

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

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

GRANT OF GENERAL UTILITY EASEMENT

THIS INDENTURE made this 29th day of October, 2024, by **R.L.R INVESTMENTS, L.L.C.**, whose address is 7340 N. US HWY 27, Ocala, FL 34482, hereinafter called "**Grantor**", and **Marion County, a Political Subdivision of the State of Florida**, whose address is 601 SE 25th Avenue, Ocala, Florida 34471, 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 **Grantee**, its successors or assigns forever, a perpetual non-exclusive easement for the construction, operation and maintenance of utilities infrastructure by **Grantee**, and related facilities including, without limitation, underground water, sanitary sewer lines and force mains (herein called the "*Facilities*") to be located in the Easement Area (defined herein) over, under, across and on the following described land (the "*Easement Area*"), situate, lying and being in Marion County, Florida to wit

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 **Grantee's** 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.

Grantee shall repair and bear all costs associated with any damages caused by the **Grantee** or its employees, agents, contractors or subcontractors to any improvements located within the Easement, its access and/or surrounding area.

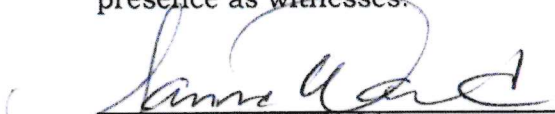
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever. **Grantor** represents and warrants that the Easement Area does not constitute the homestead of **Grantor**, nor is it a part


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.

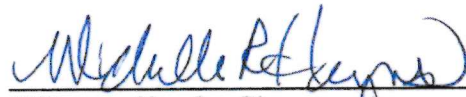
IN WITNESS WHEREOF, the Granter has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered of us
presence as witnesses:

R.L.R. INVESTMENTS, LLC

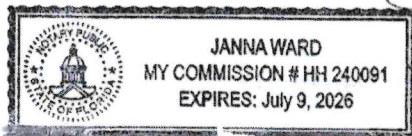

(Witness No. 1 - Signature)
JANNA WARD
(Witness No. 1 - Printed Name)
Address: 7340 N US Hwy 27
Ocala, FL 34482


(Signature of Granter)
Donald R. DeLuca, VP & General Counsel
(Printed Name & Title of Granter)


(Witness No. 2 - Signature)
Michelle R. Haynes
(Witness No. 2 - Printed Name)
Address: 7340 N US Hwy 27
Ocala, FL 34482

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing instrument was acknowledged before me by means of:
X physical presence or ___ online notarization, this 9 day of October, 2024, by Donald R. DeLuca, Vice President and General Counsel of R.L.R. Investments, L.L.C., who is X personally known to me or who has produced _____ as identification; and who acknowledged that he executed this Grant of General Utility Easement freely and voluntarily for the purposes therein expressed.



