

Prepared by: Duke Energy Florida, LLC
Return To: Duke Energy Florida, LLC
Attn: Chris Pickens
2166 Palmetto Street
Clearwater, FL 33765
Mail Code: CWBAYG

Parcel # R18 423 19 0000 0310 0020

EASEMENT

State of Florida
County of Hernando

THIS EASEMENT ("**Easement**") is made this ____ day of _____, 20____, from **HERNANDO COUNTY, FLORIDA**, a political subdivision of the State of Florida ("**Grantor**", whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in "Exhibit A" and "Exhibit B" attached hereto and incorporated herein by reference ("**Property**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land ten feet (10') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, (hereinafter referred to as the "**Easement Area**").

The rights granted herein include, but are not limited to, the following:

For Grantee's Internal Use:
Work Order #: 52630126-20

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
9. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and adjoining lands. Portions of the Facilities may be installed immediately and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations.
10. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20 ____.

Witnesses:

HERNANDO COUNTY, FLORIDA
a political subdivision of the State of Florida

(Witness #1)
Printed Name: _____
Address: _____

Jerry Campbell, Chairman of the Hernando
County Board of County Commissioners

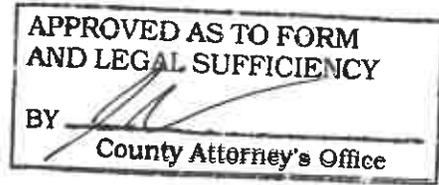
Grantor(s) Mailing Address:

