

Return to: Board Records/Dade City

**Drainage Easement**

This instrument prepared by:

Real Estate Division  
Pasco County Government  
8731 Citizens Drive, Suite 230  
New Port Richey, FL 34654



Rcpt: 1980066 Rec: 61.00  
DS: 0.00 IT: 0.00  
08/07/2018 K. M., Dpty Clerk

Property Appraiser's Parcel ID (Folio) A portion of 31-26-16-007B-00000-1730

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
08/07/2018 09:24am 1 of 7  
OR BK 9768 PG 2479

**Drainage Easement**

**THIS INDENTURE**, made this 20<sup>th</sup> day of July, 2018, between IKAROS, INC., whose mailing address is 362 Westwinds Dr., Palm Harbor, FL 34683-1043, hereinafter referred to as the Grantor, and PASCO COUNTY, a Political Subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, hereinafter referred to as the Grantee.

**WHEREAS**, the Grantor owns and holds certain real property located in Pasco County, Florida; and

**WHEREAS**, the Grantee desires to secure a nonexclusive perpetual drainage easement in a portion of said real property; and

**WHEREAS**, the Grantor has agreed to convey said interest in said real property to the Grantee.

**WITNESSETH**, that the Grantor for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged and by these presents does remise, release and quit-claim unto the Grantee, a nonexclusive drainage easement, as well as to access, construct, reconstruct, operate, maintain and modify drainage structures, features and improvements over and across the following described real property:

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

Grantee, or its assigns, shall have the right, but not the obligation to maintain the drainage features in the Easement. Grantor shall remain responsible for any mowing requirements.

This easement shall not be construed, expressly or by implication, to include any right of access by the general public. Grantor reserves the right and benefit to use the easement for any purpose that does not interfere with or unreasonably burden Grantee's rights under the Easement.

Grantor may not construct any permanent structures within the easement. This Easement may be modified only in writing executed by Grantor and Grantee.

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 and benefit of the Grantee, or its successors or assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in his or her name on this 26 day of July, 2018.

OR BK **9768** PG **2480**  
2 of 7

IKAROS, INC.

Rhea Mougros  
Print Name: Rhea Mougros  
Title: President

Signed, sealed and delivered in the presence of:

Calif Kish  
1st Witness signature  
CALIF KISH  
1st Witness print name

Danielle Dobric  
2nd Witness Signature  
Danielle Dobric  
2nd Witness print name

STATE OF FLORIDA  
COUNTY OF Pine Hills

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of County aforesaid to take acknowledgements, personally appeared Rhea Mougros as officer of the company named as first party in the foregoing easement, and that they acknowledged executing the same in the presence of the subscribing witnesses freely and voluntarily under the authority duly vested in them by said company. The above is (choose one)  personally known to me or  has produced valid IR Mougros as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of July, A.D., 2018.

(SEAL)



Peggy W Dominey  
Notary Signature  
My Commission Expires: 2-3-19

*Forest Hills West  
Proposed Drainage Easement #6B  
A Portion of Lot 173  
Country Estates Unit One - Plat Book 8, Page 73  
& A Portion of Lands per Official Records Book 8759, Page 704  
Section 31, Township 26 South, Range 16 East  
Pasco County, Florida*

