

Document Prepared By/ Return to:
City of Ocala / Engineering - Real Estate
1805 NE 30th Avenue, Bldg. 700
Ocala, Florida 34470

RELEASE OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the **City of Ocala**, a Florida Municipal Corporation (“City”), whose mailing address is **1805 NE 30th Avenue, Building 700, Ocala, Florida 34470**, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, releases the real property described on Exhibit ‘A’ attached hereto (“Released Property”) from the Easements granted to the City of Ocala by **Cal Hearthstone Lot Option Pool 01, LP on January 24, 2023 and recorded in Official Records Book 7967, Page 1855**, Public Records of Marion County, Florida (the “Easement(s)”). Any existing facilities located within the Released Property are hereby abandoned by the City and shall revert to the ownership and control of the owner of such Released Property.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed this _____ day of _____, 20____.

**CITY OF OCALA, A FLORIDA
MUNICIPAL CORPORATION**

James P. Hilty, Sr., President, Ocala City Council

ATTEST:

Angel B. Jacobs, City Clerk

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 _____, 20____, by _____ James P. Hilty, Sr. _____, as _____ President _____ for _____ Ocala City Council _____, a _____ Florida Municipal Corporation _____.

Notary Public, State of Florida

(Please print name)
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'

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

BEGIN AT THE SOUTHWEST CORNER OF THE N.W. 1/4 OF SAID SECTION 10; THENCE N.72°56'27"E., 65.45 FEET; THENCE N.45°00'00"E., 170.00 FEET; THENCE N.66°49'43"E., 264.91 FEET; THENCE N.66°15'56"E., 114.04 FEET; THENCE N.59°16'16"E., 86.47 FEET; THENCE N.62°48'08"E., 92.08 FEET; THENCE N.51°18'26"E., 85.40 FEET; THENCE N.00°33'34"W., 131.45 FEET; THENCE N.37°06'48"E., 97.18 FEET; THENCE N.25°03'36"E., 146.10 FEET; THENCE N.49°50'09"E., 184.26 FEET; THENCE S.66°14'33"E., 116.69 FEET; THENCE S.69°14'01"E., 75.01 FEET; THENCE N.01°15'45"E., 133.80 FEET; THENCE N.00°55'29"W., 123.80 FEET; THENCE N.17°47'45"E., 147.57 FEET; THENCE N.29°52'38"E., 118.42 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10; THENCE ALONG SAID NORTH BOUNDARY, S.89°43'41"E., 39.80 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, S.89°23'14"E., 144.35 FEET TO THE WESTERLY BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7454, PAGE 1470 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) N.46°00'14"E., 257.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 45°38'25", AND A CHORD BEARING AND DISTANCE OF N.23°09'57"E., 542.97 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 557.60 FEET TO THE END OF SAID CURVE; (3) THENCE N.00°16'34"E., 73.91 FEET; (4) THENCE N.89°36'45"W., 30.01 FEET; (5) THENCE N.00°22'14"E., 260.07 FEET; (6) THENCE N.89°45'04"W., 504.78 FEET TO THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10; (7) THENCE CONTINUE ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, N.00°28'51"E., 309.96 FEET TO THE NORTHEAST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10 AND THE WESTERLY BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, THE FOLLOWING TWO (2) COURSES: (1) S.89°48'54"E., 801.13 FEET; (2) THENCE S.89°35'46"E., 354.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF N.W. 44TH AVENUE (100 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S.08°02'38"E., 377.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 08°31'31", AND A CHORD BEARING AND DISTANCE OF S.03°46'32"E., 134.53 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 134.66 FEET TO THE END OF SAID CURVE; (3) THENCE S.00°28'47"W., 1,585.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 57°09'34", AND A CHORD BEARING AND DISTANCE OF S.29°03'58"W., 865.87 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 902.85 FEET TO THE END OF SAID CURVE; (5) THENCE S.57°38'10"W., 477.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,005.00 FEET, A CENTRAL ANGLE OF 57°07'57", AND A CHORD BEARING AND DISTANCE OF S.29°04'34"W., 961.13 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 1,002.14 FEET TO THE END OF SAID CURVE; (7) THENCE S.00°10'19"E., 19.67 FEET TO THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.89°35'27"W., 1,275.44 FEET TO THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.00°34'42"E., 1,321.94 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 128.52 ACRES, MORE OR LESS.