Hernando County Board of County Commissioners
15470 Flight Path Drive

Brooksville, FL 34604

(Witness #2)
Printed Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

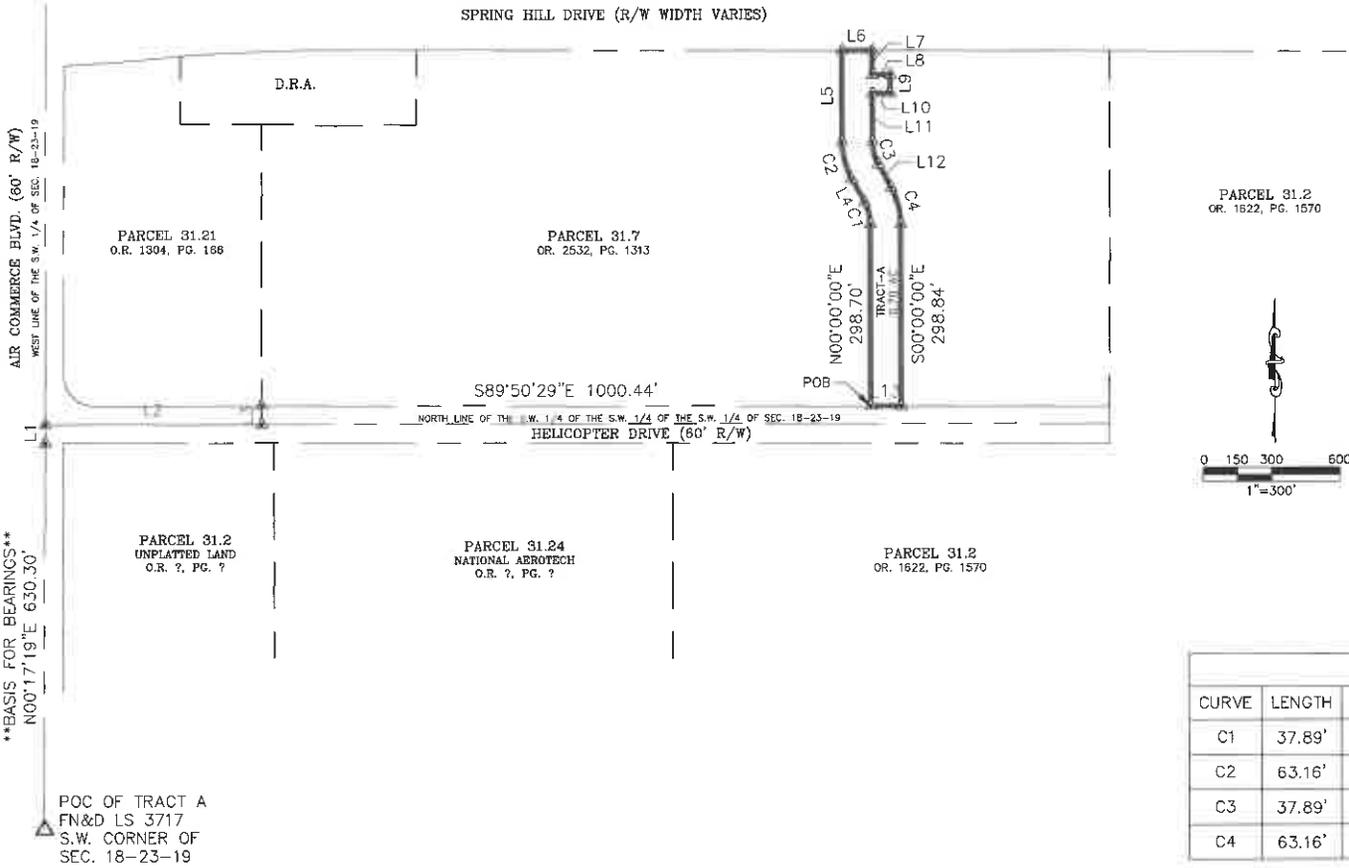


The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20____ by Jerry Campbell, as Chairman of the Hernando County Board of County Commissioners for HERNANDO COUNTY, FLORIDA, a political subdivision of the State of Florida. He/She is personally known to me or has produced _____ as identification.

Notary Public: _____
Printed/ Typed Name: _____
Commission Expires: _____

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°17'30"E	29.95'
L2	S89°59'17"E	354.98'
L3	N00°09'38"E	30.00'
L4	N28°56'54"W	44.05'
L5	N00°00'00"E	150.34'
L6	S89°53'41"E	50.00'
L7	S00°00'00"E	39.78'
L8	S89°53'26"E	30.00'
L9	S00°00'00"E	30.00'
L10	N89°53'26"W	30.00'
L11	S00°00'00"E	80.47'
L12	S28°56'54"E	44.05'
L13	N89°50'29"W	50.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	37.89'	75.00'	28°56'54"	N14°28'27"W	37.49'
C2	63.16'	125.00'	28°56'54"	N14°28'27"W	62.49'
C3	37.89'	75.00'	28°56'54"	S14°28'27"E	37.49'
C4	63.16'	125.00'	28°56'54"	S14°28'27"E	62.49'

Exhibit A

LEGEND AND ABBREVIATIONS

- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- (C) = CALCULATED
- (R) = RECORD OR PLAT
- R/W = RIGHT OF WAY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SEC = SECTION
- C.L.F. = CHAIN LINK FENCE
- O.R. = OFFICIAL RECORD
- P.G. = PAGE
- FN&D = FOUND NAIL AND DISK
- SIPC = SET IRON PIN AND CAP
- FIPC = FOUND IRON PIN AND CAP
- FCM = FOUND CONCRETE MONUMENT
- △ = DESCRIPTIVE POINT
- = FOUND CONCRETE MONUMENT (AS SHOWN)
- = FOUND IRON PIN AND CAP (AS SHOWN)
- = FOUND NAIL AND DISK (AS SHOWN)
- ⊗ = FORCEMAIN GATE VALVE

- BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF N00°17'19"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18-23-19. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
- BASES FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
- NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
- THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
- THE OWNERSHIP OF TENDES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
- ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
- THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
- THIS SURVEY 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.
- THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
- THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (50-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 2,500 FEET; THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE "AE" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE "A" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN); AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0327-D, EFFECTIVE DATE 02/02/2012.

NO. 25122-SKT-1
1 OF 2 SHEETS

DATE	DRAWN BY	SURVEYOR
12/17/25	RAA	SHD
REVISION		
DATE	COMMENTS	

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, 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 AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Engineering
Surveying
Environmental
Transportation
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 50-17 OF THE FLORIDA ADMINISTRATIVE CODE.

