

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

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 28 day of DECEMBER, 2022, between Geraliz I. Castro / Joel Franco, property owner(s), whose address is 9185 Bunting Rd. 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: R18 222 18 4326 0000 0200

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):

Genaly Castro
Joel Franco

(Signature of two Witnesses required by Florida Law)

Witness: Dionicio Franco

Print Name: Dionicio Franco

Witness: Mohab Haraka

Print Name: Mohab Haraka

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 28 day of December, 2022, by _____, who are personally known to me or have produced Florida Driver License, as identification.

EXP. 12/18/2020

Tania Cabrera

Signature of Notary

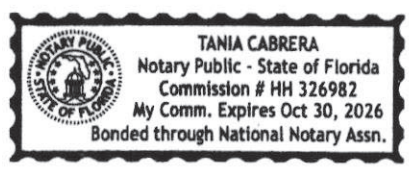
Print Name: Tania Cabrera

Notary Public, State of Florida

Commission No. #HH 326982

My Commission expires: Oct. 30, 2026

(NOTARY SEAL)



SPECIFIC PURPOSE SURVEY

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

LEGAL DESCRIPTION:
ROUGH BARK WAY RIGHT OF WAY BETWEEN LOT 19 AND LOT 20,
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.

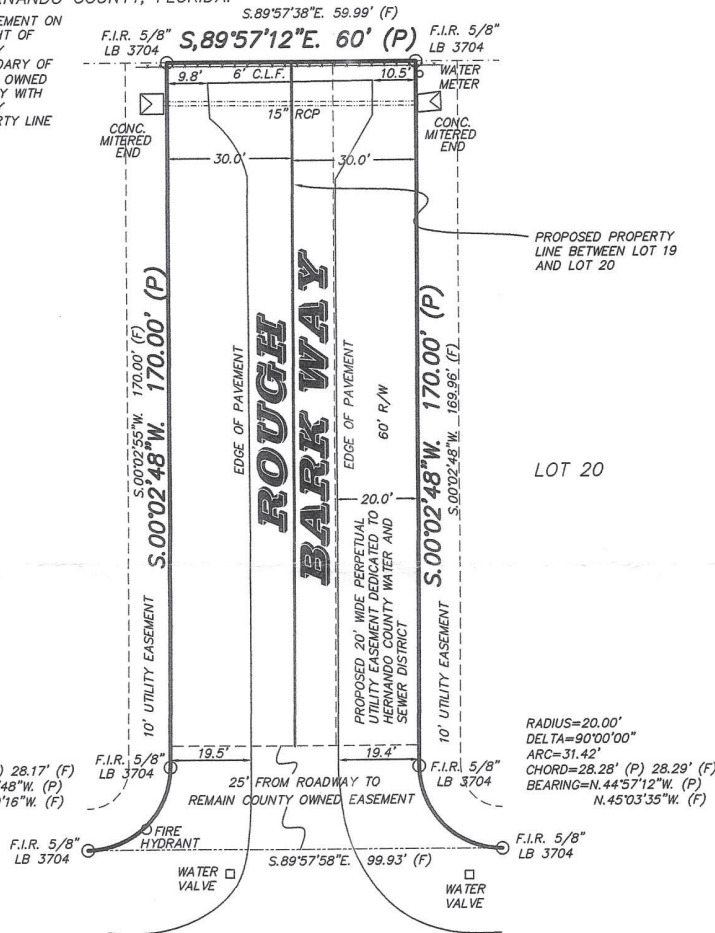
SUBJECT TO A 25' COUNTY OWNED EASEMENT ON
THE SOUTHERLY BOUNDARY OF THE RIGHT OF
WAY, TOGETHER WITH A 20' WIDE UTILITY
EASEMENT FROM THE NORTHERLY BOUNDARY OF
THE RIGHT OF WAY TO THE 25' COUNTY OWNED
EASEMENT ON THE SOUTHERN BOUNDARY WITH
THE EASTERN BOUNDARY OF THE UTILITY
EASEMENT ALONG THE WESTERN PROPERTY LINE
OF LOT 20.

SCALE 1" = 30'
0' 15' 30' 45'



LOT 19

LOT 20



RADIUS=20.00'
DELTA=90°00'00"
ARC=31.42°
CHORD=28.28' (P) 28.17' (F)
BEARING=N.45°02'48\"/>

RADIUS=20.00'
DELTA=90°00'00"
ARC=31.42°
CHORD=28.28' (P) 28.29' (F)
BEARING=N.44°57'12\"/>

CERTIFIED TO:
DEREK VENEMA

PANTERA LOOP

BEARINGS ARE BASED ON THE EAST R/W LINE OF ROUGH BARK WAY AS BEING, "N.00°02'48\"/>

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/A)	:Overall
P.I.	:Point of Intersection	(C)	:Calculation
SIR	:Set Capped Iron Rod 1/2" #8962	(F)	:Field Measured
FIR	:Found Iron Rod	SEC.	:Section
FIP	:Found Iron Pipe	TWP.	:Township
FCM	:Found Concrete Monument	RGE	:Range
S.C.M.	:Set Concrete Monument	C/L	:Centerline
SET DISK	:Set P-K Nail & Disk	A/C	:Air Conditioner
FND DISK	:Found P-K Nail & Disk	O/A	:Overall
FND RRS	:Found Railroad Spike	CONC.	:Concrete
NCF	:No Corner Found or Set	A.P.O.	:A Part Of
PRM	:Permanent Reference Monument	GOV.	:Covered
O/H	:Overhead Wires	MAS.	:Masonry
C.L.F.	:Chain Link Fence	RES.	:Residence
P.O.B.	:Point of Beginning	P.B.	:Plat Book
P.O.C.	:Point of Commencement	PG.	:Page
P-K	:Parker-Kolon	TYP.	:Typical
O.R.B.	:Official Records Book	W.F.	:Wood Fence
V.G.	:Concrete Valley Gutter	EL.	:Elevation
TBM	:Temporary Benchmark	ASPH.	:Asphalt
BM	:Benchmark	W.C.	:Witness Corner
PP	:Power/Utility Pole	R/W	:Right Of Way
PSM	:Professional Surveyor & Mapper	ESMT.	:Easement
LB	:Licensed Business	S/W	:Sidewalk
RLS.	:Registered Land Surveyor	C.B.	:Chord Bearing
ATMA	:As Their Interests May Appear	COL	:Column
ISADA	:It's Successors And/Or Assigns	SQ.	:Square
R.C.P.	:Reinforced Concrete Pipe	DIA.	:Diameter
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 54-17.050,051,052, 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.

J. MICHAEL FUDUA P.S.M. 4192 Date 12/27/22

Field Date: 08/24/22
Job Number: 2208-084

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

EXHIBIT B



David L. Smith

Surveying & Mapping, Inc.
1406 W Linebaugh Avenue
Tampa, FL 33612

Petition 1448571 Rough Bark Way. Easement Legal Description.

Subject to a county owned easement 25 feet from the edge of the roadway on the southern boundary of the right of way, together with a 20 foot wide utility easement from the northern boundary of the right of way, north to south, to the 25 foot county owned easement on the southern boundary of the Right of Way. With the eastern boundary of the easement along the western boundary of the property line of lot 20 and the western boundary of the easement lying 10 feet east of the proposed property line between lots 19 and 20.