

This instrument prepared by and return to:  
Hernando County Attorney's Office  
20 North Main Street, Suite 462  
Brooksville, Florida 34601-2850

## EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that HERNANDO COUNTY WATER AND SEWER DISTRICT, a body corporate and politic, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 ("Grantor"), for One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto Withlacoochee River Electric Cooperative, Inc., a Florida not-for-profit corporation ("Cooperative"), whose post office address is Post Office Box 278, Dade City, Florida 33526, and to the successors, assigns, lessees, licensees, transferees, permittees, and apportionees of the Cooperative, the perpetual right, privilege and easement to enter upon the following described lands of the Grantor ("Easement Area"), situated in the County of Hernando, State of Florida, and more particularly described as follows:

The Easement Area consists of six feet (6') on either side of the Cooperative's installed facilities as described on Exhibit "A" (legal description) and depicted on Exhibit "B" (sketch), attached hereto and made a part hereof.

Property Appraiser Parcel ID Number: R01 123 20 1445 0000 0300

and to construct, remove, reconstruct, relocate, increase or decrease, install, alter, repair, operate and maintain on, over, or under the Easement Area, and/or in, over, upon or under all streets, roads and highways abutting said lands, electric, communications and/or telecommunication transmission and/or distribution line or lines (including fiber optic and any and all present and future forms of communication), and related facilities or systems, including but not limited to general telecommunication facilities which are not related to the furnishing of electrical energy by the Cooperative (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith); and further agrees that, subject to written approval by the Grantor, the Cooperative may assign its rights under this Easement and thereby be released from any subsequent liability under this Easement.

The Cooperative shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities, including (i) clear, continuous access within the Easement Area, (ii) the reasonable right to enter upon adjoining lands of the Grantor by such route or routes, including roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted, and further including (iii) the right to cut, trim and control the growth, either within or immediately adjacent to the Easement Area, by machinery or otherwise, of trees and shrubbery located within ten feet (10') of the center line of any line or

system or that may interfere with or threaten to endanger the operation and maintenance of any line or system, including any control of the growth or vegetation in or immediately adjacent to the Easement Area which may incidentally and necessarily result from the means of control employed.

The Grantor agrees that all poles, wires and other facilities, installed on, over, or under the Easement Area at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative, and any removal shall not constitute an abandonment of this Easement.

By its acceptance of the Easement, the Cooperative covenants and agrees that exercise of the rights and privileges granted under this Easement shall not damage, impair, obstruct, impede, conflict or interfere with the Grantor's access to and from the property or with the Grantor's utility facilities located in, upon, under, over, across and through the lands described herein. The Cooperative further covenants and agrees to pay all costs and expenses and to indemnify and hold harmless the Grantor from and against all damages and injuries, whether to persons or property, resulting from damage, obstruction, conflict or interference with the Grantor's access or utility facilities by the Cooperative or its officers, directors, employees, agents, contractors, lessees, licensees, transferees, permittees, or apportionees.

The Grantor covenants that it is the owner of the Easement Area.

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by the Board of County Commissioners of Hernando County, Florida, as its Governing Board, acting by the Chairman of said Board of County Commissioners, this 11<sup>th</sup> day of October, 2022.

BOARD OF COUNTY COMMISSIONERS OF  
HERNANDO COUNTY, FLORIDA, AS THE  
GOVERNING BOARD OF THE HERNANDO  
COUNTY WATER AND SEWER DISTRICT

ATTEST:

*Heidi Kuppe, Deputy Clerk*  
for Douglas A. Chorvat, Jr.  
Clerk of the Circuit Court & Comptroller

By:   
Steve Champion, Chairman

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: *Maurice S. Sikora*  
County Attorney's Office



SECTION 01, TOWNSHIP 23 SOUTH, RANGE 20 EAST  
HERNANDO COUNTY, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION FOR POWER UTILITY EASEMENT:


BEING A PORTION OF LOT 30, BRAEWOOD MOBILE HOME SUBDIVISION (UNRECORDED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 30, AS RECORDED IN OFFICIAL RECORDS BOOK 768, PAGE 982 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOT 30, RUN N89°59'31"W, 6.51 FEET TO THE POINT OF BEGINNING; THENCE S00°21'07"E, 41.27 FEET; THENCE N88°06'36"E, 5.34 FEET; THENCE S01°46'43"E, 18.56 FEET; THENCE S87°55'46"W, 19.99 FEET; THENCE N01°11'32"W, 18.63 FEET; THENCE N88°06'36"E, 2.45 FEET; THENCE N00°21'07"W, 41.67 FEET TO THE NORTH LINE OF SAID LOT 30; THENCE ALONG THE NORTH LINE OF SAID LOT 30, RUN S89°59'31"E, 12.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 867.5 SQ.FT. MORE OR LESS.

