

RESOLUTION NO. 2026- 083

A RESOLUTION OF THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AUTHORIZING THE EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.27, FLORIDA STATUTES.

WHEREAS, Hernando County, a political subdivision of the State of Florida, by and through its Board of County Commissioners on behalf of Hernando County Water & Sewer District, a dependent special district of Hernando County, Florida ("County"), is authorized and empowered by §§ 125.01, et seq., to make an exchange of County real property for other real property for County purposes; and,

WHEREAS, the County holds and possesses certain real property legally described as follows:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE S 89°26'10" W, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; CONTINUE ALONG SAID NORTH LINE S 89°26'10" W, A DISTANCE OF 191.00 FEET, THENCE LEAVING SAID NORTH LINE, S 00°25'13" E, ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 285.00 FEET, THENCE N 89°26'10" E, ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 121.00 FEET, THENCE N 00°25'13" W, ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 110.00 FEET, THENCE N 89°26'10" E, PARALLEL TO SAID NORTH LINE OF SAID SECTION 8, A DISTANCE OF 70.00 FEET TO A POINT THAT LIES S 00°25'13" E AND LIES 175.00 FEET SOUTH OF THE POINT OF BEGINNING, THENCE N 00°25'13" W, PARALLEL TO THE EAST LINE OF SAID NE 1/4 OF SAID SECTION 8, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 46735 SQUARE FEET +/-

TOGETHER WITH AN INGRESS / EGRESS EASEMENT OVER AND ACROSS THE SOUTH 110.00 FEET OF THE NORTH 285.00 FEET OF THE WEST 100.00 FEET OF THE EAST 150.00 FEET OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA.

A Portion of Parcel ID No.: R08 423 21 0000 0010 0031

Key No.: 1201844; and,

WHEREAS, the County desires to make an exchange of properties and convey such real property to Withlacoochee River Electric Cooperative, Inc., a Florida not-for-profit corporation, for certain other real property legally described as:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: R04 421 18 000 0010 0030

Key No.: 1646080; and,

WHEREAS, § 125.37, Florida Statutes, and County Policy 19-07 require a resolution of the Board of County Commissioners as evidence of approval and specific authority to take the actions authorized hereunder.

NOW THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. The conveyance of such County real property as described and set forth herein to Withlacoochee River Electric Cooperative, Inc., by Statutory Deed in exchange and conveyance of other certain real property as described and set forth herein by Warranty Deed from Withlacoochee River Electric Cooperative, Inc., to Hernando County, is hereby approved and authorized pursuant to the County's Home Rule powers under Ch. 125, Florida Statutes, and the Chairman's authority to execute a Statutory Deed in connection therewith upon review and approval of such documents by the County Attorney's Office.

ADOPTED in Regular Session this 28th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

ATTEST

Monika Dzinga, Deputy Clerk
DOUG CHORVAT, JR., Clerk of Court and
Comptroller

Jerry Campbell
JERRY CAMPBELL, Chairman



Approved as to form and legal sufficiency

Jon Joubert
County Attorney

CERTIFICATE OF DISPOSITION OF UTILITY SYSTEM PROPERTY

The undersigned, as the duly authorized County Administrator of Hernando County, Florida, charged with the normal acquisition, construction, operation, maintenance, or repair of the portion of the Utility System property described below, does hereby certify as follows:

1. This Certificate is issued pursuant to Hernando County, Florida, Resolution No. 2021-30, adopted March 23, 2021, entitled Hernando County, Florida Taxable Water and Sewer Refunding Revenue Bonds, Series 2021A, and as thereafter amended from time to time (the "Bond Resolution"). The terms used herein in capitalized form are intended to have the meanings assigned to them in the Bond Resolution.

