

Item 213
City of Ocala - Assignment of Easement and ROW from
Ocala Trophy LTD Partnership
Ross Prairie to Shaw Line Easements Project #: F21004201
Property ID: 1200493 Land Unit: 2829480



Prepared By:
Manny R. Vilaret, Esquire
Vilaret Law, PLLC
10901 Danka Circle, Suite C
Saint Petersburg, Florida 33716

ASSIGNMENT OF EASEMENT AND RIGHT-OF-WAY

THIS ASSIGNMENT OF EASEMENT AND RIGHT-OF-WAY (“Assignment”) is entered into this _____ of _____ 2026, by **CITY OF OCALA, a Florida Municipal Corporation, under the laws of the State of Florida**, whose address is 151 SE Osceola Avenue, Ocala FL 34471 (“City”), as Assignor, in favor of **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY**, whose address is Post Office Box 14042, St. Petersburg, Florida 33733 (“Duke Energy”), as Assignee.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **City** hereby assigns, transfers, grants, conveys and sells to **Duke Energy**, and to **Duke Energy's** successors and assigns, all of City’s right, title and interest, if any and to the extent owned and held, in and to the following easement:

That certain Electric Utility Easement granted by Ocala Trophy, LTD, a Florida limited partnership, to City of Ocala, a Florida Municipal Corporation., dated December 1, 2022, and recorded on December 6, 2022 in Official Record Book 7935, Page 966, of the Public Records of Marion County, Florida.

City agrees to, and shall, cooperate with **Duke Energy** to the extent necessary to effectuate this Assignment with the original grantors, or their successors-in-interest, including but not limited to the execution of any other documents.

This Assignment shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

Legal Description:

Parcel #23877-000-00

A portion of a parcel recorded in Official Records Book 8652, Page 1487, public records of Marion County, Florida, lying in Section 03, Township 16 South, Range 21 East, described as follows:

Begin at the northeast corner of said Section 03; thence South 00°20'46" West, along the east line of said Section 03, a distance of 1426.56 feet to the south line of said parcel; thence North 89°39'14" West, along said south parcel line, a distance of 75.00 feet to the west line of said parcel; thence North 00°20'46" East, along said west parcel line, a distance of 1426.89 feet to the north line of said Section 03; thence South 89°23'57" East, along said north section line, a distance of 75.00 feet to the Point of Beginning.

Contains 2.46 acres (107,004 Square Feet)

Surveyor's Notes:



1. North and the bearings shown hereon are referenced to the North line of Section 03, Township 16 South, Range 21 East, as being South 89°23'57" East.
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. The 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.