LEGEND AND ABBREVIATIONS

- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- (C) = CALCULATED
- (R) = RECORD OR PLAT
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SEC = SECTION
- C.L.F. = CHAIN LINK FENCE
- O.R. = OFFICIAL RECORD
- P.G. = PAGE
- FN&D = FOUND NAIL AND DISK
- SIPC = SET IRON PIN AND CAP
- FIPC = FOUND IRON PIN AND CAP
- FCM = FOUND CONCRETE MONUMENT
- ▲ = DESCRIPTIVE POINT
- = FOUND CONCRETE MONUMENT (AS SHOWN)
- = FOUND IRON PIN AND CAP (AS SHOWN)
- △ = FOUND NAIL AND DISK (AS SHOWN)
- FM = FORCEMAIN GATE VALVE

1. BEARINGS ARE BASED ON THE EAST LINE OF TRACT-2, ESTABLISHING AN ASSUMED BEARING OF 90°17'20"E AS LISTED IN THE DEED OF RECORD. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.
2. BASIS FOR SKETCH IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. THIS SKETCH IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
8. THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
9. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12010, MAP NUMBER 12053C, PANEL NUMBER 0336-D, EFFECTIVE DATE 02/02/2012.

2 OF 2 SHEET	DATE	DRAWN BY	BOOK/PAGE	FIELD DATE	CREW	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	 Engineering Planning Surveying Environmental Transportation Construction Management 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142	SURVEYOR'S CERTIFICATE THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA CHARTERED BOARD OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. Digitally signed by Scott M Osborne Date: 2022.07.08 11:38:44 -04'00'	SKETCH & LEGAL DESCRIPTION FOR A POWER UTILITY EASEMENT
	07/08/22	SMO	32/68	07/07/22	JV/RT				
	DATE	COMMENTS							

PREPARED FOR AND CERTIFIED TO: HERNANDO COUNTY UTILITY DEPARTMENT

SECTION 01, TOWNSHIP 23 SOUTH, RANGE 20 EAST  
HERNANDO COUNTY, FLORIDA

EXHIBIT "B"

N.E. CORNER OF  
THE N.W. 1/4 OF  
SEC. 01-23-20  
NOT FOUND  
OR SET

P.O.C. of LOT 30  
NE CORNER OF  
SEC. 01-23-20

NORTH LINE OF SECTION 1-23-20

N89°42'40"W 2658.89' (R)  
N89°59'21"W 2658.59' (C)

LA PINE ROAD (R/W VARIES)

S00°00'00"E 407.18' (R)  
S00°16'05"E 407.32' (C)

LEGAL DESCRIPTION FOR LOT 30:

LOT 30, BRAEWOOD MOBILE HOME SUBDIVISION (UNRECORDED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; GO THENCE N89°42'40"W ALONG THE NORTH LINE OF SECTION 1, A DISTANCE OF 2658.89 FEET; THENCE SOUTH, A DISTANCE OF 407.18 FEET; THENCE S89°42'40"E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH A DISTANCE OF 75.00 FEET; THENCE S89°42'40"E A DISTANCE OF 50.00 FEET; THENCE SOUTH A DISTANCE OF 75.00 FEET; THENCE N89°42'40"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3750 SQ.FT. MORE OR LESS.

BRAEWOOD MOBILE HOME SUBDIVISION  
UNRECORDED

S89°42'40"E 150.00' (R)  
N89°55'08"E 149.90' (M)

P.O.B. of LOT-30  
SIPC LB 7200

HEATHER ST (PLAT) 50' R/W  
HECKLMAN ST (SIGN)

TRACT 2  
OR 3896, PG. 1908

S89°42'40"E 50.00' (R)  
S89°59'31"E 50.07' (M)

TRACT 3  
OR 3122, PG. 1925

LOT 31  
OR 3912, PG. 1932

N00°00'00"W 75.00' (R)  
N00°16'58"W 75.14' (M)

LOT 30  
OR 768, PG. 832

N89°42'40"W 50.00' (R)  
N89°57'42"W 49.98' (M)

LOT 29  
OR 666, PG. 665

S00°00'00"E 75.00' (R)  
S00°16'58"E 75.14' (M)

SCALE: 1"=20'

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°59'31"W	6.51'
L2	S00°21'07"E	41.27'
L3	N88°06'36"E	5.34'
L4	S01°46'43"E	18.56'
L5	S87°55'46"W	19.99'
L6	N01°11'32"W	18.63'
L7	N88°06'36"E	2.45'
L8	N00°21'07"W	41.67'
L9	S89°59'31"E	12.00'
L10	S89°59'31"E	31.56'

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20128-ESMT-3

1 OF 2 SHEET

DATE	DRAWN BY	BOOK/PAGE	FIELD DATE	CREW
07/06/22	SMO	32/68	07/07/22	JV/RT
REVISION				
DATE	COMMENTS			

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**Coastal** engineering associates, inc.  
Engineering Planning Surveying Environmental Transportation Construction Management  
966 Candlelight Boulevard - Brooksville - Florida 34601  
(352) 796-9423 - Fax (352) 799-8359  
EB-0000142

**Scott M Osborne**  
Digitally signed by Scott M Osborne  
Date: 2022.07.08 11:38:10 -04'00'  
SMO IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LB 9038 SUBJECT NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HAND COPIES. ON DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

SKETCH & LEGAL DESCRIPTION FOR A POWER UTILITY EASEMENT  
PREPARED FOR AND CERTIFIED TO: **HERNANDO COUNTY UTILITY DEPARTMENT**