

Resolution 2025 -

Vacating a portion of a Plat, Plat of "Harbor Colony", Merritt Island, Florida, lying in Section 7, Township 25 South, Range 37 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **DPS Development LLC** with the Board of County Commissioners to vacate plats in Brevard County, Florida, described as follows:

SEE ATTACHED BOUNDARY SURVEY

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating said plat will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said plat is hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED, AND ADOPTED, in regular session, this 14th day of October, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rachel Sadoff, Clerk

Rob Feltner, Chairman

As approved by the Board on:
October 14, 2025

Brevard County Property Appraiser Detail Sheet

Account: 2515187, 2515188, 2515189, 2515190, 2515191, 2515204, 2515205, 2515206, 2515207, 2515208

Owners DPS DEVELOPMENT LLC

Mailing Address 935 NEWFOUND HARBOR DR MERRITT ISLAND FL 32952

Site Address NONE

Parcel ID 25-37-07-02-*3

Taxing District 2200 - UNINCORP DISTRICT 2

Exemptions NONE

Property Use 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)

Total Acres 0.17

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0019/0016

Subdivision HARBOR COLONY

Land Description HARBOR COLONY LOT 3, 4, 5, 6, 7, 20, 21, 22, 23, 24

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$10,000	\$10,000	\$4,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$4,840	\$4,840	\$4,000
Assessed Value School	\$10,000	\$68,870	\$4,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$4,840	\$4,840	\$4,000
Taxable Value School	\$10,000	\$10,000	\$4,000

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
03/30/2020	--	WD	--	8708/1794
05/04/2017	\$230,000	WD	--	7599/729

Vicinity Map

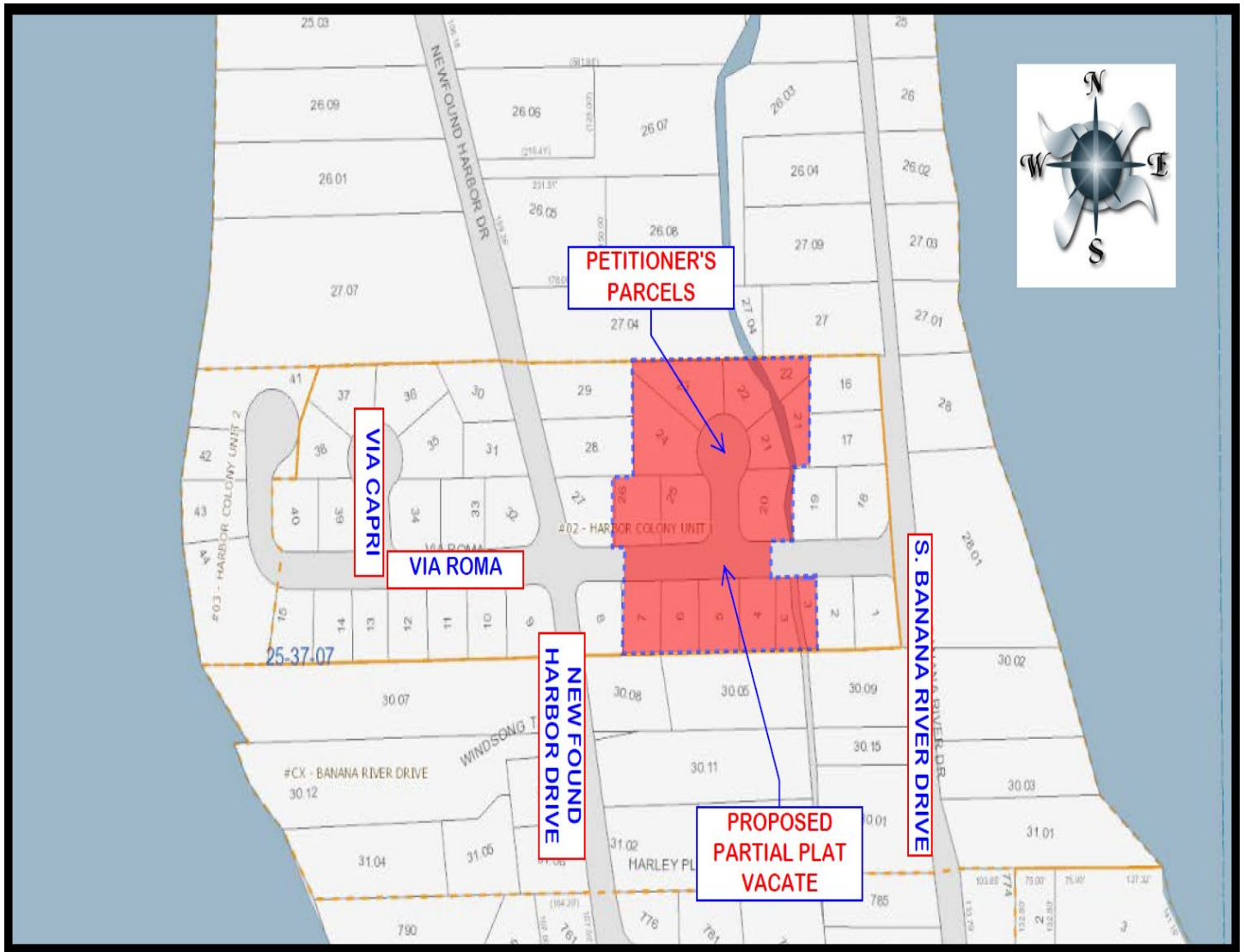


Figure 1: Map of a portion of the Plat of "Harbor Colony" to be vacated, Merritt Island, Florida.

DPS Development LLC – Lots 3-7 and 20-24, Plat of "Harbor Colony" – Plat Book 19, Page 16 – Section 7, Township 25 South, Range 37 East – District 2 – Proposed Vacating of a portion of a Plat

