



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-1451, **Version:** 1

Interoffice Memorandum

DATE: November 4, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Elizabeth Price Jackson, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Termination of Easement, approval of Corrective Utility Easement between One Oak Nona West, LLC, DHIC - Nona West, LLC, and Orange County, and authorization to disburse funds to pay recording fees and record instruments for Tyson & Florida Hospital Properties, Boggy Creek Road - Watermain/Forcemain (18-E-035) #96848. District 4. **(Real Estate Management Division)**

PROJECT:

Tyson & Florida Hospital Properties, Boggy Creek Road -
Watermain/Forcemain (18-E-035) #96848

PURPOSE: To correct the legal descriptions of the encumbered area for utility facilities as a requirement of development.

ITEM:

Termination of Easement

Total size: 1.18 acres

Corrective Utility Easement

Cost: Donation

Total size: 1.54 acres

File #: 25-1451, Version: 1

BUDGET: 0001-043-0201-3189

REVENUE: N/A

FUNDS: \$216.20 - payable to Orange County Comptroller (for recording fees)

APPROVALS:

Real Estate Management Division
Utilities Department

REMARKS: On December 6, 2021, the County approved a Temporary Utility Easement and Utility Easement for this project. This action releases the Temporary Utility Easement, which is no longer required, and corrects the legal description of the permanent easement to dedicate the appropriate areas for utility facilities.

The Utilities Department has authorized the termination of the existing Temporary Utility Easement. County to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 18 2025

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

E. Price Jackson, 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 33-24-30-6061-18-001

Cross Reference: Document # 20220031051

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

TERMINATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That Orange County, a charter county and political subdivision of the state of Florida, the owner and holder of a certain Temporary Utility Easement executed by Adventist Health System/Sunbelt, Inc., a Florida not for profit corporation d/b/a AdventHealth, filed January 12, 2022 and recorded as Document No. 20220031051 of the Public Records of Orange County, Florida, upon the property situate in the said State and County described as follows, to-wit:

See Attached Schedule "A"

hereby acknowledges that the use and conditions for which the said easement was granted have been fulfilled and the said easement is now and forever terminated and extinguished and hereby directs the Comptroller of Orange County to record this Termination and thus make the same a matter of record.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

IN WITNESS WHEREOF, Orange County, Florida has caused its presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.



“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: Jerry L. Demings
Jerry L. Demings
Orange County Mayor

Date: 18 November 2025

ATTEST:

Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: Jennifer Lara-Klimetz
Jennifer Lara-Klimetz
Deputy Clerk
Jennifer Lara-Klimetz
Printed Name

SCHEDULE "A"

TYSON & FLORIDA HOSPITAL
PROPERTIES, BOGGY CREEK
ROAD— WATERMAIN/FORCEMAIN
ORANGE COUNTY UTILITIES
PROJECT NUMBER: 18-E-035

DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT

A portion of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the North 515.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence North 00°38'24" West, a distance of 30.00 feet along the West line of said Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING, said point being on the South line of the North 485.00 feet of said Northeast Quarter of the Southeast Quarter; thence North 89°51'09" West, a distance of 40.00 feet along a Westerly projection of said South line of the North 485.00 feet of the Northeast Quarter of the Southeast Quarter to a point on a line that is 40.00 feet West of and parallel with said West line; thence North 00°38'24" West, a distance of 10.00 feet along said parallel line to a point on the South line of the North 475.00 feet of said Northeast Quarter of the Southeast Quarter; thence South 89°51'09" East, a distance of 1215.20 feet along the South line of said North 475.00 feet of the Northeast Quarter of the Southeast Quarter to a point on a line that is 50.00 feet West of and parallel with the West right of way line of Boggy Creek Road as described in Official Records Book 9721, Page 3105, Public Records of Orange County, Florida; thence South 00°57'49" East, a distance of 10.00 feet along said parallel line to a point on said South line of the North 485.00 feet of said Northeast Quarter of the Southeast Quarter; thence North 89°51'09" West, a distance of 1175.25 feet along said South line to the POINT OF BEGINNING.

Containing 12,152 square feet, more or less.

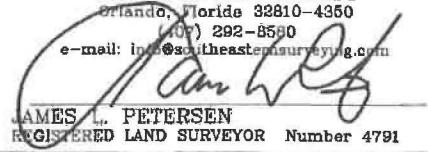
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the West line of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida being North 00°38'24" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 2-3

DESCRIPTION	Date:	KR		Certification Number LB2108	61866013
FOR BOGGY CREEK COMMERCIAL, LLC	06/13/2019	Job Number:	61866	Scale:	1" = 100'
		Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
		REVISED : 11/30/2020			
		SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			


SOUTEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4360
(407) 292-8550
e-mail: info@southeasternsurveying.com
JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

