

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

INSTR #2024017192 BK: 4403 PG: 1483 Page 1 of 5  
FILED & RECORDED 3/19/2024 11:40 AM CVW Deputy Clk  
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court  
Rec Fees: \$44.00

## PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 1<sup>ST</sup> day of January, 2024 between **MAXX Spring Hill Partners, LLC**, a Florida limited liability company, whose address is 200 E. Carrillo Street, Suite 300, Santa Barbara, CA 93101, 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** (legal description and sketch consisting of 2 sheets), attached hereto and made a part hereof by reference.

Parcel ID Number: **R15 423 18 0000 0010 0000**

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

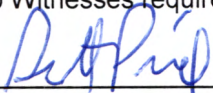
Easement and the Grantor shall not interfere with the Grantee's utility facilities within the Easement. Provided, paving, driveways, sidewalks, curbing and landscaping cover shall be permitted in the Easement.

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.**

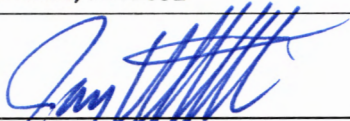
IN WITNESS WHEREOF, Grantor has caused these presents to be duly signed the day and year first above written.

Signed, sealed and delivered  
in the presence of:  
(Signatures of two Witnesses required by Florida Law)

Witness: 

Print Name: SCOTT M. PRICE


Address: 315 E. Robinson Street, Suite 600  
Orlando, FL 32801

Witness: 

Print Name: Jay Wehach

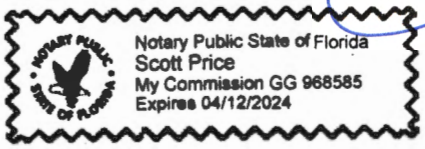
Address: 315 E. Robinson St. #600  
Orlando, FL 32801

Grantor:  
**MAXX SPRING HILL PARTNERS, LLC,**  
a **FLORIDA** limited liability company

By:   
**PATRICK BEACH**  
**MANAGER**

STATE OF FL  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 1/24/24 day of January, 2024, by **PATRICK BEACH**, as **MANAGER** of **MAXX SPRING HILL PARTNERS, LLC**, a **FLORIDA** limited liability company, on behalf of the company. He is personally known to me or has produced            as identification.



(NOTARY SEAL)

Scott Price  
Signature of Notary  
Print Name: \_\_\_\_\_  
Notary Public State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION OF UTILITY EASEMENT-1

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, HOLLAND SPRINGS COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGES 27-28 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°08'26"E, 138.75 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N44°51'34"W, 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE N89°51'34"W, 149.95 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'44", AND A CHORD BEARING AND DISTANCE OF S45°09'34"W, 35.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF BARCLAY AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°10'42"E, 100.00 FEET TO THE PC OF A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'15", AND A CHORD BEARING AND DISTANCE OF S44°50'27"E, 35.37 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.29 FEET; THENCE S89°51'34"E, 688.18 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 16°27'53", AND A CHORD BEARING AND DISTANCE OF N81°54'30"E, 121.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 122.13 FEET TO THE EAST BOUNDARY LINE OF PARCEL 1.0 AS RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 721 OF PUBLIC RECORD HERNANDO COUNTY. THENCE ALONG SAID EAST LINE, RUN S00°10'14"W, 51.91 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 15°34'23", AND A CHORD BEARING AND DISTANCE OF S82°21'14"W, 128.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 129.11 FEET; THENCE N89°51'34"W, 438.29 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S45°08'26"W, 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE S00°08'26"W, 138.75 FEET TO THE NORTH LINE OF SAID LOT 4, HOLLAND SPRINGS COMMERCIAL SUBDIVISION; THENCE ALONG SAID NORTH LINE, RUN N89°51'34"W, 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, AND POINT OF BEGINNING.

CONTAINING 1.16 ACRES MORE OR LESS.

