

Parcel ID: \_\_\_\_\_

DOCUMENT PREPARED BY/RETURN TO:

City of Ocala, Florida  
Tracy Taylor, Real Estate Project Manager II  
Engineering/Real Estate  
1805 N.E. 30th Avenue, Building 700  
Ocala, Florida 34470

CITY OF OCALA, FLORIDA

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GRANT OF AVIGATION EASEMENT

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KNOW BY ALL PERSONS THESE PRESENTS that INSITE REAL ESTATE INVESTMENT PROPERTIES, L.L.C., an Illinois limited liability company, whose mailing address is c/o InSite Real Estate, L.L.C., 1400 16th Street, Suite 300, Oak Brook, Illinois 60523 (hereinafter referred to as GRANTOR), for and in consideration of the sum of TEN and NO/100 U.S. DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the CITY OF OCALA, FLORIDA, a Florida municipal corporation, whose address is 110 S.E. Watula Avenue, Ocala, Florida 34471 (hereinafter referred to as GRANTEE), as the owner of the Ocala International Airport, for the use by and benefit of GRANTEE, its successors and assigns and all other persons lawfully using the Ocala International Airport, a perpetual easement in gross for aircraft operation, aircraft sound and noise, aircraft aviation and flight in, to, over and through all air space above the following described real property (hereinafter referred to as the Easement Area), being, lying and situate in Marion County, Florida:

SEE ATTACHED EXHIBIT "A"

The easement rights include, specifically and without limitation, the following activities which shall collectively be considered to be "Aircraft Activity":

1. The continuing right to fly, or cause or permit the flight by all authorized persons or aircraft, of the class, size and category as is now or hereinafter may be operationally compatible with the Ocala International Airport, in, through, across or about any portion of the air space lying above the Easement Area;
2. The right to cause or create within the Easement Area such noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and other effects as may be inherent in the operation of aircraft, now known or hereinafter used for navigation or flight in air;
3. The use by any aircraft present or future, from or to the Ocala International Airport, including:
  - A. any future change or increase in the boundaries of the Ocala International Airport;
  - B. the number or size of runways at the Ocala International Airport;
  - C. the type or models of aircraft using the Ocala International Airport;

- D. the volume or nature of operation of the Ocala International Airport; or
- E. the aircraft using the Ocala International Airport or airspace in the vicinity thereof, or noise or patterns of air traffic thereof.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_.

GRANTOR:

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
WITNESS 1 (signature)

\_\_\_\_\_  
WITNESS 1 (printed name and address)

\_\_\_\_\_  
WITNESS 2 (signature)

\_\_\_\_\_  
WITNESS 2 (printed name and address)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_ by \_\_\_\_\_, as Manager of \_\_\_\_\_, an Illinois limited liability company, who is personally known to me or who produced \_\_\_\_\_ as identification and who acknowledged before me that the foregoing instrument was executed for the purposes expressed herein.

\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT "A"

**PROPERTY PLAN EXHIBIT**

**DESCRIPTION:**

A PORTION OF SECTION 20, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 8" OCTAGON CONCRETE MONUMENT STAMPED MARION COUNTY SECTION SURVEY 1937 MARKING THE NORTHWEST CORNER OF SAID SECTION 20; THENCE RUN SOUTH 00°28'14" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 771.32 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED CITY OF OCALA PSM 5756 MARKING THE POINT OF BEGINNING AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 67TH AVENUE (A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY PER CITY OF OCALA RIGHT OF WAY BOOK 1, PAGE 8), SAID POINT ALSO BEING A POINT OF CURVATURE OF A 608.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°45'53" EAST AND A CHORD LENGTH OF 863.36 FEET; THENCE DEPARTING SAID WEST LINE, RUN ALONG THE SOUTH AND WEST RIGHT-OF-WAY LINE OF SAID SOUTHWEST 67TH AVENUE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°28'14", AN ARC DISTANCE OF 960.04 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED CITY OF OCALA PSM 5756 MARKING THE POINT OF TANGENCY; 2) THENCE RUN SOUTH 90°00'00" EAST, A DISTANCE OF 646.37 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED CITY OF OCALA PSM 5756 MARKING THE POINT OF CURVATURE OF A 925.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°58'39" EAST AND A CHORD LENGTH OF 1308.66 FEET; 3) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'41", AN ARC DISTANCE OF 1453.71 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED CITY OF OCALA PSM 5756 MARKING THE POINT OF TANGENCY; 4) THENCE RUN SOUTH 00°02'41" WEST, A DISTANCE OF 1412.68 FEET TO A 5/8" IRON ROD AND CAP STAMPED LB 8498; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°35'19" WEST, A DISTANCE OF 2202.30 FEET TO A 5/8" IRON ROD AND CAP STAMPED LB 8498 AND A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00°27'54" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1055.41 FEET TO A 5/8" IRON ROD AND CAP STAMPED CITY OF OCALA ENG DEPT MARKING THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN NORTH 00°28'14" EAST, ALONG THE AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 1880.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 5,009,401 SQUARE FEET (115.000 ACRES), MORE OR LESS.

