



Orange County Government

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

Legislation Text

File #: 26-0670, **Version:** 1

Interoffice Memorandum

DATE: May 26, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Sara Solomon, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Cross-Access, Utility, and Drainage Easement Agreement by and between Hamlin Land Partners, LLC, McClane-Palm Parkway, LLC, and Orange County and authorization to disburse funds and record instrument for Orange County Fire Station #48 (Avalon Road). District 1. (Real Estate Management Division)

PROJECT: Orange County Fire Station #48 (Avalon Road)

PURPOSE: To provide for access, construction, utilities, and drainage.

ITEM:

Cross-Access, Utility and Drainage Easement Agreement

Cost: Donation

Total Size: 1.4 acres

BUDGET: 1046-034-0808-6210

REVENUE: N/A

FUNDS: \$163.70 - Payable to Orange County Comptroller (for recording fees)

APPROVALS:

Real Estate Management Division

County Attorney's Office
Risk Management Division
Capital Projects Division
Fire Rescue Department

REMARKS: This action allows for the construction, use, and maintenance of certain access roads providing ingress and egress over and across adjacent properties together with the installation, maintenance, and joint use of certain underground utilities and drainage improvements for the benefit of Fire Station #48. Orange County to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 1 6 2026

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

Anmber Ayub, 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

Project: Orange County Fire Station #48 (Avalon Road)

THIS IS A DONATION

CROSS-ACCESS, UTILITY, AND DRAINAGE EASEMENT AGREEMENT

THIS CROSS-ACCESS, UTILITY, AND DRAINAGE EASEMENT AGREEMENT (this "**Agreement**") is made and entered into as of the date last executed below (the "**Effective Date**"), by and between **HAMLIN LAND PARTNERS, LLC**, a Delaware limited liability company, formerly known as SLF IV/BOYD HORIZON WEST JV, LLC, a Delaware limited liability company, whose address is 14422 Shoreside Way, Suite 130, Winter Garden, Florida 34787 ("**HLP**"), **MCLANE-PALM PARKWAY, LLC**, a Florida limited liability company, whose address is 10407 Rocket Boulevard, Orlando, Florida 32824 ("**MPP**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, its successors and/or assigns, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 ("**County**") (HLP, MPP, and the County, hereinafter each a "**Party**", and collectively, the "**Parties**").

WITNESSETH:

WHEREAS, HLP owns certain tracts of real property identified by the Orange County Property Appraiser ("**OCPA**") as Parcel ID Nos. 19-23-27-5840-12-110 and 20-23-27-2710-02-000 (collectively, the "**HLP Property**"); and

WHEREAS, MPP owns certain real property identified by OCPA as Parcel ID No. 20-23-27-2710-02-002 (the "**MPP Property**"); and

WHEREAS, the County owns certain real property identified by OCPA as Parcel ID No. 20-23-27-2710-02-001 (the "**County Property**"); and

WHEREAS, the HLP Properties, MPP Property, and County Property shall hereinafter be referred to collectively as the "**Benefited Properties**" and individually as a "**Benefited Property**"; and

WHEREAS, the Parties desire to create perpetual, non-exclusive easements for: (i) the construction, use and maintenance of certain access roads providing ingress and egress over and

across portions of the Benefited Properties providing for the free flow of vehicular traffic through and on such portions of the Benefited Properties, and (ii) the installation, maintenance, and joint use of certain underground utilities and drainage improvements that may be constructed under and within certain portions of the Benefited Properties.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties further agree as follows:

1. Recitals. The recitals set forth above are true and correct and incorporated herein by reference.

2. Defined Terms. The following terms, when used in this Agreement, shall have the following meanings:

a) **“Access Improvements”** means those certain access roads to be hereafter constructed within the HLP Easement Area, MPP Easement Area, and County Easement Area (defined below) in order to provide Vehicular Access (defined below) within and across the Benefited Properties.

b) **“Easement Areas”** shall refer collectively to those easements which are the subject of this Agreement, including the HLP Easement Area, MPP Easement Area, and County Easement Area.

c) **“Owner(s)”** means the record owner of the fee simple title to any of the Benefited Properties.

d) **“User(s)”** means those persons or entities in physical possession and control of a Benefitted Property, or any portion thereof, whether as Owner, tenant, subtenant, concessionaire or licensee, and their respective customers, employees, agents, and invitees.

e) **“Utility Improvements”** mean those certain drainage pipes, manholes, water lines, waste waterlines, and reclaimed waterlines to be constructed under the Access Improvements and/or within the Utility Easement Areas (as that term is defined herein).

f) **“Vehicular Access”** means vehicular ingress and egress in common with others (including construction access during construction of improvements on a Benefitted Property) for the purpose of installation, operation, use maintenance and repair of the Access Improvements to and from any public roadway or from another Benefitted Property.

3. HLP Grant of Easement. HLP does hereby grant and convey, for the benefit of the Owners and Users of all the Benefitted Properties, a nonexclusive, perpetual easement to encumber a certain portion of the HLP Property, as more particularly described in the attached **Exhibit A** (the **“HLP Easement Area”**) for Vehicular Access over, upon, and across the HLP Easement Area and for utility and drainage purposes in, to, under, and across the HLP Easement area for the purpose of installation, operation, and use of the Utility Improvements.

4. MPP Grant of Easement. MPP does hereby grant and convey, for the benefit of the Owners and Users of all the Benefitted Properties, a nonexclusive, perpetual easement to encumber a certain portion of the MPP Property, as more particularly described in the attached **Exhibit B** (the “**MPP Easement Area**”) for Vehicular Access over, upon, and across the MPP Easement Area and for utility and drainage purposes in, to, under, and across the MPP Easement area for the purpose of installation, operation, and use of the Utility Improvements.

