

This instrument prepared by,
or under the direction of
By: Julie Hardy
Department of Transportation
11201 N. Malcolm McKinley Drive
Tampa, Florida 33612

PARCEL : 800.01
WPI/SEG : 4491571
STATE ROAD: 45/US41
COUNTY : HERNANDO
SECTION : 08030-XXXX
MANAGING DISTRICT: SEVEN
FOLIO # : R14-422-19-0000-0460-0000
ALT KEY : 350792

Legal Description Approved:
Date: 12/16/2025 By: MICHAEL KASPRZYK

BSD.07

TEMPORARY CONSTRUCTION AND PERPETUAL INGRESS/EGRESS EASEMENT AGREEMENT

THIS Temporary Construction and Perpetual Ingress/Egress Easement Agreement, made this _____ day of _____, 2026 by THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA, a corporate body, whose address is 919 North Broad Street, Brooksville, FL 34601, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 11201 N. McKinley Dr. Tampa, FL, 33612, Grantee: (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the Grantor, fee simple owner of the property known as 919 N. Broad Street, Brooksville, FL 34601 and Brooksville Elementary School (collectively, "Grantor's Property"), for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual, non-exclusive, temporary easement for the purpose of constructing a SIDEWALK and a perpetual, non-exclusive, permanent easement for the purpose of maintaining a SIDEWALK including rights of Egress/Ingress in, over, under, upon and through the following described land in HERNANDO County, Florida, viz (the "Easement Area"):

That part of those lands described in Official Records Book 353, Page 783, Public Records of Hernando County, Florida, being a portion of Lot 11, T.S. COOGLER'S SUBDIVISION, according to the Plat thereof recorded in Deed Book "G", Page 585, Public Records of Hernando County, Florida, and as described in Official Records Book 184, Page 377, and that undocumented part of the Southwest Quarter of Section 14, lying in Sections 14 and 23, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at South One-Quarter Corner of said Section 14; thence along the south line of the Southwest One-Quarter of said Section 14, North 89°56'22" West a distance of 145.32 feet to the POINT OF BEGINNING; Thence along the westerly existing right of way line of State Road 45 (United States Highway 41) per F.D.O.T. Right of Way Map Section 0801-679 and the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1112.92 feet; thence Southwesterly 121.01 feet along said westerly existing right of way line and the arc of said curve to the right through a central angle of 06°13'48", with a chord bearing of South 29°34'13" West and a chord distance of 120.96 feet to the end of said curve; thence North 57°12'53" West a distance of 13.00 feet to the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1099.92 feet; thence Northeasterly 109.44 feet

along the arc of said curve to the left through a central angle of 05°42'03", with a chord bearing of North 29°50'01" East and a chord distance of 109.40 feet to the end of said curve; thence North 37°03'12" East a distance of 64.10 feet to the aforementioned westerly existing right of way line and the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1112.92 feet; thence Southwesterly 52.89 feet along the aforementioned westerly existing right of way line and the arc of said curve to the right through a central angle of 02°43'23", with a chord bearing of South 25°05'37" West and a chord distance of 52.89 feet to the end of said curve and the POINT OF BEGINNING.

Containing 1,860 square feet, more or less.

THIS Easement is also made subject to the following terms, conditions, representations and warranties:

1. All work performed by Grantee within the Easement Area must be performed in a good, workmanlike and lien-free manner by contractors duly licensed in Florida to perform such work, and Grantee covenants and agrees to comply with any and all applicable laws, ordinances, regulations and rules of governmental authorities and agencies having jurisdiction over the same. Grantor shall have the right, but not the obligation, to conduct observations during construction to ensure the work is being performed in accordance with all applicable laws and regulations. Grantee shall promptly repair any damage to the Easement Area, or any other portion of Grantor's Property, caused by Grantee exercising its Easement rights. In the event that Grantee or its employees, agents or contractors cause damage to the Easement Area in the exercise of the Easement rights, Grantee agrees to promptly restore the Easement Area so damaged to its original condition and grade. In connection with the installation, construction, maintenance, operation, repair or replacement of the SIDEWALK by the Grantee pursuant to this Easement, Grantee shall be responsible for returning any excavated areas to finished grade and restoring any pavement (if required) that is disturbed to the quality of pavement that meets the minimum standard for public streets in the City of Brooksville.
2. Once constructed, Grantee shall, at its sole cost and expense, maintain, repair, and replace the SIDEWALK located in, on, over, under and across the Easement Area in a safe, clean, and good condition and in compliance with applicable laws and ordinances. Grantee shall have the right and duty under this easement to maintain, repair and replace the sidewalk as it determines is reasonably necessary. Should Grantor have any concerns about Grantee's ongoing maintenance of the sidewalk located within the easement herein granted, Grantor may contact Grantee's Brooksville Operations Office at 16411 Spring Hill Drive, Brooksville, FL 34604 Telephone (352) 848-2600.
3. Each party shall be responsible for the negligent acts or omissions of its officers, employees, contractors, and agents in connection with its use of the Easement Area, subject to the limitations of Section 768.28, Florida Statutes.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by the Board Chair of said Board, the day and year aforesaid.

