

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

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 17 day of January, 2023, between Jeannie N. Galbo and Robert F. Galbo as Trustees of the Galbo Family Trust dated March 22nd. 2011, property owner(s), whose address is 10184 Hernando Ridge Rd. Weeki Wachee FL. 34613 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 sketch consisting of 2 sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: R18 222 18 4324 0000 0140

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): Jeanne Galbo TTEE
Robert F Galbo TTEE

(Signature of two Witnesses required by Florida Law)

TRUSTEES OF THE GALBO FAMILY TRUST DATED MARCH 22, 2011

Witness: Bernard Embress

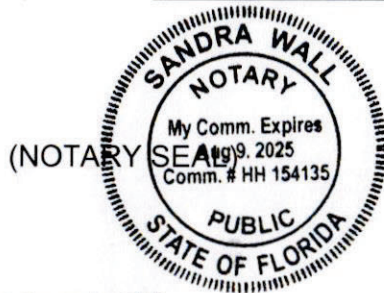
Print Name: BERNARD EMBRESS

Witness: Sandra Wall

Print Name: SANDRA WALL

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 17th day of January, 2023, by Jeanne Galbo + Robert F Galbo, who are personally known to me or have produced FL DC, as identification.



Sandra Wall
Signature of Notary
Print Name: Sandra Wall
Notary Public, State of Florida
Commission No. HH 154135
My Commission expires: 8/9/25

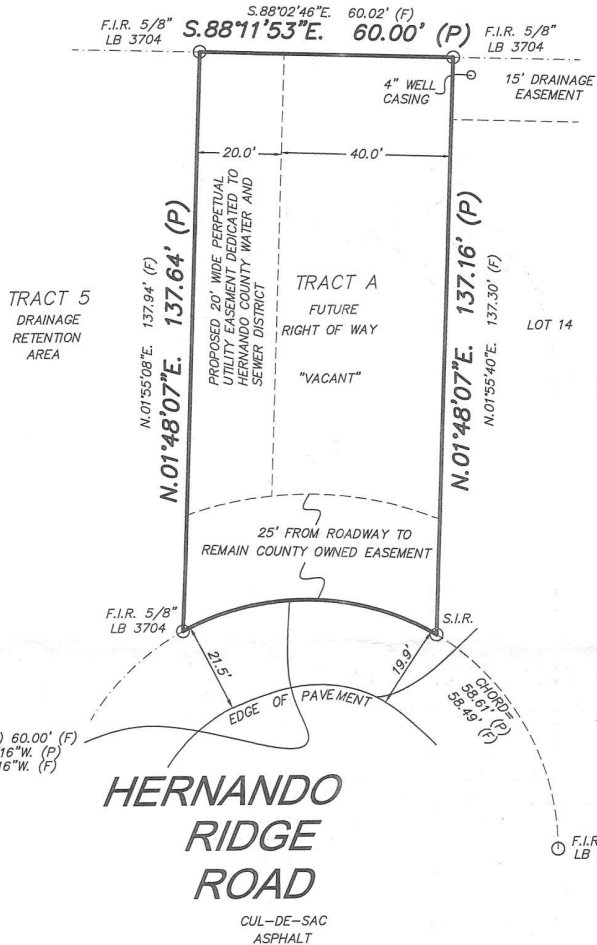
State of Florida, County of Hernando
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 17 day of JAN 20 23 by Jeanne Galbo + Robert F Galbo
 Personally Known or Produced Identification.
Type of ID produced FL DC
Sandra Wall (signature & Seal)

BOUNDARY SURVEY

SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION:
TRACT A, WOODLAND WATERS PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 36 & 37, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
SUBJECT TO A 25' COUNTY OWNED EASEMENT ON THE SOUTHERLY BOUNDARY OF TRACT "A", TOGETHER WITH A 20' WIDE UTILITY EASEMENT FROM THE NORTHERN BOUNDARY OF TRACT "A" TO THE 25' COUNTY OWNED EASEMENT ON THE SOUTHERN BOUNDARY WITH THE EASEMENT'S WESTERN BOUNDARY ALONG THE WESTERN PROPERTY LINE OF TRACT "A"

SCALE 1" = 30'



CERTIFIED TO:
JEANNIE GALBO

CUL-DE-SAC
ASPHALT

BEARINGS ARE BASED ON THE NORTHERLY R/W LINE OF HERNANDO RIDGE ROAD AS BEING, CHORD BEARING "N.88°39'16\".

