

Marion County, Item 128
Ross Prairie to Shaw Line Easements
Project #: F21004201
Property ID: 1200493 Land Unit: 2840221



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

RATIFICATION OF EASEMENT

WHEREAS, heretofore, on the 19th day of February, 2025, Ben G. McLaughlin, as CEO of West Star Development, Inc., a Florida corporation, as Grantor, executed and delivered to Duke Energy Florida, LLC, a Florida limited liability company, d/b/a DUKE ENERGY, as Grantee, that certain easement, covering the following described land situated in Marion County, Florida, to-wit

**SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN,
AND BY THIS REFERENCE MADE A PART HEREOF.**

Said easement being of record in **Official Record Book 8544, Page 981 and re-recorded in Official Record Book 8584, Page 1752** of the public records of Marion County, Florida ("Easement" herein) and being more fully described in said Easement, reference to said Easement and to the record thereof being here made for all purposes.

WHEREAS, the undersigned (whether one or more) desires to adopt, ratify and confirm said Easement insofar as it covers any present or future right, title and interest of the undersigned in and to the above-described land;

NOW THEREFORE, Marion County, Florida, a political subdivision of the State of Florida, 601 SE 25th Avenue, Ocala, Florida 34471, ("GRANTOR" herein), its successors and assigns, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby adopt, confirm, ratify, grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY** ("GRANTEE" herein), P.O. Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the above described lands subject to and in accordance with all the terms and provisions of said Easement as fully and completely as if they had originally been named as GRANTOR in said Easement and had executed, acknowledged and delivered the same in their own proper person. And the undersigned does hereby agree and declare that said Easement in all of its terms and provisions is binding on GRANTOR and is a valid and subsisting Easement.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hands and seals this _____ day of _____, 20____.

ATTEST:

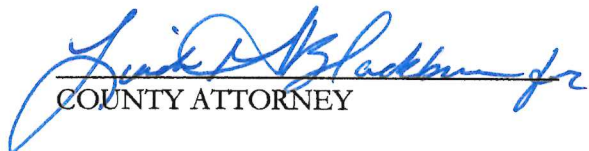
GRANTOR:

MARION COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA BY ITS BOARD
OF COUNTY COMMISSIONERS

GREGORY C. HARRELL,
CLERK OF THE COURT

BY: KATHY BRYANT, CHAIRMAN

FOR USE AND RELIANCE OF
MARION COUNTY ONLY,
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



COUNTY ATTORNEY

Return to: Duke Energy
Attn: Land Services - Florida
3300 Exchange Place, NP04
Lake Mary, FL 32746

Legal Description:

Parcel #35011-004-00

A portion of a parcel recorded in Official Records Book 1473, Page 1572, public records of Marion County, Florida, lying in Section 24, Township 16 South, Range 20 East, being described as follows:

Commence at the southeast corner of Section 24, Township 16 South, Range 20 East; thence North 00°16'18" East, along the east line of said Section 24, a distance of 1162.99 feet to the east right-of-way line of State Road 200, as recorded in Florida Department of Transportation Right-of-Way Map Section 36100-2522; thence along said east right-of-way line the following three (3) courses: (1) North 47°57'49" West, a distance of 400.81 feet; (2) North 42°02'13" East, a distance of 174.04 feet; (3) North 47°45'54" West, a distance of 288.08 feet to the south line of an existing Florida Power Corporation easement recorded in Official Records Book 1407, Page 1321, public records of Marion County, Florida; thence South 42°02'16" West, along said south easement line, a distance of 805.42 feet to the north line of said parcel recorded in Official Records Book 6543, Page 1355 and the Point of Beginning; thence South 51°24'11" East, along said north parcel line, a distance of 13.69 feet; thence South 41°58'15" West, a distance of 273.48 feet; thence South 42°03'28" West, a distance of 6.49 feet to the south line of said parcel; thence North 51°24'11" West, along said south parcel line, a distance of 14.00 feet to the south line of said existing Florida Power Corporation easement recorded in Official Records Book 1407, Page 1321; thence North 42°02'16" East, along said south easement line, a distance of 279.99 feet to the Point of Beginning.

