

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 16th day of January, 2025, between **Diocese of Saint Petersburg**, a Florida not for profit corporation, whose address is PO Box 40200 Saint Peterburg, Florida 33743-0200, 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: R14-423-21-0000-0020-0010/ R14-423-21-0000-0020-0000

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: *Alice Siepak*

Print Name: Alice Siepak
Address: 6363 9th Ave North
St. Petersburg, FL 33710

Witness: *Gabriella Bertram*

Print Name: Gabriella Bertram
Address: 6363 9th Ave North
St. Petersburg, FL 33710

Grantor(s):
Diocese of Saint Petersburg

By: *Lois Locey*
Dr. Lois Locey, Chancellor and Attorney in Fact

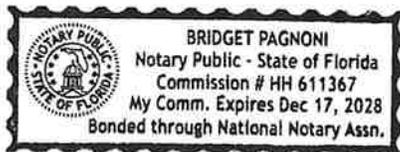
By: *DR. LOIS T. LOCEY*
Name, Title CHANCELLOR + COO

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16th day of January, 2025, by Dr. Lois Locey as Director/COO, of Diocese of Saint Petersburg, a Florida not for profit corporation, on behalf of the corporation. He/she is personally known to me or has produced N/A, as identification.

(NOTARY SEAL)



Bridget Pagnoni
Signature of Notary
Print Name: Bridget Pagnoni
Notary Public, State of Florida
Commission No. HH 611367
My Commission expires: 12/17/2028

**SECTION 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION FOR PERPETUAL EASEMENT**

Exhibit A

UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 576, PAGE 617 AND OFFICIAL RECORDS BOOK 548, PAGE 1555 AS RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" SQUARE CONCRETE MONUMENT (NO ID) (BROKEN TOP) AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE N 89°55'02" W, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 964.24 FEET TO A POINT ON A NON-TANGENT CURVE AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 35 (US HIGHWAY 301) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 08030-XXXX, WORK PROGRAM ITEM/SEGMENT NUMBER 447536-3; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) 51.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 17,305.00 FEET, A DELTA ANGLE OF 00°10'08", AND A CHORD BEARING AND DISTANCE OF S 14°51'00" W, 53.02 FEET; 2) S 14°56'04" W, 508.68 FEET TO A POINT OF CURVATURE; 3) 401.70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 17,075.00 FEET, A DELTA ANGLE OF 01°20'52", AND A CHORD BEARING AND DISTANCE OF S 14°15'38" W, 401.69 FEET TO THE POINT OF BEGINNING; THENCE S 78°48'03" E, 294.30 FEET; THENCE S 57°23'16" E, 255.00 FEET; THENCE S 32°36'44" W, 20.00 FEET; THENCE N 57°23'16" W, 251.22 FEET; THENCE N 78°48'03" W, 291.34 FEET TO A POINT ON A NON-TANGENT CURVE AND THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF STATE ROAD 35 (US HIGHWAY 301); THENCE 20.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 17,075.00 FEET, A DELTA ANGLE OF 00°04'02", AND A CHORD BEARING AND DISTANCE OF N 13°33'11" E, 20.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.251 ACRES (110,919 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE ROAD 35/US HIGHWAY 301 SURVEY LINE FROM POINT OF INTERSECTION STATION 197+38.95 TO POINT ON TANGENT STATION 250+00.00, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 35, ROADWAY IDENTIFICATION 08030-XXXX, WORK PROGRAM/ITEM SEGMENT NUMBER 447536-3. SAID LINE BEARS N 12°11'04" E.
- THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 35, ROADWAY IDENTIFICATION 08030-XXXX, WORK PROGRAM/ITEM SEGMENT NUMBER 447536-3.
- THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE, THEREFORE, THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO ANY EASEMENTS, RESERVATIONS, SETBACK LINES, AGREEMENTS, RIGHTS OF WAY OR OTHER SIMILAR MATTERS.
- THE SKETCH SHOWN HEREON IS FOR GRAPHIC REPRESENTATION OF THE EASEMENT SHOWN ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNER MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS DRAWING.
- THE SKETCH AND LEGAL DESCRIPTION IS NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.
- SKETCH NOT COMPLETE WITHOUT ACCOMPANYING LEGAL DESCRIPTION.