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|---|--|--|--|--|---|--|
| <p>C1 = SEE CURVE TABLE<br/>                 C2 = SEE CURVE TABLE<br/>                 C3 = CALCULATED<br/>                 C4 = PLAT OR MAP<br/>                 C5 = FIELD MEASURED<br/>                 C6 = RECORD OF DEED<br/>                 C7 = FOUND IRON PIN AND ID<br/>                 C8 = FOUND IRON PIN AND CAP<br/>                 C9 = FOUND NAIL AND DISK<br/>                 C10 = FOUND CONCRETE MONUMENT<br/>                 C11 = SET IRON PIN AND CAP<br/>                 C12 = SET CONCRETE MONUMENT<br/>                 C13 = CONCRETE<br/>                 C14 = RESPONSE</p> | <p>CBS = CONCRETE BLOCK STRUCTURE<br/>                 C.L.F. = CHAIN LINK FENCE<br/>                 S.W.F. = BARBED WIRE FENCE<br/>                 H.W.F. = HOOD WIRE FENCE<br/>                 SWF = SODIUM<br/>                 OHP = OVERHEAD POWER<br/>                 EDP = EDGE OF PAVEMENT<br/>                 O.R. = OPTICAL RECORD<br/>                 P.B. = PLAT BOOK<br/>                 P.C. = POINT OF CURVATURE<br/>                 P.T. = POINT OF TANGENT<br/>                 PCP = PERMANENT CONTROL POINT</p> | <p>PRM = PERMANENT REFERENCE MARKER<br/>                 R/W = RIGHT-OF-WAY<br/>                 AC = AIR CONDITIONER PAD<br/>                 CS = CONCRETE SLAB<br/>                 CE = COVERED ENTRY<br/>                 SEC = SECTION<br/>                 MESH = MESHED END SECTION<br/>                 RCP = REINFORCED CONCRETE PIPE<br/>                 TOS = TOP OF SIGN<br/>                 TOL = TOP OF SLOPE<br/>                 PBR = POINT OF BEGINNING<br/>                 PCP = POINT OF COMMENCEMENT<br/>                 IRC = POINT OF REVERSE CURVE<br/>                 PCJ = POINT OF COMPOUND CURVE</p> | <p>+100.0' = EXISTING ELEVATION<br/>                 TP = SIGN<br/>                 FH = FIRE HYDRANT<br/>                 UP = UTILITY POLE<br/>                 LP = LIGHT POLE<br/>                 UG = UTILITY GATE VALVE<br/>                 TR = TELEPHONE SERVICE RISER<br/>                 ET = ELECTRIC TRANSFORMER<br/>                 FCB = FIBER OPTIC BOX<br/>                 WM = WATER METER<br/>                 SM = SURVEY MARKER</p> | <p>UB = UTILITY UTILITY BOX<br/>                 DM = DRAIN MARKER<br/>                 C = FOUND IRON PIN &amp; CAP (AS SHOWN)<br/>                 S = SET IRON PIN AND CAP (1/8" IR LB #7200)<br/>                 D = FOUND NAIL AND DISK (AS SHOWN)<br/>                 S = SET NAIL AND DISK (LB #7200)<br/>                 M = FOUND CONCRETE MONUMENT (AS SHOWN)<br/>                 S = SET CONCRETE MONUMENT (4x4" LB #7200)<br/>                 D = DESCRIPTIVE POINT</p> | <p>1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).<br/>                 2. 30% ADJUSTMENT BEARINGS SHOWN HEREON ARE GRID BEARINGS.<br/>                 3. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.<br/>                 4. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.<br/>                 5. NO UNDERGROUND OR ABOVEGROUND UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE PLACED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE NOTED.<br/>                 6. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. SETTING, OVERSIGHT, WINDOW BELLS, OR UNDERGROUND UTILITIES WERE NOT LOCATED.<br/>                 7. THE OCCURRENCE OF FENCES, IF ANY, EXIST ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.<br/>                 8. ADDITIONAL ELEVATION REPRESENTATIONS OF SURVEY DUMMIES BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.<br/>                 9. THIS SURVEY MAP IS VALID ONLY TO THOSE PORTIONS OR DIVISIONS NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR DISTRIBUTION OF THIS SURVEY MAP.</p> | <p>10. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.<br/>                 11. THIS SURVEY 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.<br/>                 12. THIS PROPERTY IS SUBJECT TO ANY DEEDS, CONTRACTS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.<br/>                 13. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (CS-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.<br/>                 14. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 4.0% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMARITY NUMBER 12010, MAP NUMBER 12000, PANEL NUMBER 0000-D, EFFECTIVE DATE 02/02/2012.</p> |
|---|--|--|--|--|---|--|

22080-SKT-18

EXHIBIT A

DATE	REVISION	BY	REVISION

REUSE OF DOCUMENT  
 THIS DOCUMENT, CONSISTING OF THE INCORPORATED BEARS AND BEARINGS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE MADE, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

**Coastal**  
 Engineers  
 Planning  
 Surveying  
 Environmental  
 Construction Management  
 Professional Services, Inc.

