

This instrument was prepared by:
Office of the County Engineer
412 SE 25th Ave
Ocala, FL 34474

Parcel ID # 8009-1176+16, 8001-0153+01 & 8001-0172+01

Job Site Address: Marion Oaks Unit 9 & Marion Oaks Unit 1

**GRANT FOR ELECTRIC UTILITY
EASEMENT
(Limited Liability Company)**

THIS EASEMENT, made this day between **Marion County**, a Political Subdivision of the State of Florida, their heirs, successors and assigns ("GRANTOR") and **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY**, P.O. Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees and transferees ("GRANTEE"):

WITNESSETH, That, for and in consideration of the mutual benefits, covenants and conditions herein contained, GRANTOR grants and conveys to GRANTEE the right, privilege and easement to construct, remove, reconstruct, operate, and maintain in perpetuity overhead and/or underground electric transmission and distribution lines, communication systems and related facilities for providing electric energy services, all of which may be installed or constructed over, under, upon, across, through and within the following described lands in Marion County, Florida, to wit:

See Exhibit "A", Exhibit "B" and Exhibit "C", attached hereto, incorporated herein, and by this reference made a part hereof.

Tax Parcel Number: 8009-1176+16, 8001-0153+01 & 8001-0172+01

The rights herein granted to GRANTEE by GRANTOR are the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines, systems and supporting structures (including poles) and related facilities, including the right to increase or decrease the number and type of supporting structures (including poles), wires and voltage, over, under and across said land as may be necessary in the construction of a power line, with the right to go upon said land and the land adjacent thereto from time to time as may be necessary to maintain, repair, rebuild, alter and improve said power line and related facilities described hereinabove and all other rights and privileges reasonably necessary or convenient for GRANTEE's safe and efficient operation and maintenance and use of this easement for the purposes described above.

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.

GRANTEE shall, within 12 months after receipt of written request from GRANTOR for any reason, relocate said poles and facilities thereto at no cost to GRANTOR. GRANTOR agrees to make every reasonable effort to provide same rights, privileges and easement over, under, in and upon adjacent County land mutually acceptable for the relocation of GRANTEE's facilities. GRANTEE agrees to make every reasonable effort to relocate its facilities in a timely manner to accommodate GRANTOR's request ahead of 12 month requirement for relocation of its facilities.

GRANTEE shall indemnify and hold GRANTOR harmless from any and all liability, damage, loss, expense, cost, penalty and fees, including reasonable attorney's fees, arising out of GRANTEE's use of GRANTOR's property. Both parties acknowledge that GRANTOR is a governmental entity and GRANTOR does not waive any sovereign immunity protections provided in Section 768.28, Florida Statutes.

GRANTOR hereby warrants and covenants (a) the GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions, and conditions herein contained shall inure and extent to and be obligatory upon the heirs, successors, lessees, and assigns of the respective parties hereto.

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

ATTEST:

