

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Dedication of Sanitary Sewer Easements from Pulte Home Company, LLC and Del Webb at Viera Homeowners Association, Inc. for the Del Webb Village 2 Neighborhood 8 Amenity Center Project – District 4.

AGENCY: Public Works Department / Land Acquisition Office

CONTACT: Jean Kremitzki, Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>8.28.24</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		_____	<u>9/3/2024</u>

Prepared by and return to: Jean Kremitzki
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 26-36-29-YL-*-OSN8.1 and 26-36-29-YL-*-OSN8.2

SANITARY SEWER EASEMENTS

THIS INDENTURE, made this 21st day of August, 2024, between Pulte Home Company, LLC, a Michigan limited liability company, whose address is 3410 Belle Chase Way, Suite 600, Lansing, MI 48911, and Del Webb At Viera Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is 4901 Vineland Road, Suite 500, Orlando, FL 32811, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

WITNESSETH that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, perpetual easements commencing on the above date for the purposes of operating, reconstructing, reconfiguring, and maintaining sanitary sewer facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easements is located in Section 29, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBITS A, B, and C"

Including the right of ingress and egress onto the easement areas as may be necessary for the full use and enjoyment by the second party of its easements. The first party shall have full use and enjoyment of the easement areas but shall not make any improvements within the easement areas which will conflict or interfere with the easements granted herein.

TO HAVE AND TO HOLD said easements unto Brevard County, a political subdivision of the State of Florida, and to its successors and/or assigns. The first party does covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party has caused these easements to be executed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness
Maleia Storum
Print Name
4901 Vineland Rd Orlando, FL
Address

Pulte Home Company, LLC a
Michigan limited liability
company

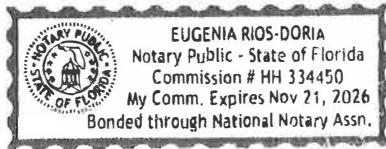
BY: [Signature]
Aaron Struckmeyer,
Land Development Director

[Signature]
Witness
Mallory Downing
Print Name
4901 Vineland Rd Orlando, FL
Address

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 21st day of AUGUST, 2024, by Aaron Struckmeyer, as Land Development Director for Pulte Home Company, LLC, a Michigan limited liability company. Is personally known or produced _____ as identification.



[Signature]
Notary Signature
SEAL

IN WITNESS WHEREOF, the first party has caused these easements to be executed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Maleia STORUM

Print Name

4901 Vineland Rd Orlando FL

Address

[Signature]
Witness

Mallory Downing

Print Name

4901 Vineland Rd. Orlando, FL

Address

Del Webb At Viera
Homeowners Association, Inc.,
a Florida not-for-profit
corporation

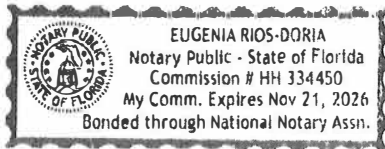
By: *[Signature]*
Eric Baker, President

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 21st day of AUGUST, 2024, by Eric Baker, as President for Del Web At Viera Homeowners Association, Inc., a Florida not-for-profit corporation. Is personally known or produced _____ as identification.



[Signature]

Notary Signature

SEAL

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL #800

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

PARENT PARCEL ID#: 26-36-29-YL--*-OSN8.1 AND 26-36-29-YL--*-OSN8.2

THIS IS NOT A SURVEY

PURPOSE: SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: PARCEL #800 SANITARY SEWER EASEMENT (PREPARED BY SURVEYOR)

PART OF TRACTS OS-N8-1 AND OS-N8-2, DEL WEBB AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT OS-N8-1, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT X1 OF SAID DEL WEBB AT VIERA - PHASE 2 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEL WEBB CIRCLE. A 75.00 FOOT WIDE PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA - PHASE 2), AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID DEL WEBB CIRCLE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1197.50 FEET, A CENTRAL ANGLE OF 0°10'39", A CHORD BEARING OF N86°48'31"E, AND A CHORD LENGTH OF 3.71 FEET), A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE ARC OF SAID CURVED SOUTH RIGHT-OF-WAY LINE OF DEL WEBB CIRCLE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1197.50 FEET, A CENTRAL ANGLE OF 1°25'30", A CHORD BEARING OF N86°00'26"E, AND A CHORD LENGTH OF 29.78 FEET), A DISTANCE OF 29.79 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S04°35'30"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 178.07 FEET; THENCE S26°15'15"E, A DISTANCE OF 165.63 FEET; THENCE S63°44'45"W, A DISTANCE OF 20.00 FEET; THENCE N26°15'15"W, A DISTANCE OF 169.45 FEET; THENCE N04°35'30"W, A DISTANCE OF 172.72 FEET; THENCE N50°28'41"W, A DISTANCE OF 13.63 FEET TO THE POINT OF BEGINNING. CONTAINING 0.16 ACRES, (6996.66 SQUARE FEET), MORE OR LESS.

