

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

Mary Tiffault, 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 20-23-27-2710-02-000

**Project:** Hamlin SW Commercial-Bld O Self Storage (B23906006) #101697

**THIS IS A DONATION**

**UTILITY EASEMENT**

**THIS INDENTURE**, made as of the date signed below, between Hamlin Land Partners, LLC, a Delaware limited liability company f/k/a SLF IV/Boyd Horizon West JV, LLC, a Delaware limited liability company, whose address is 14422 Shoreside Way, C/O Boyd Development Corporation, 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 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}*

**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**

**GRANTOR**

**WITNESS #1**

Dawn R. Boyd Jr.

Signature

Dawn R. Boyd Jr.

Print Name

City: Winter Garden State: FL

Zip Code: 34787

**Hamlin Land Partners, LLC**, a Delaware limited liability company f/k/a SLF IV/Boyd Horizon West JV, LLC, a Delaware limited liability company

By: Boyd Horizon West, LLC,  
a Florida limited liability company,  
its Managing Member

By:

Scott T. Boyd, Manager

**WITNESS #2**

Penny Nunes

Signature

Penny Nunes

Print Name

Mailing Address: 1442 Shoreside Way #130

City: Winter Garden State: FL

Zip Code: 34787

**STATE OF**

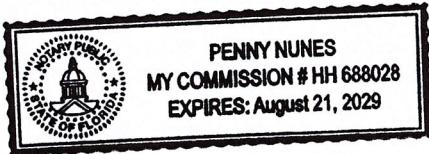
Florida

**COUNTY OF**

Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19th day of November, 2025, by Scott T. Boyd, as Manager, of Boyd Horizon West, LLC, a Florida limited liability company as Managing Member of Hamlin Land Partners, LLC, a Delaware limited liability company f/k/a SLF IV/Boyd Horizon West JV, LLC, a Delaware limited liability company on behalf of the company. The individual  is personally known to me or  has produced as identification.

(Notary Stamp)



Notary Signature

Print Notary Name

Notary Public of:

My Commission Expires:

Penny Nunes

Florida

8/21/25

**MORTGAGEE'S JOINDER AND CONSENT TO UTILITY EASEMENT**

The undersigned hereby certifies that it is the holder of the following security instrument as listed below:

<b>Title of Security Instrument</b>	<b>Date of Recording</b>	<b>Recording Reference</b>
Mortgage, Assignment of Rents and Security Agreement	July 27, 2023	Official Document No. 20230423769
Financing Statement	July 27, 2023	Official Document No. 20230423770
Subordination of Encumbrances to Property Rights to Orange County	January 16, 2024	Official Document No. 20240027188

and recorded in the Public Records of Orange County, Florida (collectively the “**Security Instrument**”), and that the undersigned hereby joins in and consents to the execution and recording of the foregoing utility easement, and agrees that the Security Instrument, as it has been, and as it may be, modified, amended, and/or assigned from time to time, shall be subordinated to the utility easement, as said utility easement may be modified, amended, and/or assigned from time to time.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

*{Signature on following page}*

Project: Hamlin SW Commercial-Bld O Self Storage (B23906006) #101697

IN WITNESS WHEREOF, the undersigned has duly executed this Mortgagee's Joinder and Consent to utility easement as of the date of the signature set forth below.

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

*Cheri Elrod* WITNESS #1

Signature

*Cheri Elrod* Print Name

Mailing Address: 370 N ORANGE AVE STE 100

City: ORLANDO State: FL

Zip Code: 32801

**WITNESS #2**

Signature

*Jonathan Rulon* Print Name

Mailing Address: 390 NORANGE Ave STE 100

City: ORLANDO State: FL

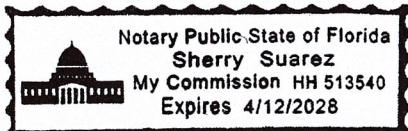
Zip Code: 32801

STATE OF  
COUNTY OF

Florida  
Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19 day of November, 2025, by Alexander Borsoc, as VP, of City National Bank of Florida, on behalf of the bank. The individual  is personally known to me or  has produced as identification.

