

Item 215, City of Ocala
Ross Prairie to Shaw Line Easements
Project #: F21004201
Property ID: 1200493 Land Unit: 2829491



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 (but only as used by GRANTEE in connection with the delivery of electric energy services) 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: **2390+007-000**

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 (not to exceed 230kV), 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. GRANTEE herein approves all existing Water Retention Areas presently constructed within the Easement Area. This improvement shall be permitted to remain as constructed so long as the improvements are not increased in height or expanded upon within the Easement Area.

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, as agreed to by Grantor, 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 FURTHER, that notwithstanding anything to the contrary set forth in this Easement, each Party agrees to indemnify, defend and hold harmless the other, its officers, board members, agents, representatives and employees from and against any and all fines, suits, claims, demands, penalties, liabilities, costs or expenses, losses, settlements, judgments and awards and action of whatever kind or nature arising out of the Easement, including attorney's fees and costs (and costs and fees on appeal as well as for litigating the issue of the amount of fees to be awarded), and damages (including, but not limited to, actual and consequential damages) arising from any negligent, willful or wrongful misconduct, knowing misrepresentation or breach of the Easement by such Party, its officers, board members, agents, representatives or employees. Notwithstanding anything to the contrary set forth in the Easement, Grantor's obligation to indemnify Grantee, if any, for any reason or purpose, whether sounding in contract, tort, or otherwise, is limited and shall not exceed the limits set forth in Section 768.28, Florida Statutes (2023). This Section shall survive the termination of the Agreement. Pursuant to Section 768.28, Florida Statutes, nothing in the agreement may require Grantor to indemnify or insure Grantee for Grantee's negligence.

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 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. Grantee's prior written determination shall not be unreasonably withheld, conditioned or delayed.

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.

[remainder of page intentionally left blank; signature page to follow]

Legal Description:

Parcel #2390+007-000

A portion of a parcel recorded in Official Records Book 5926, Page 1353, public records of Marion County, Florida, lying in Section 34, Township 15 South, Range 21 East, being described as follows:

Begin at the southeast corner of Section 34, Township 15 South, Range 21 East; thence North 89°28'38" West, along the south line of said section, a distance of 45.00 feet; thence North 00°23'56" East, a distance of 210.00 feet to the north line of said parcel; thence South 89°28'38" East, along the north line of said parcel, a distance of 45.00 feet to the east line of said parcel; thence South 00°23'56" West, along the east line of said parcel, a distance of 210.00 feet to the Point of Beginning.

Contains 0.22 acre (9,450 Square Feet)

Surveyor's Notes:



1. North and the bearings shown hereon are referenced to the East line of Section 34, Township 15 South, Range 21 East, as being South 00°23'56" West.
2. All measurements shown hereon are in U.S. Survey Feet.
3. This sketch does not depict easements or encumbrances that may appear as a result of a title search.
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 5J-17.051-.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.