5. County Grant of Easement. County does hereby grant and convey, for the benefit of the Owners and Users of all the Benefitted Properties, a nonexclusive, perpetual easement to encumber a certain portion of the County Property, as more particularly described in the attached **Exhibit C** (the “**County Easement Area**”) for Vehicular Access over, upon, and across the County Easement Area and for utility and drainage purposes in, to, under, and across the County Easement area for the purpose of installation, operation, and use of the Utility Improvements.

6. Utilities and Drainage. The Parties hereby agree that all Utility Improvements shall be underground except: (i) pad mounted electrical transformers, if any, which shall be designed and located in a manner to minimize their visual impact; (ii) as may be necessary during period of construction, reconstruction, repair, or temporary service; (iii) as may be required by governmental agencies having jurisdiction over the Benefitted Properties; or (iv) as may be required by the provider of such service.

7. Construction of Access Improvements and Utility Improvements.

a) **Construction.** County shall, as soon as practicable after the effective date of this Agreement, and at its sole cost and expense, commence design, engineering, permitting and construction of the Access Improvements and Utility Improvements. Prior to any construction, County shall have plans prepared for construction of the Access Improvements and Utility Improvements (the “**Plans**”) and shall submit these Plans to HLP and MPP for their approval, which shall not be unreasonably withheld. If HLP and MPP do not provide written approval of the Plans, County shall use commercially reasonable efforts to obtain such approval and to address any concerns, and to the extent necessary, submit revised Plans to HLP and MPP. If any material changes to the Plans are made after submission and approval by HLP and MPP, County shall provide such revised Plans to HLP and MPP for review and approval prior to construction.

b) **HLP and MPP Right to Construct.** Notwithstanding the foregoing, if County has not yet commenced construction of all or any portion of the Access Improvements and Utility Improvements, and HLP and/or MPP determine, in their sole discretion, that commencement of the construction of these improvements, or any portion thereof, is necessary as part of the development of the HLP Property and/or MPP Property, HLP and/or MPP may, upon prior written notice to all Parties, construct such improvements themselves, and at their sole cost and expense.

8. Temporary Construction Easement. The Parties hereby grant to each other a temporary, non-exclusive easement (“**Temporary Easement**”) to use such portions of the HLP Properties and MPP Property (or the County Property to the extent that HLP or MPP elect to construct the Access Improvements and Utility Improvements) as and to the extent reasonably necessary to perform construction of the Access Improvements and Utility Improvements. The Temporary Easement shall automatically terminate upon the earlier of i) completion of the Access

Improvements and Utility Improvements; or ii) seven (7) years from the Effective Date of this Agreement. Upon request to any Party having been granted this Temporary Easement, said Party shall provide written confirmation upon completion of construction that the Temporary Easement has terminated, which written confirmation may be recorded, at the sole cost and expense of the requesting Party.

9. Insurance. Any party performing construction of the access improvements and utility improvements, which includes work on the real property of another party to this Agreement, shall cause its contractors and subcontractors to carry and keep in force, at a minimum, the following insurance coverage during the performance of such work:

a) **Commercial General Liability** insurance with limits of not less than \$1,000,000.00 per occurrence.

b) **Business Automobile Liability** insurance with limits of not less than \$1,000,000.00 per occurrence, covering all owned, hired, and non-owned vehicles used in connection with the work.

c) **Worker's Compensation Insurance** as required by the laws of the State of Florida including Employer's Liability coverage.

d) **Pollution Liability Insurance** with limits of not less than \$1,000,000.00 per occurrence.

All such policies shall name each party to this Agreement as additional insureds.

10. Indemnification. Subject to the rights and protections set forth in Section 768.28, Florida Statutes, any Party performing construction activities pursuant to this Agreement covenants and agrees to indemnify and hold harmless the non-constructing Parties, their successors and assigns, against any loss, cost, expense, lien, or other claim incurred by the constructing Party due to the exercise of their rights under the Temporary Easement and/or performance of construction activities permitted by this Agreement. In the event a lien is recorded against any of the Benefited Properties for which the constructing Party is responsible, the constructing Party shall cause such lien to be removed, either by satisfaction or transfer to bond, within thirty (30) days of the recordation of such lien. County, as a local government, is subject to Section 255.05, Florida Statutes for the aforementioned liens. County, upon notification of a lien under this section, may alternatively proceed under 255.05 to remove any such liens, including any performance or payment bonds related thereto. This provision shall survive the termination or abandonment of this Agreement.

11. Maintenance. Except as otherwise set forth below, HLP and MPP shall be responsible for the maintenance, repair and upkeep of the Access Improvements and/or Utility Improvements located on their respective Benefited Property, unless such maintenance has been delegated to a property owners or condominium owners' association pursuant to a recorded declaration for such Benefited Property.

12. Maintenance of County's Easement Area. County shall be responsible for the maintenance, repair, and upkeep of Access Improvements and Utility Improvements to be constructed within or under the County's Easement Area.

13. Use. Notwithstanding anything to the contrary contained herein, each Party reserves for itself and its heirs, successors, and assigns the right to continue to use and enjoy the Easement Areas on its respective Benefited Property for all purposes that do not unreasonably interfere with or interrupt the use or enjoyment of the easements granted herein to any other Party.

14. Parking. No cross-parking shall be permitted within or upon the Access Improvements, it being the Parties' intent that the easements granted by this Agreement are for cross-access only, and not for parking, standing, storing or leaving vehicles unattended.

