

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 30th 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)

By: [Signature]
John Ryan, Manager

Witness: Allie Carter

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

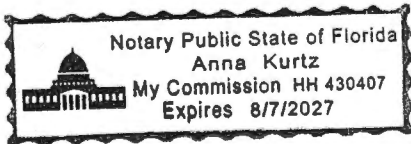
Witness: [Signature]

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

STATE OF Florida
COUNTY OF Hillsborough

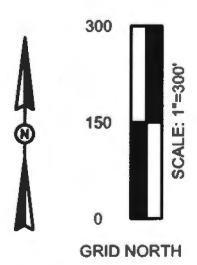
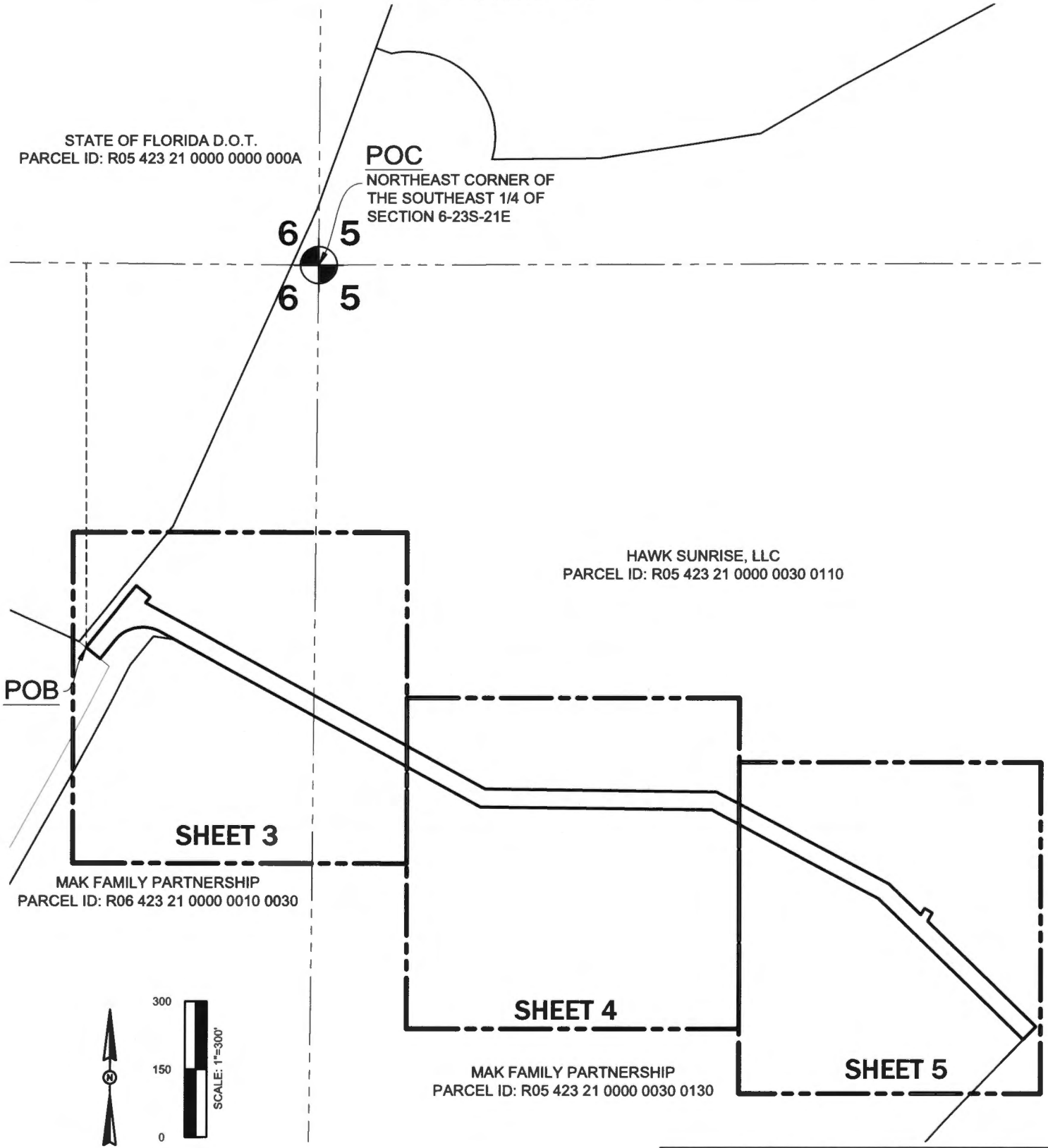
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of January, 2026, by John Ryan, as Manager, of Hawk Sunrise, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____, 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 "B1"