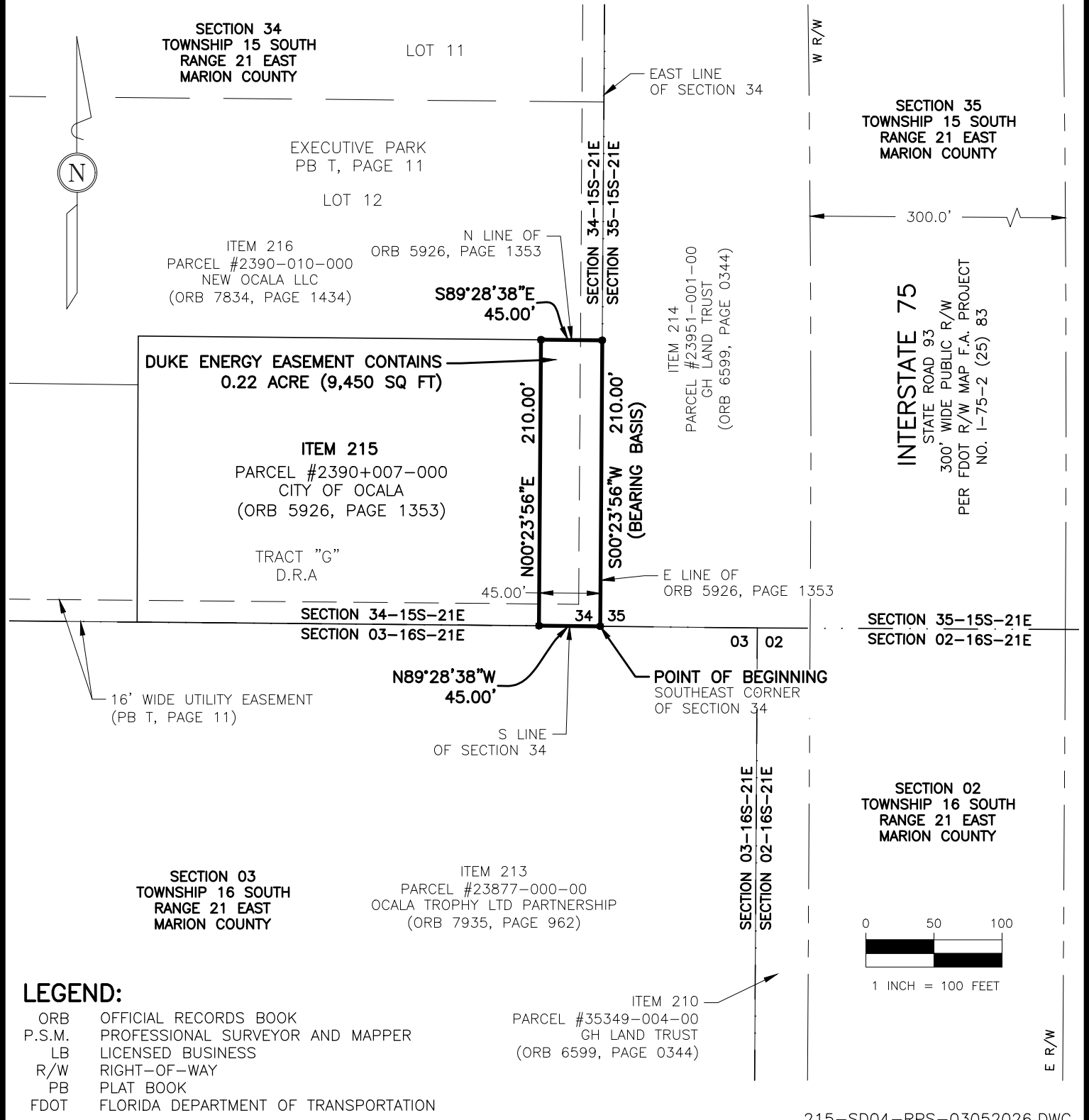
03/05/26

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

DATE

215-SD04-RPS-03052026.DWG

 <p>PICKETT SURVEYING • ENGINEERING</p> <p>3710 AIRPORT COMMERCE DR. STE. 10 LAKELAND, FLORIDA 33811 L.B. NUMBER 364 (863) 533-9095 www.pickettusa.com</p>		CERTIFIED TO: DUKE ENERGY FLORIDA, LLC		 <p>DUKE ENERGY[®]</p> <p>550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704)382-2361</p>				
		DESCRIPTION SKETCH						
		CITY OF OCALA						
REVISIONS		2	01/08/25	TEDS	ROSS PRAIRIE TO SHAW EXTENSION			
		3	03/05/26	DJE				
VENDOR PROJECT No.		24-DEF-2774		DRAWN	CHECK	SCALE: N/A	WO: 47186816	SHEET 1 OF 2
VENDOR DRAWING No.		SD 7054		JJC	DJE	DATE: 04/29/24	SITE: 1200493 LU: 2829491	



LEGEND:

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

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CERTIFIED TO: DUKE ENERGY FLORIDA, LLO

DESCRIPTION SKETCH

CITY OF OCALA

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REVISIONS	2	01/08/25	TEDS
	3	03/05/26	DJE

ROSS PRAIRIE TO SHAW EXTENSION

VENDOR PROJECT No.	24-DEF-2774
VENDOR DRAWING No.	SD 7054

DRAWN	CHECK	SCALE: 1"=100'
JJC	DJE	DATE: 04/29/24

WO: 47186816	SHEET 2 OF 2
SITE: 1200493 LU: 2829491	