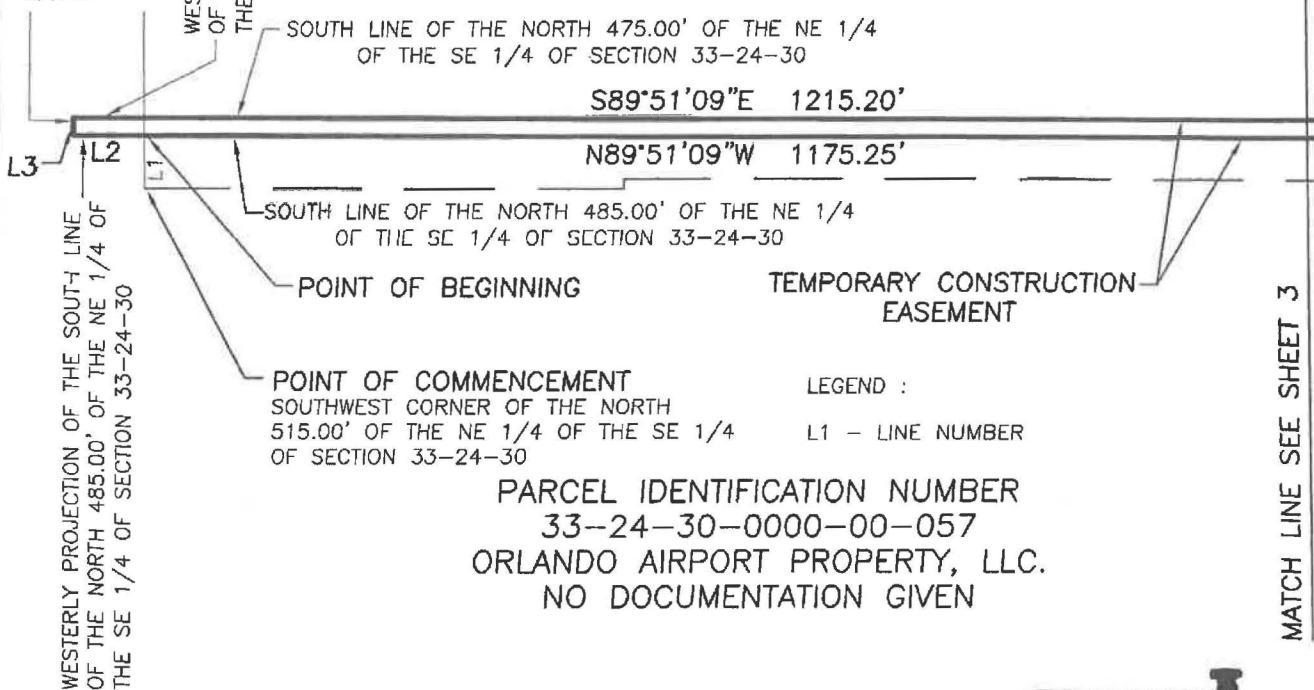


SKETCH OF DESCRIPTION
**TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK ROAD—
 WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES
 PROJECT NUMBER: 18-E-035**

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°38'24"W	30.00'
L2	N89°51'09"W	40.00'
L3	N00°38'24"W	10.00'

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021

ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105



Revised : 11/30/2020
 Drawing No. 61866013
 Job No. 61866
 Date: 06/13/2019
 SHEET 2 OF 3
 See Sheet 1 for Description

1" = 100'
 GRAPHIC SCALE
 0 50' 100' 200'
 THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

SKETCH OF DESCRIPTION
**TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK ROAD—
 WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES
 PROJECT NUMBER: 18-E-035**

LINE TABLE		
LINE #	BEARING	LENGTH
L4	S00°57'49"E	10.00'

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021

ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105



SOUTH LINE OF THE NORTH 475.00' OF THE NE 1/4
 OF THE SE 1/4 OF SECTION 33-24-30

S89°51'09"E 1215.20'

SOUTH LINE OF THE NORTH 485.00' OF THE NE 1/4
 OF THE SE 1/4 OF SECTION 33-24-30

N89°51'09"W 1175.25'

LEGEND :

TEMPORARY CONSTRUCTION
 EASEMENT

L4 - LINE NUMBER

LINE 50.00' WEST OF AND PARALLEL
 WITH THE WEST RIGHT OF WAY LINE
 WEST RIGHT OF WAY LINE
 60.00' ADDITIONAL RIGHT OF WAY PER
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

BOGGY CREEK ROAD
 RIGHT OF WAY VARIES

MATCH LINE SEE SHEET 2

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-035
 FRANCISCO J. BONNEMaison, TRUSTEE
 OFFICIAL RECORDS BOOK 8949, PAGE 3077



Revised : 11/30/2020
 Drawing No. 61866013
 Job No. 61866
 Date: 06/13/2019
 SHEET 3 OF 3
 See Sheet 1 for Description

1" = 100'
 GRAPHIC SCALE
 0 50' 100' 200'

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3
 e-mail: info@southeasternsurveying.com

SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

SCHEDULE "A"

