

SEC. 23 TWP. 23S. RGE. 18E.  
FOLIO/PARCEL ID NO.: R23 223 18 1582 0000 0320  
PROJECT NO.: D0012000

PREPARED BY  
AND RETURN TO:

Isabel M. Morales  
Real Estate Department  
Peoples Gas System, Inc.  
P.O. Box 2562  
Tampa, FL 33601

## EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **HERNANDO COUNTY**, a subdivision of the state of Florida existing under the laws of the State of Florida, whose address is 20 N. Main Street, Room 460, Brooksville, FL 34601 (“Grantor”), in consideration of One Dollar and other valuable considerations paid to Grantor by **PEOPLES GAS SYSTEM, INC.**, a Florida corporation, 702 North Franklin St., Tampa, Florida 33602 (“Company”), receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual easement over and the right to enter upon the land in Hernando County, Florida, described as follows:

**See Exhibit “A” attached hereto and by reference made a part hereof (“Easement Parcel”)**

**together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, repairing, replacing on and removing from said land, installations described as follows:**

*Underground gas line and aboveground and underground necessary appurtenances thereto, including without limitation telecommunications equipment, risers, and pipeline markers (“Facilities”).*

**The width of the Easement (the “Easement Area”) shall be ten (10) feet lying five (5) feet on each side of the centerline of the Facilities as installed or to be constructed.**

The aforesaid rights and privileges granted shall include the right and privilege to root prune or remove any and all deep rooted vegetation upon said Easement Area and upon the Grantor’s lands adjacent to said land, wherever the Company may deem it necessary or desirable to do so for the protection of said installations.

Company shall promptly repair any damage to the Easement Area, or any other property not owned by Company, caused by Company exercising its rights under this agreement, including ground cover, planting, roadways, driveways, sidewalks, and parking areas.

Grantor reserves the right to install minor landscaping, irrigation and/or fencing within the Easement parcel provided that it does not and will not directly interfere with the Company’s Facilities, does not change grade, and does not cause water impoundment. Grantor further acknowledges that under the “Underground Facility Damage Prevention and Safety Act” (ch. 556 Fla. Stat.), that Grantor is obligated to notify “Sunshine State One-Call of Florida, Inc.” of its intent to engage in excavation or demolition prior to commencing any work and that this notification system shall provide member operations an opportunity to identify and locate, if applicable, their underground Facilities prior to said excavation or demolition. In the event Grantor fails to notify as set forth above, Grantor may be held responsible for costs and expenses incurred due to damage of Company’s Facilities.

The Company agrees, at the sole expense of Grantor, to relocate its Facilities, over, under and upon subject parcel upon the request of Grantor, and the vacated portion of this easement being released and conveyed back to Grantor and the site of the relocated Facilities being conveyed and included in this easement grant as though it had been included ab initio.

Company, at its option and in its sole discretion, may remove those underground portions of the Facilities that should be removed and purge and cap any portions of abandoned Facilities to be left in place.

The Company agrees to amend the Easement Area at such time as Grantor provides to Company a survey of the natural gas facilities contemplated herein and a specific legal description of the revised easement area acceptable to the Company.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "heirs, executors, administrators and assigns" and "successors and assigns" of the respective parties hereto, wherever the context so admits or requires. This Grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof. This Grant of Easement may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Grant of Easement shall be binding upon the parties hereto and their respective successors and assigns.

Grantor warrants to Company that it is duly formed, validly existing and in good standing under the laws of its state of formation, and Grantor has all requisite right, power, and authority to enter into this Easement, Grantor owns the Easement Parcel, and no consent of any other person is required to render this Easement a valid and binding instrument.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this 22<sup>nd</sup> day of August, 2023.

Signed, Sealed and Delivered in the presence of:

**GRANTOR:**

**HERNANDO COUNTY,**

a subdivision of the State of Florida existing under the laws of the State of Florida.

WITNESS: Colleen Conko  
Print Name: Colleen Conko

By: [Signature]  
Name: John Allocco  
Title: Chairman

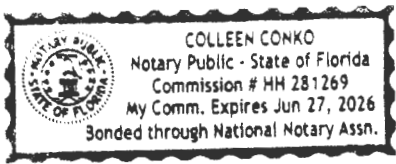
WITNESS: Heidi Kurppe  
Print Name: HEIDI KURPPE



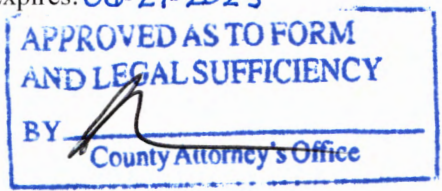
STATE OF FLORIDA  
COUNTY OF HERNANDO

The forgoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 2023 by John Allocco as Chairman of **HERNANDO COUNTY**, a subdivision of the State of Florida, existing under the laws of the State of Florida, on behalf of the corporation by means of  physical presence or  online notarization. She/He personally appeared before me, is personally known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

(SEAL)



Colleen Conko  
Notary Public  
Colleen Conko  
Print Name  
Commission Expires: 06-27-2023



**EXHIBIT "A"**

Legal Description:

Lots 32 & 33, Hernando County Airport Corporate Air Park, Phase II, as recorded in Plat Book 32, Page 40, of the Public Records of Hernando County, Florida.