

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 9 day of June, 2026, 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 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" & "B" for Perpetual Utility Easement;
See Exhibits "C", "D", "E", & "F" for Sanitary Force Main Easement
(legal descriptions and sketches consisting of 6 sheets)
attached hereto and made a part hereof by reference.

Parcel ID Number: R05 421 18 0000 0010 0000

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.

WITNESSES:

GRANTOR:

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

Witness:

Print Name: Julia Chung
Address: 9040 Town Center Pkwy #200
Lakewood Ranch, FL 34202

By:

Name: John Brian
Title: Authorized Signatory

Witness:

Print Name: JENNIFER LAFEMINA
Address: 9040 TOWN CENTER PKWY #200
LAKWOOD RANCH, FL 34202

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization on this 11 day of May, 2026, 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]

Signature of Notary
Print Name: Diana Forbes
Commission No.: HH693292
My Commission Expires: 6/30/29

Exhibit A

PINERY PERPETUAL UTILITY EASEMENT

DESCRIPTION: A parcel of land lying in Section 8, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of TRACT "A", according to the plat of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, as recorded in Plat Book 27, Pages 27 and 28, of the Public Records of Hernando County, Florida, also being a point on the Easterly boundary of PARCEL "C" (Seville Parkway), according to the plat of SEVILLE PARKWAY PHASE ONE, as recorded in Plat Book 27, Pages 24 through 26 inclusive, of the Public Records of Hernando County, Florida, now known as Everbranch Parkway, run thence N.63°33'01"W., 60.00 feet to a point on a curve on the Westerly boundary of said PARCEL "C" (Seville Parkway by Plat, now known as Everbranch Parkway); thence along said Westerly boundary of PARCEL "C" (Seville Parkway by Plat, now known as Everbranch Parkway), the following two (2) courses: 1) Southwesterly, 52.68 feet along the arc of a curve to the right having a radius of 760.29 feet and a central angle of 03°58'13" (chord bearing S.28°26'05"W., 52.67 feet) to the **POINT OF BEGINNING**; 2) continue Southwesterly, 114.33 feet along the arc of said curve to the right having the same radius of 760.29 feet and a central angle of 08°36'58" (chord bearing S.34°43'41"W., 114.22 feet); thence N.68°57'46"W., 32.72 feet to a point on a curve; thence Northerly, 37.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 86°46'13" (chord bearing N.22°20'53"W., 34.34 feet) to a point of tangency; thence N.65°44'00"W., 121.17 feet; thence N.24°16'00"E., 70.00 feet; thence S.65°44'00"E., 121.17 feet to a point of curvature; thence Easterly, 37.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 86°46'13" (chord bearing N.70°52'54"E., 34.34 feet); thence S.62°30'13"E., 53.49 feet to the **POINT OF BEGINNING**.

Containing 0.358 acres, more or less.

BASIS OF BEARINGS

The Northerly boundary of TRACT "A", according to the plat of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, as recorded in Plat Book 27, Pages 27 and 28, of the Public Records of Hernando County, Florida, has a Grid bearing of N.88°39'06"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	760.29	03°58'13"	52.68	52.67	S.28°26'05"W.
2	760.29	08°36'58"	114.33	114.22	S.34°43'41"W.
3	25.00	86°46'13"	37.86	34.34	N.22°20'53"W.
4	25.00	86°46'13"	37.86	34.34	N.70°52'54"E.