Signed, sealed, and delivered,
in the presence of:

School Board of HERNANDO County

WITNESS
PRINT NAME _____

ADDRESS: _____

By: _____
Board Chair

PRINT NAME KAYCE HAWKINS

ADDRESS 919 N. BROAD STREET

BROOKSVILLE, FL 34601

WITNESS
PRINT NAME _____

ADDRESS: _____

ATTEST:

Clerk of the School Board

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of: ☐ physical presence
or ☐ online notarization, this _____ day of _____ 2026, by KAYCE HAWKINS,
Board Chair, on behalf of the School Board of HERNANDO County, Florida, who is personally
known to me or has provided _____ as identification.

[Notary Seal]

NOTARY PUBLIC

Name typed, printed, or stamped.
My Commission expires: _____

IN WITNESS WHEREOF, the said GRANTEE has caused these presents to be executed in its name by the _____, the day and year aforesaid.

Signed, sealed, and delivered,
in the presence of:

STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION

By: [Signature]
Its

WITNESS
PRINT NAME Stephanie Juste

ADDRESS: 11201 N McKinley Dr

Tampa, FL 33612

PRINT NAME Lonnik Wirmeyer

ADDRESS: 11201 N. McKinley Dr.

TAMPA, FL 33612

WITNESS
PRINT NAME Mary Gale Marsh

ADDRESS: 11201 N. McKinley Dr.

Tampa, FL 33612

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of: ☒ physical presence
or ☐ online notarization, this 11th day of MAY 2026, by Lonnik Wirmeyer,
on behalf of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, who is
personally known to me or has provided _____ as identification.

[Notary Seal]

[Signature]
NOTARY PUBLIC

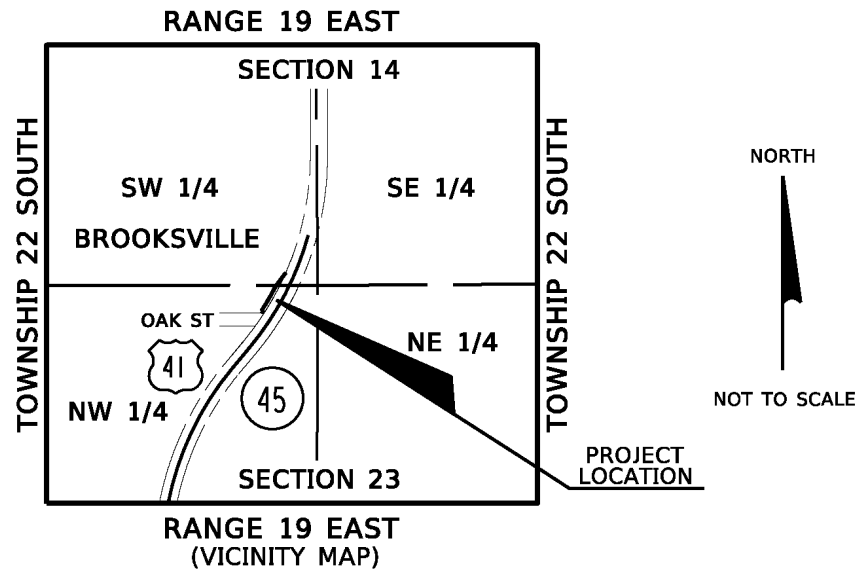
Mary Gale Marsh
Name typed, printed, or stamped.
My Commission expires: 4/26/27



MARY GALE MARSH
Commission # HH 390970
Expires April 26, 2027

Exhibit Easement Area

**SKETCH AND LEGAL DESCRIPTION
FOR PARCEL 800
PERPETUAL SIDEWALK EASEMENT**



SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY				OAK STREET SIDEWALK EASEMENT					HERNANDO COUNTY		
					BY	DATE	PREPARED BY:	DATA SOURCE:			
				DRAWN	S.NEMETH	12/1/2025	AIM ENGINEERING & SURVEYING, INC.	R/W CONTROL SURVEY F.P. NO. 449157 1			
	REVISION	BY	DATE	CHECKED	B.POTTER	12/3/2025	F.P. NO. 254528 1	SECTION 08010-XXXX		SHEET 1 OF 4	

