

HERNANDO COUNTY, FLORIDA
Rattler Renewable Energy Center
Site #: 115757 Land Unit: 1714520



Prepared By:
Manny R. Vilaret, Esquire
Vilaret Law, PLLC
10901 Danka Circle, Suite C
Saint Petersburg, Florida 33716

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, the undersigned, successors, and assigns (GRANTOR herein), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY** (GRANTEE herein), Post Office Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the right, privilege and easement to construct, remove, reconstruct, operate, and maintain in perpetuity underground electric transmission and distribution lines, communication systems and related facilities for providing electric energy services, and communications services (including services to telecommunication providers and other customers) and the underground transmission of any and all present or future form of communication by any present or future means or method (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over (for the junction boxes), under, upon (for the junction boxes), across, through and within the following described lands in Hernando County, Florida, and referred to hereinafter as the Easement Area to wit:

See Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof.

Within Tax Parcel Number: R22 421 20 0000 0010 0010

Together with the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines, systems and related facilities, wires and voltage, adjust the centerline within the Easement Area and to build, maintain and protect such roadways as may reasonably be required for these purposes.

The buried underground cable and junction boxes will not interfere with or otherwise diminish the use of the land as public park or diminish or reduce the recreational use opportunities of the area and overall park property. Except for the junction boxes, there are no proposed above ground support structures, and none are proposed in the future.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities, including (i) the right to trim, cut, remove, and keep clear trees, limbs and undergrowth within said Easement Area and further including (ii) the reasonable right to enter upon adjoining lands of the GRANTOR by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted and further including (iii) the right to install gates a minimum of sixteen (16) feet in width if GRANTOR has installed a fence within or across the Easement Area, along with GRANTEE's lock linked with GRANTOR's lock and further including (iv) the right to relocate any listed or protected plant or animal species found within the Easement Area to another location within the Easement Area that would interfere with maintenance of Easement. As a result of said relocations, GRANTEE hereby agrees to restore the Easement Area to as near as practicable to the original condition.

GRANTOR covenants and agrees that no trees, buildings, permanent structures, ponds, or obstacles will be located or constructed within the Easement Area that would interfere with the maintenance of Easement.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with (i) GRANTEE's right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities, including clear, continuous access within the Easement Area, (ii) GRANTEE'S right-of-way utilization or

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Attn: Data and Document Management
3300 Exchange Place, NP4A
Lake Mary, FL 32746

encroachment guidelines, or (iii) any federal, state, or local laws, rules, or regulations; including, but not limited to, the right to utilize said Easement Area for (a) ingress and egress, (b) general farming, (c) construction, maintenance and travel over roads and streets across the Easement Area.

PROVIDED, HOWEVER, that as a condition precedent to the exercise of any such right other than ingress and egress, GRANTOR covenants and agrees to obtain from GRANTEE ((800) 700-8744, www.prgnprojectsolutions.com, or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Asset Protection Right-of-Way Specialist) a prior written determination that the exercise of such right is not inconsistent with the safe and efficient operation and maintenance of said electric transmission and distribution lines and communications systems or with any of the foregoing guidelines or laws.

GRANTOR warrants and covenants that they have the right to convey to GRANTEE this easement, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hand and seal this _____ day of _____, 2025.

ATTEST:

GRANTOR:
HERNANDO COUNTY, FLORIDA

Douglas A. Chorvat, Jr.

Brian Hawkins, Chairman
Hernando County Board of County Commissioners

Print or Type Name of First Witness

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Signature of Second Witness

By: Melissa Tartaglia
County Attorney's Office

Print or Type Name of Second Witness

Grantor's mailing address:
Hernando County Board of County Commissioners
15470 Flight Path Drive
Brooksville, FL 34604

State of Florida)
County of Hernando) ss

The foregoing Easement was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by Brian Hawkins as Chairman of the Hernando County Board of County Commissioners, who is (check one) ☐ personally known to me, or ☐ produced _____ as identification.

NOTARY SEAL

Notary Public

Legal Description:

EASEMENT E-1:

A PORTION OF THE PARCEL RECORDED IN OFFICIAL RECORD BOOK 339, PAGE 222, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING AND SITUATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE N00°46'16"W A DISTANCE OF 119.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE LINDSEY ROAD/ STATE ROAD 476, SAID POINT BEING ON CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 02°53'57"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF DALY ROAD (CHORD BEARING AND DISTANCE BEING N78°46'15"E, 50.84 FEET), BEING ALSO THE POINT OF BEGINNING; THENCE N00°46'16"W ALONG SAID EAST RIGHT-OF-WAY LINE OF DALY ROAD, A DISTANCE OF 2455.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET; THENCE N89°24'24"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET, A DISTANCE OF 611.46 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF LONE ROBERTS ROAD; THENCE S00°21'47"E ALONG SAID SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF LONE ROBERTS ROAD, A DISTANCE OF 100.00 FEET; THENCE S89°24'24"W PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET, A DISTANCE OF 510.75 FEET; THENCE S00°46'16"E PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF DALY ROAD, A DISTANCE OF 2344.03 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF LAKE LINDSEY ROAD/ STATE ROAD 476, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 05°44'12"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.62 FEET (CHORD BEARING AND DISTANCE BEING S83°05'20"W, 100.58 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.795 ACRES OR 295,982 SQUARE FEET MORE OR LESS.