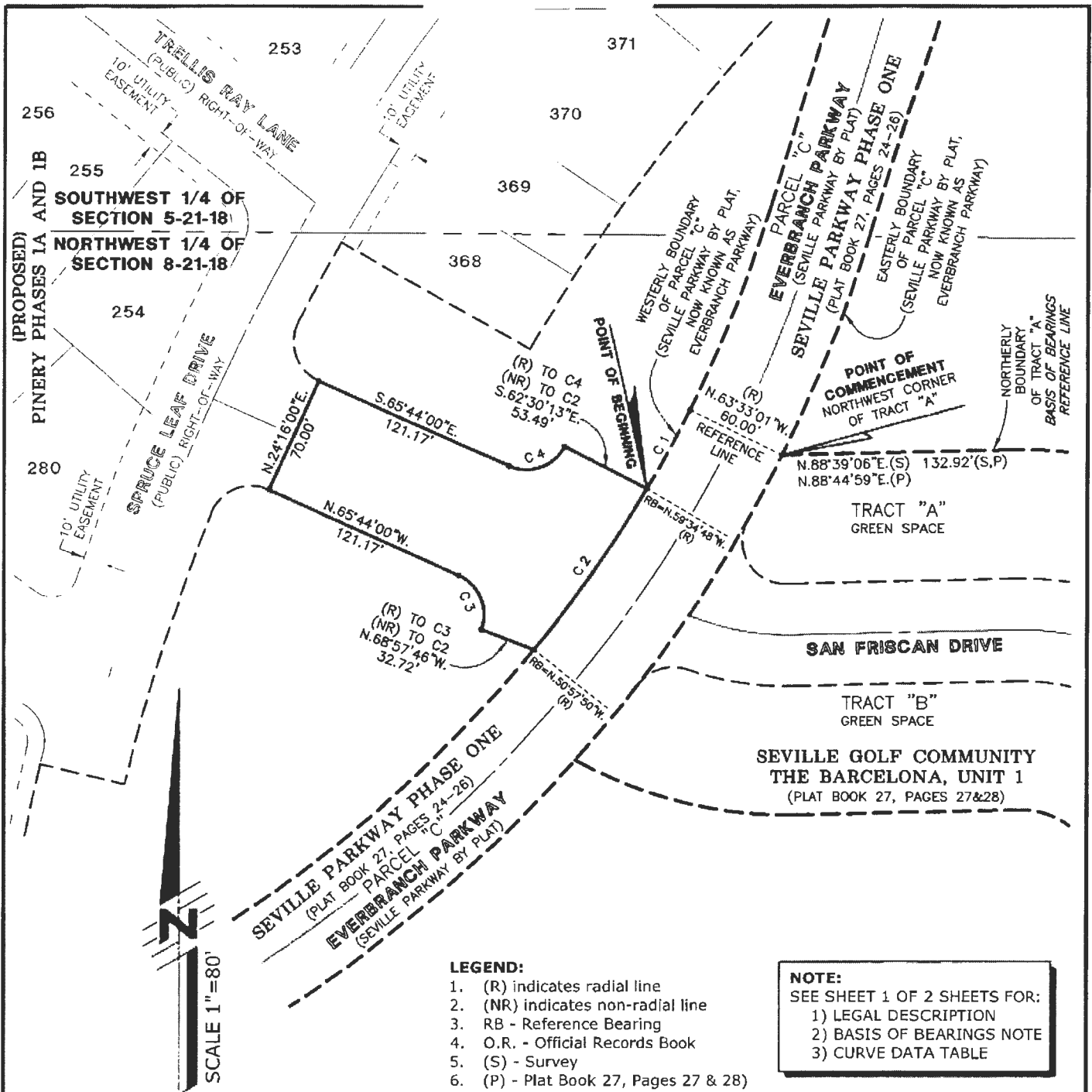
PINERY PERPETUAL UTILITY EASEMENT

No.	Date	Description	Dwn.
		REVISIONS	
SHEET NO. 1 OF 2 SHEETS			

Prepared For: SV TAMPA LAND, L.P.		
DESCRIPTION SKETCH (Not a Survey)  Digitally signed by Arthur W Merritt Date: 2026.04.23 12:46:44 -04'00'		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
Drawn: WFS	Checked: JLS	Order No.: AMI-SVTL-PS-005
Date: 03/26/26	Dwg: Pinery Perpetual UE-DS.dwg	
File Path: P:\Seville (Hernando Co)\Master Plan\Description\Temp AEUE		
SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST		

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

Exhibit B



PINERY PERPETUAL UTILITY EASEMENT

Prepared For: **SV TAMPA LAND, L.P.**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED
DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: JLS Order No.: AMI-SVTL-PS-005

