



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801-1393

Legislation Text

File #: 26-0131, **Version:** 1

Interoffice Memorandum

DATE: January 6, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Mary Tiffault, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Utility Easement between Hamlin Land Partners, LLC, f/k/a SLF IV/Boyd Horizon West JV, LLC and Orange County and authorization to record instrument for Hamlin SW Commercial-Bld O Self Storage. District 1. **(Real Estate Management Division)**

PROJECT: Hamlin SW Commercial-Bld O Self Storage

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEM:

Utility Easement

Cost: Donation

Size: 106.5 square feet

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division

Utilities Engineering Division

REMARKS: This action provides authority for the County to enter upon, excavate, construct, and maintain water lines, wastewater lines, reclaimed water lines, and any other utility facilities in connection with the Hamlin SW Commercial-Bld O Self Storage Permit No. B23906006 ("Project"). This Utility Easement is a condition precedent to the approval of the construction plans for the Project.

Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 27 2026

**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

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

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}

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

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

[Signature]
Signature

Dani A. Selge J.
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: [Signature]
By: Boyd Horizon West, LLC,
a Florida limited liability company,
its Managing Member.
Scott T. Boyd, Manager

WITNESS #2

[Signature]
Signature

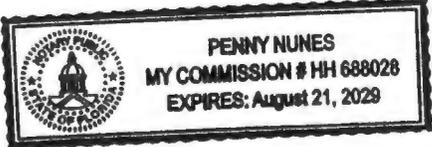
Penny Nunes
Print Name

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 17th 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)



[Signature]
Notary Signature
Penny Nunes
Print Notary Name
Notary Public of: Florida
My Commission Expires: 8/21/29

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

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:

Title of Security Instrument	Date of Recording	Recording Reference
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.

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{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

MORTGAGEE

City National Bank of Florida

WITNESS #1
Cheri Elrod
Signature
Cheri Elrod
Print Name

By: Alexander Borsari
Signature
ALEXANDER BORSARI
Print Name

Mailing Address: 370 N ORANGE AVE STE 100
City: ORLANDO State: FL
Zip Code: 32801

VP
Title

Mailing Address: 100 Southeast Second Street, 19th Floor
City: Miami State: Florida
Zip Code: 33131

WITNESS #2
Jonathan Rolon
Signature
Jonathan Rolon
Print Name

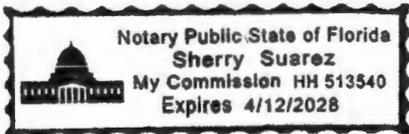
Mailing Address: 390 NORANGE AVE STE 1100
City: ORLANDO State: FL
Zip Code: 32801

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19 day of November, 2025, by Alexander Borsari, 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.

Sherry Suarez
Notary Signature
Sherry Suarez
Print Notary Name
Notary Public of: State of Florida
My Commission Expires: 4/12/2028

(Notary Stamp)



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:

Title of Declaration	Date of Recording	Recording Reference
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.

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{Signature on following page}

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

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

[Signature]
Signature

Donna A. Seliga Jr.
Print Name

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

By: [Signature]
Ken L. Kupp, President/Director

Mailing Address: 14422 Shoreside Way #130

City: Winter Garden State: FL

Zip Code: 34787

Mailing Address: 14422 Shoreside Way, Suite 130

City: Winter Garden State: Florida

Zip Code: 34787

WITNESS #2

[Signature]
Signature

Penny Nunes
Print Name

Mailing Address: 14422 Shoreside Way #130

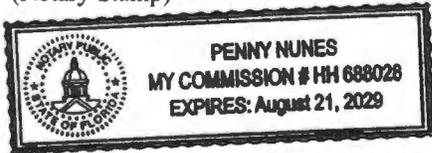
City: Winter Garden State: FL

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 17th day of November, 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)



[Signature]
Notary Signature

Penny Nunes
Print Notary Name

Notary Public of: Florida

My Commission Expires: 8/21/29

SKETCH OF DESCRIPTION

NOT A SURVEY
UTILITY EASEMENT

PROJECT NAME: HAMLIN SW COMMERCIAL-BLD 0 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

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 #: 20150021
DATE: 4/12/2024
SCALE: 1"=10'
REV: 6/17/24

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

FOR THE LICENSED BUSINESS #6723 BY:
Digitally signed by:
James L Rickman
Date: 2024.06.17 09:
01:41 -04'00'
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY
JAMES L. RICKMAN, P.S.M. #5633



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GEOSPATIAL SERVICES
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(407) 854-5355
LB#6723