TYSON & FLORIDA HOSPITAL
PROPERTIES, BOGGY CREEK ROAD—
WATERMAIN/FORCEMAIN
ORANGE COUNTY UTILITIES PROJECT
NUMBER: 18-E-035

DESCRIPTION: UTILITY EASEMENT

A portion of the Northeast Quarter and a portion of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the North 509.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence North 89°51'09" West, a distance of 90.02 feet along the South line of said North 509.00 feet of the Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING, said point being on the the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Page 8562, Public Records of Orange County, Florida; thence continue North 89°51'09" West, a distance of 25.00 feet along said South line to a point on a line that is 25.00 feet West of and parallel with said West right of way line; thence along said parallel line the following two (2) courses and distances : North 00°57'49" West, a distance of 506.86 feet; thence North 00°58'17" West, a distance of 1066.73 feet to a point on the North line of a 35.00 foot wide access and drainage easement as described in Official Records Book 9711, Page 8567, Public Records of Orange County, Florida; thence South 76°33'30" East, a distance of 25.81 feet along the North line of said 35.00 foot wide access and drainage easement to a point on said West right of way line; thence along said right of way line the following two (2) courses and distances : South 00°58'17" East, a distance of 1060.30 feet; thence South 00°57'49" East, a distance of 507.34 feet to the POINT OF BECINNINC.

Containing 39,265 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the North 509.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida being North 89°51'09" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 2-3

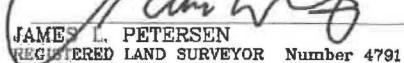
DESCRIPTION
FOR
BOGGY CREEK
COMMERCIAL, LLC

Date:	06/12/2019	KR
Job Number:	61866	Scale: 1" = 100'
Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that		
THIS IS NOT A SURVEY.		
REVISED : 11/30/2020		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		

Certification Number LB2108 61866010



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4360
(407) 292-8580
e-mail: info@southeasternsurveying.com

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791


SKETCH OF DESCRIPTION
**TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK ROAD—
 WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES PROJECT
 NUMBER: 18-E-035**

MATCH LINE
 SEE SHEET 3

LINE 25.00' WEST OF AND PARALLEL
 WITH THE WEST RIGHT OF WAY LINE

NO0°58'17"W 1066.73'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°51'09"W	90.02'
L2	N89°51'09"W	25.00'

NE 1/4 OF SECTION 33-24-30

EAST - WEST MID SECTION LINE SECTION 33-24-30

SE 1/4 OF SECTION 33-24-30

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021
 ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

LINE 25.00' WEST OF AND PARALLEL
 WITH THE WEST RIGHT OF WAY LINE
 NO0°57'49"W 506.86'

WEST RIGHT OF WAY LINE
 S00°57'49"E 507.34'
 60.00' ADDITIONAL RIGHT OF WAY PER
 OFFICIAL RECORDS BOOK 9711, PAGE 8562

BOGGY CREEK ROAD
 RIGHT OF WAY VARIES

SOUTH LINE OF THE NORTH 509.00'
 OF THE NE 1/4 OF THE SE 1/4

POINT OF BEGINNING

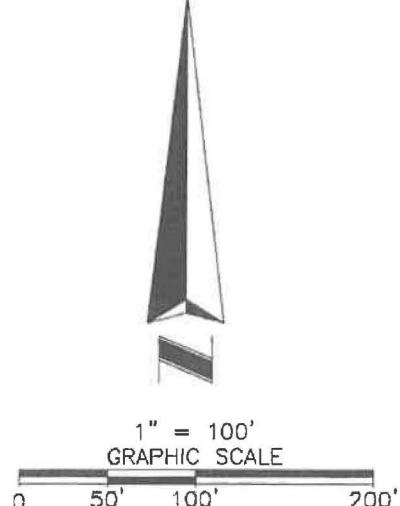
Revised : 11/30/2020
 Drawing No. 61866010
 Job No. 61866
 Date: 06/12/2019
 SHEET 2 OF 3
 See Sheet 1 for Description

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF THE NORTH
 509.00' OF THE NE 1/4 OF THE
 SE 1/4 OF SECTION 33-24-30

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3

LEGEND :

L1 = LINE NUMBER



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

SKETCH OF DESCRIPTION

NORTH LINE OF A 35.00' WIDE ACCESS
AND DRAINAGE EASEMENT PER OFFICIAL
RECORDS BOOK 9711, PAGE 8567

SOUTH LINE OF A 35.00' WIDE ACCESS
AND DRAINAGE EASEMENT PER OFFICIAL L3
RECORDS BOOK 9711, PAGE 8567

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S76°33'30"E	25.81'

PARCEL IDENTIFICATION NUMBER
33-24-30-0000-00-021
ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
OFFICIAL RECORDS BOOK 9721, PAGE 3105

LINE 25.00' WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE
N00°58'17"W 1066.73'

UTILITY EASEMENT

WEST RIGHT OF WAY LINE

S00°58'17"E 1060.30'

60.00' ADDITIONAL RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9711, PAGE 8562