GRANTOR:
MARION COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

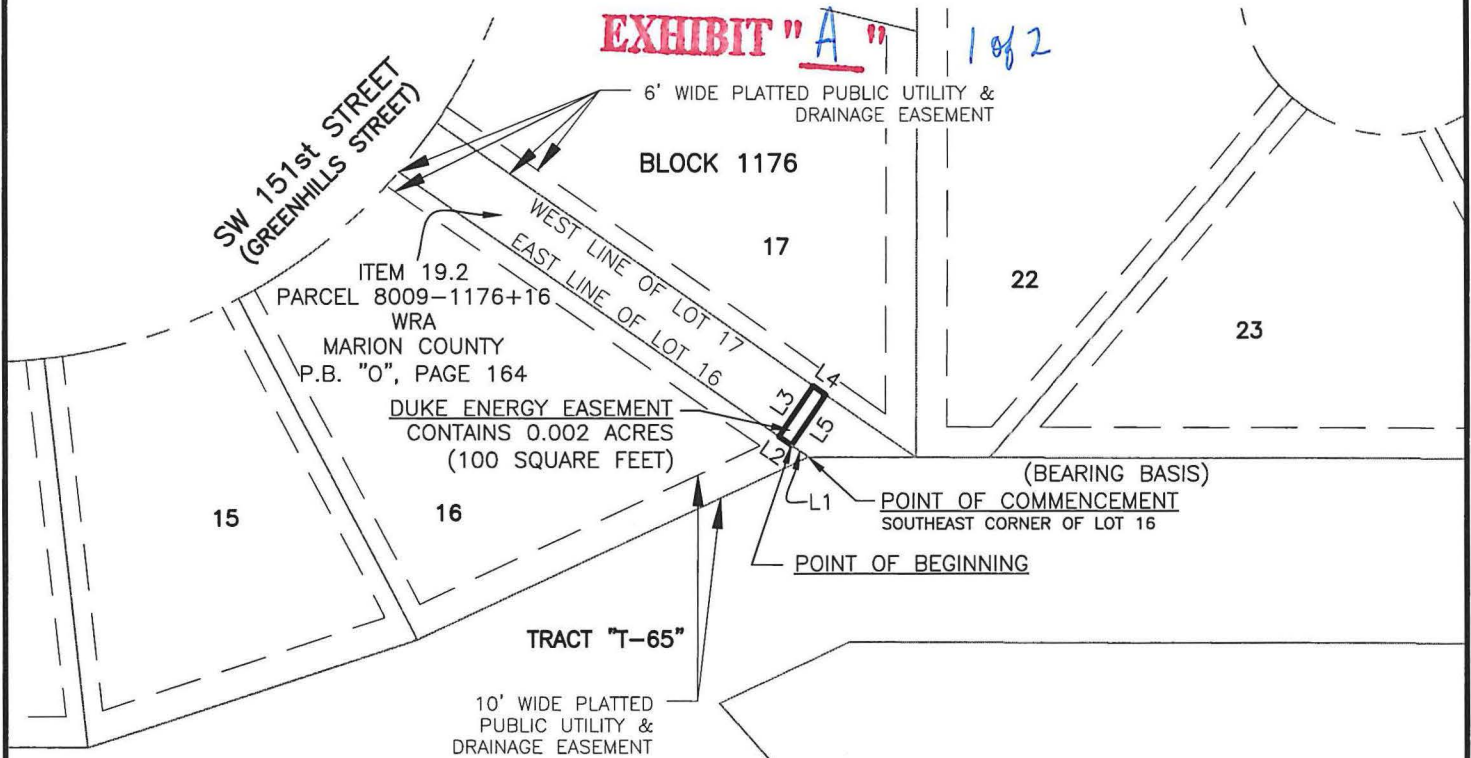
GREGORY C. HARRELL,
CLERK OF THE COURT

JEFF GOLD,
CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



ELIZABETH ALT,
SENIOR ASSISTANT COUNTY ATTORNEY



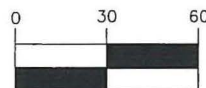
Line Table		
Line #	Direction	Length
L1	N55°15'30"W	6.75'
L2	N55°15'30"W	5.00'
L3	N34°00'16"E	20.00'
L4	S55°15'30"E	5.00'
L5	S34°00'16"W	20.00'

PLATTED DRAINAGE RETENTION AREA

MARION OAKS UNIT 9
P.B. "O", PAGE 164

LEGEND:

P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
WRA WATER RETENTION AREA
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY
P.B. PLAT BOOK



(IN FEET)

1 inch = 60 ft.

GRAPHIC & INTENDED DISPLAY SCALE



SECTION 21
TOWNSHIP 17 SOUTH
RANGE 21 EAST
MARION COUNTY, FL

CERTIFIED TO:
DUKE ENERGY FLORIDA, LLC.



Digitally signed by Gregory
A Prather
Date: 2021.03.24
13:47:51-04'00'

GREGORY A. PRATHER, P.S.M. FLORIDA REGISTRATION No. 5135
PICKETT AND ASSOCIATES, INC. FLORIDA REGISTRATION No. LB 364

DATE

SITE:	108067
LU:	



