

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 21 day of October, 2025, between **Hawk Sunrise, LLC**, a limited liability company, whose address is 2502 N Rocky Point Drive, Suite 1050, Tampa, FL 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, R08 423 21 0000 0020 0010, R07 423 21 0000 0010 0000, R08 423 21 0000 0030 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.

Signed, sealed and delivered in the presence of:

**Grantor(s):
Hawk Sunrise, LLC**

(Signature of two Witnesses required by Florida Law)

By: [Signature]

Witness: [Signature]

John Ryan, Manager

Print Name: KyAndre Holifield

Address: 2502 N Rocky Point Dr.
Tampa, FL 33607

Witness: Allie Carter

Print Name: Allie Carter

Address: 2502 N Rocky Point Dr., #1050
Tampa, FL 33607

STATE OF FL
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of October, 2025, 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 N/A, as identification.

(NOTARY SEAL)



[Signature]
Signature of Notary
Print Name: Jennifer L. Barrs
Notary Public, State of Florida
Commission No. HH275057
My Commission expires: 9/28/26

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 5 & 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE SOUTH 00°00'24" EAST, A DISTANCE OF 11.28 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 8; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 404.50 FEET; THENCE SOUTH 41°37'19" WEST, A DISTANCE OF 100.09 FEET; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 885.11 FEET TO A POINT ON THE BOUNDARY OF SUNRISE PHASE 1; THENCE ALONG THE BOUNDARY OF SAID PROPOSED PLAT THE (3) THREE COURSES; (1) TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 00°54'39" WEST, A DISTANCE 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; (2) THENCE NORTH 44°05'21" EAST, A DISTANCE OF 117.50 FEET; (3) THENCE SOUTH 45°54'39" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 44°05'21" WEST, A DISTANCE OF 82.33 FEET; THENCE SOUTH 01°25'11" EAST, A DISTANCE OF 43.05 FEET; THENCE SOUTH 45°54'39" EAST, A DISTANCE OF 838.08 FEET; THENCE NORTH 41°37'19" EAST, A DISTANCE OF 100.09 FEET; THENCE SOUTH 45°54'39" EAST, A DISTANCE OF 407.45 FEET; THENCE NORTH 89°26'10" EAST, A DISTANCE OF 2,183.09 FEET; THENCE SOUTH 00°03'38" EAST, A DISTANCE OF 30.00 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, SOUTH 89°26'10" WEST, A DISTANCE OF 2,183.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 108,967.71 SQUARE FEET OR 2.50 ACRES, MORE OR LESS.

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "B"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 5 & 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE SOUTH 00°00'24" EAST, A DISTANCE OF 11.28 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 8; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 404.50 FEET; THENCE SOUTH 41°37'19" WEST, A DISTANCE OF 100.09 FEET; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 885.11 FEET TO A POINT ON THE BOUNDARY OF SUNRISE PHASE 1; THENCE ALONG THE BOUNDARY OF SAID PROPOSED PLAT THE (3) THREE COURSES; (1) TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 00°54'39" WEST, A DISTANCE 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; (2) THENCE NORTH 44°05'21" EAST, A DISTANCE OF 117.50 FEET; (3) THENCE SOUTH 45°54'39" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 44°05'21" WEST, A DISTANCE OF 82.33 FEET; THENCE SOUTH 01°25'11" EAST, A DISTANCE OF 43.05 FEET; THENCE SOUTH 45°54'39" EAST, A DISTANCE OF 838.08 FEET; THENCE NORTH 41°37'19" EAST, A DISTANCE OF 100.09 FEET; THENCE SOUTH 45°54'39" EAST, A DISTANCE OF 407.45 FEET; THENCE NORTH 89°26'10" EAST, A DISTANCE OF 2,183.09 FEET; THENCE SOUTH 00°03'38" EAST, A DISTANCE OF 30.00 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, SOUTH 89°26'10" WEST, A DISTANCE OF 2,183.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 108,967.71 SQUARE FEET OR 2.50 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA. HAVING A GRID BEARING OF SOUTH 00°00'24" EAST.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



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 B
ORLANDO, FL 32805
TEL: 407.362.5929

