

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

### PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 28<sup>th</sup> day of January, 2026, between **Hawk Sunrise, LLC**, a limited liability company, whose address is 2502 N. Rocky Point Drive, Suite 1050, Florida 33607, 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 "B"** (legal description and sketch consisting of 2 sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: R05 423 21 0000 0030 0110

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.

Signed, sealed and delivered in the presence of:

Grantor(s):  
Hawk Sunrise, LLC

(Signature of two Witnesses required by Florida Law)

Witness: Allie Carter

By: [Signature]  
John Ryan, Manager

Print Name: Allie Carter  
Address: 2502 N Rocky Point Dr., #1050  
Tampa, FL 33607

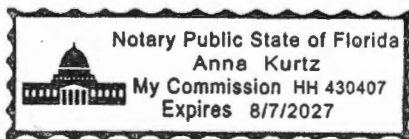
Witness: [Signature]

Print Name: CHARLES T. BEAULLEEN  
Address: 2502 N Rocky Point Dr., #1050  
Tampa, FL 33607

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 25th day of January, 2026, by John Ryan, as Manager, of Hawk Sunrise, LLC, a Florida limited liability company, on behalf of the company. He/she is  personally known to me or has  produced \_\_\_\_\_, as identification.

(NOTARY SEAL)



[Signature]  
Signature of Notary  
Print Name: Anna Kurtz  
Notary Public, State of Florida  
Commission No. HH 430407  
My Commission expires: 8/7/2027

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 ;THENCE NORTH 89°29'21" WEST, A DISTANCE OF 514.09 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 850.07 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 50°55'05" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 39°04'55" WEST, A DISTANCE OF 27.11 FEET; THENCE SOUTH 76°45'14" WEST, A DISTANCE OF 30.42 FEET; THENCE NORTH 65°34'26" WEST, A DISTANCE OF 175.05 FEET; THENCE SOUTH 28°30'16" WEST, A DISTANCE OF 256.00 FEET; THENCE SOUTH 30°03'33" WEST, A DISTANCE OF 294.21 FEET; THENCE SOUTH 32°01'10" WEST, A DISTANCE OF 478.98 FEET; THENCE SOUTH 77°22'33" WEST, A DISTANCE OF 30.78 FEET; THENCE NORTH 57°45'27" WEST, A DISTANCE OF 53.23 FEET TO A POINT LYING ON THE EASTERN BOUNDARY OF INTERSTATE 75; THENCE NORTH 32°16'14" EAST, A DISTANCE OF 70.00 FEET ALONG SAID EASTERN BOUNDARY; THENCE DEPARTING SAID EASTERN BOUNDARY, SOUTH 57°45'27" EAST, A DISTANCE OF 34.83 FEET; THENCE NORTH 32°01'10" EAST, A DISTANCE OF 429.86 FEET; THENCE NORTH 30°03'33" EAST, A DISTANCE OF 292.98 FEET; THENCE NORTH 28°30'16" EAST, A DISTANCE OF 292.71 FEET; THENCE SOUTH 65°34'26" EAST, A DISTANCE OF 198.65 FEET; THENCE NORTH 76°45'14" EAST, A DISTANCE OF 3.13 FEET; THENCE NORTH 39°04'55" EAST, A DISTANCE OF 13.46 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 53,896.49 SQUARE FEET 1.24 ACRES, MORE OR LESS.

**LEGEND:**

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- HCUD = HERNANDO COUNTY UTILITIES DEPARTMENT
- WTP = WATER TREATMENT PLANT

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA. HAVING A GRID BEARING OF NORTH 89°29'21" WEST.

  
 Digitally signed by: Aaron J. Murphy  
 DN: cn=Aaron J. Murphy,  
 o=Hamilton Engineering & Surveying, LLC,  
 ou=Hamilton, c=US  
 Date: 2026.02.04 11:58:08 -0500

AARON J. MURPHY, PSM                      DATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768  
 FOR HAMILTON ENGINEERING AND SURVEYING, LLC  
 CERTIFICATE OF AUTHORIZATION NO. LB 8405

**INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL  
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



LB #8405 CA #8474

## HAMILTON

**ENGINEERING & SURVEYING, LLC**

www.HamiltonEngineering.US

3409 W. LEMMON ST  
TAMPA, FL 33609  
TEL: 813.250.3535

1717 SOUTH RIO  
GRANDE AVE, SUITE 100  
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TEL: 407.362.5929

8340 CONSUMER CIR  
SARASOTA, FL 32807  
TEL: 941.377.9178

## SUNRISE

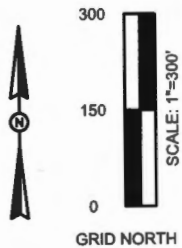
### WTP PROPERTY UTILITY EXTENSION EASEMENT

|                          |                  |              |                   |               |
|--------------------------|------------------|--------------|-------------------|---------------|
| SEC TWP RNG:             | JOB NUMBER:      | DRAWN BY:    | DATE:             | SHEET:        |
| <b>5 &amp; 6/23S/21E</b> | <b>25HAM0486</b> | <b>RM/CV</b> | <b>01/13/2026</b> | <b>1 OF 4</b> |