VICINITY MAP



LEGEND

- (C) = CALCULATED
- CB = CHORD BEARING
- CH = CHORD LENGTH
- CM = CONCRETE MONUMENT
- Δ = DELTA
- (D) = DEED DATA
- DB = DEED BOOK
- EXIST = EXISTING
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P. = FINANCIAL PROJECT
- CL = CURVE LENGTH
- LB = LICENSED BUSINESS
- LLC = LICENSED LIABILITY COMPANY
- LT = LEFT
- N&D = NAIL & DISK
- NO. = NUMBER
- NTS = NOT TO SCALE
- O/A = OVERALL
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- PB = PLAT BOOK
- PG = PAGE
- PI = POINT OF INTERSECTION
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R = RADIUS
- RNG = RANGE
- RT = RIGHT
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- SF = SQUARE FEET
- SR = STATE ROAD
- SRD = STATE ROAD DEPARTMENT
- STA = STATION
- T = TANGENT
- TWP = TOWNSHIP
- U.S. = UNITED STATES
- WPI = WORK PROGRAM ITEM
- ± = PLUS/MINUS
- (XXX) = PARCEL NUMBER
- PL = PARENT TRACT PARCEL LINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DEVIN E. PLATT, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7389

ELEMENT ENGINEERING GROUP, LLC
CERTIFICATE OF AUTHORIZATION NO. 7831
8509 BENJAMIN ROAD, SUITE E, TAMPA, FL 33634
(813) 852-1888

**THIS SKETCH IS NOT A SURVEY
SEE SHEET 2 FOR PARENT TRACT
SEE SHEET 3 FOR EASEMENT DETAIL**

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH & LEGAL DESCRIPTION		STATE ROAD NO. 35 (US 301)				HERNANDO COUNTY		
		BY	DATE	PREPARED BY:	DATA SOURCE:			
REVISION	BY	DATE	CHECKED	DEP	10/2025	F. P. NO. 447536-3	SECTION 08030-XXXX	SHEET 1 OF 3
					10/2025			

SECTION 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST
 HERNANDO COUNTY, FLORIDA
 SKETCH AND LEGAL DESCRIPTION FOR PERPETUAL EASEMENT

