

This Instrument Prepared by
W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

Record and Return to:
City of Ocala/Real Estate Division
Tracy Taylor, Manager, Real Estate Office
City of Ocala, Engineering Department
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471

Rec: \$ _____

PARTIAL RELEASE OF ELECTRIC EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the City of Ocala, Florida, a Florida municipal corporation (“City”), whose address is 201 SE 3rd Street, 2nd Floor, Ocala, Florida 34471, for and in consideration of good and valuable consideration, the receipt of which is hereby acknowledged, from Cal Hearthstone Lot Option Pool 01, L.P., a Delaware limited partnership, whose mailing address is c/o Hearthstone Inc., 23975 Park Sorrento, Suite 220, Calabasas, CA 91302-4023, does hereby abandon, release, relinquish and give up all rights, privileges, interests and easements upon the following described parcel of land:

See attached **Exhibit A**

arising out of an *Easement Individual* (the “Electric Easement”) dated February 6, 1997 and recorded in OR Book 2340, Page 949 though and including Page 952 of the Public Records of Marion County, Florida.

This instrument does not release, convey or otherwise affect any rights, privileges, interests or easements City has:

1. Arising out of the Electric Easement on real property other than the real property described in the attached **Exhibit A**; and/or
2. On the real property described in the attached **Exhibit A** arising out of other instruments, including but not necessarily limited to the *Grant of Guy Anchor Easement*, dated November 13, 2009 and recorded in OR Book 5278, Page 1376 through and including Page 1382, Public Records of Marion County, Florida.

THEREFORE, City has caused these presents to be executed in its name by its proper officers thereunto, duly authorized this _____ day of _____, 2023.

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SIGNATURES START ON NEXT PAGE**

ATTEST:

City of Ocala, Florida, a Florida municipal corporation

Angel B. Jacobs
City Clerk

James P. Hilty Sr.
President, Ocala City Council

Approved as to form and legality

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 _____, 2023, by James P. Hilty Sr., as City Council President on behalf of the City of Ocala.

Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number: _____
Commission Expires: _____

Notary: Check one of the following:

___ Personally known OR

___ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

**EXHIBIT A
PROPERTY**

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LANDS LYING WESTERLY OF NW 44TH AVENUE IN THE SOUTH 3/8 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

Also Depicted on attached Sketch of Description

SKETCH OF DESCRIPTION FOR:
 CAL HEARTHSTONE LOT OPTION POOL 01, L.P.
 A PORTION OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA
 CITY OF OCALA
 "HEATH PRESERVE PHASE 1 AND 2"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LANDS LYING WESTERLY OF NW 44TH AVENUE IN THE SOUTH 3/8 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

NOTES:

1. DATE OF SKETCH: JANUARY 17, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°35'27"W ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

NOTE: THIS IS NOT A SURVEY
 SHEET 1 OF 2
 ONE IS NOT COMPLETE
 WITHOUT THE OTHER

LEGEND:

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- CL CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- CHANGE IN DIRECTION

SURVEYOR'S CERTIFICATION:

