



Orange County Government

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

Legislation Text

File #: 25-974, **Version:** 1

Interoffice Memorandum

DATE: June 24, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Mary Tiffault, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Multi Modal Easement between Orion Pro Friend SL LLC and Orange County and Subordination of Encumbrances to Property Rights to Orange County and authorization to record instrument for I-Drive Transit Easement (Parcel 8018). District 6. **(Real Estate Management Division)**

PROJECT: I-Drive Transit Easement (Parcel 8018)

PURPOSE: To provide a permanent non-exclusive easement for improvements.

ITEM:

Multi Modal Easement (Parcel 8018)

Cost: Donation

Size: 0.162 Acres

Subordination of Encumbrances to Property Rights

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division
Public Works Department

REMARKS: The Public Works Department is requesting this permanent non-exclusive easement for multi modal purposes for a portion of certain real property, identified as Parcel ID 6-23-28-7164-02-007 (Parcel 8018). This easement is needed to facilitate the installation of improvements for the I-Drive Transit Lanes project.

Owner to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 15 2025

**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.

Instrument: 8018.1
Project: I-Drive Transit Easement

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]
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: [Signature]
Joseph A. Sanz, as Manager

WITNESS #2

[Signature]
Signature

Kathryn Doolittle
Print Name

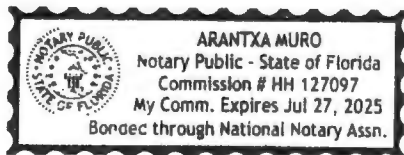
Mailing Address: 200 S Biscayne Blvd
City: Miami State: FL
Zip Code: 33131

STATE OF Florida
COUNTY OF 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)

[Signature]
Notary Signature



Print Notary Name
Notary Public of: Florida
My Commission Expires: 7/27/25

Instrument: 8018.1
Project: I-Drive Transit Easement

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]

SKETCH FOR DESCRIPTION
 (NOT A FIELD SURVEY)

JOB SP2024.00003
 SEE SHEET 1 FOR DESCRIPTION
 SEE SHEET 2 FOR SKETCH

LEGAL DESCRIPTION (MULTI MODAL EASEMENT)

EXHIBIT " " SHEET 01 OF 02

A PORTION OF BLOCK B, PLAZA INTERNATIONAL UNIT SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 135, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID LANDS LYING WITHIN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE LANDS AS DESCRIBED IN DOCUMENT #20210676520, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°37'29" 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 60°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 26°48'32" 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"	33.48'	N29°16'42"E	33.48'
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	N01°05'58"W	20.00'	L7	S63°27'00"E	18.12'
L2	N80°23'52"W	12.43'	L8	N63°26'16"W	16.71'
L3	N27°47'12"E	28.01'	L9	N26°48'32"E	11.00'
L4	S81°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'			

GENERAL NOTES:

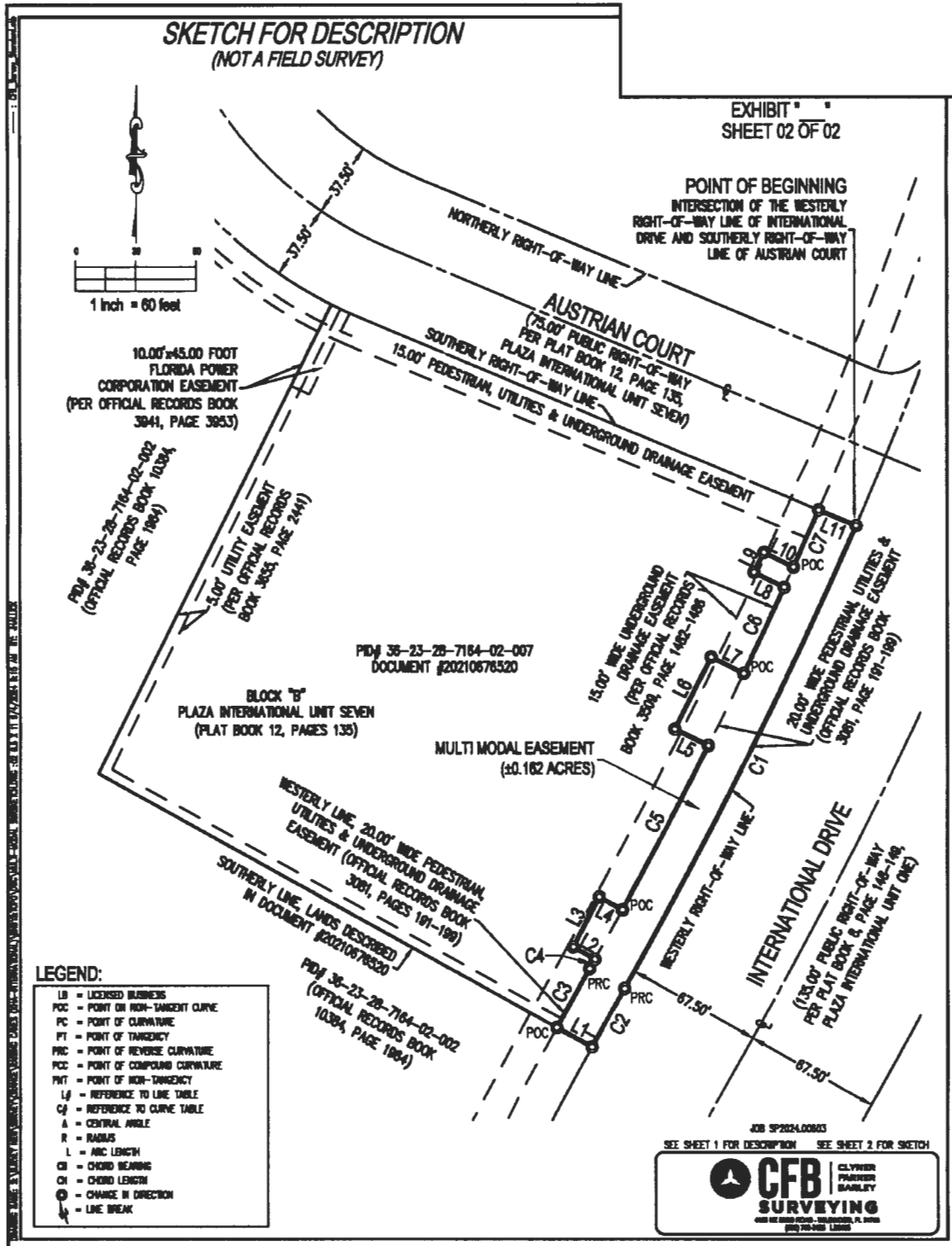
- THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SKETCH, THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTRIAN COURT HAS A BEARING OF SOUTH 67°17'31" EAST.
- EASEMENT CONFIGURATION DEPICTED HEREON WAS PROVIDED BY KIMLEY-HORN.



