

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.

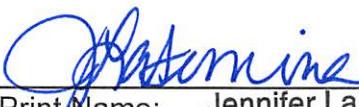
This Easement shall be recorded in the Public Records of Hernando County, Florida.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly signed the day and year first above written.

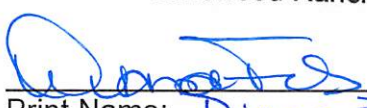
WITNESSES:

GRANTOR:

SV TAMPA LAND, L.P., a Delaware limited partnership

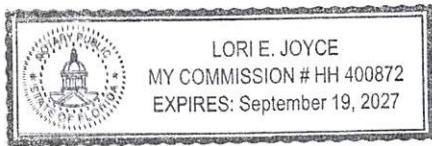

Print Name: Jennifer LaFemina
Address: 8433 Enterprise Cir. #100
Lakewood Ranch, FL 34202

By: 
Name: John Brian
Title: Authorized Signatory


Print Name: Diana Forbes
Address: 8433 Enterprise Cir. #100
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization on this 30 day of June, 2025, by John Brian, as Authorized Signatory of **SV TAMPA LAND, L.P.**, a Delaware limited partnership, on behalf thereof, and who ☒ is personally known to me or ☐ has produced a driver's license as identification.



[AFFIX NOTARIAL SEAL]

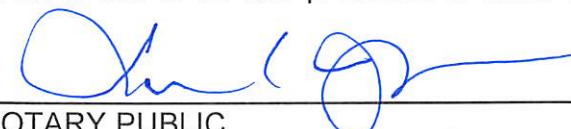

NOTARY PUBLIC
Print Name: Lori E Joyce
My Commission Expires: 9/19/27

Exhibit "A"
Legal Description

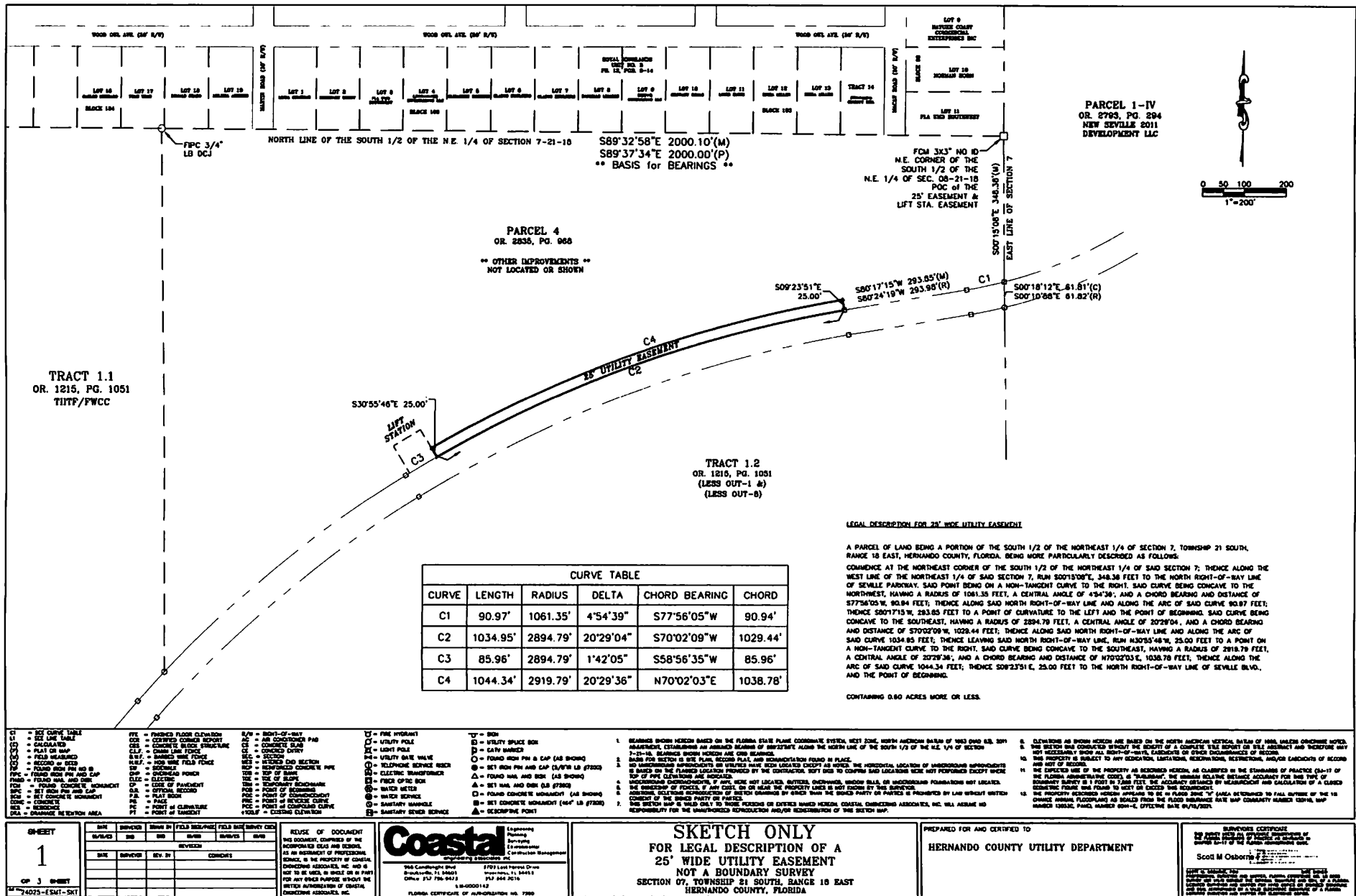
LEGAL DESCRIPTION FOR 25' WIDE UTILITY EASEMENT

