

Prepared by and Return to:  
Hernando County Attorney's Office  
20 North Main Street, Suite 462  
Brooksville, Florida 34601-2850

## PERPETUAL UTILITY EASEMENT

THIS Easement, made this \_\_\_ day of \_\_\_\_\_, 2024 between CONTINENTAL 620 FUND LLC, a Delaware limited liability company, whose address is W134 N8675 Executive Parkway, Menomonee Falls, WI 53051, hereinafter referred to as the "Grantor", and Hernando County Water and Sewer District, a body corporate and politic of the State of Florida, by and through its Board of County Commissioners, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter referred to as the "Grantee".

### WITNESSETH:

The Grantor, in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid by the said Grantee to the Grantor, receipt whereof is hereby acknowledged, has granted, quitclaimed and conveyed unto the said Grantee, its successors and assigns forever, a Perpetual Utility Easement and right-of-way, hereinafter referred to as the "Easement", for the purpose of clearing, excavating, constructing, installing, inspecting, improving, operating, repairing and/or maintaining public potable water and wastewater utility facilities in, upon, under, over, across and through the following described land in the County of Hernando, State of Florida, to wit:

See Exhibits A1, B1, A2, and B2 (legal descriptions and sketches consisting of 4 sheets), attached hereto and made a part hereof by reference.

Parcel ID Number: R35-423-18-0000-0200-0020

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns forever, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted, so long as the land is restored to as good or better condition than originally found upon completion of construction or maintenance.

Grantor covenants to the Grantee that it is lawfully seized of said land and that it has good, right and lawful authority to grant this Easement.

Grantor hereby covenants and agrees that the Grantor shall not locate, place, construct, install, create, permit or allow any buildings or permanent structures or obstacles (including but not limited to landscaping, trees, fences and walls) within the Easement and the Grantor shall not interfere with the Grantee's utility facilities within the

Easement.

Grantor further covenants to indemnify and hold harmless the Grantee from any and all damages and injuries, whether to persons or property, resulting from interference with the Grantee's utility facilities by the Grantor or its officers, directors, employees, agents, guests, successors or assigns.

**This Easement shall be recorded in the Public Records of Hernando County, Florida.**

IN WITNESS WHEREOF, Grantor has caused these presents to be duly signed the day and year first above written.

Signed, sealed and delivered  
in the presence of:  
(Signatures of two Witnesses required by Florida Law)

Witness: [Signature]

Print Name: Kelly Rodriguez

Witness: [Signature]

Print Name: SHARON BAUTER

AH  
by  
DH

**GRANTOR:**  
Continental 620 Fund LLC, a  
Delaware limited liability Company

By: Continental Properties  
Company, Inc., its Manager

By: [Signature]  
Daniel J. Minahan, President

STATE OF WISCONSIN  
COUNTY OF WAUKESHA

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 4<sup>th</sup> day of October, 2023, by Daniel J. Minahan, as President of Continental Properties Company, Inc., Manager of Continental 620 Fund.



[Signature]

Signature of Notary  
Print Name: Daniel Hanke

Notary Public State of Wisconsin  
Commission No. 228732

My Commission Expires: 1-22-2027

**SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY  
EXHIBIT "A-1"**

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING PART OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST OF HERNANDO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST; THENCE SOUTH 00°15'46" WEST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 35-23-18, A DISTANCE OF 438.66 FEET; THENCE SOUTH 89°41'05" EAST, A DISTANCE OF 810.42 FEET; TO THE **POINT OF BEGINNING**; THENCE NORTH 00°15'19" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°41'05" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°15'19" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°41'05" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 600.00 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

**Legend:**

CDD     COMMUNITY DEVELOPMENT DISTRICT  
 LB      LICENSED BUSINESS  
 LLC     LIMITED LIABILITY COMPANY  
 No.     NUMBER  
 ORB    OFFICIAL RECORD BOOK  
 PB      PLAT BOOK  
 POB    POINT OF BEGINNING  
 POC    POINT OF COMMENCEMENT  
 PG      PAGE  
 PSM    PROFESSIONAL SURVEYOR AND MAPPER  
 R/W     RIGHT OF WAY

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF S 00°15'46" W.