SURVEYORS NOTES:

THIS IS NOT A BOUNDARY SURVEY. NOR IS IT INTENDED TO BE USED AS ONE.

BEARING REFERENCE: ASSUMED BEARING OF N04°15'04"W ON THE EAST LINE OF TRACT X1, ACCORDING TO THE PLAT OF DEL WEBB AT VIERA - PHASE 2, AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY PGP TITLE, FILE NO: FL-321060-ANC, DATED: JULY 18, 2024 FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LAND DESCRIBED HEREON. OTHER THAN AS SHOWN AND/OR NOTED HEREON, NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.

THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.



PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LESLE E. HOWARD, PSM 5811
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: LEH

CHECKED BY: LEH

PROJECT NO. 11568.01

SECTION 29
TOWNSHIP 26 SOUTH
RANGE 36 EAST

DATE: 07/19/2024

DRAWING: 1156801...100...002

REVISIONS

DATE

DESCRIPTION

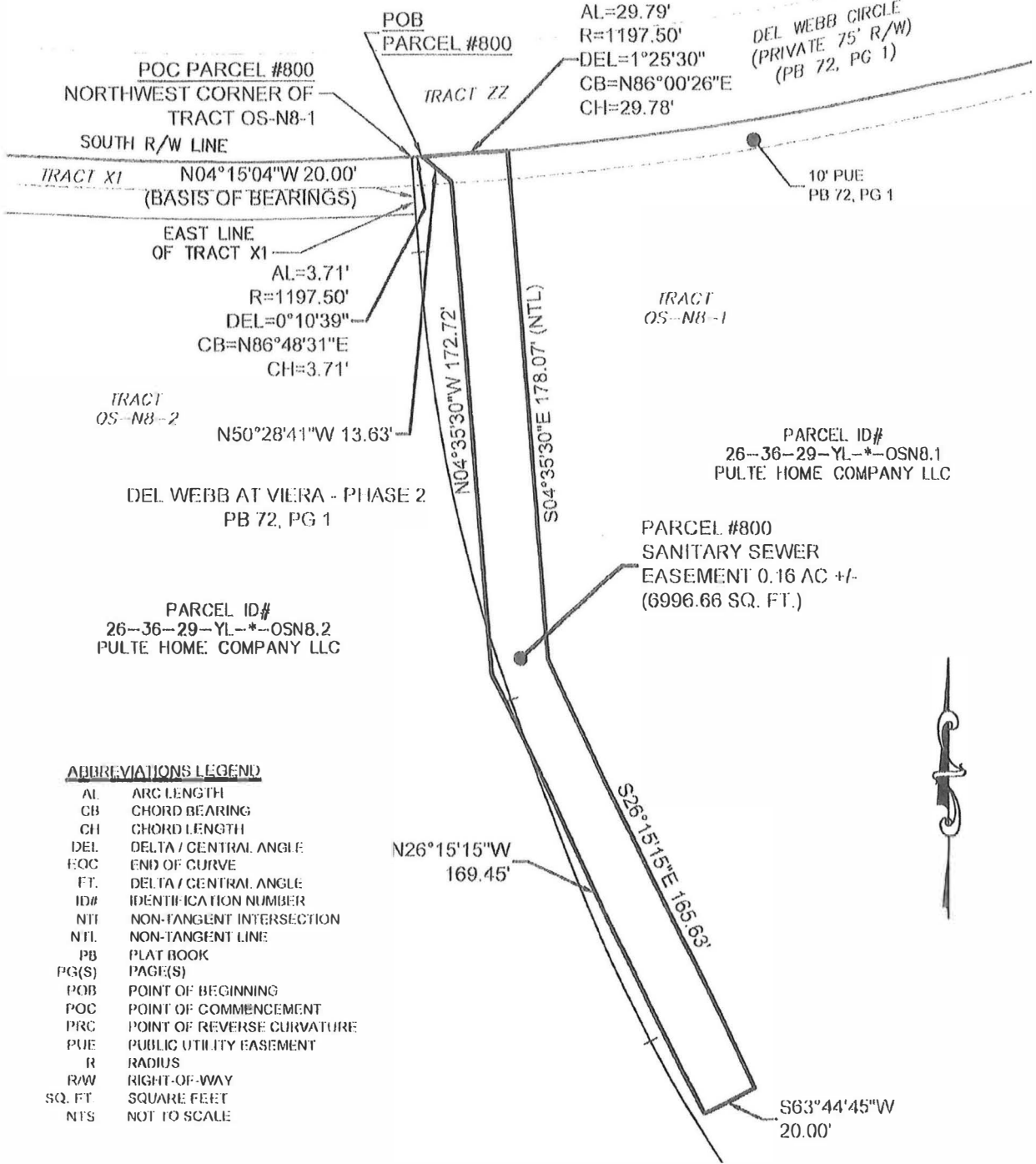
SKETCH OF DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 26--36--29--YL--*-OSN8.1 AND 26--36--29--YL--*-OSN8.2
 PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 2 OF 2
 NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY



- ABBREVIATIONS LEGEND**
- AL ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - DEL DELTA / CENTRAL ANGLE
 - EOC END OF CURVE
 - FT. DELTA / CENTRAL ANGLE
 - ID# IDENTIFICATION NUMBER
 - NTI NON-TANGENT INTERSECTION
 - NTL NON-TANGENT LINE
 - PB PLAT BOOK
 - PG(S) PAGE(S)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - PUE PUBLIC UTILITY EASEMENT
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - SQ. FT SQUARE FEET
 - NTS NOT TO SCALE



PREPARED BY:
 B.S.E. CONSULTANTS, INC.
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
 MELBOURNE, FLORIDA 32901 LB No. 4905
 PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
 1"=50'
 PROJECT NO.:
 11588.01

SECTION 29
 TOWNSHIP 26 SOUTH
 RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #801

EXHIBIT "B"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-29-YL-*--OSN8.1

PURPOSE: SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: PARCEL #801 SANITARY SEWER EASEMENT (PREPARED BY SURVEYOR)

PART OF TRACT OS-N8-1, DEL WEBB AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT OS N8 1, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT X1 OF SAID DEL WEBB AT VIERA - PHASE 2 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEL WEBB CIRCLE, A 75.00 FOOT WIDE PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA - PHASE 2), AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT OF WAY LINE OF SAID DEL WEBB CIRCLE THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1197.50 FEET, A CENTRAL ANGLE OF 12°26'52", A CHORD BEARING OF N80°40'24"E, AND A CHORD LENGTH OF 239.65 FEET), A DISTANCE OF 260.16 FEET TO A POINT OF REVERSE CURVATURE, 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 502.50 FEET, A CENTRAL ANGLE OF 12°51'39", A CHORD BEARING OF N80°52'48"E, AND A CHORD LENGTH OF 112.56 FEET), A DISTANCE OF 112.79 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 20.00 FOOT WIDE SANITARY SEWER EASEMENT ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA - PHASE 2); THENCE S10°55'35"E, ALONG SAID NON-TANGENT LINE, (SAID LINE ALSO BEING THE WEST LINE OF SAID SANITARY SEWER EASEMENT), A DISTANCE OF 31.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERIN DESCRIBED; THENCE S11°53'48"E, A DISTANCE OF 252.40 FEET; THENCE N78°06'10"E, A DISTANCE OF 20.00 FEET; THENCE N11°53'50"W, A DISTANCE OF 252.06 FEET TO THE SOUTHEAST CORNER OF SAID SANITARY SEWER EASEMENT; THENCE S79°04'25"W, ALONG THE SOUTH LINE OF SAID SANITARY SEWER EASEMENT, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES, (5044.22 SQUARE FEET), MORE OR LESS.

SURVEYORS NOTES:

THIS IS NOT A BOUNDARY SURVEY. NOR IS IT INTENDED TO BE USED AS ONE.

BEARING REFERENCE: ASSUMED BEARING OF N04°15'04"W ON THE EAST LINE OF TRACT X1, ACCORDING TO THE PLAT OF DEL WEBB AT VIERA - PHASE 2, AS RECORDED IN PLAT BOOK 72, PAGE 1 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

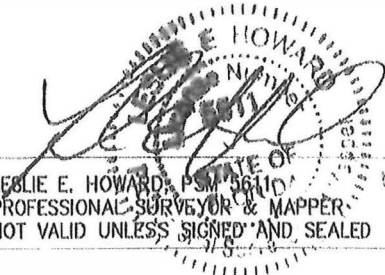
SURVEYOR RELIED SOLELY UPON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY PGP TITLE, FILE NO: FL-321056-ANC DATED JULY 18, 2024 FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LAND DESCRIBED HEREON. OTHER THAN AS SHOWN AND/OR NOTED HEREON, NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.

THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: LEH

CHECKED BY: LEH

PROJECT NO. 11568.01

REVISIONS

DATE

DESCRIPTION

SECTION 29

TOWNSHIP 26 SOUTH

RANGE 36 EAST

DATE: 07/19/2024

DRAWING: 1156801_100_003

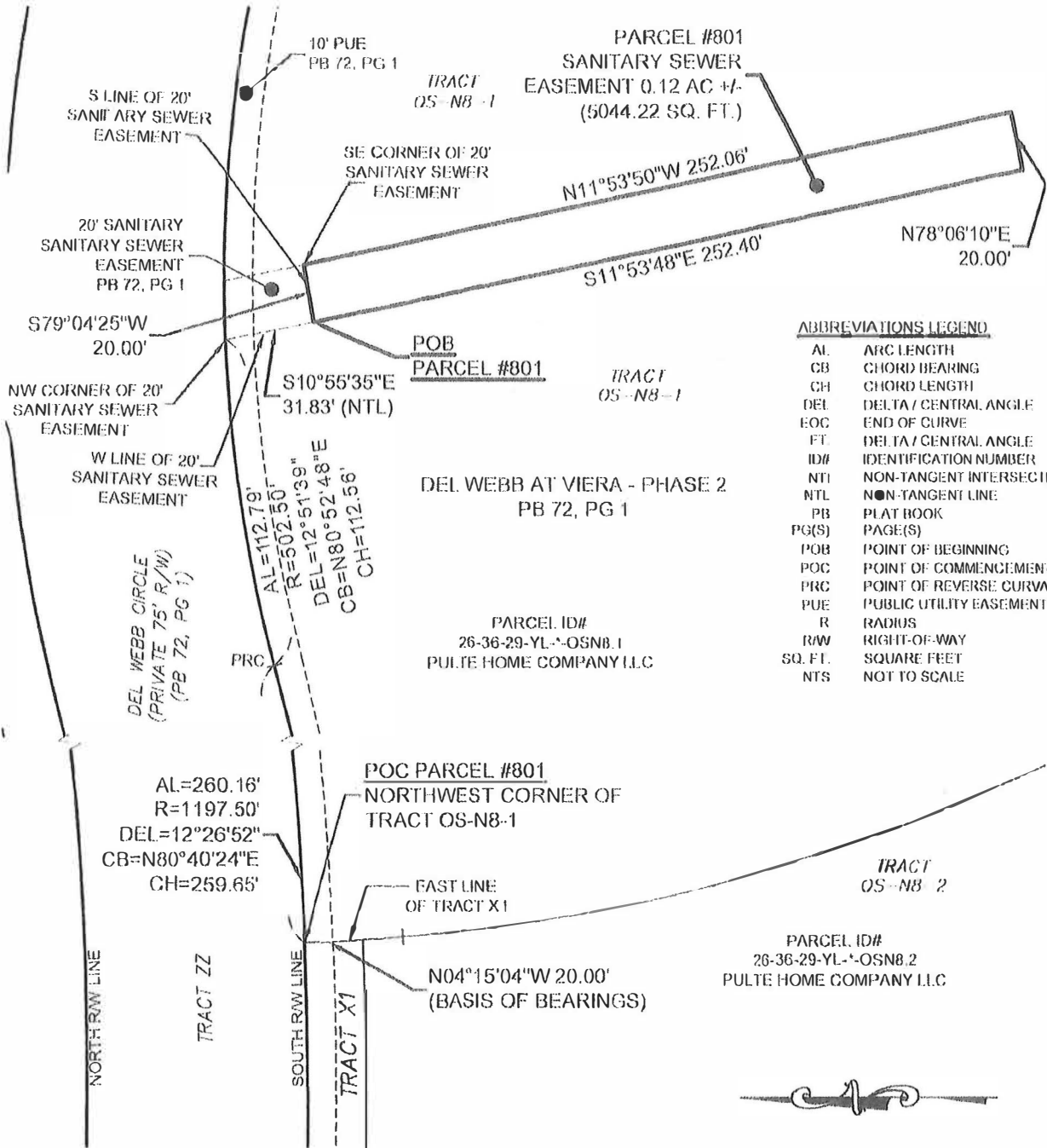
SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-29-YL--*-OSN8.1
 PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "B"

