

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 25th 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

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

AH
by
DH

STATE OF WISCONSIN
COUNTY OF WAUKESHA

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



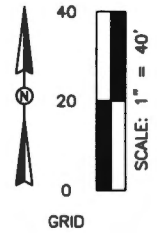
Daniel Hanke

Signature of Notary
Print Name: Daniel Hanke

Notary Public State of Wisconsin
Commission No. 228732

My Commission Expires: 1-22-2027

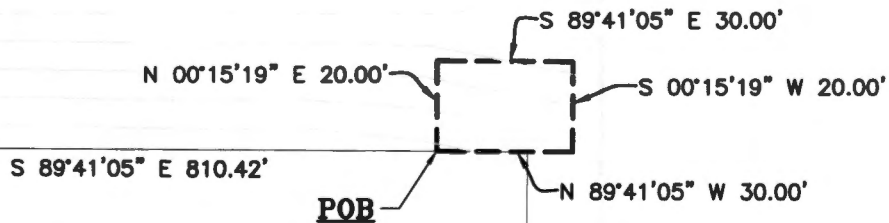
**SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY
EXHIBIT "B-1"**



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 | 407.362.5828
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
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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:

- 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**

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



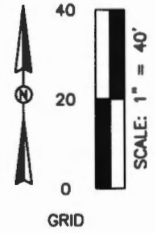
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**AUTHENTIX SUNCOAST
UTILITY EASEMENT**

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
35-23-18	04112.0001	AS SHOWN	12/01/2023	1/2

**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

N 00°18'14" E 8.00'
S 89°41'46" E 1173.12'

POB

S 89°41'46" E 33.26'
S 00°18'14" W 8.00'
N 89°41'46" W 33.26'

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

INFORMATION NOT COMPLETE
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HAMILTON
ENGINEERING & SURVEYING, LLC
I.L.B. #8405 CA #8474

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813.250.3535 407.362.5929 941.377.9178

**AUTHENTIX SUNCOAST
UTILITY EASEMENT**

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