

SEC.15 TWP. 15S. RGE. 22E.
FOLIO/PARCEL ID NO.: 28105-000-00
2782-000-000
PROJECT NO.: D0012089

PREPARED BY
AND RETURN TO:

Isabel M. Morales
Real Estate Department
Peoples Gas System
P.O. Box 2562
Tampa, FL 33601

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **THE CITY OF OCALA**, a Florida municipal corporation existing under the laws of the State of Florida, whose address is 110 SE Watula Avenue Ocala, Florida 34471, ("Grantor"), in consideration of One Dollar and other valuable considerations paid to Grantor by **PEOPLES GAS SYSTEM, INC.**, a Florida corporation, P.O. Box 2562, Tampa, Florida 33601 ("Company"), receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual easement over and the right to enter upon the land in Marion County, Florida, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof ("Easement Parcel")

together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, repairing, replacing on and removing from said land, installations described as follows:

Underground gas line and aboveground and underground necessary appurtenances thereto, including without limitation telecommunications equipment, risers, and pipeline markers ("Facilities").

The aforesaid rights and privileges granted shall include the right and privilege to root prune or remove any and all deep rooted vegetation upon said Easement Area and upon the Grantor's lands adjacent to said land, wherever the Company may deem it necessary or desirable to do so for the protection of said installations.

Company shall promptly repair any damage to the Easement Area, or any other property not owned by Company, caused by Company exercising its rights under this agreement, including ground cover, planting, roadways, driveways, sidewalks, and parking areas.

Grantor reserves the right to install minor landscaping, irrigation and/or fencing within the Easement parcel provided that it does not and will not directly interfere with the Company's Facilities, does not change grade, and does not cause water impoundment. Grantor further acknowledges that under the "Underground Facility Damage Prevention and Safety Act" (ch. 556 Fla. Stat.), that Grantor is obligated to notify "Sunshine State One-Call of Florida, Inc." of its intent to engage in excavation or demolition prior to commencing any work and that this notification system shall provide member operations an opportunity to identify and locate, if applicable, their underground Facilities prior to said excavation or demolition. In the event Grantor fails to notify as set forth above, Grantor may be held responsible for costs and expenses incurred due to damage of Company's Facilities.

The Company agrees, at the sole expense of Grantor, to relocate its Facilities, over, under and upon subject parcel upon the request of Grantor, and the vacated portion of this easement being released and conveyed back to Grantor and the site of the relocated Facilities being conveyed and included in this easement grant as though it had been included ab initio.

Company, at its option and in its sole discretion, may remove those underground portions of the Facilities that should be removed and purge and cap any portions of abandoned Facilities to be left in place.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "heirs, executors, administrators and assigns" and "successors and assigns" of the respective parties hereto, wherever the context so admits or requires. This Grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof. This Grant of Easement may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Grant of Easement shall be binding upon the parties hereto and their respective successors and assigns.

Grantor warrants to Company that it is duly formed, validly existing and in good standing under the laws of its state of formation, and Grantor has all requisite right, power, and authority to enter into this Easement, Grantor owns the Easement Parcel, and no consent of any other person is required to render this Easement a valid and binding instrument.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this ____ day of _____, 20__.

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

THE CITY OF OCALA, a Florida municipal corporation
existing under the laws of the State of Florida

WITNESS: _____
Print Name: _____

By: _____
Name: _____
Title: _____

WITNESS: _____
Print Name: _____

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The forgoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ as _____ of **THE CITY OF OCALA**, a Florida municipal corporation existing under the laws of the State of Florida, on behalf of the corporation by means of ☐ physical presence or ☐ online notarization. She/He personally appeared before me, is personally known to me or has produced _____ as identification and who did (did not) take an oath.

