

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 15<sup>th</sup> day of April, 2026, between **4685 MAZCO LLC**, a limited liability company, whose address is 7881 Wandering Way Orlando, Florida 32836 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 Exhibits "A" and "B" (legal description and sketch consisting of 2 sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: R10 223 17 3254 00B0 0000

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.

Grantor(s):  
4685 MAZCO LLC

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

By: Hamad Mazhir  
Hamad Mazhir, Manager

Witness: [Signature]

Print Name: GAURANG PATEL  
Address: 10151 university blvd  
Orlando, FL 32817

Witness: [Signature]

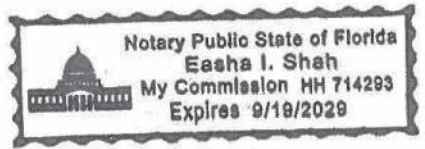
Print Name: DHWANI SHAN.  
Address: 10151 university blvd  
Orlando, FL 32817

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 15<sup>th</sup> day of April, 2026, by Hamad Mazhir, as Manager of 4685 Mazco LLC, a Florida limited liability company, on behalf of the company. He/~~she~~ is  personally known to me or has  produced FLIDL, as identification.

(NOTARY SEAL)

Easha I. Shah  
Notary Public  
Print Name: EASHA . I. SHAH  
Commission No. #11714293  
My Commission expires: Sept 19, 2029



# LEGAL DESCRIPTION - EXHIBIT A

A PORTION OF TRACT-B, REGENCY OAKS COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 29, PAGES 22-23 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BREAKWATER BOULEVARD AS SHOWN ON THE PLAT OF SAID REGENCY OAKS COMMERCIAL, AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #19, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID TRACT-B; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #19, RUN S39°18'20"W, 67.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S39°18'20"W, 202.33 FEET TO THE SOUTH BOUNDARY LINE OF SAID TRACT-B; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT-B, N50°41'40"W, 15.00 FEET; THENCE N39°18'20"E, 202.33 FEET TO THE SOUTH BOUNDARY LINE OF TRACT B-1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2457, PAGE 1052 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT B-1, RUN S50°41'40"E, 15.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #19, AND THE POINT OF BEGINNING.


CONTAINING 0.07 ACRES MORE OR LESS.

### LEGEND AND ABBREVIATIONS

- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- (C) = CALCULATED
- (R) = RECORD OR PLAT
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- SEC = SECTION
- C.L.F. = CHAIN LINK FENCE
- O.R. = OFFICIAL RECORD
- P.G. = PAGE
- FN&D = FOUND NAIL AND DISK
- SPC = SET IRON PIN AND CAP
- FPC = FOUND IRON PIN AND CAP
- FCM = FOUND CONCRETE MONUMENT
- △ = DESCRIPTIVE POINT
- = FOUND CONCRETE MONUMENT (AS SHOWN)
- = FOUND IRON PIN AND CAP (AS SHOWN)
- △ = FOUND NAIL AND DISK (AS SHOWN)
- ⊗ = FORCEMAIN GATE VALVE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF \*\*\* ALONG THE NORTH LINE OF THE SUBJECT PROPERTY. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. CONTROLS: SOFT DISKS ON SAID INSTRUMENTS WERE NOT PREPARED, EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. UTILITY, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEY.
6. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
8. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
9. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE FROM THE PROPERTY TO ANY ADJACENT PROPERTY LINE IS 1 FOOT IN 7-500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7-500 FEET.
10. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP (COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0000-D, EFFECTIVE DATE 02/02/2012).
11. COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0000-D, EFFECTIVE DATE 02/02/2012.

DATE	DRAWN BY	SURVEYOR	REUSE OF DOCUMENT
03/30/26	TJC	SHD	THIS DOCUMENT, COMPRISED OF THESE DRAWINGS, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.



Coastal  
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601  
(352) 796-6423 - Fax (352) 799-6359  
EB-0000142

SURVEYOR'S CERTIFICATE  
THE FLORIDA BOARD OF SURVEYING AND MAPPING HAS REVIEWED THIS SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 63-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 03/30/26  
SIGNATURE: SCOTT M. COOPER, P.E.  
SCOTT M. COOPER, P.E. HAS HAD HIS FLORES FLORES CERTIFICATE AND SEAL OF A PROFESSIONAL SURVEYOR NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR AND SEAL ACCOMPANIED BY A HARD ELECTRONIC COPY OF A FLORIDA LICENSED SURVEYOR AND NUMBER FOR ELECTRONIC COPIES

**SKETCH ONLY**  
FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT  
\*\* NOT A BOUNDARY SURVEY \*\*  
SECTION 10, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO: **MAZCO, LLC**

