


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

CERTIFIED TO BE A TRUE COPY  
DOUG CHORVAT, JR.  
CLERK OF COURTS  
BY:  D.C.  
THIS 3 DAY OF Jan, 2023



### PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 16 day of December, 2022, between John H. Barr and Susan Barr, husband and wife, whose address is 13335 County Line Road, Spring Hill, FL 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, 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 **Exhibit "A"** - Legal Description and Sketch consisting of one sheet, attached hereto and made a part hereof by reference.

Parcel ID Number: R34-423-18-0000-0230-0000

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):

(Signature of two Witnesses required by Florida Law)

Witness: Alice L Hulburt  
Alice L Hulburt  
[print name of first witness for John Barr]

Signature: John H Barr 021726

Print Name: John H. Barr

Witness: Wayne R. Hulburt  
WAYNE R. HULBURT  
[print name of second witness for John Barr]

Witness: Alice L Hulburt  
Alice L Hulburt  
[print name of first witness for Susan Barr]

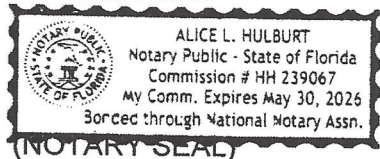
Signature: [Signature]

Print Name: Susan Barr

Witness: Wayne R. Hulburt  
WAYNE R. HULBURT  
[print name of second witness for Susan Barr]

STATE OF FL  
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16 day of December, 2022, by John H. Barr, who is personally known to me or has produced drivers license, as identification.



Alice L Hulburt  
Signature of Notary  
Print Name: Alice L Hulburt  
Notary Public, State of Florida  
Commission No. HH 239067  
My Commission expires: 5-30-26

STATE OF FL  
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16 day of December, 2022, by Susan Barr, who is personally known to me or has produced drivers license, as identification.

Alice L Hulburt  
Signature of Notary  
Print Name: Alice L Hulburt  
Notary Public, State of Florida  
Commission No. HH239067  
My Commission expires: 5-30-26

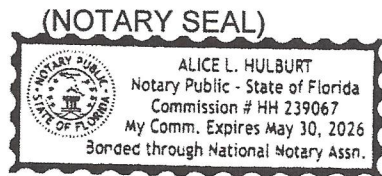




Exhibit 'A'

**THIS IS NOT A BOUNDARY SURVEY  
SKETCH AND DESCRIPTION**

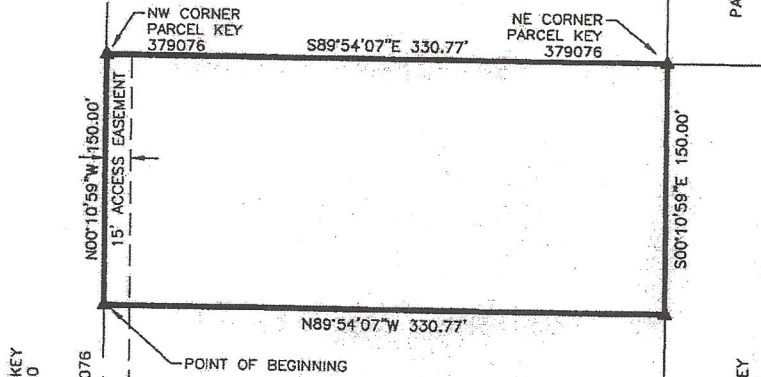
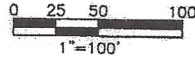
**Coastal** Engineering  
Planning  
Surveying  
Environmental  
Construction Management  
engineering associates, inc.

966 Candlelight Blvd. 3703 East Forest Drive  
Brooksville, FL 34601 Inverness, FL 34453  
Office: 352-796-9423 352-344-2016  
EB-0000142  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

**LEGEND**

▲ = DESCRIPTIVE POINT

PARCEL KEY  
379085



**PARCEL KEY 379076**  
THE SOUTHWEST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.  
LESS THE SOUTH 40 FEET THEREOF FOR ROAD RIGHT OF WAY.

**DESCRIPTION**

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N.00°10'59\"/>

SAID PARCEL CONTAINS 49,615.5 SQUARE FEET OR 1.14 ACRES, MORE OR LESS.

