

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

Mary Tiffault, 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 36-23-28-7164-02-007

**Instrument:** 8018.1  
**Project:** I-Drive Transit Easement

**THIS IS A DONATION**

**MULTI MODAL EASEMENT**

**THIS INDENTURE**, made as of the date signed below, between **Orion Pro Friend SL LLC**, a Delaware limited liability company, whose address is 200 South Biscayne Boulevard, 7th Floor, Miami, Florida 33131, 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 (ten dollars) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Transit Easement more particularly defined in **Schedule B** attached over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE A**

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

**THE GRANTOR** covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

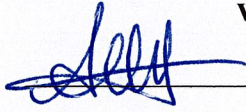


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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

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

WITNESS #1



Signature

ARANTXA MURO

Print Name

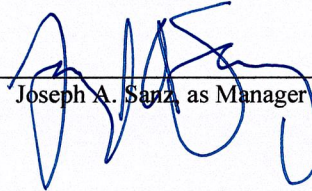
Mailing Address: 200 S Biscayne Blvd.

City: Miami State: FL

Zip Code: 33131

Orion Pro Friend SL LLC,  
a Delaware limited liability company

By:



Joseph A. Sanz, as Manager

WITNESS #2



Signature

Kathryn Doolittle

Print Name

Mailing Address: 200 S Biscayne Blvd

Address:

City: Miami State: FL

Zip Code: 33131

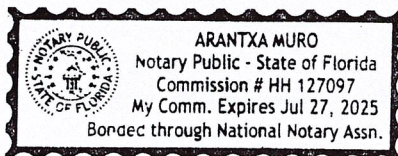
STATE OF  
COUNTY OF

Florida  
Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of March, 2025, by Joseph A. Sanz, as Manager, of Orion Pro Friend SL LLC, a Delaware limited liability company on behalf of the company. The individual ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Stamp)

  
Notary Signature



Print Notary Name

Notary Public of:

Florida

My Commission Expires:

7/27/25



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**SCHEDULE A**

[Schedule A consists of two-page (2) sketch of description, prepared by CFB Surveying,  
Jermy D. Hallick, Licensed Surveyor and Mapper, Florida Registration No. 6715]

NAME: JAMES G. LARSEN; PHONE: 603-882-1111; EMAIL: JG@JG-LARSEN.COM; ADDRESS: 1000 W. 10TH AVE. S. SUITE 100, MINNEAPOLIS, MN 55408

