

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

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

Project: Ocala – SR 200 (212015)  
Property Appraiser's Parcel IDs #3502-002-004 & #35300-031-08 (A portion of)

## GRANT OF GENERAL UTILITY EASEMENT

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THIS INDENTURE, made this 6 day of February, 2024, by **Marion County**, a Political Subdivision of the State of Florida, whose address is 601 SE 25<sup>th</sup> Avenue, Ocala, Florida 34471, hereinafter called "**Grantee**", and **HP-212015 OCALA, LLC**, a Florida limited liability company, whose address is 101 S. New York Avenue, Suite 211, Winter Park, Florida 32789, hereinafter called "**Grantor**".

### 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, above-ground and underground water, underground sanitary sewer lines and force mains (herein called the "Facilities") all of which items 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, operate, 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.

**Grantor**, shall repair and bear all costs associated with any damages caused by the **Grantor** 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 of any parcel of real property claimed by the **Grantor** as homestead under the laws of the State of Florida. The **Grantor** shall have the right to use the Easement Area subject to the easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement Area by **Grantee** for the purposes granted hereby.

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

ATTEST:

GRANTOR: HP-212015 OCALA, LLC,  
FLORIDA LIMITED LIABILITY COMPANY

Robert Sambar  
(print name): Robert Sambar  
101 S New York Ave Unit 211  
Winter Park, FL 32789  
(address)

BY: [Signature]  
Name: Steven Campisi  
Its: Manager

Michelle Jarae  
(print name): Michelle Jarae  
101 S New York Ave Unit 211  
Winter Park, FL 32789  
(address)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was signed and acknowledged before me by means of  physical presence or  online notarization this 6 day of February, 2024, by Steven J. Campisi, as Manager for HP-212015 OCALA, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me or  has produced a \_\_\_\_\_ as identification.

Michelle Jarae  
Printed/typed name: Michelle Jarae  
Notary Public-State of Florida  
Commission Number: HH 322924  
Commission expires: 10/17/2026



(signature blocks continue on following page)

**ATTEST:**

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

\_\_\_\_\_  
Gregory C. Harrell,  
Clerk of the Court

BY: \_\_\_\_\_  
Michelle Stone, Chair

For use and Reliance of Marion County only,  
Approved as to Form and Legal Sufficiency:

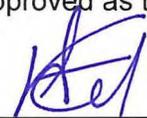
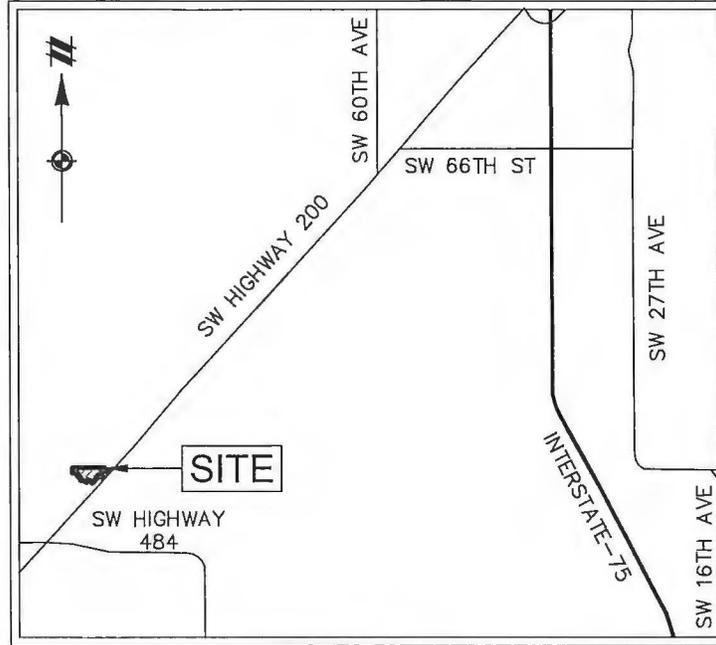
*for*   
\_\_\_\_\_  
Matthew G. Minter  
County Attorney

EXHIBIT "A"

SKETCH OF DESCRIPTION  
10' SANITARY SEWER FORCE MAIN EASEMENT



VICINITY MAP  
(NOT TO SCALE)

