

Prepared by and Return to:  
Hernando County Attorney's Office  
20 North Main Street, Suite 462  
Brooksville, Florida 34601-2850

## PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 20th day of July, 2023, between Oak Hills Golf Club, LLC a Florida limited liability company, whose address is 11507 N. Shore Golf Club Blvd, Orlando, FL 32832-5925, 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, installing, inspecting, improving, operating, repairing and/or maintaining public potable water and wastewater 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 a sketch and legal description** consisting of two sheets), attached hereto and made a part hereof by reference.

Parcel ID Number: R32 323 17 5230 0000 00A0

TO HAVE AND TO HOLD the same unto the 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

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JUL 27 2023

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Easement and the Grantor shall not interfere with the Grantee's utility facilities within the Easement.

Grantor further covenants to indemnify and hold harmless the 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, 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:  
(Signatures of two Witnesses required by Florida Law)

Witness: [Signature]  
Print Name: Pamela Melo

Witness: [Signature]  
Print Name: Myung Yoo

Grantor:  
Oak Hills Golf Club, LLC  
a Florida limited liability company

By: [Signature]  
John Caporaletti,  
Manager

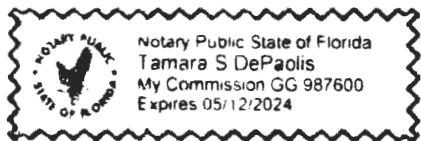
STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 20th day of July, 2023, by John Caporaletti, as Manager of Oak Hills Golf Club, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Notary

[Signature]

(NOTARY SEAL) Notary Public State of Florida  
Commission No. 987600 My Commission Expires: 5/12/2024



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# SKETCH OF DESCRIPTION

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 17 EAST  
HERNANDO COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

## LEGAL DESCRIPTION (20.00' DRAINAGE & UTILITY EASEMENT)

A parcel of land lying within Tract "C", SPRING HILL UNIT 23, as recorded in Plat Book 10 Page 44 of the Public Records of Hernando County, Florida and being more particularly described as follows:

BEGIN at the Southeast corner of said Tract "C" also being the Southwest corner of Lot 45, Block 1567 of said SPRING HILL UNIT 23; thence on the East line of said Tract "C" also being the West line of Lot(s) 45 through 30, Block 1567 of said SPRING HILL UNIT 23 the following five (5) courses, (1) N.19 degrees 12'51"E., a distance of 275.00 feet; (2) on a curve to the right having a radius of 280.00 feet, a central angle of 90 degrees 00'05", a chord length of 395.98 feet and a chord bearing of N.64 degrees 12'53"E., thence on the arc of said curve, an arc length of 439.83 feet to the end of said curve; (3) S.70 degrees 47'09"E., a distance of 174.62 feet; (4) N.12 degrees 13'17"E., a distance of 399.81 feet and (5) N.12 degrees 16'04"E., a distance of 400.00 feet to the Northwest corner of said Lot 30 also being a point on the East line of said Tract "C"; thence N.72 degrees 44'25"W., departing the Northwest corner of said Lot 30 also being a point on the East line of said Tract "C", a distance of 147.47 feet to a point on a curve to the left having a radius of 170.00 feet, a central angle of 14 degrees 46'48", a chord length of 43.73 feet and a chord bearing of N.80 degrees 10'55"W., thence on the arc of said curve, an arc length of 43.85 feet to the end of said curve and the POINT OF BEGINNING; thence continue on a curve to the left having a radius of 170.00 feet, a central angle of 9 degrees 46'56", a chord length of 28.99 feet and a chord bearing of S.87 degrees 32'13"W., thence on the arc of said curve, an arc length of 29.02 feet to the end of said curve; thence N.43 degrees 54'48"E., a distance of 49.42 feet; thence N.05 degrees 49'13"E., a distance of 212.07 feet; thence N.47 degrees 46'11"E., a distance of 18.93 feet; thence S.77 degrees 43'55"E., a distance of 7.39 feet to a point on the East line of said Tract "C"; thence S05 degrees 49'13"W., on the East line of said Tract "C" and its Southerly extension thereof, a distance of 232.22 feet; thence S.43 degrees 54'48"W., a distance of 35.34 feet to the POINT OF BEGINNING.