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8405 CA #8474

HAMILTON

ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	1717 SOUTH RIO GRANDE AVE, SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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SUNRISE

INTERSTATE 75 UTILITY CROSSING EASEMENT

SEC TWP RNG: 5 & 6/23S/21E	JOB NUMBER: 25HAM0486	DRAWN BY: RM/CV	DATE: 11/20/2025
			SHEET: 2 OF 6

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

S 00°00'00" E 850.07'

N 89°29'21" W 514.09'

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

POC

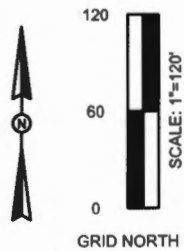
NORTHEAST CORNER OF
THE SOUTHEAST 1/4 OF
SECTION 6-23S-21E

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

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



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

POB

N 39°04'55" E 175.98'

L1

L2

C1

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

N 61°16'19" W 806.33'

S 61°16'19" E 855.75'

MATCH LINE SHEET 4

INFORMATION NOT COMPLETE
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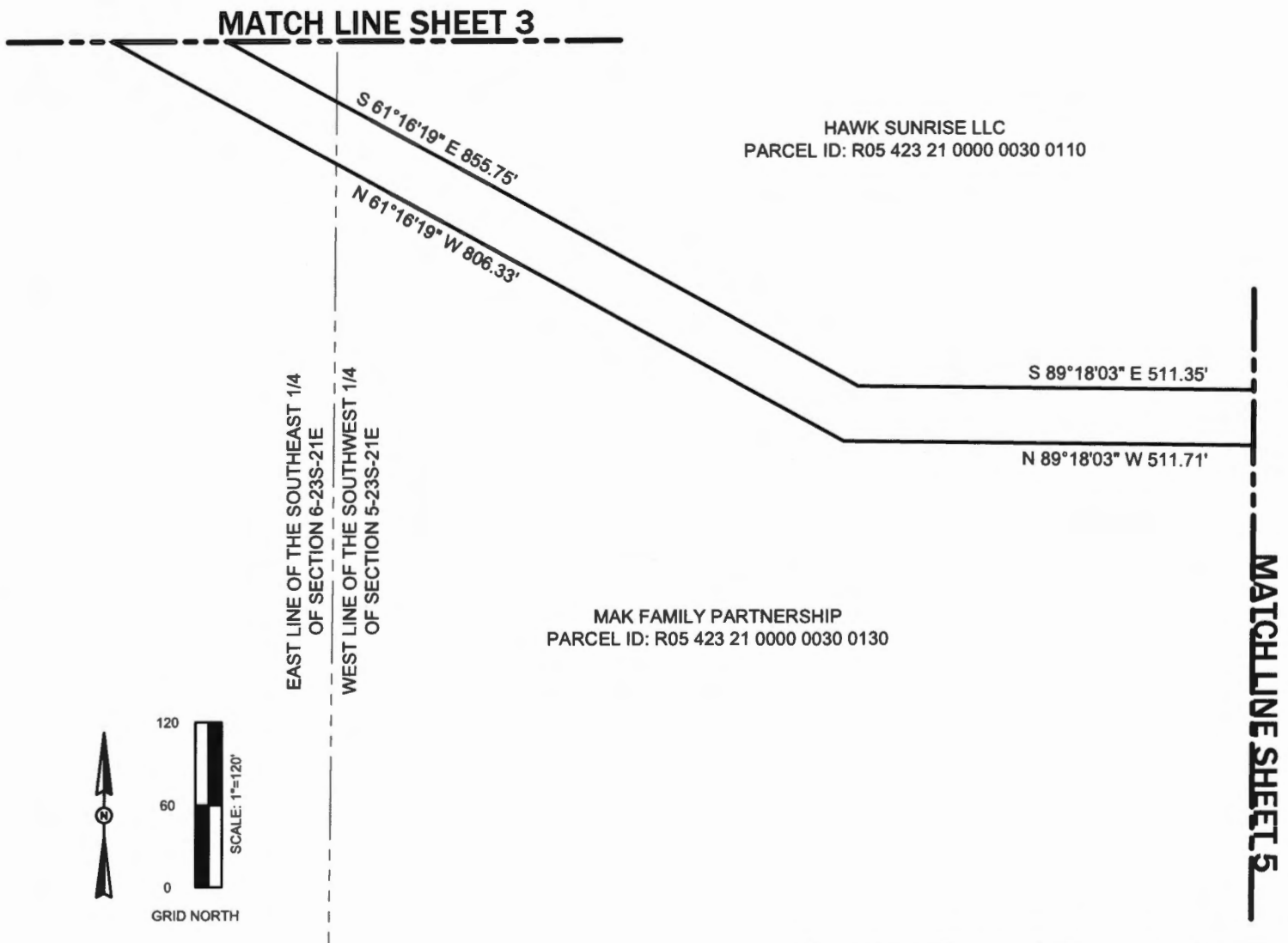
8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178

