

This instrument prepared by:  
Janette S. Knowlton, County Attorney  
Administration Center  
18500 Murdock Circle  
Port Charlotte, Florida 33948-1094

## UTILITY EASEMENT

THIS UTILITY EASEMENT ("Easement") is made this <DATE>, by <DeedName>, whose post office address is <Mail 2, Mail 3, Mail 4>, ("Owner") in favor of CHARLOTTE COUNTY, a political subdivision of the State of Florida whose post office address is 18500 Murdock Circle, Port Charlotte, Florida 33948 ("County").

WITNESSETH, that Owner, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to Owner in hand paid by County, the receipt whereof is hereby acknowledged, hereby grants and conveys to County and County's successors and assigns forever, this perpetual easement over, under and across the following described property, situate, lying and being in Charlotte County, Florida:

A PORTION of Lot\_\_\_\_, Block\_\_\_\_, \_\_\_\_\_Subdivision, Section\_\_\_\_\_, as recorded in Plat Book\_\_\_\_\_, Pages \_\_\_\_\_of the Public Records of Charlotte County, Florida; with a short legal description of \_\_\_\_\_and identified in the Property Appraiser's Records as Parcel ID # \_\_\_\_\_and more commonly known as \_\_\_\_\_as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

County's easement rights in respect to the Easement Area are as follows:

1. The construction, installation, operation, relocation, maintenance and repair of utilities. Any damage to Owner's property or permitted improvements thereon as a result of the utilization, maintenance, or construction of the utility shall be restored by County to the condition in which it existed prior to the damage, as is reasonably practicable.

2. The construction, installation, operation, relocation, maintenance and repair of improvements and facilities incident to utilities, sidewalks, roadways and appurtenances to such improvements and facilities.

3. The shaping, maintenance and repair of the contour of the ground and the placement, maintenance and repair of fill or other material necessary to support the structural integrity of any improvements constructed by the County including utilities, sidewalks, roadways and appurtenances thereto.

4. To trim or to remove trees, shrubs, weeds, bushes, undergrowth and any other obstructions inside or outside but adjacent to the Easement Area which, in the opinion of County, endanger, interfere or that may endanger or interfere with the County's safe and efficient exercise of the rights granted County herein or that present or may present a threat to public safety.

5. The reasonable right for County to enter upon the land of Owner adjacent to the Easement Area for the purpose of exercising the easement rights granted County herein.

6. All other rights reasonably necessary or convenient for County's safe and efficient enjoyment of this Easement for the uses described herein.

Owner shall have the right to use and occupy the surface of the Easement Area for any purpose that is consistent with and that will not interfere with the rights and privileges granted to County herein.

This Easement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the Owner and County.

WITNESS MY HAND AND SEAL on the date first above written.

Signed, sealed and delivered  
In the presence of these  
Witnesses:

OWNER

\_\_\_\_\_  
Signature: Witness #1

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name: Witness #1

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature: Witness #2

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Printed Name: Witness #2

\_\_\_\_\_  
Date

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ who \_\_\_ is personally known to me, or \_\_\_ produced \_\_\_\_\_ as identification.

[AFFIX NOTARY SEAL]

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Print Notary Name

My commission expires: \_\_\_\_\_