

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 28th day of October, 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.

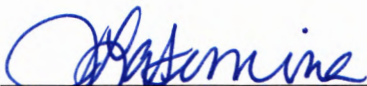
This Easement shall be recorded in the Public Records of Hernando County, Florida.

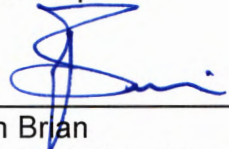
IN WITNESS WHEREOF, Grantor has caused these presents to be duly signed the day and year first above written.

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]

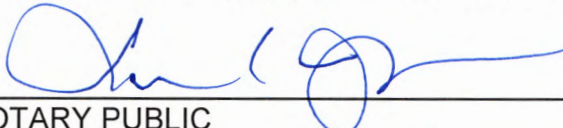

NOTARY PUBLIC
Print Name: Lori E Joyce
My Commission Expires: 9/19/27

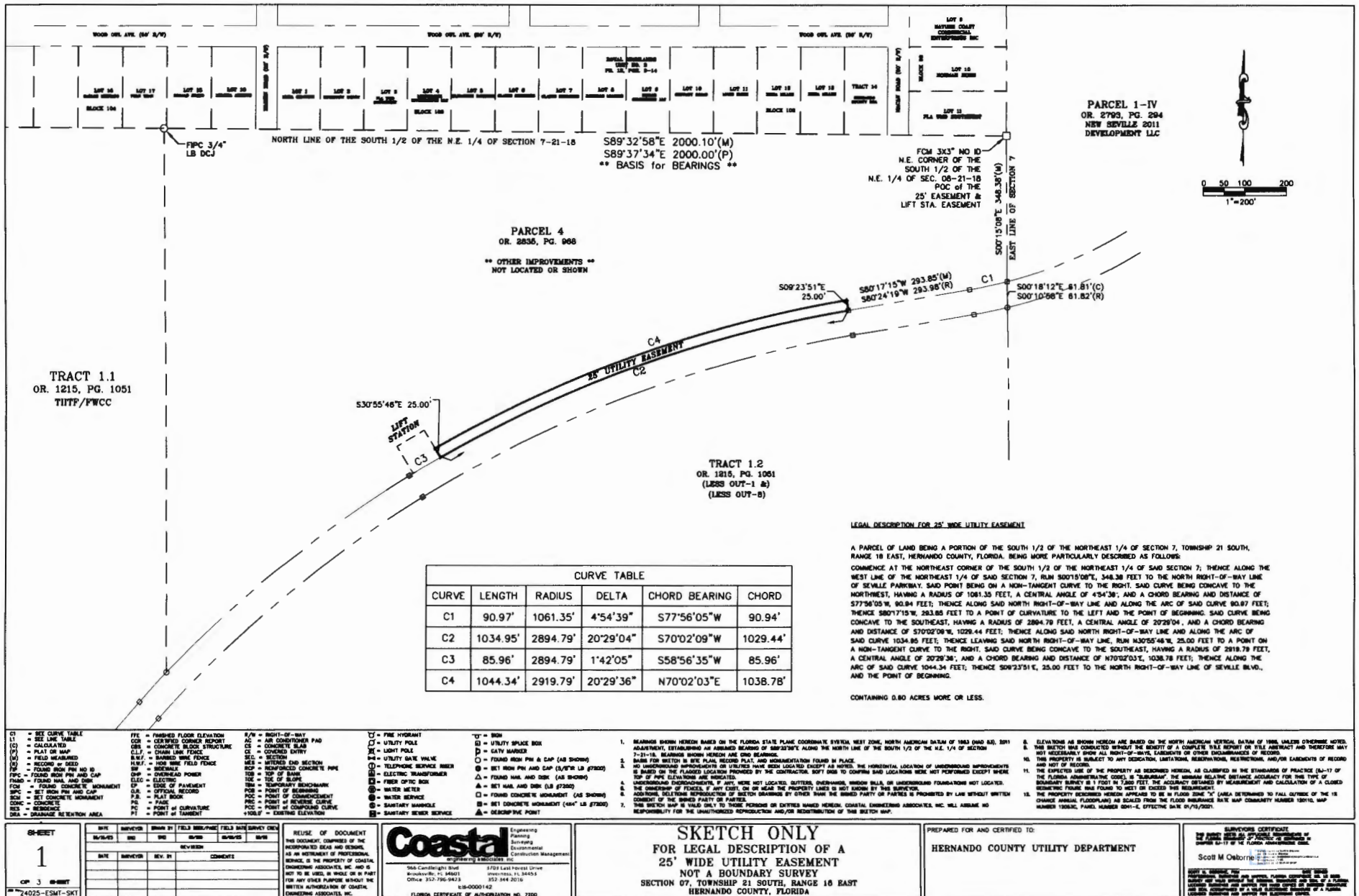
Exhibit "A"
Legal Description

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.