BOGGY CREEK ROAD
RIGHT OF WAY VARIES

TYSON & FLORIDA HOSPITAL
PROPERTIES, BOGGY CREEK
ROAD—WATERMAIN/FORCEMAIN
ORANGE COUNTY UTILITIES
PROJECT NUMBER: 18-E-035

LEGEND :

L3 = LINE NUMBER



1" = 100'
GRAPHIC SCALE
0 50' 100' 200'



Revised: 11/30/2020

Drawing No. 61866010

Job No. 61866

Date: 06/12/2019

SHEET 3 OF 3

See Sheet 1 for Description

MATCH LINE
SEE SHEET 2

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEETS 1 THROUGH 3 e-mail: info@southeasternsurveying.com

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350

(407) 292-8580

Certification Number LB2108

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
18 2025

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

E. Price Jackson, 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:

portions of 33-24-30-6061-34-001, 33-24-30-6061-34-002, 33-24-30-6061-34-003,
33-24-30-6061-34-004, 33-24-30-6061-34-005, and 33-24-30-6061-34-006 as to One Oak Nona West,
LLC, and 33-24-30-6061-15-002 and 33-24-30-6061-18-001 as to DHIC - Nona West, LLC

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

THIS IS A DONATION

*This Corrective Utility Easement replaces and supersedes that certain Utility Easement
filed January 12, 2022 in its entirety, and recorded as Document No. 20220031050 of the
Public Records of Orange County, Florida.*

CORRECTIVE UTILITY EASEMENT

THIS INDENTURE, made as of the date signed below, between **One Oak Nona West, LLC**, a Florida limited liability company, whose address is 907 South Fort Harrison Avenue, Suite 102, Clearwater, Florida 33756 and **DHIC – Nona West, LLC**, a Delaware limited liability company, whose address is 1341 Horton Circle, Arlington, Texas 76011, each as to portions of their property as referenced above, collectively the GRANTORS, 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 GRANTORS, 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

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

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

{signatures on following pages}

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

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

WITNESS #1



Signature



Print Name

Mailing Address: 907 S. Ft. Harrison Ave., Ste. 102

City: Clearwater State: FL

Zip Code: 33756

One Oak Nona West, LLC,
a Florida limited liability company

By: Hupp RE Holdings, LLC,
a Florida limited liability company,
its Manager

By:

Signature

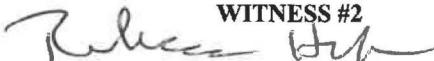


Andrew J. Hupp

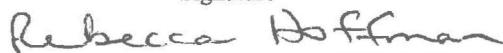
Print Name
manager

Title

WITNESS #2



Signature



Print Name

Mailing Address: 907 S. Ft. Harrison Ave., Ste. 102

City: Clearwater State: FL

Zip Code: 33756

STATE OF

Florida

COUNTY OF

Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of July, 2025, by Andrew J. Hupp, as manager of Hupp RE Holdings, LLC, a Florida limited liability company, as Manager of One Oak Nona West, 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)



Notary Signature



Print Notary Name

Notary Public of:

Florida

My Commission Expires:

3/15/2026

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

WITNESS #1

Alex LION-DO

Signature

ALEX LION-DO

Print Name

Mailing Address: 2500 Maitland Ctr Pkwy

City: Maitland State: FL

Zip Code: 32751

WITNESS #2

Michelle Humes

Print Name

Mailing Address: 2500 Maitland Ctr Rkwy

City: Maitland State: FL

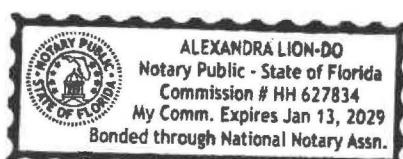
Zip Code: 32751

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 JUNE, 2025, by MATTHEW MITCHELL as V.P., of DHI Communities II, LLC, a Delaware limited liability company, as Authorized Member of DHIC - Nona West, 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)



DHIC - Nona West, LLC,
a Delaware limited liability company

By: DHI Communities II, LLC,
a Delaware limited liability company,
its Authorized Member

By: Matthew Mitchell

Signature

MATTHEW MITCHELL

Print Name

V.P.

Title

Notary Signature

ALEX LION-DO

Print Notary Name

Notary Public of: FL

My Commission Expires: 1/13/2029

MORTGAGEE'S JOINDER AND CONSENT TO CORRECTIVE 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	January 8, 2025	Doc #20250015228
Assignment of Leases and Rents	January 8, 2025	Doc #20250015229
UCC-1 Financing Statement	January 8, 2025	Doc #20250015230
Subordination, Non-Disturbance and Attornment Agreement	January 21, 2025	Doc #20250036842

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 Corrective 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 Corrective Utility Easement, as said Corrective Utility Easement may be modified, amended, and/or assigned from time to time.