JOB SP2024.00603  
SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

## EXHIBIT " " SHEET 01 OF 02

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE (A 135.00 FOOT WIDE PUBLIC RIGHT-OF-WAY PER PLAZA INTERNATIONAL UNIT ONE, RECORDED IN PLAT BOOK 8, PAGES 148 AND 149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTRIAN COURT (A 75 FOOT WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAZA INTERNATIONAL UNIT SEVEN), SAID POINT BEING ON A 2427.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°57'29" WEST AND A CHORD LENGTH OF 256.77 FEET; THENCE ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°03'48", AN ARC DISTANCE OF 256.89 FEET TO A POINT OF REVERSE CURVATURE OF A 2517.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°16'42" WEST AND A CHORD LENGTH OF 33.22 FEET; 2) THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'22", AN ARC DISTANCE OF 33.22 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFORESAID LANDS DESCRIBED IN DOCUMENT #20210676520; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 61°05'59" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY LINE OF A 20.00 FOOT WIDE PEDESTRIAN, UTILITIES, AND UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3081, PAGES 191 THROUGH 199, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A POINT ON A 2537.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°16'42" EAST AND A CHORD LENGTH OF 33.49 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN ALONG SAID WESTERLY EASEMENT LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'22", AN ARC DISTANCE OF 33.49 FEET TO A POINT OF REVERSE CURVATURE OF A 2407.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°35'33" EAST AND A CHORD LENGTH OF 5.37 FEET; 2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'40", AN ARC DISTANCE OF 5.37 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN NORTH 80°23'52" WEST, A DISTANCE OF 12.43 FEET; THENCE RUN NORTH 27°47'12" EAST, A DISTANCE OF 28.01 FEET; THENCE RUN SOUTH 61°06'35" EAST, A DISTANCE OF 13.11 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF A 20.00 FOOT WIDE PEDESTRIAN, UTILITIES, AND UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3081, PAGES 191 THROUGH 199, SAID POINT BEING A POINT ON A 2407.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 27°45'58" EAST AND A CHORD LENGTH OF 91.80 FEET; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY EASEMENT LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'05", AN ARC DISTANCE OF 91.80 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE, RUN NORTH 63°34'13" WEST, A DISTANCE OF 18.52 FEET; THENCE RUN NORTH 26°46'39" EAST, A DISTANCE OF 39.94 FEET; THENCE RUN SOUTH 63°27'00" EAST, A DISTANCE OF 18.12 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF A 20.00 FOOT WIDE PEDESTRIAN, UTILITIES, AND UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3081, PAGES 191 THROUGH 199, SAID POINT BEING A POINT ON A 2407.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°09'42" EAST AND A CHORD LENGTH OF 47.28 FEET; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY EASEMENT LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'31", AN ARC DISTANCE OF 47.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE, RUN NORTH 63°26'16" WEST, A DISTANCE OF 16.71 FEET; THENCE RUN NORTH 28°49'32" EAST, A DISTANCE OF 11.00 FEET; THENCE RUN SOUTH 63°26'16" EAST, A DISTANCE OF 16.26 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF A 20.00 FOOT WIDE PEDESTRIAN, UTILITIES, AND UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3081, PAGES 191 THROUGH 199, SAID POINT BEING A POINT ON A 2407.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°58'08" EAST AND A CHORD LENGTH OF 30.95 FEET; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY EASEMENT LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°44'11", AN ARC DISTANCE OF 30.95 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF AUSTRIAN COURT; THENCE DEPARTING SAID WESTERLY EASEMENT LINE, RUN SOUTH 67°17'31" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING (0.162 ACRES), MORE OR LESS.

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2427.50'	6°03'48"	256.89'	S26°37'29"W	256.77'
C2	2517.50'	0°45'22"	33.22'	S29°16'42"W	33.22'
C3	2537.50'	0°45'22"	33.49'	N29°16'42"E	33.49'
C4	2407.50'	0°07'40"	5.37'	N29°35'33"E	5.37'
C5	2407.50'	2°11'05"	91.80'	N27°45'58"E	91.80'
C6	2407.50'	1°07'31"	47.28'	N25°09'42"E	47.28'
C7	2407.50'	0°44'11"	30.95'	N23°58'08"E	30.95'

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	N61°05'59"W	20.00'	L7	S63°27'00"E	18.12'
L2	N80°23'52"W	12.43'	L8	N63°28'16"W	16.71'
L3	N27°47'12"E	28.01'	L9	N26°48'32"E	11.00'
L4	S61°06'35"E	13.11'	L10	S63°26'16"E	16.26'
L5	N63°34'13"W	18.52'	L11	S67°17'31"E	20.00'
L6	N26°46'39"E	39.94'			

1. THIS SKETCH OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADDED PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN NOTED. THE ORIGINAL SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.

2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY.

3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OF THE NATIONAL GEODETIC SURVEY. THE REFERENCE FOR THIS SKETCH, THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AUSTRIAN COURT HAS A BEARING OF SOUTH 67°37'31" EAST.

4. EASEMENT CONFIGURATION DEPICTED HEREON WAS PROVIDED BY KIMLEY-HORN.



Digitally signed by Jeremy Hallick  
Date: 2024.09.04 09:16:13  
-04'00'

