

Prepared by/Return to:

Tracy Taylor
City of Ocala
City Engineer's Office - Real Estate Division
1805 NE 30 Ave., Bldg. 700
Ocala, Florida 34470

CORRECTIVE
GRANT OF GENERAL UTILITY EASEMENT

THIS INDENTURE made this _____ day of _____, 20__, by Magnolia Extension LLC, a Florida limited liability company, whose address is: 514 SW 2nd Ave, Ocala, FL 34471, hereinafter called the Grantor*, and the City of Ocala, a Florida municipal corporation, whose address is: 1805 NE 30 Avenue, Building 700, Ocala, Florida 34470, hereinafter called the Grantee*.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, a perpetual non-exclusive easement for the construction, operation and maintenance of utilities provided by Grantee, and related facilities including, without limitation, above-ground and underground water, sanitary sewer, storm water and electric transmission or distribution lines and systems (all of which items to be located in the easement area being referred to as the "facilities") over, under, across and on the following described land (the "easement area"), situate, lying and being in Marion County, Florida:

All of Grantor's right, title in the easement area more particularly described in
the attached Exhibit "A".,

The easement rights specifically include: (a) the right of perpetual and non-exclusive ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (b) the right to clear the easement area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the facilities improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (c) the right to decrease or increase, or to change the quantity and type of, the facilities; (d) the right to permit any contractor or subcontractor of Grantee to attach lines or wires to such facilities and lay cable within the easement area; and (e) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation and maintenance of the facilities and for the enjoyment and use of such easement for the purposes described above. No buildings, structures, or obstacles (including, but not limited to, fences, landscaping, parking areas, drive aisles, sidewalks, lighting facilities and irrigation systems) shall be located, constructed, excavated, or created within the easement area by Grantor unless approved by the City of Ocala Engineering Department. Grantee and The City of Ocala Engineering Department agree to not unreasonably withhold their approval of the location, construction, excavation, or creation of such buildings, structures, or obstacles within the easement area. If Grantee damages any such improvements made by Grantor which were previously approved by the City of Ocala Engineering Department, Grantee shall promptly repair such damage. Grantee shall not be liable for any damage to or responsible for any repairs of improvements made by Grantor which were not previously

approved by the City of Ocala Engineering Department.

Subsequent to the execution of this easement and subject to Grantee's approval, Grantor may request that Grantee relocate its facilities over, under and upon subject parcel at the sole expense of Grantor and Grantee agrees to not unreasonably withhold its approval of such relocation. In the event of such relocation, the vacated portion of this easement shall be released by Grantee to Grantor and the site of the relocated facilities being conveyed shall be included in this easement grant as though it had been included ab initio. Whenever any notice, demand, consent, delivery or request is required or permitted hereunder, it shall be in writing and shall be deemed to have been properly given or served (a) when delivered in fact to the other party, or (b) three (3) business days after having been deposited in the United States mail, with adequate postage prepaid and sent by registered or certified mail with return receipt requested, or (c) when delivered to Federal Express or other comparable overnight courier which obtains a receipt to confirm delivery to the addresses set forth below or at such other addresses as are specified by written notice so given in accordance herewith. All notices and requests required or authorized hereunder shall be delivered as aforesaid to the respective parties hereto as follows:

TO GRANTOR:

Magnolia Extension LLC
514 SW 2nd Ave
Ocala, FL 34471

TO GRANTEE:

City of Ocala
City Engineer
1805NE 30th Avenue Bldg. 700
Ocala, FL 34470

With a copy to :

City of Ocala
City Manager
110 SE Watula Avenue
Ocala, FL 34471

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whosoever.

This "Corrective" Grant for Electric Utility Easement is recorded to correct / replace the sketch and legal description attached as Exhibit 'A' to the Grant for Electric Utility Easement originally recorded on January 22, 2026, in Official Records Book 8812, Page 384-388, Public Records of Marion County, Florida.

The remainder of this page is intentionally left blank.

Project: 1st St Abrogation Easement
Property Appraiser's Parcel ID No.: 2572-018-001; 2572-017-005; 2572-017-004

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

MAGNOLIA EXTENSION LLC
A Florida limited liability company

By: _____
(Signature)

(Printed Name)

As its _____

Signed, sealed, and delivered in the presence of:

Witness

Printed Name

Post Office Address

Witness

Printed Name

Post Office Address

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this _____ day of _____, 2026, by _____, as
_____ for _____, a
_____.

Notary Public, State of Florida
Name: _____
(Please print or type)

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"

BOUNDARY SURVEY
FOR:
STIRLING FOODS

SHEET 1 OF 1

DESCRIPTION:

(PROPOSED RIGHT OF WAY ABROGATION)