(SEAL)

Notary Public

Print Name
Commission Expires:

EXHIBIT A (Page 1 of 7)

DESCRIPTION:

SKETCH OF DESCRIPTION

A PARCEL OF LAND (A STRIP 10 FEET WIDE) BEING A PORTION OF THE LANDS COMPRISING THE OCALA GOLF CLUB AND MORE PARTICULARLY IDENTIFIED AS MARION COUNTY PARCELS 2782-000-000 AND 28105-000-00, SAID PARCEL LYING IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 22 EAST; THENCE S88°21'01"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, 850.31 FEET; THENCE DEPARTING SAID NORTH LINE, S02°11'35"W, 4.06 FEET, TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NE 7TH STREET (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH AND FORMERLY KNOWN AS SHARPS FERRY ROAD) AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, CONTINUE S02°11'35"W, 24.70 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3627.09 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 316.61 FEET, THROUGH A CENTRAL ANGLE OF 05°00'05" AND A CHORD BEARING AND DISTANCE OF S83°18'51"W, 316.51 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S80°48'49"W, 169.94 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 949.31 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 134.90 FEET, THROUGH A CENTRAL ANGLE OF 08°08'30" AND A CHORD BEARING AND DISTANCE OF S76°44'33"W, 134.78 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S72°40'18"W, 168.71 FEET; THENCE S77°23'30"W, 72.13 FEET; THENCE S24°27'34"W, 145.55 FEET; THENCE S12°02'55"W, 15.57 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.79 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 15.06 FEET, THROUGH A CENTRAL ANGLE OF 54°40'17" AND A CHORD BEARING AND DISTANCE OF S39°23'04"W, 14.50 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S66°43'12"W, 51.77 FEET, TO THE LINE THAT LIES 1.0 FOOT NORTHEASTERLY OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE NORTHEASTERLY FACE OF THE SINGLE STORY MASONRY STRUCTURE MORE PARTICULARLY IDENTIFIED AS THE CLUBHOUSE OF THE OCALA GOLF CLUB; THENCE N35°58'58"W, ALONG SAID PARALLEL LINE (AND ITS NORTHWESTERLY EXTENSION), 46.89 FEET; THENCE DEPARTING SAID PARALLEL LINE, S63°44'56"W, 53.47 FEET; THENCE S70°13'43"W, 22.66 FEET; THENCE S55°14'40"W, 81.14 FEET; THENCE S40°24'35"W, 55.31 FEET; THENCE S32°39'27"E, 18.17 FEET, TO THE LINE THAT LIES 1.0 FEET NORTHWESTERLY OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) A NORTHWESTERLY FACE OF THE AFOREMENTIONED SINGLE STORY MASONRY STRUCTURE MORE PARTICULARLY IDENTIFIED AS THE CLUBHOUSE OF THE OCALA GOLF CLUB; THENCE S54°06'07"W, ALONG SAID PARALLEL LINE, 10.02 FEET; THENCE DEPARTING SAID PARALLEL LINE, N32°39'27"W, 26.15 FEET; THENCE N40°24'35"E, 64.02 FEET; THENCE N55°14'40"E, 83.76 FEET; THENCE N70°13'43"E, 23.41 FEET; THENCE N63°44'56"E, 61.34 FEET; THENCE S35°58'58"E, 47.33 FEET; THENCE N66°43'12"E, 43.77 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5.79 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 5.52 FEET, THROUGH A CENTRAL ANGLE OF 54°40'17" AND A CHORD BEARING AND DISTANCE OF N39°23'04"E, 5.31 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE N12°02'55"E, 16.66 FEET; THENCE N24°27'34"E, 151.62 FEET; THENCE N77°23'30"E, 76.69 FEET; THENCE N72°40'18"E, 168.30 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 959.31 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 136.32 FEET, THROUGH A CENTRAL ANGLE OF 08°08'30" AND A CHORD BEARING AND DISTANCE OF N76°44'33"E, 136.20 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE N80°48'49"E, 169.94 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3637.09 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 308.54 FEET, THROUGH A CENTRAL ANGLE OF 04°51'38" AND A CHORD BEARING AND DISTANCE OF N83°14'37"E, 308.45 FEET, TO A NON-TANGENT INTERSECTION; THENCE N02°11'35"E, 15.41 FEET, TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF N.E. 7TH STREET; THENCE S89°51'12"E, ALONG SAID RIGHT-OF-WAY LINE, 10.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13,957 SQUARE FEET (0.32 ACRE), MORE OR LESS.