SUNRISE

INTERSTATE 75 UTILITY CROSSING EASEMENT

SEC TWP RNG: 5 & 6/23S/21E	JOB NUMBER: 25HAM0486	DRAWN BY: RM/CV	DATE: 11/20/2025	SHEET: 3 OF 6
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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B3"



INFORMATION NOT COMPLETE
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3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	1717 SOUTH RIO GRANDE AVE, SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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SUNRISE				
INTERSTATE 75 UTILITY CROSSING EASEMENT				
SEC TWP RNG: 5 & 6/23S/21E	JOB NUMBER: 25HAM0486	DRAWN BY: RM/CV	DATE: 11/20/2025	SHEET: 4 OF 6

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B4"

MATCHLINE SHEET 4

S 89°18'03" E 511.35'

N 89°18'03" W 511.71'

S 62°14'04" E 431.66'

N 62°14'04" W 416.30'

HAWK SUNRISE LLC

PARCEL ID: R05 423 21 0000 0030 0110

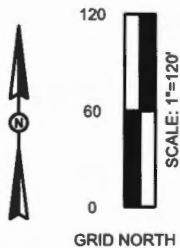
MAK FAMILY PARTNERSHIP

PARCEL ID: R05 423 21 0000 0030 0130

L3
L4
L5
L6

N 45°54'39" W 447.69'
S 45°54'39" E 334.16'

L7



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SUNRISE

INTERSTATE 75 UTILITY CROSSING EASEMENT

SEC TWP RNG:

5 & 6/23S/21E

JOB NUMBER:

25HAM0486

DRAWN BY:

RM/CV

DATE:

11/20/2025

SHEET:

5 OF 6

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B5"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	S 50° 55' 05" E
L2	16.91'	S 39° 04' 55" W
L3	98.71'	S 45° 54' 39" E
L4	16.50'	N 30° 41' 28" E
L5	20.00'	S 59° 18' 32" E
L6	21.27'	S 30° 41' 28" W
L7	40.00'	S 44° 05' 21" W
L8	51.70'	S 39° 04' 55" W
L9	40.00'	N 50° 55' 05" W

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	80.00'	S 78° 54' 18" W	102.47'	111.21'	79°38'46"

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INTERSTATE 75 UTILITY CROSSING EASEMENT

SEC TWP RNG:

5 & 6/23S/21E

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25HAM0486

DRAWN BY:

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DATE:

11/20/2025

SHEET:

6 OF 6