

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 4 day of November, 2024, between **Withlacoochee River Electric Cooperative, Inc.**, a not-for-profit Florida corporation, whose address is 14651 21st Street, Dade City, Florida 33523, 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 sketches consisting of two (2) sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: R32 323 17 5250 00H0 0010

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.

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:
(Signature of two Witnesses required by Florida Law)

Witness: Kris Walzak
Print Name: KRIS WALZAK

Address: P.O. Box 278
Dade City FL 33526

Witness: Twanna S. Wheeler
Print Name: Twanna S. Wheeler

Address: P.O. Box 278
Dade City FL 33526

Grantor:

Withlacoochee River Electric Cooperative, Inc.

By:

David B. Lambert
Executive Vice President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of November, 2024, by David Lambert, as Executive Vice President of Withlacoochee River Electric Cooperative, Inc., a not-for-profit Florida corporation. He is ☒ personally known to me or has ☐ produced _____, as identification.

(NOTARY SEAL)



Cindy Noll
Signature of Notary
Print Name: Cindy Noll
Notary Public, State of Florida
Commission No. HH 488781
My Commission expires: May 8, 2028

Exhibit A
(Legal Description)

DESCRIPTION

THAT CERTAIN PARCEL OF LAND LYING IN AND BEING A PART OF TRACT "H" OF SPRING HILL, UNIT 25 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 61-76 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT H, THENCE ALONG THE WEST LINE OF SAID TRACT H, RUN N00°14'15"E, 200.00 FEET; THENCE S89°24'29"E, 30.00 FEET; THENCE S00°14'15"W, 200.00 FEET TO THE SOUTH LINE, RUN N89°24'29"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES MORE OR LESS.

The survey plat depicts Tract "H" and Tract "H.1". Tract "H" is bounded by a "WEST LINE OF TRACT H" (Plat Limit) on the west, a "SOUTH LINE OF TRACT H" (Plat Limit) on the south, and a "PLAT LIMIT" on the east. Tract "H.1" is situated within Tract "H", bounded by a "30' UTILITY EASEMENT" on the west, a "SOUTH LINE OF TRACT H" (Plat Limit) on the south, and a "PLAT LIMIT" on the east. A "100' WIDE FLA. POWER EASEMENT" (OR. 2102, PG. 929) runs along the eastern boundary of Tract "H.1". The plat includes bearings and distances for all boundaries and easements, as well as a north arrow and a scale bar (1"=50').

TRACT "H"
SPRING HILL UNIT-25
PB. 10, PG. 61-76

TRACT "H.1"
OR. 356, PG. 14

PARCEL 1.2
OR. 3947, PG. 416

PARCEL 2.4
OR. 654, PG. 341

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CONTAINING 0.14 ACRES MORE OR LESS.

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