Surveyor's Notes:

1. BASIS OF BEARING OF N89°24'24"E WAS MEASURED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 20 EAST.
2. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 902, NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011).
3. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO (WGI, INC) ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
5. LEGAL DESCRIPTION WAS PREPARED BY (WGI, INC) PER CLIENT REQUEST AND IS BASED ON DEEDS OF RECORD AND A FIELD SURVEY TO LOCATE THE CONTROLLING CORNERS NEEDED TO ESTABLISH THE PARCELS, RIGHT-OF-WAY AND EASEMENT SHOWN IN THE LEGAL DESCRIPTION AND SKETCH HEREON.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

07/19/2024

ALVIN SANTIAGO, P.S.M.
WGI, INCFLORIDA REGISTRATION No. 7160
FLORIDA REGISTRATION No. LB 7055

DATE

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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

FUTURE EASEMENT PARCEL
RATTLER SOLAR

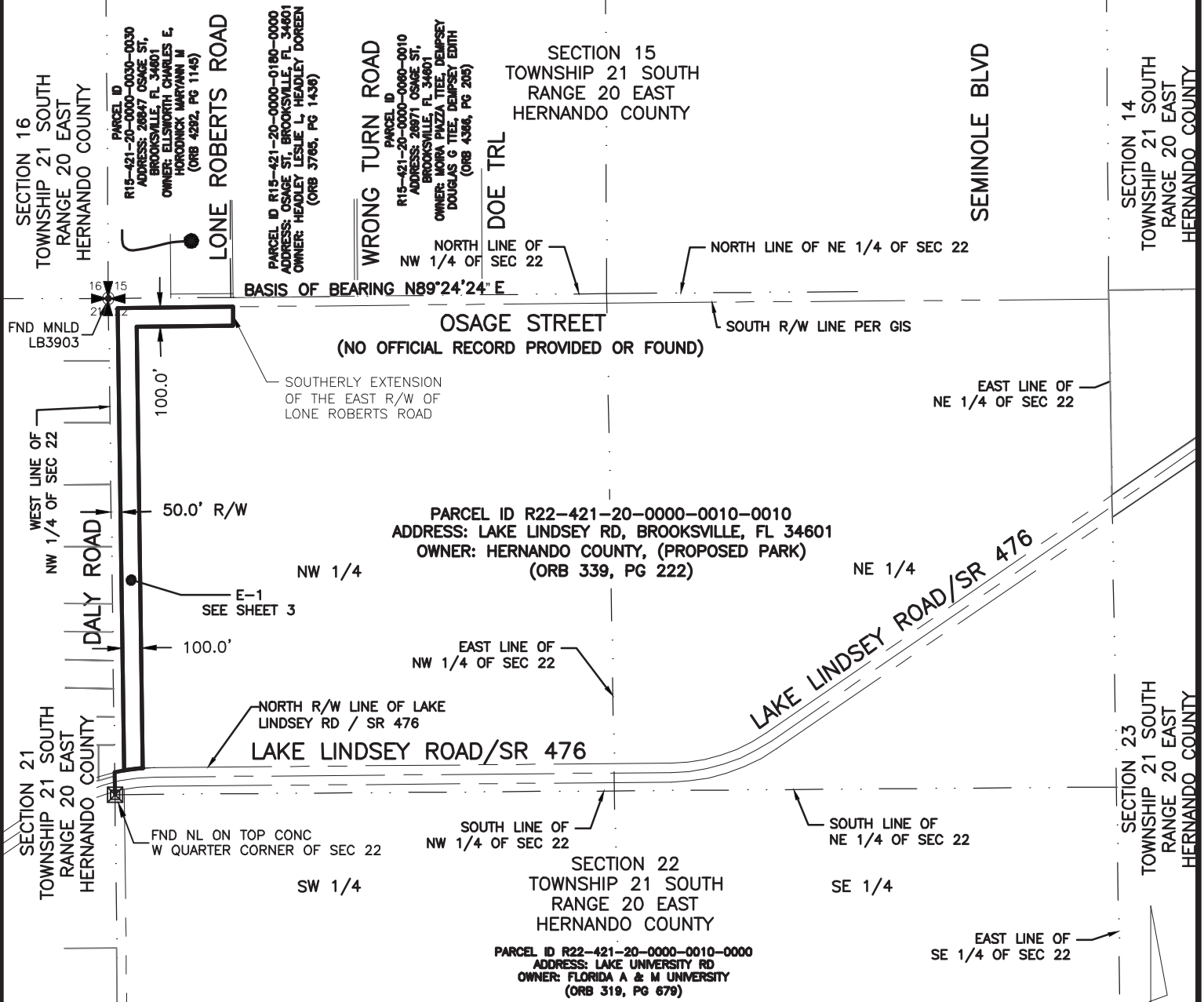
PROJECT

DUKE
ENERGY®550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1		
	2		
VENDOR PROJECT No.		6017.84	
VENDOR DRAWING No.		02	

