

PREPARED BY AND RETURN TO:

Carrie N. Felice, Esquire
Elder Needs Law, PLLC
14391 Spring Hill Drive, Suite 287
Spring Hill, Florida 34609
(352) 204-9611
Parcel IDs R12 423 18 0000 0020 0060
R12 423 18 0000 0020 0000

SIGN EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made this 1st day of June, 2022, by **JOSHUA M. WHITNEY**, herein referred to as "Grantor", whose post office address is: 1336 Lake Parker Drive, Odessa, Florida 33556, to **OAKWOOD ACRES PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida not for profit corporation, whose post office address is Post Office Box 15334, Brooksville, Florida 34604 and **OAKWOOD ESTATES OF HERNANDO OWNERS' ASSOCIATION, INC.**, a Florida not for profit corporation, whose post office address is 1336 Lake Parker Drive, Odessa, Florida 33556, their successors and assigns (collectively referred to herein as "Grantees").

WITNESSETH:

WHEREAS, Grantor is the fee owner of certain real property situated within the Southwest 1/4 of Section 12, Township 23 South, Range 18 East, Hernando County, Florida, a portion of which (the "Easement Premises") is depicted and described in Exhibit "A", attached hereto, and legally described as:

For a POINT OF REFERENCE commence at the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 12; thence S.00°14'08"W. along the East boundary thereof, a distance of 2,555.69 feet for a POINT OF BEGINNING; thence continue S.00°14'08"W., a distance of 49.43 feet to the North right-of-way line of Powell Road and a non-tangent point of curvature; thence along said North right-of-way line the following two (2) courses: (1) Westerly 614.82 feet along the arc of a curve to the right, said curve having a radius of 10,093.27 feet, a central angle of 03°29'24", and a chord bearing and distance of N.88°05'47"W., 614.73 feet to a point of reverse curvature; (2) Westerly 17.19 feet along the arc of a curve to the left, said curve having a radius of 11,499.00 feet, a central angle of 00°05'08", and a chord bearing and distance of N.85°56'28"W., 17.19 feet to the East right-of-way line of Gloucester Road; thence N.00°14'04"E. along said East right-of-way line, a distance of 232.25 feet; thence S.89°54'11"E., a distance of 11.63 feet; thence S.00°08'27"W., a distance of 135.68 feet; thence S.45°00'26"E., a distance of 16.55 feet; thence S.00°27'41"W., a distance of 33.70 feet; thence S.89°43'04"E., a distance of 12.79 feet; thence S.00°27'41"W., a distance of 10.77 feet; thence S.89°43'04"E., a distance of 107.23 feet; thence S.44°10'44"E., a distance of 15.99 feet; thence S.89°56'09"E., a distance of 477.00 feet to the POINT OF BEGINNING.

Containing 0.72 acres, more or less.

Together with:

For a POINT OF REFERENCE commence at the Northwest corner of the Southwest 1/4 of said Section 12; thence S.00°14'03"W. along the West boundary thereof, a distance of 2,562.62 feet to the North right-of-way line of Powell Road and a non-tangent point of curvature; thence along said North right-of-way line the following two (2) courses: (1) Easterly 30.89 feet along the arc of a curve to the right, said curve having a radius of 11,499.00 feet, a central angle of 00°09'14", and a chord bearing and distance of S.89°47'33"E., 30.89 feet to the end of the curve, for a POINT OF BEGINNING; (2) continue Easterly 600.68 feet along the arc of said curve, through a central angle of 02°59'35", and a chord bearing and distance of S.88°13'09"E., 600.61 feet to the West right-of-way line of Gloucester Road; thence N.00°14'22"E. along said West right-of-way line, a distance of 228.49 feet; thence N.89°57'06"W., a distance of 11.70 feet; thence S.01°07'42"W., a distance of 60.51 feet; thence S.42°30'32"W., a distance of 16.14 feet; thence S.00°19'15"W., a distance of 109.39 feet; thence S.43°10'27"W., a distance of 15.62 feet; thence N.89°51'07"W., a distance of 109.93 feet; thence S.44°19'47"W., a distance of 16.08 feet; thence S.89°46'46"W., a distance of 444.99 feet; thence S.00°17'04"W., a distance of 3.73 feet to the POINT OF BEGINNING.

Containing 0.29 acres, more or less; and

WHEREAS, there is presently located on the Easement Premises, an entrance sign for the use and benefit of the Grantees; and

WHEREAS, the Grantees have requested and the Grantor has agreed to grant to Grantees, their successors and assigns a non-exclusive easement for ingress and egress, irrigation, and utilities, on, over and across the Easement Premises, in order to install, construct, maintain, repair and replace the Oakwood entrance sign, including the right to install and maintain irrigation and utilities.

