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

## PERPETUAL UTILITY EASEMENT

THIS Easement, made this $25^{\text {th }}$ 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".

## WTNESSETH:

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:


Print Name: SHares RAUTER
$\qquad$

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

By: Continental Properties


Daniel J. Minahan, President

## STATE OF WISCONSIN

COUNTY OF WAUKESHA
The foregoing instrument was acknowledged before me, by means of physical presence or $\square$ online notarization, this $44^{\text {th }}$ day of October, 2023, by Daniel J. Minahan, as President of Continental Properties Company, Inc., Manager of Continental 620 Fund.


| Daniel Horke |
| :--- |
| Signature of Notary |
| Print Name: Daniel Hanke |
| Notary Public State of Wisconsin |
| Commission No. 228732 |
|  |

## SKETCH \& DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBTT "A-1"

## LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST OF HERNANDO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST $1 / 4$ OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST; THENCE SOUTH $00^{\circ} 15^{\prime \prime} 46^{\prime \prime}$ WEST ALONG THE WEST BOUNDARY OF THE SOUTHWEST $1 / 4$ OF SAID SECTION 35-23-18, A DISTANCE OF 438.66 FEET; THENCE SOUTH $89.41^{\prime \prime} 05^{\prime \prime}$ EAST, A DISTANCE OF 810.42 FEET; TO THE POINT OF BEGINNING; THENCE NORTH $00^{\circ} 15^{\prime} 19^{\prime \prime}$ EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH $89^{\circ} 41^{\prime} 05^{\prime \prime}$ EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH $00^{\circ} 15^{\prime \prime} 19^{\prime \prime}$ WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH $89^{\circ} 41^{\prime \prime} 05^{\prime \prime}$ WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 600.00 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

## Legend:

| CDD | COMMUNITY DEVELOPMENT DISTRICT |
| :--- | :--- |
| LB | LICENSED BUSINES |
| LLC | LIMITED LIABILITY COMPANY |
| No. | NUMBER |
| ORB | OFFICIAL RECORD BOOK |
| PB | PLAT BOOK |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PG | PAGE |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| R/W | RIGHT OF WAY |

## Aaron J Murphy

Digitally signed by Aaron J Murphy Date: 2023.12.18 13:27:59-05'00'

AARON J. MURPHY, PSM Dote
Florida Professional Surveyor \& Mapper No. 6768 for Hamilton Engineering and Surveying, LLC. Certificote of Authorizotion No. LB8405

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST BOUNDARY OF THE SOUTHWEST $1 / 4$ OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF S $00^{\circ} 15^{\prime} 46^{\prime \prime} \mathrm{W}$.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS
Not volid without the signoture and the original roised seal of a Florida Professional Surveyor \& Mopper


## SKETCH \& DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBT "A-2"

## LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST OF HERNANDO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST $1 / 4$ OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST; THENCE SOUTH $00^{\circ} 15^{\prime \prime} 46^{\prime \prime}$ WEST ALONG THE WEST BOUNDARY OF THE SOUTHWEST $1 / 4$ OF SAID SECTION $35-23-18$, A DISTANCE OF $1,312.28$ FEET; THENCE SOUTH $89^{\circ} 41^{\prime} 46^{\prime \prime}$ EAST, A DISTANCE OF $1,173.12$ FEET; TO THE POINT OF BEGINNING; THENCE NORTH $00^{\circ} 18^{\prime} 14^{\prime \prime}$ EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH $89^{\circ} 41^{\prime \prime} 46^{\prime \prime}$ EAST, A DISTANCE OF 33.26 FEET; THENCE SOUTH $00^{\circ} 18^{\prime} 14^{\prime \prime}$ WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH $89^{\circ} 41^{\prime} 46^{\prime \prime}$ WEST, A DISTANCE OF 33.26 FEET; TO THE POINT OF BEGINNING.

CONTAINING 266.10 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

## Legend:

| CDD | COMMUNITY DEVELOPMENT DISTRICT |
| :--- | :--- |
| LB | LICENSED BUSINESS |
| LLC | LIMITED LIABILITY COMPANY |
| No. | NUMBER |
| ORB | OFFICIAL RECORD BOOK |
| PB | PLAT BOOK |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PG | PAGE |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| R/W | RIGHT OF WAY |

## Aaron J Murphy <br> Digitally signed by Aaron J Murphy <br> Date: 2023.12.18 <br> 13:28:47-05'00'

AARON J. MURPHY, PSM - Date
Florida Professional Surveyor \& Mapper No. 6768 for Hamilton Engineering and Surveying, LLC. Certificate of Authorization No. LB8405

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST BOUNDARY OF THE SOUTHWEST $1 / 4$ OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF S $00^{\circ} 15^{\prime} 46^{\prime \prime} \mathrm{W}$.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS
Not valid without the signature and the original raised seal of a Florida Professional Surveyor \& Mapper


# SKETCH \& DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B-2" 

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

S $00^{\circ} 15^{\prime} 46^{\prime \prime}$ W $1312.28^{\prime}$

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

CONTINENTAL 620 FUND LLC
PARCEL
R35 42318000002000020


ARBORS EDGE ROAD
(60' RIGHT OF WAY)

| SEC TWP RGE | JOB NUMBER | SCALE | DATE | SHEET |
| :---: | :---: | :---: | :---: | :---: |
| 35-23-18 | 04112.0001 | AS SHOWN | 12/01/2023 | $2 / 2$ |