DRAWN	CHECK	SCALE: N/A
FS	AS	DATE: 07/19/2024

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CHECK AS

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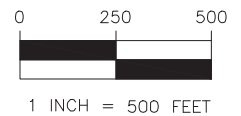
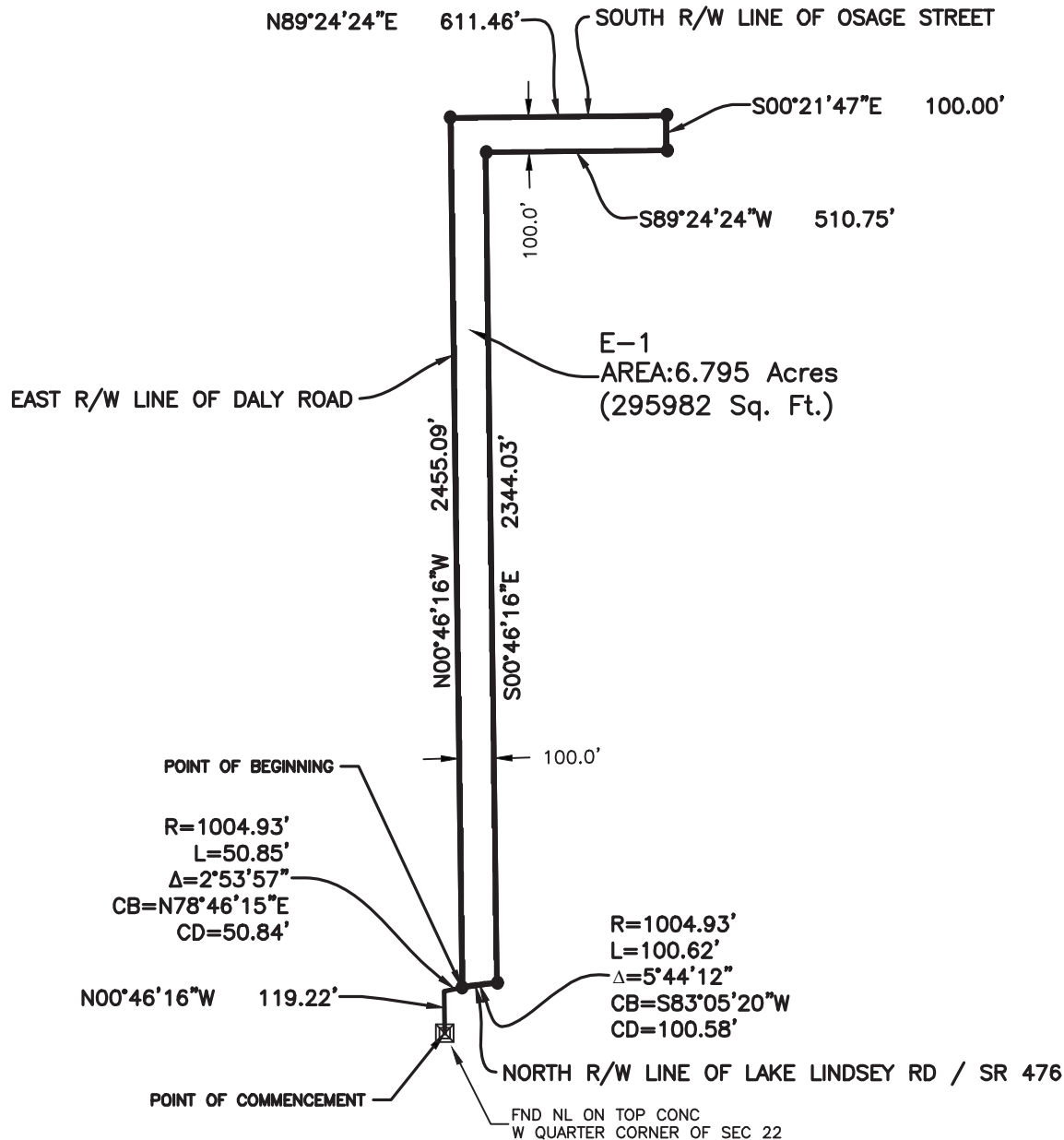
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SHEET 2 OF 3



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DESCRIPTION SKETCH

FUTURE EASEMENT PARCEL
RATTLER SOLAR

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