360 Candlelight Blvd.  
 Sarasota, FL 34231  
 Office: 352-796-9423

3703 East Forest Drive  
 Sarasota, FL 34455  
 352-344-2014

EO-0000142  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

**SKETCH ONLY**  
 FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT  
 SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST  
 HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:  
**HERNANDO COUNTY  
 UTILITY DEPARTMENT**

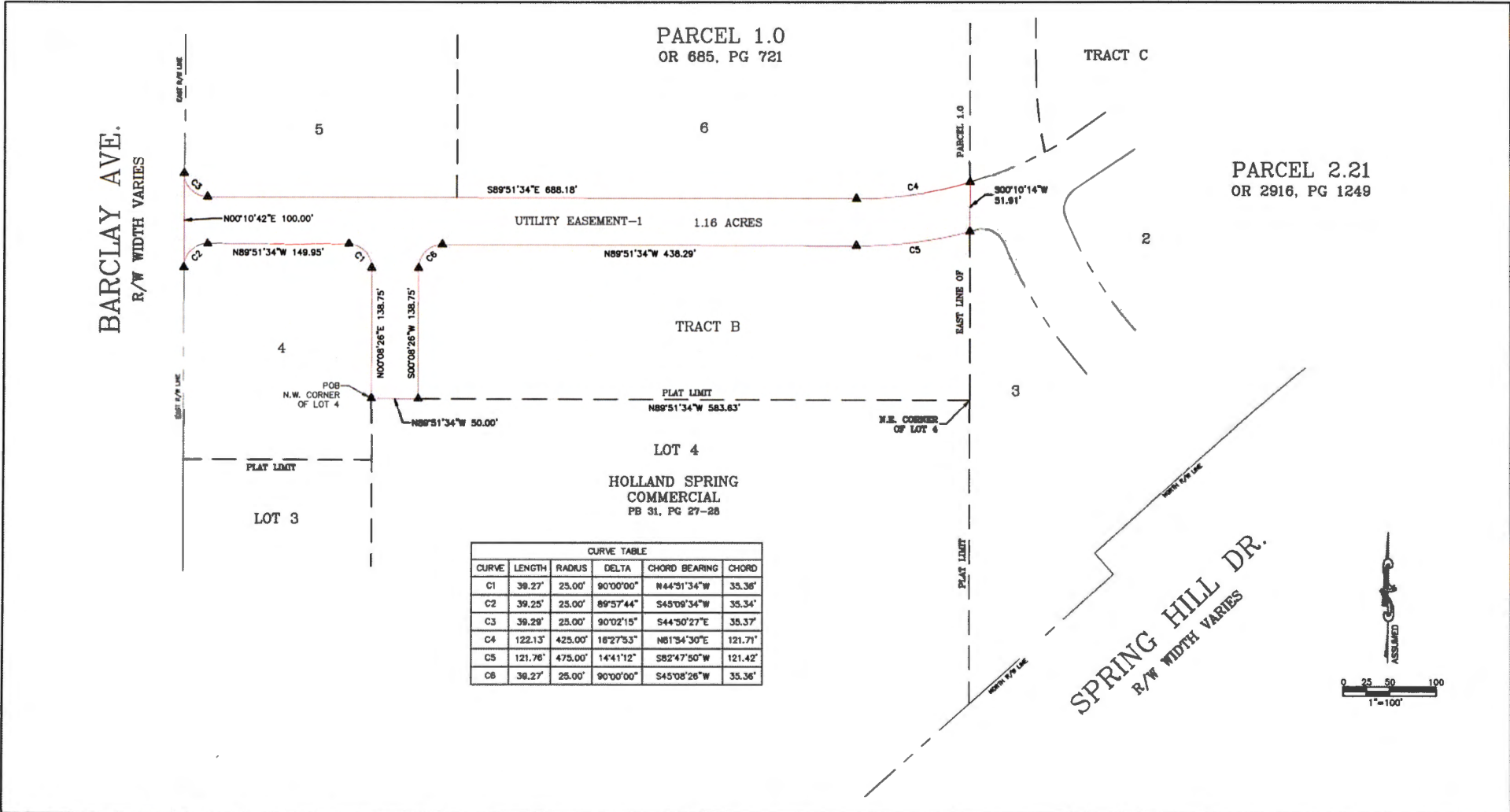
SURVEYORS CERTIFICATE  
 THE SURVEY WERE ALL ACCURATE REPRESENTATIONS OF THE PLANNED IMPROVEMENTS AS DESCRIBED ON DRAWING 24-17 OF THE PLANNED IMPROVEMENTS PLAN.