NOW, THEREFORE, the Grantor for and in consideration of the sum of Ten Dollars and other valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantees, its successors and assigns, a perpetual non-exclusive easement for ingress and egress, irrigation and utilities, on, over and across the Easement Premises, in order to install, construct, maintain, repair and replace the Oakwood entrance sign, including the right to install and maintain irrigation and utilities, at the Grantees' sole risk and without damage to Grantor's remaining property. Grantee shall obtain all required governmental approvals for said construction and maintenance activities.

The foregoing recitals are true and correct and are incorporated herein.

Grantor warrants that the Easement Premises is not his homestead, nor is it contiguous thereto. Grantor's homestead is at the address appearing above.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, and the Grantor will defend the title to said lands against all persons claiming by, through, or under said Grantor.

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

Signed, sealed and delivered in the presence of: Two witnesses required by Florida law

Stephanie L. Henchey
Witness #1

Stephanie L. Henchey
Printed Name

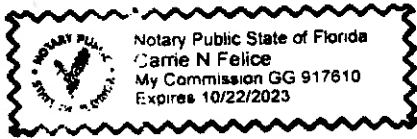
Joshua Whitney
Joshua Whitney

Carrie N. Felice
Witness #2

Carrie N. Felice
Printed Name

STATE OF FLORIDA)
COUNTY OF HERNANDO)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarizations, this 1st day of June, 2022, by **JOSHUA M. WHITNEY**, who is personally known to me or who has produced _____ as identification.



Carrie N. Felice
NOTARY SIGNATURE

Carrie N. Felice
PRINT/TYPE NAME

My Commission Expires:

DESCRIPTION:

A parcel of land lying within the Southwest 1/4 of Section 12, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:
 For a POINT OF REFERENCE commence at the Northwest corner of the Southwest 1/4 of said Section 12; thence S.00°14'03"W. along the West boundary thereof, a distance of 2,562.62 feet to the North right-of-way line of Powell Road and a non-tangent point of curvature; thence along said North right-of-way line the following two (2) courses: (1) Easterly 30.89 feet along the arc of a curve to the right, said curve having a radius of 11,499.00 feet, a central angle of 00°09'14", and a chord bearing and distance of S.89°47'33"E., 30.89 feet to the end of the curve, for a POINT OF BEGINNING; (2) continue Easterly 600.68 feet along the arc of said curve, through a central angle of 02°59'35", and a chord bearing and distance of S.88°13'09"E., 600.61 feet to the West right-of-way line of Gloucester Road; thence N.00°14'22"E. along said West right-of-way line, a distance of 228.49 feet; thence N.89°57'06"W., a distance of 11.70 feet; thence S.01°07'42"W., a distance of 60.51 feet; thence S.42°30'32"W., a distance of 16.14 feet; thence S.00°19'15"W., a distance of 109.39 feet; thence S.43°10'27"W., a distance of 15.62 feet; thence N.89°51'07"W., a distance of 109.93 feet; thence S.44°19'47"W., a distance of 16.08 feet; thence S.89°46'46"W., a distance of 444.99 feet; thence S.00°17'04"W., a distance of 3.73 feet to the POINT OF BEGINNING.
 Containing 0.29 acres, more or less.

**EXHIBIT A
1 OF 4**

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**OAKWOOD ESTATES WEST
MAINTENANCE EASEMENT**

PREPARED FOR
Josh Whitney

JOB NO: 2018-175A03.BG00005 DRAWN BY: LDI

We hereby certify that the sketches and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Land Surveyors, Chapter 51-17, Florida Administrative Code, pursuant to Section 402.02, Florida Statutes. *Daniel C. Johnson*
 Date: 5/10/2022
 Daniel C. Johnson, PLS/PSM License Number 7043
 Andrew R. Galz, PLS/PSM License Number 7043
 For D.C. Johnson & Associates, Inc.
 Not valid without the signature and raised seal of a Florida Licensed Surveyor



Daniel C. Johnson
ASSOCIATES
 SURVEYING AND MAPPING
 Florida Licensed Business No. LB 4514
 11911 S. Curley St. San Antonio, FL 33576
 (352) 588-2768 survey@dcjohnson.com
 www.dccjohnson.com

**DESCRIPTION & SKETCH
NOT A BOUNDARY SURVEY**

SHEET 1 OF 2

EXHIBIT A
2 OF 4

POINT OF REFERENCE
NORTHWEST CORNER OF THE SOUTHWEST 1/4
OF SECTION 12-23-18

S 00°14'03" W 2562.62'