SHEET 2 OF 2
 NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY



ABBREVIATIONS LEGEND

AL	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
FT	DELTA / CENTRAL ANGLE
ID#	IDENTIFICATION NUMBER
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RAW	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
NTS	NOT TO SCALE

PREPARED BY:
 B.S.E. CONSULTANTS, INC.
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
 MELBOURNE, FLORIDA 32901 LB No. 4905
 PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
 1"=50'
 PROJECT NO.:
 11568.01

SECTION 29
 TOWNSHIP 26 SOUTH
 RANGE 36 EAST

LEGAL DESCRIPTION

EXHIBIT "C"

PARCEL #802

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-29-YL--OSN8.1

PURPOSE: SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: PARCEL #802 SANITARY SEWER EASEMENT (PREPARED BY SURVEYOR)

PART OF TRACT OS-N8-1, DEL WEBB AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT OS-N8-1, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT X OF SAID DEL WEBB AT VIERA - PHASE 2 AND ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEL WEBB CIRCLE, A 75.00 FOOT WIDE PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA - PHASE 2), AND RUN ALONG THE ARC OF THE CURVED WEST RIGHT-OF-WAY LINE OF SAID DEL WEBB CIRCLE THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1402.50 FEET, A CENTRAL ANGLE OF 9°16'42", A CHORD BEARING OF N14°40'46"W, AND A CHORD LENGTH OF 226.87 FEET), A DISTANCE OF 227.12 FEET TO A POINT OF REVERSE CURVATURE, 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 502.50 FEET, A CENTRAL ANGLE OF 14°50'37", A CHORD BEARING OF N17°27'43"W, AND A CHORD LENGTH OF 129.82 FEET), A DISTANCE OF 130.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST, (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A 20.00 FOOT WIDE SANITARY SEWER EASEMENT ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA - PHASE 2); THENCE S68°09'03"W, ALONG SAID NON-TANGENT LINE AND ALSO BEING THE SOUTH LINE OF SAID SANITARY SEWER EASEMENT, A DISTANCE OF 17.94 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S40°07'03"W, A DISTANCE OF 321.57 FEET; THENCE N50°00'57"W, A DISTANCE OF 20.00 FEET; THENCE N40°06'52"E, A DISTANCE OF 318.13 FEET TO THE WEST LINE OF SAID SANITARY SEWER EASEMENT; THENCE S21°50'57"E, ALONG THE WEST LINE OF SAID SANITARY SEWER EASEMENT, A DISTANCE OF 16.03 FEET TO THE SOUTHWEST CORNER OF SAID SANITARY SEWER EASEMENT; THENCE N68°09'03"E, ALONG THE SOUTH LINE OF SAID SANITARY SEWER EASEMENT, A DISTANCE OF 12.49 FEET TO THE POINT OF BEGINNING. CONTAINING 0.14 ACRES, (6299.59 SQUARE FEET), MORE OR LESS.

SURVEYORS NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

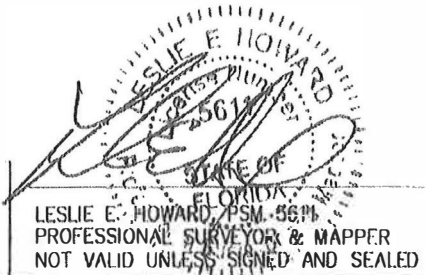
BEARING REFERENCE: ASSUMED BEARING OF N70°40'53"E ON THE NORTH LINE OF TRACT X, ACCORDING TO THE PLAT OF DEL WEBB AT VIERA - PHASE 2, AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY PGP TITLE, FILE NO: FL-321058-ANC, DATED: JULY 18, 2024 FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LAND DESCRIBED HEREON. OTHER THAN AS SHOWN AND/OR NOTED HEREON, NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.

THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTE'S CHAPTER 472.025.

THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.



PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: LEH	CHECKED BY: LEH	PROJECT NO. 11568.01			SECTION 29 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 07/19/2024	DRAWING: 1156801_100_004				

SKETCH OF DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-29-YL-*--OSN8.1

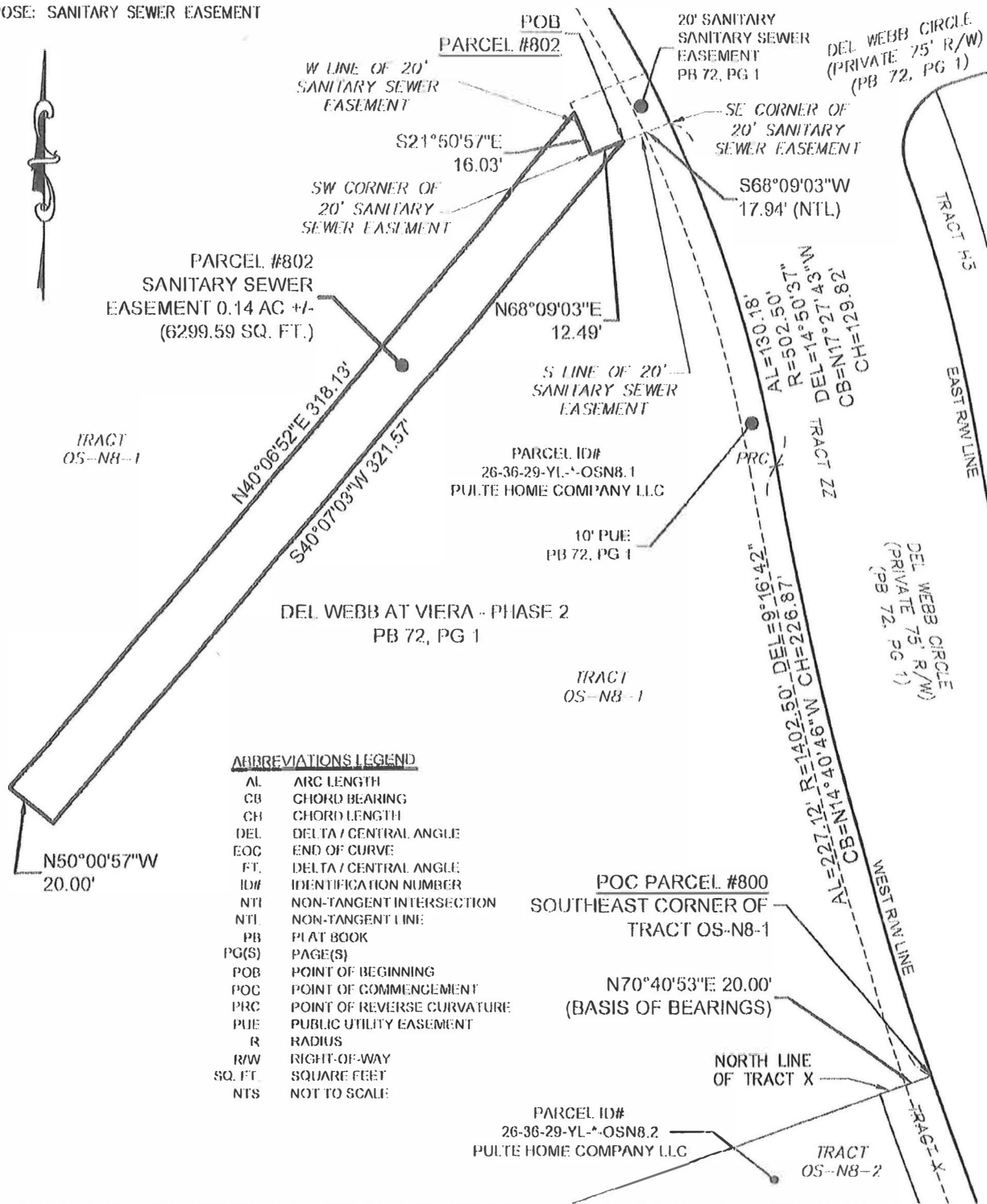
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "C"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



ABBREVIATIONS LEGEND

AL	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
FT.	DELTA / CENTRAL ANGLE
ID#	IDENTIFICATION NUMBER
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
NTS	NOT TO SCALE

PREPARED BY:
 O.S.E. CONSULTANTS, INC.
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
 MELBOURNE, FLORIDA 32901 LB No. 4905
 PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=50'
 PROJECT NO.: 11568.01

SECTION 29
 TOWNSHIP 26 SOUTH
 RANGE 36 EAST

LOCATION MAP

Section 29, Township 26 South, Range 36 East - District: 4

PROPERTY LOCATION: Property is located south of Del Webb Circle in Melbourne.

OWNERS NAME(S): Pulte Home Company, LLC and Del Webb At Viera Homeowners Association, Inc.

