

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

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this ____ day of _____, 2024, between **Cabot Citrus OpCo LLC**, a Foreign limited liability company, whose address is 17590 Ponce de Leon Boulevard, Brooksville, Florida 34614, 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 "B1, B2" (legal description and sketches consisting of 3 sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: R02 421 18 0000 0020 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:

Cabot Citrus OpCo LLC,
a Foreign limited liability company

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

By: [Signature]
Daniel Knight, VP & Managing Director

Witness: Rebecca Morgan
Print Name: Rebecca Morgan
Address: 22207 Wendon Hill
Brooksville, FL 34101

Witness: [Signature]
Print Name: Thomas Leach
Address: 9257 Bonnie Cove Dr
Week: Wacnee, FL 34613

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of March, 2024, by Daniel Knight, as VP & Managing Director of Cabot Citrus OpCo LLC, a foreign limited liability company, on behalf of the company. He is personally known to me or has produced _____, as identification.

(NOTARY SEAL)



DEBRA JANE MACDONALD
Notary Public
State of Florida
Comm# HH334379
Expires 11/21/2026

Debra Jane MacDonald
Signature of Notary
Print Name: DEBRA J. MACDONALD
Notary Public, State of Florida
Commission No. HH 334379
My Commission expires: 11/21/2026

EXHIBIT A

DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, RUN N00°17'18"E, 1606.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD (U.S. HWY. #98); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S48°02'51"E, 1448.61 FEET TO THE POINT OF BEGINNING; THENCE N41°57'09"E, 30.00 FEET; THENCE S48°02'51"E, 75.00 FEET; THENCE S41°57'09"W, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N48°02'51"W, 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.05 ACRES MORE OR LESS.

CI = SEE CURVE TABLE	CS = CONCRETE BLOCK STRUCTURE	FRM = PERMANENT REFERENCE MARKER	+100.0' = EXISTING ELEVATION	□ = UTILITY SPUR BOX	1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BLVD, ESTABLISHING AN ASSUMED BEARING OF S48°02'51". BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.	8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
LI = SEE LINE TABLE	CL.F. = CHAIN LINK FENCE	R/W = RIGHT-OF-WAY	∩ = SIGN	□ = CATV MARKER	2. THIS SKETCH 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.	9. THIS SKETCH 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.
(C) = CALCULATED	B.W.F. = BARBED WIRE FENCE	AC = AIR CONDITIONER PAD	∩ = FIRE HYDRANT	○ = FOUND IRON PIN & CAP (AS SHOWN)	3. SALES FOR SKETCH IS CONSTRUCTION PLANS, AND MONUMENTATION FOUND IN PLACE.	10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
(P) = PLAT OR MAP	H.W.F. = HOOD WIRE FIELD FENCE	CS = CONCRETE SLAB	∩ = UTILITY POLE	⊙ = SET IRON PIN AND CAP (1/8" IR LB #7200)	4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE PLANNED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DISK TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.	11. THE EXISTING USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (CS-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY 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 REQUIREMENT.
(M) = FIELD MEASURED	SW = SIDEWALK	CE = COVERED ENTRY	∩ = LIGHT POLE	⊙ = SET IRON PIN AND CAP (1/8" IR LB #7200)	5. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. OUTLETS, OVERHEADS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.	12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0061-5, EFFECTIVE DATE 02/02/2012.
(R) = RECORD AS DEED	OPW = OVERHEAD POWER	SEC = SECTION	∩ = UTILITY GATE VALVE	Δ = FOUND NAIL AND DISK (AS SHOWN)	6. ADDITIONAL CONDITIONS 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.	
FRP = FOUND IRON PIN NO ID	ELEC = ELECTRIC	MES = METERED END SECTION	Δ = UTILITY GATE VALVE RISER	Δ = FOUND NAIL AND DISK (LB #7200)	7. THIS SKETCH MAY BE VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.	
FRFC = FOUND IRON PIN AND CAP	EP = EDGE OF PAVEMENT	RSP = REINFORCED CONCRETE PIPE	Δ = TELEPHONE SERVICE RISER	∩ = FOUND CONCRETE MONUMENT (AS SHOWN)		
FRND = FOUND NAIL AND DISK	TOB = TOP OF BANK	TOB = TOP OF BANK	∩ = ELECTRIC TRANSFORMER	∩ = FOUND CONCRETE MONUMENT (4x4" LB #7200)		
FRM = FOUND CONCRETE MONUMENT	P.B. = PLAT BOOK	TOE = TOE OF SLOPE	∩ = FIBER OPTIC BOX	∩ = SET CONCRETE MONUMENT (4x4" LB #7200)		
FRIC = SET IRON PIN AND CAP	PC = PLATE	PGB = POINT OF BEGINNING	∩ = WATER METER	∩ = SANITARY MANHOLE		
FRM = SET CONCRETE MONUMENT	PC = POINT OF CURVATURE	POC = POINT OF COMMENCEMENT				
FRM = CONCRETE	PT = POINT OF TANGENT	PRC = POINT OF REVERSE CURVE				
FRM = RESIDENCE	PCP = PERMANENT CONTROL POINT	POC = POINT OF COMPOUND CURVE				