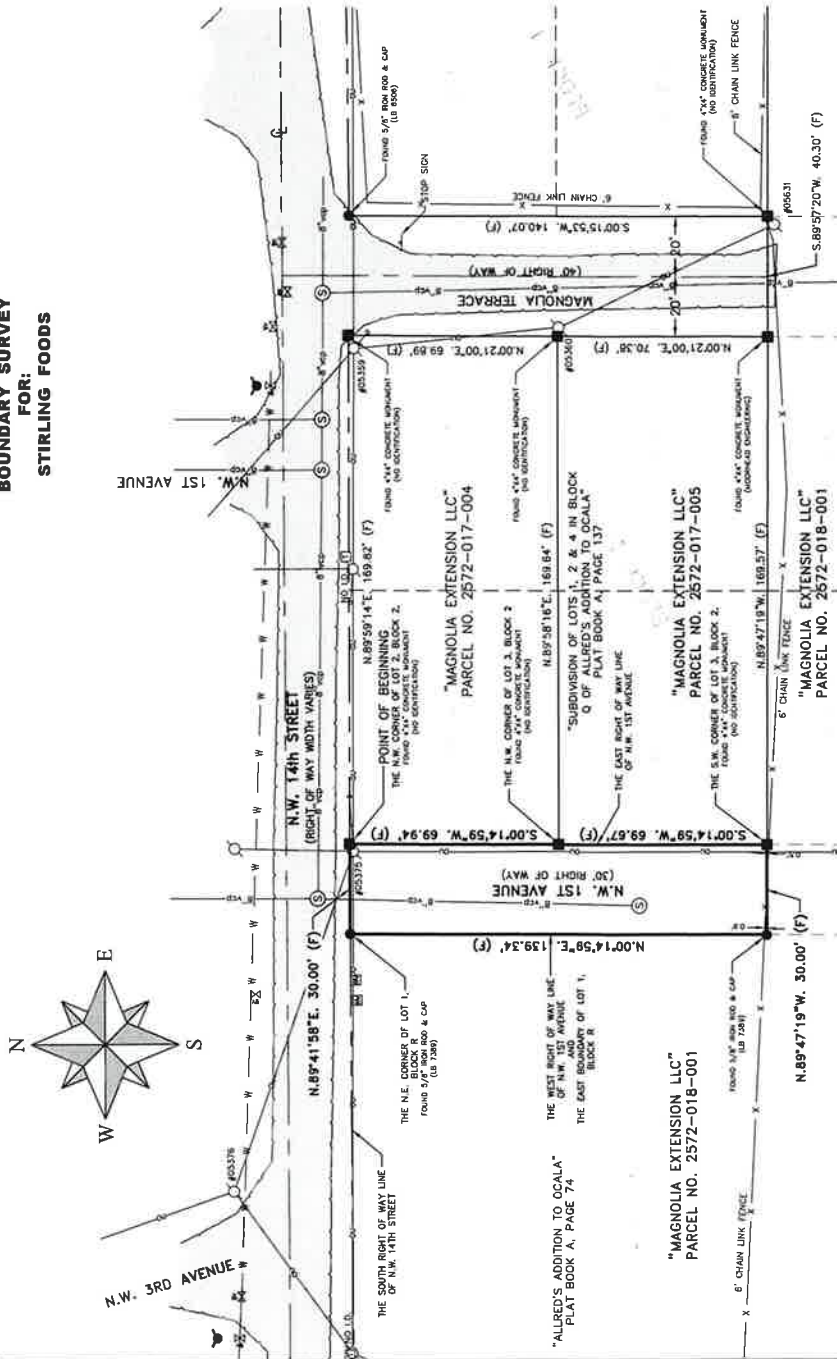
THAT PORTION OF N.W. 1ST AVENUE (30 FEET WIDE) LYING ADJACENT TO LOTS 2 AND 3, BLOCK 2, OF THE SUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 2, OF THE ADDITION TO Ocala, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND EAST OF LOT 1, BLOCK R, ALLRED'S ADDITION TO Ocala, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND SOUTH OF N.W. 14TH STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET (WIDTH VARIES) AND THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE (30 FEET WIDE), SAID POINT BEING THE N.W. CORNER OF LOT 2, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 2, OF THE ADDITION TO Ocala, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S. 00°14'59"W. 69.94' (F) ALONG THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE 89.94 FEET TO THE N.W. CORNER OF LOT 3, BLOCK 2 OF SAID PLAT; THENCE CONTINUE S. 00°14'59"W. ALONG SAID EAST RIGHT OF WAY LINE, 49.67 FEET TO THE S.W. CORNER OF LOT 3 OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N. 89°47'19"W. 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID N.W. 1ST AVENUE; THENCE N. 00°14'59"E. ALONG SAID WEST RIGHT OF WAY LINE, 139.34 FEET TO THE N.E. CORNER OF LOT 1, BLOCK R, ALLRED'S ADDITION TO Ocala, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N. 89°41'58"E. ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4.18618 SQUARE FEET (0.096 ACRES) MORE OR LESS. RESERVING IN FAVOR OF THE CITY OF Ocala A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE WEST RIGHT OF WAY LINE OF N.W. 1ST AVENUE, TO BEAR N. 00°14'59"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PRECEE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY. UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE SURVEYOR. THIS SURVEY IS A DIGITAL SURVEY AND THE SURVEYOR HAS ELECTRONICALLY SIGNED AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY. UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND DO NOT REPRESENT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.



- LEGEND
- (F) = FIELD MEASUREMENT
 - C = CENTERLINE
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - OU = OVERHEAD UTILITIES
 - W = WATER METER
 - WV = WATER VALVE
 - VCP = VITRIFIED CLAY PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - SM = SANITARY MANHOLE
 - WP = WOOD POWER POLE
 - CA = CUY ANCHOR
 - TPR = TELEPHONE PAPER BOX

SURVEYOR'S CERTIFICATION:

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

5/27/26
DATE

GLEN H. PRECEE, JR., P.S.M. - LS 5427

STATE CERTIFIED SURVEYOR

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
EMAIL: glen@preece.us

PRECEE
LAND SURVEYING, INC.

(LICENSED BUSINESS NO. 73589)

DATE OF SURVEY: SEPTEMBER 12, 2025

DRAWN:	J.R.C.	REVISIONS	BY	DATE
CHECKED:	G.H.P.	CORRECT TYPO	GHP	5/27/26
FILE INFO:	FB/PG 128/24			
ALLRED'S ADDITION TO Ocala				
SCALE: 1" = 40'				
COPYRIGHT © 2026				
JOB ORDER # 08-003 ABROG NW 1ST AVE (R)				