Instr #2025072321 BK: 4623 PG: 633, Filed & Recorded: 10/16/2025 12:33 PM ALD Deputy Clk, #Pgs:5

Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL Rec Fees: \$44.00

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

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this <u></u>	_ day of, 2025, between
CFT NV Developments, LLC	, a Limited Liability Company, whose
address is 1120 N. Town Center Drive, S	Suite 150, Las Vegas Nevada 89144 ,
hereinafter referred to as the "Grantor",	and Hernando County Water and Sewer
District, a body corporate and politic of th	e State of Florida, by and through its Board of
County Commissioners, whose address is	s 15470 Flight Path Drive, Brooksville, Florida
34604, hereinafter referred to as the "Gran	itee":

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, inspecting, improving, repairing and/or maintaining public utility facilities in, upon, under, over, across and through the following described land in the County of Hernando, State of Florida, to wit:

See **Exhibit "A" and "B"** (legal description and sketches consisting of <u>Two</u> sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: R32-323-17-5200-1380-0090

TO HAVE AND TO HOLD the same unto 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 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, heirs, 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:	CFT NV Developments, LLC
(Signature of two Witnesses required by Florida Law)	
Witness:	Name / Title
Print Name: Christyalelma Address: 683 walket have Ave Rise meal (A 91770 Witness:	By: David Lub / Manager Name/title Approved as to form
Print Name: Ponald YIP Address: 1683 walmt 6xm fue Rose mend, CA 91770	, pp. or
STATE OF	
COUNTY OF	
The foregoing instrument was acknowled presence or □ online notarization this	ments, LLC _, a Florida limited liability ne is □ personally known to me or has □
(NOTARY SEAL)	Signature of Notary Print Name: Notary Public, State of Florida
Please See Attached	Commission No

BK: 4623 PG: 635

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of Los Angeles	_ }
OnMAY 0 5 2025before me,	Christian Alexander Galeana (Notary Public)
name(s) is/are subscribed to the within he/sh/e/they executed the same in his/r	factory evidence to be the person(s) whose instrument and acknowledged to me that net/their authorized capacity(ies), and that by nent the person(s), or the entity upon behalf of
I certify under PENALTY OF PERJURY the foregoing paragraph is true and community with the foregoing paragrap	Y under the laws of the State of California that rrect. CHRISTIAN ALEXANDER GALEANA Notary Public - California Los Angeles County Commission # 2422942 My Comm. Expires Oct 23, 2026
Notary Public Signature (N	lotary Public Seal)
ADDITIONAL OPTIONAL INFORMAT DESCRIPTION OF THE ATTACHED DOCUMENT	INSTRUCTIONS FOR COMPLETING THIS FORM This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary
(Title or description of attached document)	 State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
(Title or description of attached document continued) Number of Pages Document Date	 Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed. The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public). Print the name(s) of document signer(s) who personally appear at the time of notarization.
CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) Partner(s) Attorney-in-Fact Trustee(s) Other	notarization. Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording. The notary scal impression must be clear and photographically reproducible. Impression must not cover text or lines. If scal impression smudges, re-scal if a sufficient area permits, otherwise complete a different acknowledgment form. Signature of the notary public must match the signature on file with the office of the county clerk. Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document. Indicate title or type of attached document, number of pages and date. Indicate the capacity claimed by the signer. If the claimed capacity is a
L	corporate officer, indicate the title (i.e. CEO, CFO, Secretary). • Securely attach this document to the signed document with a staple.

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EXHIBIT A

SECTION 33, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF TRACT "N" AND LOT 11, BLOCK 1380, SPRING HILL UNIT 20, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 65 THROUGH 80, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "N"; THENCE ALONG THE WEST LINE OF SAID TRACT "N", N 00'06'14" W, 69.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N 00'06'14" W, 27.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CORTEZ BOULEVARD (STATE ROAD NO. 50); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89'38'32" E, 150.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE 39.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89'49'48" AND A CHORD BEARING AND DISTANCE OF S 45'26'34" E, 35.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MARINER BOULEVARD; THENCE ALONG SAID WEST RIGHT OF WAY, S 00'31'40" E, 74.04 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S 89'28'20" W, 10.00 FEET; THENCE N 00'31'40" W, 79.00 FEET; THENCE S 89'38'32" W, 156.68 FEET; THENCE S 00'06'14" E, 7.00 FEET; THENCE S 89'38'32" W, 8.50 FEET TO THE POINT OF BEGINNING.

PAGE 1 OF 2 LEGAL/SKETCH ONLY --THIS IS NOT A BOUNDARY SURVEY-

SCALE: 1"=40'

DRAWN BY: ABT DWG. No.2206-100-39

PROJ. No.2206-100-39

VTILITY EASEMENT PANDA EXPRESS SITE EXTREME SURVEYING OF FLORIDA, INC.

LB No. 7425 29340 RHODIN PLACE WESLEY CHAPEL, FLORIDA 33545 PH. (813) 973−2092 EMail: alex⊕extreme−surveying.com

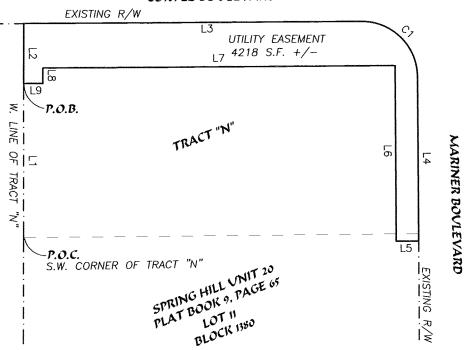
PROFESSIONAL SURVEYING AND MAPPING SERVICES



EXHIBIT B

SECTION 33, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA

STATE ROAD #50 CORTEZ BOULEVARD



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.20'	35.30'	S 45'26'34" E	89'49'48"

LEGEND

PG. = PAGE

P.B. = PLAT BOOK

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY. THIS IS A LEGAL AND SKETCH ONLY.
- 2) BEARINGS REFERENCED TO THE WEST RIGHT OF WAY LINE OF MARINER BOULEVARD AS BEING S 00°31'40" E, PER GEODETIC BEARINGS, ZONE WEST.
- 3) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Alex B. Thompson Jr., P.L.S. State of Florida No. 5318 Registered Land Surveyor and Mapper

Date Signed:

3-17-25



BEARING

N 00'06'14" W

N 00'06'14" W

Έ

W

N 89'38'32"

S 00'31'40"

S 89'28'20"

N 00'31'40"

S 89'38'32" W

S 00'06'14" E

S 89'38'32" W

LINE

L1

L2

L3

L4

L5

L6

L7

L8

L9

Digitally signed by Alex B Thompson Jr. Date: 2025.03.17 16:23:49 -04'00'

DISTANCE

69.26

27.00

74.04

10.00

79.00

7.00'

8.50

156.68

150.10

PAGE 2 OF 2 LEGAL/SKETCH ONLY —THIS IS NOT A BOUNDARY SURVEY—

SCALE: 1"=40'

DRAWN BY: ABT

DWG. No.2206-100-39

PROJ. No.2206-100-39

UTILITY EASEMENT

PANDA EXPRESS SITE

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