15. Miscellaneous.

a) **Construction.** The fact that a Party may be deemed to have drafted or structured any provision hereof shall not be considered in construing the particular provision, either in favor of or against such Party.

b) **Captions.** The captions at the beginning of the paragraphs of this Agreement are not a part of this Agreement, but merely are labels to assist in locating and reading the respective paragraphs hereof.

c) **Severability.** If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement (or the application of such provision to persons or circumstances other than those in respect of which the determination of invalidity or unenforceability was made) shall not be affected, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

d) **Governing Law.** All questions concerning the meaning, execution, construction, effect and validity of this Agreement shall be judged and resolved in accordance with the laws of the State of Florida.

e) **Modification.** No changes, alterations, modifications, additions or qualifications to the terms of this Agreement shall be binding upon the Parties hereto, unless made in writing and signed by the parties to be bound thereby.

f) **Approvals.** When approval by any Party is required under this Agreement, such approval shall not be unreasonably withheld, conditioned or delayed. Absent a reference to a specific period of time, the period of time in which approval shall be granted or denied shall be thirty (30) days from the date of written notice. If a Party neither approves nor disapproves a proposed action within such period, such Party will be deemed to have given such Party's approval.

g) **Notices.** All notices, statements, demands, approvals and other communications ("Notices") given pursuant to this Agreement shall be in writing and sent to the Parties at the addresses for each Party set forth above. All Notices given in accordance with this Agreement shall be deemed to have been given and received on the date of personal delivery, or, if sent by (1) certified mail, on the third (3rd) business day after the date of deposit in the U.S. mail, or (2)

Project: Orange County Fire Station #48 (Avalon Road)

overnight courier, on the next business day after delivery to the courier. A Party may change its address for notice purposes by delivering a Notice to the other Parties in the manner provided for in this paragraph.

As to HLP:	with a copy to:
Hamlin Land Partners, LLC 14422 Shoreside Way Suite 130 Orlando, Florida 34787	Michael J. Quinn, Esq. Shutts & Bowen LLP 300 S. Orange Avenue Suite 1600 Orlando, Florida 32801 mquinn@shutts.com
As to MPP:	with a copy to:
McLane-Palm Parkway, LLC 10407 Rocket Boulevard Orlando, Florida 32824	Thomas R. Harbert, Esq. Dinsmore 225 E. Robinson Street Orlando, Florida 32801 Thomas.harbert@dinsmore.com
As to County:	with a copy to:
Orange County, Florida Real Estate Management Division Attn: Manager 400 E. South St., 5th Floor Orlando, Florida 32801	Orange County, Florida County Attorney's Office Attn: County Attorney 201 S. Rosalind Ave., 3rd Floor Orlando, Florida 32801

h) Attorneys' Fees. If any Party institutes any action against another Party relating to the provisions of this Agreement, the prevailing party in such action shall be entitled to its reasonable attorneys' fees and costs incurred in such action.

i) Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Project: Orange County Fire Station #48 (Avalon Road)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

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

WITNESS #1

[Signature]
Signature

Deanna B. Seliger
Print Name
Mailing Address: 14422 Shoreside Way
Ste. 130
City: Winter Garden State: FL

Zip Code: 34787

WITNESS #2

[Signature]
Signature

T.J. Schwab
Print Name
Mailing Address: 14422 Shoreside Way
Ste. 130

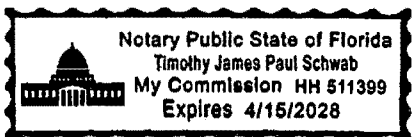
City: Winter Garden State: FL

Zip Code: 34787

STATE OF FL
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of MAY, 2026, by Scott T. Boyd, as Manager of Boyd Horizon West, LLC, a Florida limited liability company, Managing Member of Hamlin Land Partners, 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)



Hamlin Land Partners, LLC
a Delaware limited liability company

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

By: [Signature]
Scott T. Boyd, Manager

[Signature]
Notary Signature

Timothy James Paul Schwab
Print Notary Name

Notary Public of: State of Florida

My Commission Expires: 4/15/2028

Project: Orange County Fire Station #48 (Avalon Road)

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

WITNESS #1

Diane Sparrow

Signature

Diane Sparrow

Print Name

Mailing Address: 911 Hatteras Avenue

City: Minneapolis State: FL

Zip Code: 34715

WITNESS #2

Kaley Harter

Signature

Kaley Harter

Print Name

Mailing Address: 7555 Tattent Blvd

City: Windermere State: FL

Zip Code: 34786

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of May, 2026, by John L. McLane, Jr., as Manager of McLane-Palm Parkway, 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)



McLane-Palm Parkway, LLC,
a Florida limited liability company

By:

John L McLane, Jr., Manager

Notary Signature

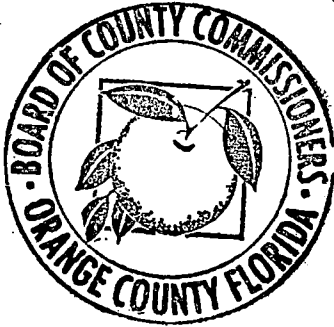
Diane L Sparrow

Print Notary Name

Notary Public of: State of Florida

My Commission Expires: 7/17/2026

Project: Orange County Fire Station #48 (Avalon Road)



"COUNTY"

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Bryan W. Brooks*
for Jerry L. Demings
Orange County Mayor

Date: 16 June 2026

ATTEST:

Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

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

Exhibit A
HLP Easement Area

Sketch of Description

PURPOSE: CROSS ACCESS, UTILITY AND DRAINAGE EASEMENT

A PORTION OF LOT 2, HAMLIN SOUTHWEST INFRASTRUCTURE AS RECORDED IN PLAT BOOK 105, PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°08'53" WEST, A DISTANCE OF 50.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 56°21'37" EAST, A DISTANCE OF 136.19 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 20210635361 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 41°57'40" EAST, A DISTANCE OF 60.64 FEET TO A POINT ON A LINE 60.00 FEET SOUTH OF AND PARALLEL TO THE AFORESAID SOUTHEASTERLY LINE OF PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424; THENCE ALONG SAID PARALLEL LINE SOUTH 56°21'37" WEST, A DISTANCE OF 184.66 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF AVALON ROAD ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°09'08" WEST, A DISTANCE OF 21.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,626 SQUARE FEET, OR 0.221 ACRES MORE OR LESS.

