

Return to: Board Records/Dade City
This instrument prepared by:

Permanent Utility Easement

Bob Baltzer
Real Estate Division
Development Services Branch
7530 Little Road, Suite 230
New Port Richey, FL 34654

Property Appraiser's Parcel ID (Folio)
Number(s): a portion of 08-25-19-0000-00100-0020

THIS INDENTURE, made this 26th day of May, 2011, between, **William Ted Phillips**, whose address is 6621 Wilbanks Road, Knoxville, Tennessee 37912, hereinafter referred to as the Grantor, and, **PASCO COUNTY**, a Political Subdivision of the State of Florida, whose post office address is 37918 Meridian Avenue, Dade City, Florida 33525, hereinafter referred to as the Grantee.

WHEREAS, the Grantor owns and holds the following described real property:

**SEE EXHIBIT "A"
ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF**

AND WHEREAS, the Grantee desires to secure a drainage easement in said property.

NOW THEREFORE, the Grantor for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quit-claim unto the Grantee, a permanent utility easement over, under and across the following described real property:

**SEE EXHIBIT "A"
ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF**

This conveyance is to be used for Utility Services for the Citizens of Pasco County.

Grantee shall construct the improvements in the easement in a good and workmanlike manner and shall keep the easement free of all liens and encumbrances in connection therewith. Grantee shall maintain the improvements in good condition and repair, at Grantee's sole cost and expense. Grantee shall be solely responsible for any injury to property or persons resulting from Grantee's use of the easement and to the extent permitted by law shall hold Grantor harmless therefrom, except to the extent caused by Grantor's use of the easement.

Grantor shall not alter, or allow the alteration of, the easement in any way that would impair Grantee's rights or ability to use the easement for its intended purpose. Grantor shall not construct any permanent structures or perform any activities that would impede Grantee's access to or use of the easement for the purposes stated herein. To the extent that Grantor's activities impede Grantee's use of the easement, Grantor shall remove or restore the subject property to useable condition at Grantor's expense.

If construction on the pipeline project PCU06-095 is not started within 24 months of the date of this easement it shall revert back to the Grantor. If Grantee abandons the easement, the easement will automatically revert back to the Grantor.

TO HAVE AND TO HOLD the same with all and singular the appurtenances thereunto belonging or in anywise appertaining to the granting of this easement in law or equity to the only proper use, benefit and behoof of the said Grantee, or its successors or assigns.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

S/pa/pa

Signed, sealed and delivered
in the presence of:

Connie H. Nichols

1st Witness signature

William Ted Phillips
WILLIAM TED PHILLIPS

Connie H. Nichols

1st Witness print name

Mark M. Gonzales

2nd Witness signature

Mark M. Gonzales

2nd Witness print name

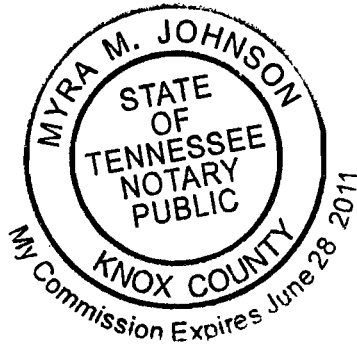
STATE OF Tennessee

COUNTY OF Knox

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state aforesaid and in the County aforesaid to take acknowledgments, personally appeared, **WILLIAM TED PHILLIPS**, who has produced _____ as identification) OR (is known personally to me) to be the person described in and who executed the foregoing instrument and who (did/did not) take an oath; and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of May, A.D. 2011.

SEAL



Myra M. Johnson
NOTARY PUBLIC

My Commission Expires:

June 28, 2011

5/24/2011

Exhibit "A"

Legal Description
State Road No. 52
15 Foot Utility Easement

Description:

A 15 foot strip of land lying within the Southwest $\frac{1}{4}$ of Section 8, Township 25 South, Range 19 East, Pasco County, Florida, being described as follows;