Aerial Map

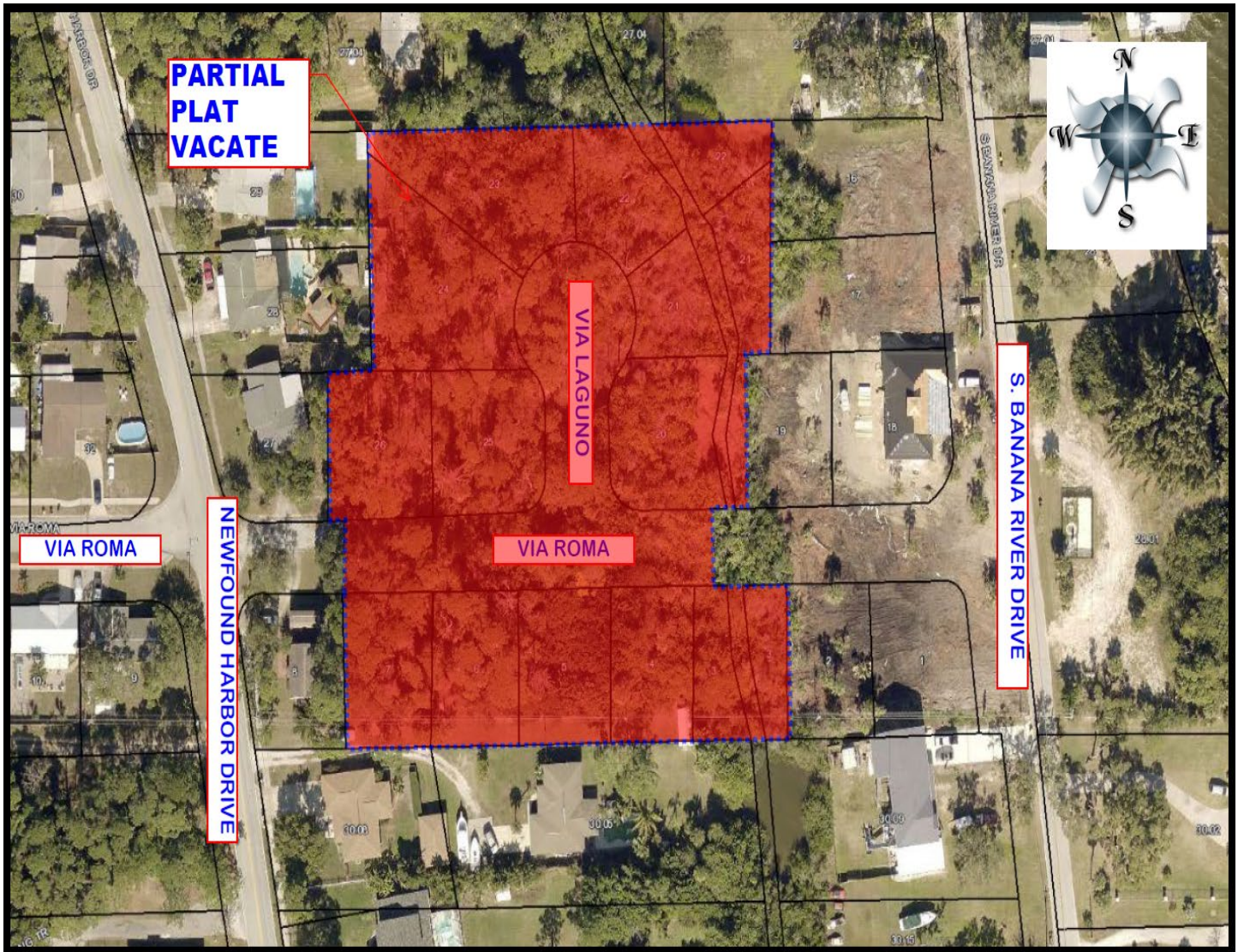


Figure 2: Aerial Map of a portion of the Plat of "Harbor Colony" to be vacated, Merritt Island, Florida.

DPS Development LLC – Lots 3-7 and 20-24, Plat of "Harbor Colony" – Plat Book 19, Page 16 – Section 7, Township 25 South, Range 37 East – District 2 – Proposed Vacating of a portion of a Plat

Petitioner's Boundary Survey Sheet 1 of 2



BOUNDARY SURVEY		SHEET 1 OF 2 NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2	
Harbor Colony Partial Plat Vacation, road abandonments and public easements			
Legal Description:			
All of Lots 20, 21, 22, 23, 24, 25, 26 together with Lots 3, 4, 5, 6 and 7 all in the Plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid Plat that is bounded by a line parallel line, 25.00 feet Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat. Containing 5.1± acres.			
Except the drainage easement recorded in Official Records Book 696, Page 1017.			
LEGEND:		ABBREVIATIONS:	
○ Set 5/8" iron rebar with cap marked: LB 7978		WC Witness Corner	
● Found 5/8" iron rebar, no identification / identification noted		IRC Iron Rod & Cap	
△ Found 1/4" iron pipe, no identification / identification noted		R/W Right of Way	
▲ Found 1/2" iron rebar, no identification / identification noted		ORB Official Record Book	
		L - # Line Number	
		C Curve	
		B&C Bearing	
		N North	
		S South	
		E East	
		W West	
SURVEY REPORT:			
1. The intended purpose of this survey is for boundary information only, as shown hereon.			
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property. An Ownership and Encumbrances report was provided by Fidelity National Title Insurance Company, Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: AIA Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554.			
3. This survey does not reflect or determine ownership.			
4. Measurements shown hereon are expressed in feet and decimal parts thereof.			
5. Dimensions shown are taken from the Recorded Plat of Harbor Colony, Plat Book 19, Page 16.			
6. Bearings are assumed and based on S 89°50'58" W along the Center Line of Via Roma.			
7. This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.			
PREPARED FOR: DIANA PITNER BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		 VICINITY MAP	
			
PREPARED BY: JOHN R CAMPBELL SURVEYING, LLC ADDRESS: 115 ALMA BLVD., SUITE 102, MERRIT ISLAND, FL 32953 PHONE: 321-507-4811 MOBILE: 321-514-6920			
DRAWN BY: ZAD DATE: SEPTEMBER 6TH, 2019	CHECKED BY: JRC SHEET 1 OF 2	DRAWING: 2019-261 REVISION 1 - 09/16/19 REVISION 2 - 03/25/24 REVISION 3 - 03/17/25	SECTION 07 TOWNSHIP 25 SOUTH RANGE 37 EAST

Figure 4: Boundary Survey. Sheet 1 of 2. Section 7, Township 25 South, Range 3 East. Plat of Harbor Colony.