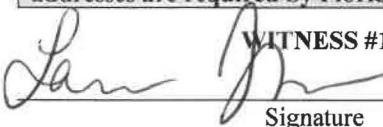
REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{Signature on following page}

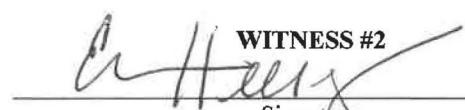
Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

IN WITNESS WHEREOF, the undersigned has duly executed this Mortgagee's Joinder and Consent to Corrective 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
Laurie Johnson
Print Name

Mailing Address: 450 Skokie Blvd, Bldg 600
City: Northbrook State: IL
Zip Code: 60062

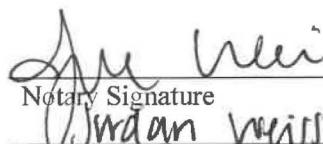

WITNESS #2
Signature
Erika Heeres
Print Name

Mailing Address: 450 Skokie Blvd, Ste 604
City: Northbrook State: IL
Zip Code: 60062

STATE OF Illinois
COUNTY OF Waukegan

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 day of May, 202020, by Elan Peretz, as Authorized Signatory, of BCL-CRE 3 LLC, an Illinois limited liability company, on behalf of the company. The individual is personally known to me or has produced as identification.

(Notary Stamp)


Notary Signature
Jordan Weiss
Print Notary Name
Notary Public of: Illinois
My Commission Expires: July 31, 2027



PROPERTY OWNERS ASSOCIATION JOINDER AND CONSENT
TO CORRECTIVE 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
Development Agreement and Grant of Easements	June 1, 2023	Doc #20230308082
Declaration of Covenants, Conditions, Easements and Restrictions for Nona West	June 1, 2023	Doc #20230308084
First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Nona West	October 18, 2024	Doc #20240595072
Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Nona West	January 8, 2025	Doc #20250015223

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 Corrective Utility Easement and agrees that such Corrective 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

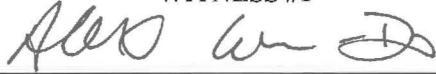
{Signature on following page}

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

IN WITNESS WHEREOF, the undersigned has duly executed this Property Owners' Association Joinder and Consent to Corrective 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

ALEX LION-DO

Print Name

Mailing Address: 2500 Maitland Ctr Pkwy

City: Maitland State: FL

Zip Code: 32751

WITNESS #2



Signature

Avery Brooks

Print Name

Mailing Address: 2500 Maitland Center Pkwy

City: Maitland State: FL

Zip Code: 32751

STATE OF

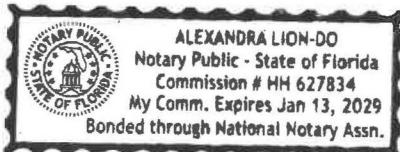
FLORIDA

COUNTY OF

ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of JUNE, 2025, by MATTHEW MITCHELL V. P., of Nona West Infrastructure 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)



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

By: Matthew Mitchell

Signature

Matthew Mitchell

Print Name

VP

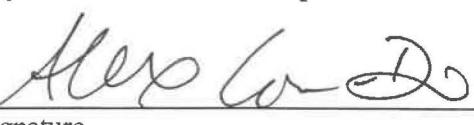
Title

Mailing Address: 2500 Maitland Center Pkwy

City: Maitland State: FL

Zip Code: 32751

Notary Signature



ALEX LION-DO

Print Notary Name

Notary Public of:

My Commission Expires:

FL

1/13/2029

TENANT JOINDER AND CONSENT TO CORRECTIVE UTILITY EASEMENT

The undersigned hereby certifies that it is the tenant described in the following encumbrances upon the above described Corrective Utility Easement:

Title of Encumbrance	Date of Recording	Recording Reference
Declaration of Easements and Restrictions and Short Form Lease	January 21, 2025	Doc #20250036841
Subordination, Non-Disturbance and Attornment Agreement	January 21, 2025	Doc #20250036842

and recorded in the Public Records of Orange County, Florida, (collectively, the “Encumbrances”) and that the undersigned hereby joins in and consents to the execution and recording of the foregoing Corrective Utility Easement and agrees that the Encumbrances, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Type of Easement, as said easement may be modified, amended, and/or assigned from time to time.

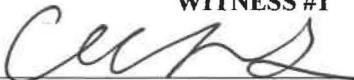
Remainder of page intentionally left blank

{Signature continued on following page}

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

TENANT/LESSEE

WITNESS #1



Signature

Christine C. Trites

Print Name

Mailing Address: 5200 Buffington Road

City: Atlanta State: GA

Zip Code: 30349

WITNESS #2



Signature

Emily Hootkins

Print Name

Mailing Address: 5200 Buffington Road

City: Atlanta State: GA

Zip Code: 30349

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24 day of July, 2025, by Stephanie Thompson, Director, of Chick-fil-A, Inc., a Georgia corporation, on behalf of the corporation. The individual is personally known to me or has produced _____ as identification.

