

Prepared by and Return to:  
Hernando County Attorney's Office  
20 North Main Street  
Brooksville, Florida 34601

### PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 19<sup>th</sup> day of October, 2022, between William Sarver, property owner(s), whose address is 9915 Partera Loop Weeki Wachee, FL 34613, hereinafter referred to as the "Grantor", and **Hernando County Water and Sewer District**, a body corporate and politic of the State of Florida, by and through its Board of County Commissioners, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter referred to as the "Grantee":

#### WITNESSETH:

The Grantor in consideration of the sum of ten dollars and no cents (\$10.00) and other good and valuable consideration in hand paid by the said Grantee to the Grantor, receipt whereof is hereby acknowledged, has granted, quitclaimed and conveyed unto the said Grantee, its successors and assigns forever, a Perpetual Utility Easement and right-of-way, hereinafter referred to as the "Easement", for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and/or maintaining public utility facilities in, upon, under, over, across and through the following described land in the County of Hernando, State of Florida, to wit:

See **Exhibits "A" and "B"** (legal description and sketch consisting of 2 sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: 1700644

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted, so long as the land is restored to as good or better condition than originally found upon completion of construction or maintenance.

Grantor covenants to the Grantee that it is lawfully seized of said land and that it has good, right and lawful authority to grant this Easement.

Grantor hereby covenants and agrees that the Grantor shall not locate, place, construct, install, create, permit or allow any buildings or permanent structures or obstacles (including but not limited to landscaping, trees, fences and walls) within the Easement and the Grantor shall not interfere with the Grantee's utility facilities within the Easement.

Grantor further covenants to indemnify and hold harmless Grantee from any and all damages and injuries, whether to persons or property, resulting from interference with the Grantee's utility facilities by the Grantor or its officers, directors, employees, agents, guests, heirs, successors, or assigns.

**This Easement shall be recorded in the Public Records of Hernando County, Florida.**

IN WITNESS WHEREOF, Grantor has caused these presents to be duly signed the day and year first above written.

Signed, sealed and delivered in the presence of:

Grantor(s):

(Signature of two Witnesses required by Florida Law)

W/Sarver 10/19/2022  
William Sarver

Witness: Bernard Embden

Print Name: BERNARD EMBDEN

Witness: Macela Embden

Print Name: Magda Embden

STATE OF FLORIDA  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2022, by William Sarver, who are personally known to me or have produced FL DL, as identification.

Misty J Pritchett  
Signature of Notary  
Print Name: Misty J Pritchett  
Notary Public, State of Florida  
Commission No. GG 311293  
My Commission expires: March 13, 2023

(NOTARY SEAL)

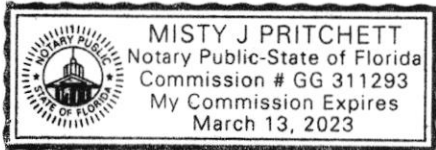


EXHIBIT A

# SPECIFIC PURPOSE SURVEY

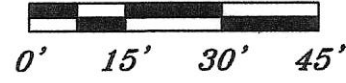
SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

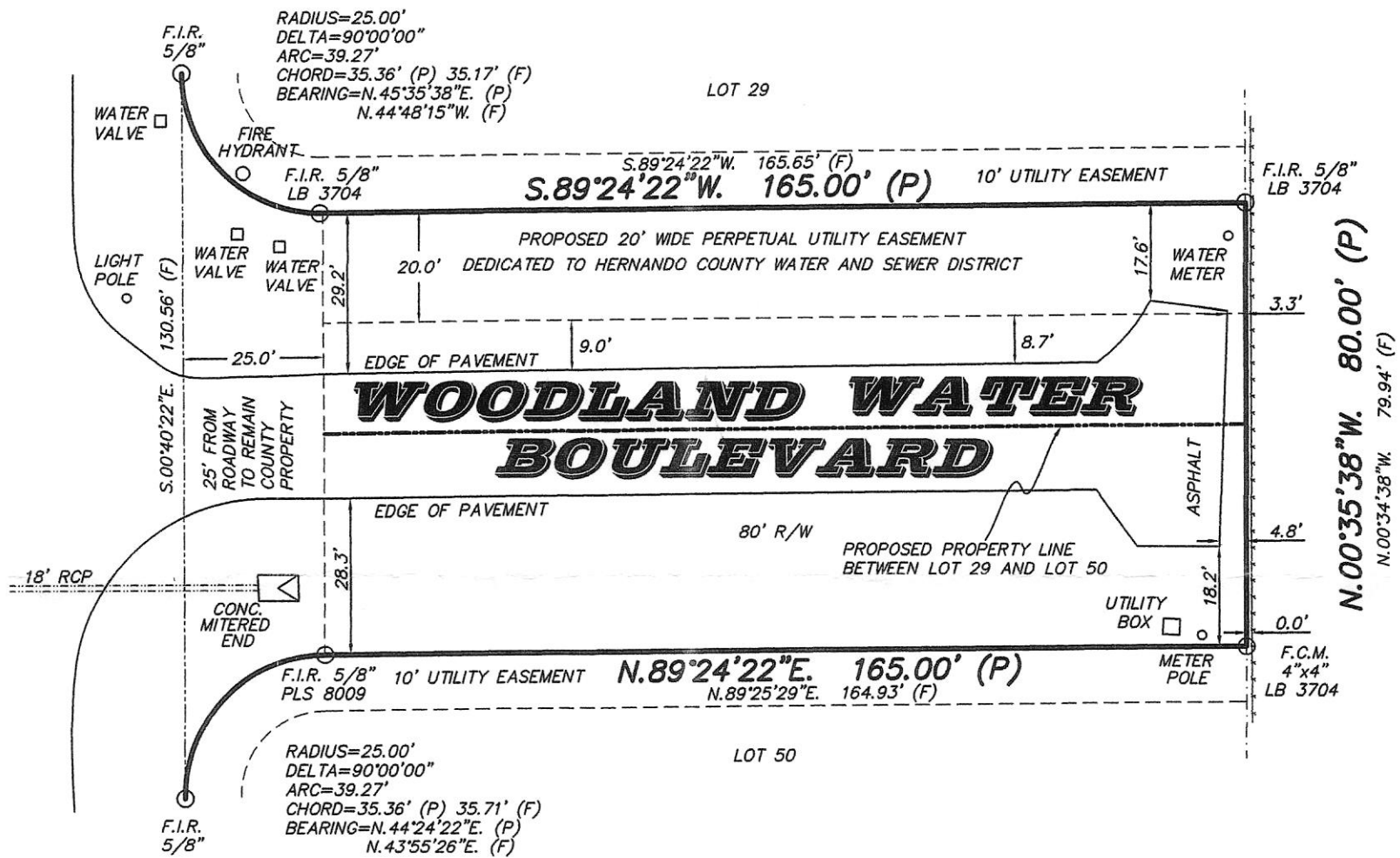
WOODLAND WATER BOULEVARD RIGHT OF WAY BETWEEN LOT 50 AND LOT 29, WOODLAND WATERS PHASE SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 1-3 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SUBJECT TO A 25' COUNTY OWNED BUFFER ON THE WESTERN BOUNDARY OF THE RIGHT OF WAY, TOGETHER WITH A 20 FOOT WIDE UTILITY EASEMENT WITH THE NORTHERN BOUNDARY, EAST TO WEST, ALONG THE PLATTED SOUTHERN PROPERTY LINE OF LOT 29.

