

**DEED OF DEDICATION
RIGHT-OF-WAY**

THIS INDENTURE made this 5th day of December, 2022, between **CONTINENTAL 620 FUND LLC**, a Delaware limited liability company, whose address is W134N8675 Executive Parkway, Menomonee Falls, WI 53051, hereinafter called Grantor, and **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, FL 34604, hereinafter called Grantee.

WITNESSETH that for and in consideration of the acceptance of this Dedication by Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situated in Hernando County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Parcel ID No.: R35 423 18 0000 0200 0020

Key No.: 1794810


TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

THE GRANTOR hereby covenants with said Grantee, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent.

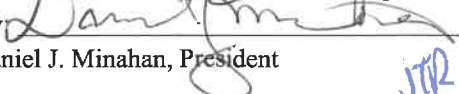
IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.


Signed or Sealed In
Our Presence:

CONTINENTAL 620 FUND LLC,
a Delaware limited liability company (Grantor)

(Sign) 
(Print) ERIN L. MARKLEY

By: Continental Properties Company, Inc.,
a Wisconsin corporation, its Manager

By 
Daniel J. Minahan, President JTR

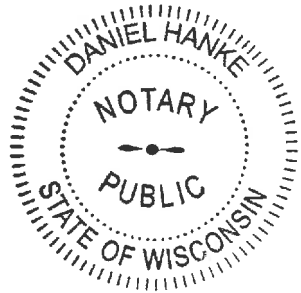
(Sign) 
(Print) SHARON BAULTER

[Notary acknowledgement on following page]

STATE OF WISCONSIN
COUNTY OF WAUKESHA

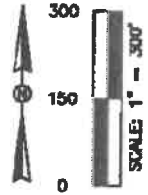
The foregoing instrument was acknowledged before me, by means of physical presence or
 online notarization, this 5th day of December, 2022, by Daniel J. Minahan, President of
Continental Properties Company, Inc., a Wisconsin corporation, Manager of Continental 620 Fund
LLC, a Delaware limited liability company, who is personally known to me or has produced
_____ as identification.

Daniel Hanke
Notary Public Daniel Hanke



SKETCH & DESCRIPTION – NOT A SURVEY

EXHIBIT "A"



LEGAL DESCRIPTION—10' RIGHT OF WAY DEDICATION:

A TRACT OF LAND BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 35; THENCE NORTH 00°24'36" EAST ALONG THE EAST LINE OF SAID, SW 1/4 OF SECTION 35, A DISTANCE OF 1,321.41 FEET TO THE SOUTHEAST CORNER NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH 89°36'01" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 330.59 FEET; THENCE SOUTH 89°50'15" WEST, A DISTANCE OF 329.95 FEET; THENCE NORTH 89°41'46" WEST, A DISTANCE OF 681.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°41'46" WEST, A DISTANCE OF 187.80 FEET; THENCE NORTH 00°17'07" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°41'46" EAST, A DISTANCE OF 187.76 FEET; THENCE SOUTH 00°00'04" WEST ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 10.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1,877.79 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

Legend:

CDD	COMMUNITY DEVELOPMENT DISTRICT
LB	LICENSED BUSINESS
LLC	LIMITED LIABILITY COMPANY
No.	NUMBER
ORB	OFFICIAL RECORD BOOK
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 (2007 ADJUSTMENT). THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF NORTH 00°24'36" EAST.

AARON J. MURPHY, PSM Date
 Florida Professional Surveyor & Mapper No. 6768
 for Hamilton Engineering and Surveying, Inc.
 Certificate of Authorization No. LB7013

**INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS**

Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



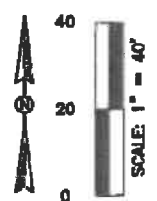
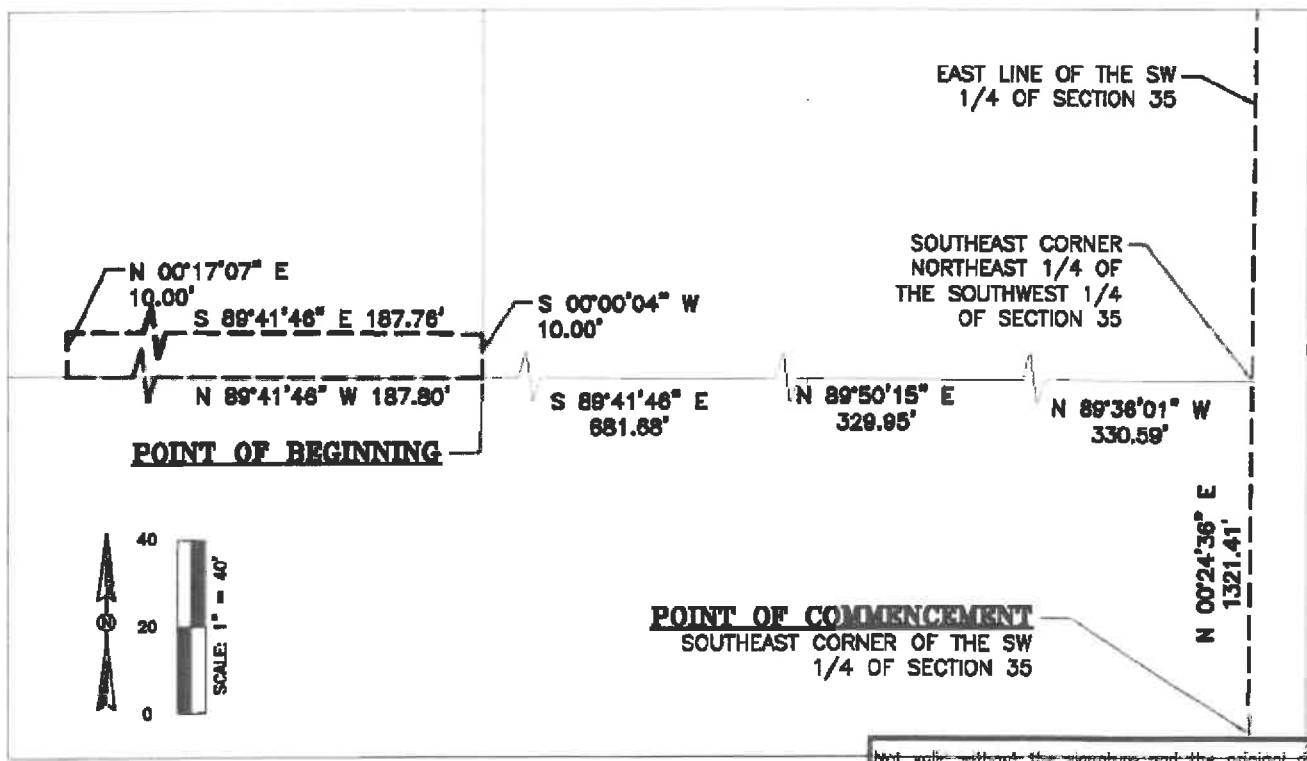
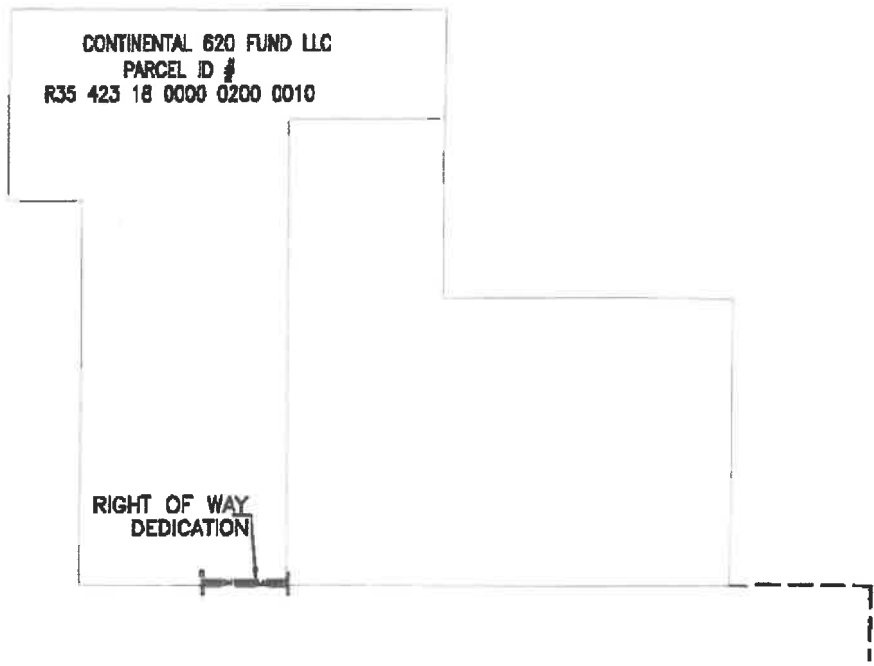
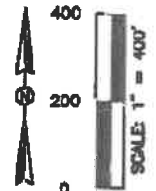
HAMILTON
ENGINEERING & SURVEYING, LLC

3408 W LEMON ST TAMPA, FL 33609 TEL: 813.860.3100 | 14 0705 04 0706 www.hamiltonengineering.us | 779 BANNER LAKE ORLANDO, FL 32809 TEL: 407.366.9900

**CONTINENTAL 620 FUND LLC
10' RIGHT OF WAY DEDICATION**

SEC. TWP. R. 35-23-18	JOB NUMBER 03990.0000	SCALE: AS SHOWN	DATE 04/21/2022
			SHEET 1/2

SKETCH & DESCRIPTION – NOT A SURVEY
EXHIBIT "A"



Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



3400 W LITCH BY
DADE CO., FL 33009
TEL: 863.969.3605

4370011 01 0104

770 WARDEN LAKE
ORLANDO, FL 32803
TEL: 407.362.0600

CONTINENTAL 620 FUND LLC
10' RIGHT OF WAY DEDICATION

SEC/TWP/RDP 35-23-18	JOB NUMBER 03990.0000	SCALE AS SHOWN	DATE 04/21/2022	SHEET 2/2
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