Petitioner's Boundary Survey Sheet 2 of 2

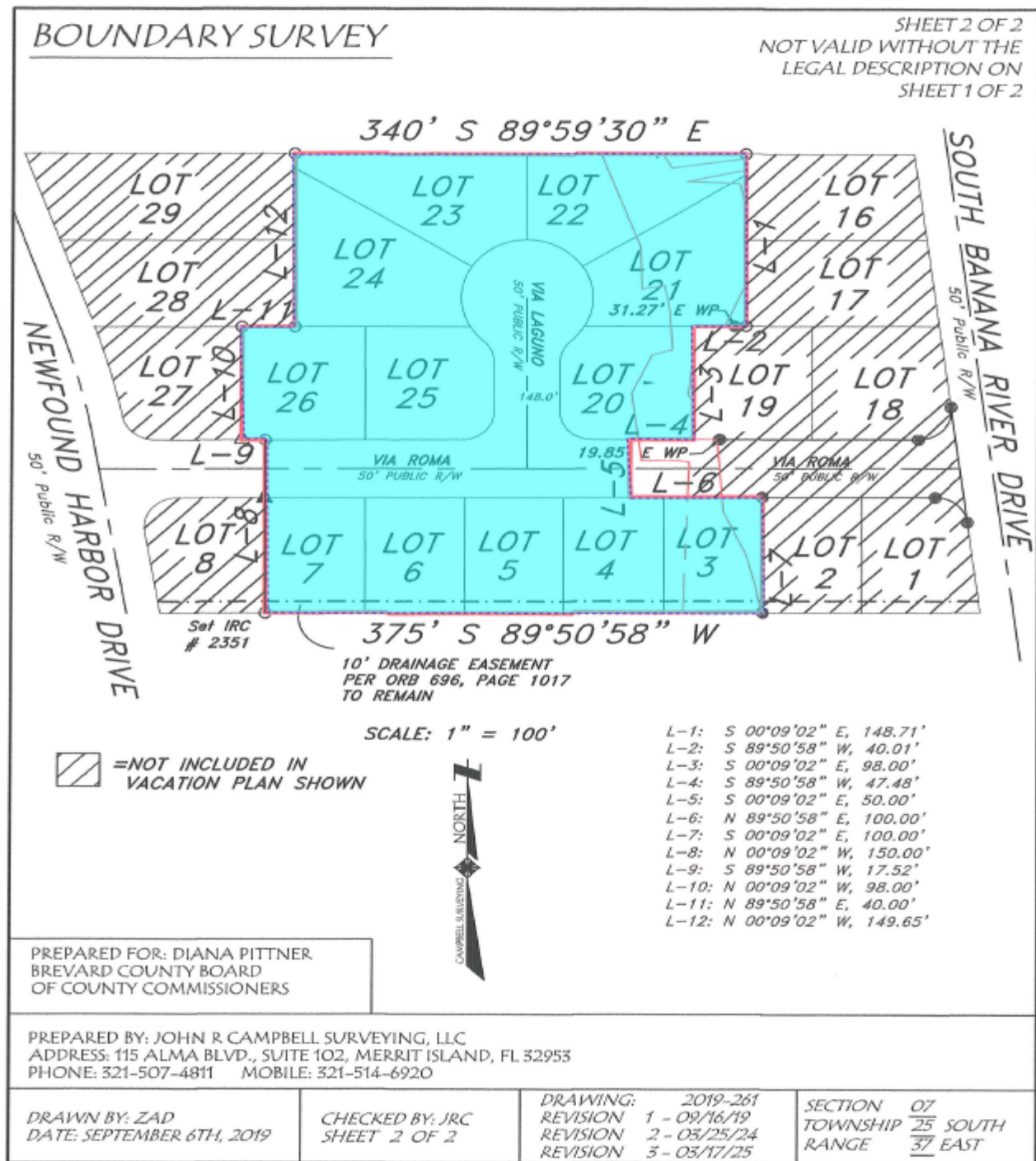


Figure 5: Boundary Survey. Sheet 2 of 2. Section 7, Township 25 South, Range 3 East. Plat of Harbor Colony.

The sketch illustrates a portion of the plat of "Harbor Colony", to be vacated. The coordinates of the lot are as follows: North boundary – S 89°59'30" E 340.00 feet; South boundary – S 89°50'58" W. 375.00 Feet; Prepared by: John R. Campbell, PLS.

Comment Sheet

Applicant: DPS Development LLC

Updated by: Amber Holley 20231018 at 19:00 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20190925	20190926	Yes	No Comment
FL Power & Light	20190925	20191029	Yes	No Objection
At&t	20190925	20191014	Yes	No Objection
Charter/Spectrum	20190925	20191014	Yes	No Objection
Florida Gas Tran.	20190925	20190925	Yes	No Objections
City of Cocoa	20190925	20190925	Yes	Np Objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20190925	20231018	Yes	No Objections with a drainage easement
Land Planning	20190925	20190925	Yes	No objections
Utility Services	20190925	20190925	Yes	No objections with a utility easement
Storm Water	20190925	20191003	Yes	No Objections with a drainage easement
Zoning	20190925	20190927	Yes	No objections
Land Acquisition	20190925	20191014	Yes	No objections
Fire Dept	20190925	20190925	Yes	No Objection
Traffic Eng	20190925	20191018	Yes	No Objections

Public Hearing Legal Advertisement

Ad#11691063 09/29/2025

LEGAL NOTICE

**NOTICE FOR THE VACATING OF A
PORTION OF A PLAT, PLAT OF
"HARBOR COLONY", PLAT BOOK
19, PAGE 16, LYING IN SECTION 7,
TOWNSHIP 25 SOUTH, RANGE 37
EAST, MERRITT ISLAND, FL**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by **DPS DEVELOPMENT LLC** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

All of lots 20,21,22,23,24,25, 26, together with Lots 3,4,5,6 and 7, all in the plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid plat that is bounded by a line parallel, 25.00 feet Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat. Containing 3.1 acres, more or less. Except the drainage easement recorded in Official Records Book 696, Page 1017. Prepared by: John R. Campbell, PLS.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described Plat at **5:00 P.M. on October 14, 2025**, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

Figure 6: Copy of public hearing advertisement published on September 29, 2025. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF A PLAT, PLAT OF "HARBOR COLONY", PLAT BOOK 19, PAGE 16, LYING IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 37 EAST, MERRITT ISLAND, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by DPS DEVELOPMENT LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

All of lots 20,21,22,23,24,25, 26, together with Lots 3,4,5,6 and 7, all in the plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid plat that is bounded by a line parallel, 25.00 feet Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat. Containing 3.1 acres, more or less. Except the drainage easement recorded in Official Records Book 696, Page 1017. Prepared by: John R. Campbell, PLS.

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Drainage Easements

Prepared by and return to: Lisa J. Kruse Public Works Department, Land Acquisition

2725 Judge Fran Jamieson Way, A211, Viera, Florida 32940

A portion of Interest in Tax Parcel ID: #25-37-07-02-*-22; #25-37-07-02-*-21 & #25-37-07-02-*-20

Project: Via Roma Vacate

DRAINAGE EASEMENTS

THIS INDENTURE, made this 14th day of August, 2025, between DPS Development LLC, a Florida limited liability company, whose address is 935 Newfound Harbor Drive, Merritt Island, Florida 32952, 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 reconstructing, reconfiguring, and maintaining drainage facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of these easements is located in Section 7, Township 25 South, Range 37 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBITS "A" AND "B"

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)

Drainage Easements

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:

William Golt

Witness

[Signature]

Signature

471 Lucas Rd Monticello

Address

Krista Spell

Witness

Krista Spell

Signature

571 Middle Blvd

Address Monticello

DPS Development LLC, a
Florida limited liability
company

By:

[Signature]
Robert Donovan, Manager

By:

[Signature]
Diana Scarincio, Manager

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this 14 day of August, 2025, by Robert Donovan and Diana Scarincio, as Managers for DPS Development LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.