NOTES

1. THIS SKETCH WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N00°20'34"E ALONG THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26-16S-20E.
3. THIS IS NOT A BOUNDARY SURVEY.
4. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

SHEET INDEX

SHEET 1:	LEGEND & NOTES
SHEET 2:	SKETCH
SHEET 3:	LEGAL DESCRIPTION

LEGEND

○	ANGLE POINT
—	EASEMENT BOUNDARY LINE
- - -	ADJACENT BOUNDARY LINE
— — —	RIGHT-OF-WAY LINE

ABBREVIATIONS

ORB	=	OFFICIAL RECORDS BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
RW	=	RIGHT-OF-WAY
SQ FT	=	SQUARE FEET

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE.

*Clyde R. Eldredge*  
CLYDE R. ELDRIDGE, PSN

January 29, 2024

DATE

FLORIDA LICENSED SURVEYOR AND MAPPER #7076

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



REVISIONS:

CLIENT: HILLPOINTE, LLC		
DATE: 01/29/2024	JOB: 22000398	
DWG: DLG	CH: KMK	P.M.: CRE
SHEET NO.: 1 OF 3		

SKETCH OF DESCRIPTION

10' SANITARY SEWER FORCE MAIN EASEMENT  
SECTION 26, TOWNSHIP 16 SOUTH,  
RANGE 20 EAST  
MARION COUNTY, FL



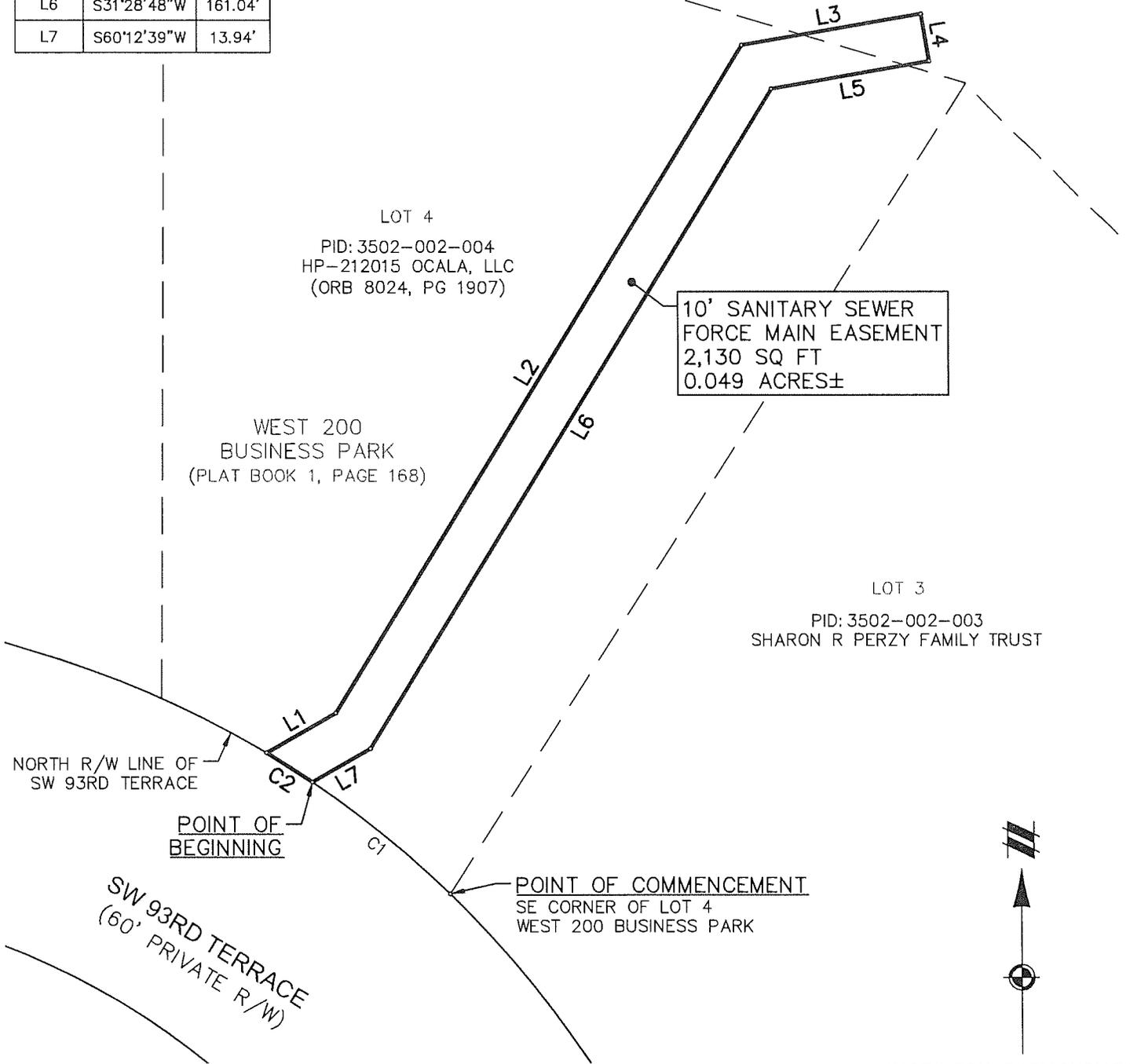
**ATWELL**

866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
1850 PARKWAY PLACE, SUITE 650  
MARIETTA, GA  
770.423.0807  
FLORIDA SURVEY COA# LB 7832

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N60°12'39"E	16.65'
L2	N31°28'48"E	163.00'
L3	N80°07'37"E	37.98'
L4	S09°52'23"E	10.00'
L5	S80°07'37"W	33.46'
L6	S31°28'48"W	161.04'
L7	S60°12'39"W	13.94'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	
C1	36.93'	210.00'	10°04'36"	N50°59'41"W	36.89'	
C2	11.30'	210.00'	3°05'04"	N57°34'31"W	11.30'	

PID: 35300-031-08  
 HP-212015 OCALA, LLC  
 (ORB 8024, PG 1907)



30' 0 15' 30'  
 SCALE: 1" = 30'

SKETCH OF DESCRIPTION

10' SANITARY SEWER FORCE MAIN EASEMENT  
 SECTION 26, TOWNSHIP 16 SOUTH,  
