

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 05 day of October, 2022, between **Spring Hill 252, LLC**, a Florida limited liability company, property owner, whose address is 2150 Coral Way, Suite 4, Miami, Florida 33145, 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 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: R29 223 17 2749 00F0 0020

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.

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: Vivek Kumar

Print Name: VIVEK KUMAR

Witness: Hernando Ontegor

Print Name: Hernando Ontegor

Grantor:
SPRING HILL 252, LLC,
a Florida limited liability company

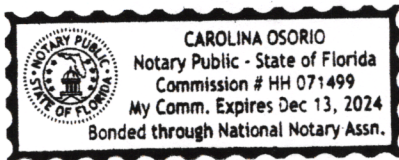
By: [Signature]
Oscar Rodriguez, Jr., Manager

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of October, 2022, by Oscar Rodriguez, Jr., as Manager of Spring Hill 252, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced as identification.

[Signature]
Signature of Notary
Print Name: Carolina Osorio
Notary Public, State of ~~Georgia~~ FLORIDA
Commission No. HH 071499
My Commission Expires: Dec 13, 2024

(NOTARY SEAL)



Exhibits "A" and "B"
(Legal Description and Sketch)

EXHIBIT A

SECTION 29, TOWNSHIP 23 SOUTH, RANGE 17 EAST HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF LOT F-2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT F-2, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE WESTERLY; THENCE 4.67 FEET ALONG THE WESTERLY LINE OF SAID LOT F-2, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1915.31 FEET, A CENTRAL ANGLE OF 00°08'23" AND A CHORD BEARING AND DISTANCE OF N 18°53'03" E, 4.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 10.84 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1915.31 FEET, A CENTRAL ANGLE OF 00°19'27" AND A CHORD BEARING AND DISTANCE OF N 18°39'07" E, 10.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE 4.22 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1855.31 FEET, A CENTRAL ANGLE OF 00°07'49" AND A CHORD BEARING AND DISTANCE OF N 18°33'18" E, 4.22 FEET; THENCE DEPARTING THE WESTERLY LINE OF SAID LOT F-2, S 66°23'47" E, 7.18 FEET; THENCE N 68°02'29" E, 32.61 FEET; THENCE S 21°57'31" E, 15.00 FEET; THENCE S 68°02'29" W, 38.91 FEET; THENCE N 66°23'47" W, 12.17 FEET TO THE POINT OF BEGINNING.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 66°23'47" E | 7.18' |
| L2 | N 68°02'29" E | 32.61' |
| L3 | S 21°57'31" E | 15.00' |
| L4 | S 68°02'29" W | 38.91' |
| L5 | N 66°23'47" W | 12.17' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 1915.31' | 4.67' | 4.67' | N 18°53'03" E | 0°08'23" |
| C2 | 1915.31' | 10.84' | 10.84' | N 18°39'07" E | 0°19'27" |
| C3 | 1855.31' | 4.22' | 4.22' | N 18°33'18" E | 0°07'49" |

PAGE 1 OF 2
LEGAL/SKETCH ONLY
-THIS IS NOT A BOUNDARY SURVEY-

SCALE: 1"=40'
DRAWN BY: ABT
DWG. No.2205-100-37
PROJ. No.2205-100-37

**UTILITY EASEMENT
TAKE 5**

EXTREME SURVEYING OF FLORIDA, INC.

LB No. 7425
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
EMail: alex@extreme-surveying.com