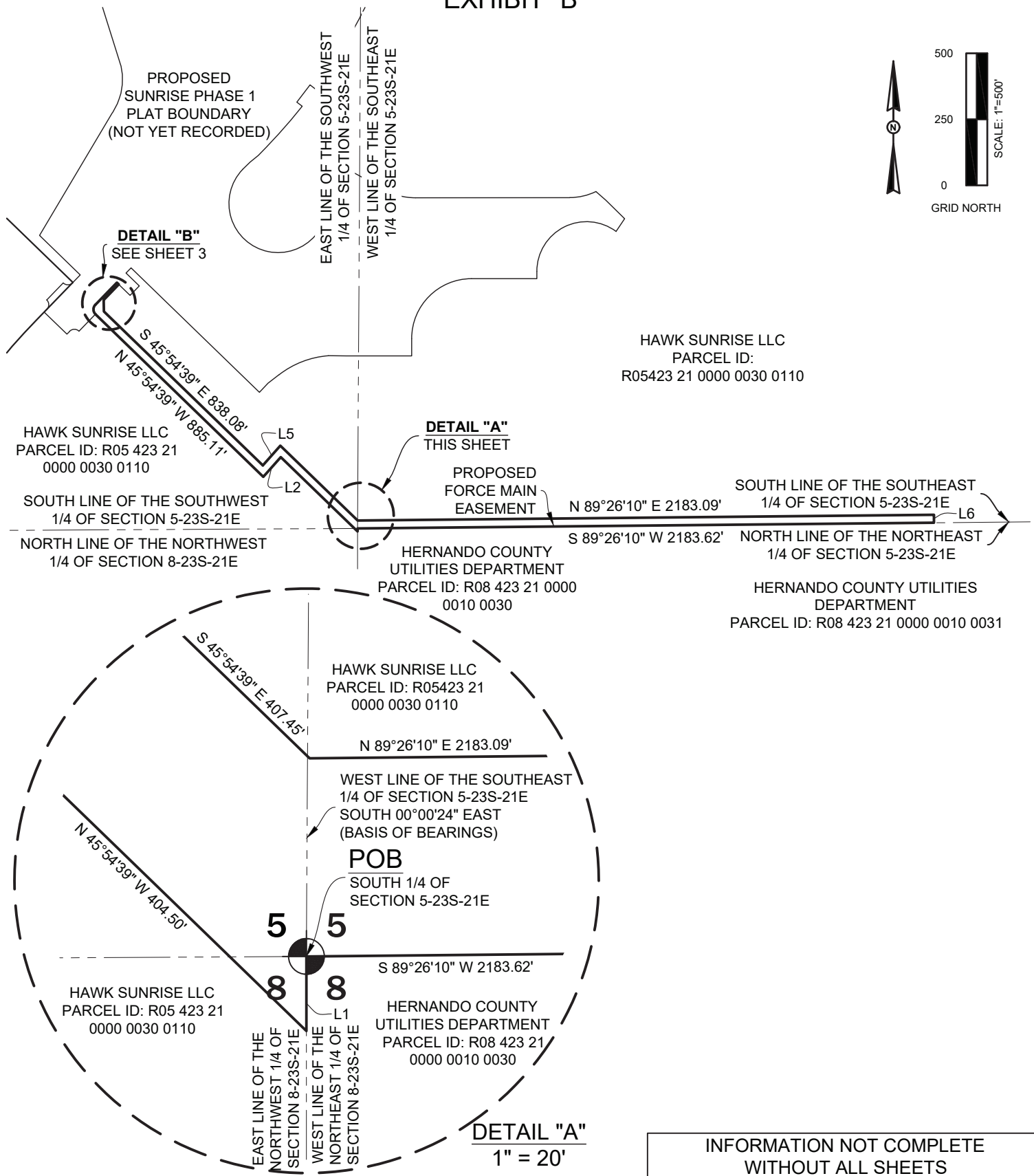
8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

SUNRISE PHASE 1

FORCE MAIN EASEMENT SKETCH & DESCRIPTION

SEC TWP RNG: 5 & 8 /23S/21E	JOB NUMBER: 24HAM0129	DRAWN BY: RM/CV	DATE: 4/22/2025	SHEET: 1 OF 3
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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B"



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SUNRISE PHASE 1 FORCE MAIN EASEMENT SKETCH & DESCRIPTION

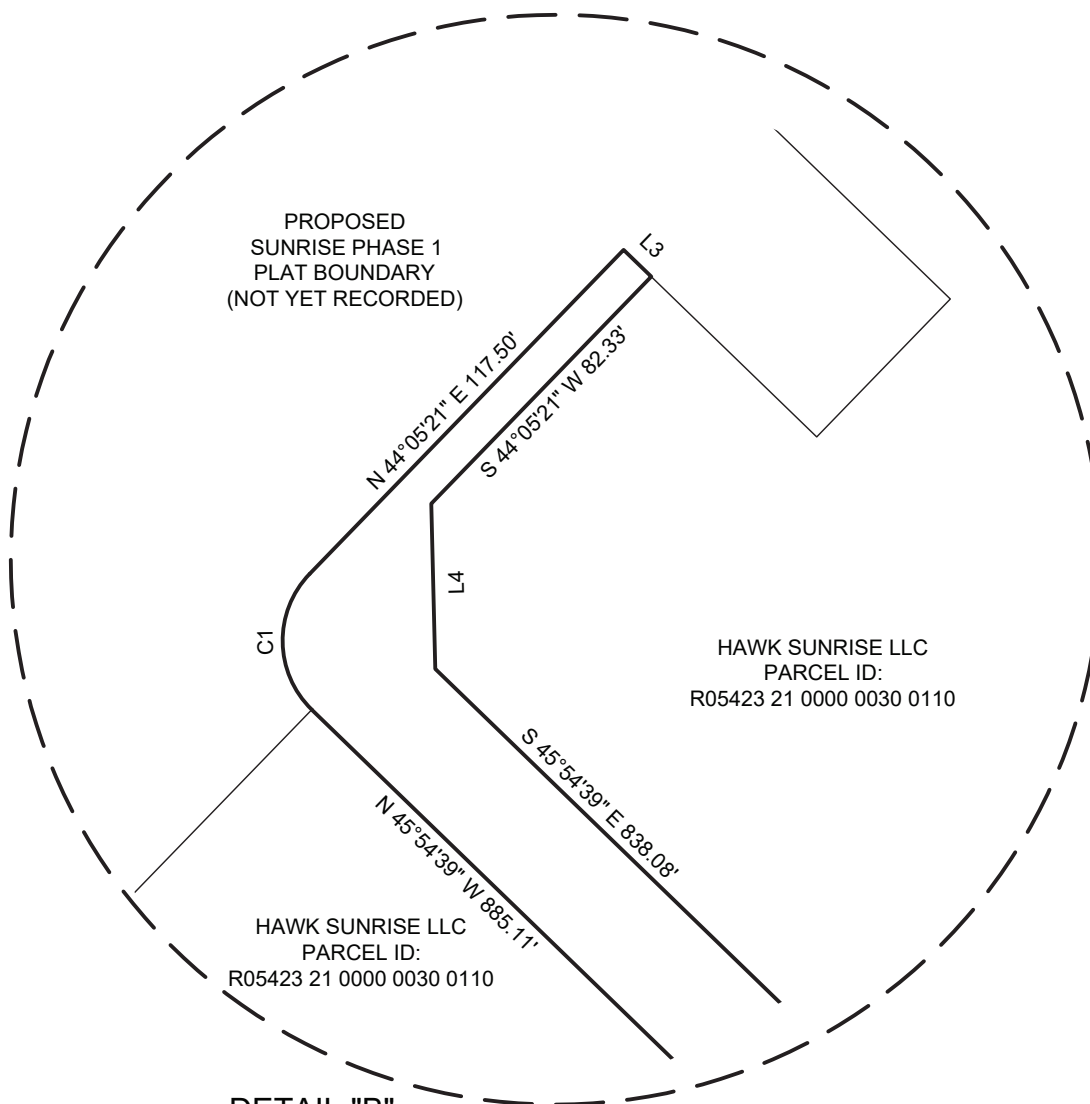
SEC TWP RNG: 5 & 8 /23S/21E	JOB NUMBER: 24HAM0129	DRAWN BY: RM/CV	DATE: 4/22/2025	SHEET: 2 OF 3
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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "B"

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 0° 54' 39" W	35.36'	39.27'	90°00'00"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.28'	S 00° 00' 24" E
L2	100.09'	S 41° 37' 19" W
L3	10.00'	S 45° 54' 39" E
L4	43.05'	S 01° 25' 11" E
L5	100.09'	N 41° 37' 19" E
L6	30.00'	S 00° 03' 38" E



DETAIL "B"
1" = 50'

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SUNRISE PHASE 1

FORCE MAIN EASEMENT SKETCH & DESCRIPTION

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5 & 8 /23S/21E

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DATE:

4/22/2025

SHEET:

3 OF 3