(Notary Stamp)



*Sherry Suarez*

Notary Signature

*Sherry Suarez*

Print Notary Name

Notary Public of:

State of Florida

My Commission Expires:

4/12/2028

**PROPERTY OWNERS' ASSOCIATION**  
**JOINDER AND CONSENT TO UTILITY EASEMENT**

The undersigned hereby certifies that it has been granted certain easement rights by virtue of that certain declaration as listed below:

<b>Title of Declaration</b>	<b>Date of Recording</b>	<b>Recording Reference</b>
Master Declaration of Easements, Covenants and Restrictions	September 10, 2018	Official Records Document No. 20180535536
Supplemental Declaration of Hamlin West Master Declaration of Easements, Covenants and Restrictions	February 5, 2021	Official Records Document No. 20210070279
Hamlin West First Amendment to Master Declaration of Easements, Covenants and Restrictions	April 30, 2021	Official Records Document No. 20210263949
Release From Hamlin West Master Declaration of Easements, Covenants and Restrictions	July 29, 2021	Official Records Document No. 20210457932
Hamlin West Second Amendment to Master Declaration of Easements, Covenants and Restrictions	August 26, 2021	Official Records Document No. 20210523274

and recorded in the Public Records of Orange County, Florida (collectively the “**Declaration**”), and that the undersigned hereby joins in and consents to the execution and recording of the foregoing utility easement and agrees that such utility easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Declaration to the contrary.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

*{Signature on following page}*

**IN WITNESS WHEREOF**, the undersigned has duly executed this Hamlin West Property Owners Association, Inc. Joinder and Consent to utility easement as of the date of the signature set forth below.

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

WITNESS #1

Ken L. Kupp Jr

Signature

Ken L. Kupp Jr.

Print Name

**Hamlin West Property Owners Association, Inc.,**  
a Florida not for profit corporation

By:

Ken L. Kupp

Ken L. Kupp, President/Director

Mailing Address: 14422 Shoreside Way #130

City: Winter Garden State: FL

Zip Code: 34787

WITNESS #2

Penny Nunes

Signature

Penny Nunes

Print Name

Mailing Address: 14422 Shoreside Way #130

City: Winter Garden State: FL

Zip Code: 34787

STATE OF

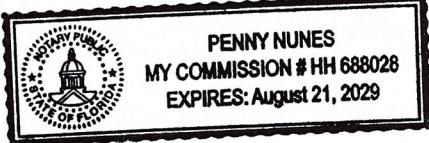
Florida

COUNTY OF

Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 11th day of January, 2025, by Ken L. Kupp, as President/Director, of Hamlin West Property Owners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. The individual  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Stamp)



Notary Signature

Print Notary Name

Notary Public of:

My Commission Expires:

Penny Nunes

Florida

8/21/29

# SKETCH OF DESCRIPTION

## NOT A SURVEY UTILITY EASEMENT

PROJECT NAME: HAMLIN SW COMMERCIAL-BLD O SELF STORAGE  
PROJECT NUMBER: B23906006

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, HAMLIN SOUTHWEST INFRASTRUCTURE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 105, PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE EASTERNMOST CORNER OF SAID LOT 2, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF LAKE HAMLIN TRAIL AND THE SOUTHERLY LINE OF TRACT SW-4A OF SAID HAMLIN SOUTHWEST INFRASTRUCTURE, BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 58°57'21" WEST, AND A CHORD DISTANCE OF 29.26 FEET; THENCE RUN SOUTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID TRACT SW-41 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°37'53" FOR A DISTANCE OF 31.26 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEASTERLY AND SOUTHERLY LINE, RUN SOUTH 58°16'10" EAST FOR A DISTANCE OF 6.41 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 387.00 FEET, WITH A CHORD BEARING OF SOUTH 27°32'22" WEST, AND A CHORD DISTANCE OF 10.03 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'04" FOR A DISTANCE OF 10.03 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 58°16'10" WEST FOR A DISTANCE OF 11.38 FEET; THENCE RUN NORTH 31°43'50" EAST FOR A DISTANCE OF 8.31 FEET TO A POINT ON THE AFORESAID NORTHEASTERLY LINE OF LOT 2 AND THE SOUTHERLY LINE OF SAID TRACT SW-41 AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 79°59'15" EAST, AND A CHORD DISTANCE OF 4.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID TRACT SW-41 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'55" FOR A DISTANCE OF 4.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 106.5 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