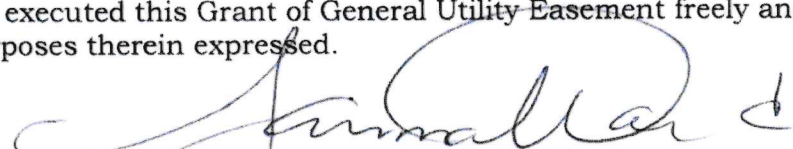
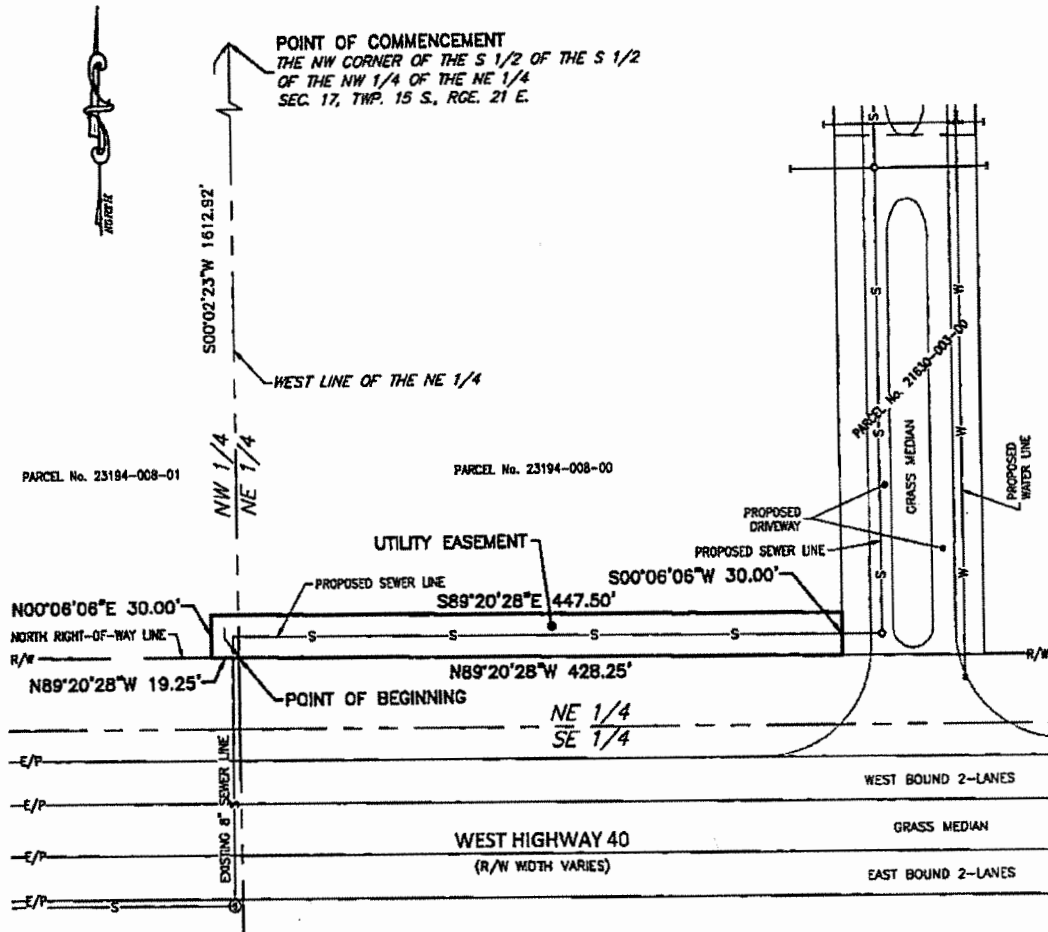

NOTARY PUBLIC, State of FLORIDA
My Commission Expires: 7-9-26
My Commissioner No: 47240091

EXHIBIT "A"



LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE S00'02'23"W, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1612.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 40 (WIDTH VARIES), SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED N89'20'28"W ALONG SAID RIGHT-OF-WAY LINE, 19.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00'06'06"E, 30.00 FEET; THENCE S89'20'28"E, 447.50 FEET; THENCE S00'06'06"W, 30.00 FEET TO A POINT ON AFORESAID RIGHT-OF-WAY LINE; THENCE N89'20'28"W ALONG SAID RIGHT-OF-WAY LINE, 428.25 FEET TO THE POINT OF BEGINNING.

LEGEND

R/W RIGHT OF WAY
 E/P EDGE OF PAVEMENT
 SEC. SECTION
 TWP. TOWNSHIP
 RGE. RANGE

NOTES:

1. THE SKETCH OF LEGAL DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM DATE 1/30/2020 AND INSTRUCTIONS FROM THE CLIENT.

Mekelle M
 Boyer

Digitally signed by
 Mekelle M Boyer
 Date: 2024.07.17 10:57:01
 -04'00'

MEKELLE M. BOYER DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION No. 7398
 STATE OF FLORIDA

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471
 • Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE 1"=100'	DATE 6/10/2024	SHEET 1 OF 1
------------------	-------------------	-----------------