PICKETT
SURVEYING • ENGINEERING

475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

PROJECT No.	17977-7
DRAWING No.	SD 4983
F.B. / PAGES	867/ 10-56

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



**DUKE
ENERGY.**

11/08/18
DATE

V: N/A
H: 1'=60'
SCALE

ND
DRAWN

ND
TECH

JCS
CHECK

ENGR

LINE ENGINEERING

DESCRIPTION SKETCH
MARION COUNTY

Thor # 2060T1
ROSS PRAIRIE - MARION OAKS

1 OF 2
SHEET

DWG.17977-7-DS-Item 19.2

EXHIBIT "A" 2 of 2*Legal Description:*

Parcel: 8009-1176+16

A portion of a platted drainage right-of-way, Block 1176, of Marion Oaks Unit 9 as recorded in Plat Book "O", Page 164, of the public records of Marion County Florida, lying in Section 21, Township 17 South, Range 21 East, Marion County Florida, being described as follows:

Commence at the Southeast corner of Lot 16, said Block 1176; thence North 55° 13' 30" West, along the East line of said Lot 16, a distance of 6.75 feet to the Point of Beginning; thence continue North 55° 13' 30" West, along said East line, a distance of 5.00 feet; thence North 34° 00' 16" East, a distance of 20.00 feet to the West line of Lot 17, said Block 1176; thence South 55° 15' 30" East, along said West line, a distance of 5.00 feet; thence South 34° 00' 16" West, a distance of 20.00 feet to the East line of said Lot 16 and the Point of Beginning.

Containing 0.002 acres (100 square feet)

Surveyors Notes:

1. North and the bearings shown hereon are referenced to the grid bearing of South 89° 48' 24" East, assumed along the South line of Lot 23, Block 1145 of Marion Oaks Unit 9, as recorded in Plat Book "O", Page 164 of the public records of Marion County, Florida.
2. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
3. Legal description was prepared by Pickett and Associates, Inc. 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.

CERTIFIED TO:
DUKE ENERGY FLORIDA, LLC.

SITE:	108067
LU:	



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www.pickettusa.com



**DUKE
ENERGY.**

11/08/18
DATE

V: N/A
H: N/A
SCALE

LINE ENGINEERING

DESCRIPTION SKETCH
MARION COUNTY

ND
DRAWN

ND
TECH

JCS
CHECK

ENGR

Thor # 2060T1
ROSS PRAIRIE - MARION OAKS

PROJECT No. 17977-7

DRAWING No. SD 4983

F.B. / PAGES 867/ 10-56

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ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

2 OF 2
SHEET

DWG. 17977-7-DS-Item 19.2

EXHIBIT "A"

