



Hernando County Utilities Department Perpetual Utility Easement Application Form

*Please reference attached Easement for guidance with
determining information requested below.*

1. Complete the requested information below.
2. Email this form and copies of the associated Legal Description (Exhibit A) and Sketch (Exhibit B) to the **HCUD Engineering contact person for your project.**

Legal Property Owner(s) Name(s):

Legal Property Owner(s) Address:

Individual

Company Type of Company:

Property Parcel ID Number(s):

Person authorized to sign:

Title (if applicable):

Person authorized to sign:

Title (if applicable):

*** **NOTE:** Easement Exhibits need to be labeled in the top left hand corner as follows:

- **Legal Description – EXHIBIT A**

- **Sketch – EXHIBIT B**

- If there is more than one legal description or sketch for the easement,
they should be labeled accordingly, A1, B1, A2, B2, etc.

3. Once the completed application form/exhibits have been received by HCUD, the easement document will be created and sent to the County Attorney's Office (CAO) for review/approval.
4. The CAO approved easement document will be sent to Applicant for appropriate signature(s).
5. Applicant should return original signed hard copy easement with exhibits to the HCUD contact; the easement will be placed on the next available BOCC Meeting for Board acceptance.

If you have any concerns/issues with the Easement wording, please leave comments below:

Prepared by and Return to:
Hernando County Attorney's Office
20 North Main Street
Brooksville, Florida 34601

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this ____ day of _____, 2024, between _____, an Individual / ____ (State) Limited Liability Company / Corporation, whose address is _____, 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 _____ sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: R00 000 00 0000 0000 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: _____

Print Name: _____

Address: *Addresses required by law for documents executed in Florida.*

Witness: _____

Print Name: _____

Address: *Addresses required by law for documents executed in Florida.*

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2024, by _____, as _____ (title) of _____, a foreign limited liability company / corporation, on behalf of the company. He/she is personally known to me or has produced _____, as identification.

(NOTARY SEAL)

Grantor:
Company Name

By: _____
Name / Title

By: _____
Name / Title

Signature of Notary
Print Name: _____
Notary Public, State of Florida
Commission No. _____
My Commission expires: _____

Exhibits "A" and "B"
(Legal Description and Sketches)

SAMPLE