Proposed Drainage Easement #6B: As Written by SurvTech Solutions

The West 7.00 feet of Lot 173, COUNTRY ESTATES-UNIT ONE, according to the plat thereof recorded in Plat Book 8, Page 73, as recorded in the Public Records of Pasco County, Florida, and the West 12.00 feet of the lands as described in Official Records Book 8759, Page 704, as recorded in the Public Records of Pasco County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of Lot 177, COUNTRY ESTATES UNIT ONE, according to the plat thereof recorded in Plat Book 8, Page 73, of the Public Records of Pasco County, Florida, said point being coincident with the North right-of-way boundary of Flora Avenue; thence coincident with said North right-of-way boundary the following two (2) courses: 1) N 89°51'06" W a distance of 311.19 feet to a point coincident with a line being 7.00 feet East of and parallel with the West boundary of said Lot 173, said point also being the POINT OF BEGINNING; 2) thence departing said parallel line continuing coincident with said North right-of-way boundary, N 89°51'06" W a distance of 7.00 feet to a point coincident with the West boundary of said Lot 173; thence departing said North right-of-way boundary coincident with said West boundary, N 00°37'08" E a distance of 104.99 feet to a point coincident with the West boundary of the lands as described in Official Records Book 8759, Page 704, of the Public Records of Pasco County, Florida; thence departing the West boundary of said Lot 173 coincident with the West boundary of said lands, N 00°07'55" E a distance of 50.00 feet to a point coincident with North boundary of said lands; thence departing said West boundary coincident with said North boundary, S 89°52'05" E a distance of 12.00 feet to a point coincident with a line being 12.00 feet East of and parallel with the aforementioned West boundary of said lands; thence departing said North boundary coincident with said parallel line, S 00°07'55" W a distance of 50.00 feet to a point coincident with the North boundary of said Lot 173; thence departing said parallel line coincident with said North boundary, N 89°52'05" W a distance of 5.00 feet to a point coincident with the aforesaid line being 7.00 feet East of and parallel with the West boundary of said Lot 173; thence departing said North boundary coincident with said parallel line, S 00°37'08" W a distance of 105.00 feet to the POINT OF BEGINNING.

Containing an area of 1334.96 square feet, 0.031 acres, more or less.

## Legend & Abbreviations

P.S.M.	Professional Surveyor and Mapper
(P)	Plat Reference
LB	Licensed Business
ORB	Official Records Book
PG	Page



Proposed Drainage Easement #6B

Stacy L. Brown P.S.M. No. 6516  
SurvTech Solutions, Inc. L.B. No. 7340

- 1.) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of N 89°51'06" W for the North Right-of-way Boundary of Flora Avenue.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