NOTES:

1. THIS SKETCH DOES NOT REPRESENT A SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
2. THIS SKETCH WAS PREPARED TO DESCRIBE AND DEPICT THE LANDS INTENDED FOR ENCUMBRANCE BY EASEMENT RIGHTS TO BE GRANTED IN FAVOR OF PEOPLES GAS SYSTEM BY THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, BASED UPON SURFACE LEVEL MARKINGS OF THE LOCATION OF SUBSURFACE GAS INFRASTRUCTURE INSTALLED BY PEOPLES GAS SYSTEM SPECIFICALLY FOR THE PREPARATION OF THE PROPOSED EASEMENT PARCEL DESCRIPTION AND SKETCH.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE REPORT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
4. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NORTH AMERICAN DATUM (NAD) OF 1983.
5. DIGITAL COPIES OF THIS SKETCH ARE INVALID UNLESS IT BEARS THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED IN ACCORDANCE WITH CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE; PRINTED COPIES OF THIS SKETCH ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER LISTED HEREON.
6. ADDITIONS, DELETIONS, AND/OR ALTERATIONS TO THIS SKETCH ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE FLORIDA PROFESSIONAL SURVEYOR & MAPPER LISTED HEREON.

SEE SHEETS 2 THROUGH 7 FOR GRAPHIC DEPICTION

"PROPOSED EASEMENT AT OCALA GOLF CLUB IN FAVOR OF PEOPLES GAS SYSTEM (PROJECT D0012089)"

SECTION:	15	TOWNSHIP:	15 S	RANGE:	22 E
DRAWN:	RKR	CHECKED:	RKR		
DATE:	07.20.2023	SCALE:	1" = 200'		
FIELD BOOK:	638	PAGE:	22		
HORIZONTAL DATUM:	FL83-WF				
REVISIONS:					
NO.	DATE & DESCRIPTION:				BY:
FILE NO:	23-006116.01				
WORK ORDER:	23-008116				

CITY OF OCALA CITY ENGINEER'S OFFICE SURVEY DIVISION

1805 NE 30TH AVENUE - BUILDING 700A
OCALA, FLORIDA 34470
(352) 351-6772 (VOICE) (351) 351-6726 (FAX)

PREPARED FOR: REAL ESTATE DIVISION



Digitally signed by R. Kelly Roberts, P.S.M.
DN: cn=R. Kelly Roberts, o=City of Ocala, a=Municipal Corporation, ou=Survey Division, email=rcroberts@ocala.org, c=US
Date: 2023.07.20 17:46:14 -0400

