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 \_\_\_\_ day of \_\_\_\_\_\_, 2025, between SV TAMPA LAND, L.P., a Delaware limited partnership, whose mailing address is of 591 West Putnam Ave., Greenwich, Connecticut 06830, 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 non-exclusive Perpetual Utility Easement (hereinafter referred to as the "Easement"), for the purpose of inspecting, improving, repairing and/or maintaining public utility facilities within the Easement Area (hereinafter defined), including but not limited to, underground sanitary sewer lines in, upon, under, over, across and through the following described land in the County of Hernando, State of Florida, to wit:

See Exhibit "A" and Exhibit "B" (legal description and sketch) attached hereto and made a part hereof by reference (hereinafter referred to as the "Easement Area").

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever.

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) within the Easement Area and the Grantor shall not interfere with the Grantee's utility facilities within the Easement Area.

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.

WITNESSES:	GRANTOR:
Print Name: Jennifer LaFemina Address: 8433 Enterprise Cir. #100 Lakewood Ranch, FL 34202  Print Name: Diana For 6 5 Address: 8433 Enterprise Cir. #100 Lakewood Ranch, FL 34202	SV TAMPA LAND, L.P., a Delaware limited partnership  By: Name: John Brian Title: Authorized Signatory
STATE OF FLORIDA COUNTY OF	
or □ online notarization on this <u>3</u> △ da as Authorized Signatory of SV TAMPA LA	owledged before me by physical presence y of, 2025, by John Brian, ND, L.P., a Delaware limited partnership, on known to me or □ has produced a driver's NOTARY PUBLIC Print Name:

#### Exhibit "A"

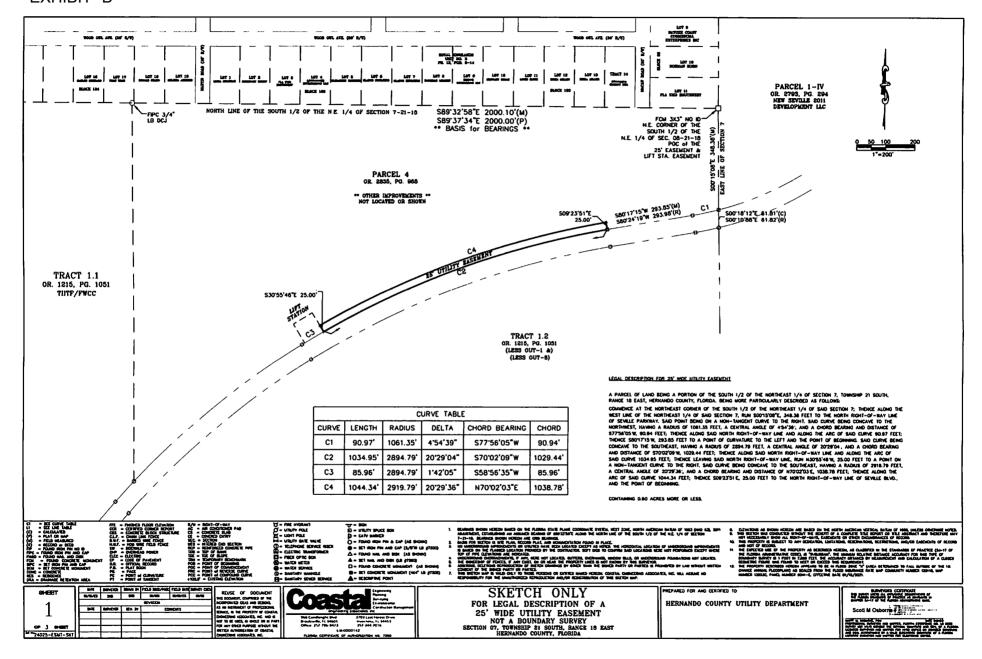
## **Legal Description**

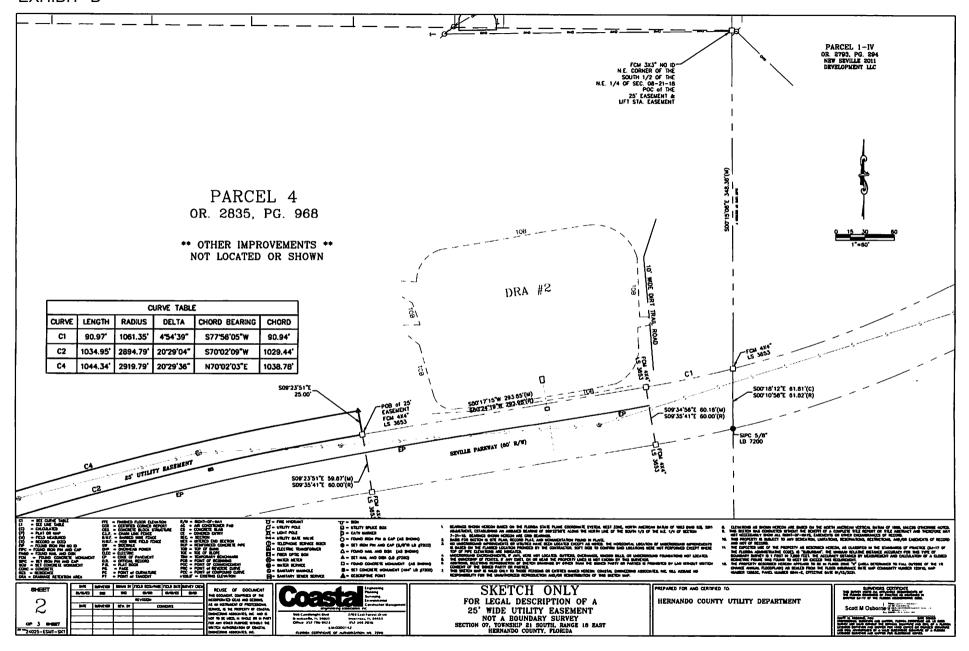
## LEGAL DESCRIPTION FOR 25' WIDE UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, RUN S00°15'08"E, 348.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY. SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35 FEET, A CENTRAL ANGLE OF 4°54'39", AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE 90.97 FEET: THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT AND THE POINT OF BEGINNING. SAID CURVE BEING CONCAVE TO THE SOUTHEAST. HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 20°29'04", AND A CHORD BEARING AND DISTANCE OF S70°02'09"W, 1029.44 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE 1034.95 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N30°55'46"W, 25.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2919.79 FEET. A CENTRAL ANGLE OF 20°29'36". AND A CHORD BEARING AND DISTANCE OF N70°02'03"E, 1038.78 FEET; THENCE ALONG THE ARC OF SAID CURVE 1044.34 FEET; THENCE S09°23'51"E, 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE BLVD., AND THE POINT OF BEGINNING.

CONTAINING 0.60 ACRES MORE OR LESS.





# **EXHIBIT "B"**