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B1"

SOUTH LINE OF THE NORTHEAST 1/4  
OF SECTION 6-23S-21E

NORTH LINE OF THE SOUTHEAST 1/4  
OF SECTION 6-23S-21E



STATE OF FLORIDA D.O.T.  
PARCEL ID: R05 423 21 0000 0000 000A

**POC**  
NORTHEAST CORNER OF  
THE SOUTHEAST 1/4 OF  
SECTION 6-23S-21E



**POB**

HAWK SUNRISE, LLC  
PARCEL ID: R05 423 21 0000 0030 0110

**SHEET 3**  
**SHEET 4**

INTERSTATE 75  
(RIGHT-OF-WAY WIDTH VARIES)

POTENTIAL HCUD WATER TREATMENT PLANT PROPERTY  
OWNER: HAWK SUNRISE, LLC  
PARCEL ID: R05 423 21 0000 0030 0110

MAK FAMILY PARTNERSHIP  
PARCEL ID: R05 423 21 0000 0030 0130

EAST LINE OF THE SOUTHEAST 1/4  
OF SECTION 6-23S-21E

WEST LINE OF THE SOUTHWEST 1/4  
OF SECTION 5-23S-21E

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



LB #8405 CA #8474  
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TEL: 941.377.9178

## SUNRISE

### WTP PROPERTY UTILITY EXTENSION EASEMENT

SEC TWP RNG:

5 & 6/23S/21E

JOB NUMBER:

25HAM0486

DRAWN BY:

RM/CV

DATE:

01/13/2026

SHEET:

2 OF 4

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B2"

SOUTH LINE OF THE NORTHEAST 1/4  
OF SECTION 6-23S-21E

NORTH LINE OF THE SOUTHEAST 1/4  
OF SECTION 6-23S-21E

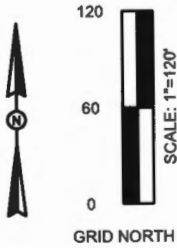
N 89°29'21" W 514.09'

NORTH LINE OF THE SOUTHEAST 1/4  
OF SECTION 6-23S-21E  
(BASIS OF BEARINGS)

POC

NORTHEAST CORNER OF  
THE SOUTHEAST 1/4 OF  
SECTION 6-23S-21E

STATE OF FLORIDA D.O.T.  
PARCEL ID: R05 423 21 0000 0000 000A



| LINE TABLE |        |                 |
|------------|--------|-----------------|
| LINE #     | LENGTH | DIRECTION       |
| L1         | 27.11' | S 39° 04' 55" W |
| L2         | 30.42' | S 76° 45' 14" W |
| L7         | 3.13'  | N 76° 45' 14" E |
| L8         | 13.46' | N 39° 04' 55" E |

S 00°00'00" E 850.07'

EAST LINE OF THE SOUTHEAST 1/4  
OF SECTION 6-23S-21E  
WEST LINE OF THE SOUTHWEST 1/4  
OF SECTION 5-23S-21E

HAWK SUNRISE, LLC  
PARCEL ID: R05 423 21 0000 0030 0110

POB

S 50°55'05" E 40.00'

POTENTIAL HCUD WATER TREATMENT PLANT PROPERTY  
OWNER: HAWK SUNRISE, LLC  
PARCEL ID: R05 423 21 0000 0030 0110

**MATCH LINE SHEET 4**

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



LB #8405 CA #8474  
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ORLANDO, FL 32805 | SARASOTA, FL 32807  
TEL: 407.362.5929 | TEL: 941.377.9178

