

This Instrument Prepared By:
Ann M. Mullins, Land Rights Coordinator
Gainesville Regional Utilities
P.O. Box 147117, Sta. A130
Gainesville, FL 32614-7117

Tax Parcel No. 07878-030-008 and 07878-030-009 and
07878-030-010 and 07878-030-011
Section 18, Township 9 South, Range 20 East

File No. GRU File No. U-E-40-00
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EASEMENT

THIS EASEMENT, made this 18th day of JULY, 2000, by BURKHARDT DISTRIBUTING OF GAINESVILLE, INC. whose post office address is 5905 N.E. Waldo Road, Gainesville, Florida 32609, GRANTOR, and CITY OF GAINESVILLE, Florida, a municipal corporation, whose post office address is P.O. Box 490, Gainesville, Florida 32602, GRANTEE,

pick-up

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One (\$1.00) Dollar to it in hand paid by Grantee, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the Grantee, its successors and assigns, a perpetual easement for the purpose of constructing, operating and maintaining public utilities over, under, upon and through the property located in Alachua County, Florida, as shown in Exhibit "A" attached hereto and as described as follows, to wit:

Lots Eight (8), Nine (9), Ten (10) and Eleven (11) NORTHWEST INDUSTRIAL PARK, UNIT NO. THREE (3) situated in Section 18, Township 9 South, Range 20 East, according to the map or plat thereof as recorded in Plat Book "L", Page 31 of the Public Records of Alachua County, Florida.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for GRANTEE to patrol, inspect, install, alter, improve, repair, rebuild, relocate, and remove distribution facilities; (b) the right for GRANTEE to upgrade the quantity and type of distribution facilities; (c) the right for GRANTEE to clear trees, limbs, undergrowth and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of facilities; (d) the reasonable right for GRANTEE to enter upon lands of the GRANTOR for the purpose of exercising the rights herein granted; and (e) all other rights and privileges reasonably necessary or convenient for GRANTEE's safe and efficient installation, operation and maintenance of facilities and for the enjoyment and use of said easement for the purposes described above.

THIS EASEMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

The parties hereto acknowledge and understand that the grant of the easement for public utilities is a blanket grant over, under, upon and through a certain tract of land being developed by the Grantor as Burkhardt Sales & Service located in the 6000 block of NW 18th Drive, Gainesville, Florida (the "Property"). Grantee shall, upon request, furnish to the Grantor engineering design plans, which reflect the utilities' locations.

The Grantee agrees and understands that it shall not cause any public utilities (or any easements as may be later specifically identified and described) to be located under any buildings. If future development on the property by Grantor necessitates the relocation of any utilities, Grantor agrees to pay all costs of such relocation unless specifically released from such payment by the Grantee.

The Grantor, its successors and assigns, agrees to not cause any buildings, structures or obstacles to be located in a defined area within ten (10) feet of any electric distribution facility, ten (10) feet of any communications facility, ten (10) feet of any water facility, fifteen (15) feet of any sanitary sewer facility, and ten (10) feet for gas facility, or cause an encroachment, which will unreasonably interfere with the Grantee's use

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of any such defined area. Further, Grantee assumes all risk of loss for any moveable object placed within the easement area.

The Grantee agrees that if the surface of the land is disturbed by Grantee during operation and maintenance of its facilities and appurtenances, through no fault of the Grantor, Grantee shall restore the surface of the land as near as possible to the same condition that existed before the surface was disturbed.

In lieu of easement rights over the entire described property, Grantee agrees that the Grantor may, at its sole expense, survey such locations of utilities and provide a metes and bounds description thereof for an easement measuring ten (10) feet for electric distribution facilities, ten (10) feet for communications facilities, ten (10) feet for water facilities, fifteen (15) feet for sanitary sewer facilities, and ten (10) feet for gas facilities, on both sides of the middle of the applicable installed utilities facilities, and that the Grantor may then grant to the Grantee an easement as to such descriptions for public utilities in lieu of the blanket easement described herein. Grantee agrees to execute such documents as may be necessary to effect this understanding and the subsequent release of its blanket easement subject, however, to prior payment by Grantor of any fees and charges relating thereto.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed under seal on the day and year aforesaid.

Signed, sealed and delivered
in the presence of:

BURKHARDT DISTRIBUTING OF
GAINESVILLE, INC.