ELIZABETH JOHNSEN
Commission # HH 470811
Expires December 6, 2027

[Signature]
Notary Signature
SEAL

Figure 7: Signature page executing the drainage easement.

Drainage Easements


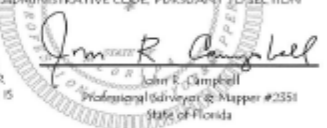
LEGAL DESCRIPTION		EXHIBIT "A"							
PARCEL 801		SHEET 1 OF 5							
PARENT TAX ID 25-37-07-02-*-22 TAX ID 25-37-07-02-*-21 TAX ID 25-37-07-02-*-20		NOT VALID WITHOUT ALL 5 SHEETS THIS IS NOT A SURVEY							
PURPOSE: DRAINAGE EASEMENT SEE SHEET 2 FOR DESCRIPTION AND NOTES SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)									
<u>LEGAL DESCRIPTION PARCEL 801, DRAINAGE EASEMENT (BY SURVEYOR)</u>									
<p>A tract of land being a portion of Lots 20 through 22, inclusive, and a portion of Via Roma right-of-way, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows:</p> <p>Commence at the Northeast corner of Harbor Colony as recorded in Plat Book 19, Page 16 of said Public Records; thence N89°59'30"W, along the North line of said Harbor Colony, a distance of 177.38 feet for a Point of Beginning; thence departing said North line, run S0°09'02"E, along the West line of the Lots 16 and 17 of said Harbor Colony, a distance of 148.71 feet to the Southwest corner of said Lot 17, said corner lying on the North line of Lot 19 of said Harbor Colony; thence S89°50'58"W, along said North line of Lot 19, a distance of 40.01 feet to the Northwest corner of Lot 19; thence S0°09'02"E, along the West line of said Lot 19, a distance of 98.00 feet to the Southwest corner of said Lot 19, said corner lying on the North right-of-way line of Via Roma, said corner also lying on the South line of Lot 19 of aforesaid Harbor Colony; thence S89°50'58"W, along said North right-of-way line, a distance of 41.43 feet; thence departing said North right-of-way line of Via Roma, run over and across Lots 20 through 22, inclusive, of aforesaid Harbor Colony the following eight (8) courses: thence N7°17'44"W a distance of 40.34 feet; thence N24°41'02"E a distance of 36.58 feet; thence N73°29'10"E a distance of 15.91 feet; thence N3°54'44"W a distance of 32.72 feet; thence N8°36'46"W a distance of 23.20 feet; thence S79°55'56"W a distance of 17.70 feet; thence N1°39'17"W a distance of 36.67 feet; thence N20°09'32"W a distance of 85.23 feet to the North line of said Lot 22; thence S89°59'30"E, along said North line, a distance of 108.96 feet to the Point of Beginning.</p> <p>Containing therein 0.36 acres (15802 square feet), more or less.</p>									
PREPARED FOR AND CERTIFIED TO:		<div style="text-align: center;"><p>I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER SJ-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p><p>UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.</p></div>							
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		<div style="text-align: center;"><p>John R. Campbell Professional Surveyor & Mapper #2351 State of Florida</p></div>							
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954 Phone: (321) 507.4811 LICENSED BUSINESS #7978									
DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261							
DATE: 7/9/2025	DRAWING: 2019-261-SOD801	REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 50%;">DATE</th><th style="width: 50%;">DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	DATE	DESCRIPTION				
DATE	DESCRIPTION								
		SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST							

Figure 8: Legal Description. Sheet 1 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

Drainage Easements

LEGAL DESCRIPTION PARCEL 801 PARENT TAX ID 25-37-07-02-*--22 TAX ID 25-37-07-02-*--21 TAX ID 25-37-07-02-*--20 PURPOSE: DRAINAGE EASEMENT SEE SHEET 1 FOR DESCRIPTION SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)		EXHIBIT "A" SHEET 2 OF 5 NOT VALID WITHOUT ALL 5 SHEETS <u>THIS IS NOT A SURVEY</u>													
<p><u>SURVEYOR'S NOTES:</u></p> <ol style="list-style-type: none">1. The intended purpose of this sketch of description is to delineate a drainage easement around an existing ditch.2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report, Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: AIA Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.3. This sketch of description does not reflect or determine ownership.4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey and is not valid without all 5 sheets.5. Measurements shown hereon are expressed in feet and decimal parts thereof.6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.7. Bearings shown hereon are based on the North right-of-way line of Via Roma, Harbor Colony (PB 19, PG 16), having a bearing of S89°50'58"W.8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.															
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954 Phone: (321) 507.4811 LICENSED BUSINESS #7978															
DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="3" style="text-align: center;">PROJECT NO. 2019-261</td></tr><tr><td style="width: 30%;">REVISIONS</td><td style="width: 20%;">DATE</td><td style="width: 50%;">DESCRIPTION</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		PROJECT NO. 2019-261			REVISIONS	DATE	DESCRIPTION						
PROJECT NO. 2019-261															
REVISIONS	DATE	DESCRIPTION													
DATE: 7/9/2025	DRAWING: 2019-261-SOD801	SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST													

Figure 9: Legal Description. Sheet 2 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