ALLEN  
COMPANY

Founded in 1988

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

#### SURVEYOR'S NOTES:

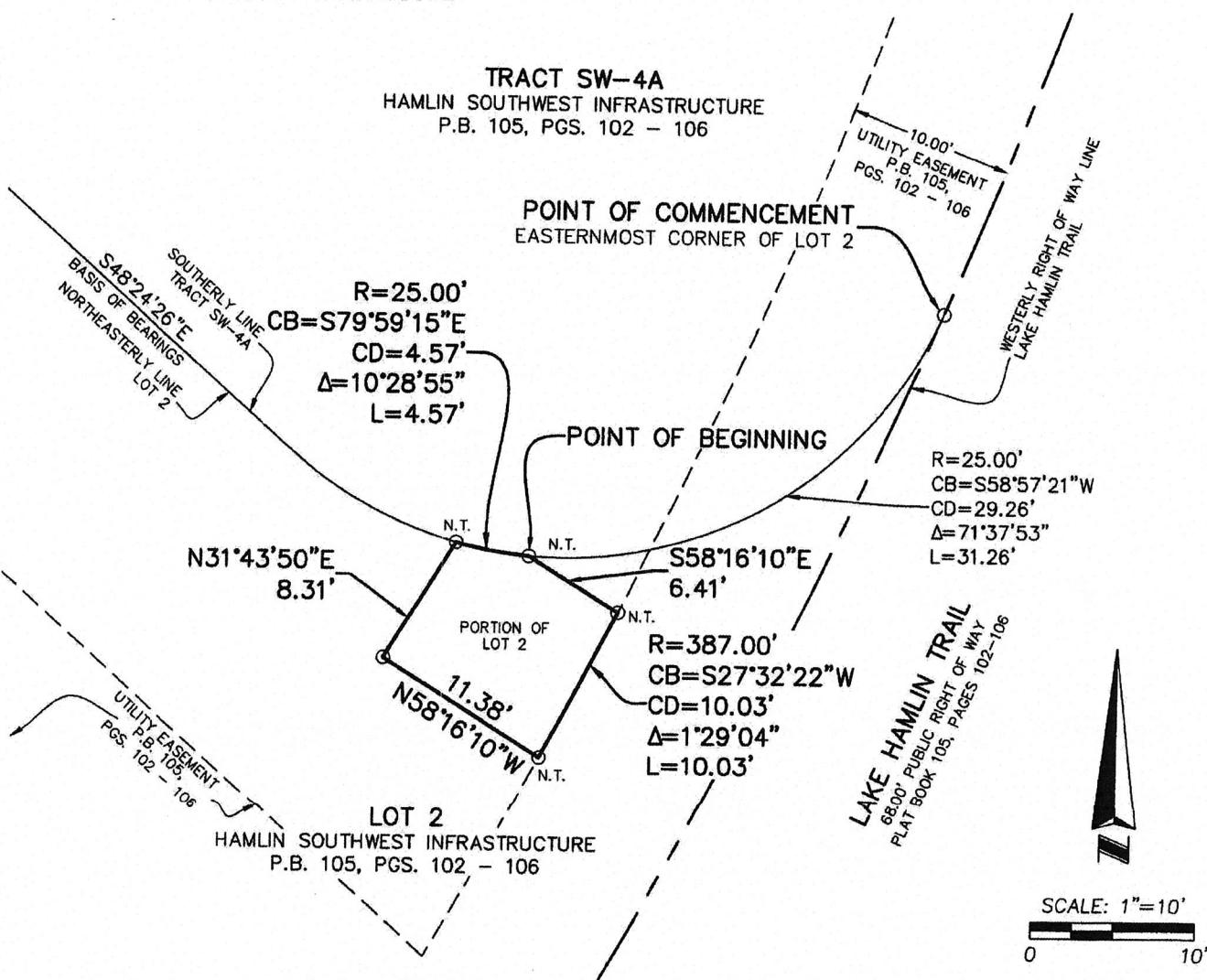
1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF LOT 2 HAMLIN SOUTHWEST INFRASTRUCTURE AS BEING S 48°24'26"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 #: <u>20150021</u>	CALC BY: <u>DY</u>	FOR THE LICENSED BUSINESS #6723 BY: Digitally signed by: James L Rickman Date: 2024.06.17 09: 01:41 -04'00'
DATE: <u>4/12/2024</u>	DRAWN BY: <u>DY</u>	
SCALE: <u>1"=10'</u>	CHECKED BY: <u>HF</u>	
REV: <u>6/17/24</u>		THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY JAMES L. RICKMAN, P.S.M. #5633

# SKETCH OF DESCRIPTION

NOT A SURVEY  
UTILITY EASEMENT

PROJECT NAME: HAMLIN SW COMMERCIAL-BLD O SELF STORAGE  
PROJECT NUMBER: B23906006



SHEET 2 OF 2  
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

#### SYMBOL AND ABBREVIATION LEGEND:

O	CHANGE IN DIRECTION	CB	CHORD BEARING
LB	LICENSED BUSINESS	CD	CHORD DISTANCE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	Δ	CENTRAL ANGLE
N.T.	NON TANGENT	L	LENGTH
R	RADIUS	P.B.	PLAT BOOK
		PGS.	PAGES

JOB #: 20150021	CALC BY: DY
DATE: 4/12/2024	DRAWN BY: DY
SCALE: 1" = 10'	CHECKED BY: HF
REV: 6/17/24	
