

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 1ST day of January, 2024 between **MAXX Spring Hill Partners II, 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: **R14 423 18 0000 0020 0021**

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.

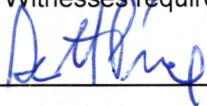
Grantor further covenants to indemnify and hold harmless the Grantee from any and all damages and injuries, whether to persons or property, resulting from interference with the Grantee's utility facilities by the Grantor or its officers, directors, employees, agents, guests, successors or assigns.

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)

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

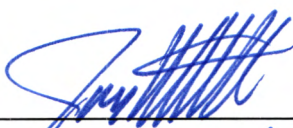
Witness: 

By: 

Print Name: SCOTT M. PRICE

PATRICK BEACH
MANAGER

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

Witness: 

Print Name: Jarvis

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

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 _____, 2024, by **PATRICK BEACH**, as **MANAGER** of **MAXX SPRING HILL PARTNERS II, 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-2

COMMENCING AT THE SOUTHEAST 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. SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SPRING HILL DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N48°07'08"E, 206.86 FEET; THENCE N41°45'22"W, 30.10 FEET; THENCE N48°13'19"E, 120.38 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N41°46'41"W, 148.02 FEET TO THE PC OF A CURVE TO RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 19°27'00", AND A CHORD BEARING AND DISTANCE OF N32°03'11"W, 163.85 FEET; THENCE ALONG THE ARC OF SAID CURVE 164.64 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°06'16", AND A CHORD BEARING AND DISTANCE OF N63°52'49"W, 33.17 FEET; THENCE ALONG THE ARC OF SAID CURVE 36.26 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 00°53'11", AND A CHORD BEARING AND DISTANCE OF S75°00'39"W, 7.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 7.35 FEET TO THE WEST BOUNDARY LINE OF PARCEL 2.21, AS RECORDED IN OR BOOK 2916, PG 1249, OF THE PUBLIC RECORDS OF HERNANDO COUNTY FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN N00°10'14"E, 51.91 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 11°36'35", AND A CHORD BEARING AND DISTANCE OF N67°52'16"E, 85.97 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE, RUN ALONG THE ARC OF SAID CURVE 86.12 FEET; THENCE S39°58'08"E, 51.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 15°01'05" AND A CHORD BEARING AND DISTANCE OF S53°16'28"W, 6.53 FEET; THENCE ALONG THE ARC OF SAID CURVE 6.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 22°46'24", AND A CHORD BEARING AND DISTANCE OF S30°23'29"E, 157.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 158.99 FEET; THENCE S41°46'41"E, 133.19 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2095.00 FEET, A CENTRAL ANGLE OF 15°57'18", AND A CHORD BEARING AND DISTANCE OF N56°56'14"E, 581.51 FEET; THENCE ALONG THE ARC SAID CURVE 583.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SUNCOAST PARKWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S21°39'18"E, 15.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPRING HILL DRIVE, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 16°44'54", AND A CHORD BEARING AND DISTANCE OF S56°30'57"W, 605.85 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, AND THE ARC OF SAID CURVE 608.02 FEET; THENCE S48°13'19"W, 55.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