SCOTT H. WADSWORTH, P.E.
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
DATE SIGNED: 12/17/25
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR ENLARGED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

SKETCH ONLY
FOR LEGAL DESCRIPTION OF
A UTILITY EASEMENT
** NOT A BOUNDARY SURVEY **

PREPARED FOR AND CERTIFIED TO:
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

**SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA**

LEGAL DESCRIPTION for TRACT-A (UTILITY EASEMENT)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N00°17'19"E, 630.30 FEET; THENCE CONTINUE ALONG SAID WEST LINE N00°17'30"E, 29.95 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE LEAVING SAID WEST LINE, RUN ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, S89°59'17"E, 354.98 FEET; THENCE LEAVING SAID NORTH LINE, RUN N00°09'38"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HELICOPTER DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°50'29"E, 1000.44 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°00'00"E, 298.70 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 28°56'54", AND A CHORD BEARING AND DISTANCE OF N14°28'27"W, 37.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.89 FEET; THENCE N28°56'54"W, 44.05 FEET TO A POINT OF CURVATURE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 28°56'54", AND A CHORD BEARING AND DISTANCE OF N14°28'27"W, 62.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 63.16 FEET; THENCE N00°00'00"E, 150.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPRING HILL DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°53'41"E, 50.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°00'00"E, 39.78 FEET; THENCE S89°53'26"E, 30.00 FEET; THENCE S00°00'00"E, 30.00 FEET; THENCE N89°53'26"W, 30.00 FEET; THENCE S00°00'00"E, 80.47 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 28°56'54", AND A CHORD BEARING AND DISTANCE OF S14°28'27"E, 37.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.89 FEET; THENCE S28°56'54"E, 44.05 FEET TO A POINT OF CURVATURE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 28°56'54", AND A CHORD BEARING AND DISTANCE OF S14°28'27"E, 62.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 63.16 FEET; THENCE S00°00'00"E, 298.84 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HELICOPTER DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°50'29"W, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.70 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
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SIPC = SET IRON PIN AND CAP
FIPC = FOUND IRON PIN AND CAP
FCM = FOUND CONCRETE MONUMENT
△ = DESCRIPTIVE POINT
□ = FOUND CONCRETE MONUMENT (AS SHOWN)
○ = FOUND IRON PIN AND CAP (AS SHOWN)
△ = FOUND NAIL AND DISK (AS SHOWN)
FM = FORCEMAIN GATE VALVE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF N00°17'19" E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18-23-18. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
8. THIS SURVEY 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.
9. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM 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 WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE "AE" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE "A" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN); AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12D110, MAP NUMBER 12053C, PANEL NUMBER 0327-D, EFFECTIVE DATE 02/02/2012.

25122-SKT-1 2 OF 2 SHEET	DATE	DRAWN BY	SURVEYOR	REUSE OF DOCUMENT	 Engineering Planning Surveying Environmental Transportation Construction Management	SURVEYOR'S CERTIFICATE <small>THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.</small>	SKETCH ONLY FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT ** NOT A BOUNDARY SURVEY **	
	12/17/25	RAA	SMD	THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, 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 AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142	<small>500 U.S. GEORGE POW PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. IS 6028 SURVEY NOT VALID WITHOUT THE PHYSICAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.</small>	PREPARED FOR AND CERTIFIED TO: HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS	
	REVISION							
	DATE	COMMENTS						

**SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA**

LEGAL DESCRIPTION for TRACT-C (UTILITY EASEMENT)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N00°17'19"E, 630.30 FEET; THENCE CONTINUE ALONG SAID WEST LINE N00°17'30"E, 29.95 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN S89°59'17"E, 354.98 FEET; THENCE LEAVING SAID NORTH LINE, RUN N00°09'38"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HELICOPTER DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°50'29"E, 1392.55 FEET TO THE EAST BOUNDARY LINE OF PARCEL 31.7, AS RECORDED IN OFFICIAL RECORDS BOOK 2532, PAGE 1313, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE, RUN N00°08'51"E, 584.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPRING HILL DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°53'41"W, 44.09 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°03'58"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°03'58"W, 20.00 FEET; THENCE N88°43'49"W, 401.87 FEET; THENCE N00°03'58"E, 20.00 FEET; THENCE S88°43'49"E, 401.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.18 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS

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- FM = FORCEMAIN GATE VALVE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF N0017°19"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18-23-19. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
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9. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM 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 WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE "AE" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE "A" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN); AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0327-D, EFFECTIVE DATE 02/02/2012.

2 OF 2	DATE	DRAWN BY	SURVEYOR	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, 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 AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	Engineering Planning Surveying Environmental Transportation Construction Management	SURVEYORS CERTIFICATE THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.	SKETCH ONLY FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT ** NOT A BOUNDARY SURVEY **
	02/02/26	RAA	SHD				
	DATE	COMMENTS					PREPARED FOR AND CERTIFIED TO: HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

PER 25122-SKT-3
 SHEET