

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

## PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 4th day of April, 2025, between **Achieva Credit Union**, a Florida state-chartered credit union, whose address is 1659 Achieva Way, Dunedin, Florida 34698, 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: R33 322 18 2688 0000 0140

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.

RECEIVED HCUD

APR 11 2025

ENGINEERING

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):  
Achieva Credit Union

(Signature of two Witnesses required by Florida Law)

Witness:

Print Name:

Address:

Witness:

Print Name:

Address:

By:

John Wintermeier, SVP/CBO

STATE OF FLORIDA

COUNTY OF PINELAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4<sup>TH</sup> day of APRIL, 2025, by John Wintermeier, as SVP/CBO of Achieva Credit Union, a Florida state-chartered credit union, on behalf of the company. He/she is ☒ personally known to me or has ☐ produced \_\_\_\_\_, as identification.

(NOTARY SEAL)



CHELSEA MOSKWA  
Notary Public  
State of Florida  
Comm# HH570345  
Expires 7/22/2028

Signature of Notary

Print Name: CHELSEA MOSKWA

Notary Public, State of Florida

Commission No. HH570345

My Commission expires: 7/22/2028

# EXHIBIT A

## Legal Description

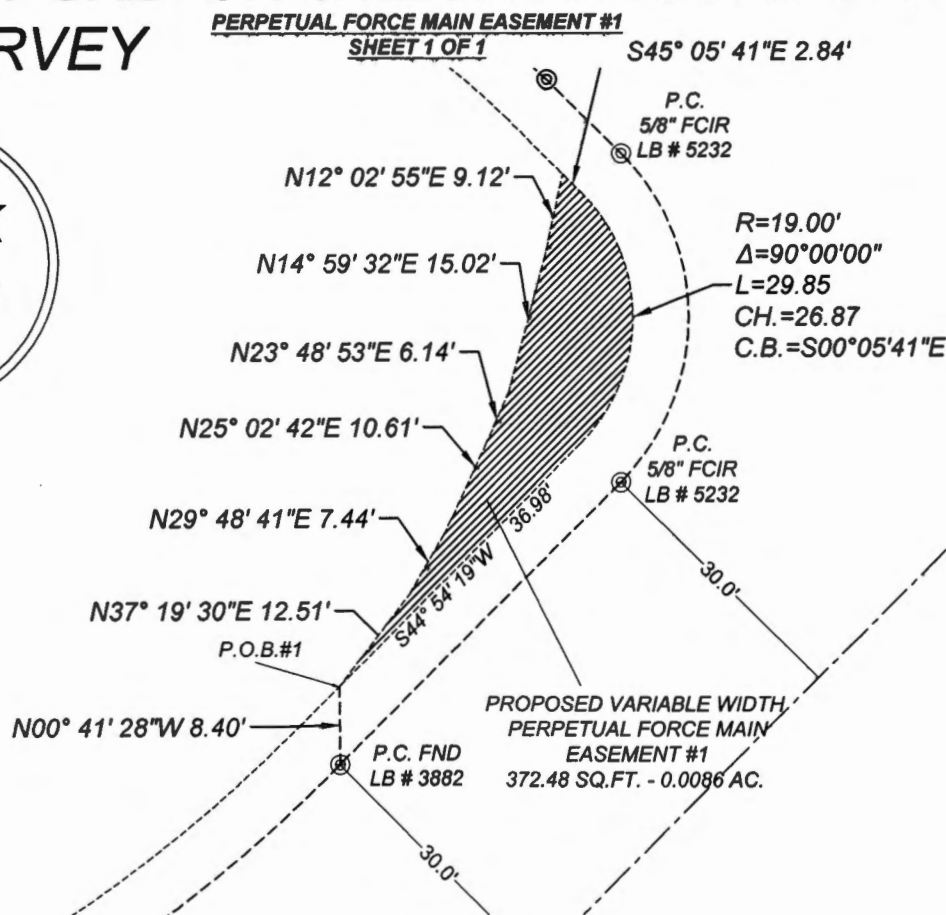
SEC 33, TWP 22S, RGE 18E

PROPOSED VARIABLE WIDTH PERPETUAL FORCE MAIN EASEMENT #1  
COMMENCE FROM THE MOST SOUTHWEST CORNER OF LOT 14, BLOCK 1370, MARINER  
TERRACE, AS RECORDED IN PLAT BOOK 41, PAGES 23-24, PUBLIC RECORDS  
HERNANDO COUNTY, FLORIDA, S89° 44' 13"E ALONG A SOUTH LINE OF SAID LOT 14,  
BLOCK 1370 A DISTANCE 62.86', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT  
(RADIUS 170.00') , (DELTA 45°21'25"), (CHORD BEARING OF N 67°35'03" E, LENGTH  
CHORD 311.09'), FOR 134.58' TO A POINT; THENCE N00° 41' 28"W 8.40' TO THE POINT OF  
BEGINNING, THENCE N37° 19' 30"E 12.51', THENCE RUN N29° 48' 41"E 7.44' THENCE  
RUN N25° 02' 42"E 10.61', THENCE RUN N23° 48' 53"E 6.14', THENCE RUN N14° 59' 32"E  
15.02', THENCE RUN N12° 02' 55"E 9.12' , THENCE RUN S45° 05' 41"E 2.84', THENCE  
ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 19.00') , (DELTA 90°00'00"),  
