

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

### EXCLUSIVE PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 21<sup>st</sup> day of November, 2023, between **Tampa Land Holdings, LLC**, a foreign limited liability company, property owner, whose address is 4550 Darrow Road, Stow, Ohio 44224, 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, an Exclusive 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: R30 423 19 0000 0060 0030

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:

(Signature of two Witnesses required by Florida Law)

Grantor(s):

TAMPA LAND HOLDINGS, LLC  
a foreign limited liability company

By: [Signature]  
Steve Joseph, Manager

Witness: Kathy Eleo

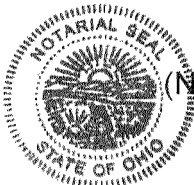
Print Name: Kathy Eleo

Witness: [Signature]

Print Name: Sarah Hinchcliffe

STATE OF ~~FLORIDA~~ Ohio  
COUNTY OF Summit

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of November, 2023, by Steve Joseph, who are personally known to me or have produced \_\_\_\_\_, as identification.



MANDY LUNCEFORD  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 8/1/24

[Signature]  
Signature of Notary  
Print Name: Mandy Lunceford  
Notary Public, State of Florida Ohio  
Commission No. 2018-PE-735366  
My Commission expires: 8/1/24

**EXHIBIT "A"****LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING A PORTION OF LOT 42, MAP OF FARM LOTS 20 TO 43 INC. & A TO J INC. GARDEN GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 53, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3283, PAGE 9, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3283, PAGE 9, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BROAD STREET (U.S. HIGHWAY NO. 41); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: 1) N.26°20'27"E., A DISTANCE OF 726.08 FEET; 2) N.29°35'59"E., A DISTANCE OF 563.48 FEET; 3) N.26°20'27"E., A DISTANCE OF 14.79 FEET TO THE POINT OF BEGINNING;

THENCE N.35°42'04"W., A DISTANCE OF 14.67 FEET; THENCE N.80°42'04"W., A DISTANCE OF 141.93 FEET TO THE NORTH LINE OF SAID CERTAIN PARCEL; THENCE N.89°56'13"E., ALONG SAID NORTH LINE, A DISTANCE OF 122.95 FEET; THENCE S.80°42'04"E., A DISTANCE OF 28.90 FEET; THENCE S.35°42'04"E., A DISTANCE OF 12.34 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S.26°20'27"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,978 SQUARE FEET OR 0.045 ACRES, MORE OR LESS.

**SURVEYOR'S REPORT:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE.
2. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE.

<b>SKETCH OF DESCRIPTION</b>	Date: NOVEMBER 15, 2023 DR		Certification Number LB2108 69374002	
	Job Number: 69374	Scale: 1" = 200'	 <b>SSMC<sup>TM</sup></b> <b>SUE • SURVEY • GIS</b> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 10770 North 46th Street, Suite C-300 Tampa, Florida 33617 (813) 898-2711 e-mail: info@southeasternsurveying.com   Digitally signed by John K Carr Date: 2023.11.15 15:36:07 -05'00'  <b>J. KENNETH CARR, PSM</b> Professional Land Surveyor Number LS5195	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A BOUNDARY SURVEY</b>  SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			
<b>MEAD &amp; HUNT, INC.</b>				

## EXHIBIT "B"

SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N35°42'04"W	14.67'
L2	N80°42'04"W	141.93'
L3	N89°56'13"E	122.95'
L4	S80°42'04"E	28.90'
L5	S35°42'04"E	12.34'
L6	S26°20'27"W	22.64'

NORTH LINE OF OFFICIAL  
RECORDS BOOK 3283, PAGE 9

MAP OF GARDEN GROVE  
FARM LOTS 20 TO 43 INC. & A TO J INC.  
PB.4, PG 53

LOT 43

SUBJECT  
PARCEL

L2

L1

L5

L4

L3

L6

POB

N26°20'27"E  
14.79'

LOT 42

WESTERLY RIGHT OF WAY  
LINE OF BROAD STREET

LOT 41

TAMPA LAND HOLDINGS, LLC  
OFFICIAL RECORDS BOOK 3283, PAGE 9

LOT 40

SOUTHERLY LINE OF OFFICIAL  
RECORDS BOOK 3283, PAGE 9

MAP OF GARDEN GROVE  
FARM LOTS 20 TO 43 INC. & A TO J INC.  
FILED AUGUST 11, 1927 PB.4, PG 53  
HERNANDO COUNTY, FLORIDA

N26°20'27"E 725.22'

BROAD ST / U.S. HIGHWAY 41  
R/W WIDTH VARIES

N29°35'59"E 563.48'

POC

THE SOUTHEAST CORNER OF OFFICIAL  
RECORDS BOOK 3283, PAGE 9



1" = 200'  
GRAPHIC SCALE  
0 200

LEGEND

POB — POINT OF BEGINNING  
POC — POINT OF COMMENCEMENT  
R/W — RIGHT OF WAY  
PB. — PLAT BOOK  
PG — PAGE



**SSMC™**  
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
10770 North 46th Street, Suite C-300  
Tampa, Florida 33617

(813) 898-2711  
Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 69374002

Job No. 69374

Date: NOVEMBER 15, 2023

SHEET 2 OF 2

See Sheet 1 for Description

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEET 1 THROUGH 2