

Prepared by and Return to:
Hernando County Attorney's Office
15470 Flight Path Drive
Brooksville, Florida 34604

PERPETUAL UTILITY EASEMENT

This Easement, made this 15th day of June, 2022, between **MCG VENTURES, LLC**, property owner(s), whose address is 6820 Benjamin Road, Tampa, FL 33634, 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: **R35 423 18 0000 0270 0010**

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.

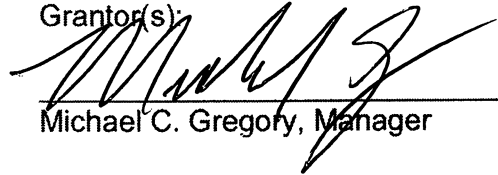
Grantor further covenants to indemnify and hold harmless Grantee from any and all damages and injuries, whether to persons or property, resulting from interference

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):

Michael C. Gregory, Manager

(Signature of two Witnesses required by Florida Law)

Witness: 

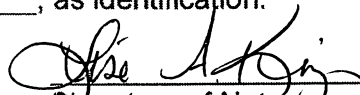
Print Name: Erin Kuchler

Witness: 


Print Name: Lisa A. King

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of June, 2022, by Michael C. Gregory, as Authorized Representative of MCG Ventures, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____, as identification.


Signature of Notary
Print Name: Lisa A. King
Notary Public, State of Florida
Commission No. _____
My Commission expires: _____

(NOTARY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
BY 
County Attorney's Office

LISA A. KING
MY COMMISSION #GG250962
EXPIRES: AUG 21, 2022
Bonded through 1st State Insurance

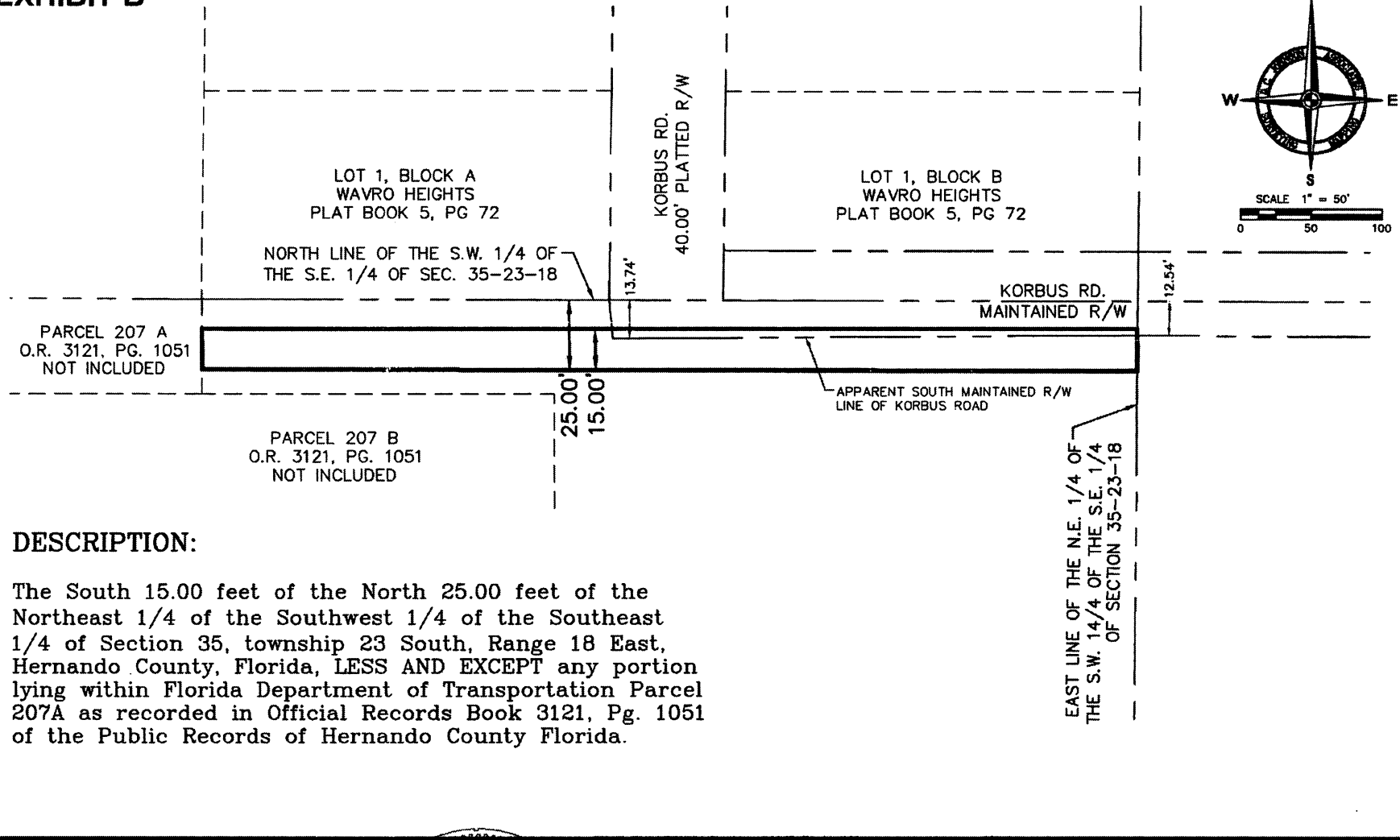
Exhibit A

Ayers Road Apartments Onsite Water Main Easement

LEGAL DESCRIPTION:

The South 15.00 feet of the North 25.00 feet of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 35, township 23 South, Range 18 East, Hernando County, Florida, LESS AND EXCEPT any portion lying within Florida Department of Transportation Parcel 207A as recorded in Official Records Book 3121, Pg. 1051 of the Public Records of Hernando County Florida.

EXHIBIT B



DESCRIPTION:

The South 15.00 feet of the North 25.00 feet of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 35, township 23 South, Range 18 East, Hernando County, Florida, LESS AND EXCEPT any portion lying within Florida Department of Transportation Parcel 207A as recorded in Official Records Book 3121, Pg. 1051 of the Public Records of Hernando County Florida.

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

UTILITY EASEMENT

PREPARED FOR
QUALITY BRICK PAVERS, INC.

JOB NO: 2020-292A01.BG00001 | DRAWN BY: LDJ

We hereby certify that the above description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Code of Practice as set forth by the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA
DANIEL C. JOHNSON
Surveyor
Date: 11/5/2020
License Number 3653
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com

**DESCRIPTION & SKETCH
NOT A BOUNDARY SURVEY**

SHEET 1 OF 1