SKETCH AND LEGAL DESCRIPTION FOR PARCEL 800 PERPETUAL SIDEWALK EASEMENT

LEGEND

C.B. = CHORD BEARING
 C.D. = CHORD DISTANCE
 CCR = CERTIFIED CORNER RECORD
 COR. = CORNER
 D = DEGREE OF CURVATURE
 Δ = DELTA
 EXIST. = EXISTING
 (F) = FIELD INFORMATION
 F.P. = FINANCIAL PROJECT
 F.D.O.T. = FLORIDA DEPARTMENT
 OF TRANSPORTATION
 FIP = FOUND IRON PIPE
 FPKD = FOUND PARKER-KALON NAIL & DISK
 GPS = GLOBAL POSITIONING SYSTEM
 ID = IDENTIFICATION
 INC. = INCORPORATION
 L = LENGTH
 LB = LICENSED BUSINESS NUMBER
 NO. = NUMBER
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 (P) = PLAT INFORMATION
 P.C. = POINT OF CURVATURE
 P.I. = POINT OF INTERSECTION
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.T. = POINT OF TANGENCY
 R = RADIUS
 R/W = RIGHT OF WAY
 SEC. = SECTION
 S.R. = STATE ROAD
 STA. = STATION
 T = TANGENT
 U.S. = UNITED STATES
 W/ = WITH

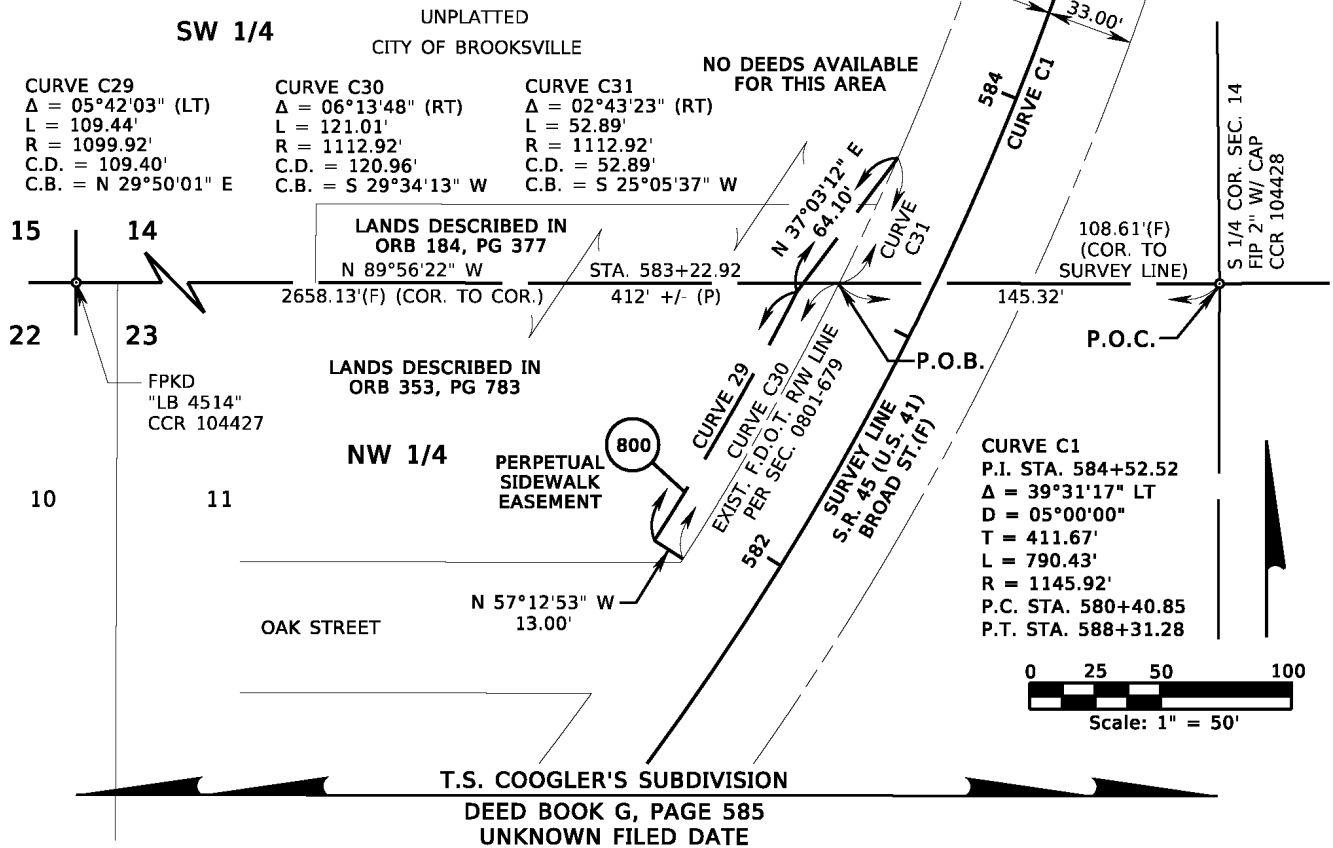
GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, DERIVING A BEARING OF N 89°56'22" W, ALONG THE SOUTH LINE OF THE SW QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST.
2. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE 2025 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL SURVEY OF U.S. 41 / S.R. 45 / BROAD STREET FROM NORTH OF JEFFERSON STREET TO NORTH OF TURKEY TROT LANE, F.P. ID 449157-1, BY AIM ENGINEERING & SURVEYING, INC.
3. THIS SKETCH AND DESCRIPTION IS NOT SURVEY.
4. THIS SKETCH AND LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT ALL FOUR (4) SHEETS.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY				OAK STREET SIDEWALK EASEMENT				HERNANDO COUNTY	
					BY	DATE	PREPARED BY:	DATA SOURCE:	
				DRAWN	S.NEMETH	12/01/2025	AIM ENGINEERING & SURVEYING, INC.	R/W CONTROL SURVEY F.P. NO. 449157 1	
	REVISION	BY	DATE	CHECKED	B.POTTER	12/03/2025	F.P. NO. 254528 1	SECTION 08010-XXXX	SHEET 2 OF 4

