

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

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 21 day of MARCH, 2025, between Grazyna Machnik, an individual, whose address is 10470 Hobson Street, Spring Hill, Florida 34608-5029, 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 sketches consisting of 2 sheet's) attached hereto and made a part hereof by reference.

Parcel ID Number: R21 223 17 1579 0000 00A0

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):
Company Name (if applicable)

(Signature of two Witnesses required by Florida Law)

Witness: D. Karwat

By: Grazyna Machnik
Grazyna Machnik, Owner

Print Name: Danuta Karwat
Address: 9559 Northcliffe Blvd
Spring Hill FL 34608

Witness: Pawel Nowakowski

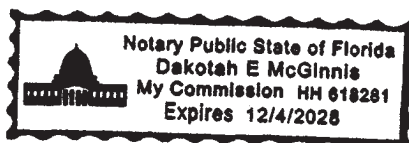
Print Name: Pawel Nowakowski
Address: 1173 Nemo Ln
Spring Hill FL 34608

STATE OF FLORIDA

COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of March, 2025, by Grazyna Machnik, as an individual. He/she is ☐ personally known to me or has ☒ produced Driver's License, as identification.

(NOTARY SEAL)



Dakota E McGinnis
Signature of Notary
Print Name: Dakota E McGinnis
Notary Public, State of Florida
Commission No. HH 618281
My Commission expires: 12/04/2028

"Exhibit A"

LEGAL DESCRIPTION

The easterly Fifteen Feet, parallel to the eastern property line, also the Westerly Right of Way of U.S. Highway 19 / State Road 55;

And

The southerly Twenty Feet, to include the previously recorded Utility Easement of Twenty Feet, in the Public Records of Hernando County, Florida. Plat Book 19, Pages 90-91, AND parallel to the south property line;

Of;

TRACT " A " , TRACTS " A and B " COMMERCIAL WAY COMMONS REPLAT, according to the Map or Plat thereof as recorded in Plat Book 41, page 19, Public Records of Hernando County, Florida.

