

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 16<sup>th</sup> day of January, 2026, between **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604, 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 Composite **Exhibit "A"** (legal description and sketches consisting of three (3) sheets) attached hereto and made a part hereof by reference.

Parcel ID Nos: **R10 223 17 1424 0CB0 0000**  
**R15 223 17 1774 0000 0040**  
**R15 423 17 0000 0050 0050**

Parcel Key Nos.: **944072, 1137861, and 1027908**

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:

[Signature]

Print Name:

JAN HOUSER

Address: 15470 Flight Path Drive

Brooksville, FL 34604

Witness:

Demetris Williams-Fagin

Print Name: Demetris Williams-Fagin

Address: 15470 Flight Path Drive

Brooksville, FL 34604

**HERNANDO COUNTY**

**(Grantor)**

By:

[Signature]  
Jeffery Rogers  
County Administrator

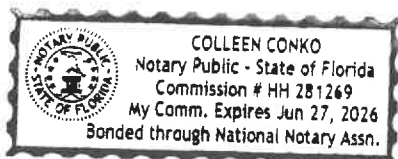
Approved as to form and legal sufficiency

By Michael Cowan  
County Attorney's Office

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16<sup>th</sup> day of January, 2026, by Jeffery Rogers, as County Administrator of Hernando County, Florida. He is ☒ personally known to me or has ☐ produced \_\_\_\_\_, as identification.

(NOTARY SEAL)



Colleen Conko  
Signature of Notary  
Print Name: Colleen Conko  
Notary Public, State of Florida  
Commission No. HH281269  
My Commission expires: 6-27-2026

**Composite Exhibit A**  
**(Legal Description and Sketches)**