INSTR #2024040119 BK: 4441 PG: 573 Page 1 of 6
FILED & RECORDED 7/1/2024 11:48 AM ADM Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: \$52.50

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 day of _______, 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)	GRANTOR: Continental 620 Fund LLC, a Delaware limited liability Company
Witness:	By: Continental Properties Company, Inc., its Manager
Print Name: <u>Velly Rodriguez</u> AH	Dr. Olmance
Witness: Sharon Bruter 294	By: Daniel J. Minahan, President
Print Name: SHIRON BAUTER	

STATE OF WISCONSIN COUNTY OF WAUKESHA

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

*	Donel Boke
NOTARL	Signature of Notary Print Name: Daniel Hanke
(NOTARY SEAL)	Notary Public State of Wisconsin Commission No. <u>228732</u>
OF WISCOM	My Commission Expires: 1-22-2027

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "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°15'46" 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°41'05" EAST, A DISTANCE OF 810.42 FEET; TO THE **POINT OF BEGINNING**; THENCE NORTH 00°15'19" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°41'05" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°15'19" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°41'05" 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:

COMMUNITY DEVELOPMENT DISTRICT CDD IR LICENSED BUSINESS LLC LIMITED LIABILITY COMPANY NUMBER No. OFFICIAL RECORD BOOK ORB PR PLAT BOOK POINT OF BEGINNING
POINT OF COMMENCEMENT POR POC PG PAGE PROFESSIONAL SURVEYOR AND MAPPER **PSM** 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 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°15'46" W.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS

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



AUTHENTIX SUNCOAST UTILITY EASEMENT

3409 W LEMON ST TAMPA, FL 33609 2400 N. FORSYTH 106 ORLANDO, FL 32807 407.362.5929

8340 CONSUMER CIRCLE SARASOTA, FL 32807 941.377.9178

SEC TWP RGE

JOB NUMBER 04112.0001

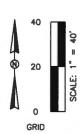
AS SHOWN

10/10/2023

1/2

13. CONTROL 682\0001 HERNANDO COUNTY SITE PHASE 2\SURVIVILITY EASEMENTS\04112.0001 AUTHENTIX SUNCOAST EASEMENTI S&D.dwg (8x11) Adrond Dec 18, 2023 - 1:26pm

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



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

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

S 89'41'05" E 30.00' N 00°15'19" E 20.00'-S 00°15'19" W 20.00' S 89°41'05" E 810.42' N 89'41'05" W 30.00' POB

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

> INFORMATION NOT COMPLETE WITHOUT ALL SHEETS



AUTHENTIX SUNCOAST UTILITY EASEMENT

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₹

00'15'46"

2400 N. FORSYTH 106 ORLANDO, FL 32807 407.362.5929 8340 CONSUMER CIRCLE SARASOTA, FL 32807 941.377.9178

SEC TWP RGE 35-23-18

JOB NUMBER 04112.0001

AS SHOWN

10/10/2023

2/2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "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°15'46" 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 89'41'46" EAST, A DISTANCE OF 1,173.12 FEET; TO THE POINT OF BEGINNING: THENCE NORTH 00'18'14" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°41'46" EAST, A DISTANCE OF 33.26 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°41'46" 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:

COMMUNITY DEVELOPMENT DISTRICT CDD LB LLC LICENSED BUSINESS LIMITED LIABILITY COMPANY No. NUMBER OFFICIAL RECORD BOOK ORR PB PLAT BOOK POB

POINT OF BEGINNING POINT OF COMMENCEMENT POC PAGE

PSM PROFESSIONAL SURVEYOR AND MAPPER

RIGHT OF WAY

Aaron J Murphy

Digitally signed by Aaron J Murphy Date: 2023.12.18 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°15'46" W.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS

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



AUTHENTIX SUNCOAST UTILITY EASEMENT

35-23-18

JOB NUMBER 04112.0001

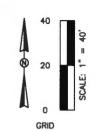
AS SHOWN

12/01/2023

3409 W LEMON ST TAMPA, FL 33609 813.250.3535

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

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



1312.28 € 00'15'46"

> 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

S 89'41'46" E 33.26' N 00'18'14" E 8.00'-S 89'41'46" E 1173.12' S 00'18'14" W 8.00' N 89'41'46" W 33.26' POB-

> ARBORS EDGE ROAD (60' RIGHT OF WAY)

> > INFORMATION NOT COMPLETE WITHOUT ALL SHEETS



AUTHENTIX SUNCOAST UTILITY EASEMENT

2400 N. FORSYTH 106 ORLANDO, FL 32807 SARASOTA, FL 32807 941.377.9178

1 HERNANDO COUNTY SIE PHASE 2\SURV\UTILUTY EASEMENTS\O4

JOB NUMBER SEC TWP RGE 04112.0001 35-23-18

AS SHOWN

12/01/2023 2/2

3409 W LEMON ST TAMPA, FL 33609 813.250.3535