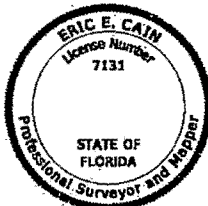
PREPARED FOR:
ORANGE COUNTY, FLORIDA

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST ORANGE COUNTY, FLORIDA BEING NORTH 00°08'53" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOT VALID WITHOUT SHEET 2.

SURVEYOR'S CERTIFICATION

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 THE FLORIDA ADMINISTRATIVE CODE.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Eric E Cain
Digitally signed by Eric E Cain
Date: 2026.02.02 08:57:02 -05'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR & MAPPER LS 7131

REVISED: 02/02/2026
REVISED: 01/28/2026

THIS IS NOT A SURVEY

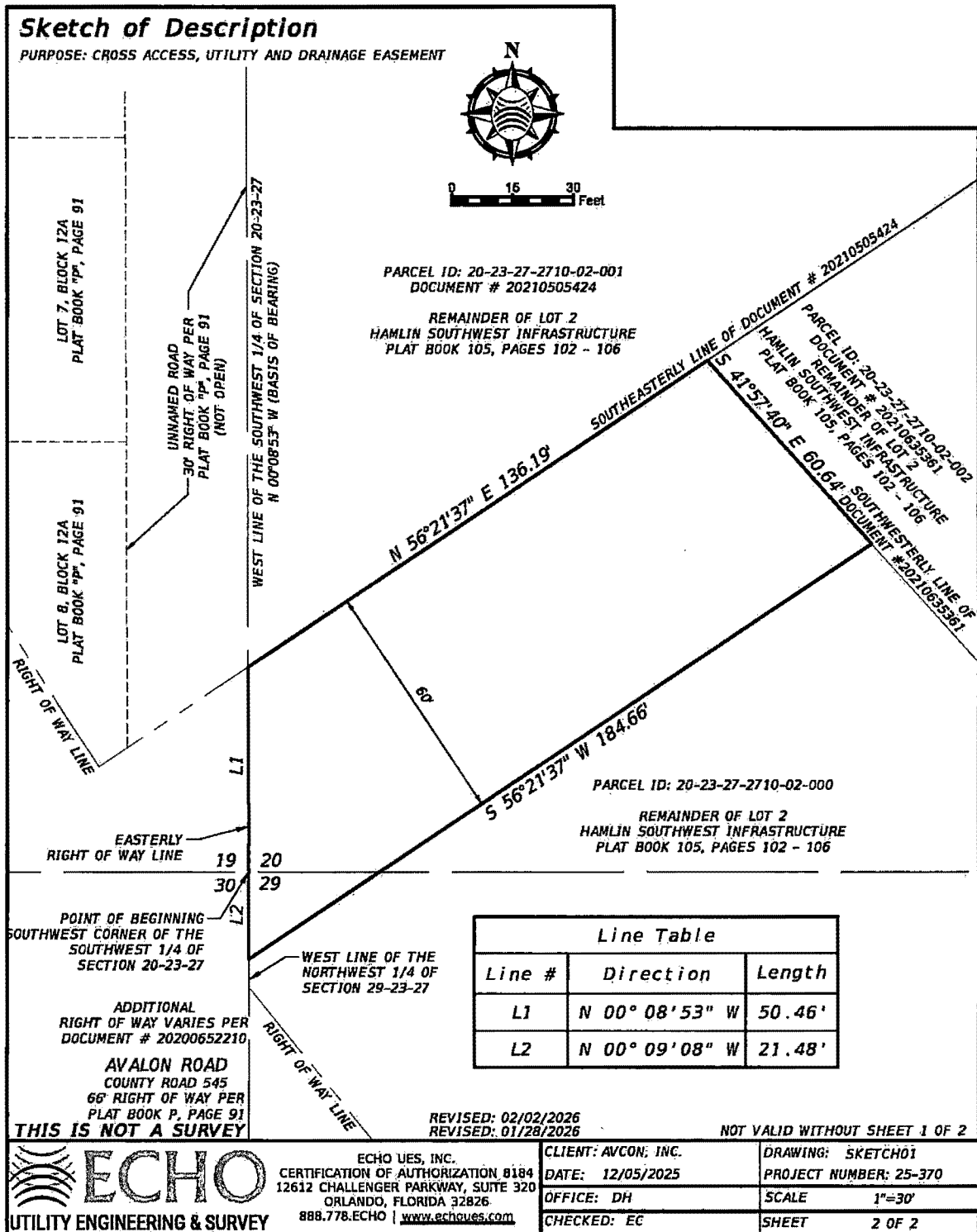
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
12612 CHALLENGER PARKWAY, SUITE 320
ORLANDO, FLORIDA 32826
888.778.ECHO | www.echoues.com

CLIENT: AVCON, INC.	DRAWING: SKETCH01
DATE: 12/05/2025	PROJECT NUMBER: 25-370
OFFICE: DH	SCALE 1"=30'
CHECKED: EC	SHEET 1 OF 2

Project: Orange County Fire Station #48 (Avalon Road)