Digitally signed by Jeremy Hallux
 Date: 2024.09.04 09:16:13 -0400

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





Instrument: 8018.1
Project: I-Drive Transit Easement

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.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 15 2025

**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

Instrument: 8018.2
Project: I-Drive Transit Easement

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a road right-of-way; in Orange County, Florida; and,

WHEREAS, a portion of the lands involved and necessary to said project is subject to the below encumbrances held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED SCHEDULE A

Encumbrances:

FROM: City National Bank of Florida, **Mortgagee**
TO: Orion Pro Friend SL LLC, **Mortgagor**
Mortgage, Assignment of Rents and Security Agreement
filed December 5, 2024
Recorded as Document No. 20240691047
in the Public Records of Orange County, Florida

Instrument: 8018.2
Project: I-Drive Transit Easement

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for road right-of-way purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above-described premises are abandoned by Orange County and cease to be used for road right-of-way purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

Instrument: 8018.2
Project: I-Drive Transit Easement

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument as of the date written below.

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

WITNESS #1

[Signature]
Signature

LOUI PARAY-MALONEY
Print Name

Mailing Address: 5900 N. Andrews Ave
Ap 850
City: Ft. Lauderdale State: FL
Zip Code: 33309

WITNESS #2

[Signature]
Signature

MELISSA BLAIR
Print Name

Mailing Address: 5900 N. Andrews Ave
City: Ft. Lauderdale State: FL
Zip Code: 33309

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of May, 2025, by Susan R. Imbrigotta, as Mg. SVP, of City National Bank of Florida, on behalf of the bank. The individual is personally known to me or has produced _____ as identification.

(Notary Stamp)

[Signature]
Notary Signature

Paulette Garcelon
Print Notary Name

Notary Public of: _____

My Commission Expires: 10/10/2027

City National Bank of Florida

By: [Signature]
Signature

Susan R. Imbrigotta
Print Name

Mg. SVP
Title

Mailing Address: 100 Southeast 2nd Street, 19th Floor

City: Miami State: Florida

Zip Code: 33131



PAULETTE GARCELON
Notary Public
State of Florida
Comm# HH453109
Expires 10/10/2027

SCHEDULE A

**SKETCH FOR DESCRIPTION
 (NOT A FIELD SURVEY)**

JOB #P2024.00603
 SEE SHEET 1 FOR DESCRIPTION
 SEE SHEET 2 FOR SKETCH

LEGAL DESCRIPTION (MULTI MODAL EASEMENT)

EXHIBIT "___" SHEET 01 OF 02

A PORTION OF BLOCK B, PLAZA INTERNATIONAL UNIT SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 135, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID LANDS LYING WITHIN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE LANDS AS DESCRIBED IN DOCUMENT #20210876520, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°37'29" 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 0°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 0°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 2637.50 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 0°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 0°07'40", AN ARC DISTANCE OF 5.37 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN NORTH 60°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 0°21'05", 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 38.94 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 DEPARTING 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 26°49'32" EAST, A DISTANCE OF 11.00 FEET; THENCE RUN SOUTH 63°26'16" EAST, A DISTANCE OF 16.28 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 0°04'11", 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'	0°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	N60°23'52"W	12.43'	L8	N63°26'16"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	16.28'
L5	N63°34'13"W	18.52'	L11	S67°17'31"E	20.00'
L6	N26°46'39"E	38.94'			

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

GENERAL NOTES:

- THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADDED PDF CONTAINING THE ELECTRONIC 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.
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- EASEMENT CONFIGURATION DEPICTED HEREON WAS PROVIDED BY KIMLEY-HORN.

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



