

Prepared by and Return to:
Hernando County Attorney's Office
20 North Main Street, Suite 462
Brooksville, Florida 34601-2850

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this _____ day of _____, 2024 between **MAXX Spring Hill Partners, LLC**, a Florida limited liability company, whose address is 200 E. Carrillo Street, Suite 300, Santa Barbara, CA 93101, 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, installing, inspecting, improving, operating, repairing and/or maintaining public potable water and wastewater 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: **R15 423 18 0000 0010 0000**

TO HAVE AND TO HOLD the same unto the 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. Provided, paving, driveways, sidewalks, curbing and landscaping cover shall be permitted in the Easement.

Grantor further covenants to indemnify and hold harmless the 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, 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:
(Signatures of two Witnesses required by Florida Law)

Witness: 

Print Name: SCOTT M. PRICE

Address: 315 E. Robinson Street, Suite 600
Orlando, FL 32801

Witness: 

Print Name: Jany Wehach

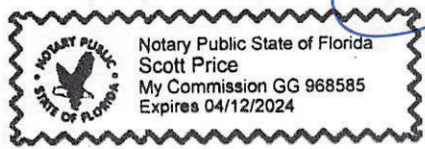
Address: 315 E. Robinson St. #600
Orlando, FL 32801

Grantor:
MAXX SPRING HILL PARTNERS, LLC,
a **FLORIDA** limited liability company

By: 
PATRICK BEACH
MANAGER

STATE OF FL
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1/24/24 day of January, 2024, by **PATRICK BEACH**, as **MANAGER** of **MAXX SPRING HILL PARTNERS, LLC**, a **FLORIDA** limited liability company, on behalf of the company. He is personally known to me or has produced as identification.



(NOTARY SEAL)

Scott Price
Signature of Notary
Print Name: _____
Notary Public State of Florida
Commission No. _____
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF UTILITY EASEMENT-1

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, HOLLAND SPRINGS COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGES 27-28 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°08'26"E, 138.75 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N44°51'34"W, 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE N89°51'34"W, 149.95 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'44", AND A CHORD BEARING AND DISTANCE OF S45°09'34"W, 35.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF BARCLAY AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°10'42"E, 100.00 FEET TO THE PC OF A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'15", AND A CHORD BEARING AND DISTANCE OF S44°50'27"E, 35.37 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.29 FEET; THENCE S89°51'34"E, 688.18 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 16°27'53", AND A CHORD BEARING AND DISTANCE OF N81°54'30"E, 121.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 122.13 FEET TO THE EAST BOUNDARY LINE OF PARCEL 1.0 AS RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 721 OF PUBLIC RECORD HERNANDO COUNTY. THENCE ALONG SAID EAST LINE, RUN S00°10'14"W, 51.91 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 15°34'23", AND A CHORD BEARING AND DISTANCE OF S82°21'14"W, 128.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 129.11 FEET; THENCE N89°51'34"W, 438.29 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S45°08'26"W, 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE S00°08'26"W, 138.75 FEET TO THE NORTH LINE OF SAID LOT 4, HOLLAND SPRINGS COMMERCIAL SUBDIVISION; THENCE ALONG SAID NORTH LINE, RUN N89°51'34"W, 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, AND POINT OF BEGINNING.

CONTAINING 1.16 ACRES MORE OR LESS.