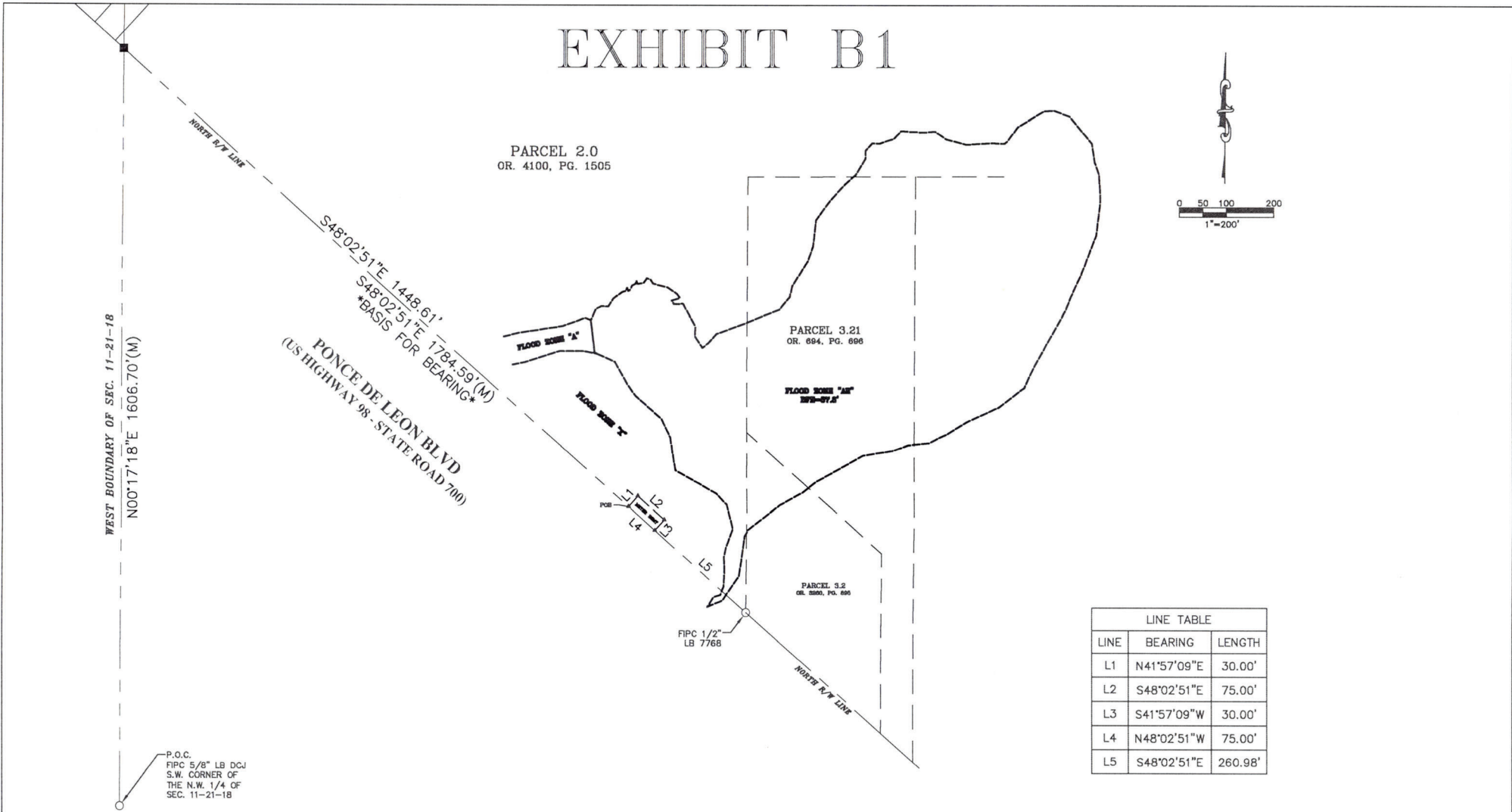
SHEET <div style="font-size: 2em; text-align: center;">3</div> OF 3 SHEET <small>22009-MTR-SKT</small>	<table border="1"> <tr> <th>DATE</th> <th>SURVEYOR</th> <th>BY</th> <th>FIELD BOOK/PAGE</th> <th>FIELD INSTRUMENT</th> <th>SURVEY CREW</th> </tr> <tr> <td>05/15/23</td> <td>SMO</td> <td>SMO</td> <td>00/000</td> <td>05/16/23</td> <td>TW/TH</td> </tr> <tr> <th colspan="6">REVISION</th> </tr> <tr> <th>DATE</th> <th>SURVEYOR</th> <th>REV. BY</th> <th>COMMENTS</th> <th colspan="2"></th> </tr> <tr> <td>05/26/24</td> <td>SMO</td> <td>SMO</td> <td>ADD CORRECT LABELS</td> <td colspan="2"></td> </tr> </table>	DATE	SURVEYOR	BY	FIELD BOOK/PAGE	FIELD INSTRUMENT	SURVEY CREW	05/15/23	SMO	SMO	00/000	05/16/23	TW/TH	REVISION						DATE	SURVEYOR	REV. BY	COMMENTS			05/26/24	SMO	SMO	ADD CORRECT LABELS			<p>REUSE OF DOCUMENT</p> <p>THIS DOCUMENT, COURTESY OF THE INCORPORATED IDEAS AND DESIGN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.