R. KELLY ROBERTS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5558
STATE OF FLORIDA DATE: JULY 20, 2023

SHEET 1 OF 7 SHEETS

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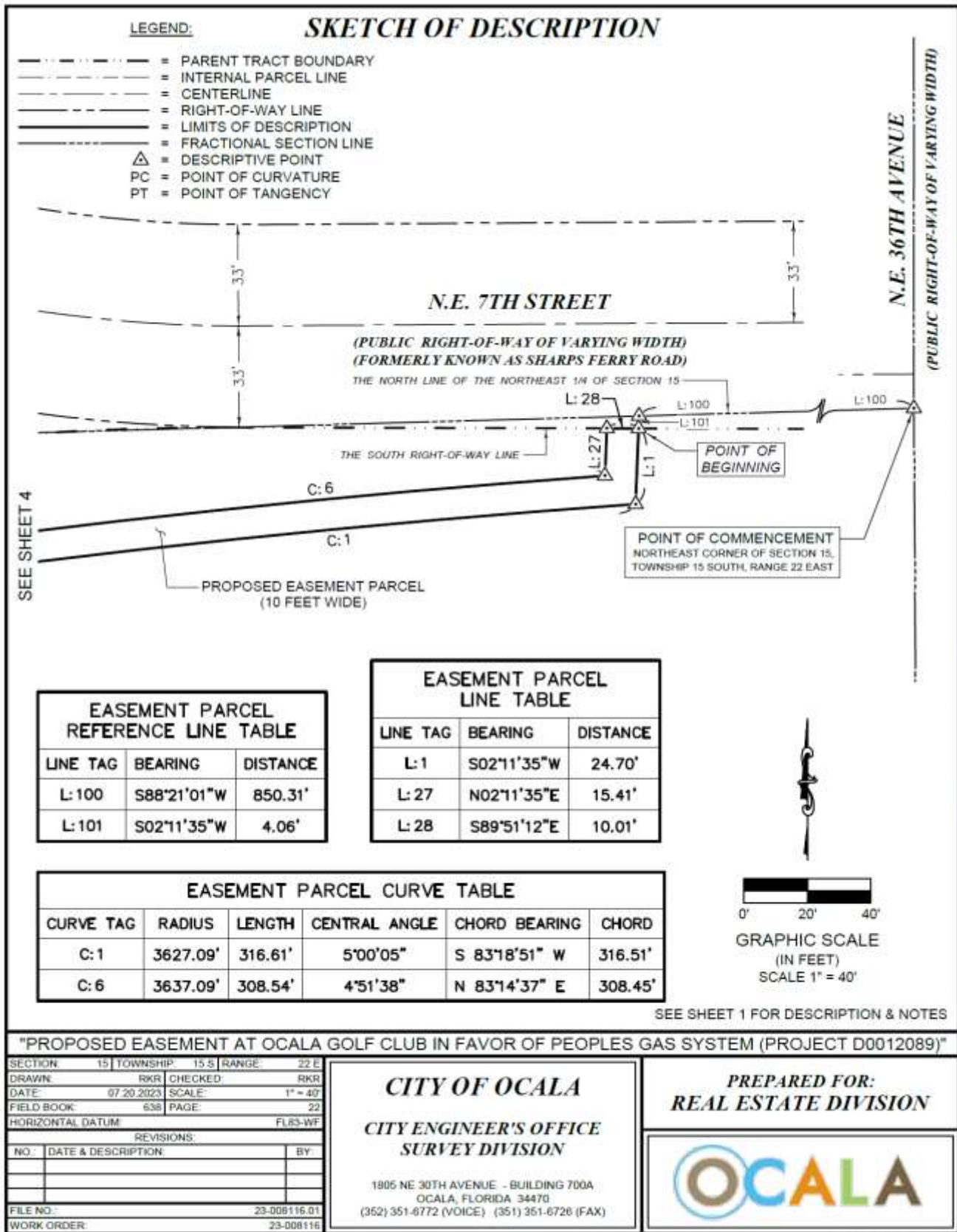
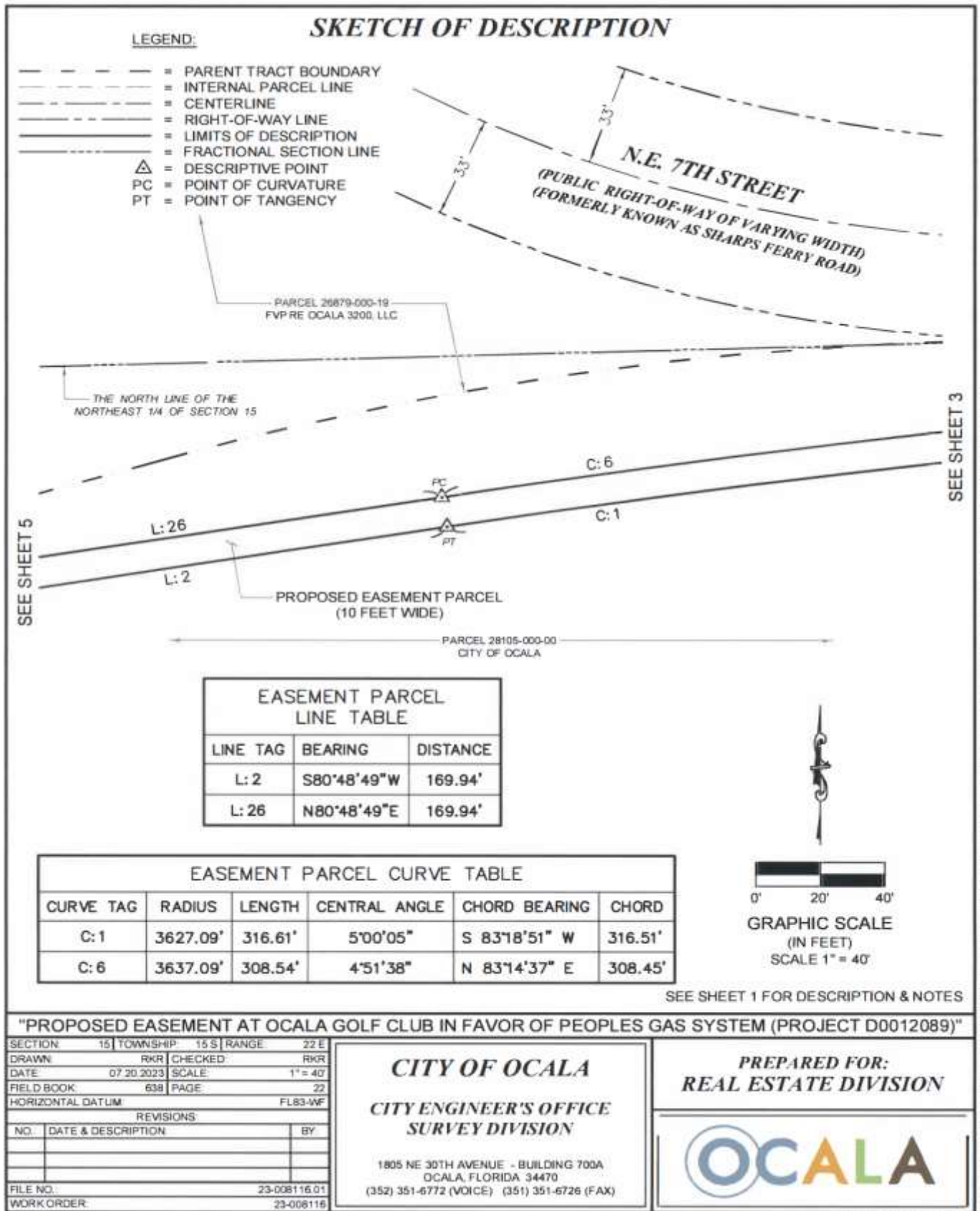