Parcel contains 0.12 acres, more or less.

## SURVEYOR'S REPORT

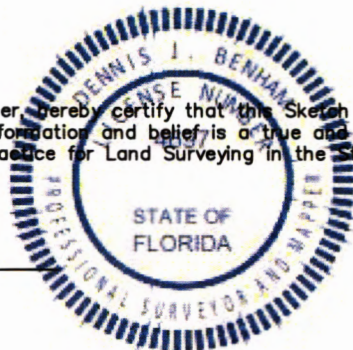
1. This sketch not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. This sketch was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this sketch that may be found in the Public Records of Hernando County, Florida.
4. This is NOT a Boundary Survey.
5. Parcel numbers, owners name, address and zoning shown hereon obtained from the Hernando County Property Appraisers web site.
6. Legal description shown hereon prepared by the undersigned surveyor.
7. Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment, holding the East line of Lot 18, Block 1600, SPRING HILL UNIT 23, as recorded in Plat Book 10 Page 44 of the Public Records of Hernando County, Florida as being S.38 degrees 02'40"W.
8. Subject property contains 0.12 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Sketch of Description was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

07/26/2023

Dennis J. Benham  
Professional Surveyor and Mapper No. 4697  
State of Florida



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PREPARED BY

ACCURATE SURVEY OF FLORIDA, INC.  
4206 NATIONAL GUARD DRIVE  
PLANT CITY, FLORIDA 33563  
TEL: (813) 645-2300  
LICENSE BUSINESS NO. 8211

PREPARED FOR

PROCIVIL 360  
12 SOUTH MAIN STREET  
BROOKSVILLE, FLORIDA 34601

SHEET NAME

SKETCH OF DESCRIPTION  
OAK HILL - 20.00' DRAINAGE & UTILITY EASEMENT  
HERNANDO COUNTY, FLORIDA

CREW CHIEF:

N/A

PROJECT #

OAK HILL

DRAWN BY:

T.L.H.

DATE:

12/10/2021

CHECKED BY:

D.J.B.