 RANGE 20 EAST  
 MARION COUNTY, FL



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CLIENT: HILLPOINTE, LLC  
 DATE: 01/29/2024 JOB: 22000398  
 DWG: DLG CH: KMK P.M.: CRE  
 SHEET NO.: 2 OF 3

\\GAA\T3\PROJECTS\22000398-OCALA FL SR 200\DWG\SURVEY\FORCE MAIN EASEMENT\_22000398SD-01.DWG 2/5/2024 4:26 PM CLYDE ELDRIDGE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 4 OF WEST 200 BUSINESS PARK, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 168 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 93RD TERRACE AND LYING ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF N50°59'41"W, 36.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°04'36", A DISTANCE OF 36.93 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 93RD TERRACE AND LYING ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF N57°34'31"W, 11.30 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03°05'04", A DISTANCE OF 11.30 FEET TO THE END OF SAID CURVE; THENCE N60°12'39"E, 16.65 FEET; THENCE N31°28'48"E, 163.00 FEET; THENCE N80°07'37"E, 37.98 FEET; THENCE S09°52'23"E, 10.00 FEET; THENCE S80°07'37"W, 33.46 FEET; THENCE S31°28'48"W, 161.04 FEET; THENCE S60°12'39"W, 13.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,130 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

\\CA\ATL\PROJECTS\22000398--OCALA FL SR 200\DWG SURVEY\FORCE MAIN EASEMENT\22000398SD-01.DWG 2/5/2024 4:26 PM CLYDE ELDRENGE

SKETCH OF DESCRIPTION

10' SANITARY SEWER FORCE  
MAIN EASEMENT  
SECTION 26, TOWNSHIP 16 SOUTH,  
RANGE 20 EAST  
MARION COUNTY, FL



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1850 PARKWAY PLACE, SUITE 650  
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770.423.0807

CLIENT: HILLPOINTE, LLC

DATE: 01/29/2024 JOB: 22000398

DWG: DLG CH: KMK P.M.: CRE

SHEET NO.: 3 OF 3