Scott M Osborne  
 0206 200801 17 140057-0000

DATE: 08/08/2017 17:40:05 EDT

SCOTT M. OSBORNE, P.E., P.S.  
 PROFESSIONAL SURVEYOR AND ENGINEER, LICENSE NO. 17 00000000  
 SCOTT M. OSBORNE, P.E., P.S., LICENSE NO. 17 00000000  
 THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AS APPROVED BY A STATE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND ENGINEER.

EXHIBIT "B"



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	38.27'	25.00'	90°00'00"	N44°51'34"W	35.36'
C2	39.25'	25.00'	89°57'44"	S45°09'34"W	35.34'
C3	38.28'	25.00'	90°02'15"	S44°50'27"E	35.37'
C4	122.13'	425.00'	16°27'33"	N81°34'30"E	121.71'
C5	121.78'	475.00'	14°41'12"	S82°47'50"W	121.42'
C6	38.27'	25.00'	90°00'00"	S45°08'26"W	35.36'

- |   |  |  |   |
|---|--|--|---|
| <ul style="list-style-type: none"> <li>C1 = SET CURVE TABLE</li> <li>(C) = SEE LINE TABLE</li> <li>(P) = FLAT OR MAP</li> <li>(M) = FIELD MEASURED</li> <li>(R) = RECORD OF DEED</li> <li>(F) = FOUND IRON PIN NO ID</li> <li>(FPC) = FOUND IRON PIN AND CAP</li> <li>(FRAD) = FOUND IRON AND DISK</li> <li>(FCM) = FOUND CONCRETE MONUMENT</li> <li>(SPC) = SET IRON PIN AND CAP</li> <li>(SCM) = SET CONCRETE MONUMENT</li> <li>(CONC) = CONCRETE</li> <li>(RES) = RESIDENCE</li> </ul> | <ul style="list-style-type: none"> <li>CBS = CONCRETE BLOCK STRUCTURE</li> <li>C.L.F. = GAMB LIGN FENCE</li> <li>S.L.F. = SAWN LIGN FENCE</li> <li>H.L.F. = HOG LIGN FENCE</li> <li>HW = HICKORIE</li> <li>OSP = OVERHEAD POWER</li> <li>ELEC = ELECTRIC</li> <li>EP = EDGE OF PAVEMENT</li> <li>SR = SURFACE RECORD</li> <li>P.B. = PLAT BOOK</li> <li>PS = PAGE</li> <li>PC = POINT OF CURVATURE</li> <li>PT = POINT OF TANGENT</li> <li>PCP = PERMANENT CONTROL POINT</li> <li>PRM = PERMANENT REFERENCE MARKER</li> <li>R/W = RIGHT-OF-WAY</li> <li>AG = AIR CONDITIONER PAD</li> <li>CS = CONCRETE SLAB</li> <li>CE = COVERED ENTRY</li> <li>SEC = SECTION</li> <li>MES = MIXTURE END SECTION</li> <li>ROP = REINFORCED CONCRETE PIPE</li> <li>TSE = TOP OF BANK</li> <li>TOE = TOE OF SLOPE</li> <li>PCB = POINT OF BEGINNING</li> <li>POC = POINT OF COMMENCEMENT</li> <li>PRC = POINT OF REVERSE CURVE</li> <li>POD = POINT OF COMPOUND CURVE</li> <li>UTS = UTILITY SPICE BOX</li> <li>CMV = CATV MAVER</li> <li>FOI = FOUND IRON PIN &amp; CAP (AS SHOWN)</li> <li>FOI = SET IRON PIN AND CAP (3/4" IR LB #7200)</li> <li>FOI = FOUND IRON AND DISK (AS SHOWN)</li> <li>FOI = SET IRON AND DISK (AS SHOWN)</li> <li>FOI = ELECTRIC SERVICE RISER</li> <li>FOI = ELECTRIC TRANSFORMER</li> <li>FOI = FOUND CONCRETE MONUMENT (AS SHOWN)</li> <li>FOI = SET CONCRETE MONUMENT (4" X 4" LB #7200)</li> <li>FOI = SANITARY MANHOLE</li> <li>FOI = BORN</li> <li>FOI = FIRE HYDRANT</li> <li>FOI = UTILITY POLE</li> <li>FOI = UTILITY GATE VALVE</li> <li>FOI = REINFORCED CONCRETE PIPE</li> <li>FOI = FIBER OPTIC BOX</li> <li>FOI = WATER METER</li> <li>FOI = DESCRIPTIVE POINT</li> </ul> | <ul style="list-style-type: none"> <li>1. BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, BEARING SHOWN HORIZON AND GRID BEARING.