Date: 03/26/26 Dwg: Pinery Perpetual UE-DS.dwg

File Path: P:\Seville (Hernando Co)\Master Plan\Description\Temp AEVE

SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 2 OF 2 SHEETS

Exhibit C

PINERY (PUBLIC) SANITARY FORCE MAIN EASEMENT

DESCRIPTION: A parcel of land lying in Sections 8 and 9, Township 21 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 8, also being the Northeast corner of LONDON TERRACE, according to the plat thereof, as recorded in Plat Book 6, Page 74, of the Public Records of Hernando County, Florida for a **POINT OF BEGINNING**, run thence along the South boundary of the Northwest 1/4 of said Section 8 and the Northerly boundary of said LONDON TERRACE, N.89°37'10"W., 348.54 feet; thence N.00°22'50"E., 20.00 feet; thence along a line lying 20.00 feet North of and parallel with the aforesaid South boundary of the Northwest 1/4 of Section 8, S.89°37'10"E., 348.31 feet to a point on the West boundary of the Northeast 1/4 of said Section 8; thence along a line lying 20.00 feet North of and parallel with the South boundary of said Northeast 1/4 of Section 8, S.89°42'20"E., 2641.46 feet to a point on the West boundary of the Northwest 1/4 of the aforesaid Section 9; thence along a line lying 20.00 feet North of and parallel with the South boundary of said Northwest 1/4 of Section 9, S.89°29'40"E., 467.01 feet to a point on the East boundary of the 100 foot Florida Power Corporation Easement, as recorded in Official Records Book 611, Page 299, of the Public Records of Hernando County, Florida; thence along said East boundary of the 100 foot Florida Power Corporation Easement, S.00°04'43"E., 20.00 feet to a point on the aforesaid the South boundary of the Northwest 1/4 of Section 9; thence along said South boundary of the Northwest 1/4 of Section 9, N.89°29'40"W., 466.86 feet to the East 1/4 corner of the aforesaid Section 8; thence along the aforesaid South boundary of the Northeast 1/4 of Section 8, N.89°42'20"W., 2641.54 feet to the **POINT OF BEGINNING**.

Containing 1.587 acres, more or less.

BASIS OF BEARINGS

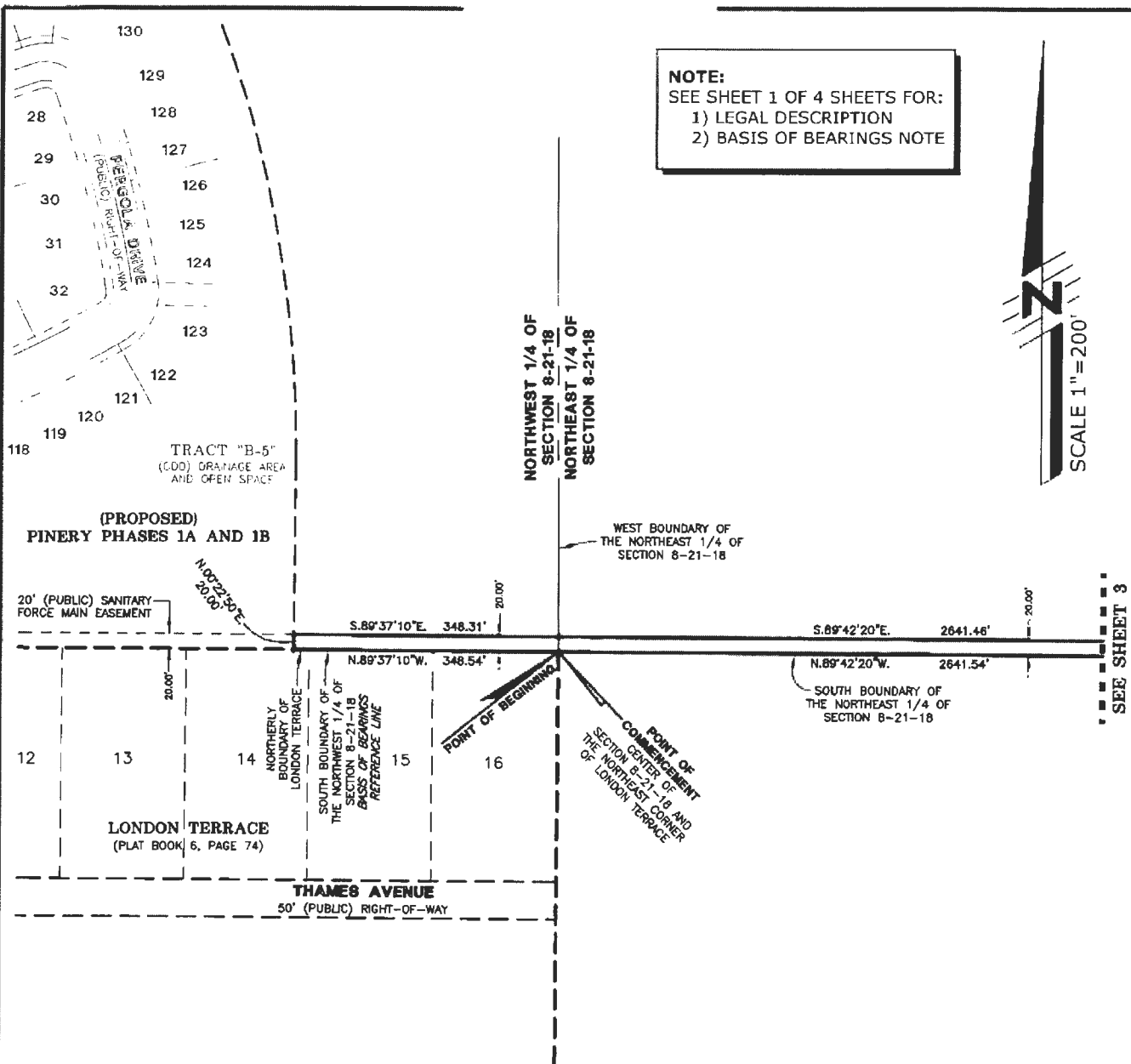
The South boundary of the Northwest 1/4 of Section 8, Township 21 South, Range 18 East, Hernando County, Florida, has a Grid bearing of N.89°37'10"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