THIS IS NOT A SURVEY

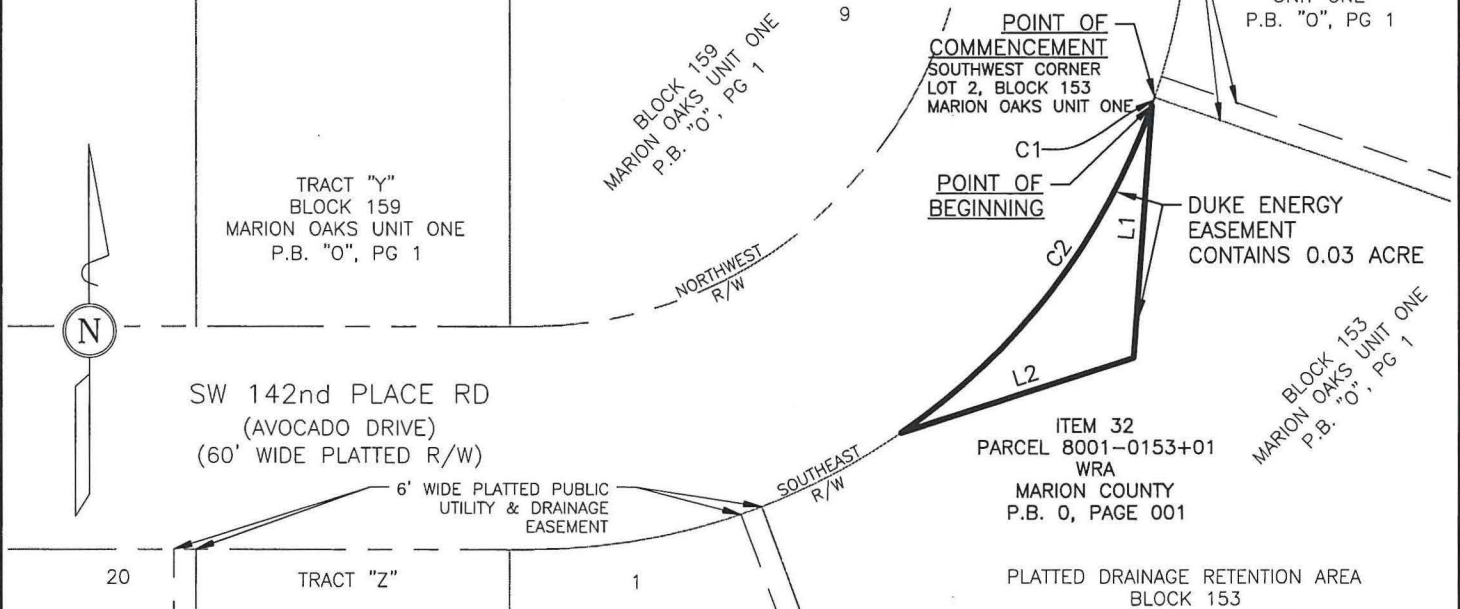
ITEM 32

Line Table

Line #	Direction	Length
L1	S4°12'52"W	67.97'
L2	S72°10'55"W	66.11'

Curve Table

Curve #	Length	Radius	Δ	Chord Bearing	Chord Distance
C1	2.26'	179.99'	0°43'05"	S19°18'45"W	2.26'
C2	113.03'	179.99'	35°58'49"	N37°39'41"E	111.18'



LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
WRA WASTE RETENTION AREA
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY
PB PLAT BOOK
PG PAGE



Digitally signed by Gregory A Prather
Date: 2021.03.24 13:51:12-04'00'

GRAPHIC & INTENDED DISPLAY SCALE

CERTIFIED TO:
DUKE ENERGY FLORIDA, LLC.

GREGORY A. PRATHER, P.S.M. FLORIDA REGISTRATION No. 5135
PICKETT AND ASSOCIATES, INC. FLORIDA REGISTRATION No. LB 364

03/12/18

DATE

SITE:	108067
LU:	1701493



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BARTOW, FLORIDA 33830
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PROJECT No. 17977-3

DRAWING No. SD 4384

F.B. / PAGES 867/10-56

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**DUKE
ENERGY**

3/6/18
DATEV: N/A
H: 1"=50'
SCALELW
DRAWNLW
TECHND
CHECKMLH
ENGR

LINE ENGINEERING

DESCRIPTION SKETCH
MARION COUNTYTHOR#: 2060T1
ROSS PRAIRIE - MARION OAKS1 OF 2
SHEET

DWG. 17977-3-DS-Item 32

EXHIBIT "B" 2 of 2

Legal Description:

Parcel: 8001-0153+01

A portion of a platted drainage retention area of Block 153, Marion Oaks Unit One, Plat Book "O", page 1, recorded in the public records of Marion County Florida, lying in Section 15, Township 17 South, Range 21 East, Marion County Florida, being described as follows:

Commence at the southwest corner of Lot 2, Block 153, of said Marion Oaks Unit One, said point being on a curve concave northwesterly having a radius of 179.99 feet; thence southwesterly along the southeasterly right-of-way of Southwest 142nd Place Road, and along said curve to the right through a central angle of 00° 43' 05", an arc distance of 2.26 feet (Chord Bearing = South 19° 18' 45" West, Chord Distance = 2.26') to the Point of Beginning; thence South 04° 12' 52" West, a distance of 67.97 feet; thence South 72° 10' 55" West, a distance of 66.11 feet to a point on the said southeasterly right-of-way of Southwest 142nd Place Road and a non-tangent curve concave northwesterly having a radius of 179.99 feet; thence northeasterly along said curve to the left through a central angle of 35° 58' 49", an arc distance of 113.03 feet (Chord Bearing = North 37° 39' 41" East, Chord Distance = 111.18 feet) to the Point of Beginning.

Containing 0.03 acre.

Surveyors Notes:

1. North and the bearings shown hereon are referenced to the grid bearing of North 89° 57' 48" West, assumed along South line of Tract "Y", Block 159 of Marion Oaks Unit One as recorded in Plat Book "O", page 1, public records Marion County, Florida.
2. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
3. Legal description was prepared by Pickett and Associates, Inc. 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.

CERTIFIED TO:
DUKE ENERGY FLORIDA, LLC.

