

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

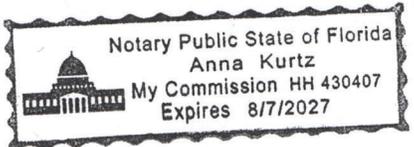
Address: 2502 N Rocky Point Dr., #1050
Tampa, FL 33607

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 "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 5 & 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 NORTH 89°29'21" WEST, A DISTANCE OF 514.09 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 850.07 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 39°04'55" EAST, A DISTANCE OF 175.98 FEET; THENCE SOUTH 50°55'05" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 39°04'55" WEST, A DISTANCE OF 16.91 FEET; THENCE SOUTH 61°16'19" EAST, A DISTANCE OF 855.75 FEET; THENCE SOUTH 89°18'03" EAST, A DISTANCE OF 511.35 FEET; THENCE SOUTH 62°14'04" EAST, A DISTANCE OF 431.66 FEET; THENCE SOUTH 45°54'39" EAST, A DISTANCE OF 98.71 FEET; THENCE NORTH 30°41'28" EAST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 59°18'32" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 30°41'28" WEST, A DISTANCE OF 21.27 FEET; THENCE SOUTH 45°54'39" EAST, A DISTANCE OF 334.16 FEET; THENCE SOUTH 44°05'21" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 447.69 FEET; THENCE NORTH 62°14'04" WEST, A DISTANCE OF 416.30 FEET; THENCE NORTH 89°18'03" WEST, A DISTANCE OF 511.71 FEET; THENCE NORTH 61°16'19" WEST, A DISTANCE OF 806.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 79°38'46" AND A CHORD WHICH BEARS SOUTH 78°54'18" WEST, A DISTANCE OF 102.47 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 111.21 FEET; THENCE SOUTH 39°04'55" WEST, A DISTANCE OF 51.70 FEET; THENCE NORTH 50°55'05" WEST, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 98,323.90 SQUARE FEET OR 2.26 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 NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA. HAVING A GRID BEARING OF NORTH 89°29'21" WEST.

Aaron J Murphy
Digitally signed by Aaron J Murphy
 DN: cn=Aaron J Murphy,
 o=Hamilton Engineering, LLC
 ou=Hamilton, c=US
 Date: 2025.02.04 11:55:30 -0500

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

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: 1 OF 6

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "B1"

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

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

6 5
6 5

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

POB

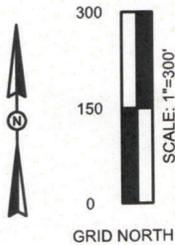
SHEET 3

MAK FAMILY PARTNERSHIP
PARCEL ID: R06 423 21 0000 0010 0030

SHEET 4

MAK FAMILY PARTNERSHIP
PARCEL ID: R05 423 21 0000 0030 0130

SHEET 5



INFORMATION NOT COMPLETE
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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
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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

N 89°29'21" W 514.09'

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

POC

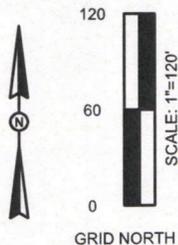
NORTHEAST CORNER OF
THE SOUTHEAST 1/4 OF
SECTION 6-23S-21E

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

S 00°00'00" E 850.07'

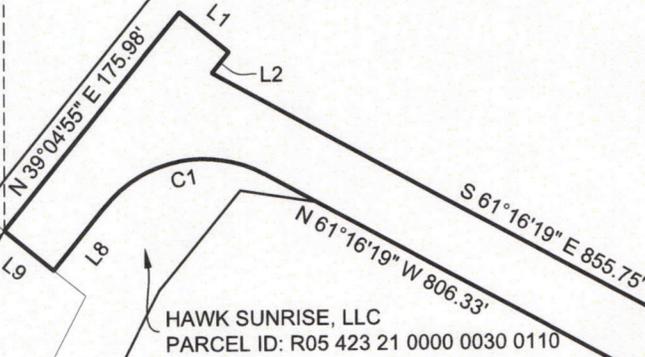
EAST LINE OF THE SOUTHEAST 1/4
OF SECTION 6-23S-21E
WEST LINE OF THE SOUTHWEST 1/4
OF SECTION 5-23S-21E

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



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

POB



MATCH LINE SHEET 4

INFORMATION NOT COMPLETE
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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:

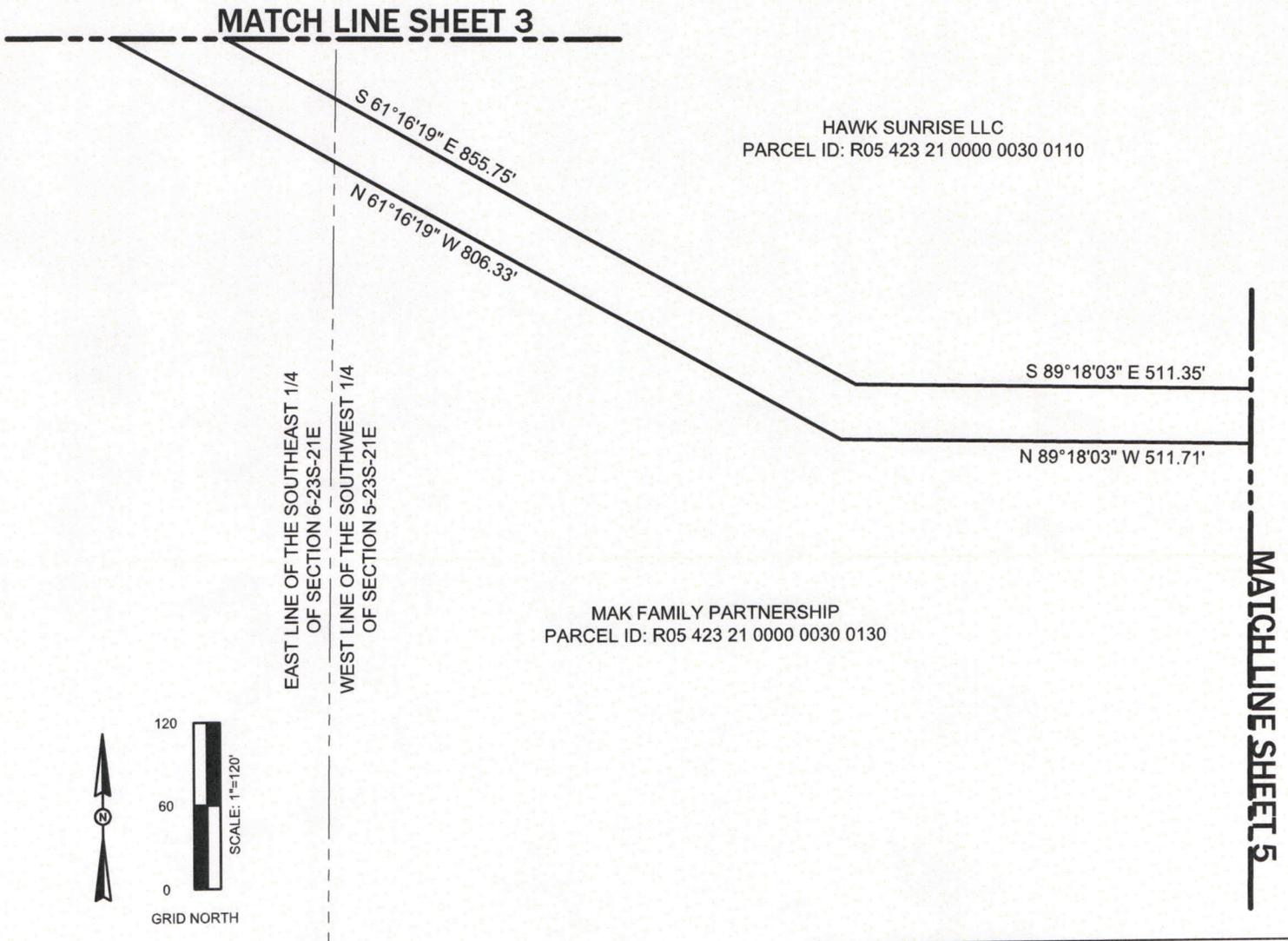
11/20/2025

SHEET:

3 OF 6

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "B3"



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8405 CA #8474

HAMILTON

ENGINEERING & SURVEYING, LLC

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SUNRISE				
INTERSTATE 75 UTILITY CROSSING EASEMENT				
SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
5 & 6/23S/21E	25HAM0486	RM/CV	11/20/2025	4 OF 6

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "B4"

MATCH LINE 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



GRID NORTH

INFORMATION NOT COMPLETE
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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
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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"

INFORMATION NOT COMPLETE
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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: 6 OF 6
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