SURVEYING TODAY WITH  
TOMORROW'S TECHNOLOGY

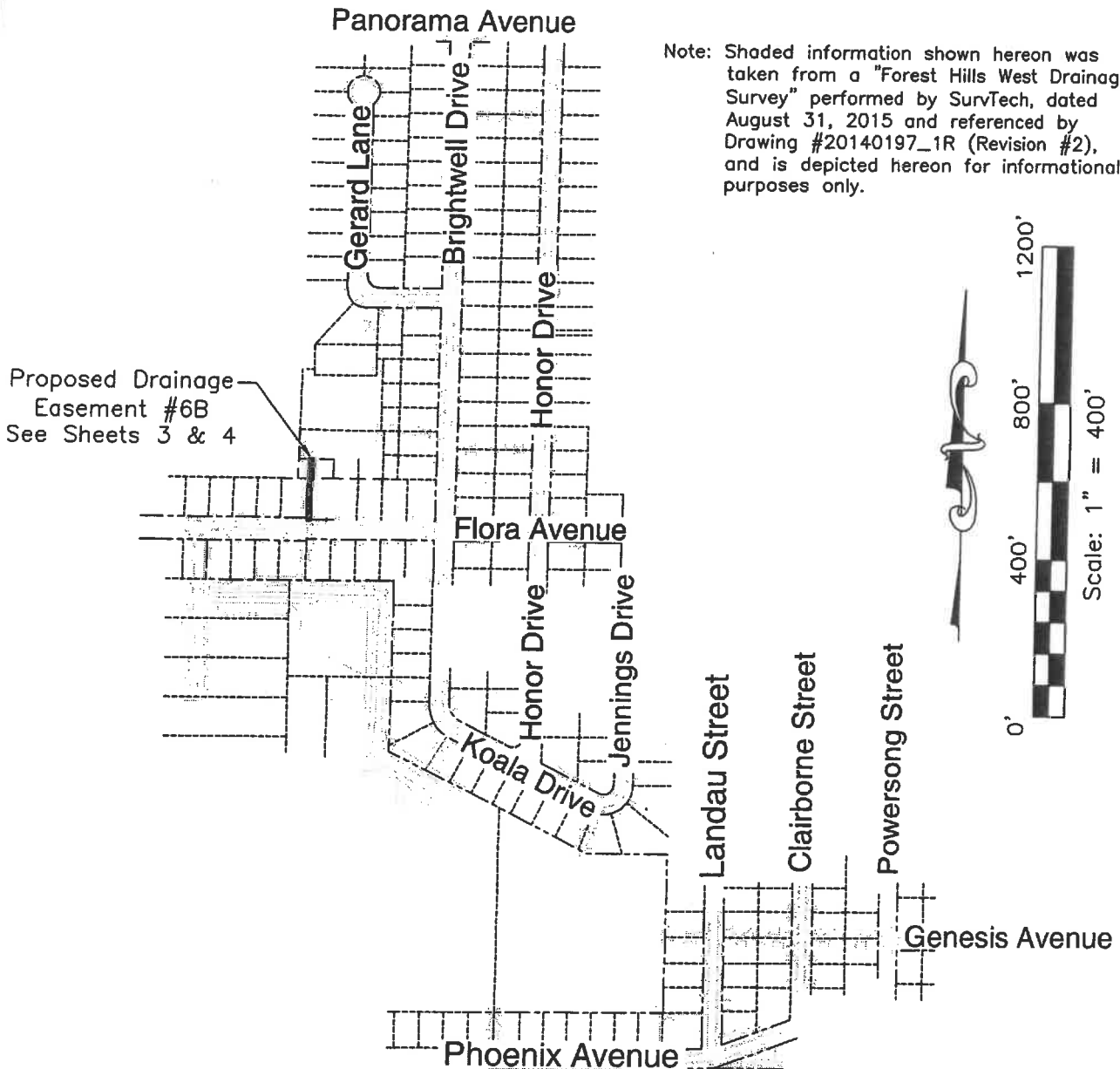


Project No.: 20140197  
Phase: 4  
Drawing Name: 20140197\_4SK #6B  
Field Date: N/A  
Field Book/Page: N/A

Drafted By: B. Stinson  
Date Drafted: 11/06/15  
Revision Date: 1/12/16  
Approved By: S. Brown  
Date Approved: 11/09/15

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS  
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

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Country Estates Unit One - Plat Book 8, Page 73  
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Pasco County, Florida*



THIS IS NOT A FIELD SURVEY.