PINERY (PUBLIC) SANITARY FORCE MAIN EASEMENT

				Prepared For: SV TAMPA LAND, L.P.		
				DESCRIPTION SKETCH (Not a Survey) Digitally signed by Arthur W Merritt Date: 2026.03.27 13:41:20 -04'00'		
						
				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Drawn: WFS	Checked: JLS	Order No.: AMI-SVTL-PS-005
REVISIONS				Date: 03/26/26	Dwg: Pinery FME-DS.dwg	
SHEET NO. 1 OF 4 SHEETS				File Path: P:\Sdilla (Hernando Co)\Master Plan\Description\Force Main Easmt		
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER				SECTIONS 8&9, TOWNSHIP 21 SOUTH, RANGE 18 EAST		

Exhibit D

NOTE:
SEE SHEET 1 OF 4 SHEETS FOR:
1) LEGAL DESCRIPTION
2) BASIS OF BEARINGS NOTE



PINERY (PUBLIC) SANITARY FORCE MAIN EASEMENT

Prepared For: **SV TAMPA LAND, L.P.**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: JLS Order No.: AMI-SVTL-PS-005

Date: 03/26/26 Dwg: Pinery FME-DS.dwg

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SECTIONS 8&9, TOWNSHIP 21 SOUTH, RANGE 18 EAST

No.	Date	Description	Dwn.
REVISIONS			

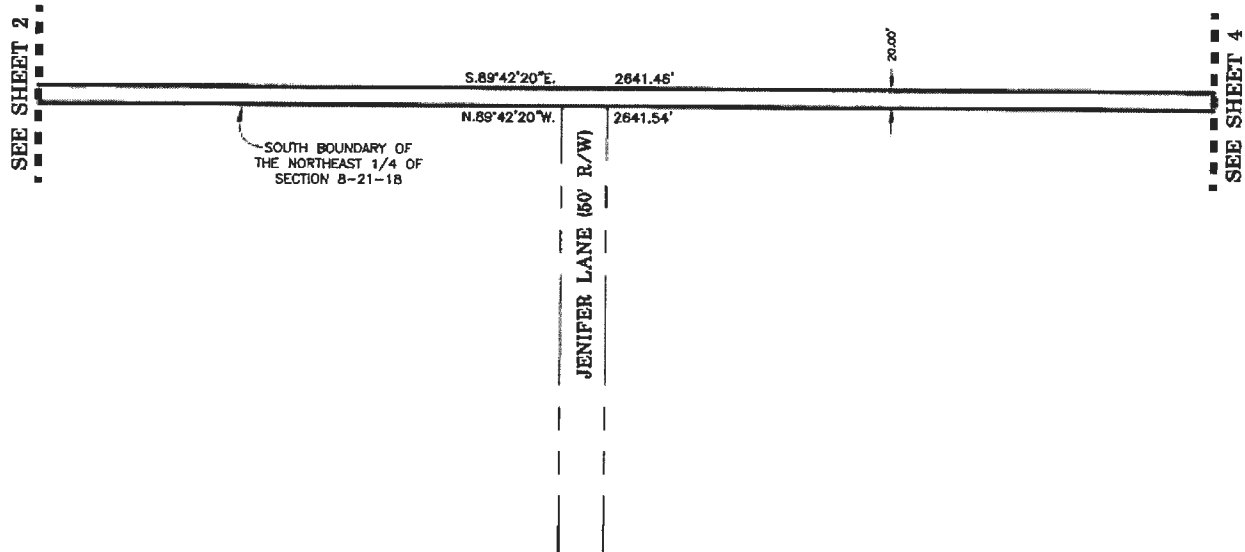
SHEET NO. 2 OF 4 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED
DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