</p>	 <p>394 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423</p> <p>3703 East Forest Drive Hernando, FL 34453 352-344-2016</p> <p>FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200</p>	<p>SKETCH ONLY</p> <p>FOR LEGAL DESCRIPTION</p> <p>NOT A BOUNDARY SURVEY</p> <p>SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST</p> <p>HERNANDO COUNTY, FLORIDA</p>	<p>PREPARED FOR AND CERTIFIED TO:</p> <p>CABOT CITRUS OPCO, LLC.</p>	<p>SURVEYORS CERTIFICATE</p> <p>THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES OF PRACTICE AS CONTAINED IN CHAPTER 84-17 OF THE FLORIDA ADMINISTRATIVE CODE.</p> <p>Scott M Osborne</p> <p>SCOTT M. OSBORNE, F.S.M. PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 13, 6038 BEFORE ME THIS 15th DAY OF MAY, 2024, AT BROOKSVILLE, FLORIDA, I HAVE PERSONALLY EXAMINED THE INSTRUMENT AND FOUND IT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL, AND I HAVE RECORDED THE SAME IN BOOK 22009, PAGE 3, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF MAY, 2024.</p>
	DATE	SURVEYOR	BY	FIELD BOOK/PAGE	FIELD INSTRUMENT	SURVEY CREW																														
05/15/23	SMO	SMO	00/000	05/16/23	TW/TH																															
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EXHIBIT B1



LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°57'09"E	30.00'
L2	S48°02'51"E	75.00'
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| <ul style="list-style-type: none"> CI = SEE CURVE TABLE L1 = SEE LINE TABLE (C) = CALCULATED (P) = PLAT OR MAP (M) = FIELD MEASURED (R) = RECORD or DEED FIP = FOUND IRON PIN NO ID FIPD = FOUND IRON PIN AND CAP FMAD = FOUND NAIL AND DISK FCON = FOUND CONCRETE MONUMENT SCM = SET IRON PIN AND CAP SCM = SET CONCRETE MONUMENT CONC = CONCRETE RES = RESIDENCE | <ul style="list-style-type: none"> CONC = CONCRETE BLOCK STRUCTURE C.L.F. = CHAIN LINK FENCE B.W.F. = BARBED WIRE FENCE H.W.F. = HOG WIRE FIELD FENCE SW = SIDEWALK OSP = OVERHEAD POWER ELEC = ELECTRIC OP = EDGE OF PAVEMENT FR = FIBER OPTIC RECORD PG = PAGE PC = POINT OF CURVATURE PT = POINT OF TANGENT PCP = PERMANENT CONTROL POINT | <ul style="list-style-type: none"> PRM = PERMANENT REFERENCE MARKER R/W = RIGHT-OF-WAY AC = AIR CONDITIONER PAD CS = CONCRETE SLAB CE = COVERED ENTRY SEC = SECTION MES = METERED END SECTION RCR = REINFORCED CONCRETE PIPE TOP = TOP OF BLANK TOB = TOP OF BENCH TOF = TOP OF SLOPE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE POC = POINT OF COMPOUND CURVE | <ul style="list-style-type: none"> +100.0' = EXISTING ELEVATION TO = SIGN FR = FIRE HYDRANT UP = UTILITY POLE LP = LIGHT POLE UTV = UTILITY GATE VALVE TSR = TELEPHONE SERVICE RISER ET = ELECTRIC TRANSFORMER FIB = FIBER OPTIC BOX WM = WATER METER SM = SANITARY MANHOLE USB = UTILITY SERVICE BOX CM = CATY MARKER FIP = FOUND IRON PIN & CAP (AS SHOWN) FIPD = SET IRON PIN AND CAP (5/8" IR LB #7200) FND = FOUND NAIL AND DISK (AS SHOWN) FND = SET NAIL AND DISK (LB #7200) FCON = FOUND CONCRETE MONUMENT (AS SHOWN) FCON = SET CONCRETE MONUMENT (4X4" LB #7200) DES = DESCRIPTIVE POINT | <ol style="list-style-type: none"> 1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BLVD, ESTABLISHING AN ASSUMED BEARING OF S48°02'51". BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS. 2. BASIS FOR SKETCH IS CONSTRUCTION PLANS AND MONUMENTATION FOUND IN PLACE. 3. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE PLANNED LOCATION PROVIDED BY THE CONTRACTOR; SOFT DISK TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED. 4. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANDS, 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 SURVEYOR. 6. ADDITIONAL TELEPHONE REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTNER IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTNER. 7. THIS SKETCH MAP IS VALID ONLY TO THOSE PLOTS OR LOTS NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP. | <ol style="list-style-type: none"> 8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1985, UNLESS OTHERWISE NOTED. 9. THIS SKETCH 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. 10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD. 11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S&P-17) OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBURGENT". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY 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 REQUIREMENT. 12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE CLOSE CHANGE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12000C, PANEL NUMBER 0081-02, EFFECTIVE DATE 02/02/2012. |
|--|---|--|--|---|---|