PROJECT NO.: 20140197  
PHASE: 4  
FIELD DATE: N/A



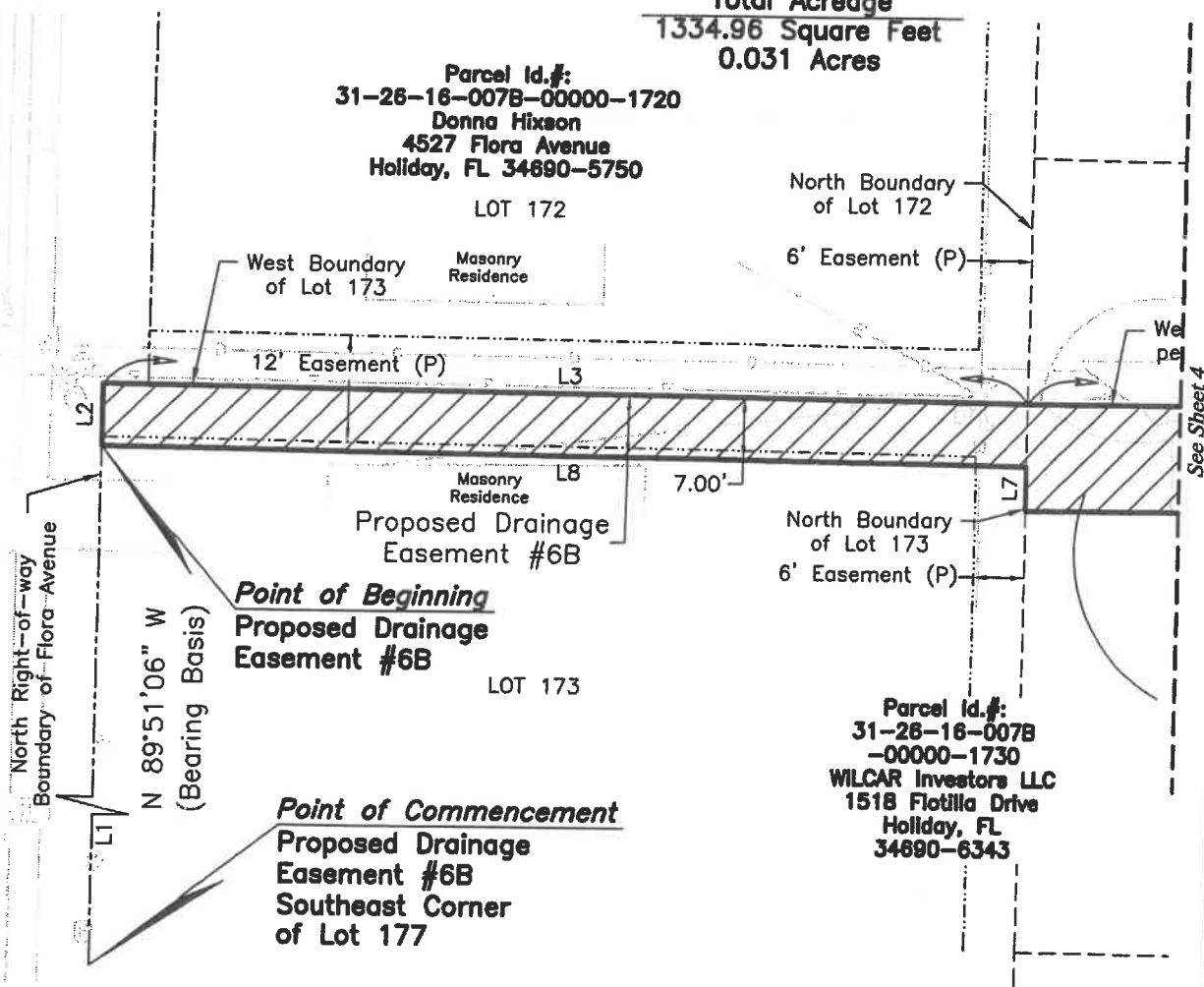
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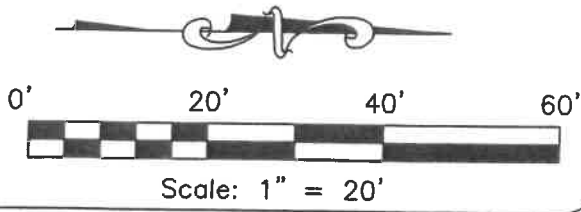
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**Section 31, Township 26 South, Range 16 East**  
**Pasco County, Florida**

**Proposed Drainage Easement #6B**  
**Total Acreage**  
**1334.96 Square Feet**  
**0.031 Acres**

**Flora Avenue**  
**CANDLEWOOD DRIVE (P)**



Note: Shaded information shown hereon was taken from a "Forest Hills West Drainage Survey" performed by SurvTech, dated August 31, 2015 and referenced by Drawing #20140197\_1R (Revision #2), and is depicted hereon for informational purposes only.