WEST BOUNDARY OF THE SOUTHWEST 1/4
OF SECTION 12-23-18

LINE	BEARING	DISTANCE
L1	N 89°57'06" W	11.70'
L2	S 01°07'42" W	60.51'
L3	S 42°30'32" W	16.14'
L4	S 43°10'27" W	15.62'
L5	S 44°19'47" W	16.08'
L6	S 00°17'04" W	3.73'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	30.89°	11499.00'	0°09'14"	N 89°47'33" W	30.89'
C2	600.68°	11499.00'	2°59'35"	S 88°13'09" E	600.61'

S 89°46'46" W 444.99'

POINT OF BEGINNING

POWELL ROAD

NORTH RIGHT-OF-WAY LINE
OF POWELL ROAD

0.29 Acres

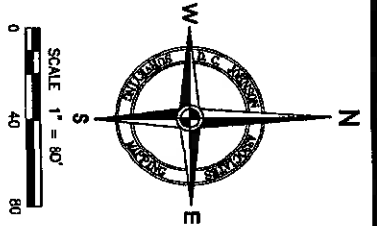
109.93'
N 89°51'07" W

109.39'
S 00°19'15" W

WEST RIGHT-OF-WAY LINE
OF GLOUCESTER ROAD

N 00°14'22" E 228.49'

GLOUCESTER ROAD



Corner monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is a graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

OAKWOOD ESTATES WEST MAINTENANCE EASEMENT

PREPARED FOR
Josh Whitney

JOB NO: 2018-175A03.BG00005 DRAWN BY: LDJ

SKETCH ONLY
NOT A BOUNDARY SURVEY

SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION



JOHNSON ASSOCIATES

SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dc.johnson.com
www.dc.johnson.com

DESCRIPTION:

A parcel of land lying within the Southwest 1/4 of Section 12, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:
 For a POINT OF REFERENCE commence at the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 12; thence S.00°14'08"W. along the East boundary thereof, a distance of 2,555.69 feet for a POINT OF BEGINNING; thence continue S.00°14'08"W., a distance of 49.43 feet to the North right-of-way line of Powell Road and a non-tangent point of curvature; thence along said North right-of-way line the following two (2) courses: (1) Westerly 614.82 feet along the arc of a curve to the right, said curve having a radius of 10,093.27 feet, a central angle of 03°29'24", and a chord bearing and distance of N.88°05'47"W., 614.73 feet to a point of reverse curvature; (2) Westerly 17.19 feet along the arc of a curve to the left, said curve having a radius of 11,499.00 feet, a central angle of 00°05'08", and a chord bearing and distance of N.85°56'38"W., 17.19 feet to the East right-of-way line of Gloucester Road; thence N.00°14'04"E. along said East right-of-way line, a distance of 232.25 feet; thence S.89°54'11"E., a distance of 11.63 feet; thence S.00°08'27"W., a distance of 135.68 feet; thence S.45°00'26"E., a distance of 16.55 feet; thence S.00°27'41"W., a distance of 33.70 feet; thence S.89°43'04"E., a distance of 12.79 feet; thence S.00°27'41"W., a distance of 10.77 feet; thence S.89°43'04"E., a distance of 107.23 feet; thence S.44°10'44"E., a distance of 15.99 feet; thence S.89°56'09"E., a distance of 477.00 feet to the POINT OF BEGINNING.
 Containing 0.72 acres, more or less.

**EXHIBIT A
 3 OF 4**

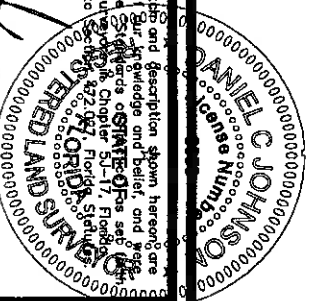
Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**OAKWOOD ESTATES EAST
 MAINTENANCE EASEMENT**

PREPARED FOR
Josh Whitney
 JOB NO: 2018-175A03BG00005 | DRAWN BY: LDJ

We hereby certify that the sketches and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Surveying and Mapping Act of 2000, as amended, by the Florida Board of Land Surveyors, and the Florida State Board of Professional Engineering Codes, pursuant to Chapter 473, Florida Statutes.