<p>CT = SET CURVE TABLE LI = SET LINE TABLE (C) = CALCULATED (M) = PLAT ON MAP (F) = FIELD MEASURED (D) = RECORD DEED (P) = FOUND FROM PIN AND CAP (H) = FOUND FROM PIN AND DISK (R) = FOUND CONCRETE MONUMENT (S) = SET IRON PIN AND CAP (M) = SET CONCRETE MONUMENT (C) = CONCRETE (R) = RESURFACE</p>	<p>CB = CONCRETE BLOCK STRUCTURE CL = CHAIN LINK FENCE B.W.F. = BARBED WIRE FENCE H.W.F. = HOOD WIRE FIELD FENCE S.W. = SIDEWALK D.P. = DITCH/DEEP POWER ELEC = ELECTRIC EP = EDGE OF PAVEMENT O.R. = OFFICIAL RECORD P.B. = PLAT BOOK P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENT P.C.P. = PERMANENT CONTROL POINT</p>	<p>R.P. = RIGHT-OF-WAY A.C. = AIR CONDITIONER PAD C.E. = CONCRETE CURB C.E. = COVERED ENTRY S.E. = SECTION M.E.S. = METEDED END SECTION R.C.P. = REINFORCED CONCRETE PIPE T.O. = TOP OF BANK T.O. = TOP OF SLOPE P.C.S. = POINT OF BEGINNING P.C.C. = POINT OF COMMENCEMENT P.M.C. = POINT OF REVERSE CURVE P.C.C. = POINT OF COMPOUND CURVE</p>	<p>+ELEV = EXISTING ELEVATION T.V. = BOX T.V. = CATV MARKER T.V. = FOUND IRON PIN & CAP (AS SHOWN) T.V. = UTILITY POLE T.V. = LIGHT POLE T.V. = UTILITY GATE VALVE T.V. = TELEPHONE SERVICE RISER T.V. = ELECTRIC TRANSFORMER T.V. = IRON DISK BOX T.V. = WATER METER T.V. = SANITARY MANHOLE</p>	<p>U.S.B. = UTILITY SPUR BOX C.M. = CITY MARKER F.P. = FOUND IRON PIN & CAP (AS SHOWN) U.P. = UTILITY POLE L.P. = LIGHT POLE U.G.V. = UTILITY GATE VALVE T.S.R. = TELEPHONE SERVICE RISER E.T. = ELECTRIC TRANSFORMER I.D.B. = IRON DISK BOX W.M. = WATER METER S.M. = SANITARY MANHOLE</p>	<p>1. BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2. 2011 ADJUSTMENT, BEARINGS SHOWN HEREIN ARE GROUND BEARINGS. 3. BARS FOR SURVEY IN DEEDS, RECORD PLATS, AND INSTRUMENTS FOUND IN PLACE. 4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE PLANNED LOCATION PROVIDED BY THE CONTRACTOR. BEST PRACTICE TO CONFIRM THIS INFORMATION WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED. 5. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. UTILITY, CABLE, OR UNDERGROUND FOUNDATIONS NOT LOCATED. 6. THE OWNERSHIP OF PARCELS, IF ANY, NEAR OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THE SURVEYOR. 7. ADDITIONAL, TELEPHONE REPRODUCTIONS OF SURVEY DRAWINGS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES. 8. THIS SKETCH MAP IS VALID ONLY TO THOSE PURPOSES OR EXTENT NAMED HEREIN. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR PRESENTATION OF THIS SKETCH MAP.</p>	<p>9. ELEVATIONS AS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, UNLESS OTHERWISE NOTED. 10. THIS SKETCH 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. 11. THIS PROPERTY IS SUBJECT TO ANY DEEDS, COVENANTS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD AND NOT OF RECORD. 12. THE EXISTING USE OF THE PROPERTY AS DESCRIBED HEREIN, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SOP-17) OF THE FLORIDA SURVEYING BOARD, IS "SURVEYING". THE BEARING 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 MAY PROVE TO BE BETTER THAN THE REQUIREMENTS. 13. THE PROPERTY DESCRIBED HEREIN APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE USGS CHANGING ANNUAL FLOODPLAIN) AS SHOWN FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 32074, MAP NUMBER 15012C, PANEL NUMBER 0000-C, EFFECTIVE DATE 02/25/2010.</p>
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<p>EXHIBIT A</p>	DATE	SURVEYOR	BOOK	PAGE	SECTION	FIELD BOOK	MARKET	PRICE
	DATE	SURVEYOR	REV. OF	CONTRACT				

RELIEF OF DOCUMENT
 THIS DOCUMENT, COMPARED BY THE
 INCORPORATED DEED AND RECORD,
 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 APPROVAL OF COASTAL
 ENGINEERING ASSOCIATES, INC.

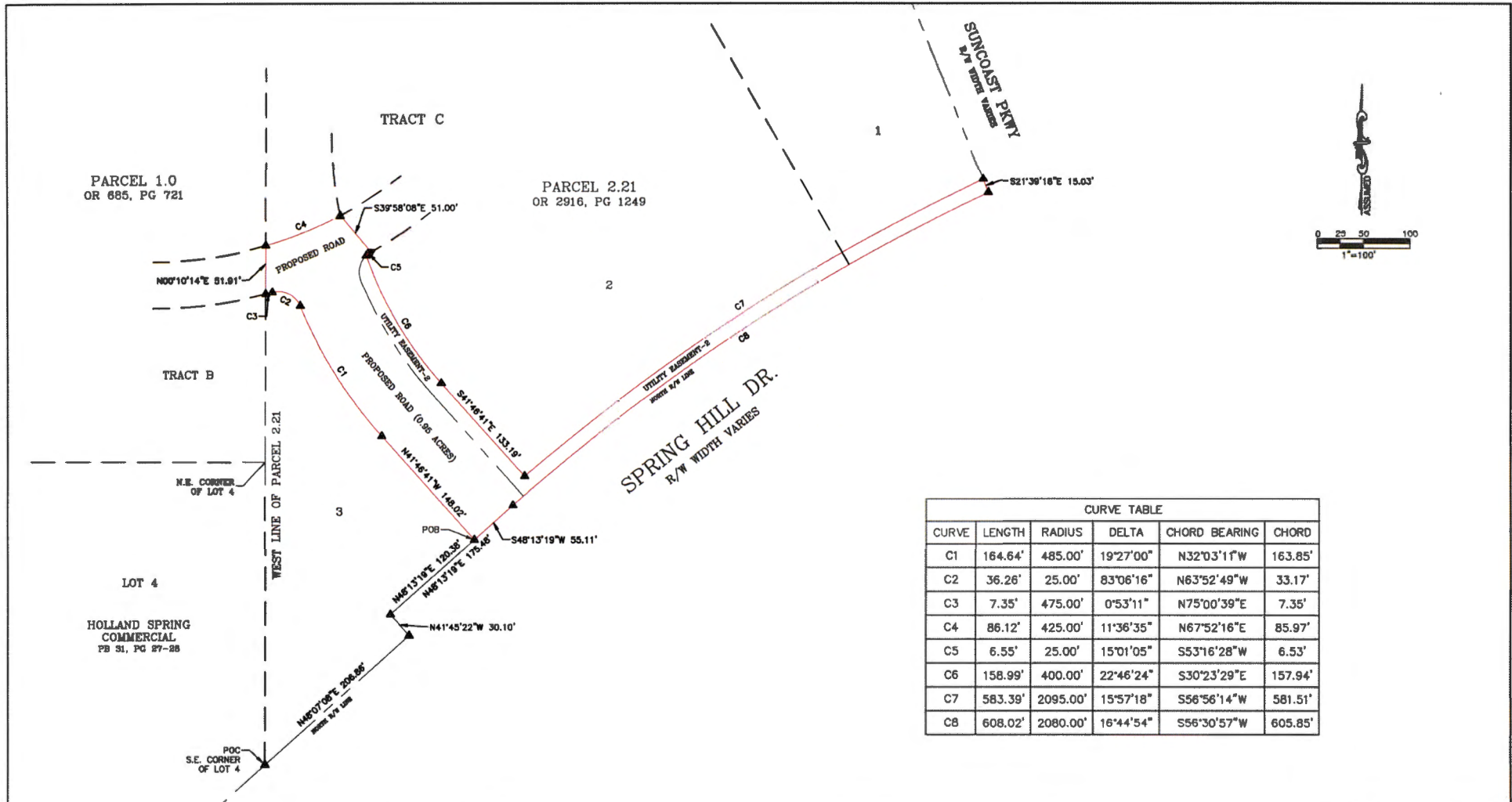
Coastal Engineering
 Planning
 Surveying
 Environmental
 Construction Management
 Engineering Associates, Inc.
 988 Conestoga Blvd., 2700 East Flanders Street
 Jacksonville, FL 32201 Jacksonville, FL 32213
 Office: 352-796-9413 Fax: 352-344-3018
 888-000142
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7395

