

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

## PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 26<sup>th</sup> day of March, 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 34601

Witness: [Signature]  
Print Name: THOMAS LEACH  
Address: 9257 BONNIE COVE DR  
WEBB, WACHEE, FL 34613

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4<sup>th</sup> 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. HH334379  
My Commission expires: 11/21/2026





# 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
L1	N41°57'09"E	30.00'
L2	S48°02'51"E	75.00'
L3	S41°57'09"W	30.00'
L4	N48°02'51"W	75.00'
L5	S48°02'51"E	260.98'

- |   |   |  |  |  |  |
|---|---|--|--|--|--|
| CI = SEE CURVE TABLE<br>LI = SEE LINE TABLE<br>(C) = CALCULATED<br>(P) = PLAT OR MAP<br>(M) = FIELD MEASURED<br>(R) = RECORD OF DEED<br>FPC = FOUND IRON PIN AND CAP<br>FNAO = FOUND NAIL AND DISK<br>FCM = FOUND CONCRETE MONUMENT<br>SPC = SET IRON PIN AND CAP<br>SCM = SET CONCRETE MONUMENT<br>CES = CONCRETE<br>RES = RESIDENCE | CBS = CONCRETE BLOCK STRUCTURE<br>CLF = CHAIN LINK FENCE<br>B.W.F. = BARBED WIRE FENCE<br>H.W.F. = HOOD WIRE FIELD FENCE<br>SW = SIDEWALK<br>DHP = DRIVEHEAD POWER<br>ELEC = ELECTRIC<br>EP = EDGE OF PAVEMENT<br>O.R. = OFFICIAL RECORD<br>P.B. = PLAT BOOK<br>P.C. = PACE<br>P.C. = POINT OF CURVATURE<br>P.T. = POINT OF TANGENT<br>P.C.P. = PERMANENT CONTROL POINT | P.M. = PERMANENT REFERENCE MARKER<br>N/W = NORTH-OF-WAY<br>AC = AIR CONDITIONER PAD<br>CE = CONCRETE SLAB<br>CE = COVERED ENTRY<br>SEC = SECTION<br>MES = METERED END SECTION<br>RCP = REINFORCED CONCRETE PIPE<br>TOB = TOP OF BANK<br>TOE = TOE OF SLOPE<br>POB = POINT OF BEGINNING<br>POC = POINT OF COMMENCEMENT<br>PRC = POINT OF REVERSE CURVE<br>POC = POINT OF COMPOUND CURVE | +ELEV = EXISTING ELEVATION<br>U = SIGN<br>F = FIRE HYDRANT<br>U = UTILITY POLE<br>L = LIGHT POLE<br>UG = UTILITY GATE VALVE<br>T = TELEPHONE SERVICE RISER<br>E = ELECTRIC TRANSFORMER<br>F = FIBER OPTIC BOX<br>W = WATER METER<br>S = SANITARY MANHOLE | +ELEV = EXISTING ELEVATION<br>U = SIGN<br>F = FIRE HYDRANT<br>U = UTILITY POLE<br>L = LIGHT POLE<br>UG = UTILITY GATE VALVE<br>T = TELEPHONE SERVICE RISER<br>E = ELECTRIC TRANSFORMER<br>F = FIBER OPTIC BOX<br>W = WATER METER<br>S = SANITARY MANHOLE | U = UTILITY SPICE BOX<br>D = DART SHOWER<br>O = FOUND IRON PIN & CAP (AS SHOWN)<br>S = SET IRON PIN AND CAP (1/4" IR L.B. #7200)<br>A = FOUND NAIL AND DISK (AS SHOWN)<br>D = SET NAIL AND DISK (L.B. #7200)<br>M = FOUND CONCRETE MONUMENT (AS SHOWN)<br>S = SET CONCRETE MONUMENT (4X4" L.B. #7300)<br>S = SET CONCRETE MONUMENT (4X4" L.B. #7300)<br>S = SANITARY MANHOLE |
|---|---|--|--|--|--|

- BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BLVD, ESTABLISHING AN ASSUMED BEARING OF 348°02'51".
- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.
- BASES FOR WIDTHS IS CONSTRUCTION PLANS AND NON-ADJUTANTIES FOUND IN PLACE.
- NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR, SOFT ODDS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
- UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
- THE OWNERSHIP OF PARCELS, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
- ADDITIONAL 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.
- THIS SKETCH MAP IS VALID ONLY TO THOSE PURPOSES OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
- THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT ON THIS ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
- THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
- THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED BY THE STANDARDS OF PRACTICE (SAP-17) OF THE FLORIDA ADMINISTRATIVE CODES, IS "RESIDENTIAL". 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.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.025 CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 130110, MAP NUMBER 13033C, PANEL NUMBER 0201-0, EFFECTIVE DATE 05/20/2015.

SHEET <b>2</b>	DATE SURV. BY	DATE SURV. BY	DATE SURV. BY	DATE SURV. BY	DATE SURV. BY
	REV. BY	REV. BY	REV. BY	REV. BY	REV. BY
DATE SURV. BY	DATE SURV. BY	DATE SURV. BY	DATE SURV. BY	DATE SURV. BY	DATE SURV. BY
REV. BY	REV. BY	REV. BY	REV. BY	REV. BY	REV. BY

OF 3 SHEETS  
22009-MTR-SHT

REUSE OF DOCUMENT  
THIS DOCUMENT, COMPRISED OF THE INCORPORATED DEEDS AND RECORDS, 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.

**Coastal** Engineering  
Planning  
Surveying  
Environmental  
Construction Management  
engineering associates, inc.

394 Candlelight Blvd. 3703 East Forest Drive  
Brodsville, FL 34601 Haverhill, FL 34463  
Office: 352-796-9423 352-344-2016  
E8-0000142

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.**

DATE ISSUED  
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (SAP-17) OF THE FLORIDA ADMINISTRATIVE CODES, IS "RESIDENTIAL". 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.

**Scott M Osborne**  
Surveyor  
DATE ISSUED  
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (SAP-17) OF THE FLORIDA ADMINISTRATIVE CODES, IS "RESIDENTIAL". 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.