SITE:	108067
LU:	1701493



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**DUKE
ENERGY.**

3/6/18
DATE

V: N/A
H: N/A
SCALE

LINE ENGINEERING

DESCRIPTION SKETCH
MARION COUNTY

LW
DRAWN

LW
TECH

ND
CHECK

MLH
ENGR

THOR#: 2060T1
ROSS PRAIRIE - MARION OAKS

PROJECT No. 17977-3

DRAWING No. SD 4384

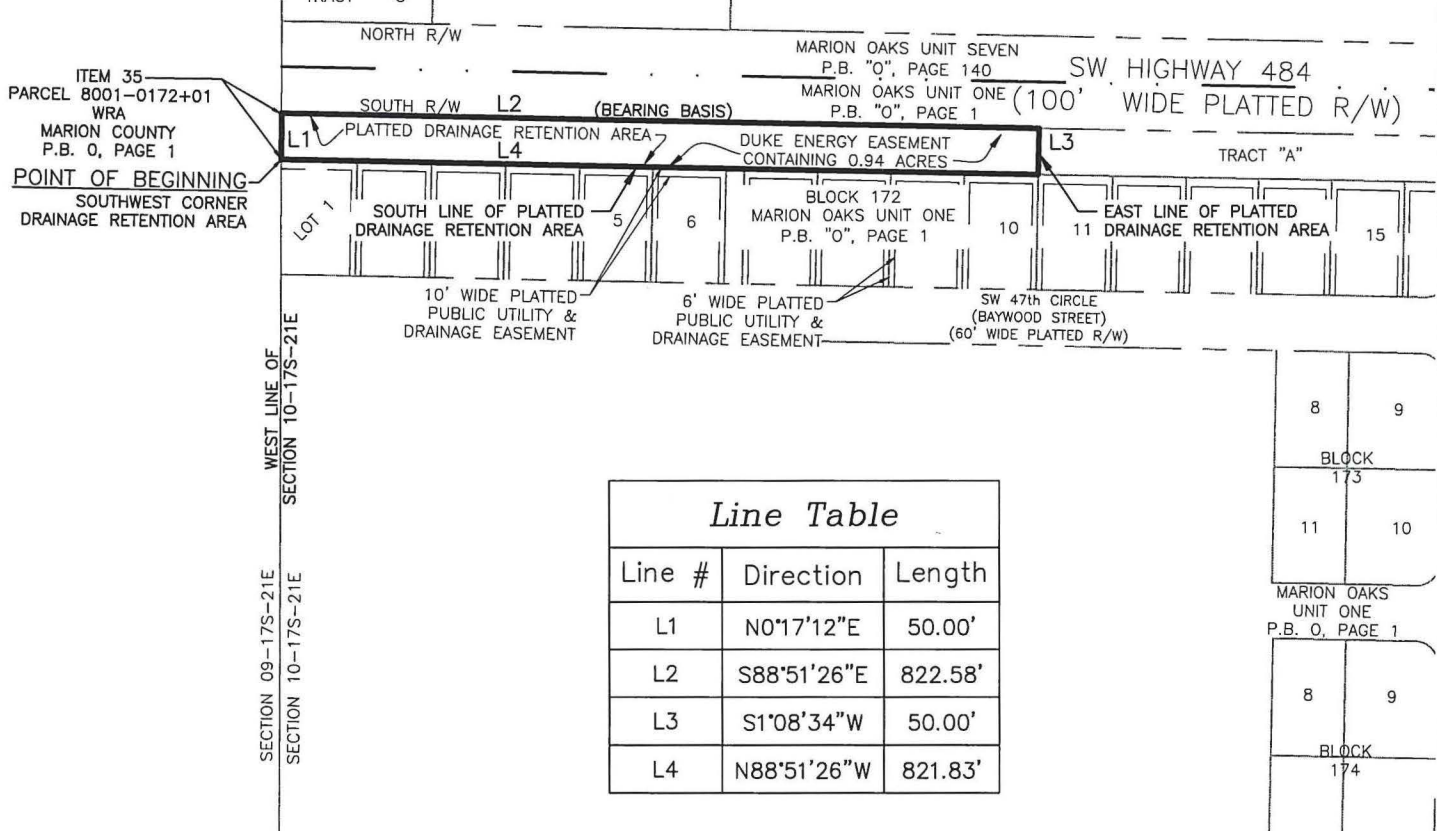
F.B. / PAGES 867/10-56

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LICENSED SURVEYOR AND MAPPER