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"

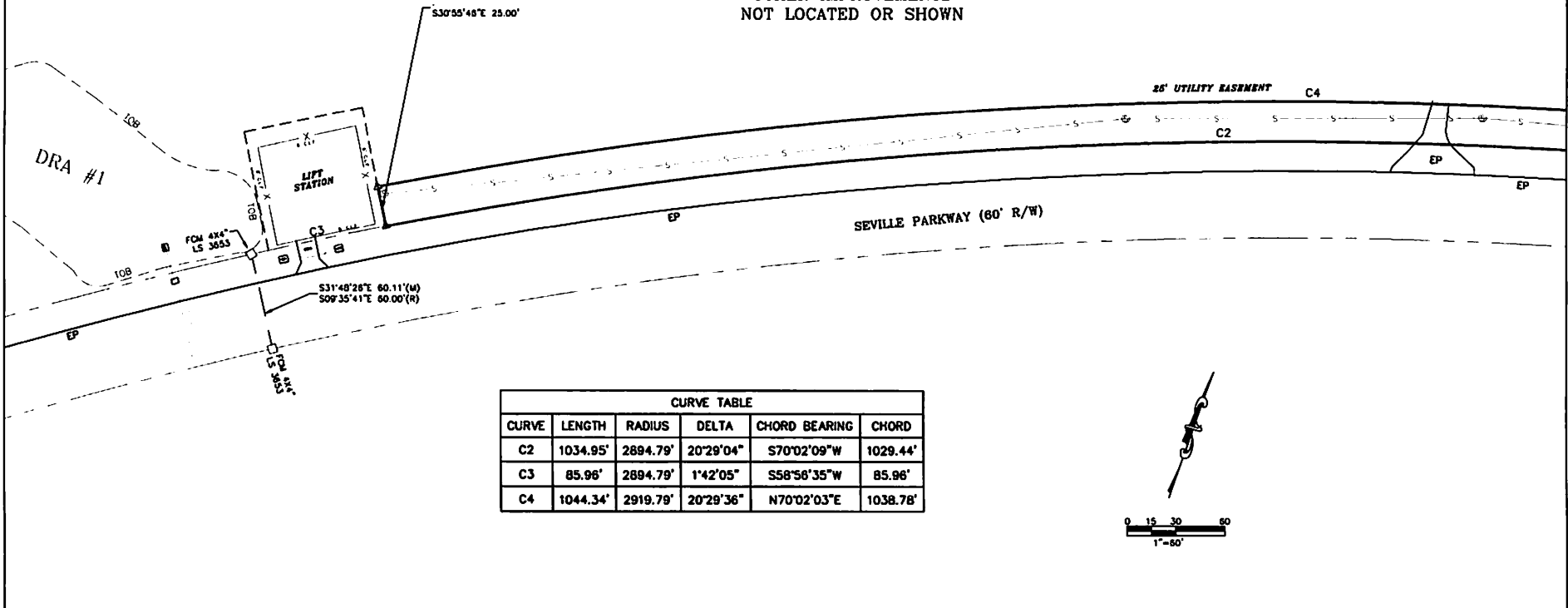


[illegible]

EXHIBIT "B"

PARCEL 4 OR. 2835, PG. 968

**** OTHER IMPROVEMENTS **
NOT LOCATED OR SHOWN**



1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH ADJUSTMENTS ESTABLISHED BY ADJUDICATED SURVEYS, ALONG THE NORTH LINE OF THE NORTH 1/4 OF THE ALL 1/4 OF SECTION 7-21-16, BEARING SHOWN HEREON ARE OUR BEARINGS.