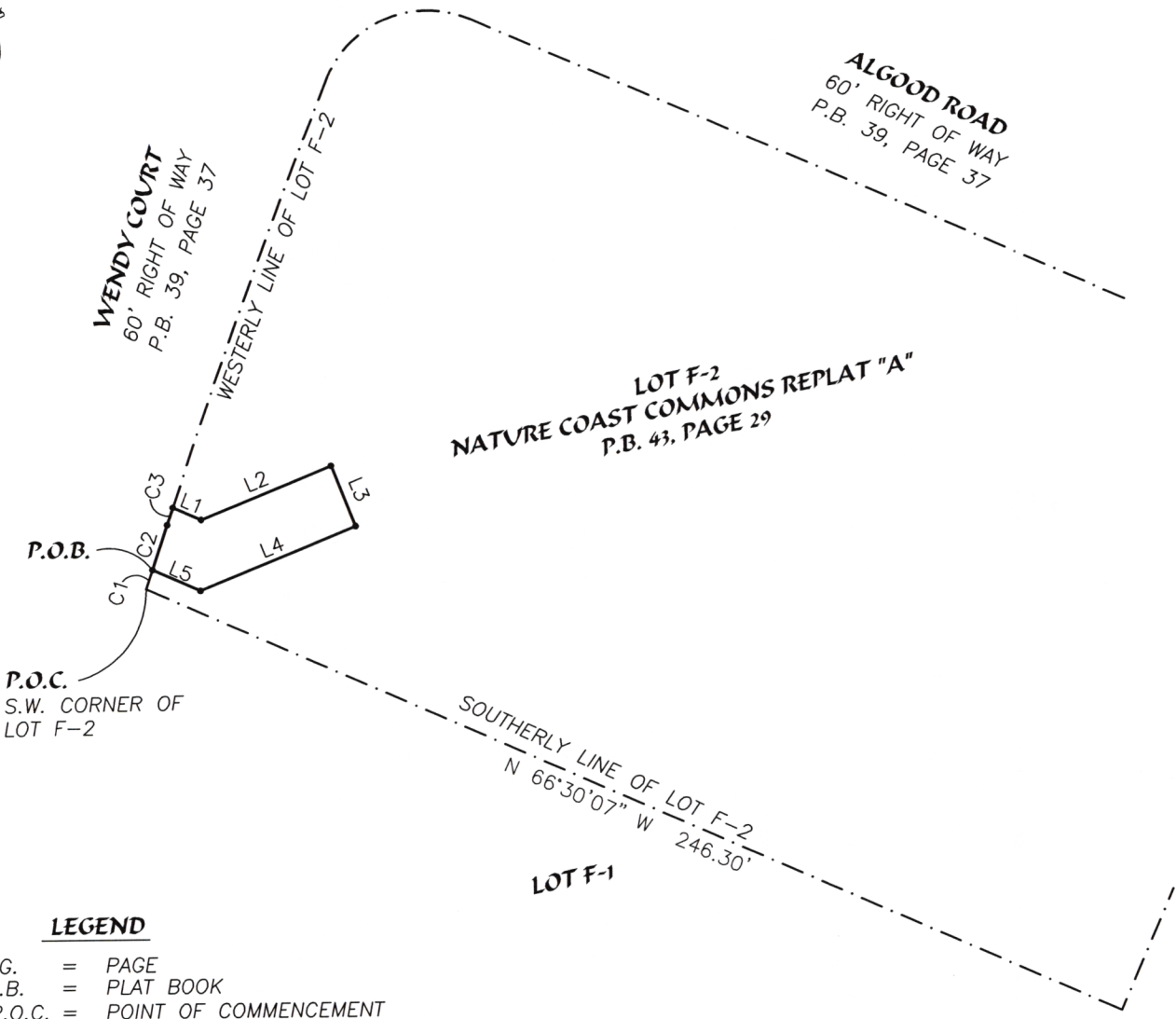


PROFESSIONAL SURVEYING AND MAPPING SERVICES

EXHIBIT B

SECTION 29, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA

1"=40'

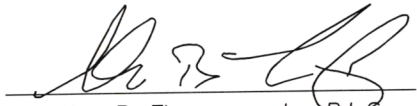



LEGEND

- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY. THIS IS A LEGAL AND SKETCH ONLY.
- 2) BEARINGS REFERENCED TO THE SOUTHERLY LINE OF LOT F-2 AS BEING N 66°30'07" W, PER PLAT.
- 3) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Date Signed: 8-5-22

Alex B. Thompson Jr., P.L.S.
State of Florida No. 5318
Registered Land Surveyor and Mapper

PAGE 2 OF 2
LEGAL/SKETCH ONLY
-THIS IS NOT A BOUNDARY SURVEY-

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