

DATE: 09/20/2012 02:25:05 PM

FILE #: 2012092005 OR BK 05738 PGS 0242-0244

RETURN TO:
Office of the County Engineer
412 S.E. 25th Avenue
Ocala, FL 34471



REC 27.00 DEED DS 0.70

THIS DOCUMENT PREPARED BY:
Office of the County Engineer
412 S.E. 25th Avenue
Ocala, FL 34471

Property Appraiser's Parcel ID Nos.: 12945-000-00

GRANT OF GENERAL UTILITY EASEMENT

THIS INDENTURE made this 17 day of September, 2012, by **PHYLLIS A. LARSON AMENDED AND RESTATED REVOCABLE LIVING TRUST AGREEMENT**, whose address is 2311 S.E. 20th Circle, Ocala, Florida 34471, hereinafter called "*Grantor*"¹, and **MARION COUNTY**, a Political Subdivision of the State of Florida, whose address is 601 SE 25th Avenue, Ocala, Florida 34471-2626, hereinafter called "*Grantee*".

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), 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 sanitary sewer utilities infrastructure by Grantee, and related facilities including, without limitation, above-ground and underground water, underground sanitary sewer lines and force mains (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:

SEE ATTACHED EXHIBIT "A"

The easement rights specifically include: (a) the right of perpetual 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 decrease or increase, or to change the quantity and type of, the Facilities; (c) 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; and (d) 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 (except fences) shall be located, constructed, excavated, or created within the Easement Area which would unreasonably interfere with the Grantees easement rights granted hereunder. Any proposed fence installation with appropriate gates must be approved by the Marion County Utilities Department and must allow reasonable access to Grantee's Facilities

¹ Wherever the context so admits or requires, the terms "*Grantor*" and "*Grantee*" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever. Grantor represents and warrants that the Easement Area does not constitute the homestead of Grantor, nor is it a part of any parcel of real property claimed by the Grantor as homestead under the laws of the State of Florida.

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

Signed and sealed in our presence as witnesses:

J. Warren Bullard
Print Name: J. Warren Bullard

Joseph P. Bullard
Print Name: JOSEPH P. BULLARD

PHYLLIS A. LARSON AMENDED AND RESTATED REVOCABLE LIVING TRUST AGREEMENT

BY: PHYLLIS A. LARSON INDIVIDUALLY & AS TRUSTEE

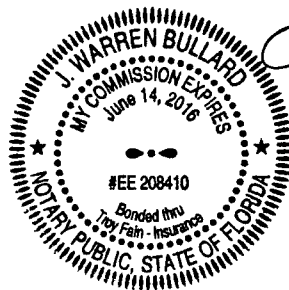
Phyllis A. Larson
PHYLLIS A. LARSON

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing GRANT OF GENERAL UTILITY EASEMENT was acknowledged before me by **PHYLLIS A. LARSON, INDIVIDUALLY & AS TRUSTEE OF THE PHYLLIS A. LARSON AMENDED AND RESTATED REVOCABLE LIVING TRUST AGREEMENT** on behalf of the Trust, on this 17th day of September, 2012, who is:

Personally known to me, OR
 Produced a driver's license as identification.

J. Warren Bullard
Notary Public, State of Florida
My Commission Expires: _____

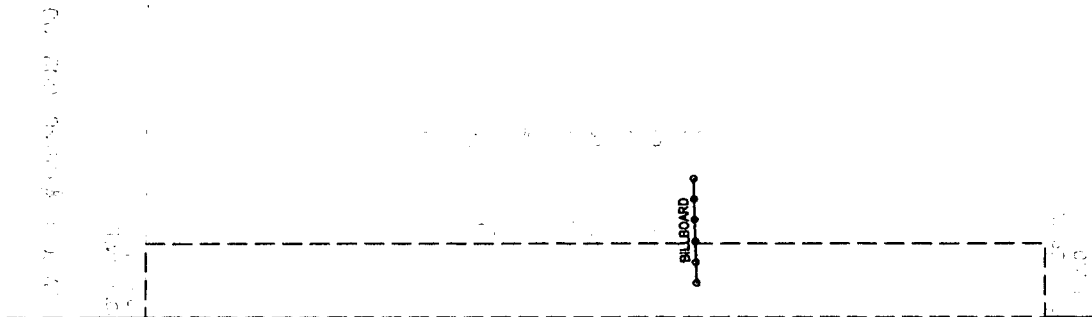
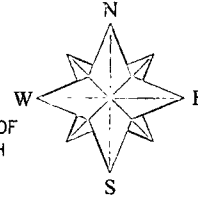


MAP OF SKETCH
FOR:
PILOT TRAVEL 326

SHEET 1 OF 1

DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE N.89°17'27"W., ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 1817.07 FEET; THENCE N.00°31'14"E., 43.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD 326, SAID POINT BEING THE POINT OF BEGINNING. THENCE CONTINUE N.00°31'14"E., 25.00 FEET; THENCE S.89°48'31"E., 305.87 FEET; THENCE S.00°11'59"W., 25.00 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD 326; THENCE N.89°48'31"W., ALONG SAID NORTH RIGHT OF WAY, 306.01 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA AND CONTAINING 0.18 ACRES MORE OR LESS.



SR 326

NOTE: THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION.



DATE

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

DAVID C. DE BOUT, P.S.M. - LS 5962



DATE OF SKETCH: AUGUST 7, 2012

| DRAWN: | D.C.D.B | REVISIONS | BY | DATE |
|------------|----------|------------------|-------------|----------|
| CHECKED: | G.H.P. | | | |
| FILE INFO: | 15-14-21 | | | |
| SCALE: | 1" = 50' | COPYRIGHT © 2012 | JOB ORDER # | 11-082SK |