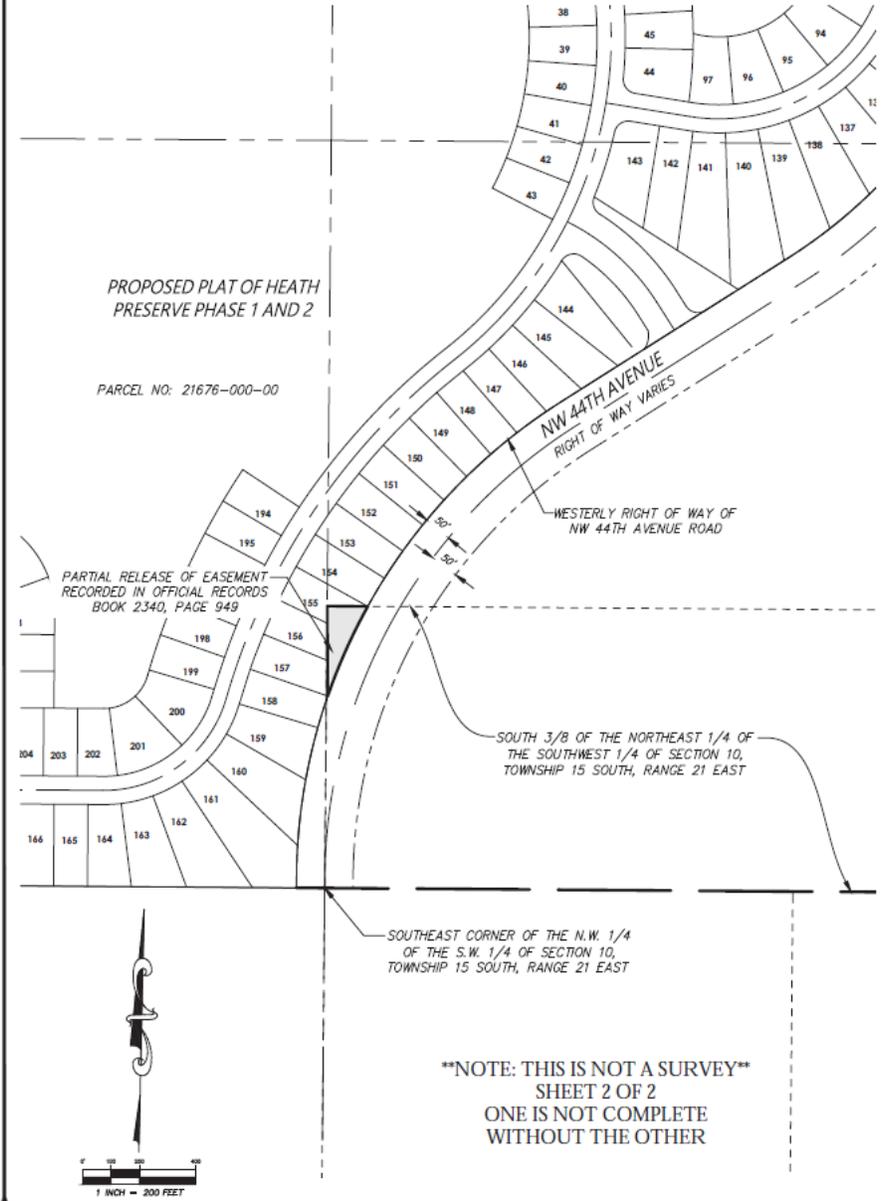
I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
 OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

 <p style="font-size: 2em; font-weight: bold; margin: 0;">JCH</p> <p style="font-weight: bold; margin: 0;">CONSULTING GROUP, INC.</p> <p style="font-size: 0.8em; margin: 0;">LAND DEVELOPMENT • SURVEYING & MAPPING PLANNING • ENVIRONMENTAL • GIS <small>CORPORATE OFFICE: 12401 W. CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 43 SW 18TH STREET, OCALA, FLORIDA 34077 PHONE: 352-454-1467 www.jchgroup.com</small></p>	DRAWN: C.J.H.	J.O.# 211430
	REVISED:	DWG.# 211430SK RELEASE
	CHECKED: C.J.H.	SHEET 2 OF 2
	APPROVED: C.J.H.	RELEASE ORB 2340/949
	SCALE: 1" = 200'	COPYRIGHT © JANUARY, 2023

SKETCH OF DESCRIPTION FOR:
 CAL HEARTHSTONE LOT OPTION POOL 01, L.P.
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 MARION COUNTY, FLORIDA
 CITY OF OCALA
 "HEATH PRESERVE PHASE 1 AND 2"



****NOTE: THIS IS NOT A SURVEY****
 SHEET 2 OF 2
 ONE IS NOT COMPLETE
 WITHOUT THE OTHER

<p>JCH CONSULTING GROUP, INC. LAND DEVELOPMENT, SURVEYING & MAPPING PLANNING • ENVIRONMENTAL • G.I.S. <small>CERTIFICATE OF AUTHORIZATION NO. 18-001 - CHRISTOPHER J. HORTON, P.E.M., C.F.M. - 151052 420 SW 26TH STREET, OCALA, FLORIDA 32067 PHONE: (352) 405-1400 www.jchgroup.com</small></p>	DRAWN: C.J.H. J.O.# 211430
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