

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

## EXCLUSIVE PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 30 day of May, 2023, between **Wellington at Seven Hills Homeowner's Association, Inc.**, a Florida corporation, property owner, whose address is 400 Wexford Boulevard, Spring Hill, Florida 34609, 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, an Exclusive 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, replacing, and/or maintaining public utility facilities, pipeline, and infrastructure 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: R32 223 18 3542 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

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: *Christine Chalkley*

Print Name: Christine Chalkley

Witness: *Suzette Balaskas*

Print Name: SUZETTE BALASKAS

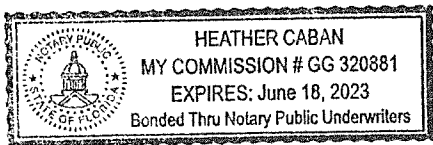
Grantor:  
Wellington at Seven Hills Homeowner's  
Association, Inc., a Florida corporation

By: *Jason Marques*  
Jason Marques, President

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30 day of May, 2023, by Jason Marques, as President of Wellington at Seven Hills Homeowner's Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



*Heather Caban*  
Signature of Notary  
Print Name: Heather Caban  
Notary Public, State of Florida  
Commission No. GG 320881  
My Commission Expires: June 18, 2023

# EXHIBIT A

## SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

### LEGAL DESCRIPTION (UTILITY EASEMENT)

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF WELLINGTON AT SEVEN HILLS, PHASE TEN PER (PLAT BOOK 37, PAGES 11 & 12), THENCE ALONG SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST AND THE SOUTH BOUNDARY LINE OF SAID WELLINGTON AT SEVEN HILLS, PHASE TEN, NORTH 89°34'37" WEST, A DISTANCE OF 711.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32-23-18, NORTH 89°34'37" WEST, A DISTANCE OF 15.00 FEET; THENCE LEAVING SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST AND THE SOUTH BOUNDARY LINE OF SAID WELLINGTON AT SEVEN HILLS, PHASE TEN NORTH 00°25'38" EAST, A DISTANCE OF 17.16 FEET; THENCE NORTH 25°01'32" EAST, A DISTANCE OF 136.14 FEET TO A POINT ON THE EAST LOT LINE OF LOT 1019, WELLINGTON AT SEVEN HILLS, PHASE TEN PER (PLAT BOOK 37, PAGES 11 & 12); THENCE ALONG THE EAST LOT LINE OF LOT 1019, NORTH 45°56'40" EAST, A DISTANCE OF 16.91 FEET TO THE INTERSECTION OF THE EAST LOT LINE OF LOT 1019 AND THE PLATTED 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT PER (PLAT BOOK 37, PAGES 11 & 12), ALSO BEING A POINT OF CURVATURE; THENCE ALONG SAID EASEMENT 8.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE 3°48'36" AND A CHORD BEARING AND DISTANCE OF SOUTH 66°22'50" EAST, 8.98 FEET; THENCE LEAVING SAID 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT, SOUTH 25°01'32" WEST, A DISTANCE OF 148.89 FEET; THENCE SOUTH 00°25'38" WEST, A DISTANCE OF 13.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,440 SQUARE FEET - 0.056 ACRES MORE OR LESS.

#### SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. BASIS OF BEARINGS: PLAT BEARING OF N89°34'37"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST AND THE SOUTH BOUNDARY LINE OF SAID WELLINGTON AT SEVEN HILLS, PHASE TEN, PER (PLAT BOOK 37, PAGES 11 & 12) AS SHOWN HEREON.
3. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
4. THIS DOCUMENT CONSISTS OF 2 SHEETS AND IS NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY.

