

Prepared by and Return to:  
Hernando County Attorney's Office  
20 North Main Street, Suite 462  
Brooksville, Florida 34601-2850

**PERPETUAL UTILITY EASEMENT**

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THIS Easement, made this 25<sup>th</sup> day of June, 2024 between CONTINENTAL 620 FUND LLC, a Delaware limited liability company, whose address is W134 N8675 Executive Parkway, Menomonee Falls, WI 53051, 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, installing, inspecting, improving, operating, repairing and/or maintaining public potable water and wastewater 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 A1, B1, A2, and B2 (legal descriptions and sketches consisting of 4 sheets), attached hereto and made a part hereof by reference.

Parcel ID Number: R35-423-18-0000-0200-0020

TO HAVE AND TO HOLD the same unto the 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 the 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, 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:  
(Signatures of two Witnesses required by Florida Law)

Witness: *Kelly Rodriguez*

Print Name: Kelly Rodriguez

Witness: *Sharon Baute*

Print Name: SHARON BAUTE

AH  
by  
DH

**GRANTOR:**  
Continental 620 Fund LLC, a  
Delaware limited liability Company

By: Continental Properties  
Company, Inc. its Manager

By: *Daniel J. Minahan*  
Daniel J. Minahan, President

STATE OF WISCONSIN  
COUNTY OF WAUKESHA

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 4<sup>th</sup> day of October, 2023, by Daniel J. Minahan, as President of Continental Properties Company, Inc., Manager of Continental 620 Fund.



*Daniel Hanke*

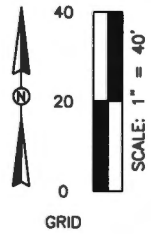
Signature of Notary  
Print Name: Daniel Hanke

Notary Public State of Wisconsin  
Commission No. 228732

My Commission Expires: 1-22-2027



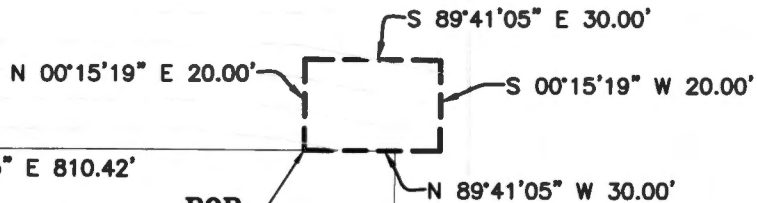
**SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY  
EXHIBIT "B-1"**



**POC**  
NORTHWEST CORNER OF  
SOUTHWEST 1/4 OF  
SECTION 35-23-18

S 00°15'46" W 438.66'  
WEST BOUNDARY OF THE SOUTHWEST  
1/4 OF SECTION 35-23-18  
(BASIS OF BEARING)

CONTINENTAL 620 FUND LLC  
PARCEL #  
R35 423 18 0000 0200 0020



STATE OF FLORIDA D O T  
PARCEL #  
R35 222 18 3220 0000 0290

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

LB #8405 CA #8474

3409 W LEMON ST  
TAMPA, FL 33609  
813.250.3535

2400 N. FORSYTH 106  
ORLANDO, FL 32807  
407.362.5929

8340 CONSUMER CIRCLE  
SARASOTA, FL 32807  
941.377.9178

**AUTHENTIX SUNCOAST  
UTILITY EASEMENT**

SEC TWP RGE  
**35-23-18**

JOB NUMBER  
**04112.0001**

SCALE  
**AS SHOWN**

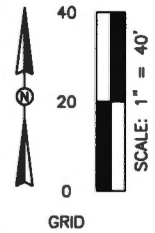
DATE  
**10/10/2023**

SHEET  
**2/2**





**SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY  
EXHIBIT "B-2"**

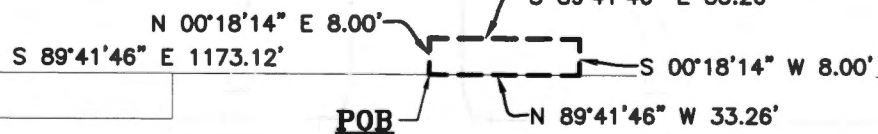


**POC**  
NORTHWEST CORNER OF  
SOUTHWEST 1/4 OF  
SECTION 35-23-18

S 00°15'46" W 1312.28'

WEST BOUNDARY OF THE SOUTHWEST  
1/4 OF SECTION 35-23-18  
(BASIS OF BEARING)

CONTINENTAL 620 FUND LLC  
PARCEL #  
R35 423 18 0000 0200 0020



**ARBORS EDGE ROAD  
(60' RIGHT OF WAY)**

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



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**AUTHENTIX SUNCOAST  
UTILITY EASEMENT**

SEC TWP RGE <b>35-23-18</b>	JOB NUMBER <b>04112.0001</b>	SCALE <b>AS SHOWN</b>	DATE <b>12/01/2023</b>	SHEET <b>2/2</b>
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