Drainage Easements

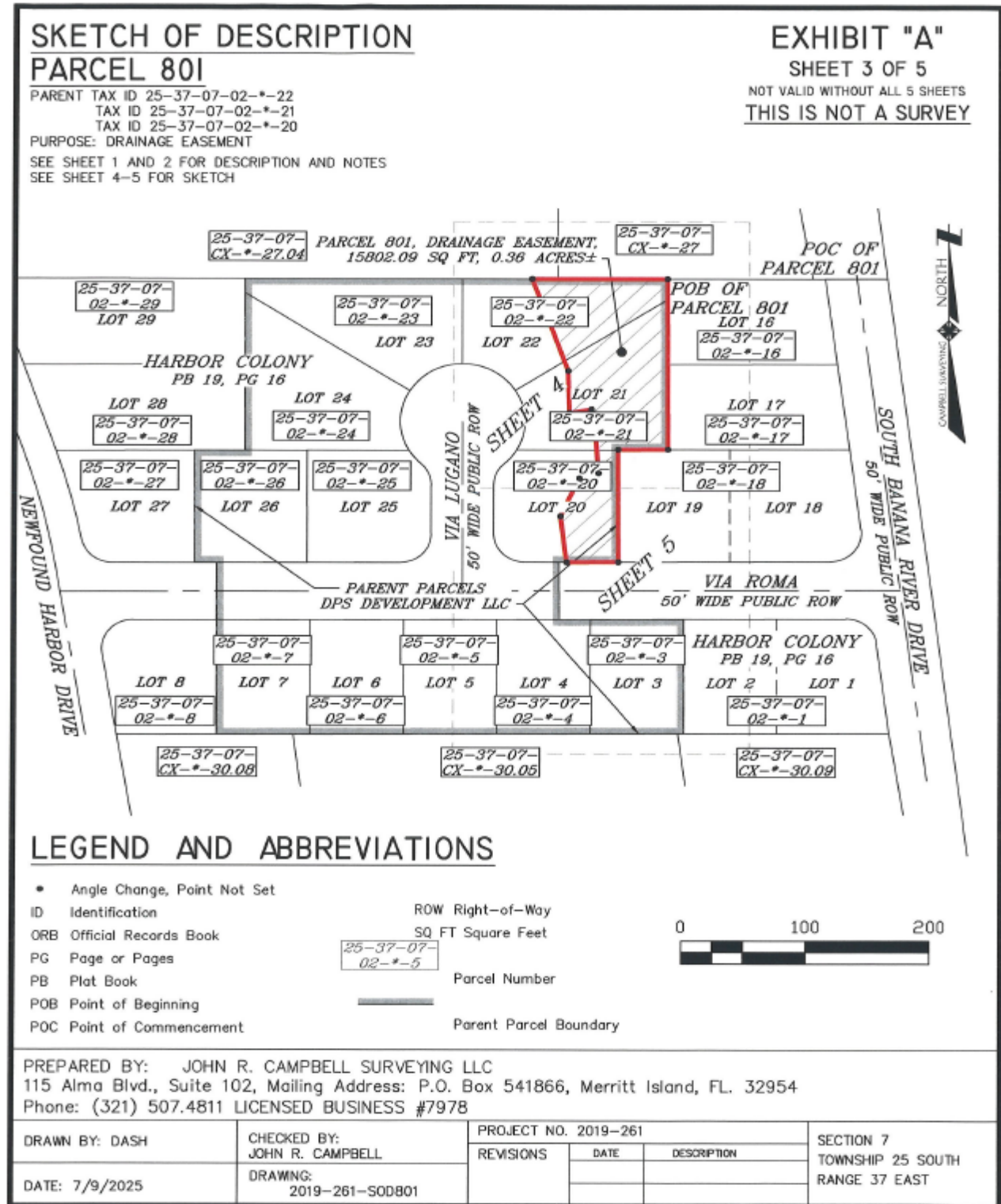
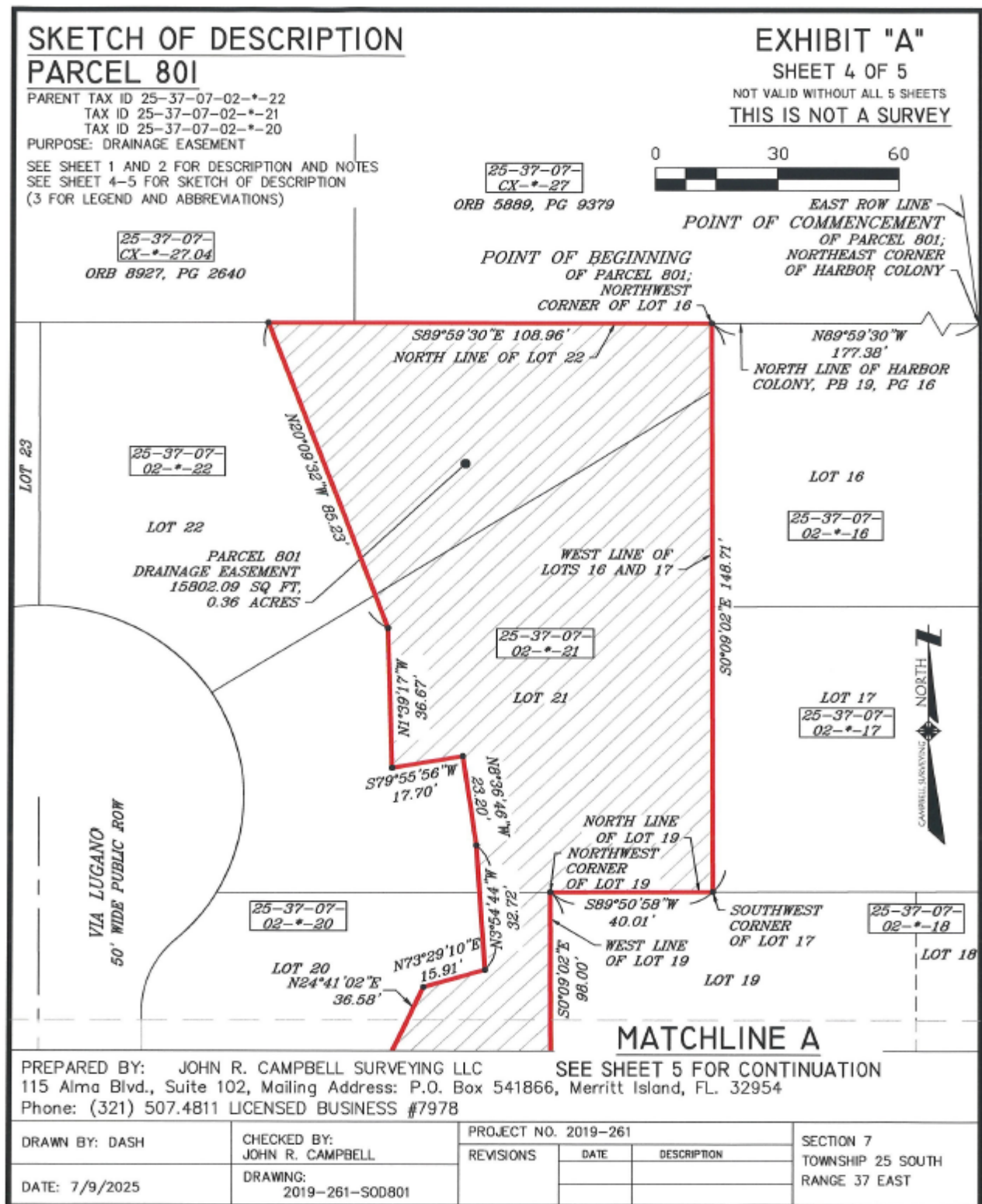


Figure 10: Sketch of Description. Sheet 3 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

Drainage Easements



PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954
Phone: (321) 507.4811 LICENSED BUSINESS #7978

SEE SHEET 5 FOR CONTINUATION

Figure 11: Sketch of Description. Sheet 4 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