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFIED TO: DEEB CONSTRUCTION

  
David T. York  
PSM #5875

January 31, 2023

Date of Signature

SEE SHEET 2 OF 2 FOR SKETCH

PROJECT NUMBER:  
22003

FILE:  
22003-UTIL-EXT.DWG

CHECKED BY: CM DTY

SHEET NO. 1 OF 2

**LEGAL DESCRIPTION  
AND SKETCH  
UTILITY EASEMENT  
HERNANDO COUNTY,  
FLORIDA**



**DAVRIS, INC.**

CERTIFICATE OF AUTHORIZATION # 7968

5830 Nebraska Ave.

New Port Richey, FL 34652

Phone: (727) 232-3800

Website: [www.davrisinc.com](http://www.davrisinc.com)

Email: [cm](mailto:cm) or [tw@davrisinc.com](mailto:tw@davrisinc.com)

# EXHIBIT B

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

MAP OF SKETCH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
CI(C)	8.98'	135.00'	S66°22'50"E	8.98'	3°48'36"
C108(P)	9.97'	125.00'	N68°26'16"W	9.97'	4°34'10"

PLAT NORTH



SCALE: 1" = 30'

### LEGEND

- (D) DESCRIPTION MEASUREMENT
- (C) CALCULATED MEASUREMENT
- (P) PLAT
- NO. NUMBER
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK
- PGS. PAGES
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY

LOT 1020,  
WELLINGTON AT SEVEN HILLS,  
PHASE TEN  
(PLAT BOOK 37, PAGES 11 & 12)

LOT 1019,  
WELLINGTON AT SEVEN HILLS,  
PHASE TEN  
(PLAT BOOK 37, PAGES 11 & 12)

LOT 1003,  
WELLINGTON AT SEVEN HILLS,  
PHASE TEN  
(PLAT BOOK 37, PAGES 11 & 12)

LOT 1002,  
WELLINGTON AT SEVEN HILLS,  
PHASE TEN  
(PLAT BOOK 37, PAGES 11 & 12)

TRACT "A"  
(PLAT BOOK 37, PAGES 11 AND 12)

TRACT "A"  
(PLAT BOOK 37, PAGES 11 AND 12)

N00° 25' 38" E  
17.16'

N89° 34' 37" W  
15.00'

S00° 25' 38" W  
13.89'

(BASIS OF BEARING)  
N89° 34' 37" W

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF THE  
NORTH 1/2 OF THE SOUTH 1/2  
OF SECTION 32-23-18

POINT OF BEGINNING  
A POINT ON THE SOUTH LINE OF THE  
NORTH 1/2 OF THE SOUTH 1/2 OF  
SECTION 32, TOWNSHIP 23 SOUTH,  
RANGE 18 EAST

SOUTH LINE OF THE NORTH 1/2 OF THE  
SOUTH 1/2 OF SECTION 32, TOWNSHIP  
23 SOUTH, RANGE 18 EAST, ALSO BEING  
THE SOUTH LINE OF WELLINGTON AT  
SEVEN HILLS, PHASE TEN

R HEARTHSTONE LOT OPTION POOL 04 LP,  
PARCEL#R32 423 18 0000 0050 0000  
(O.R. BOOK 4120, PGS. 654 - 656)

FUTURE LOT 63,  
VERANOS, PHASE TWO

FUTURE 15' UTILITY EASEMENT,  
VERANOS, PHASE TWO  
FUTURE LOT 62,  
VERANOS, PHASE TWO

FUTURE LOT 61,  
VERANOS, PHASE TWO  
SEE SHEET 1 OF 2, FOR LEGAL DESCRIPTION

FUTURE LOT 60,  
VERANOS, PHASE TWO

PROJECT NUMBER:  
22003

FILE: 22003-L&S.dwg

CHECKED BY: CNM DTY

SHEET NO. 2 OF 2

**LEGAL DESCRIPTION  
AND SKETCH  
UTILITY EASEMENT  
HERNANDO COUNTY,  
FLORIDA**



**DAVRIS, INC.**

CERTIFICATE OF AUTHORIZATION # 7968

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New Port Richey, FL 34652

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Website: www.davrisinc.com

Email: cm or tw@davrisinc.com