Sketch of Description

PURPOSE: CROSS ACCESS, UTILITY AND DRAINAGE EASEMENT

A PORTION OF LOT 2, HAMLIN SOUTHWEST INFRASTRUCTURE AS RECORDED IN PLAT BOOK 105, PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°08'53" WEST, A DISTANCE OF 50.46 FEET TO A POINT OF THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 56°21'37" EAST, A DISTANCE OF 300.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°51'24" AND A CHORD BEARING AND DISTANCE OF NORTH 11°55'55" EAST, 35.00 FEET SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 13°32'30" AND A CHORD BEARING AND DISTANCE OF NORTH 25°43'32" WEST, 228.72 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 229.26 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AFORESAID PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 69°02'12" WEST, A DISTANCE OF 170.64 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°08'53" WEST, A DISTANCE OF 26.75 FEET TO A POINT ON A LINE 25.00 FEET NORTH OF A PARALLEL WITH SAID NORTHWESTERLY LINE; THENCE ALONG SAID PARALLEL LINE NORTH 69°02'12" EAST, A DISTANCE OF 227.46 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT SW-4A, HAMLIN SOUTHWEST INFRASTRUCTURE AS RECORDED IN PLAT BOOK 105, PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID POINT ALSO BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 16°44'24" AND A CHORD BEARING AND DISTANCE OF SOUTH 25°35'43" EAST, 263.47 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 17°13'31" EAST ALONG SAID SOUTHWESTERLY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 264.41 FEET TO THE NORTH CORNER OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 20210635361 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL SOUTH 56°21'37" WEST, A DISTANCE OF 89.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,945 SQUARE FEET, OR 0.504 ACRES MORE OR LESS.

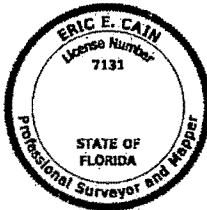
PREPARED FOR:
ORANGE COUNTY, FLORIDA

NOTES:

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THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Digitally signed by
Eric E Cain
Date: 2026.02.02
08:58:13 -05'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

REVISED: 02/02/2026
REVISED: 01/28/2026

THIS IS NOT A SURVEY

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.

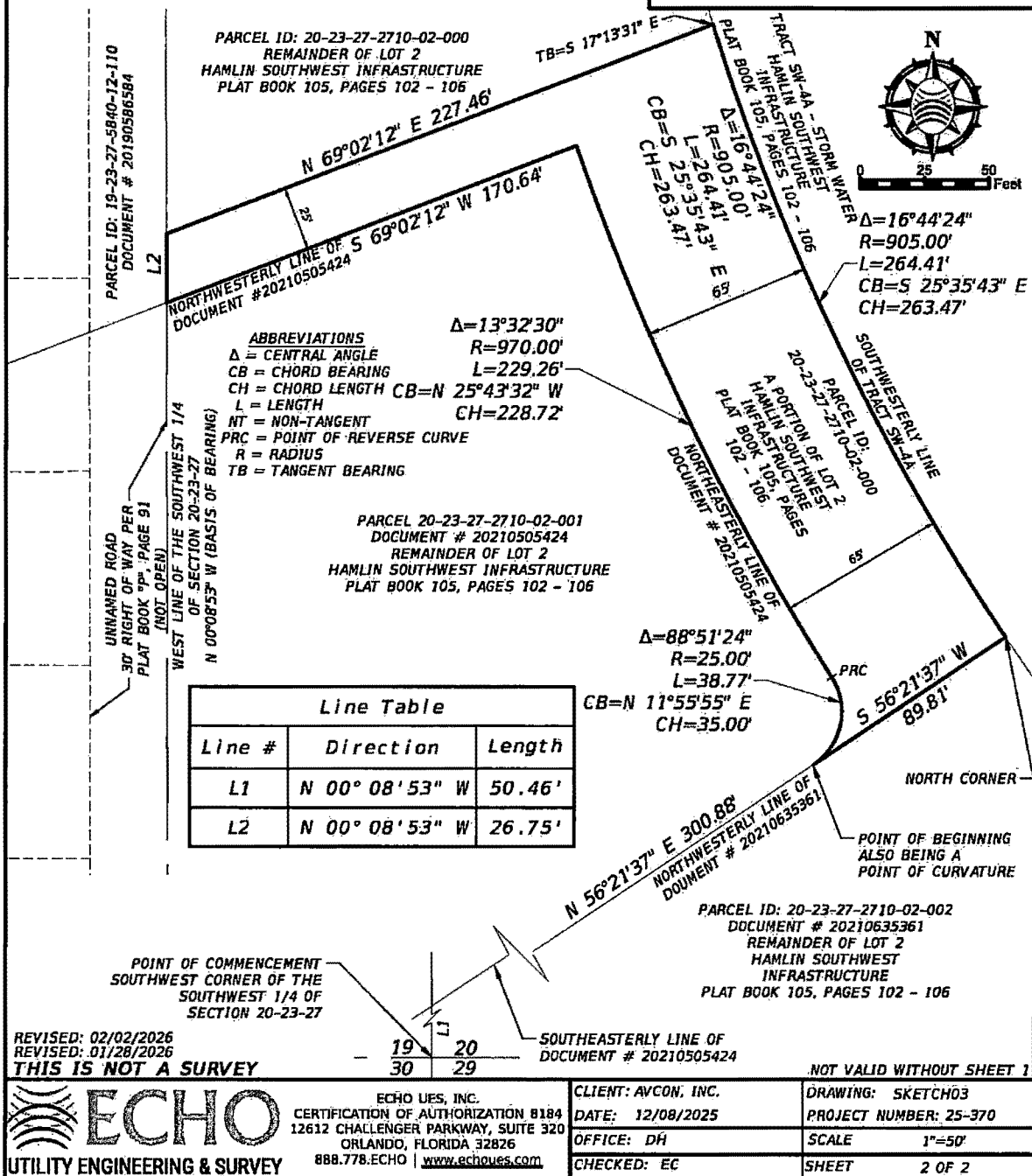


ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
12612 CHALLENGER PARKWAY, SUITE 320
ORLANDO, FLORIDA 32826
888.778.ECHO | www.echoues.com