2. The County Administrator hereby certifies that the property more particularly described as:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE S 89°26'10" W, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING: CONTINUE ALONG SAID NORTH LINE S 89°26'10" W, A DISTANCE OF 191.00 FEET, THENCE LEAVING SAID NORTH LINE, S 00°25'13" E, ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 285.00 FEET, THENCE N 89°26'10" E, ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 121.00 FEET, THENCE N 00°25'13" W, ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 110.00 FEET, THENCE N 89°26'10" E, PARALLEL TO SAID NORTH LINE OF SAID SECTION 8, A DISTANCE OF 70.00 FEET TO A POINT THAT LIES S 00°25'13" E AND LIES 175.00 FEET SOUTH OF THE POINT OF BEGINNING, THENCE N 00°25'13" W, PARALLEL TO THE EAST LINE OF SAID NE 1/4 OF SAID SECTION 8, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 46735 SQUARE FEET +/-

TOGETHER WITH AN INGRESS / EGRESS EASEMENT OVER AND ACROSS THE SOUTH 110.00 FEET OF THE NORTH 285.00 FEET OF THE WEST 100.00 FEET OF THE EAST 150.00 FEET OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA.

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Key No.: 1201844

(hereinafter the "Unneeded Property"), is no longer necessary, useful, or profitable in the operation of the Utility System, and the sale or disposition thereof will not adversely affect the operation of the Utility System as it exists prior to such sale or disposition.

3. The County Administrator hereby further certifies that the compensation to be received for the Unneeded Property is less than five percent (5%) of the market value of the gross plant of the Utility System, and that the sale or disposition of such Unneeded Property will not impair the County's ability to comply with the provisions of the "Rate Covenant" found on pages 19-20 of Exhibit B of the Bond Resolution.

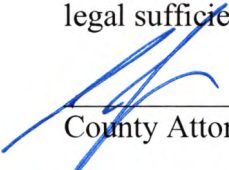
4. No dollar amount will be received for the sale or disposition of the Unneeded Property as a parcel of similar value owned by Withlacoochee River Electric Cooperative Inc., the Grantee, will be traded as compensation which constitutes fair and reasonable consideration for such land. Therefore, no proceeds will be derived from the transfer of such Unneeded Property to be disposed of in accordance with the provisions contained in the "No Mortgage or Sale of the System" found on pages 25-26 of Exhibit B of the Bond Resolution. The Grantee's parcel to be traded as compensation for the Unneeded Property is described as:

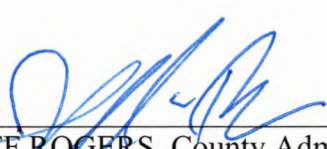
A parcel of land in the Southwest 1/4 of Section 4, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows: Commence at the Southwest corner of Section 4, Township 21 South, Range 18 East, Hernando County, Florida; run thence North 00°17'12" East along the West boundary of the Southwest 1/4 of said Section 4, 1389.40 feet; run thence South 89°42'48" East, a distance of 185.34 feet to the Point of Beginning; run thence North 89°55'38" East, a distance of 180.00 feet to a point on the West boundary of a 100 foot Florida Power Corporation Easement; run thence South 00°04'22" East along said West boundary 240.00 feet; run thence South 89°55'38" West, a distance of 180.00 feet; run thence North 00°04'22" West, a distance of 240.00 feet to the Point of Beginning.
Parcel ID No.: R04 421 18 000 0010 0030
Key No.: 1646080

5. On April 28, 2026, the Board of County Commissioners of Hernando County, Florida, as the Governing Body of the Hernando County Water and Sewer District, duly authorized the sale or disposal of the Unneeded Property by its approval of Legistar agenda item no. 17239.

Dated this 28th day of April, 2026.

Approved as to form and
legal sufficiency:


County Attorney's Office


JEFF ROGERS, County Administrator
Hernando County, Florida

STATUTORY DEED

(§125.411, F.S.)

THIS DEED, made this 28th day
of April 2026,
by HERNANDO COUNTY WATER &
SEWER DISTRICT, a dependent

special district of Hernando County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is 15470 Flight Path Drive, Brooksville, FL 34604, a party of the first part ("GRANTOR") and WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC., a Florida not-for-profit corporation whose address is 14651 21st Street, PO BOX 278, Dade City, FL 33526-0278, party of the second part ("GRANTEE").

