

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 5 day of May, 2025, between CFT NV Developments, LLC, a Limited Liability Company, whose address is 1120 N. Town Center Drive, 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 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, 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 Two 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: [Signature]

By: [Signature]
Name / Title

Print Name: CHRISGALEMA

Address: 1083 Walnut Grove Ave
ROSEMONT, CA 91770

Witness: [Signature]

By: DAVID LVO / Manager
Name/title

Print Name: RONALD YIP

Address: 1683 Walnut Grove Ave
ROSEMONT, CA 91770

Approved as to form [Signature]

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by _____, as Title of CFT NV Developments, LLC, a Florida limited liability company, on behalf of the company. He/she is ☐ personally known to me or has ☐ produced _____, as identification.

(NOTARY SEAL)

Please See Attached

Signature of Notary _____
Print Name: _____
Notary Public, State of Florida
Commission No. _____
My Commission expires: _____

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 }

On MAY 05 2025 before me, Christian Alexander Galeana (Notary Public),
(Here insert name and title of the officer)

personally appeared Danilo EVO
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

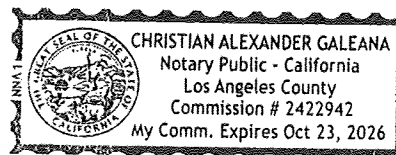
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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 law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- 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.
- 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 seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal 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 corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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

UTILITY EASEMENT

PANDA EXPRESS SITE

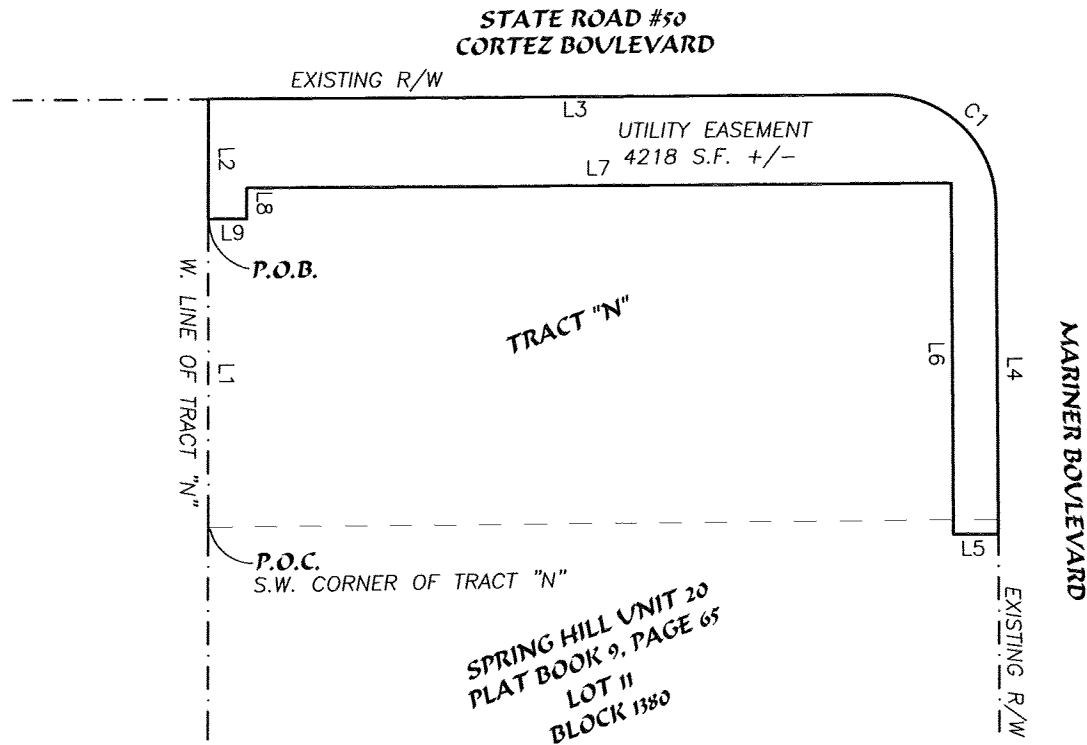
EXTREME SURVEYING OF FLORIDA, INC.

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

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

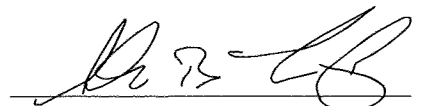
PG. = PAGE
P.B. = PLAT BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1) THIS IS NOT A BOUNDARY SURVEY. THIS IS A LEGAL AND SKETCH ONLY.

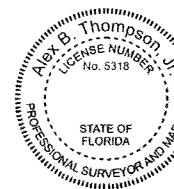
2) BEARINGS REFERENCED TO THE WEST RIGHT OF WAY LINE OF MARINER BOULEVARD AS BEING S 00°31'40" E, PER GEODETIC BEARINGS, ZONE WEST.

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

LINE	BEARING	DISTANCE
L1	N 00°06'14" W	69.26'
L2	N 00°06'14" W	27.00'
L3	N 89°38'32" E	150.10'
L4	S 00°31'40" E	74.04'
L5	S 89°28'20" W	10.00'
L6	N 00°31'40" W	79.00'
L7	S 89°38'32" W	156.68'
L8	S 00°06'14" E	7.00'
L9	S 89°38'32" W	8.50'

Digitally signed
by Alex B

Thompson Jr.

Date:

2025.03.17

16:23:49 -04'00'

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

SCALE: 1"=40'
DRAWN BY: ABT
DWG. No.2206-100-39
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