CLIENT: AVCON, INC.	DRAWING: SKETCH03
DATE: 12/08/2025	PROJECT NUMBER: 25-370
OFFICE: DH	SCALE: 1"=50'
CHECKED: EC	SHEET: 1 OF 2

Sketch of Description

PURPOSE: CROSS ACCESS, UTILITY AND DRAINAGE EASEMENT



Sketch of Description

PURPOSE: CROSS ACCESS, UTILITY AND DRAINAGE EASEMENT

A PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20190586584 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°08'53" WEST, A DISTANCE OF 50.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 56°21'37" WEST, A DISTANCE OF 44.31 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AVALON ROAD AS DESCRIBED IN DOCUMENT NUMBER 20200652210 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1340.00 FEET, A CENTRAL ANGLE OF 14°21'01" AND A CHORD BEARING AND DISTANCE OF NORTH 26°41'05" WEST, 334.74 FEET; THENCE ALONG SAID RIGHT OF WAY LINE, FROM A TANGENT BEARING OF NORTH 33°51'35" WEST, NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 335.61 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°04'11" AND A CHORD BEARING AND DISTANCE OF NORTH 18°58'29" WEST, 25.02 FEET, NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.02 FEET TO A POINT ON A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF AFORESAID PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424; THENCE ALONG SAID PARALLEL LINE NORTH 69°02'12" EAST, A DISTANCE OF 208.16 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE SOUTH 00°08'53" EAST, A DISTANCE OF 26.75 FEET TO A POINT ON SAID NORTHWESTERLY LINE; THENCE ALONG SAID LINE SOUTH 69°02'12" WEST, A DISTANCE OF 199.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,097 SQUARE FEET, OR 0.117 ACRES MORE OR LESS.

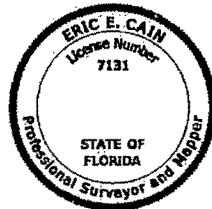
PREPARED FOR:
ORANGE COUNTY, FLORIDA

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST ORANGE COUNTY, FLORIDA BEING NORTH 00°08'53" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOT VALID WITHOUT SHEET 2.

SURVEYOR'S CERTIFICATION

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 THE FLORIDA ADMINISTRATIVE CODE.



THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

REVISED: 03/10/2026
REVISED: 03/02/2026
REVISED: 02/02/2026
REVISED: 01/28/2026

THIS IS NOT A SURVEY

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ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
12612 CHALLENGER PARKWAY, SUITE 320
ORLANDO, FLORIDA 32826
888.778.ECHO | www.echoues.com

CLIENT: AVCON, INC.	DRAWING: SKETCH04
DATE: 12/08/2025	PROJECT NUMBER: 25-370
OFFICE: DH	SCALE 1"=50'
CHECKED: EC	SHEET 1 OF 2

DRAWING: SKETCH04	
PROJECT NUMBER: 25-370	
SCALE	1"=50'
SHEET	2 OF 2

Exhibit B
MPP Easement Area

Sketch of Description

PURPOSE: CROSS ACCESS, UTILITY AND DRAINAGE EASEMENT

A PORTION OF LOT 2, HAMLIN SOUTHWEST INFRASTRUCTURE AS RECORDED IN PLAT BOOK 105, PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°08'53" WEST, A DISTANCE OF 50.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 56°21'37" EAST, A DISTANCE OF 136.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 56°21'37" EAST, A DISTANCE OF 254.51 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT SW-4A, HAMLIN SOUTHWEST INFRASTRUCTURE AS RECORDED IN PLAT BOOK 105, PAGE 102 THROUGH 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 03°48'08" AND A CHORD BEARING AND DISTANCE OF SOUTH 35°52'01" EAST, 60.05 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°57'57" EAST SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.06 FEET TO A POINT ON A LINE THAT IS 60.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 56°21'37" WEST, A DISTANCE OF 248.06 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 20210635361 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID LINE NORTH 41°57'40" WEST, A DISTANCE OF 60.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,057 SQUARE FEET, OR 0.346 ACRES MORE OR LESS.

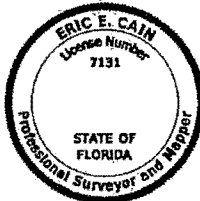
PREPARED FOR:
ORANGE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

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 THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST ORANGE COUNTY, FLORIDA BEING NORTH 00°08'53" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOT VALID WITHOUT SHEET 2.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by
Eric E Cain
Date: 2026.01.28
16:31:23 -0500

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

REVISED: 01/28/2026

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ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
12612 CHALLENGER PARKWAY, SUITE 320
ORLANDO, FLORIDA 32826
888.778.ECHO | www.echoues.com

CLIENT: AVCON, INC.	DRAWING: SKETCH02
DATE: 12/08/2025	PROJECT NUMBER: 25-370
OFFICE: DH	SCALE: 1"=50'
CHECKED: EC	SHEET: 1 OF 2