WITNESSETH that GRANTOR (party of the first part), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by GRANTEE (party of the second part), receipt whereof is hereby acknowledged, has granted, bargained, and sold to the party of the second part, its successors and assigns forever, the following land lying and being in Hernando County, Florida as depicted in the attached Exhibit A and more particularly described as:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE S 89°26'10" W, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING: CONTINUE ALONG SAID NORTH LINE S 89°26'10" W, A DISTANCE OF 191.00 FEET, THENCE LEAVING SAID NORTH LINE, S 00°25'13" E, ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 285.00 FEET, THENCE N 89°26'10" E, ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 121.00 FEET, THENCE N 00°25'13" W, ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 110.00 FEET, THENCE N 89°26'10" E, PARALLEL TO SAID NORTH LINE OF SAID SECTION 8, A DISTANCE OF 70.00 FEET TO A POINT THAT LIES S 00°25'13" E AND LIES 175.00 FEET SOUTH OF THE POINT OF BEGINNING, THENCE N 00°25'13" W, PARALLEL TO THE EAST LINE OF SAID NE 1/4 OF SAID SECTION 8, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 46735 SQUARE FEET +/-

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SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to taxes and assessments for the year 2026 and thereafter.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, in its capacity as the governing body of the Hernando County Water & Sewer District, acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

(Official Seal)
ATTEST:



Douglas Chorvat, Jr.
Douglas Chorvat, Jr.
Hernando County Clerk & Comptroller

HERNANDO COUNTY WATER
& SEWER DISTRICT

By: *Jerry Campbell*
Jerry Campbell, Chairman of the Hernando
County Board of County Commissioners

Approved as to Form & Legal Sufficiency

[Signature]
County Attorney's Office

NOTE: This Deed shall convey only the interest of the Grantor and such board in the referenced property and shall not be deemed to warrant the title or to represent any statement of facts concerning the same. This conveyance specifically releases any and all minerals to the Grantee herein which otherwise may have been reserved under Florida Statute 270.11, including the right of entry to any interest in phosphate, minerals, and metals or any interest in petroleum.