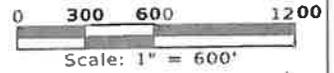
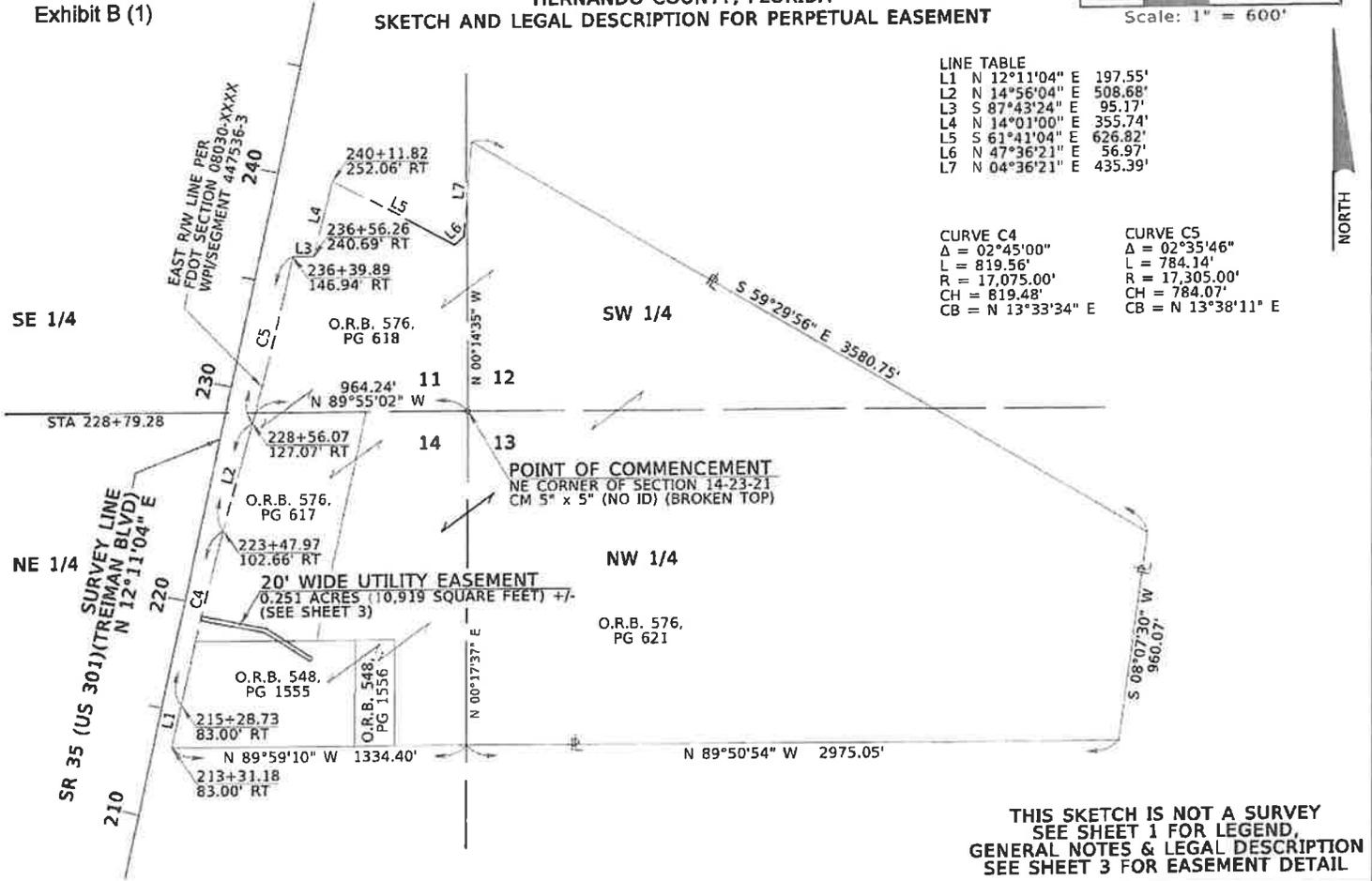


Exhibit B (1)

LINE TABLE

L1	N 12°11'04" E	197.55'
L2	N 14°56'04" E	508.68'
L3	S 87°43'24" E	95.17'
L4	N 14°01'00" E	355.74'
L5	S 61°41'04" E	626.82'
L6	N 47°36'21" E	56.97'
L7	N 04°36'21" E	435.39'

CURVE C4	CURVE C5
Δ = 02°45'00"	Δ = 02°35'46"
L = 819.56'	L = 784.14'
R = 17,075.00'	R = 17,305.00'
CH = 819.48'	CH = 784.07'
CB = N 13°33'34" E	CB = N 13°38'11" E



THIS SKETCH IS NOT A SURVEY
 SEE SHEET 1 FOR LEGEND,
 GENERAL NOTES & LEGAL DESCRIPTION
 SEE SHEET 3 FOR EASEMENT DETAIL

FLORIDA DEPARTMENT OF
 TRANSPORTATION
 SKETCH & LEGAL
 DESCRIPTION

STATE ROAD NO. 35 (US 301)

HERNANDO COUNTY

REVISION	BY	DATE	PREPARED BY:	DATA SOURCE:				
			ELEMENT ENGINEERING GROUP, LLC	FP 447536-3				
			DRAWN	DJA	10/2025	F.P. NO. 447536-3	SECTION 08030-XXXX	SHEET 2 OF 3
			CHECKED	DEP	10/2025			