(Notary Stamp)



Kimberly N. Hullett
Notary Signature

Print Notary Name

Notary Public of:

My Commission Expires:

Georgia
Nov. 6, 2028

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

Exhibit A

*(see the attached two sketches of description prepared by
Southeastern Surveying and Mapping Corporation identified as
Drawing No. 61866010, revised 11/30/2020, consisting of three (3) pages and
Drawing No. 61866012, revised 11/30/2020, consisting of three (3) pages
for a total of six (6) pages)*

SCHEDULE "A"

TYSON & FLORIDA HOSPITAL
PROPERTIES, BOGGY CREEK ROAD—
WATERMAIN/FORCEMAIN
ORANGE COUNTY UTILITIES PROJECT
NUMBER: 18-E-035

DESCRIPTION: UTILITY EASEMENT

A portion of the Northeast Quarter and a portion of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the North 509.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence North 89°51'09" West, a distance of 90.02 feet along the South line of said North 509.00 feet of the Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING, said point being on the the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Page 8562, Public Records of Orange County, Florida; thence continue North 89°51'09" West, a distance of 25.00 feet along said South line to a point on a line that is 25.00 feet West of and parallel with said West right of way line; thence along said parallel line the following two (2) courses and distances : North 00°57'49" West, a distance of 506.86 feet; thence North 00°58'17" West, a distance of 1066.73 feet to a point on the North line of a 35.00 foot wide access and drainage easement as described in Official Records Book 9711, Page 8567, Public Records of Orange County, Florida; thence South 76°33'30" East, a distance of 25.81 feet along the North line of said 35.00 foot wide access and drainage easement to a point on said West right of way line; thence along said right of way line the following two (2) courses and distances : South 00°58'17" East, a distance of 1060.30 feet; thence South 00°57'49" East, a distance of 507.34 feet to the POINT OF BECINNING.

Containing 39,265 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the North 509.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida being North 89°51'09" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 2-3

DESCRIPTION	Date:	06/12/2019	KR	Certification Number LB2108	61866010
FOR BOGGY CREEK COMMERCIAL, LLC	Job Number:	61866	Scale: 1" = 100'		
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that			SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8600 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com	
	THIS IS NOT A SURVEY.				
	REVISED : 11/30/2020			JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH				

SKETCH OF DESCRIPTION
**TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK ROAD—
 WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES PROJECT
 NUMBER: 18-E-035**

MATCH LINE
 SEE SHEET 3

LINE 25.00' WEST OF AND PARALLEL
 WITH THE WEST RIGHT OF WAY LINE

N00°58'17"W 1066.73'

NE 1/4 OF SECTION 33-24-30

EAST - WEST MID SECTION LINE SECTION 33-24-30

SE 1/4 OF SECTION 33-24-30

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021
 ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

SOUTH LINE OF THE NORTH 509.00'
 OF THE NE 1/4 OF THE SE 1/4

POINT OF BEGINNING

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF THE NORTH
 509.00' OF THE NE 1/4 OF THE
 SE 1/4 OF SECTION 33-24-30

Revised : 11/30/2020
 Drawing No. 61866010
 Job No. 61866
 Date: 06/12/2019
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°51'09"W	90.02'
L2	N89°51'09"W	25.00'

LEGEND :

L1 = LINE NUMBER

LINE 25.00' WEST OF AND PARALLEL
 WITH THE WEST RIGHT OF WAY LINE
 N00°57'49"W 506.86'

WEST RIGHT OF WAY LINE

S00°57'49"E 507.34'

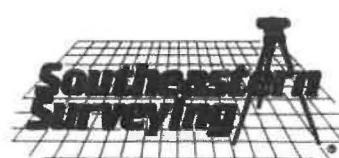
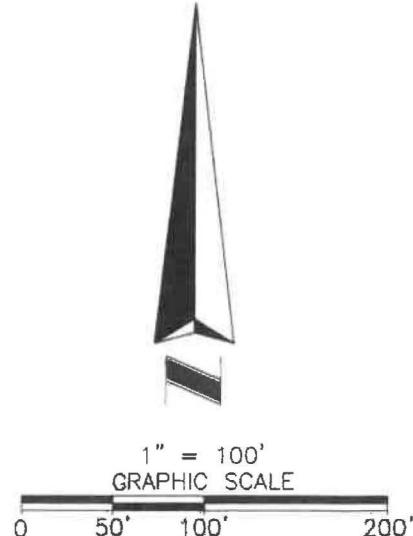
60.00' ADDITIONAL RIGHT OF WAY PER
 OFFICIAL RECORDS BOOK 9711, PAGE 8562

BOGGY CREEK ROAD
 RIGHT OF WAY VARIES

UTILITY EASEMENT

S00°58'17"E 1060.30'