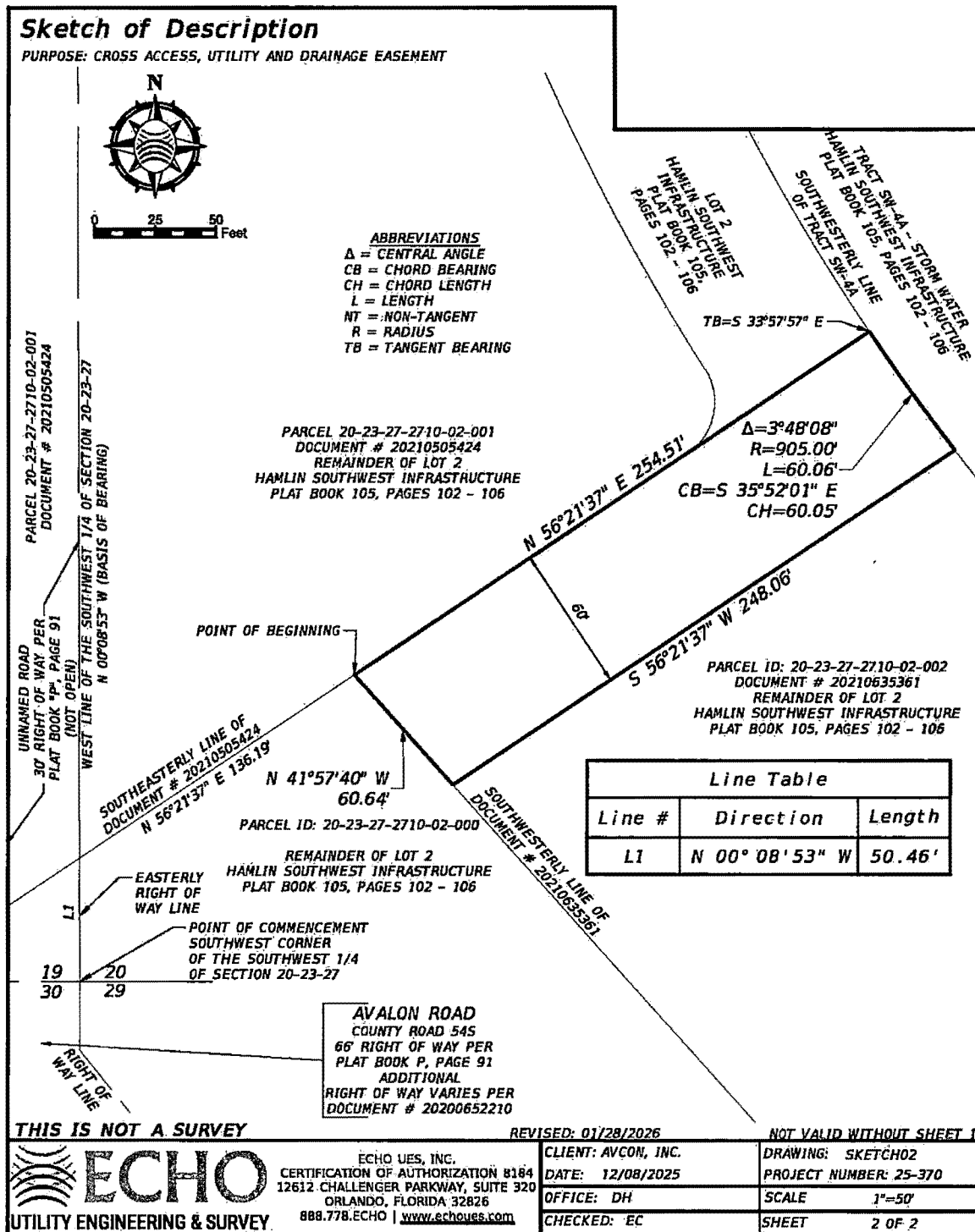


Exhibit C
County Easement Area

Sketch of Description

PURPOSE: CROSS ACCESS, UTILITY AND DRAINAGE EASEMENT

A PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20210505424 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°08'53" WEST, A DISTANCE OF 50.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 56°21'37" WEST, A DISTANCE OF 44.31 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AVALON ROAD AS DESCRIBED IN DOCUMENT NUMBER 20200652210 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1340.00 FEET, A CENTRAL ANGLE OF 13°16'52" AND A CHORD BEARING AND DISTANCE OF NORTH 27°13'09" WEST, 309.92 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, FROM A TANGENT BEARING OF NORTH 33°51'35" WEST, NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 310.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°04'09" AND A CHORD BEARING AND DISTANCE OF NORTH 20°02'39" WEST, 25.00 FEET, NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AFORESAID PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 69°02'12" EAST, A DISTANCE OF 370.16 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 01°28'38" AND A CHORD BEARING AND DISTANCE OF SOUTH 19°41'36" EAST, 25.01 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 18°57'17" EAST, SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 25.01 FEET TO A POINT ON A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTHWESTERLY LINE OF PARCEL DESCRIBED IN DOCUMENT NUMBER 20210505424; THENCE ALONG SAID PARALLEL LINE SOUTH 69°02'12" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,252 SQUARE FEET, OR 0.212 ACRES MORE OR LESS.