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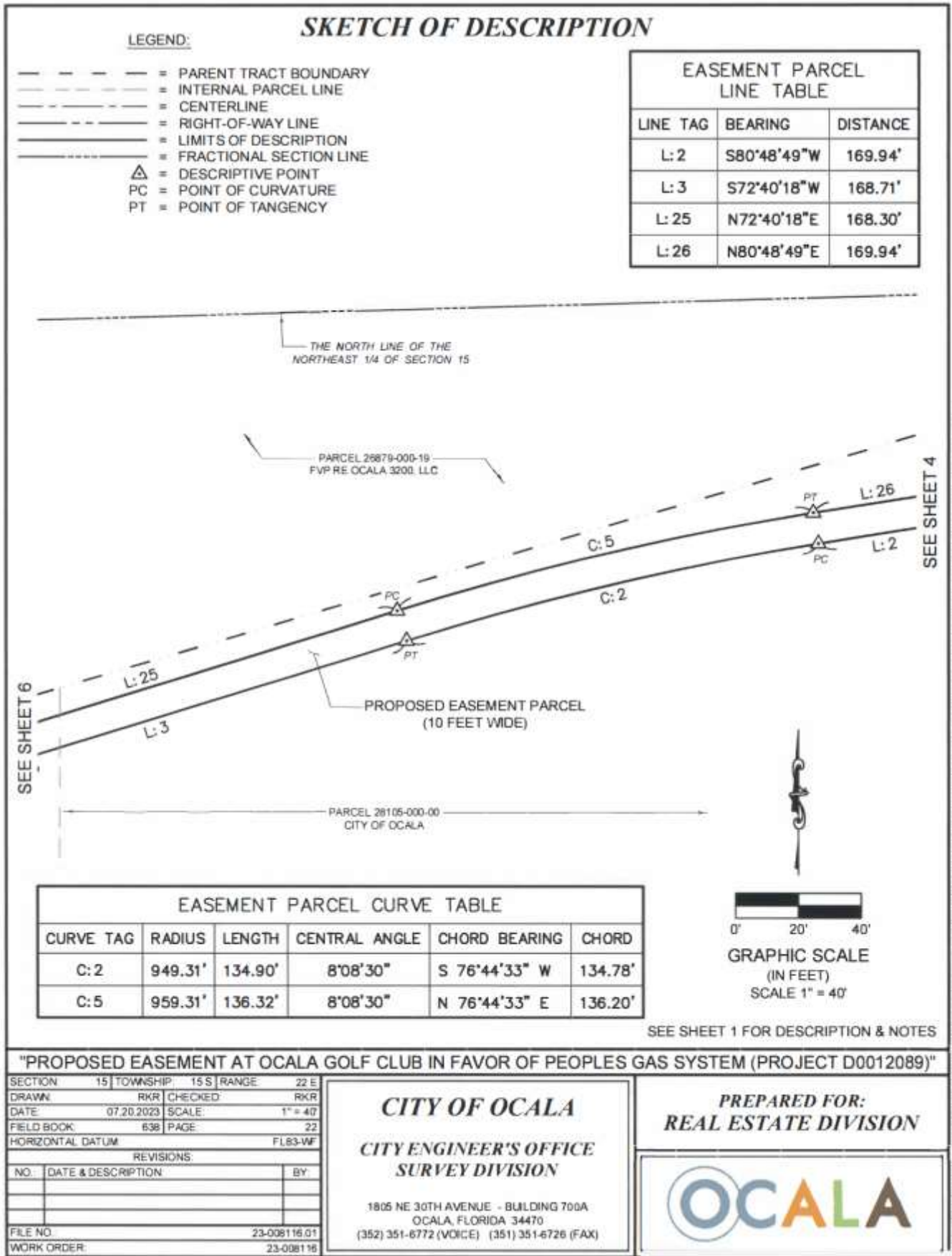