RIGHT-OF-WAY  
COUNTY LINE ROAD

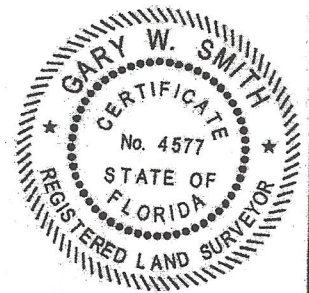
HERNANDO COUNTY

PASCO COUNTY

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
SECTION 34, TOWNSHIP 23  
SOUTH, RANGE 18 EAST,  
HERNANDO COUNTY, FLORIDA

**SURVEY NOTES:**

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, ESTABLISHING A BEARING OF N.00°10'59\"/>



**SURVEYORS CERTIFICATE**  
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

**Gary W  
Smith**

Digitally signed by  
Gary W Smith  
Date: 2020.06.19  
16:57:30 -0400

GARY W. SMITH, P.S. DATE SIGNED 06/19/2020  
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 4577  
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE  
AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

**REUSE OF DOCUMENT**

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

**REVISIONS**


| NO. | DATE       | DESCRIPTION    |
|-----|------------|----------------|
| 1   | 06/19/2020 | REVISED PARCEL |
|     |            |                |
|     |            |                |
|     |            |                |

PROJECT NUMBER  
19038-10

SHEET 1 OF 1



CERTIFIED TO BE A TRUE COPY  
DOUG CHORVAT, JR.  
CLERK OF COURTS



BY: *Doug Chorvat, Jr.* D.C.  
THIS 3 DAY OF Jan 20 23

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

Notwithstanding that the watermark on this document states that the document is a "Draft" the Grantor and Grantee have executed this Perpetual Utility Easement as a final document and not as a draft document. It is the intent of the Grantor and Grantee that this Perpetual Utility Easement be a final expression of the agreement between the parties. This legend is being included on this Perpetual Utility Easement rather than re-executing the Perpetual Utility Easement.

### PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 15 day of December, 2022, between Robert W. Johnson, husband and former wife Mary Patterson F/K/A Mary Johnson, whose address is 13365 County Line Road, Brooksville, 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, 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"** Legal description and Sketch consisting of one sheet, attached hereto and made a part hereof by reference.

Parcel ID Number: R34-423-18-0000-0200-0000

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:

(Signature of two Witnesses required by Florida Law)

Grantor(s):

Witness: *[Signature]*  
Douglas Apobrouch  
[print name of first witness for Patterson]

Signature: *Mary Ann Patterson*  
Print Name: Mary Ann Patterson  
F/K/A Mary Johnson

Witness: *Becky Gardner*  
Becky Gardner  
[print name of second witness for Patterson]

Witness: *Stephanie Holmes*  
Stephanie Holmes  
[print name of first witness for Johnson]

Signature: *Robert W. Johnson*  
Print Name: Robert W. Johnson

Witness: *[Signature]*  
Richard Holmes  
[print name of second witness for Johnson]

Notarizes on Next Page

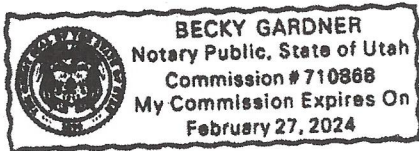


STATE OF Utah  
COUNTY OF Washington

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 15 day of Dec., 2022 by Mary Ann Patterson F/K/A Mary Ann Johnson, who is personally known to me or has produced Driver's License, as identification.

Becky Gardner  
Signature of Notary  
Print Name: Becky Gardner  
Notary Public, State of Utah  
Commission No. 710868  
My Commission expires: 02-27-24

(NOTARY SEAL)



STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30th day of December, 2022, by Robert W. Johnson, who is personally known to me or has produced Drivers License, as identification.

Stephanie Holmes  
Signature of Notary  
Print Name: Stephanie Holmes  
Notary Public, State of Florida  
Commission No. HH13C316  
My Commission expires: 05/16/2025

(NOTARY SEAL)