Legend		Surveyor's Notes:	
<p>PC :Point of Curvature PT :Point of Tangency PRC :Point of Reverse Curvature PCC :Point of Compound Curvature P.I. :Point of Intersection S.I.R. :Set Capped Iron Rod 1/2" #6962 F.I.R. :Found Iron Rod F.I.P. :Found Iron Pipe FCM :Found Concrete Monument S.C.M. :Set Concrete Monument SET DISK :Set P-K Nail & Disk FND DISK :Found P-K Nail & Disk FND RRS :Found Railroad Spike NCF :No Corner Found or Set PRM :Permanent Reference Monument O/H :Overhead Wires C.L.F. :Chain Link Fence P.O.B. :Point of Beginning P.O.C. :Point of Commencement P-K :Parker-Kalon O.R.B. :Official Records Book V.G. :Concrete Valley Gutter TBM :Temporary Benchmark BM :Benchmark PP :Power/Utility Pole PSM :Professional Surveyor & Mapper LB :Licensed Business RLS :Registered Land Surveyor ATIMA :As Their Interests May Appear ISAOA :It's Successors And/or Assigns R.C.P. :Reinforced Concrete Pipe U.S. :United States</p>	<p>(P) :Plat (D) :Deed (Desc) :Description (C) :Calculation (F) :Field Measured SEC. :Section TWP. :Township RGE :Range C/L :Centerline A/C :Air Conditioner O/A :Overall CONC. :Concrete A.P.O. :A Part Of COV. :Covered M.A.S. :Masonry RES. :Residence P.B. :Plat Book PG. :Page TYP. :Typical W.F. :Wood Fence EL. :Elevation ASPH. :Asphalt W.C. :Witness Corner R/W :Right Of Way ESMT. :Easement S/W :Sidewalk C.B. :Chord Bearing COL. :Column SQ. :Square DIA. :Diameter</p>	<p>1) Property shown hereon appears to be located in Flood Zone "X" per F.I.R.M. No. 12053C 0158D Dated 2-02-12. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification. 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown. 3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon. 4) Unless otherwise noted, distances shown hereon refer to plat and field measurements and are measured in U.S. feet. 5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.</p>	<p>DAVID L. SMITH SURVEYING AND MAPPING, INC. 1406 W. LINEBAUGH AVE. Tampa, FL 33612 Phone (813) 935-1960 Fax (813) 933-9446</p> <p>Certificate of Authorization "L.B. #6962"</p> <p>SURVEYOR'S CERTIFICATE</p> <p>I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 5J-17.050,051,052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.</p>
<p>PARTY CHIEF: D.S. DRAWN BY: C.B.</p>	<p>J. MICHAEL FUQUA P.S.M. 4192 Signature: <i>J. Michael Fuqua</i> Date: 08/22/22</p>	<p>Field Date: 08/24/22 Job Number: 2208-085</p>	

Exhibit B



David L. Smith

Surveying & Mapping, Inc.
1406 W Linebaugh Avenue
Tampa, FL 33612

Petition 1458515 Hernando Ridge Rd. Easement Legal Description.

Subject to a county owned easement 25 feet from the edge of the roadway on the southern boundary of the right of way, together with a 20 foot wide utility easement from the northern boundary of the right of way, north to south, to the 25 foot county owned easement on the southern boundary of the Right of Way. With the easements western boundary along the western property line of the right of way and the easements eastern boundary 40 feet west of the eastern property line of the right of way.