SECTIONS 14 AND 23, TOWNSHIP 22 SOUTH, RANGE 19 EAST



SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF
TRANSPORTATION
PARCEL SKETCH -
NOT A SURVEY

REVISION		

OAK STREET SIDEWALK EASEMENT

HERNANDO COUNTY

BY	DATE	PREPARED BY	DATA SOURCE
DRAWN S.NEMETH	12/1/2025	AIM ENGINEERING & SURVEYING, INC.	R/W CONTROL SURVEY F.P. NO. 449157 1
CHECKED B.POTTER	12/3/2025	F.P. NO. 254528 1	SECTION 08010-XXXX

SHEET 3 OF 4

F.P. NO. 254528 1		OAK STREET SIDEWALK EASEMENT		HERNANDO COUNTY		DESCRIPTION					
PARCEL 800		PERPETUAL SIDEWALK EASEMENT									
THAT PART OF											
Those lands described in Official Records Book 353, Page 783, Public Records of Hernando County, Florida, being a portion of Lot 11, T.S. COOGLER'S SUBDIVISION, according to the Plat thereof recorded in Deed Book "G", Page 585, Public Records of Hernando County, Florida, and as described in Official Records Book 184, Page 377, and that undocumented part of the Southwest Quarter of Section 14, lying in Sections 14 and 23, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows: COMMENCE at South One-Quarter Corner of said Section 14; thence along the south line of the Southwest One-Quarter of said Section 14, North 89°56'22" West a distance of 145.32 feet to the POINT OF BEGINNING along the westerly existing right of way line of State Road 45 (United States Highway 41) per F.D.O.T. Right of Way Map Section 0801-679 and the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1112.92 feet; thence Southwesterly 121.01 feet along said westerly existing right of way line and the arc of said curve to the right through a central angle of 06°13'48", with a chord bearing of South 29°34'13" West and a chord distance of 120.96 feet to the end of said curve; thence North 57°12'53" West a distance of 13.00 feet to the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1099.92 feet; thence Northeasterly 109.44 feet along the arc of said curve to the left through a central angle of 05°42'03", with a chord bearing of North 29°50'01" East and a chord distance of 109.40 feet to the end of said curve; thence North 37°03'12" East a distance of 64.10 feet to the aforementioned westerly existing right of way line and the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1112.92 feet; thence Southwesterly 52.89 feet along the aforementioned westerly existing right of way line and the arc of said curve to the right through a central angle of 02°43'23", with a chord bearing of South 25°05'37" West and a chord distance of 52.89 feet to the end of said curve and the POINT OF BEGINNING. Containing 1860 square feet, more or less. I hereby certify that this sketch and description meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 Florida Administrative code pursuant to Section 472.027, Florida Statutes. Bob L Potter Digitally signed by Bob L Potter Date: 2025.12.10 12:23:09 -05'00' BOB L. POTTER DATE PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 5688 AIM ENGINEERING & SURVEYING, INC. LB NO. 3114 The Official Record of this survey is the electronic file digitally signed and sealed under rule 5J-17.062, Florida Administrative Code SEE SHEET 2 FOR LEGEND AND GENERAL NOTES											
FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY		OAK STREET SIDEWALK EASEMENT						HERNANDO COUNTY			
						BY		DATE			
						DRAWN		S.NEMETH 12/1/2025			
		REVISION		BY		DATE		CHECKED		B.POTTER 12/3/2025	
						PREPARED BY		AIM ENGINEERING & SURVEYING, INC.		DATA SOURCE	
										R/W CONTROL SURVEY F.P. NO. 449157 1	
						F.P. NO. 254528 1		SECTION 080100-XXXX		SHEET 4 OF 4	