60.00' ADDITIONAL RIGHT OF WAY
 PER OFFICIAL RECORDS BOOK
 9711, PAGE 8562



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

SKETCH OF DESCRIPTION

NORTH LINE OF A 35.00' WIDE ACCESS
AND DRAINAGE EASEMENT PER OFFICIAL
RECORDS BOOK 9711, PAGE 8567

SOUTH LINE OF A 35.00' WIDE ACCESS
AND DRAINAGE EASEMENT PER OFFICIAL L3
RECORDS BOOK 9711, PAGE 8567

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S76°33'30"E	25.81'

PARCEL IDENTIFICATION NUMBER
33-24-30-0000-00-021
ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
OFFICIAL RECORDS BOOK 9721, PAGE 3105

LINE 25.00' WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE
N00°58'17"W 1066.73'

UTILITY EASEMENT

WEST RIGHT OF WAY LINE
S00°58'17"E 1060.30'

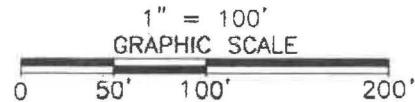
60.00' ADDITIONAL RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9711, PAGE 8562

BOGGY CREEK ROAD
RIGHT OF WAY VARIES

TYSON & FLORIDA HOSPITAL
PROPERTIES, BOGGY CREEK
ROAD-WATERMAIN/FORCEMAIN
ORANGE COUNTY UTILITIES
PROJECT NUMBER: 18-E-035

LEGEND :

L3 = LINE NUMBER



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108
e-mail: info@southeasternsurveying.com

MATCH LINE
SEE SHEET 2

Revised : 11/30/2020
Drawing No. 61866010
Job No. 61866
Date: 06/12/2019
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEETS 1 THROUGH 3

SCHEDULE "A"

TYSON & FLORIDA HOSPITAL
PROPERTIES, BOGGY CREEK
ROAD— WATERMAIN/FORCEMAIN
ORANGE COUNTY UTILITIES
PROJECT NUMBER: 18-E-035

DESCRIPTION: UTILITY EASEMENT

A portion of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

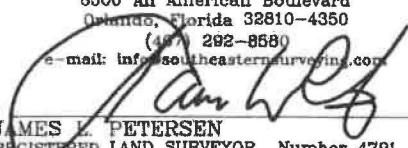
Begin at the Southwest corner of the North 515.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence North 89°51'09" West, a distance of 40.00 feet along a Westerly projection of the South line of the North 515.00 feet of said Northeast Quarter of the Southeast Quarter to a point on a line that is 40.00 feet West of and parallel with the West line of said Northeast Quarter of the Southeast Quarter; thence North 00°38'24" West, a distance of 30.00 feet along said parallel line to a point on the South line of the North 485.00 feet of said Northeast Quarter of the Southeast Quarter; thence South 89°51'09" East, a distance of 1240.26 feet along said South line of the North 485.00 feet of Northeast Quarter of the Southeast Quarter to a point on a line that is 25.00 feet West of and parallel with the West right of way line of Boggy Creek Road per Official Records Book 9721, Page 3105, Public Records of Orange County, Florida; thence South 00°57'49" East, a distance of 20.00 feet along said parallel line to a point on a line that is 4.00 feet North of and parallel with the South line of the North 509.00 feet of said Northeast Quarter of the Southeast Quarter; thence North 89°51'09" West, a distance of 930.34 feet along said parallel line; thence departing said parallel line South 00°38'24" East, a distance of 10.00 feet to a point on the South line of the North 515.00 feet of said Northeast Quarter of the Southeast Quarter; thence North 89°51'09" West, a distance of 270.03 feet along said South line of the North 515.00 feet of the Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING.

Containing 27,906 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the West line of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida being North 00°38'24" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 2-3

DESCRIPTION	Date:	06/13/2019	KR	Certification Number LB2108	61866012
FOR BOGGY CREEK COMMERCIAL, LLC	Job Number:	61866	Scale: 1" = 100'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8880 e-mail: info@southeastsurveying.com	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED : 11/30/2020				
	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH				JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 

SKETCH OF DESCRIPTION
**TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK
 ROAD—WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES
 PROJECT NUMBER: 18-E-035**

LINE 40.00' WEST OF AND PARALLEL
 WITH THE WEST LINE OF THE NE 1/4 OF
 THE SE 1/4 OF SECTION 33-24-30
 NO0°38'24"W

WESTERLY PROJECTION OF THE SOUTH LINE
 OF THE NORTH 485.00' OF THE NE 1/4 OF
 THE SE 1/4 OF SECTION 33-24-30

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°51'09"W	40.00'
L2	N00°38'24"W	30.00'
L4	S00°38'24"E	10.00'

LEGEND :

L1 = LINE NUMBER



PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021
 ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

SOUTH LINE OF THE NORTH 485.00' OF THE NE 1/4
 OF THE SE 1/4 OF SECTION 33-24-30

S89°51'09"E 1240.26'

UTILITY EASEMENT

L2 N89°51'09"W 270.03'

N89°51'09"W 930.34'