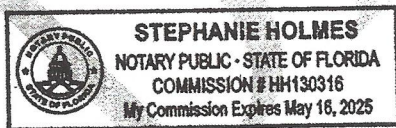
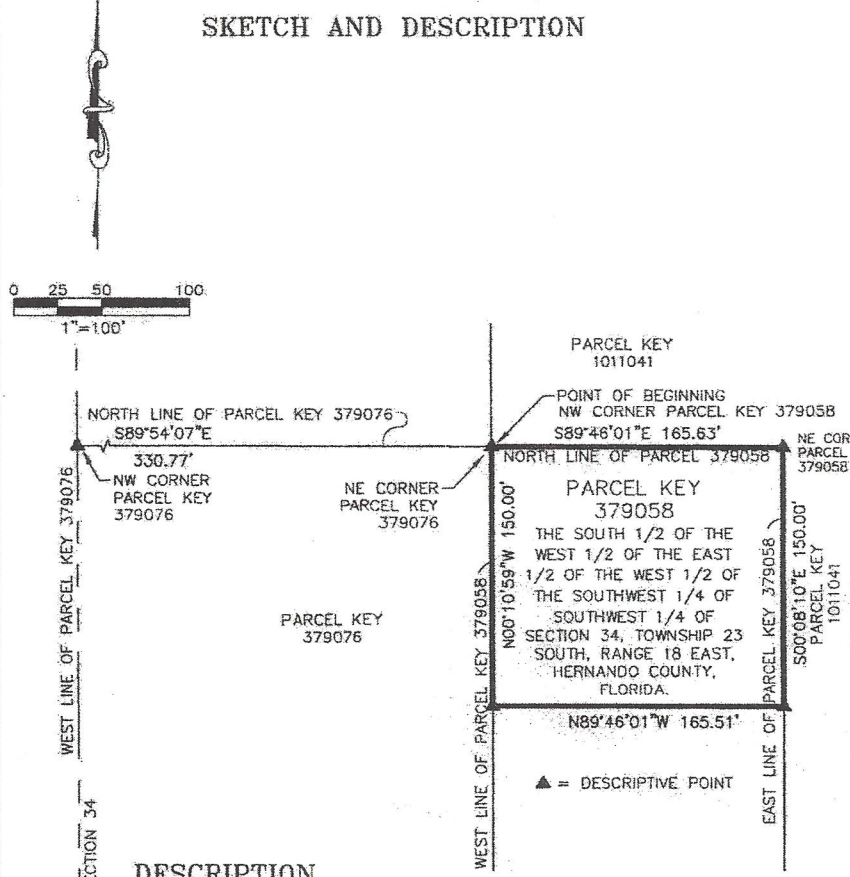


Exhibit 'A'

**THIS IS NOT A BOUNDARY SURVEY**  
**SKETCH AND DESCRIPTION**



**DESCRIPTION**

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N.00°10'59"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AND ALONG THE WEST LINE OF PARCEL KEY 379076, A DISTANCE OF 655.70 FEET TO THE NW CORNER OF SAID PARCEL. THENCE S.89°54'07"E, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 330.77 FEET, TO THE NE CORNER OF SAID PARCEL. SAID POINT ALSO BEING THE NW CORNER OF PARCEL KEY 379058 AND THE POINT OF BEGINNING, THENCE, S.89°46'01"E, ALONG THE NORTH LINE OF SAID PARCEL KEY 379058 A DISTANCE OF 165.63 FEET, TO THE NE CORNER OF SAID PARCEL, THENCE S.00°08'10"E, ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 150.00 FEET, THENCE N.89°46'01"W, A DISTANCE OF 165.51 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL; THENCE N.00°10'59"W, ALONG SAID WEST LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

SAID PARCEL CONTAINS 24,835.07 SQUARE FEET OR 0.57 ACRES, MORE OR LESS.

RIGHT-OF-WAY  
 COUNTY LINE ROAD  
 HERNANDO COUNTY  
 PASCO COUNTY

POINT OF COMMENCEMENT  
 SOUTHWEST CORNER OF  
 SECTION 34, TOWNSHIP 23

**Coastal** Engineering  
 Planning  
 Surveying  
 Environmental  
 Construction Management  
 engineering associates, inc.

966 Candlelight Blvd. 3703 East Forest Drive  
 Brooksville, FL 34601 Inverness, FL 34453  
 Office: 352-796-9423 352-344-2016  
 EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

**SURVEY NOTES:**

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, ESTABLISHING A BEARING OF N.00°10'59"W AS ESTABLISHED FROM CCR'S 72054 AND 72003 AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE 0902 (ADJUSTMENT OF 2011).
2. DESCRIPTION AS SHOWN HEREON WAS PREPARED FOR THE PURPOSES OF ESTABLISHING AN ACCESS EASEMENT.
3. BASIS FOR SURVEY IS DESCRIPTION, PUBLIC RECORDS AND MONUMENTATION FOUND IN PLACE.
4. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
5. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
6. PROPERTY LIES IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.



**SURVEYORS CERTIFICATE**  
 THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Digitally signed by  
 Gary W Smith  
 Date: 2020.06.19  
 17:17:03 -04'00' of

GARY W. SMITH, P.S.M. DATE SIGNED: 06/19/2020  
 PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4577  
 SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE  
 AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

**REUSE OF DOCUMENT**

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

**REVISIONS**

| NO. | DATE       | DESCRIPTION    |
|-----|------------|----------------|
| 1   | 06/19/2020 | REVISED PARCEL |
|     |            |                |
|     |            |                |
|     |            |                |

PROJECT NUMBER  
 19038-10

SHEET 1 OF 1