(CHORD BEARING OF S 00°05'41" E, LENGTH CHORD 26.87'), FOR 29.85' TO A POINT;  
THENCE RUN S44° 54' 19"W 36.98' TO THE POINT OF BEGINNING.

SAID LANDS ARE SITUATED, LYING AND BEING IN SPRING HILL, HERNANDO COUNTY,  
FLORIDA AND CONTAINING 372.48 SQ.FT. = 0.0086 ACRE

PORTION OF PARCEL NO: R33-22-18-2688-0000-0140

# EASEMENT SKETCH & LEGAL DESCRIPTION - NOT A SURVEY



## LEGAL DESCRIPTION SEC 33, TWP 22S, RGE 18E

**PROPOSED VARIABLE WIDTH PERPETUAL FORCE MAIN EASEMENT #1**  
COMMENCE FROM THE MOST SOUTHWEST CORNER OF LOT 14, BLOCK 1370, MARINER TERRACE, AS RECORDED IN PLAT BOOK 41, PAGES 23-24, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA, S89° 44' 13\"E 62.86', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 170.00'), (DELTA 45°21'25\"), (CHORD BEARING OF N 67°35'03\" E, LENGTH CHORD 311.09'), FOR 134.58' TO A POINT; THENCE N00° 41' 28\"W 8.40' TO THE POINT OF BEGINNING, THENCE N37° 19' 30\"E 12.51', THENCE RUN N29° 48' 41\"E 7.44' THENCE RUN N25° 02' 42\"E 10.61', THENCE RUN N23° 48' 53\"E 6.14', THENCE RUN N14° 59' 32\"E 15.02', THENCE RUN N12° 02' 55\"E 9.12', THENCE RUN S45° 05' 41\"E 2.84', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 19.00'), (DELTA 90°00'00\"), (CHORD BEARING OF S 00°05'41\" E, LENGTH CHORD 26.87'), FOR 29.85' TO A POINT; THENCE RUN S44° 54' 19\"W 36.98' TO THE POINT OF BEGINNING.

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**MOHAMMAD B. FAR**  
3152 LITTLE ROAD #333,  
TRINITY, FLORIDA 34655

PHONE: (727) 375-1740 FAX: (727) 375-1741  
E-MAIL: MOHAMMADBFAR@AOL.COM

FLOODPLAIN CERTIFICATION ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12053C/0167/D DATED: 02/12/2012. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE \"X\" AND THE BASE 100 YEAR FLOOD ELEVATION IS — ABOVE MEAN SEA LEVEL.

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17 F.A.C, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations hereon. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL. FOR REFERENCE ONLY.

JOB #	7126	REVISIONS:
FIELD DATE	12/05/2022	
SCALE	1\" = 20'	
DRAWN BY	M.A.	
CHECKED BY	M.B.F.	

01/29/2024

DATE

MOHAMMAD B. FAR, P.L.S. #5545