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HERNANDO COUNTY, FLORIDA
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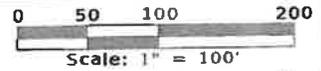
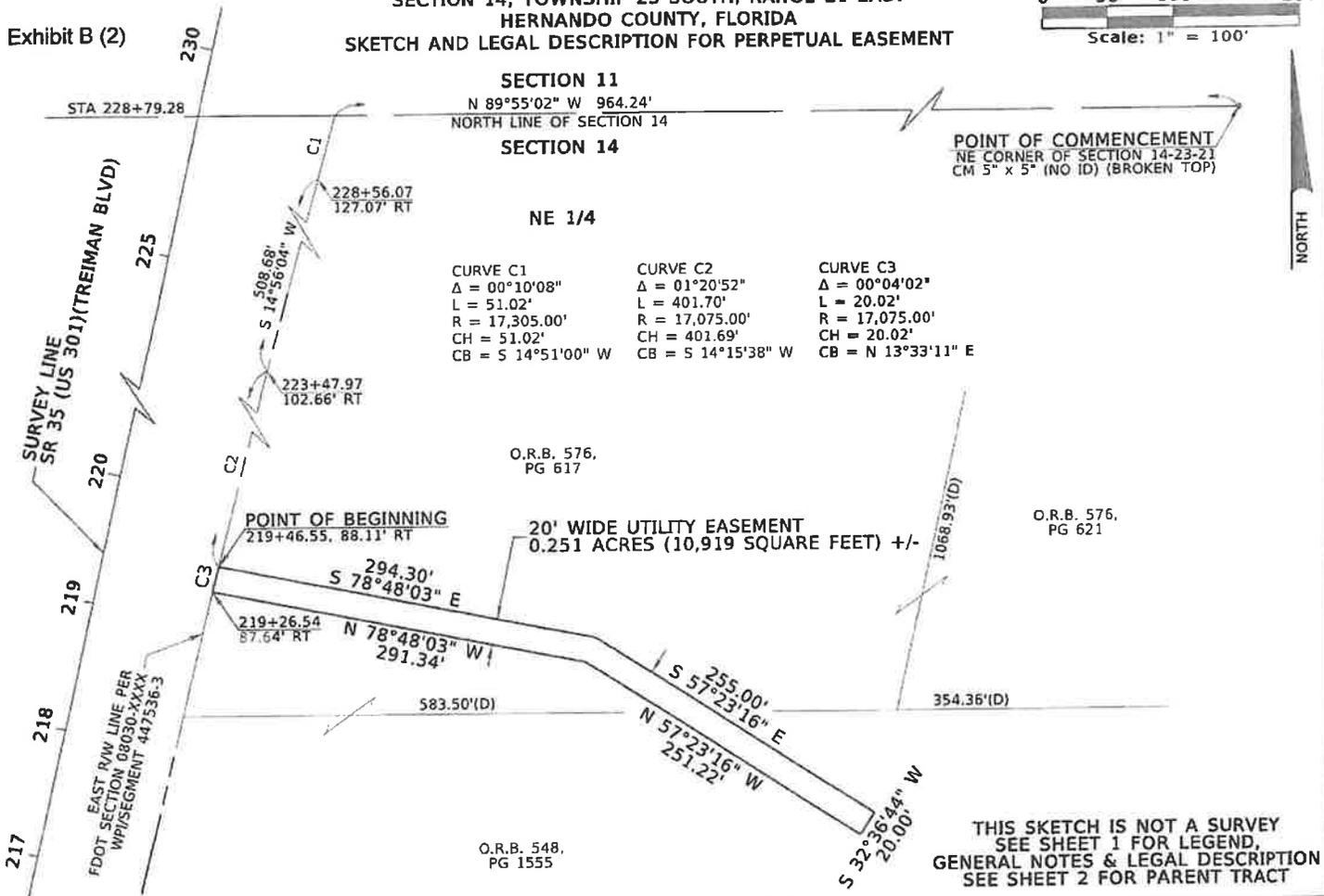


Exhibit B (2)



FLORIDA DEPARTMENT OF
TRANSPORTATION
SKETCH & LEGAL
DESCRIPTION

STATE ROAD NO. 35 (US 301)

HERNANDO COUNTY

REVISION	BY	DATE	CHECKED	DEP	10/2025	PREPARED BY:	DATA SOURCE:
						ELEMENT ENGINEERING GROUP, LLC	FP 447536-3
						F.P. NO. 447536-3	SECTION 08030-XXXX