Clara Arnold

Witness Signature

Print Name: CLARA ARNOLD

By: *Marian Burkhardt*
Marian Burkhardt
CEO

Ann M. Mullins

Witness Signature

Print Name: ANN M. MULLINS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of July, 2000, by Marian Burkhardt, CEO, of Burkhardt Distributing of Gainesville, Inc. a Florida corporation, on behalf of the corporation. She is () personally known to me or; (X) has produced B626-543-31-584 as identification.

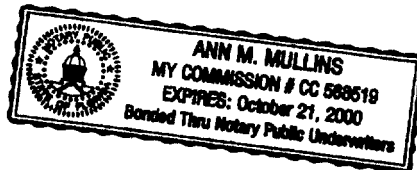
Ann M. Mullins

Signature of Notary

Print Name: ANN M. MULLINS

Notary Public, State of Florida

My Commission Expires:



Approved as to Form and Legality

By: *Raymond O. Manasco Jr.*

Raymond O. Manasco Jr.
Utilities Attorney
City of Gainesville, Florida

EXHIBIT "A"

BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOTS 8-11, NORTHWEST INDUSTRIAL PARK
UNIT NO. 3, SITUATED IN SECTION 18,
TOWNSHIP 9 SOUTH, RANGE 20 EAST,
IN THE CITY OF GAINESVILLE
ALACHUA COUNTY, FLORIDA

DISCUSSION
LOTS 8, 9, 10, AND 11, NORTHWEST INDUSTRIAL PARK, UNIT NO. 3, ACCORDING
TO THE MAP ON PLAT THEREOF, AS RECORDED IN PLAT BOOK
PAGE 31, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LEGEND:
 FOUND 4"x4" CONCRETE MONUMENT (I.D. AS SHOWN)
 FOUND NAIL AND DECK MARKED
 TIE TO CORNER OF ROAD 200' AND CAP MARKED
 T.I.E. 50'S CAP, N.E.
 FOUND 5/8" IRON ROD AND CAP MARKED
 T.I.E. 22'S
 FOUND REBAR - NO IDENTIFICATION
 PAINT
 (P) - REBARRED
 PUBLIC UTILITY EASEMENT
 PUBLIC UTILITY
 1/4" - SPORT-OF-WAY
 WOOD UTILITY POLE
 SAWHOLE ERECTOR MARKING
 OVERHEAD UTILITY LINES
 SAWHOLE ERECTOR MARK
 WATER LINE
 ERECTOR LINES (PER PLAT)
 PUBLIC UTILITIES EASEMENT GRANTED TO CITY OF GAINESVILLE IN
 UTILITY RECORDS BOOK 2277, PAGE 1237, PUBLIC RECORDS OF
 ALACHUA COUNTY, FLORIDA.

SURVEYORS NOTES:

1. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 00°00'07" E FOR THE CENTERLINE OF N.W. 1/4th DRIVE AS SHOWN, SAID BEARING IS IDENTICAL WITH THE RECORD PLAT.
2. NO UNRECORDED ENCUMBRANCE OF UTILITIES OR ERECTOR LINES IS SHOWN.
3. THE SURVEY HAS NO ENCUMBRANCE OF UNDERGROUND FOUNDATIONS WHICH MAY EXIST.
4. UNRECORDED SURVEY HEREON MAY BE ENCUMBRANCE FOR PURPOSES OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR EASEMENTS WERE PLUMBING TO THE SURVEY BY INSTRUMENTS FILED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
5. ERECTOR LINES ARE BASED ON NATIONAL GEODETIC DATUM (NAD 83).
6. DRAINAGE ARE BASED ON NATIONAL GEODETIC DATUM (NAD 83).
7. NOT ALL TREES ON THIS SITE WERE LOCATED AND SHOWN, ONLY THOSE 2" IN DIAMETER AND GREATER AND HARDWOOD TREES 8" IN DIAMETER AND GREATER WERE LOCATED.

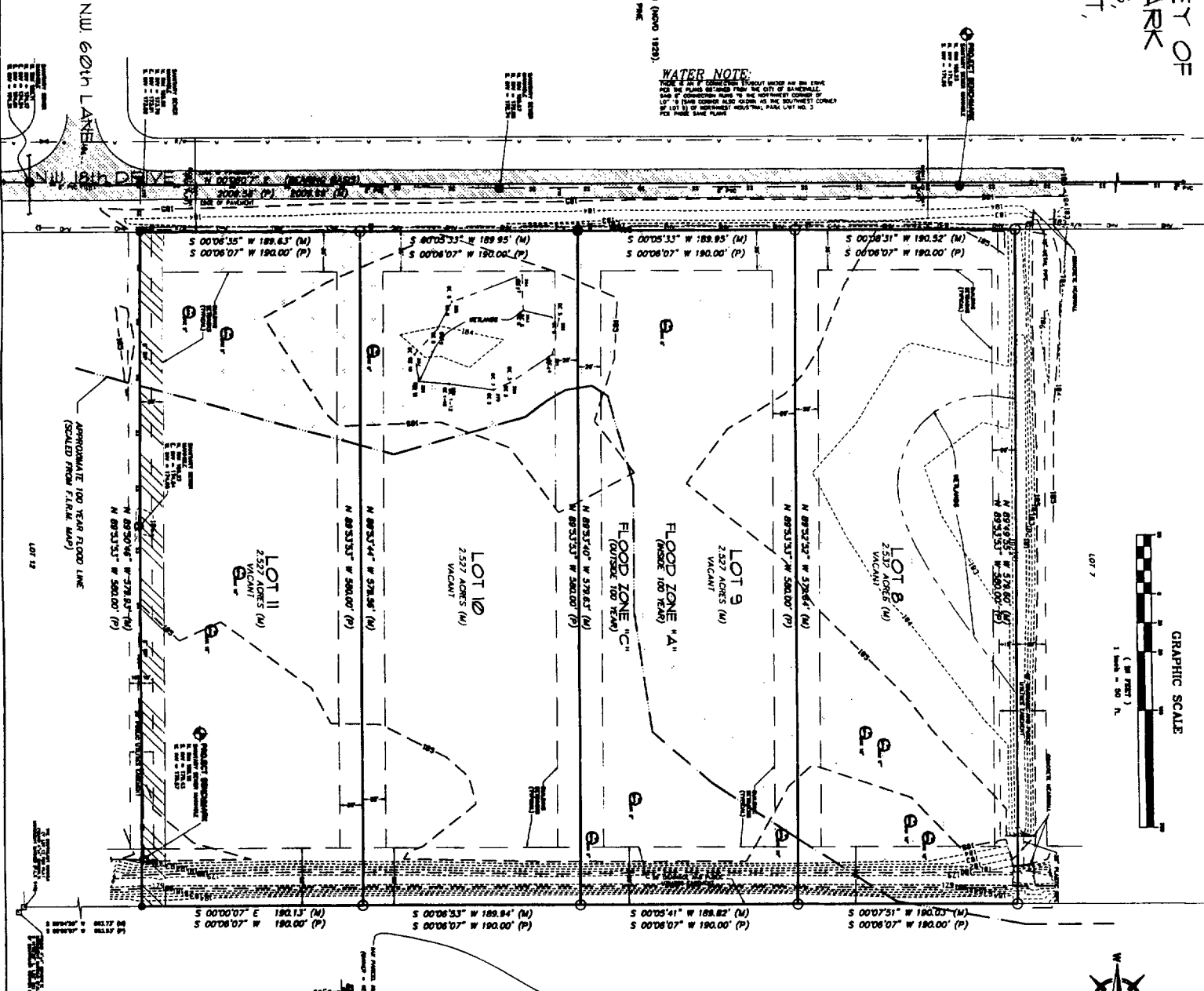
WATER NOTE:
 THIS IS A TOPOGRAPHIC SURVEY. THE LOCATION OF THE CENTERLINE OF N.W. 1/4th DRIVE IS SHOWN AS A CENTERLINE. THE LOCATION OF THE CENTERLINE OF N.W. 1/4th DRIVE IS SHOWN AS A CENTERLINE. THE LOCATION OF THE CENTERLINE OF N.W. 1/4th DRIVE IS SHOWN AS A CENTERLINE.

THIS IS A TOPOGRAPHIC SURVEY OF LOTS 8, 9, 10, AND 11, NORTHWEST INDUSTRIAL PARK, UNIT NO. 3, ACCORDING TO THE MAP ON PLAT THEREOF, AS RECORDED IN PLAT BOOK PAGE 31, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE CITY OF GAINESVILLE, FLORIDA, IS THE OWNER OF THE SURVEYED PROPERTY.

DATE: 3/17/20

BY: KEVIN J. FLANAGAN, REGISTERED PROFESSIONAL SURVEYOR



NO.	DATE	DESCRIPTION	BY
1	3/17/20	ADDED NEW EASEMENT AND DELETED VACATED EASEMENT. ADDED NEW CERTIFICATION, FLOOD ZONE INFORMATION AND LOT AREAS.	J.E.