

**From:** [Gregory Watkins](#)  
**To:** [Rene Snow](#)  
**Subject:** FW: Avalon West  
**Date:** Friday, January 6, 2023 10:15:14 AM  
**Attachments:** [image002.png](#)  
[Barr and Johnson Exec Easements Jan 3 2023.pdf](#)

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Rene,  
Can you please schedule these easement documents to go to the board.

Thanks,  
Greg

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**From:** Victoria Anderson <VAnderson@co.hernando.fl.us>  
**Sent:** Friday, January 6, 2023 9:50 AM  
**To:** Gregory Watkins <GWatkins@co.hernando.fl.us>  
**Cc:** Scott Rimby <srimby@co.hernando.fl.us>; Lisa Morgan <LMorgan@co.hernando.fl.us>  
**Subject:** FW: Avalon West

Good Morning,

Please see the attached re-executed easements from Barr/Johnson. The easements were completed using the approved HC standard easement form and they were executed properly. The Johnson easement was executed with the watermark (draft) still embedded in the document; however, in my opinion this is a technical error that does not render the easement defective. Although the documents were recorded, the easements are still required to be presented and accepted by the Board.

Please let me know if you have any questions.

Thank you and have a safe day.  
Victoria

Victoria Anderson  
Assistant County Attorney  
Hernando County Attorney's Office  
20 North Main Street, Suite 462  
Brooksville, FL 34601-2850  
P 352-754-4122 Ext. 20134  
F 352-754-4001  
Email: [vanderson@co.hernando.fl.us](mailto:vanderson@co.hernando.fl.us)



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**From:** Devon Rushnell <[devonrushnell@landbuilder.com](mailto:devonrushnell@landbuilder.com)>  
**Sent:** Tuesday, January 3, 2023 6:58 PM  
**To:** Victoria Anderson <[VAnderson@co.hernando.fl.us](mailto:VAnderson@co.hernando.fl.us)>; Pete Skokos <[PSkokos@nhslaw.com](mailto:PSkokos@nhslaw.com)>  
**Cc:** Gregory Watkins <[GWatkins@co.hernando.fl.us](mailto:GWatkins@co.hernando.fl.us)>; Scott Rimby <[srimby@co.hernando.fl.us](mailto:srimby@co.hernando.fl.us)>; Lisa Morgan <[LMorgan@co.hernando.fl.us](mailto:LMorgan@co.hernando.fl.us)>; Austin Rushnell <[austinrushnell@landbuilder.com](mailto:austinrushnell@landbuilder.com)>; Burt Bennett <[bbennett@coastal-engineering.com](mailto:bbennett@coastal-engineering.com)>; Cliff Manuel <[cliff@coastal-engineering.com](mailto:cliff@coastal-engineering.com)>; Brian Malmberg <[bmalmberg@coastal-engineering.com](mailto:bmalmberg@coastal-engineering.com)>  
**Subject:** RE: Avalon West

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached the re-executed easements for Barr & Johnson.

Regards, please release the Utilities.

Devon

**Devon S. Rushnell - LandBuilder**

6522 Gunn Highway, Tampa, FL 33625

(813) 781-7219 cell

[devonrushnell@landbuilder.com](mailto:devonrushnell@landbuilder.com)



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**From:** Victoria Anderson <[VAnderson@co.hernando.fl.us](mailto:VAnderson@co.hernando.fl.us)>  
**Sent:** Tuesday, December 6, 2022 5:13 PM  
**To:** Pete Skokos <[PSkokos@nhslaw.com](mailto:PSkokos@nhslaw.com)>  
**Cc:** Gregory Watkins <[GWatkins@co.hernando.fl.us](mailto:GWatkins@co.hernando.fl.us)>; Scott Rimby <[srimby@co.hernando.fl.us](mailto:srimby@co.hernando.fl.us)>; Lisa Morgan <[LMorgan@co.hernando.fl.us](mailto:LMorgan@co.hernando.fl.us)>; Austin Rushnell <[austinrushnell@landbuilder.com](mailto:austinrushnell@landbuilder.com)>; Devon