2 OF 2
SHEET

DWG. 17977-3-DS-Item 32

EXHIBIT "C" 1 of 2

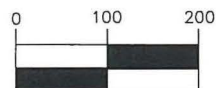


Line Table

Line #	Direction	Length
L1	N0°17'12"E	50.00'
L2	S88°51'26"E	822.58'
L3	S1°08'34"W	50.00'
L4	N88°51'26"W	821.83'

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
PLS PROFESSIONAL LAND SURVEYOR
PRM PERMANENT REFERENCE MONUMENT
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY
ID IDENTIFICATION
PB PLAT BOOK
PG PAGE
WRA WASTE RETENTION AREA



(IN FEET)
1 inch = 200 ft.

GRAPHIC & INTENDED DISPLAY SCALE



SECTION 10
TOWNSHIP 17 SOUTH
RANGE 21 EAST
MARION COUNTY, FL

CERTIFIED TO:
DUKE ENERGY FLORIDA, LLC.



Digitally signed by Gregory A Prather
Date: 2021.03.24 13:53:42-04'00'

3/12/18

DATE

GREGORY A. PRATHER, P.S.M. FLORIDA REGISTRATION No. 5135
PICKETT AND ASSOCIATES, INC. FLORIDA REGISTRATION No. LB 364

SITE:	108067
LU:	1701498



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BARTOW, FLORIDA 33830
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com



DUKE ENERGY

3/6/18
DATE

V: N/A
H: 1"=200'
SCALE

LINE ENGINEERING

DESCRIPTION SKETCH
MARION COUNTY

LW
DRAWN

LW
TECH

ND
CHECK

MLH
ENGR

THOR#: 2060T1
ROSS PRAIRIE - MARION OAKS

PROJECT No.	17977-3
DRAWING No.	SD 4376
F.B. / PAGES	867/10-56

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1 OF 2
SHEET

DWG. 17977-3-DS-Item 35

EXHIBIT "C" 2 of 2

Legal Description:

Parcel: 8001-0172+01

A portion of a platted drainage area. Block 172, Marion Oaks Unit One as recorded in Plat Book "O", page 1, public records of Marion county Florida, lying in Section 10, Township 17 South, Range 21 East, Marion County Florida, being described as follows:

Begin at the southwest corner of said drainage area; thence North 00° 17' 12" East, along the west line of said drainage area and the west line of said Section 10, a distance of 50.00 feet to a point on the south right of way of Southwest Highway 484, a 100 foot wide platted right of way as recorded in said Marion Oaks Unit One; thence South 88° 51' 26" East, along said south right of way of Southwest Highway 484, a distance of 822.58 feet to the northeast corner of said drainage retention area; thence South 01° 08' 34" West, along the east line of said drainage retention area a distance of 50.00 feet to the southeast corner of said drainage retention area; thence North 88° 51' 26" West, along the south line of said drainage retention area, a distance of 821.83 feet to the Point of Beginning.

Containing 0.94 acre.

Surveyors Notes:

1. North and the bearings shown hereon are referenced to the grid bearing of South 88° 51' 26" East, assumed along the south right-of-way of Southwest Highway 484, Marion Oaks Unit One as recorded in Plat Book "O", page 1, public records of Marion County, Florida.
2. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
3. Legal description was prepared by Pickett and Associates, Inc. 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.

CERTIFIED TO:
DUKE ENERGY FLORIDA, LLC.

SITE:	108067
LU:	1701498



PICKETT
SURVEYING • ENGINEERING

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BARTOW, FLORIDA 33830
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com



**DUKE
ENERGY.**

3/6/18
DATE

V: N/A
H: N/A
SCALE

LINE ENGINEERING

DESCRIPTION SKETCH
MARION COUNTY

LW
DRAWN

LW
TECH

ND
CHECK

MLH
ENGR

THOR#: 2060T1
ROSS PRAIRIE - MARION OAKS

PROJECT No. 17977-3

DRAWING No. SD 4376

F.B. / PAGES 867/10-56

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LICENSED SURVEYOR AND MAPPER

2 OF 2
SHEET

DWG. 17977-3-DS-Item 35