



123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
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www.crystalriverfl.org

November 4, 2021

**RE: Indian Waters Phase I Sewer Expansion Project
Temporary Construction Easement and Perpetual Sewer Utility Easement**

Dear Property Owner,

You are receiving this letter because you own property located within the Indian Waters Phase I septic-to-sewer project boundary area. As you should be aware by now, a significant funding contribution from the Florida Department of Environment Protection has made this important project possible. City Council has awarded the contract to Pospiech Contracting, Inc. to construct the capital infrastructure improvements and work is anticipated to begin in December, 2021 with completion expected by July, 2022.

Each buildable lot within the project area will be provided with a dedicated sanitary grinder station as part of the capital infrastructure work. Regarding the location of the grinder station to serve your property, the contractor will install the station within the public right-of-way by default. However, if you prefer to have the contractor install the station on your private property (which a property owner may prefer for aesthetics or to reduce the expense of onsite plumbing and electrical installation costs), the City of Crystal River will require an easement to allow its contractor to perform work on private property and to provide access rights for City crews to perform future maintenance and repair activities.

Option 1 – Do nothing and the Contractor will install the station within the road right-of-way: By default, the grinder pump station serving your property will be located within the public street right-of-way. Under this scenario, no action is needed by the property owner since easements will not be required.

Option 2 – Grant a “Temporary Construction Easement and Perpetual Sewer Utility Easement” if you prefer to have the station constructed on your private property: If you prefer to have the grinder station constructed closer to the house on your private property, you have the option of granting a Temporary Construction Easement and Perpetual Sewer Utility Easement by using the attached legal document. The Temporary Construction Easement will allow the project contractor to install the station and discharge piping on private property and the Perpetual Sewer Utility Easement will grant access to City staff for future maintenance purposes.

If you choose option 2, the City will pay all legal document recording costs, professional surveying fees, as well as onsite construction and restoration costs.

Since the granting of an easement may result in an encumbrance on your real property, consider consulting with an attorney prior to proceeding with this option. Be advised, however, that the attached legal

documents were prepared by the City Attorney and no modifications to the language reflected thereon will be permitted.

Option 2 will allow the grinder pump station to be constructed on your property in a mutually agreed upon location subject to certain criteria (e.g. the improvements would have to be constructed within an area not subjected to vehicular traffic and at least 5' from building foundations and property lines). Upon completion of the installation of grinder station and discharge piping, the City intends to hire a Professional Surveyor and Mapper to prepare a sketch and legal description to define a 10-foot-wide easement area centered on the as-built improvements. This documentation will then be used to create the Amended Perpetual Sewer Utility Easement (attached hereto for reference purposes only) which will be provided to the property owner with a request to execute and return. Upon receipt by the City, the Amended easement will be recorded in the public records at the City's expense. Attached please find the following City easement agreements for consideration:

- Grant of Temporary Construction Easement and Perpetual Sewer Utility Easement
- Amended Perpetual Sewer Utility Easement (DO NOT EXECUTE AT THIS TIME)

Should you wish to proceed with Option 2, the executed "Grant of Temporary Construction Easement and Perpetual Sewer Utility Easement" legal document **must be received by 5:00 p.m. on December 1, 2021**. Please send to:

City of Crystal River
Attn: Public Works Department
123 NW Hwy. 19
Crystal River, FL 34428

If you have any questions, please feel free to contact me via email or call 352-795-4216 x314 office or 352-341-1230 cell.

Sincerely,



Beau Keene, P.E.
Public Works Director
bkeene@crystalriverfl.org