CH = SEE CURVE TABLE LI = SEE LINE TABLE (C) = CALCULATED (P) = PLAT OR MAP (M) = FIELD MEASURED (R) = RECORD BY DEED PM = FOUND IRON PIN AND ID PAP = FOUND IRON PIN AND CAP PMB = FOUND NAIL AND DISK PCM = FOUND CONCRETE MONUMENT SPC = SET IRON PIN AND CAP SCM = SET CONCRETE MONUMENT CONC = CONCRETE NET = RESURFACE	CSJ = CONCRETE BLOCK STRUCTURE CULV = CHAIN LINK FENCE S.W.F. = BARBED WIRE FENCE H.W.F. = HOE WIRE FENCE SIF = IRON PIPE O.E.P. = OVERHEAD POWER ELEC = ELECTRIC D.F. = DITCH OF FUNDAMENT G.L. = OPTIONAL RECORD P.B. = PLAT BOOK P.C. = POINT OF CURVATURE PT = POINT OF TANGENT PCP = PERMANENT CONTROL POINT	PRM = PERMANENT REFERENCE MARKER R/W = RIGHT-OF-WAY A.C. = AIR CONDITIONER PAD CE = CONCRETE DRIVE SEC = SECTION NCS = NOTICED AND SECTION RCP = REINFORCED CONCRETE PIPE TSE = TOP OF BANK TOS = TOP OF SLOPE POS = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PCC = POINT OF COMPING CURVE	+HOSZ = EXISTING ELEVATION TOP = SIGN TYP = TREE HYDRANT U = UTILITY POLE L = LIGHT POLE UG = UTILITY GATE VALVE T = TELEPHONE SERVICE RISE E = ELECTRIC TRANSFORMER W = WATER METER C = CONCRETE MONUMENT (424" LB #7202) O = ODORIFEROUS POINT	U = UTILITY SERVICE BOX D = GUY WIRE MARKER O = FOUND IRON PIN & CAP (AS SHOWN) S = SET IRON PIN AND CAP (1/8" DIA LB #7202) A = FOUND NAIL AND DISK (AS SHOWN) S = SET NAIL AND DISK (LB #7202) E = ELECTRIC SERVICE RISE T = TELEPHONE TRANSFORMER W = WATER METER C = SET CONCRETE MONUMENT (424" LB #7202) O = ODORIFEROUS POINT	1. BOUNDRIES SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2. DISCREPANCY AS SHOWN HEREON MAY BE DUE TO ROUNDING OR MISTAKES IN THE FIELD. 3. NO UNDERGROUND UTILITIES OR STRUCTURES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNLOCATED UTILITIES IS BASED ON THE PLACED LOCATIONS PROVIDED BY THE CONTRACTOR. SOFT SOILS TO CONTROL SHED LOCATIONS WERE NOT RECORDED EXCEPT WHERE SHOWN ON THESE PLANS. 4. THE SURVEY IS OF PUBLIC RECORDS ONLY. UNRECORDED ENCROACHMENTS, IF ANY, WERE NOT LOCATED. OFFICIAL SHOWINGS, VIEWED ONLY, OR UNDERGROUND UTILITIES WERE NOT LOCATED. 5. THE LOCATION OF POINTS IF NOT EXIST, ON OR NEAR THE PROPERTY LINES IS NOT SHOWN BY THIS SURVEY. 6. ADDITIONAL EXISTING ENCROACHMENTS OF BOUNDARIES OTHER THAN THE SHOWN PARTY OR PARTIES IS PERMITTED BY LAW WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR OR PARTIES. 7. THIS SURVEY MAP IS VALID ONLY TO THOSE PORTIONS OR ENTIRE HORIZONTAL COORDINATE, ENGINEERING ASSOCIATES, INC. WILL ACCEPT NO RESPONSIBILITY FOR THE UNRECORDED ENCROACHMENT OR DISTORTION OF THIS SURVEY MAP.	8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED. 9. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAY, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. 10. THIS PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, ENCUMBRANCES, ENCROACHMENTS, EASEMENTS OR ENCUMBRANCES OF RECORD AND NOT OF RECORD. 11. THE DESCRIBED LINE OF THE PROPERTY AS SHOWN HEREON, AS CLASSIFIED BY THE STRAIGHTENED OF PRACTICE (SM-17) OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBSTANTIAL". THE STRAIGHTENED DISTANCE ACCORDING TO THE TYPE OF CONCRETE PROFILE WAS FOUND TO EXCEED OR EXCEED THIS REQUIREMENT. 12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN PLACED SIDE "A" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.15 CHANCE ANNUAL FLOODPLAIN) AS SHOWN FROM THE PLACED RESURFACE DATE MAP COMBINED WITH LINDA, MAP NUMBER 12552L, PARCEL NUMBER 000-0-0, EFFECTIVE DATE 02/25/2012.
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DATE	SURVEYOR	REVISION	REMARKS	DATE	SURVEYOR	REVISION	REMARKS