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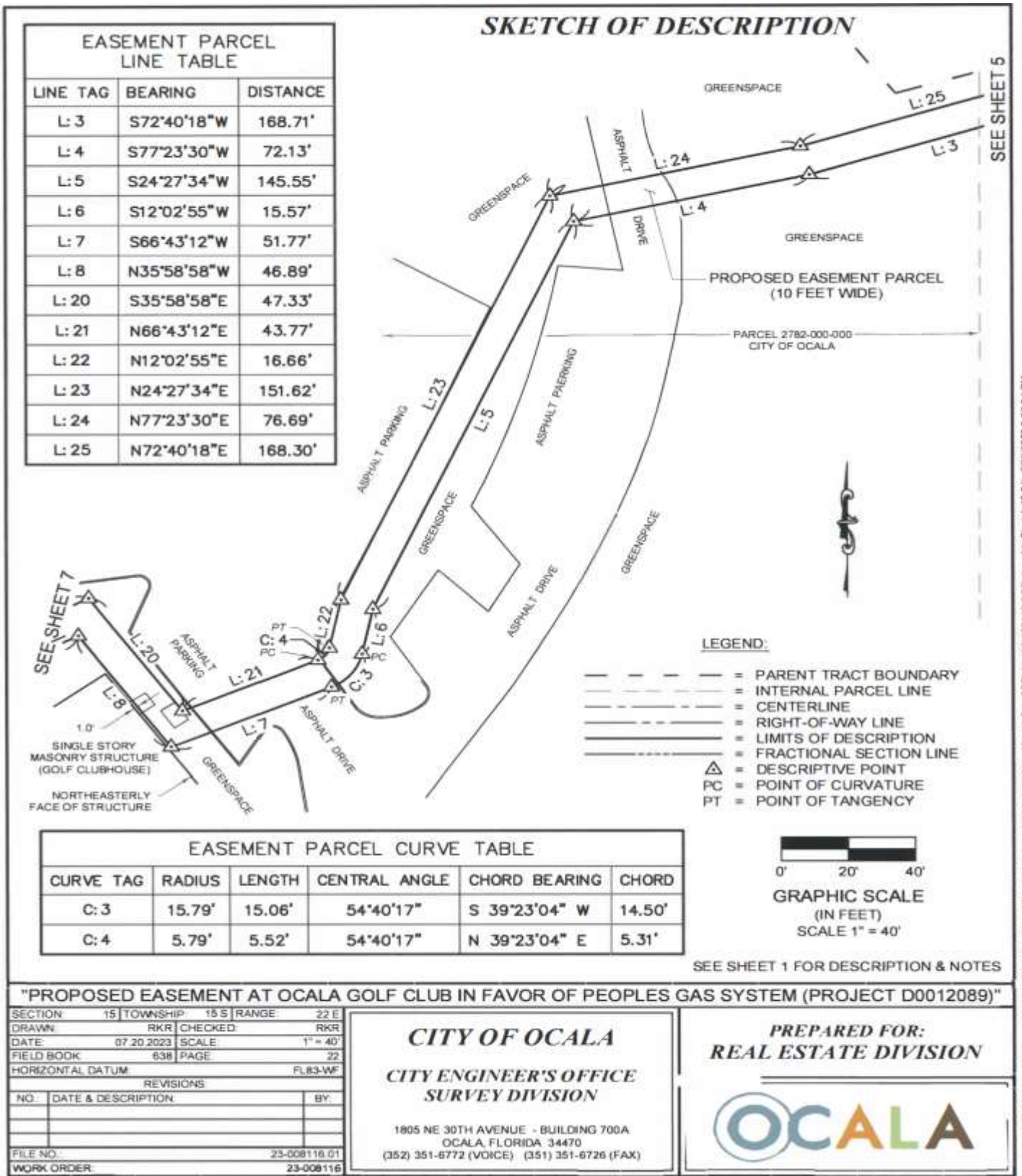
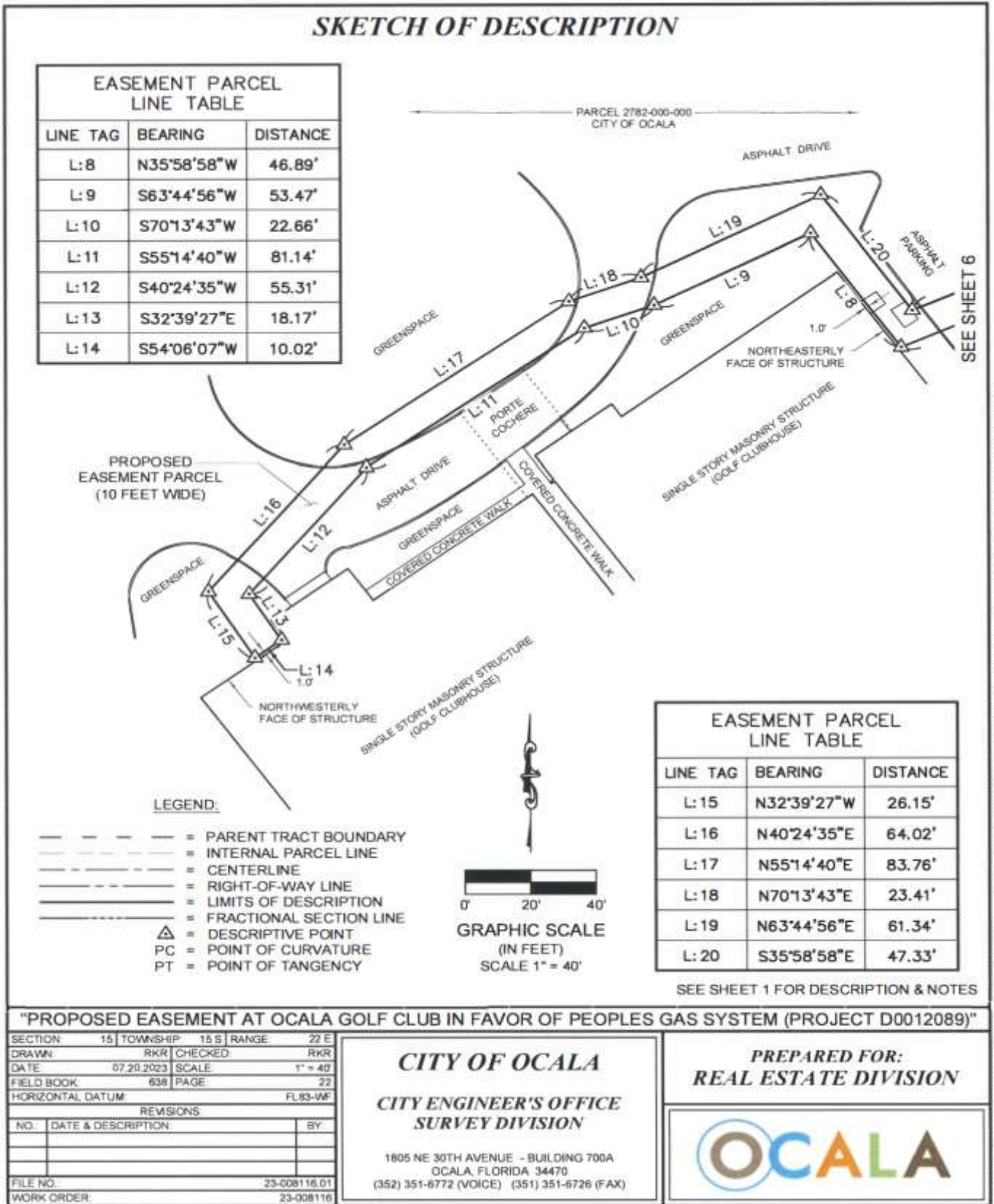


EXHIBIT A (Page 7 of 7)



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