Drainage Easements

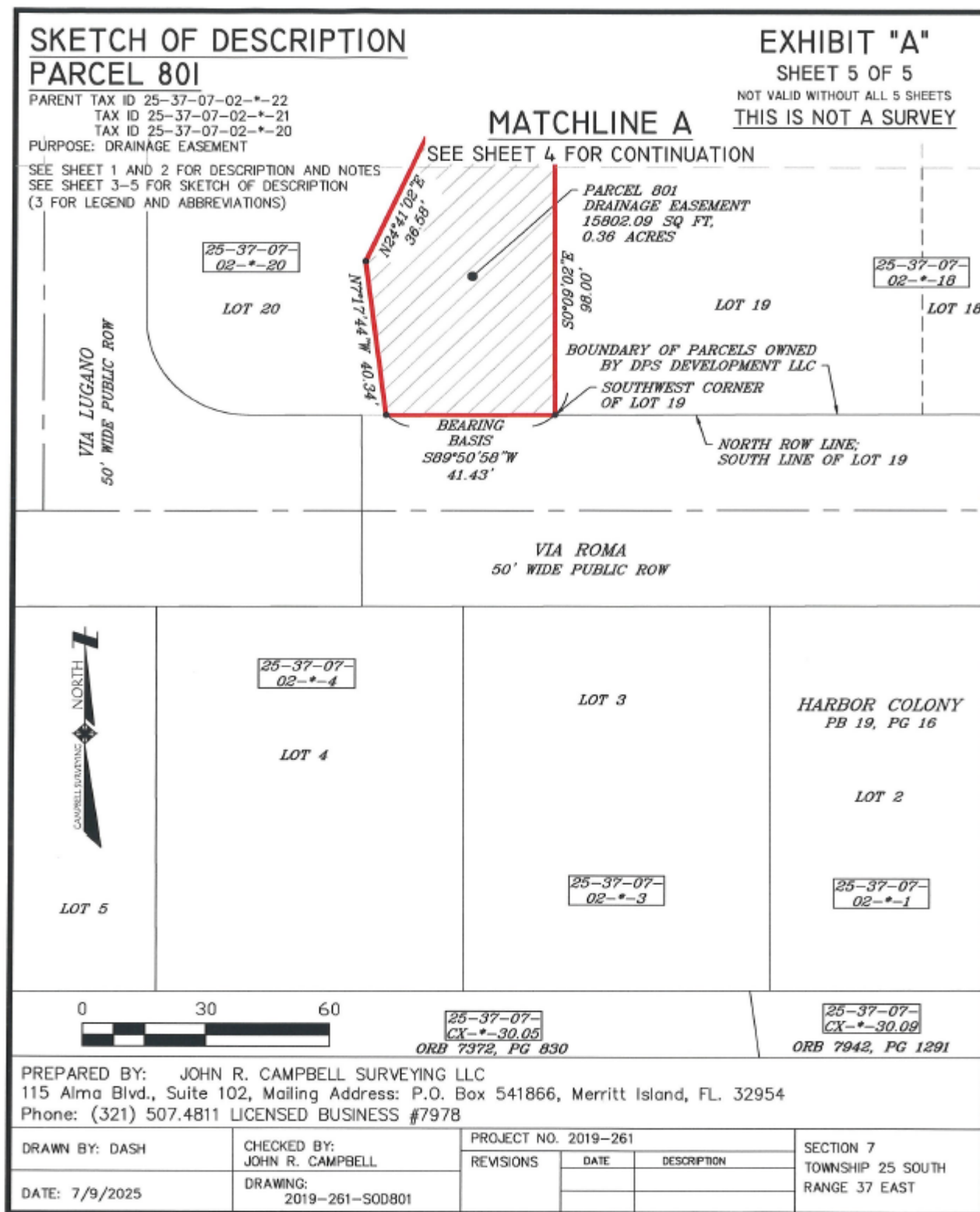


Figure 12: Sketch of Description. Sheet 5 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

Drainage Easements


LEGAL DESCRIPTION		EXHIBIT "B"									
PARCEL 802		SHEET 1 OF 3									
PARENT TAX ID 25-37-07-02-4-3 PURPOSE: DRAINAGE EASEMENT		NOT VALID WITHOUT ALL 3 SHEETS THIS IS NOT A SURVEY									
SEE SHEET 2-3 FOR SKETCH OF DESCRIPTION (2 FOR LEGEND AND ABBREVIATIONS)											
LEGAL DESCRIPTION PARCEL 802, DRAINAGE EASEMENT (BY SURVEYOR)											
<p>A tract of land being a portion of Lot 3, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows:</p> <p>Commence at a point lying on the South right-of-way line of Via Roma, also being the Northeast corner of Lot 3, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public Records of Brevard County, Florida; thence S89°50'58"W, along said South right-of-way line, a distance of 30.94 feet for the Point of Beginning; thence departing said South right-of-way line, over and across said Lot 3 the following four (4) courses: run S4°29'11"E a distance of 12.87 feet; thence S25°06'02"E a distance of 40.90 feet; thence S14°56'20"E a distance of 28.47 feet; thence S9°55'09"E a distance of 22.90 feet to a point lying on the South line of said Lot 3, said point lying 1.56 feet Westerly of the Southeast corner of said Lot 3; thence S89°50'58"W, along said South line of Lot 3, a distance of 59.19 feet to a point lying 14.24 feet Easterly of the Southwest corner of Lot 3; thence departing said South line, run N1°54'34"E, over and across said Lot 3, a distance of 100.06 feet to a point lying on the aforesaid South right-of-way line, said point lying 17.84 feet Easterly of the Northwest corner of Lot 3; thence N89°50'58"E, along said South right-of-way line, a distance of 26.22 feet to the Point of Beginning.</p> <p>Containing therein 0.10 acres (4385 square feet), more or less.</p>											
SURVEYOR'S NOTES:											
<ol style="list-style-type: none">1. The intended purpose of this sketch of description is to a drainage easement lying within Lot 3, Harbor Colony (PB 19, PG 16).2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: AIA Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.3. This sketch of description does not reflect or determine ownership.4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.5. Measurements shown hereon are expressed in feet and decimal parts thereof.6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.7. Bearings shown hereon are based on the South line of Via Roma right-of-way line per underlying plat of Harbor Colony (PB 19, PG 16), having a bearing of S89°50'58"W.8. This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.											
PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		<div style="text-align: center;"><small>I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</small> <small>UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.</small></div> <div style="text-align: center;"> <small>John R. Campbell Professional Surveyor & Mapper #2351 State of Florida</small></div>									
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954 Phone: (321) 507.4811 LICENSED BUSINESS #7978											
DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th colspan="2" style="text-align: left; padding: 2px;">PROJECT NO. 2019-261</th></tr><tr><th style="width: 50%; padding: 2px;">REVISIONS</th><th style="width: 50%; padding: 2px;">DATE DESCRIPTION</th></tr></thead><tbody><tr><td style="height: 20px;"></td><td></td></tr><tr><td style="height: 20px;"></td><td></td></tr></tbody></table>		PROJECT NO. 2019-261		REVISIONS	DATE DESCRIPTION				
PROJECT NO. 2019-261											
REVISIONS	DATE DESCRIPTION										
DATE: 7/9/2025	DRAWING: 2019-261-SOD802	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; text-align: center; padding: 2px;">SECTION 7</td></tr><tr><td style="text-align: center; padding: 2px;">TOWNSHIP 25 SOUTH</td></tr><tr><td style="text-align: center; padding: 2px;">RANGE 37 EAST</td></tr></table>		SECTION 7	TOWNSHIP 25 SOUTH	RANGE 37 EAST					
SECTION 7											
TOWNSHIP 25 SOUTH											
RANGE 37 EAST											

Figure 13: Legal Description. Sheet 1 of 3. Section 7, Township 25 South, Range 37 East. Parcel 802, Drainage Easement.

Drainage Easements

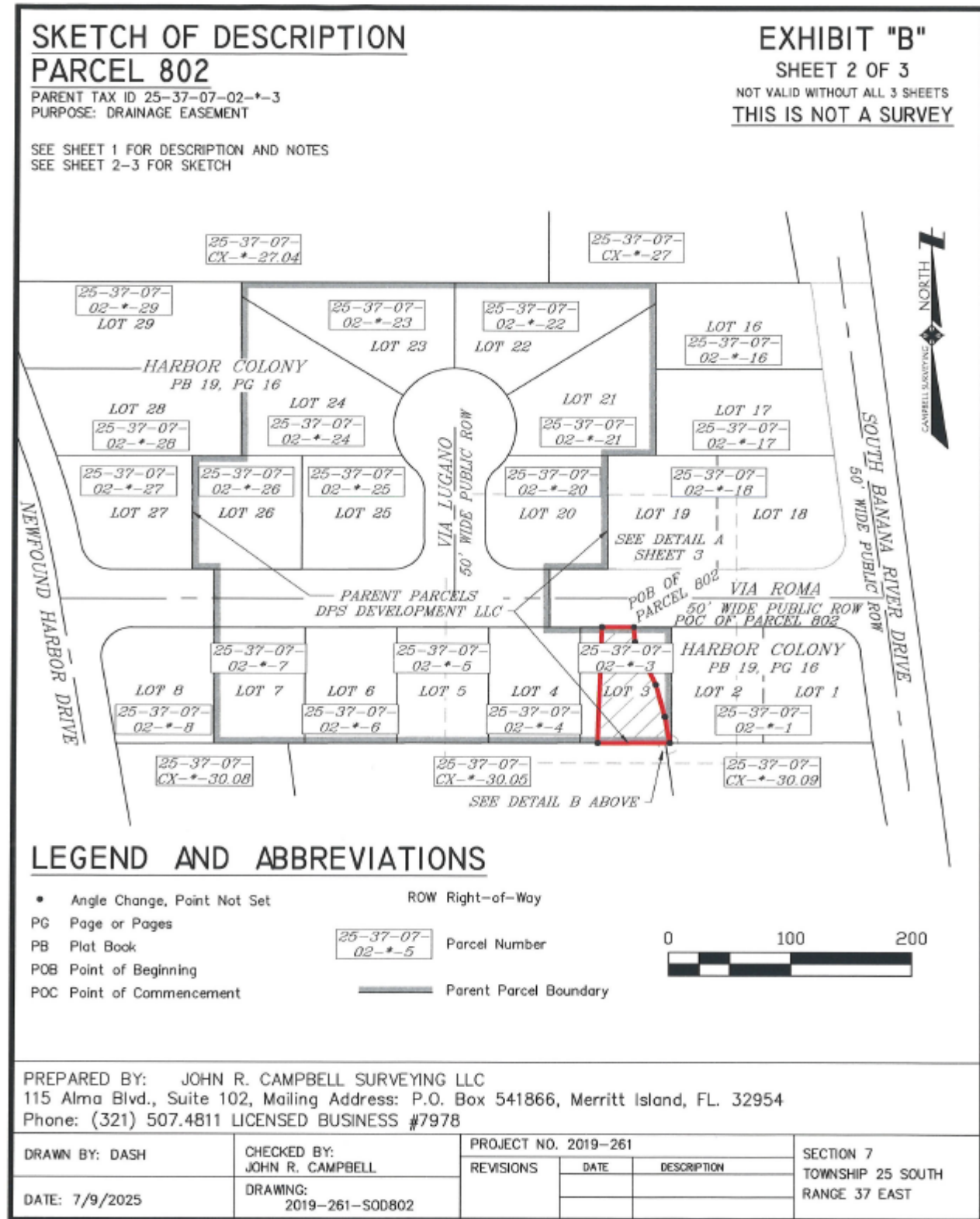


Figure 14: Sketch of Description. Sheet 2 of 3. Section 7, Township 25 South, Range 37 East. Parcel 802, Drainage Easement.