**THIS IS NOT A FIELD SURVEY.**

PROJECT NO.: 20140197  
 PHASE: 4  
 FIELD DATE: N/A

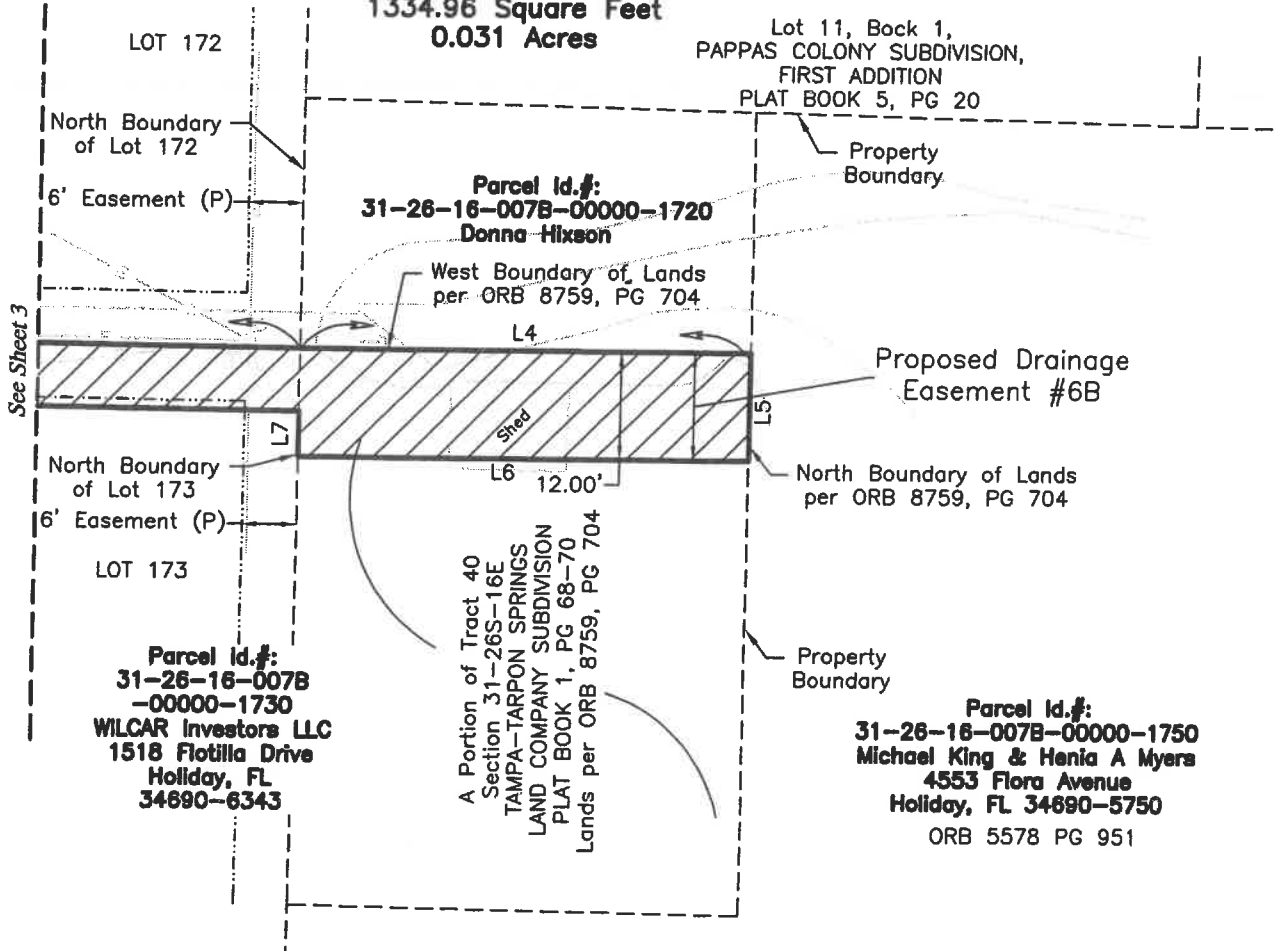


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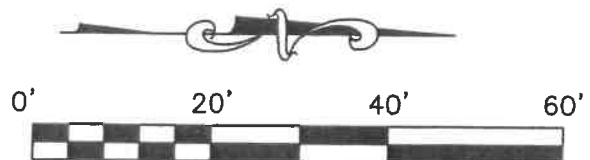
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**Total Acreage**

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Scale: 1" = 20'

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**Line Information:**

LINE	BEARING	DISTANCE
L1	N 89°51'06" W	311.19'
L2	N 89°51'06" W	7.00'
L3	N 00°37'08" E	104.99'
L4	N 00°07'55" E	50.00'
L5	S 89°52'05" E	12.00'
L6	S 00°07'55" W	50.00'
L7	N 89°52'05" W	5.00'
L8	S 00°37'08" W	105.00'

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Drawing Name: 20140197\_4SK #6B (Rev: 1/12/16)

SHEET: 5 OF 5