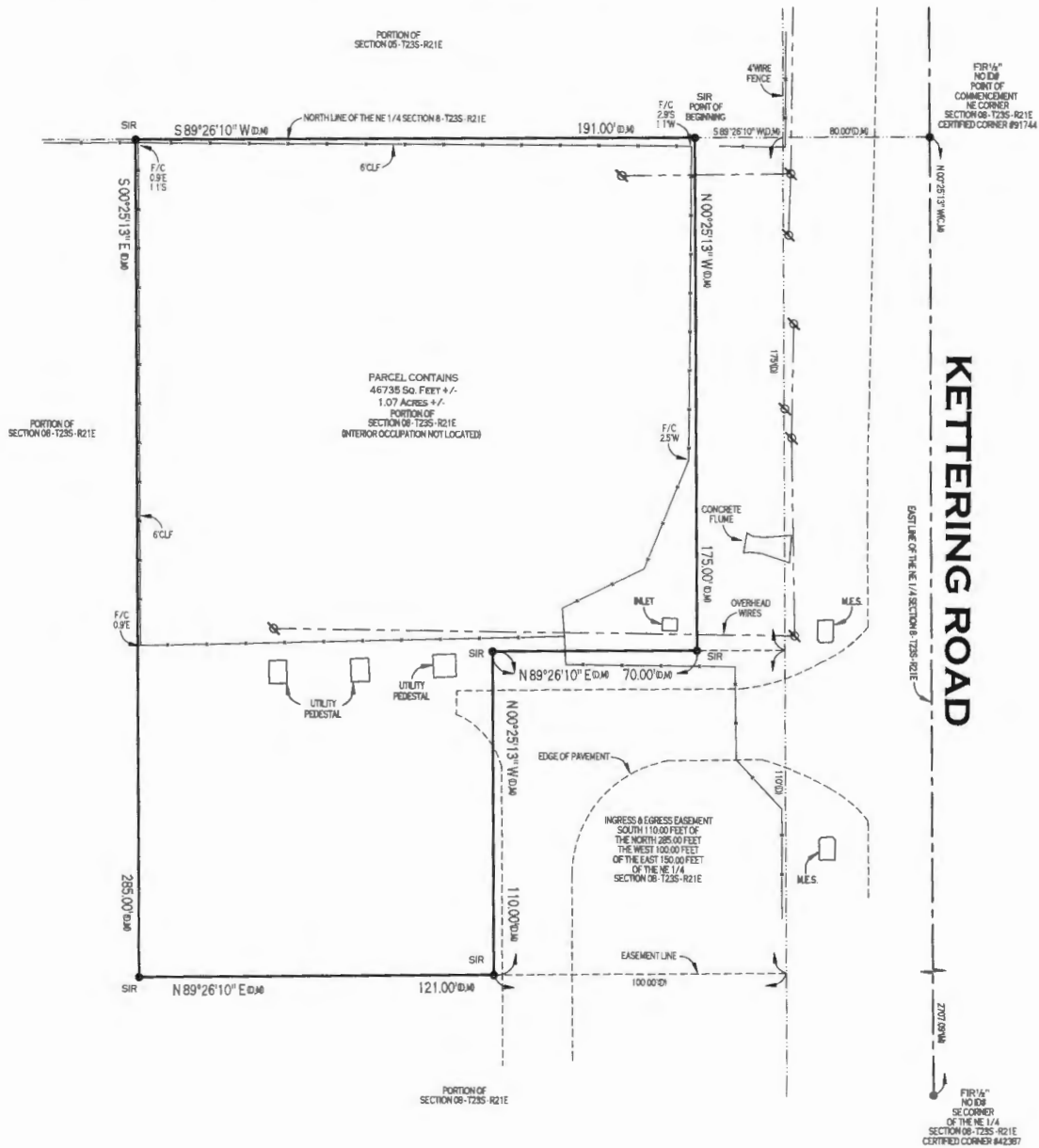
EXHIBIT A

A PARCEL OF LAND LYING IN THE NORTH-EAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE S 89°28'10" W. ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°28'10" E. ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 191.00 FEET, THENCE LEAVING SAID NORTH LINE, S 00°25'13" E. ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 285.00 FEET, THENCE N 89°26'10" E. ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 121.00 FEET, THENCE N 00°25'13" W. ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 110.00 FEET, THENCE S 89°26'10" E. TO THE SOUTH-NORTH LINE OF SAID SECTION 8, A DISTANCE OF 70.00 FEET TO A POINT THAT LIES S 00°25'13" W. OF THE N 00°25'13" E. BEGINNING, THENCE S 00°25'13" W. PARALLEL TO THE EAST LINE OF SAID NE 1/4 OF SAID SECTION 8, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 46735 SQUARE FEET +/-.

7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER
 MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS
 PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF
 PROFESSIONAL LAND SURVEYORS IN CHAPTER 120, F.S.
 FLORIDA ADMINISTRATIVE CODE - PART 120.001, F.A.C.
 472-027 FLORIDA STATUTES
Eric S Smith
 Digitally signed by Eric S Smith
 Date: 2025.12.31.11:55:45-07'00
 ERIC S. SMITH DATE 12.31.25
 BSN No. 6229 1ARR000 P.R. 12.31.25

STR	08-235-21E
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(C)=CALCULATED DATA, (D)=DEED DATA, (M)=MEASURED DATA, (P)=PLAT DATA, (C)=CENTERLINE, A/C=AIR-CONDITIONER, CLF=CHAIN LINK FENCE, C=CORNER, COVD=COVERED, P=POOL EQUIPMENT, F/C=FENCE CORNER, "X"=FOUND CROSS SCRIBE, FIP=FOUND IRON PIPE, FIPN=FOUND IRON PIPE NAIL, FIPW=FOUND IRON PIPE WELD, R=RECORD BOOK, R/B=RECORD BOOK, R/BP=RECORD BOOK, PCP=PERMANENT CONTROL POINT, PRM=PERMANENT REFERENCE MONUMENT, W=RIGHT OF WAY, SIR=SET 5/8" IRON ROD, LBP=5/8" IRON LUG, SET NAIL=SET NAIL, SET W=SET WOOD, W/F=WOOD FENCE, D.U.E.=DRAINAGE/UTILITY EASEMENT, P=POWERPOLE, V=VINYL FENCE, F/E=FENCE END, F/C=FENCE CORNER.