Andrew R. Gatz
 Andrew R. Gatz
 For D.C. Johnson & Associates, Inc.
 Not valid without the signature and raised seal of a Florida Licensed Surveyor
 PLS/PSM License Number 7043
 Date: 5/10/2022



Florida Licensed Business No. LB 4514
 11911 S. Curley St. San Antonio, FL 33576
 (352) 588-2768 survey@dcjohnson.com
 www.dccjohnson.com

**DESCRIPTION & SKETCH
 NOT A BOUNDARY SURVEY**

SHEET 1 OF 2

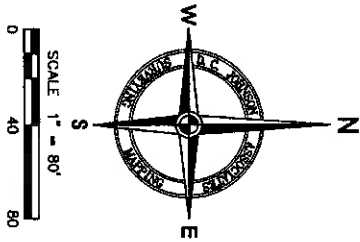
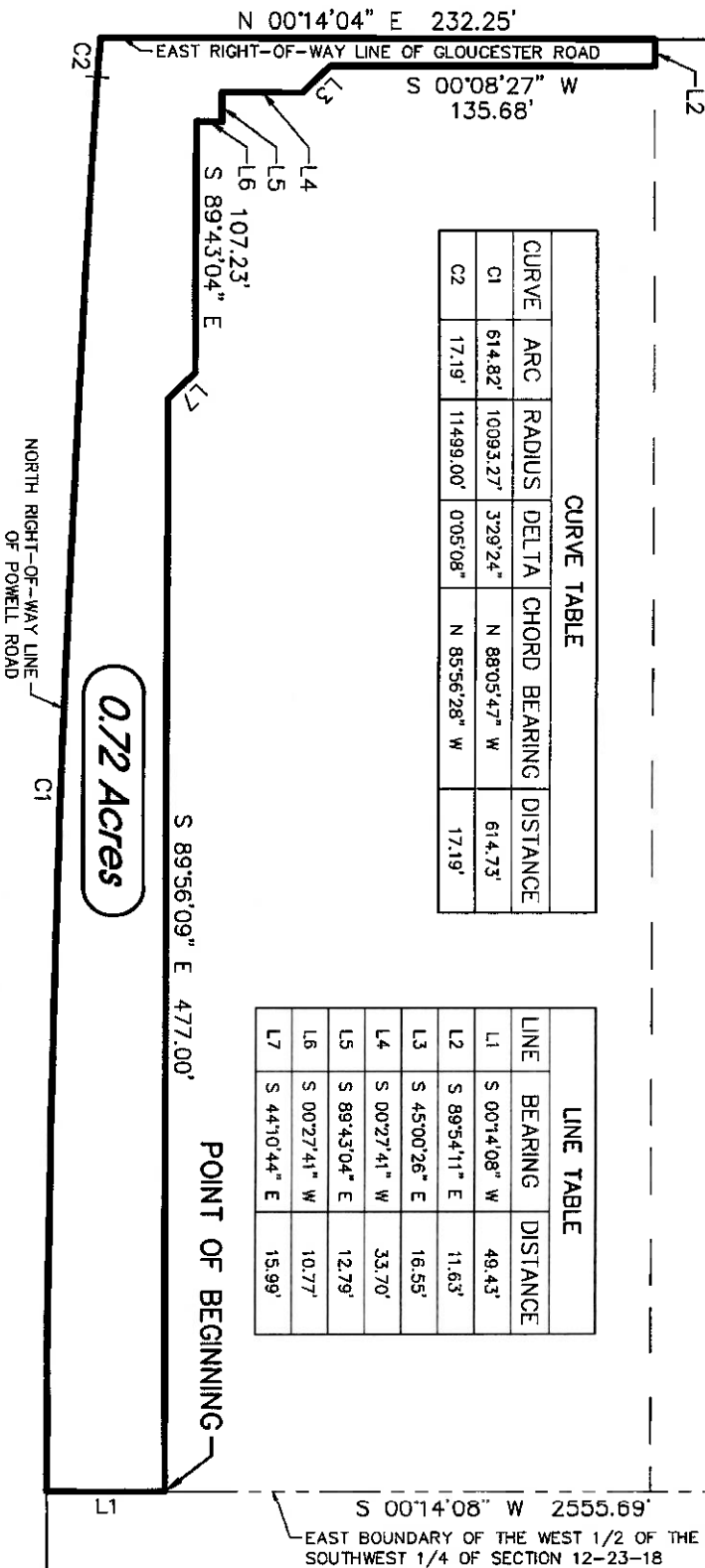


EXHIBIT A
4 OF 4

GLOUCESTER ROAD



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	614.82'	10093.27'	329°24"	N 88°05'47" W	614.73'
C2	17.19'	11499.00'	0°05'08"	N 85°56'28" W	17.19'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°14'08" W	49.43'
L2	S 89°54'11" E	11.63'
L3	S 45°00'26" E	16.55'
L4	S 00°27'41" W	33.70'
L5	S 89°43'04" E	12.79'
L6	S 00°27'41" W	10.77'
L7	S 44°10'44" E	15.99'

POINT OF REFERENCE
NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12-23-18

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

OAKWOOD ESTATES EAST MAINTENANCE EASEMENT

PREPARED FOR
Josh Whitney
JOB NO: 2018-175A03 B600005 DRAWN BY: LDJ

SKETCH ONLY
NOT A BOUNDARY SURVEY

SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION



SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com