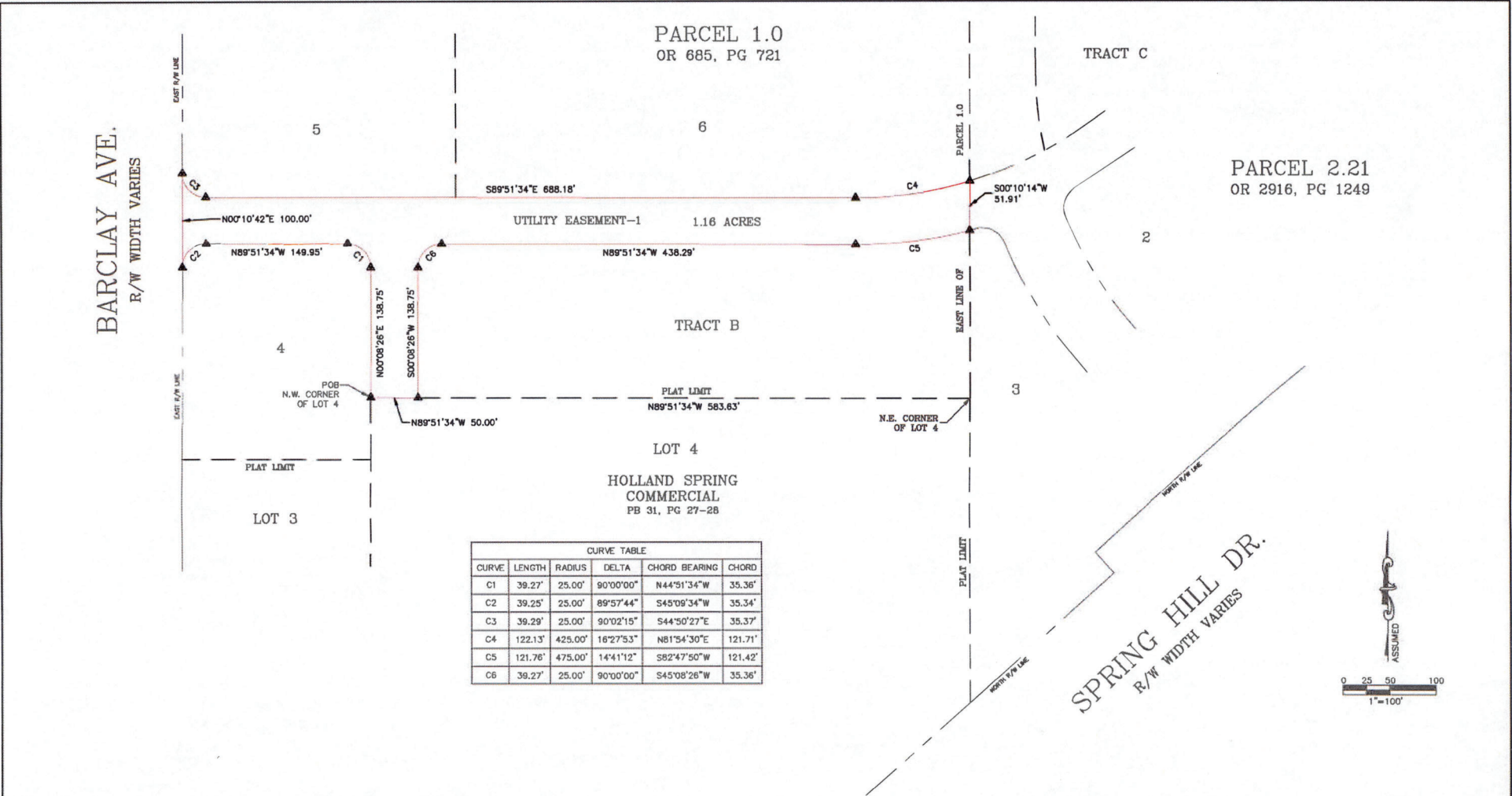
Coastal Engineering
Surveying
Environmental
Construction Management
Engineering Associates, Inc.
394 Canalway Blvd., 3703 East Forest Drive
Sarasota, FL 34235, Sarasota, FL 34235
Cell: 941-555-0423 Office: 941-555-0423
FD-0000142
FLORIDA CERTIFICATE OF APPROVATION NO. 7200

SKETCH ONLY
FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT
SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
**HERNANDO COUNTY
UTILITY DEPARTMENT**