Contains 0.09 acre (3,871 Square Feet)



Surveyor's Notes:

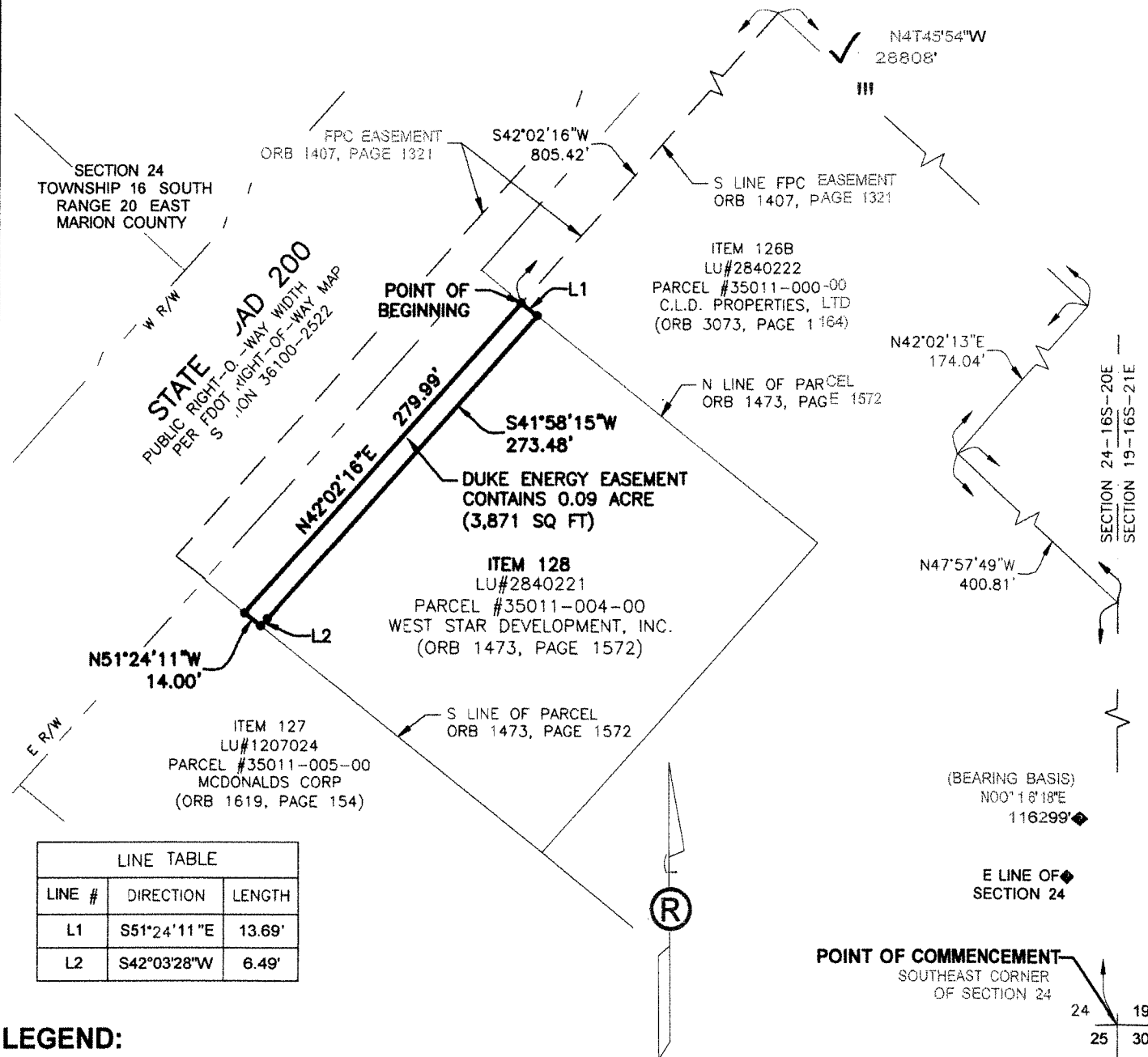
1. North and the bearings shown hereon are referenced to the East line of Section 24, Township 16 South, Range 20 East as being North 00°16'18" East.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. 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 5J17.051-.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.

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135
 PICKETT AND ASSOCIATES, LLC Florida Registration No. LB 364

DATE

128-SD02-RPS-01142025.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		 DUKE ENERGY. 550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704)382-2361	
		DESCRIPTION SKETCH			
		WEST STAR DEVELOPMENT, INC.			
		NEW ROSS PRAIRIE TO SHAW TRANSMISSION LINE			
REVISIONS	01/14/25	JJC	DRAWN	CHECK	SCALE: N/A
VENDOR PROJECT No. 24-DEF-2774		JJC	MSS	DATE: 10/25/24	WO: 47186816
VENDOR DRAWING No. SD 7198				SITE: 1200493	LU: 2840221
SHEET 1 OF 2					



128-SD02-RPS-01142025.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

WEST STAR
DEVELOPMENT, INC.

NEW ROSS PRAIRIE TO SHAW
TRANSMISSION LINE



**DUKE
ENERGY.**

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

REVISIONS	01/14/25	JJC
-----------	----------	-----

VENDOR PROJECT No.	24-DEF-2774
VENDOR DRAWING No.	SD 7198

DRAWN	CHECK	SCALE: 1"=100'
JJC	MSS	DATE: 10/25/24

WO: 47186816
SITE: 1200493 LU: 2840221

SHEET 2 OF 2