

MAP NO. _____
ACCOUNT NO. _____

EASEMENT
(Corporate)

KNOW ALL MEN BY THESE PRESENTS, that Eastside Elementary School, whose address is 27151 Roper Road, Brooksville, FL 34602 (“Grantor”), for One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto Withlacoochee River Electric Cooperative, Inc., a Florida not-for-profit corporation (“Cooperative”), whose post office address is Post Office Box 278, Dade City, Florida 33526, and to its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the perpetual right, privilege and easement to enter upon the following described lands of the undersigned (“Easement Area”), situated in the County of Hernando, State of Florida, and more particularly described as follows:

The easement area will consist of 3’ either side of underground installed facilities of Withlacoochee River Electric Cooperative located within the property described in Exhibit “A” attached hereto and made part hereof.

and to construct, remove, reconstruct, relocate, increase or decrease, install, alter, repair, operate and maintain on, over, or under the Easement Area and/or in, over, upon or under all streets, roads and highways abutting said lands, electric, communications and/or telecommunication transmission and/or distribution line or lines (including fiber optic and any and all present and future forms of communication), and related facilities or systems, including but not limited to general telecommunication facilities which are not related to the furnishing of electrical energy by the Cooperative (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith); and further agrees that the Cooperative may license, permit or otherwise agree to joint use of this Easement for the lines, facilities or systems of any other person or persons, association, company, or corporation whom or which Cooperative shall permit, license or agree to occupy the same upon such terms as Cooperative in its sole discretion shall establish, or that the Cooperative may fully and completely assign its rights under this Easement and thereby be released from any subsequent liability under this Easement.

The Cooperative 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) clear, continuous access within the Easement Area (ii) the reasonable right to enter upon adjoining lands of the undersigned 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 cut, trim and control the growth, either within or outside the Easement Area, by chemical means, machinery or otherwise of trees and shrubbery located within 10 feet of the center line of any line or system or that may interfere with or threaten to endanger the operation and maintenance of any line or system including any control of the growth or vegetation in or outside the Easement Area which may incidentally and necessarily result from the means of control employed.

The Grantor agrees that all poles, wires and other facilities, installed on, over, or under the Easement Area at the Cooperative’s expense, shall remain the property of the Cooperative, removable at the option of the Cooperative, and any removal shall not constitute an abandonment of this Easement.

The Grantor covenants that they are the owners of the Easement Area and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons: Hernando County School Board.

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 undersigned have set their hands and seals this 24 day of June, 2025.

Signed, sealed and delivered in the
Presence of:

WITNESS:

Signature of the First Witness

Type/Print Name of First Witness

Address of First Witness

Signature of the Second Witness

Type/Print Name of Second Witness

Address of Second Witness

GRANTOR:

Hernando County School Board

Corporate Name

By: _____(SEAL)
Signature

Ray Pinder

Type/Print Name

Superintendant

Title

STATE OF FLORIDA
COUNTY OF Hernando

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by _____, as _____ of _____, a _____, on behalf thereof, who ☐ is personally known to me, or ☐ produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public Signature
Print Notary Name: _____
My commission expires: _____

Exhibit “A”

27151 ROPER RD

Parcel #: R34 422 20 0000 0060 0010

W 1/2 OF SW 1/4 OF NE 1/4 OR 322 PG 714