SHEET

1

OF

2

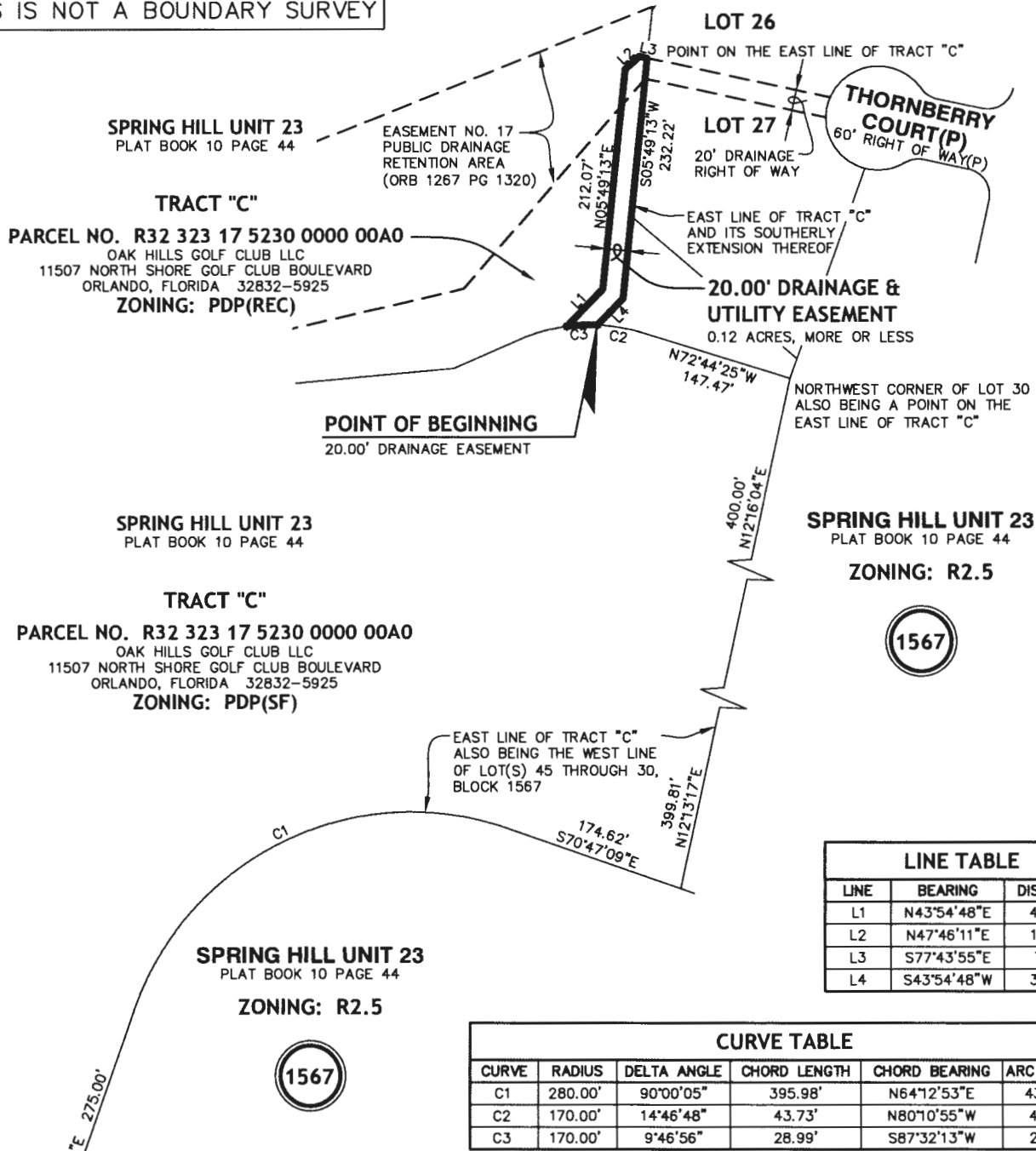
REVISION DATE:

03-22-2023  
07-26-2023 SIGNATURE & SEAL

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SECTION 12, TOWNSHIP 23 SOUTH, RANGE 17 EAST  
HERNANDO COUNTY, FLORIDA

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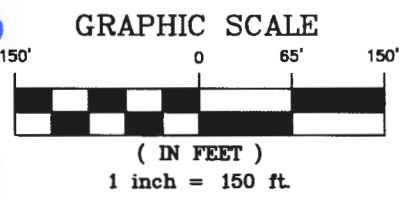


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°54'48"E	49.42'
L2	N47°46'11"E	18.93'
L3	S77°43'55"E	7.39'
L4	S43°54'48"W	35.34'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	280.00'	90°00'05"	395.98'	N64°12'53"E	439.83'
C2	170.00'	14°46'48"	43.73'	N80°10'55"W	43.85'
C3	170.00'	9°46'56"	28.99'	S87°32'13"W	29.02'

**POINT OF COMMENCEMENT**  
20.00' DRAINAGE EASEMENT  
SOUTHEAST CORNER OF TRACT "C"  
ALSO BEING THE WEST LINE OF  
LOT(S) 45 THROUGH 30, BLOCK 1567  
F.C.I.R. 1/2"  
R.L. #2646

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OAK HILL - 20.00' DRAINAGE & UTILITY EASEMENT  
HERNANDO COUNTY, FLORIDA

CREW CHIEF: N/A  
PROJECT #: OAK HILL  
DRAWN BY: T.L.H.  
DATE: 12/10/2021  
CHECKED BY: D.J.B.  
SHEET 2 OF 2  
REVISION DATE:  
03-22-2023  
07-28-2023 SIGNATURE & SEAL