SURVEYOR CERTIFICATE
I, the undersigned, a duly licensed Professional Engineer in the State of Florida, do hereby certify that the above is a true and correct copy of the original survey map as shown on the attached sheets and that the same were prepared and executed in accordance with the provisions of the Engineering Code, Chapter 626, Florida Statutes, and the Rules and Regulations of the Board of Professional Engineers, State of Florida, effective on the date of execution of this certificate.
Signed: _____
Date: _____
Scott M Osborne
Professional Engineer, No. 11532

EXHIBIT "B"



PARCEL 1.0
OR 685, PG 721

PARCEL 2.21
OR 2916, PG 1249

LOT 4
HOLLAND SPRING
COMMERCIAL
PB 31, PG 27-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	N44°51'34"W	35.36'
C2	39.25'	25.00'	89°57'44"	S45°09'34"W	35.34'
C3	39.29'	25.00'	90°02'15"	S44°50'27"E	35.37'
C4	122.13'	425.00'	16°27'53"	N81°54'30"E	121.71'
C5	121.76'	475.00'	14°41'12"	S82°47'50"W	121.42'
C6	39.27'	25.00'	90°00'00"	S45°08'26"W	35.36'

C1 = SEE CURVE TABLE
 LI = SEE LINE TABLE
 (C) = CALCULATED
 (P) = PLAT OR MAP
 (M) = FIELD MEASURED
 (D) = RECORD OF DEED
 (F) = FOUND IRON PIN NO ID
 (FIC) = FOUND IRON PIN AND CAP
 (FRD) = FOUND RAIL AND DISK
 (FCM) = FOUND CONCRETE MONUMENT
 (SPC) = SET IRON PIN AND CAP
 (SCM) = SET CONCRETE MONUMENT
 (CNC) = CONCRETE
 (RES) = RESIDENCE
 CHS = CONCRETE BLOCK STRUCTURE
 CLF = CHAIN LINK FENCE
 B.W.F. = BARBED WIRE FENCE
 H.W.F. = HOOD WIRE FENCE
 SW = SIDEWALK
 OHP = OVERHEAD POWER
 ELEC = ELECTRIC
 E.P. = EDGE OF PAVEMENT
 D.R. = OFFICIAL RECORD
 P.B. = PLAT BOOK
 PAGE = PAGE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENT
 POC = POINT OF COMMENCEMENT
 POC = POINT OF REVERSE CURVE
 POC = POINT OF COMPOUND CURVE
 P.M. = PERMANENT REFERENCE MARKER
 R/W = RIGHT-OF-WAY
 A.C. = AIR CONDITIONER PAD
 CS = CONCRETE SLAB
 CO = COVERED ENTRY
 SEC = SECTION
 MES = METERS
 REINFORCED CONCRETE PIPE
 TOB = TOP OF BANK
 TOE = TOE OF SLOPE
 PAGE = PAGE
 POC = POINT OF COMMENCEMENT
 POC = POINT OF REVERSE CURVE
 POC = POINT OF COMPOUND CURVE
 U = UTILITY
 U.S. = UTILITY GATE VALVE
 T = TELEPHONE SERVICE RISER
 E = ELECTRIC TRANSFORMER
 F = FIBER OPTIC BOX
 W = WATER METER
 M = MANTARY MANHOLE
 U.S. = UTILITY SPLICE BOX
 C = CATV MARKER
 F = FOUND IRON PIN & CAP (AS SHOWN)
 S = SET IRON PIN AND CAP (5/8" IR L# #7200)
 F = FOUND NAIL AND DISK (AS SHOWN)
 S = SET NAIL AND DISK (L# #7200)
 F = FOUND CONCRETE MONUMENT (AS SHOWN)
 S = SET CONCRETE MONUMENT (4"x4" L# #7200)

SHEET
EXHIBIT
B

DATE	SURVEYOR	BOOK	PAGE	REVISION	REMARKS

Reuse of Document

This document, comprised of the incorporated plans and records, 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.

Coastal Engineering Associates, Inc.

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Brooksville, FL 34601
Office: 352-796-9423
3703 East Forest Drive
Inverness, FL 34453
352-344-2010
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7280

SKETCH ONLY

FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT
SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:

**HERNANDO COUNTY
UTILITY DEPARTMENT**

Scott M Osborne
Date: 2024.01.17 14:59:59 -05'00'

HERNANDO COUNTY
UTILITY DEPARTMENT

22080-5 KI-1B