**Aaron J  
Murphy**

Digitally signed by  
Aaron J Murphy  
Date: 2023.12.18  
13:27:59 -05'00'

AARON J. MURPHY, PSM                          Date  
 Florida Professional Surveyor & Mapper No. 6768  
 for Hamilton Engineering and Surveying, LLC.  
 Certificate of Authorization No. LB8405

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS  
 Not valid without the signature and the original raised  
 seal of a Florida Professional Surveyor & Mapper

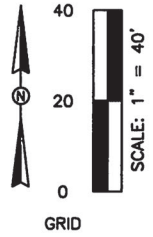


**HAMILTON**  
ENGINEERING & SURVEYING, LLC  
LB #8405 CA #8474

**AUTHENTIX SUNCOAST  
UTILITY EASEMENT**

3409 W LEMON ST TAMPA, FL 33609 813.250.3535	2400 N. FORSYTH 106 ORLANDO, FL 32807 407.362.5929	8340 CONSUMER CIRCLE SARASOTA, FL 32807 941.377.9178	SEC TWP RGE <b>35-23-18</b>	JOB NUMBER <b>04112.0001</b>	SCALE <b>AS SHOWN</b>	DATE <b>10/10/2023</b>	SHEET <b>1/2</b>
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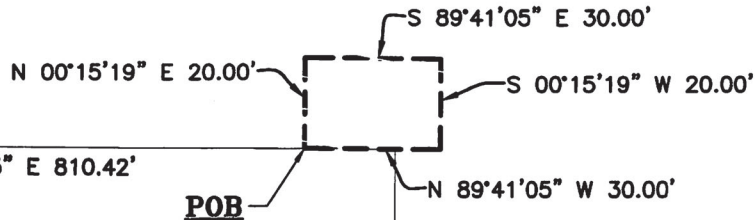
**SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY  
EXHIBIT "B-1"**



**POC**  
NORTHWEST CORNER OF  
SOUTHWEST 1/4 OF  
SECTION 35-23-18

S 00°15'46" W 438.66'  
WEST BOUNDARY OF THE SOUTHWEST  
1/4 OF SECTION 35-23-18  
(BASIS OF BEARING)

CONTINENTAL 620 FUND LLC  
PARCEL #  
R35 423 18 0000 0200 0020



STATE OF FLORIDA D O T  
PARCEL #  
R35 222 18 3220 0000 0290

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC  
LB #8405 CA #8474

3409 W LEMON ST | 2400 N. FORSYTH 106 | 8340 CONSUMER CIRCLE  
TAMPA, FL 33609 | ORLANDO, FL 32807 | SARASOTA, FL 32807  
813.250.3535 | 407.362.5929 | 941.377.9178

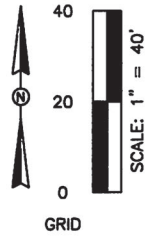
**AUTHENTIX SUNCOAST  
UTILITY EASEMENT**

SEC TWP RGE <b>35-23-18</b>	JOB NUMBER <b>04112.0001</b>	SCALE <b>AS SHOWN</b>	DATE <b>10/10/2023</b>	SHEET <b>2/2</b>
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**SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY  
EXHIBIT "B-2"**



**POC**  
NORTHWEST CORNER OF  
SOUTHWEST 1/4 OF  
SECTION 35-23-18

S 00°15'46" W 1312.28'

WEST BOUNDARY OF THE SOUTHWEST  
1/4 OF SECTION 35-23-18  
(BASIS OF BEARING)

CONTINENTAL 620 FUND LLC  
PARCEL #  
R35 423 18 0000 0200 0020

N 00°18'14" E 8.00'  
S 89°41'46" E 1173.12'  
S 89°41'46" E 33.26'  
S 00°18'14" W 8.00'  
N 89°41'46" W 33.26'

**POB**

**ARBORS EDGE ROAD  
(60' RIGHT OF WAY)**

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

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TAMPA, FL 33609 | ORLANDO, FL 32807 | SARASOTA, FL 32807  
813.250.3535 | 407.362.5929 | 941.377.9178

**AUTHENTIX SUNCOAST  
UTILITY EASEMENT**

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
35-23-18	04112.0001	AS SHOWN	12/01/2023	2/2