Rushnell <[devonrushnell@landbuilder.com](mailto:devonrushnell@landbuilder.com)>

**Subject:** RE: Avalon West

Good afternoon,

I previously forwarded a copy of the County's Perpetual Utility easement in word format (revisable). Based upon my conversation with Mr. Rushnell last week, there is a possibility that the Barr property may change ownership (currently under contract) and one or more of the parties is either living or lived in Colorado. I attached blank copies of the templates (individual/multiple owner). The templates are attached in draft and are for your use to address any changes regarding the parties' location, ownership status, etc., based upon your available information.

Please let me know if you have any questions Mr. Skokos or would like to discuss this matter further.

Thank you.

Victoria

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**From:** Devon Rushnell <[devonrushnell@landbuilder.com](mailto:devonrushnell@landbuilder.com)>

**Sent:** Monday, December 5, 2022 8:51 AM

**To:** Victoria Anderson <[VAnderson@co.hernando.fl.us](mailto:VAnderson@co.hernando.fl.us)>; Pete Skokos <[PSkokos@nhslaw.com](mailto:PSkokos@nhslaw.com)>

**Cc:** Gregory Watkins <[GWatkins@co.hernando.fl.us](mailto:GWatkins@co.hernando.fl.us)>; Scott Rimby <[scrimby@co.hernando.fl.us](mailto:scrimby@co.hernando.fl.us)>; Lisa Morgan <[LMorgan@co.hernando.fl.us](mailto:LMorgan@co.hernando.fl.us)>; Austin Rushnell <[austinrushnell@landbuilder.com](mailto:austinrushnell@landbuilder.com)>

**Subject:** RE: Avalon West

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Thanks for your follow up on each of these items.

Please forward to me the final documents for execution, as I do not want any errors on this final document notarization.

Thank you.

Devon

**Devon S. Rushnell - LandBuilder**

6522 Gunn Highway, Tampa, FL 33625

(813) 781-7219 cell

[devonrushnell@landbuilder.com](mailto:devonrushnell@landbuilder.com)



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**From:** Victoria Anderson <[VAnderson@co.hernando.fl.us](mailto:VAnderson@co.hernando.fl.us)>  
**Sent:** Friday, December 2, 2022 5:04 PM  
**To:** Pete Skokos <[PSkokos@nhslaw.com](mailto:PSkokos@nhslaw.com)>; Devon Rushnell <[devonrushnell@landbuilder.com](mailto:devonrushnell@landbuilder.com)>  
**Cc:** Gregory Watkins <[GWatkins@co.hernando.fl.us](mailto:GWatkins@co.hernando.fl.us)>; Scott Rimby <[srimby@co.hernando.fl.us](mailto:srimby@co.hernando.fl.us)>; Lisa Morgan <[LMorgan@co.hernando.fl.us](mailto:LMorgan@co.hernando.fl.us)>  
**Subject:** Avalon West

Good afternoon Mr. Skokos,

I met with staff regarding Mr. Rushnell's request that we verify the County's easement is sufficient for the Barr/Johnson properties. As previously stated by DPW, the roads within the Barr/Johnson properties will be privately maintained by the Homeowner's Association. The County is requiring the Barr/Johnson easement for the limited purpose of accessing private property and water/sewer only. As it relates to the Barr's and Johnsons, the County's perpetual utility easement is the only easement required.

Thank you.

Victoria

Victoria Anderson  
Assistant County Attorney  
Hernando County Attorney's Office  
20 North Main Street, Suite 462  
Brooksville, FL 34601-2850  
P 352-754-4122 Ext. 20134  
F 352-754-4001  
Email: [vanderson@co.hernando.fl.us](mailto:vanderson@co.hernando.fl.us)