**NOTES:**

1. THIS SKETCH WAS PREPARED FOR THE PURPOSE OF GRAPHICALLY DEPICTING THE APPROXIMATE LIMITS OF THE ABOVE DESCRIBED PARCEL OF LAND THAT IS THE SUBJECT OF THE PROPERTY PURCHASE AGREEMENT BY AND BETWEEN INSITE REAL ESTATE INVESTMENT PROPERTIES, L.L.C., AND THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AS OVERLAID ONTO THE DIGITAL AERIAL ORTHOPHOTOGRAPH SHOWN ON SHEET 2.
2. THIS SKETCH DOES NOT REPRESENT A SURVEY OF ANY KIND AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
3. ALL RECORDING DATA DEPICTED AND / OR NOTED HEREON REFERENCES THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY.
4. THE DESCRIPTION APPEARING HEREON WAS EXTRACTED FROM THE ALTA/NSPS LAND TITLE SURVEY / PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY OF PROJECT ANGUS PREPARED FOR SEEFRIED INDUSTRIAL PROPERTIES, INC., BY CLYMER FARNER BARLEY SURVEYING (FLORIDA LICENSENSED BUSINESS NO. LB8498) JOB NO. S07022.0002, DATED OCTOBER 11, 2022.
5. THE AERIAL IMAGERY APPEARING ON SHEET 2 WAS OBTAINED FROM THE AERIAL PHOTO LOOK UP SYSTEM (A+PLUS) OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WHICH DOCUMENTS CONDITIONS AS THEY EXISTED ON THE GROUND IN EARLY 2023.
6. ADDITIONS OR DELETIONS TO THIS SKETCH BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SEE SHEET 2 FOR GRAPHIC DEPICTION

**"PROPERTY PLAN EXHIBIT TO THE PROPERTY PURCHASE TERM SHEET BETWEEN INSITE & CITY OF OCALA"**

SECTION:	20	TOWNSHIP:	15 S	RANGE:	21 E
DRAWN:	RKR	CHECKED:	RKR		
DATE:	01.09.2024	SCALE:	1" = 1000'		
FIELD BOOK:	N/A	PAGE:	N/A		
HORIZONTAL DATUM:			FL83-WF		
REVISIONS:					
NO.:	DATE & DESCRIPTION:	BY:			
FILE NO.:	24-000323.01				
WORK ORDER:	24-000323				

**CITY OF OCALA**

CITY ENGINEER'S OFFICE  
SURVEY DIVISION

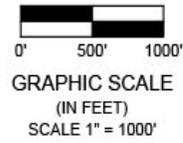
1805 NE 30TH AVENUE - BUILDING 700A  
OCALA, FLORIDA 34470  
(352) 351-8772 (VOICE) (351) 351-8726 (FAX)

PREPARED FOR:  
**OCALA INTERNATIONAL  
AIRPORT (OIA)**



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# PROPERTY PLAN EXHIBIT



SEE SHEET 1 FOR DESCRIPTION & NOTES

**"PROPERTY PLAN EXHIBIT TO THE PROPERTY PURCHASE TERM SHEET BETWEEN INSITE & CITY OF OCALA"**

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**CITY OF OCALA**  
 CITY ENGINEER'S OFFICE  
 SURVEY DIVISION  
  
 1805 NE 30TH AVENUE - BUILDING 700A  
 OCALA, FLORIDA 34470  
 (352) 351-8772 (VOICE) (351) 351-8728 (FAX)

PREPARED FOR:  
**OCALA INTERNATIONAL AIRPORT (OIA)**



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