</li> <li>2. BASIS FOR SURVEY IS DEED, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.</li> <li>3. NO UNDERGROUND OR ABOVEGROUND UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE PLACED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DATA TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE REQUIRED.</li> <li>4. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. UTILITIES, OVERHEAD, SPOON BILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED. THE OWNERSHIP OF PIPES, IF ANY, DOES, OR ON NEAR THE PROPERTY LINES IS NOT SHOWN BY THIS SURVEY.</li> <li>5. ADDITIONAL DELINEATIONS OF SURVEY CHANGES BY OTHER THAN THE BOUND PARTY OR PARTIES IS PROVIDED BY LAW WITHOUT THE WRITTEN CONSENT OF THE BOUND PARTY OR PARTIES.</li> <li>6. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREIN. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR MISREPRESENTATION OF THIS SKETCH MAP.</li> </ul> | <ul style="list-style-type: none"> <li>7. ELEVATIONS AS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, UNLESS OTHERWISE NOTED.</li> <li>8. THIS SKETCH WAS CONDUCTED BENEFIT THE BENEFIT OF A COMPLETE TITLE SURVEY ON THIS SUBJECT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES IF ANY.</li> <li>9. THIS PROPERTY IS SUBJECT TO ANY DEEDS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR ENCUMBRANCES OF RECORD AND NOT OF RECORD.</li> <li>10. THE EXERCISE USE OF THE PROPERTY AS DESCRIBED HEREIN, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SA-17) OF THE FLORIDA ADMINISTRATIVE CODE, IS "SURVEYS". THE HORIZONTAL DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 1,000 FEET. THE ACCURACY DETERMINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED SAID REQUIREMENT.</li> <li>11. THE PROPERTY DESCRIBED HEREIN APPEARS TO BE IN FLOOD ZONE "A" OVER DETERMINED TO FALL WITHIN OF THE "A" ZONE (CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 13010, MAP NUMBER 13032, PANEL NUMBER 0902-0, EFFECTIVE DATE 02/01/2002.</li> </ul> |
|---|--|--|---|

<p>SKETCH ONLY FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA</p>	<p><b>SKETCH ONLY</b> FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA</p>	<p>PREPARED FOR AND CERTIFIED TO: <b>HERNANDO COUNTY UTILITY DEPARTMENT</b></p>	<p>CONDUCTED BY: <b>Scott M Osborne</b> DATE: 02/04/17</p>
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<p>REUSE OF DOCUMENT THIS DOCUMENT IS THE PROPERTY OF COE ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION BY COE ENGINEERING ASSOCIATES, INC.</p>	<p><b>COE</b> 346 Cantrilright Blvd Browardville, FL 34801 Office: 352-796-9423 ED-0000142 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7300</p>	<p>Engineering Planning Surveying Environmental Construction Management INC. 3703 East Forest Drive Inverness, FL 34453 352-344-2058</p>	<p>DATE: 02/04/17 TIME: 10:00 AM BY: Scott M Osborne DATE: 02/04/17</p>
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