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

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

SURVEYING CERTIFICATE
 THE SIGNATURE OF THE SURVEYOR OF
 THIS SKETCH IS VALID ONLY TO THOSE PURPOSES OR
 EXTENT NAMED HEREIN. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO
 RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR PRESENTATION OF THIS SKETCH MAP.
Scott M Osborne Dually Registered Surveyor
 Date: 02/04/17 13:08:00 -0500

EXHIBIT "B"



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	164.64'	485.00'	19°27'00"	N32°03'11"W	163.85'
C2	36.26'	25.00'	83°06'16"	N63°52'49"W	33.17'
C3	7.35'	475.00'	0°53'11"	N75°00'39"E	7.35'
C4	86.12'	425.00'	11°36'35"	N67°52'16"E	85.97'
C5	6.55'	25.00'	15°01'05"	S53°16'28"W	6.53'
C6	158.99'	400.00'	22°46'24"	S30°23'29"E	157.94'
C7	583.39'	2095.00'	15°57'18"	S56°56'14"W	581.51'
C8	608.02'	2080.00'	16°44'54"	S56°30'57"W	605.85'

C1 = SEE CURVE TABLE
 C2 = SEE CURVE TABLE
 C3 = CALCULATED
 C4 = FLAT ON MAP
 C5 = FIELD MEASURED
 C6 = BEARING OF BEER
 C7 = FOUND IRON PIN AND CAP (AS SHOWN)
 C8 = FOUND IRON PIN AND CAP (AS SHOWN)
 C9 = FOUND IRON PIN AND CAP (AS SHOWN)
 C10 = FOUND IRON PIN AND CAP (AS SHOWN)
 C11 = FOUND IRON PIN AND CAP (AS SHOWN)
 C12 = FOUND IRON PIN AND CAP (AS SHOWN)
 C13 = FOUND IRON PIN AND CAP (AS SHOWN)
 C14 = FOUND IRON PIN AND CAP (AS SHOWN)
 C15 = FOUND IRON PIN AND CAP (AS SHOWN)
 C16 = FOUND IRON PIN AND CAP (AS SHOWN)
 C17 = FOUND IRON PIN AND CAP (AS SHOWN)
 C18 = FOUND IRON PIN AND CAP (AS SHOWN)
 C19 = FOUND IRON PIN AND CAP (AS SHOWN)
 C20 = FOUND IRON PIN AND CAP (AS SHOWN)

EXHIBIT B

22080-SKT-28

DATE: 08/14/2018
 SURVEYOR: SCOTT M OSBORNE
 DRAWN BY: SCOTT M OSBORNE
 FIELD SURVEYOR: SCOTT M OSBORNE
 CHECKED BY: SCOTT M OSBORNE

Coastal Engineering
 1703 East Forest Drive
 Sarasota, FL 34231
 Office: 941-552-9473
 Fax: 941-552-3453
 www.coastaleng.com

SKETCH ONLY
 FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT
 SECTION 18, TOWNSHIP 23 SOUTH, RANGE 16 EAST
 HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
HERNANDO COUNTY
 UTILITY DEPARTMENT
 Scott M Osborne
 Date: 08/14/2018