<p>SHEET</p> <p style="font-size: 2em; text-align: center;">1</p> <p>OF 3 SHEETS</p> <p>22009-MTR-SKT</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>SURVEYOR</th> <th>REV. BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>05/18/23</td> <td>SMO</td> <td>SMO</td> <td>05/06</td> </tr> <tr> <td>05/18/23</td> <td>SMO</td> <td>SMO</td> <td>05/18/23</td> </tr> <tr> <td>05/22/24</td> <td>SMO</td> <td>SMO</td> <td>ADD EXHIBIT LABEL</td> </tr> </tbody> </table>	DATE	SURVEYOR	REV. BY	REVISION	05/18/23	SMO	SMO	05/06	05/18/23	SMO	SMO	05/18/23	05/22/24	SMO	SMO	ADD EXHIBIT LABEL	<p>REUSE OF DOCUMENT</p> <p>THIS DOCUMENT, COMPRISING OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.</p>	<p style="font-size: 2em; font-weight: bold;">Coastal</p> <p>Engineering Planning Surveying Environmental Construction Management engineering associates, inc.</p> <p>869 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423 E8-0000142</p> <p>3703 East Forest Drive Inverness, FL 34453 352-344-2016</p> <p>FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200</p>	<p>SKETCH ONLY</p> <p>FOR LEGAL DESCRIPTION</p> <p>NOT A BOUNDARY SURVEY</p> <p>SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST</p> <p>HERNANDO COUNTY, FLORIDA</p>	<p>PREPARED FOR AND CERTIFIED TO:</p> <p>CABOT CITRUS OPCO, LLC.</p>	<p>SURVEYORS CERTIFICATE</p> <p>THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES OF PRACTICE AS CODIFIED IN CHAPTER S&P-17 OF THE FLORIDA ADMINISTRATIVE CODE.</p> <p style="text-align: right;">Scott M Osborne</p> <p style="font-size: 0.8em;">SCOTT M. OSBORNE, P.S.M. DATE ISSUED: 05/18/23 PROFESSIONAL SURVEYOR AND MEMBER, FLORIDA SURVEYORS' ASSOCIATION, INC. (FSA) LICENSE NO. 151408 SERVED NOT VALID WITHOUT THE SIGNATURE, PRINTED NAME AND SEAL OF A FLORIDA SURVEYOR AND MEMBER FOR LAND SURVEYING OR SURVEYING AND SEAL, ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MEMBER FOR ELECTRONIC CODES.</p>
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05/18/23	SMO	SMO	05/06																			
05/18/23	SMO	SMO	05/18/23																			
05/22/24	SMO	SMO	ADD EXHIBIT LABEL																			

EXHIBIT B2

NORTH R/W LINE

POB

METER ESMT

PONCE DE LEON BLVD
(US HIGHWAY 98 - STATE ROAD 700)

PARCEL 2.0
OR. 4100, PG. 1505



LINE TABLE		
LINE	BEARING	LENGTH
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- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12010, MAP NUMBER 12033C, PANEL NUMBER 0081-D, EFFECTIVE DATE 02/02/2004.

SHEET	DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
	05/19/23	SM	SM	05/19/23	05/19/23	TM/TK
2	DATE	SURVEYOR	REV. BY	REVISION	COMMENTS	
	06/28/24	SM	SM		AIR EXIST LABELS	
OF 3 SHEET						
AS 22009-MTR-SKT						

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3703 East Forest Drive
Inverness, FL 34453
352-344-2016
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FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SKETCH ONLY
FOR LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
CABOT CITRUS OPCO, LLC.

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF
THE FLORIDA STATUTES OF PRACTICE AS CONTAINED IN
CHAPTER 8A-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne
Professional Engineer and Surveyor, Florida Certificate No. 14, 6088
Surveyed and Platted Pursuant to the Chapter 8A-17 of the Florida
Administrative Code and Chapter 8A-17 of the Florida Administrative
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