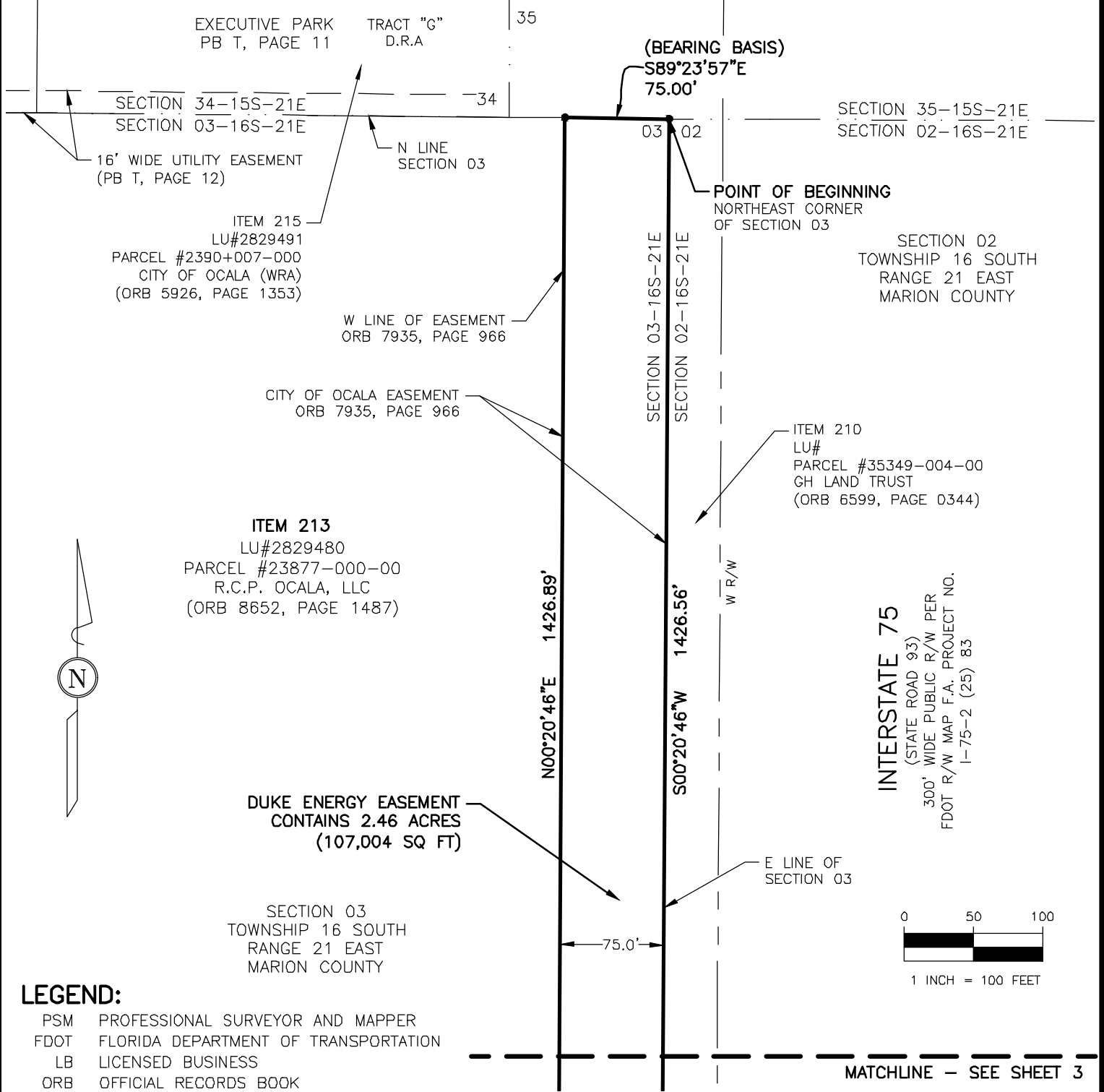
09/23/25

Gregory A. Prather, PSM Florida Registration No. 5135
 PICKETT AND ASSOCIATES, LLC Florida Registration No. LB 364

DATE

213-SD05-RPS-09232025.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		
	R.C.P. OCALA, LLC		
	NEW ROSS PRAIRIE TO SHAW TRANSMISSION LINE		
REVISIONS	3	08/19/25	JJC
	4	09/23/25	JJC
VENDOR PROJECT No.	24-DEF-2774		WO: 47186816
VENDOR DRAWING No.	SD 7226		SHEET 1 OF 3
	DRAWN	CHECK	SCALE: N/A
	JJC	MSS	DATE: 10/08/24
			SITE: 1200493 LU:



LEGEND:

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

213-SD05-RPS-09232025.DWG

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

R.C.P. OCALA, LLC

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	3	08/19/25	JJC
	4	09/23/25	JJC

NEW ROSS PRAIRIE TO SHAW
TRANSMISSION LINE

WO: 47186816

SHEET 2 OF 3

VENDOR PROJECT No.	24-DEF-2774
VENDOR DRAWING No.	SD 7226

DRAWN	CHECK	SCALE: 1"=100'
JJC	MSS	DATE: 10/08/24

SITE: 1200493	LU:
---------------	-----



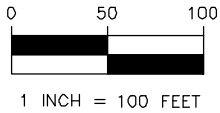
SECTION 03
TOWNSHIP 16 SOUTH
RANGE 21 EAST
MARION COUNTY

DUKE ENERGY EASEMENT
CONTAINS 2.46 ACRES
(107,004 SQ FT)

CITY OF OCALA EASEMENT
ORB 7935, PAGE 966

E LINE OF
SECTION 03

INTERSTATE 75
(STATE ROAD 93)
300' WIDE PUBLIC R/W PER
FDOT R/W MAP F.A. PROJECT NO.
1-75-2 (25) 83



ITEM 213
LU#2829480
PARCEL #23877-000-00
R.C.P. OCALA, LLC
(ORB 8652, PAGE 1487)

LEGEND:

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

W LINE OF EASEMENT
ORB 7935, PAGE 966

ITEM 211
LU#
PARCEL #23875-000-01
42ND STREET FLYOVER LLC
(ORB 6076, PAGE 578)

S LINE OF PARCEL
ORB 8652, PAGE 1487

N00°20'46"E 1426.89'
 S00°20'46"W 1426.56'
 SECTION 03-16S-21E
 SECTION 02-16S-21E

ITEM 210
LU#
PARCEL #35349-004-00
GH LAND TRUST
(ORB 6599, PAGE 0344)

SECTION 02
TOWNSHIP 16 SOUTH
RANGE 21 EAST
MARION COUNTY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N89°39'14"W	75.00'

213-SD05-RPS-09232025.DWG



PICKETT®
SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

R.C.P. OCALA, LLC

NEW ROSS PRAIRIE TO SHAW
TRANSMISSION LINE



DUKE ENERGY®

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	3	08/19/25	JJC
	4	09/23/25	JJC
VENDOR PROJECT No.	24-DEF-2774		
VENDOR DRAWING No.	SD 7226		

DRAWN	CHECK	SCALE: 1"=100'	
JJC	MSS	DATE: 10/08/24	

WO: 47186816	SHEET 3 OF 3
SITE: 1200493 LU:	