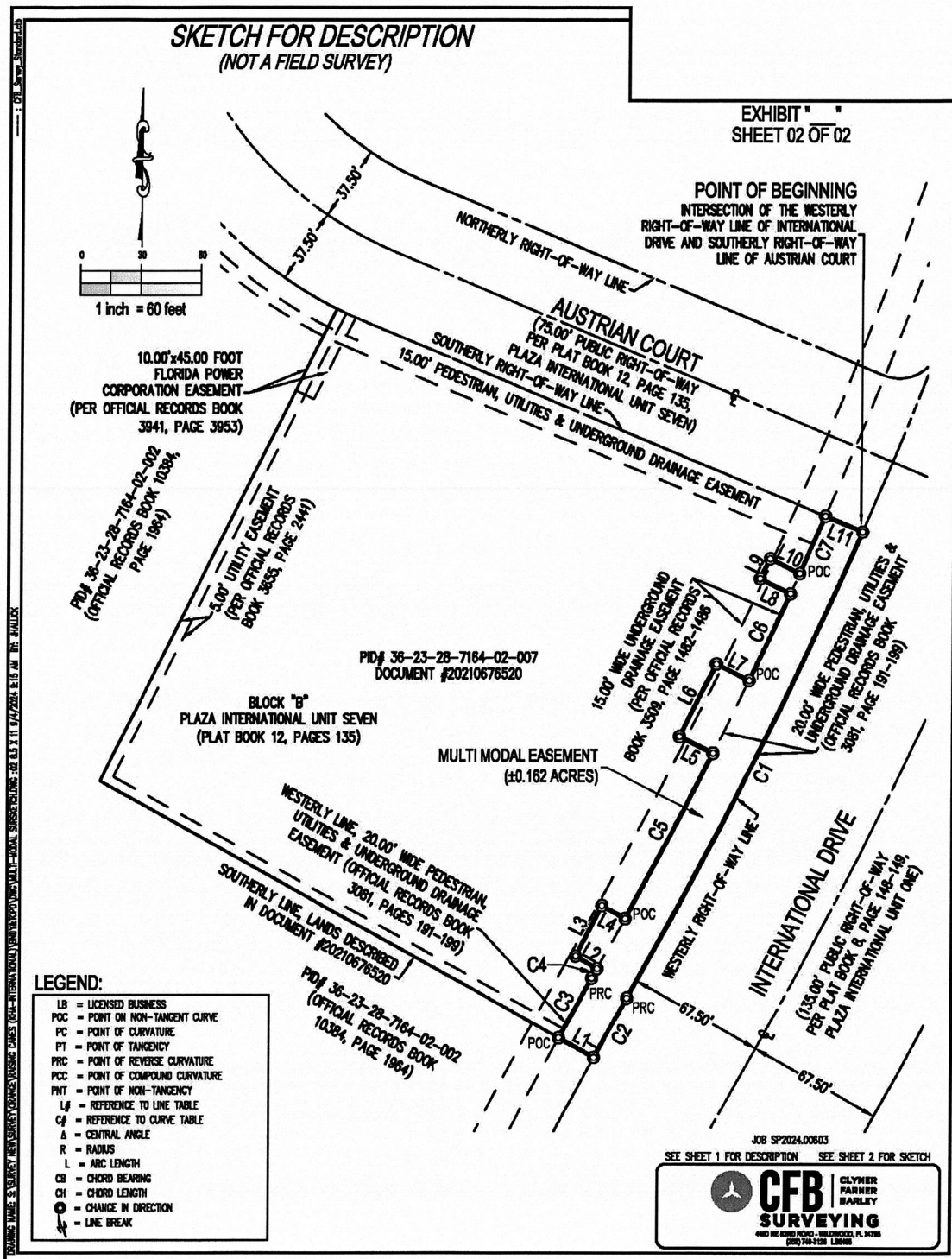
JEREMY D. HALICK, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6715



**CFB** | CLYMER  
FARNER  
BARLEY  
**SURVEYING**

4450 NE 33RD ROAD - WILDLWOOD, FL 34787  
 (813) 348-3128 / 1-800-455-1111

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## **SCHEDULE B**

### **5070 INTERNATIONAL DRIVE TRANSIT LANES PARCEL 8018**

#### **MULTIMODAL EASEMENT**

Parcel 8018 is being acquired as a permanent, non-exclusive easement for multimodal purposes, with full authority to enter upon, inspect, construct, repair, replace, operate, maintain, and service, as the GRANTEE and its assigns may deem necessary, signalization, transit, drainage, driveway, pedestrian walkways, signs, pavement markings a mast arm assembly, pedestrian signal and pedestal pole, interconnect, and appurtenant facilities ("Said Facilities") over, under, and upon the following lands as described in Schedule "A" ("Easement Area").

THE GRANTEE, its successors, and its assigns shall have the right to clear and keep clear all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of Said Facilities within the Easement Area.

No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, their heirs, successors, and assigns.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.