PARCEL 4
OR. 2835, PG. 968

** OTHER IMPROVEMENTS **
NOT LOCATED OR SHOWN

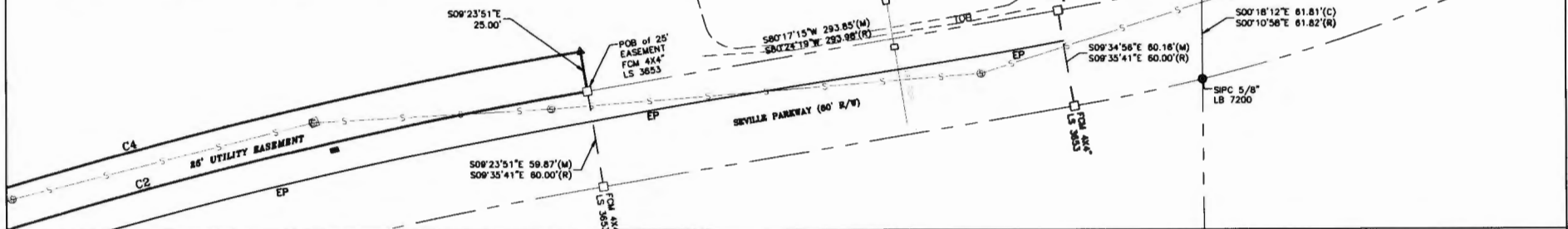
PARCEL 1-IV
OR. 2793, PG. 294
NEW SEVILLE 2011
DEVELOPMENT LLC

FCM 3X3' NO ID
N.E. CORNER OF THE
SOUTH 1/2 OF THE
N.E. 1/4 OF SEC. 08-21-18
POC of THE
25' EASEMENT &
LIFT STA. EASEMENT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	90.97'	1061.35'	4°54'39"	S77°56'05"W	90.94'
C2	1034.95'	2894.79'	20°29'04"	S70°02'09"W	1029.44'
C4	1044.34'	2919.79'	20°29'36"	N70°02'03"E	1038.78'

DRA #2



1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83, 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF 89°59'59\"/>

2. BEARS FOR SKETCH IS SITE PLAN, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.

3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE PLANNED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DOES TO CONFIRM S&D LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.

4. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. OUTCROPS, OVERHEADS, WINDOW WELLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.

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

6. ADDITIONAL, UNLAWFUL REPRODUCTION OF SKETCH DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PRESENTED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.

7. THIS SKETCH 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 REINTERPRETATION OF THIS SKETCH MAP.

8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1988, UNLESS OTHERWISE NOTED.

9. THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.

10. THE PROPERTY IS SUBJECT TO ANY DESIGNATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.

11. THE EXPECTED LINE OF THE PROPERTY AS DESCRIBED HEREON, AS CLARIFIED IN THE STANDARDS OF PRACTICE (S&P-17) OF THE FLORIDA SURVEYING BOARD, IS "TOLERANT". THE USUAL RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 1,000 FEET. THE ACCURACY DETERMINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANGED ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12010, MAP NUMBER 13003C, PANEL NUMBER 8041-E, EFFECTIVE DATE 01/18/2007.

OR-SKETCH 2 OP 3 SKETCH 24025-ESMT-SKT	DATE SURVEYED BY FIELD SURVEYOR FIELD DATE SURVEYOR DATE SURVEYED BY REV. BY COMMENTS	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISES OF THE INFORMATION IDEAS AND DESIGN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	Coastal Engineering Planning Consulting Construction Management 1800 Carlsburg Blvd. Suite 100 Fort Myers, FL 33901 Phone: 941-944-2018 Fax: 941-944-2019 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200	SKETCH ONLY FOR LEGAL DESCRIPTION OF A 25' WIDE UTILITY EASEMENT NOT A BOUNDARY SURVEY SECTION 07, TOWNSHIP 21 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA	PREPARED FOR AND CERTIFIED TO: HERNANDO COUNTY UTILITY DEPARTMENT	SURVEYORS CERTIFICATE I, SCOTT M. O'NEILL, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 12010, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS SKETCH MAP. I HAVE NOTED ANY EVIDENCE OF FLOODING AND HAVE INDICATED THEREON. I HAVE NOTED ANY EVIDENCE OF FLOODING AND HAVE INDICATED THEREON. Scott M. O'Neill
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