SCALE 1" = 30'



**PANTERA LOOP**



CERTIFIED TO:  
JEROME ODELL

BEARINGS ARE BASED ON THE NORTH BOUNDARY LINE AS BEING, "S.89°24'22\"W.", PER PLAT.

## Legend

PC	:Point of Curvature	(P)	:Plat
PT	:Point of Tangency	(D)	:Deed
PRC	:Point of Reverse Curvature	(Desc)	:Description
PCC	:Point of Compound Curvature	(C)	:Calculation
P.I.	:Point of Intersection	(F)	:Field Measured
SIR	:Set Capped Iron Rod 1/2" #6962	SEC.	:Section
FIR	:Found Iron Rod	TWP.	:Township
FIP	:Found Iron Pipe	RGE	:Range
FCM	:Found Concrete Monument	C/L	:Centerline
S.C.M.	:Set Concrete Monument	A/C	:Air Conditioner
SET DISK	:Set P-K Nail & Disk	O/A	:Overall
FND DISK	:Found P-K Nail & Disk	CONC.	:Concrete
FND RRS	:Found Railroad Spike	A.P.O.	:A Part Of
NCF	:No Corner Found or Set	COV.	:Covered
PRM	:Permanent Reference Monument	MAS.	:Masonry
O/H	:Overhead Wires	RES.	:Residence
C.L.F.	:Chain Link Fence	P.B.	:Plat Book
P.O.B.	:Point of Beginning	PG.	:Page
P.O.C.	:Point of Commencement	TYP.	:Typical
P-K	:Parker-Kalon	W.F.	:Wood Fence
O.R.B.	:Official Records Book	EL.	:Elevation
V.G.	:Concrete Valley Gutter	ASPH.	:Asphalt
TBM	:Temporary Benchmark	W.C.	:Witness Corner
BM	:Benchmark	R/W	:Right of Way
PP	:Power/Utility Pole	ESMT.	:Easement
PSM	:Professional Surveyor & Mapper	S/W	:Sidewalk
LB	:Licensed Business	C.B.	:Chord Bearing
RLS.	:Registered Land Surveyor	COL	:Column
ATIMA	:As Their Interests May Appear	SQ.	:Square
SAOA	:It's Successors And/Or Assigns	DIA.	:Diameter
R.C.P.	:Reinforced Concrete Pipe		
U.S.	:United States		

## Surveyor's Notes:

- 1) Property shown hereon appears to be located in Flood Zone "X" per F.I.R.M. No. 12053C 0159D Dated 2-02-12. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification.
- 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
- 3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
- 4) Unless otherwise noted, distances shown hereon refer to plat and field measurements and are measured in U.S. feet.
- 5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.



**DAVID L. SMITH**  
SURVEYING AND MAPPING, INC.

1406 W. LINEBAUGH AVE. Tampa, Fl. 33612  
Phone (813) 935-1960 Fax (813) 933-9446

Certificate of Authorization "L.B. #6962"

### SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 5J-17.050,051,052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

PARTY CHIEF: D.S.  
DRAWN BY: C.B.

J. MICHAEL FUQUA P.S.M. 4192

Signature

Date 10/18/22

Field Date: 08/24/22  
Job Number: 2208-083

## **Exhibit B**

### **LEGAL DESCRIPTION:**

WOODLAND WATER BOULEVARD RIGHT OF WAY BETWEEN LOT 50 AND LOT 29, WOODLAND WATERS PHASE SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 1-3 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SUBJECT TO A 25' COUNTY OWNED BUFFER ON THE WESTERN BOUNDARY OF THE RIGHT OF WAY, TOGETHER WITH A 20 FOOT WIDE UTILITY EASEMENT WITH THE NORTHERN BOUNDARY, EAST TO WEST, ALONG THE PLATTED SOUTHERN PROPERTY LINE OF LOT 29.