2. DATA FOR SECTION 7-21-16, BEARING SHOWN HEREON, ARE BEARINGS FOUND IN PLACE.

3. NO UNDERGROUND APPROPRIATIONS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND APPROPRIATIONS IS BASED ON THE PLANNED LOCATION PROVIDED BY THE CONTRACTOR. SUFFICIENT DATA TO CORRELATE DATA LOCATIONS WERE NOT PROVIDED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.

4. UNDERGROUND APPROPRIATIONS, IF ANY, WERE NOT LOCATED. BUTTERFLY, OVERHEADS, HOOKS, RAILS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.

5. THE OWNERSHIP OF PORTALS, IF ANY, EXIST, OR BE NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.

6. ADDITIONAL ELEVATION INFORMATION OF SECTION 7-21-16, BEARING SHOWN HEREON, IS PROVIDED BY LAW WITHOUT WRITTEN CONSENT OF THE SURVEYOR OR PARTIES.

7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR DISTRIBUTION OF THIS SURVEY MAP.

8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, BASED ON MEAN SEA LEVEL. SPHERICAL MEAN SEA LEVEL DATUM CORRECTIONS WERE NOT USED. THIS REPORT OR FILE ABSTRACT AND PROCEEDING MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER DISBURSEMENTS OF RECORD.

9. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, LIMITATIONS, RESTRICTIONS, INCUMBRANCES, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.

10. THE CORRECTED USE OF THE PROPERTY AS SHOWN HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SAP-17) OF THE FLORIDA ADMINISTRATIVE CODE, IS "RESIDENTIAL". THE HORIZONTAL DISTANCE ACCURACY FOR THIS TYPE OF SURVEYING SURVEY IS 1 FOOT IN 1,000 FEET. THE ACCURACY DETERMINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FRAME WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

11. THE PROPERTY RECORDED HEREON APPEARS TO BE IN PLANNED ZONE "C" (AREA DETERMINED TO FALL OUTSIDE OF THE 15 CHANGE ZONING PLANNING) AS RECALCULATED FROM THE PLANNED ZONING MAP COMMUNITY NUMBER 15010A, MAP NUMBER 15010A, PAVED, NUMBER 15010A-C, EFFECTIVE DATE 04/10/2011.

ON-KEY 3 OF 3 SHEETS 24025-FSMT-SMT	DATE SURVEYED BY DRAWN CHECKED REVISION COMMENTS	REUSE OF DOCUMENT THIS DOCUMENT, CONTAINED IN THE INCORPORATED DEED AND RECORD, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	Coastal Coastal Engineering Associates, Inc. 1701 East Florida Drive Fort Lauderdale, FL 33305 Phone: 754.776.9411 Fax: 754.444.2016 E-MAIL: info@coastaleng.com	SKETCH ONLY FOR LEGAL DESCRIPTION OF A 25' WIDE UTILITY EASEMENT NOT A BOUNDARY SURVEY SECTION 07, TOWNSHIP 21 SOUTH, RANGE 16 EAST HERNANDO COUNTY, FLORIDA	PREPARED FOR AND CERTIFIED TO: HERNANDO COUNTY UTILITY DEPARTMENT	SURVEYOR'S CERTIFICATE I, SCOTT M. OSBORN, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE FLORIDA SURVEYING BOARD. Scott M. Osborn 04/10/2011
	DATE SURVEYED BY DRAWN CHECKED REVISION COMMENTS	REUSE OF DOCUMENT THIS DOCUMENT, CONTAINED IN THE INCORPORATED DEED AND RECORD, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	Coastal Coastal Engineering Associates, Inc. 1701 East Florida Drive Fort Lauderdale, FL 33305 Phone: 754.776.9411 Fax: 754.444.2016 E-MAIL: info@coastaleng.com	SKETCH ONLY FOR LEGAL DESCRIPTION OF A 25' WIDE UTILITY EASEMENT NOT A BOUNDARY SURVEY SECTION 07, TOWNSHIP 21 SOUTH, RANGE 16 EAST HERNANDO COUNTY, FLORIDA	PREPARED FOR AND CERTIFIED TO: HERNANDO COUNTY UTILITY DEPARTMENT	SURVEYOR'S CERTIFICATE I, SCOTT M. OSBORN, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE FLORIDA SURVEYING BOARD. Scott M. Osborn 04/10/2011