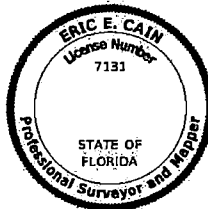
PREPARED FOR:
ORANGE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

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 THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

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2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOT VALID WITHOUT SHEET 2.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by
Eric E Cain
Date: 2026.03.05
08:06:29 -05'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

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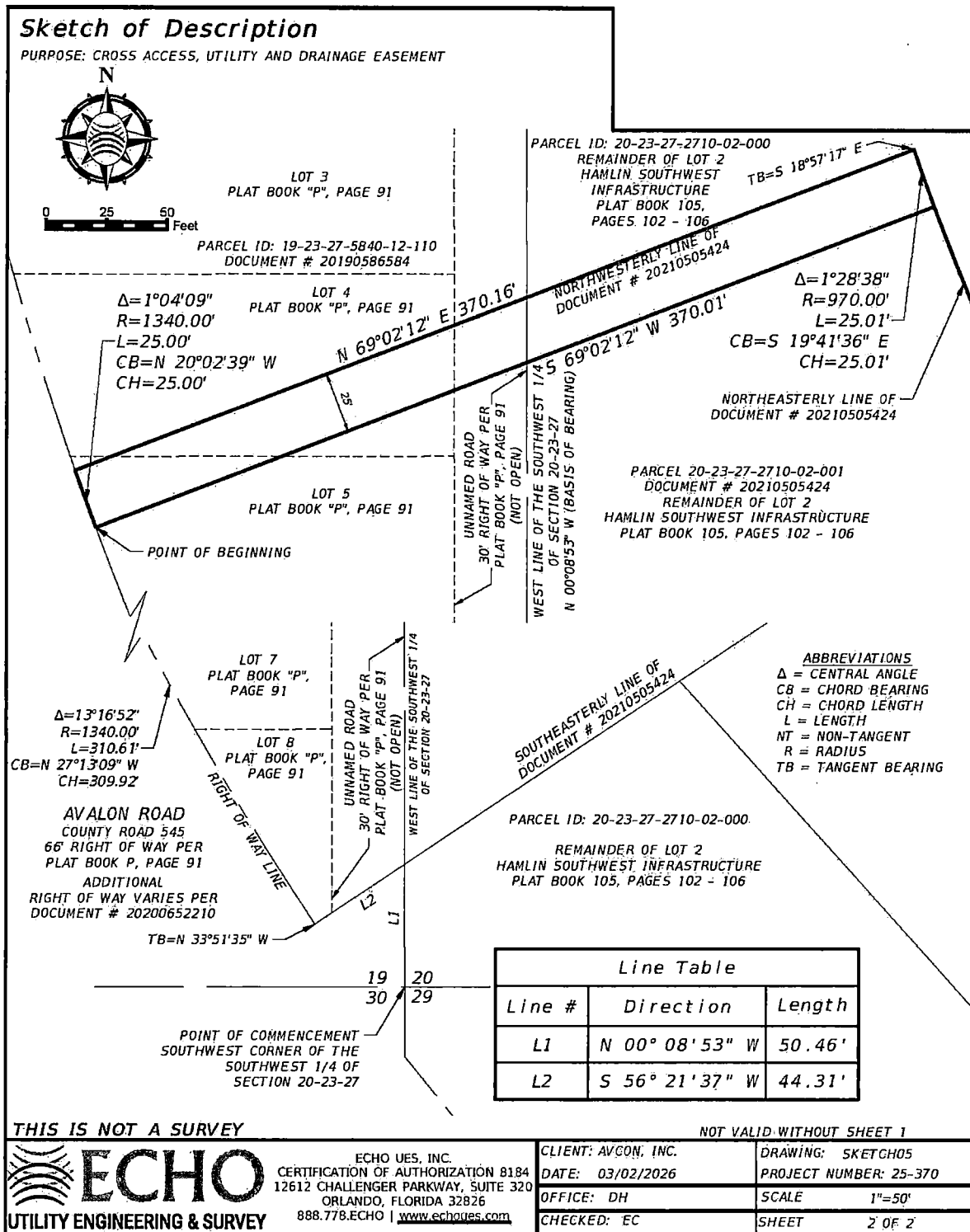
THIS IS NOT A SURVEY



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
12612 CHALLENGER PARKWAY, SUITE 320
ORLANDO, FLORIDA 32826
888.778.ECHO | www.echoues.com

CLIENT: AVCON, INC.	DRAWING: SKETCH05
DATE: 03/02/2026	PROJECT NUMBER: 25-370
OFFICE: DH	SCALE 1"=50'
CHECKED: EC	SHEET 1 OF 2

Project: Orange County Fire Station #48 (Avalon Road)



REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Orange County Fire Station #48

Date: May 12, 2026

Parcel #s: N/A

District #: 1

Approval: BCC



Type of Transaction: N/A

Donation

Total Amount: \$ 163.70

Charge to Account: 1046-34-0808-6210

Other 1046-034-0808-6210

Capital Projects

Controlling Agency's Approval Signature:

Scott Reekie, Project Manager

Print Name and Title



5/12/2026

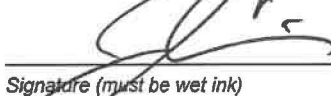
Signature (must be wet ink)

Date

Controlling Agency's Fiscal Approval Signature:

Jose Canas, Financial Administrator

Print Name and Title



5/12/26

Signature (must be wet ink)

Date

Form Prepared by:

Sara Solomon, Senior Title Examiner

407-836- 8105

sara.solomon @ocfl.net

PAYABLE TO:

Orange County Comptroller

P.O. Box 38

Orlando, Florida 32802

Recording Fees: \$163.70

SPECIAL INSTRUCTIONS

Hold check for REM to pick-up. DO NOT MAIL.

Please email Geoffrey.Lee@ocfl.net and Faye.Lee@ocfl.net when the check is ready for pick-up.

REAL ESTATE MANAGEMENT APPROVAL



5/21/26

Luciana Mino, Assistant Manager

Date

BCC APPROVAL



Deputy Clerk of the Board Signature

Date

JUN 1 6 2026

ORDINANCE Stamp

Empty box for Ordinance Stamp

BCC Stamp

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 1 6 2026

Real Estate Management Division Use Only Routing Checklist Approval Dates

Agency _____ REM Mgmt. _____ BCC X Finance _____