

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Juanita Thomas, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
a portion of 30-23-27-2699-02-000

Project: Silverleaf PD - RP Silverleaf South Tract A
Subdivision Phase 1 Permit 23-S-102 OCU
File #100686

THIS IS A DONATION

UTILITY EASEMENT

THIS INDENTURE, made as of the date signed below, between Hamlin Partners at Silverleaf, LLC, a Florida limited liability company, whose address is 14422 Shoreside Way, Suite 130, Winter Garden, Florida 34787, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement

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that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

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Permit 23-S-102 OCU File #100686

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

T.J. Schwab
Signature
T.J. Schwab
Print Name

Mailing Address: 13528 Shady Retreat Loop
City: Clemont State: FL
Zip Code: 34711

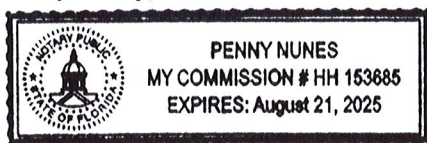
Heather Easterling
Signature
Heather Easterling
Print Name

Mailing Address: 14422 Shoreside Way #130
City: Winter Garden State: FL
Zip Code: 34787

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of March, 2024, by Scott T. Boyd, as Manager, of BK Hamlin Partners Southwest, LLC, a Florida limited liability company, as Manager of Hamlin Partners at Silverleaf, LLC, a Florida limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



Hamlin Partners at Silverleaf, LLC,
a Florida limited liability company

By: BK Hamlin Partners Southwest, LLC,
a Florida limited liability company,
its Manager

By: *Scott T. Boyd*
Signature
Scott T. Boyd
Print Name
Manager
Title

Penny Nunes
Notary Signature
Penny Nunes
Print Notary Name
Notary Public of: Florida
My Commission Expires: 8/21/25

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JOINDER AND CONSENT TO UTILITY EASEMENT

The undersigned hereby certifies that it is the holder of the following mortgage, lien, or other encumbrance upon the above described Utility Easement: (i) that certain Mortgage, Assignment of Rents, And Security Agreement and Fixture Filing executed by Hamlin Partners at Silverleaf, LLC, a Florida limited liability company in favor of Winter Park National Bank recorded January 3, 2023, as Official Records Document No. 20230000450; (ii) that certain State of Florida Uniform Commercial code Financing Statement executed by Hamlin Partners at Silverleaf, LLC, a Florida limited liability company in favor of Winter Park National Bank recorded January 3, 2023, as Official Records Document No. 20230000451; all of the Public Records of Orange County, Florida and that the undersigned hereby joins in and consents to the execution and recording of the foregoing Utility Easement, and agrees that its mortgage, lien, or other encumbrance, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Utility Easement, as said easement may be modified, amended, and/or assigned from time to time.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{Signature on following page}

Project: Silverleaf PD - RP Silverleaf South Tract A Subdivision Phase 1
Permit 23-S-102 OCU File #100686

Signature of **TWO** witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

[Signature]
Signature
TERRY WINN
Print Name

Mailing Address: 201 N New York Ave
City: Winter Park State: FL
Zip Code: 32789

WITNESS #2

[Signature]
Signature
Stacy L. Peterman
Print Name

Mailing Address: 201 N. New York Ave
City: Winter Park State: FL
Zip Code: 32789

STATE OF
COUNTY OF

Florida
Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of March, 2024, by Sidney G. Cash as President, of Winter Park National Bank, a national bank association, on behalf of the association. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

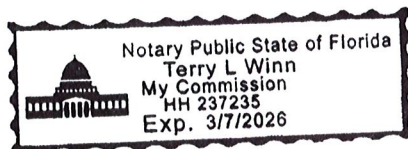
(Notary Stamp)

[Signature]
Notary Signature

Print Notary Name

Notary Public of:

My Commission Expires:



Winter Park National Bank,
a national bank association

By: [Signature]

Signature

SIDNEY G CASH
Print Name

PRESIDENT
Title

Mailing Address: 201 New York Ave
City: Winter Park State: FL
Zip Code: 32789

SKETCH OF DESCRIPTION

NOT A SURVEY

Exhibit A
Page 1 of 2

PROJECT NAME: SILVERLEAF PD-RP/SILVERLEAF SOUTH TRACT A SUBDIVISION PHASE 1
PERMIT # 23-S-102

UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 2, HAMLIN AT SILVERLEAF SOUTH INFRASTRUCTURE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 116 THROUGH 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT A, (FUTURE DEVELOPMENT), OF SAID HAMLIN AT SILVERLEAF SOUTH INFRASTRUCTURE; THENCE RUN NORTH 89°46'40" EAST FOR A DISTANCE OF 1.00 FEET; THENCE RUN SOUTH 00°13'20" EAST FOR A DISTANCE OF 45.00 FEET; THENCE RUN SOUTH 89°46'40" WEST FOR A DISTANCE OF 45.00 FEET; THENCE RUN NORTH 00°13'20" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID TRACT A; THENCE RUN NORTH 89°46'40" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 44.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2025 SQUARE FEET OR 0.46 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT A, BEING N89°46'40"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20230393
DATE: 10/4/2023
SCALE: N/A

CALC BY: DY
DRAWN BY: DY
CHECKED BY: HF

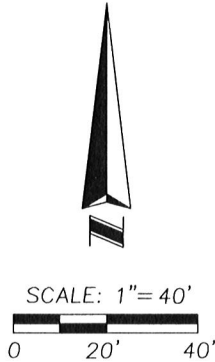
FOR THE LICENSED BUSINESS #6723 BY:
Digitally signed by:
James L Rickman
Date: 2024.02.01 09:
09:53 -05'00'
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

Exhibit A
Page 2 of 2

PROJECT NAME: SILVERLEAF PD-RP/SILVERLEAF SOUTH TRACT A SUBDIVISION PHASE 1
PERMIT # 21-S-102



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°46'40"E	1.00'
L2	S00°13'20"E	45.00'
L3	S89°46'40"W	45.00'
L4	N00°13'20"W	45.00'
L5	N89°46'40"E	44.00'

TRACT A
(FUTURE DEVELOPMENT)
HAMLIN AT SILVERLEAF SOUTH INFRASTRUCTURE
P.B. 109, PGS. 116-120

POINT OF BEGINNING
SOUTHEAST CORNER, TRACT "A"

SOUTH LINE OF TRACT A
(BEARING BASIS)

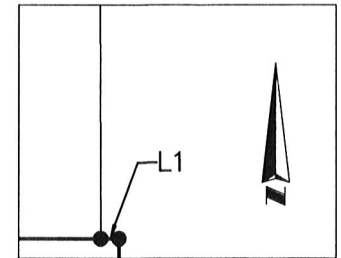
REMAINDER OF LOT 2
HAMLIN AT SILVERLEAF
SOUTH INFRASTRUCTURE
P.B. 109, PGS. 116-120

NOT PLATTED

PORTION OF
LOT 2

UTILITY EASEMENT

REMAINDER OF LOT 2
HAMLIN AT SILVERLEAF
SOUTH INFRASTRUCTURE
P.B. 109, PGS. 116-120



SHEET 2 OF 2

SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PGS. PAGES

JOB #: 20230393
DATE: 10/4/2023
SCALE: 1" = 40'

CALC BY: DY
DRAWN BY: DY
CHECKED BY: HF