SOUTH LINE OF THE NORTH 515.00'
 OF THE NE 1/4 OF THE SE 1/4 OF
 SECTION 33-24-30

LINE 4.00' NORTH OF AND PARALLEL WITH
 THE SOUTH LINE OF THE NORTH 509.00'
 OF THE NE 1/4 OF THE SE 1/4 OF
 SECTION 33-24-30

POINT OF BEGINNING

SOUTHWEST CORNER OF THE NORTH
 515.00' OF THE NE 1/4 OF THE SE 1/4
 OF SECTION 33-24-30

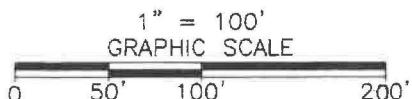
PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-057
 ORLANDO AIRPORT PROPERTY, LLC.
 NO DOCUMENTATION GIVEN

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-056
 BOGGY CREEK COMMERCIAL, LLC
 ORANGE COUNTY PROPERTY APPRAISER'S
 DOCUMENT NUMBER 20190278631

MATCH LINE SEE SHEET 3



Revised : 11/30/2020
 Drawing No. 61866012
 Job No. 61866
 Date: 06/13/2019
 SHEET 2 OF 3
 See Sheet 1 for Description



THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3

SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

e-mail: info@southeasternsurveying.com

SKETCH OF DESCRIPTION
**TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK
 ROAD— WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES
 PROJECT NUMBER: 18-E-035**

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021

ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S00°57'49"E	20.00'

SOUTH LINE OF THE NORTH 485.00' OF THE NE 1/4
 OF THE SE 1/4 OF SECTION 33-24-30

S89°51'09"E 1240.26'

UTILITY EASEMENT

N89°51'09"W 930.34'

LINE 4.00' NORTH OF AND PARALLEL WITH THE
 SOUTH LINE OF THE NORTH 509.00' OF THE NE 1/4
 OF THE SE 1/4 OF SECTION 33-24-30

LEGEND :

L3 = LINE NUMBER

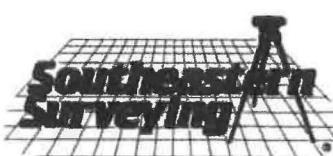


MATCH LINE SEE SHEET 2

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-035
 FRANCISCO J. BONNEMaison, TRUSTEE
 OFFICIAL RECORDS BOOK 8949, PAGE 3077

Revised : 11/30/2020
 Drawing No. 61866012
 Job No. 61866
 Date: 06/13/2019
 SHEET 3 OF 3
 See Sheet 1 for Description

1" = 100'
 GRAPHIC SCALE
 0 50' 100' 200'
 THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain

Date: October 14, 2025

Parcel #: N/A

District #: 4

Approval: BCC



Type of Transaction: N/A

Advance Payment Requested

Total Amount: \$ 216.20

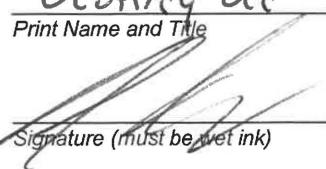
PAYABLE TO:

Orange County Comptroller
P. O. Box 38
Orlando, Florida 32802

Real Estate Management Division

Recording Fees \$216.20

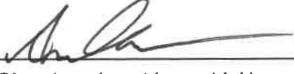
Controlling Agency's Approval Signature:

Geoffrey Lee - Financial Analyst REM
Print Name and Title

Signature (must be wet ink)

10/16/25
Date

Total: \$216.20

Controlling Agency's Fiscal Approval Signature:

Amber Ayub - Program Manager
Print Name and Title

Signature (must be wet ink) 10/16/2025
Date

Form Prepared by:

Elizabeth Price Jackson

407-836-7099 Elizabeth.Jackson@ocfl.net

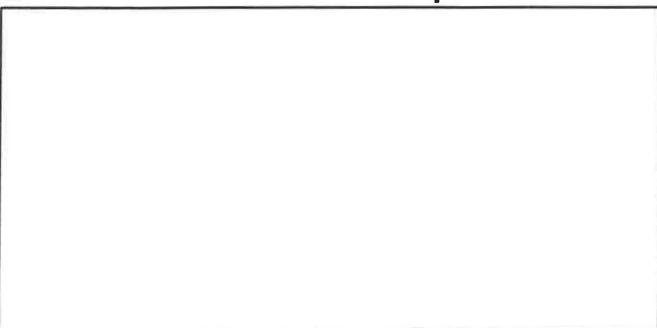
REAL ESTATE MANAGEMENT APPROVAL


Luciana Mino, Assistant Manager

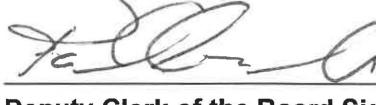
Date

10/27/25

ORDINANCE Stamp



BCC APPROVAL


Deputy Clerk of the Board Signature

NOV 18 2025

Date

BCC Stamp



Real Estate Management Division Use Only
Routing Checklist Approval Dates

Agency _____ REM Mgmt. _____ BCC _____ Finance _____