**SUNRISE**

**WTP PROPERTY UTILITY EXTENSION EASEMENT**

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TEL: 941.377.9178

SEC TWP RNG:  
**5 & 6/23S/21E**

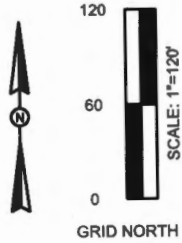
JOB NUMBER:  
**25HAM0486**

DRAWN BY:  
**RM/CV**

DATE:  
**01/13/2026**

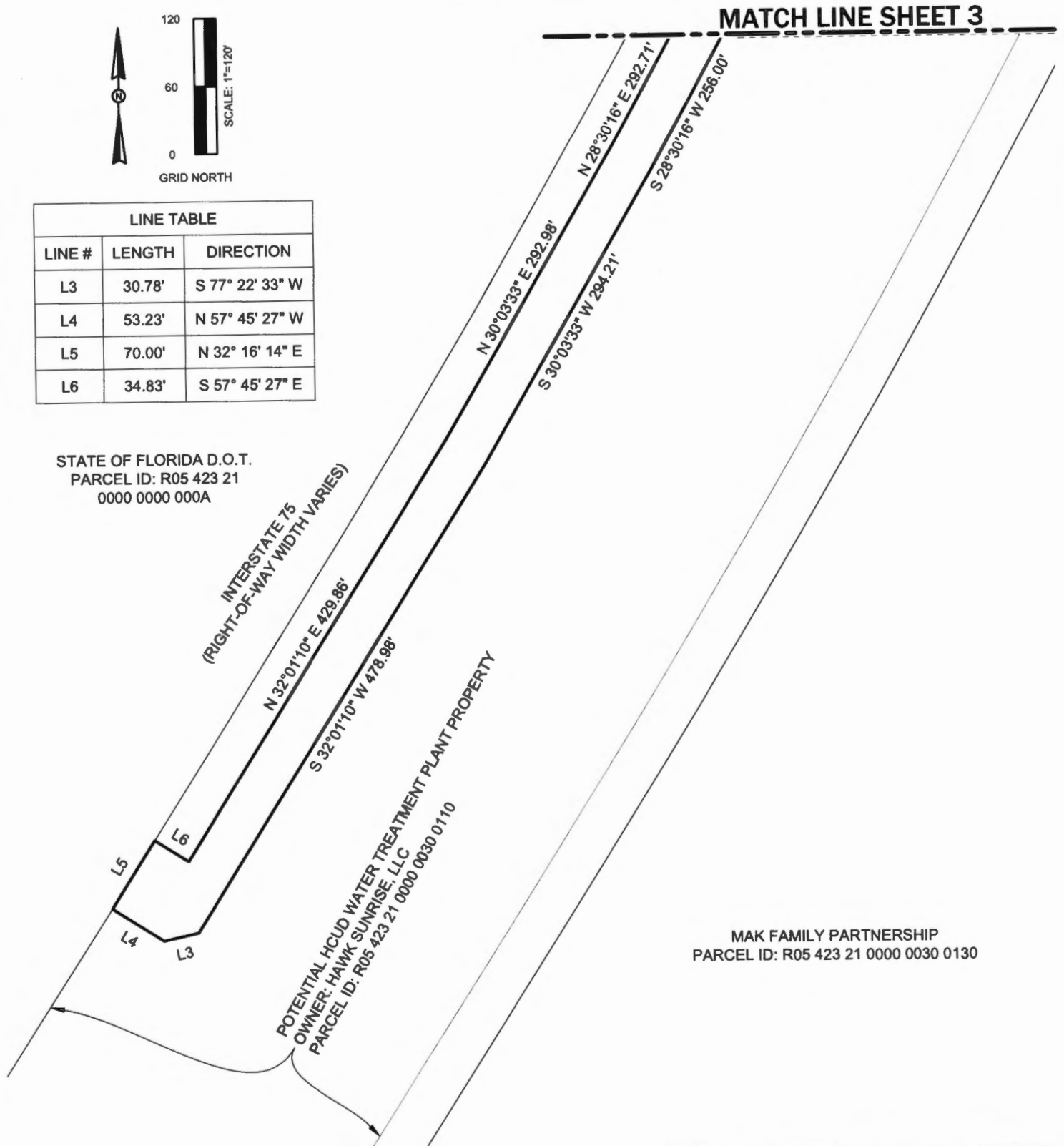
SHEET:  
**3 OF 4**

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B3"



| LINE TABLE |        |                 |
|------------|--------|-----------------|
| LINE #     | LENGTH | DIRECTION       |
| L3         | 30.78' | S 77° 22' 33" W |
| L4         | 53.23' | N 57° 45' 27" W |
| L5         | 70.00' | N 32° 16' 14" E |
| L6         | 34.83' | S 57° 45' 27" E |

STATE OF FLORIDA D.O.T.  
PARCEL ID: R05 423 21  
0000 0000 000A



MAK FAMILY PARTNERSHIP  
PARCEL ID: R05 423 21 0000 0030 0130

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## SUNRISE WTP PROPERTY UTILITY EXTENSION EASEMENT

|                                          |                                 |                           |                            |                         |
|------------------------------------------|---------------------------------|---------------------------|----------------------------|-------------------------|
| SEC TWP RNG:<br><b>5 &amp; 6/23S/21E</b> | JOB NUMBER:<br><b>25HAM0486</b> | DRAWN BY:<br><b>RM/CV</b> | DATE:<br><b>01/13/2026</b> | SHEET:<br><b>4 OF 4</b> |
|------------------------------------------|---------------------------------|---------------------------|----------------------------|-------------------------|