Commence at the Southeast corner of said Southwest $\frac{1}{4}$ of Section 8, Township 25 South, Range 19 East, Pasco County, Florida; Thence N $00^{\circ}07'37''$ E, along the East line of said Southwest $\frac{1}{4}$ of Section 8, a distance of 2147.24 feet, to the POINT OF BEGINNING; Thence 363.21 feet along the arc of a curve to the left, having a radius of 1607.50 feet, a central angle of $12^{\circ}56'45''$, and a chord distance of 362.44 feet, which bears S $78^{\circ}10'59''$ W; Thence S $66^{\circ}36'57''$ W, a distance of 56.92 feet, to the Northerly Right-of-way line of State Road 52 per Florida Department of Transportation Right-of-way Map Section 14120-2150; Thence 69.79 feet along the arc of a curve, to the left, having a radius of 1707.02 feet, a central angle of $02^{\circ}20'33''$, and a chord distance of 69.78 feet, which bears S $78^{\circ}58'45''$ W; Thence departing said Northerly Right-of-way line, N $66^{\circ}36'57''$ E, a distance of 126.41 feet, to the beginning of a non-tangent curve; Thence 368.03 feet, along the arc of a curve, to the right, having a radius of 1622.50 feet, a central angle of $12^{\circ}59'47''$, and a chord distance of 367.24 feet, which bears N $78^{\circ}12'31''$ E, to a point on the East line of the Southwest $\frac{1}{4}$ of Section 8; Thence S $00^{\circ}07'37''$ W, along said East line of the Southwest $\frac{1}{4}$, a distance of 15.07 feet to the POINT OF BEGINNING.

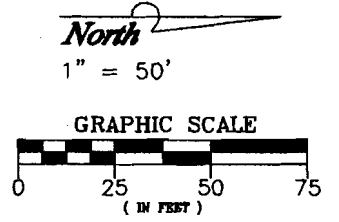
Containing 6836 square feet, more or less.

Sheet 1 of 2

**SECTION 08, TOWNSHIP 25 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA**

NLY R/W LINE STATE ROAD No. 52
PER F.D.O.T. R/W MAP
SECTION 14120-2150

EXHIBIT "A"



LINE DATA

No.	BEARING	DISTANCE
L-1	S66°36'57"W	56.92'
L-2	S00°07'37"W	15.07'

LEGEND

COR	CORNER
SEC	SECTION
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORD BOOK
PG.	PAGE
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

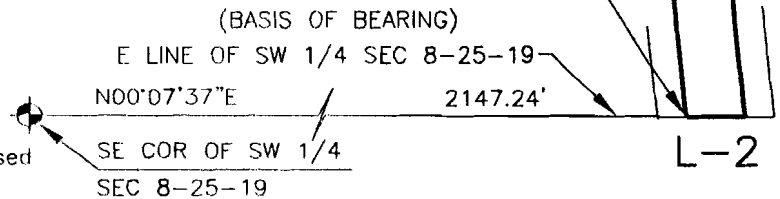
CURVE DATA

No.	RADIUS	ARC	CHORD	CHORD BEARING	CENTRAL ANGLE
C-1	1607.50'	363.21'	362.44'	S78°10'59"W	12°56'45"
C-2	1707.02'	69.79'	69.78'	S78°58'45"W	02°20'33"
C-3	1622.50'	368.03'	367.24'	N78°12'31"E	12°59'47"

NOTES:

- Bearings are based on the East line of the SW 1/4 of Section 08, Township 25 South, Range 19 East, which is Assumed to bear N.00°07'37"E.
- See sheet 1 for Legal Description.
- This sketch is not a survey.
- Not valid without the signature and the original raised seal of this Florida licensed surveyor and mapper.

POINT OF BEGINNING



POINT OF COMMENCEMENT



PASCO COUNTY ENGINEERING SERVICES DEPARTMENT
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654

**STATE ROAD No. 52
15' UTILITY EASEMENT**

DATE OF SKETCH: 2 MAY 2011	DRAWING FILE: TCESOUTH.DWG	W/O # X--8864.00
REVISION DATE:	DRAWN: RFP/SK	CHECK: RFP
SHEET 2 OF 2		

HARDOOWAR SINGH
FLORIDA LICENSED SURVEYOR AND MAPPER NO. 4575

This certifies that a survey of the hereon property was made under my supervision and meets the Minimum Technical Standards set forth by Board of Professional Surveyors & Mappers in Chapter 5J-17, of the Florida Administrative code, pursuant to Section 472.027, Florida Statutes.