Exhibit E

NOTE:

- SEE SHEET 1 OF 4 SHEETS FOR:
1) LEGAL DESCRIPTION
2) BASIS OF BEARINGS NOTE



PINERY (PUBLIC) SANITARY FORCE MAIN EASEMENT

Prepared For: **SV TAMPA LAND, L.P.**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
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LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

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Date: 03/26/26 | Dwg: Pinery FME-DS.dwg

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SECTIONS 8&9, TOWNSHIP 21 SOUTH, RANGE 18 EAST

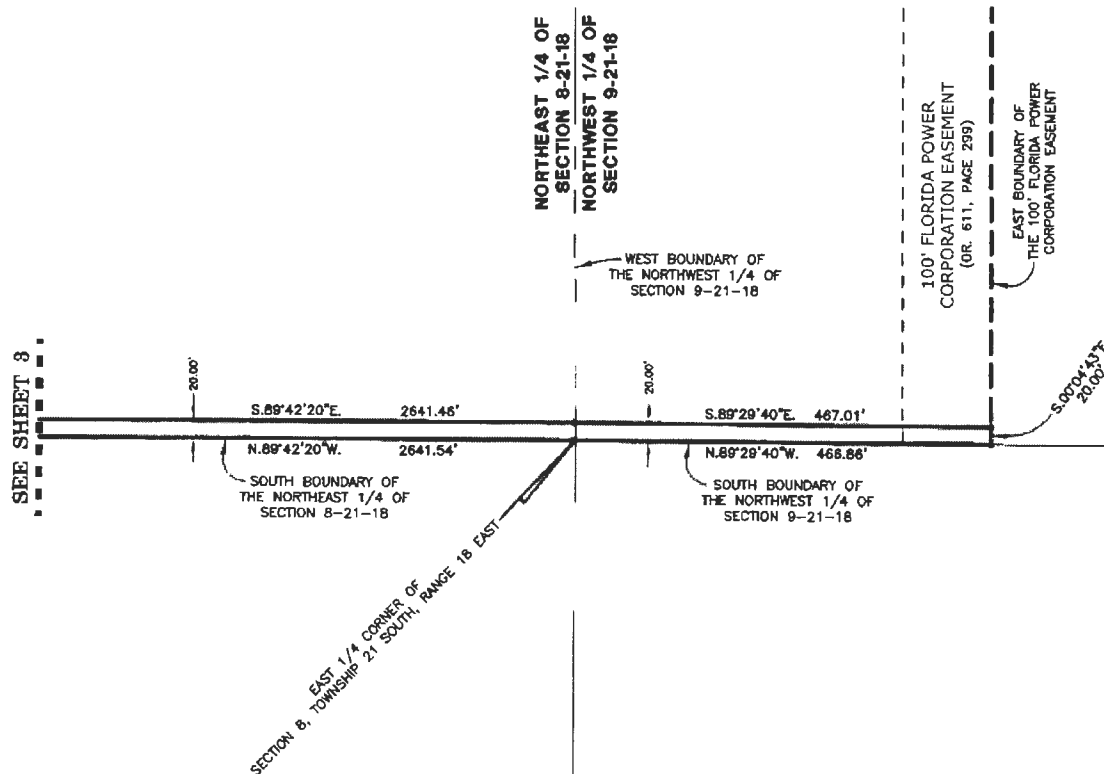
No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 3 OF 4 SHEETS

Exhibit F

NOTE:
SEE SHEET 1 OF 4 SHEETS FOR:
1) LEGAL DESCRIPTION
2) BASIS OF BEARINGS NOTE

LEGEND:
1. O.R. - Official Records Book



PINERY (PUBLIC) SANITARY FORCE MAIN EASEMENT

Prepared For: **SV TAMPA LAND, L.P.**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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LAND SURVEYING AND MAPPING

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SECTIONS 8&9, TOWNSHIP 21 SOUTH, RANGE 18 EAST

No.	Date	Description	Drawn
REVISIONS			

SHEET NO. 4 OF 4 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER