

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 5th day of MAY, 2026, between **Hawk Sunrise LLC**, a limited liability company, whose address is 2502 North 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", "B1", "B2", and "B3"** (legal description and sketch consisting of 4 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)

Witness: [Signature]

By: [Signature]
John M. Ryan, Manager

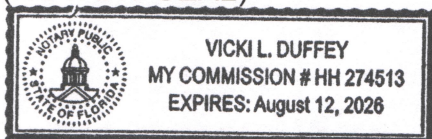
Print Name: Rachel Reinke
Address: 2502 N Rocky Point Dr., #1050
Tampa, FL 33607

Witness: [Signature]
Print Name: Allie Carter
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 5th day of MAY, 2026, by John M 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: VICKI L DUFFEY
Notary Public, State of Florida
Commission No. HH274513
My Commission expires: 08/12/2026

Exhibits A and B
(Legal Description and Sketches)

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 NORTH 00°26'18" EAST, A DISTANCE OF 1,373.09 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 84.91 FEET TO A POINT ON THE WESTERLY RIGHT-OF WAY OF KETTERING ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4700, PAGE 852, HERNANDO COUNTY, FLORIDA; SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTH 89°33'29" WEST, A DISTANCE OF 559.51 FEET; THENCE NORTH 00°26'27" EAST, A DISTANCE OF 391.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 85°41'52" AND A CHORD WHICH BEARS NORTH 42°24'29" WEST, A DISTANCE OF 918.09 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1,009.60 FEET; THENCE NORTH 85°15'25" WEST, A DISTANCE OF 11.41 FEET; THENCE NORTH 04°44'35" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 85°15'25" EAST, A DISTANCE OF 11.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 85°41'52" AND A CHORD WHICH BEARS SOUTH 42°24'29" EAST, A DISTANCE OF 986.10 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1,084.39 FEET; THENCE SOUTH 00°26'27" WEST, A DISTANCE OF 326.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS SOUTH 44°33'33" EAST, A DISTANCE OF 21.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 23.56 FEET; THENCE SOUTH 89°33'33" EAST, A DISTANCE OF 494.51 FEET; THENCE SOUTH 00°26'31" WEST, A DISTANCE OF 50.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 98,044.00 SQUARE FEET OR 2.25 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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA. HAVING A GRID BEARING OF NORTH 00°26'18" EAST.

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

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

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



HAMILTON
ENGINEERING & SURVEYING, LLC
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TEL: 813.250.3535

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GRANDE AVE, SUITE 100
ORLANDO, FL 32805
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

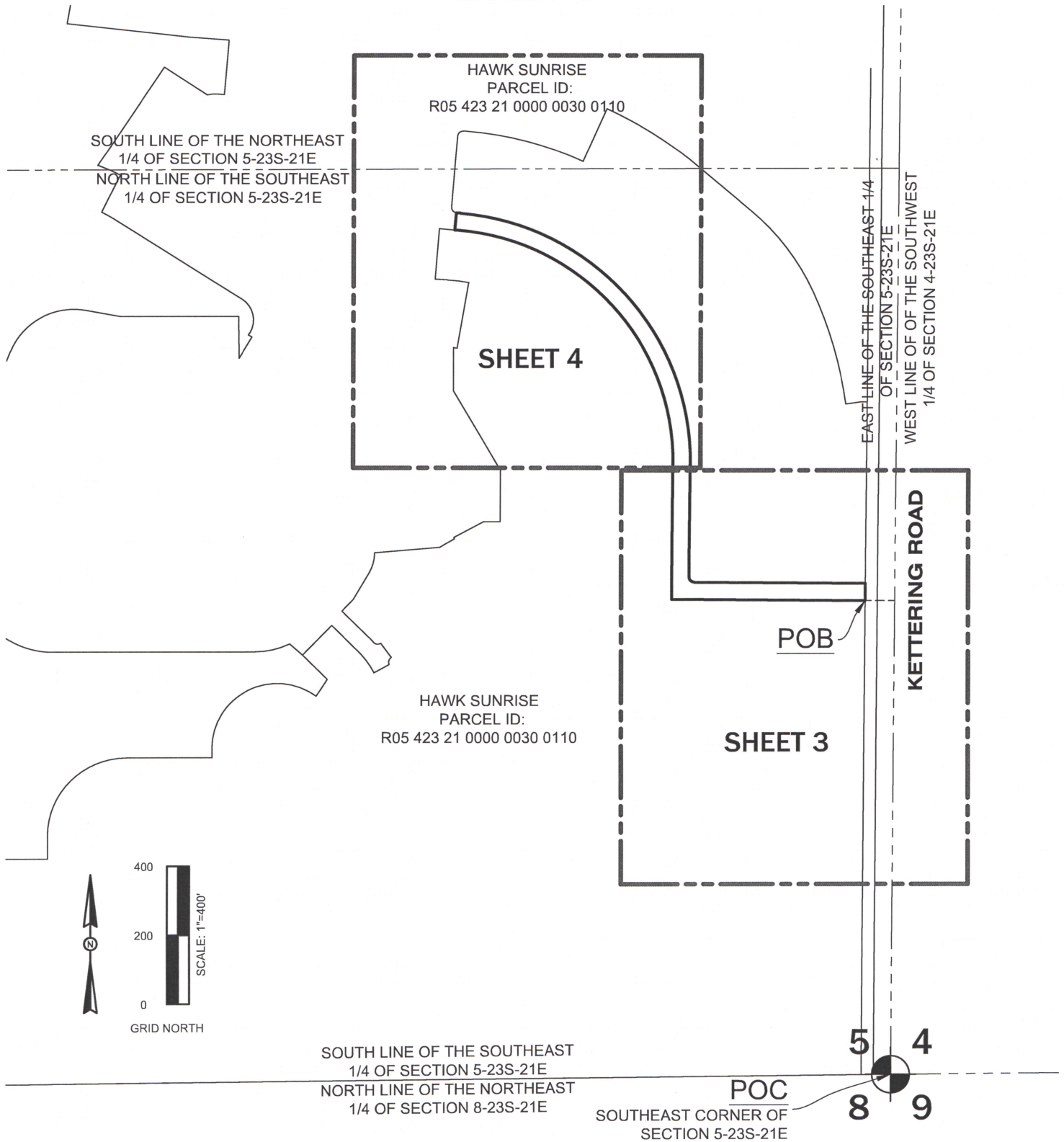
SUNRISE POD A

UTILITY EASEMENT SKETCH AND DECRPTION

SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
5/23S/21E	25HAM0486	RM/CV	5/1/2026	1 OF 4

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "B"



INFORMATION NOT COMPLETE
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LB #8405 CA #8474

