line 1

OCALA, FL 34480
Grantor Address - Line 2

18) Rebecca Mendola
Grantor #2 Signature

19) REBECCA J. MENDOLA
Grantor #2 Name (Printed)

20) 700 SE 95TH STREET
Grantor #2 Address - Line 1

OCALA, FL 34480
Grantor #2 Address - Line 2

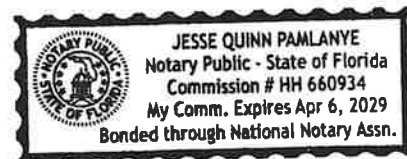


EXHIBIT 'A'

Parcel Identification Number: **37332-002-00**

Description:

SEC 20 TWP 16 RGE 22

COM AT THE SW COR OF SW 1/4 OF SEC 20 TH N 89-06-38 E 10.73

FT TO THE POB TH N 00-09-22 W 953.27 FT TH S 89-53-13 E

1596.44 FT TH S 22-38-16 E 1006.54 FT TH S 00-18-25 E

666.76 FT TH S 89-30-11 W 663.41 FT TH N 00-21-06 W 635.41

FT TH S 89-23-25 W 1317.53 FT TH N 00-11-49 W 30.01 FT TO

THE POB

EXC COM AT THE SW COR OF SW 1/4 OF SEC 20 TH N 89-06-38 E 10.73

FT TH N 00-09-21 W 953.27 FT TH S 89-53-13 E 588.77 FT TO THE

POB TH CONT S 89-53-13 E 208.71 FT TH S 00-06-47 W 208.71 FT

TH N 89-53-13 W 208.71 FT TH N 00-06-47 E 208.71 FT TO THE POB

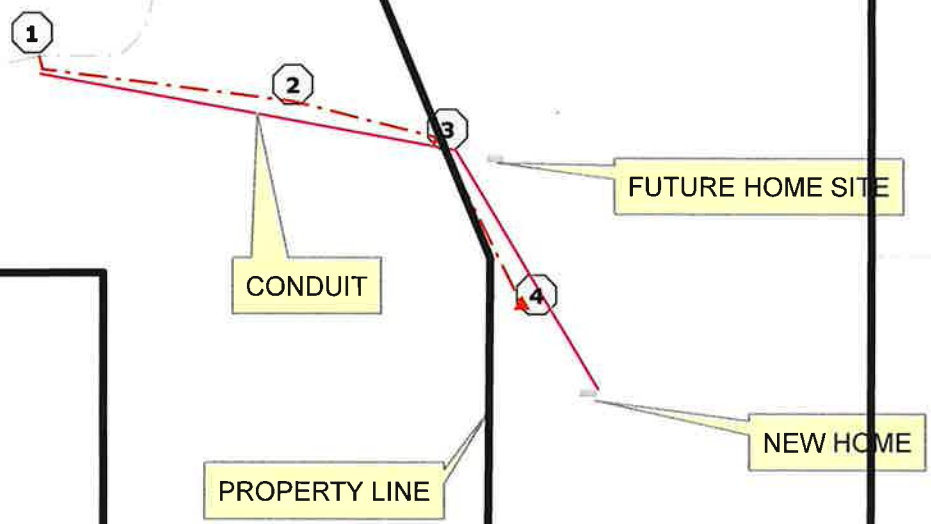
Parent Parcel: 37332-000-00

EXHIBIT 'B'

MENDOLA ANTHONY P
9867 S MAGNOLIA AVE
37332-002-00

DIAMONDBACK RANCH LLC
704 SE 95TH ST
36796-010-00

ckt 744



NOT TO SCALE

AS BUILT
SIGN
DATE
LOCATES: YES

1" = 333'

MENDOLA PROJECT

PULL IN PRIMARY UG TO 1 Cabinet (2) UG TX's with 2 SERVICES Total feet 1426 primary



1805 NE 30 AVE
OCALA, FL 34470
PH: (352) 351-6620
FX: (352) 401-6961

Prj #:	26-1060	Ckt:	744
WO #:	EU26-011	Eng:	rlee
		Date:	1/22/2026

9867 S MAGNOLIA
AVE OCALA, FL 34480