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SUNRISE POD A

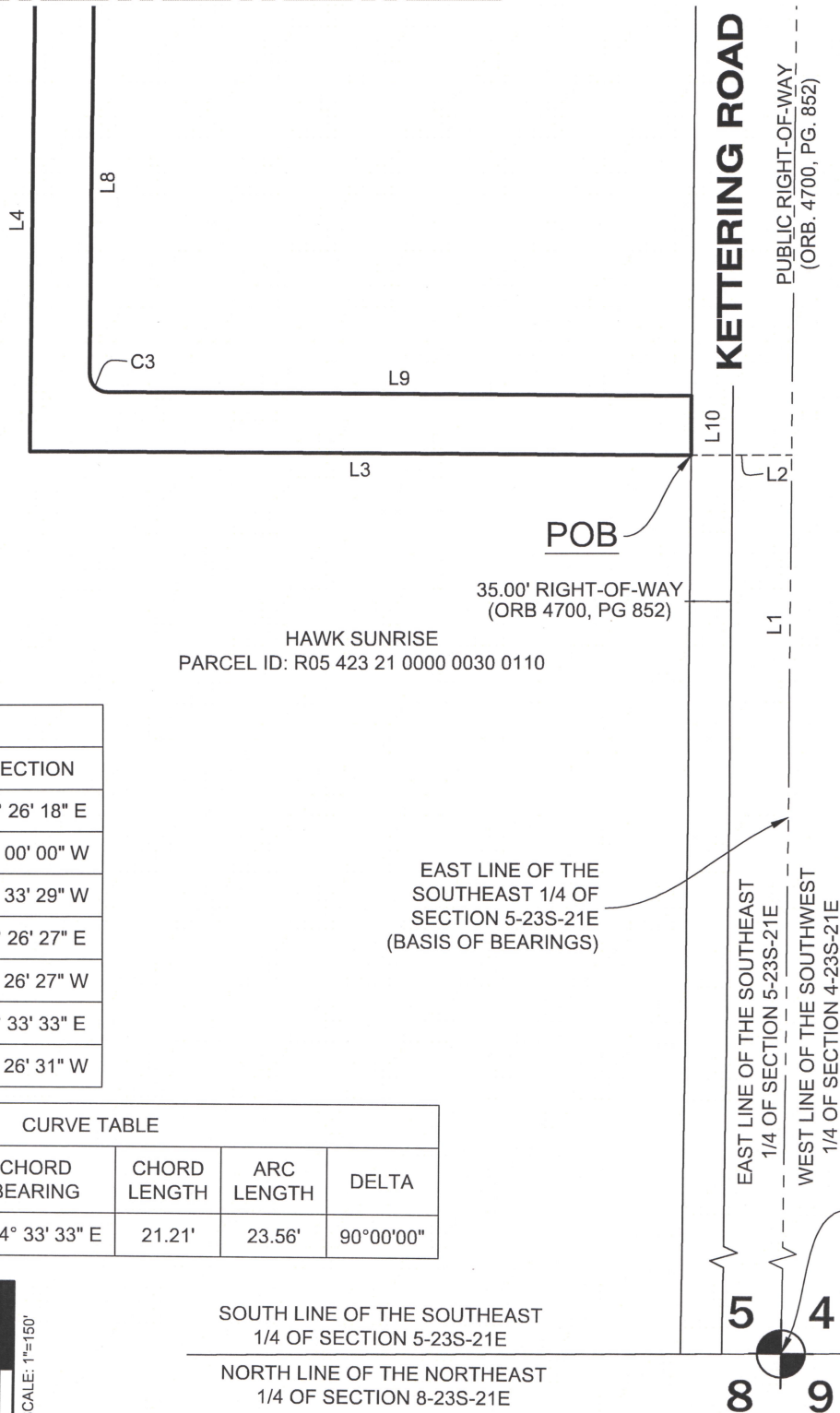
UTILITY EASEMENT SKETCH AND DECRPTION

SEC TWP RNG: 5/23S/21E	JOB NUMBER: 25HAM0486	DRAWN BY: RM/CV	DATE: 5/1/2026	SHEET: 2 OF 4
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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "B"

MATCH LINE SHEET 4

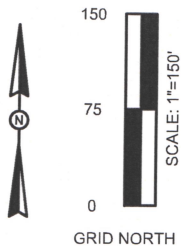


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	1373.09'	N 00° 26' 18" E
L2	84.91'	N 90° 00' 00" W
L3	559.51'	N 89° 33' 29" W
L4	391.94'	N 00° 26' 27" E
L8	326.94'	S 00° 26' 27" W
L9	494.51'	S 89° 33' 33" E
L10	50.01'	S 00° 26' 31" W

CURVE TABLE

CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C3	15.00'	S 44° 33' 33" E	21.21'	23.56'	90°00'00"



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SUNRISE POD A

UTILITY EASEMENT SKETCH AND DECRIPTION

SEC TWP RNG:

5/23S/21E

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25HAM0486

DRAWN BY:

RM/CV

DATE:

5/1/2026

SHEET:

3 OF 4

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "B"

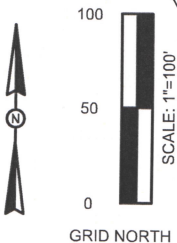
SOUTH LINE OF THE NORTHEAST
1/4 OF SECTION 5-23S-21E

NORTH LINE OF THE SOUTHEAST
1/4 OF SECTION 5-23S-21E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	675.00'	N 42° 24' 29" W	918.09'	1009.60'	85°41'52"
C2	725.00'	S 42° 24' 29" E	986.10'	1084.39'	85°41'52"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	11.41'	N 85° 15' 25" W
L6	50.00'	N 04° 44' 35" E
L7	11.41'	S 85° 15' 25" E

HAWK SUNRISE
PARCEL ID: R05 423 21 0000 0030 0110



MATCH LINE SHEET 3

INFORMATION NOT COMPLETE
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RM/CV

DATE:

5/1/2026

SHEET:

4 OF 4