Drainage Easements

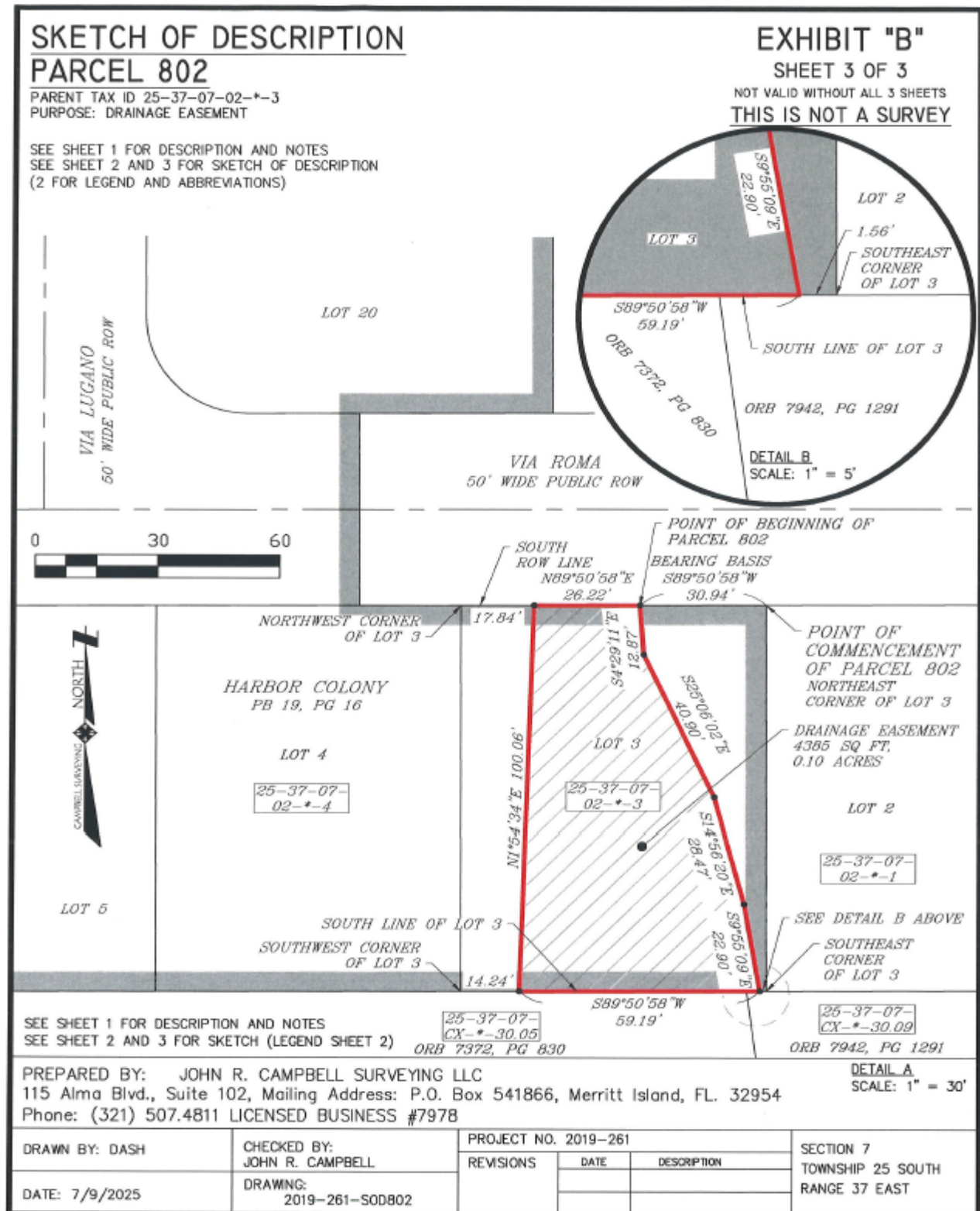


Figure 15: Sketch of Description. Sheet 3 of 3. Section 7, Township 25 South, Range 37 East. Parcel 802, Drainage Easement.

Drainage and Utility Easement

Prepared by and return to: Lisa J. Kruse, Public Works

Department, Land Acquisition

2725 Judge Fran Jamieson Way, A211, Viera, Florida 32940 A portion of

Interest in Tax Parcel ID:

Project: Via Roma Vacate

DRAINAGE AND UTILITY EASEMENT

THIS INDENTURE, made this 6th day of October, 2025, between DPS Development LLC, a Florida limited liability, whose address is 935 Newfound Harbor Drive, Merritt Island, Florida 32053, 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 easement commencing on the above date for the purposes of 1) operating, reconstructing, reconfiguring, and maintaining Brevard County force main and sanitary sewer facilities, and 2) reconstructing, reconfiguring, and maintaining drainage, their associated facilities, and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of these easements is located in Section 7, Township 25 South, Range 37 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

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

TO HAVE AND TO HOLD said easement 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)

Drainage and Utility Easement

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

Signed, sealed and delivered in the presence of:

Will Gold

Witness

[Signature]

Signature

471 Lucas Merritt Island

Address

DPS Development LLC, a
Florida limited liability
company

By: [Signature]

Robert Donovan, Manager

Robert Riley

Witness

~~727~~ 727 Camelia Dr. Melbourne

Signature

727 Camelia Dr. Melbourne

Address

By: [Signature]

Diana Scarincio, Manager

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 6 day of October, 2025, by Robert Donovan and Diana Scarincio, as Managers for DPS Development LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.



ELIZABETH JOHNSEN
Commission # HH 470811
Expires December 6, 2027

[Signature]

Notary Signature

SEAL

Figure 16: Signature page executing the utility easement.

Drainage and Utility Easement

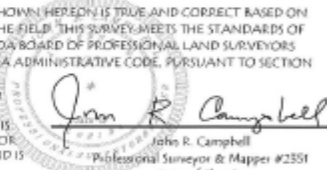
LEGAL DESCRIPTION PARCEL 800 <small>PARENT VIA ROMA AND VIA LUGANO PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT</small>		EXHIBIT "A" SHEET 1 OF 5 <small>NOT VALID WITHOUT ALL 5 SHEETS THIS IS NOT A SURVEY</small>									
LEGAL DESCRIPTION (BY SURVEYOR) PARCEL 800, VIA ROMA AND VIA LUGANO UTILITY EASEMENT A tract of land being the right-of-way of Via Lugano (a 50 foot wide public right-of-way and a 50 feet radius cul-de-sac) and a portion of the right-of-way of Via Roma (a 50 foot wide public right-of-way), lying West of the Northerly extension of the West line of Lot 3 and the Northerly extension of the West line of Lot 7, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, all of the above lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows: Commence at the Northeast corner of said Harbor Colony; thence N89°59'30"W, along the North line of said Harbor Colony, a distance of 50.42 feet to the West right-of-way line of said South Banana River Drive; thence S7°25'10"E, along said West right-of-way line of South Banana River Drive, also being the East line of Lots 16 through 18, inclusive, a distance of 219.96 feet to a point lying on the North right-of-way line of Via Roma (a 50 foot wide public right-of-way) of said Harbor Colony, being the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a central angle of 97°16'08"; thence run Southwesterly along the arc of said curve 42.44 feet to the point of tangency; thence S89°50'58"W, along said North right-of-way line, also being the South line of Lots 18 through 20, inclusive, a distance of 217.47 feet for the Point of Beginning; thence continue, S89°50'58"W, along said North right-of-way line, also being the South line of Lot 20, a distance of 27.52 feet, to a point lying on the East right-of-way line of Via Lugano (a 50 foot wide public right-of-way and a 50 foot radius cul-de-sac) of said Harbor Colony, being the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly along the arc of said curve 39.27 feet to the point of tangency; thence N0°09'02"W, along said East right-of-way line, also being the West line of Lot 20, a distance of 42.10 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a central angle of 48°11'23"; thence run Northeasterly along the arc of said curve 21.03 feet to the point of (CONTINUED ON SHEET 2) <small>SEE SHEET 2 FOR DESCRIPTION CONTINUATION AND NOTES SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)</small>											
PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		<small>I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.</small>  John R. Campbell Professional Surveyor & Mapper #2351 State of Florida									
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DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="2" style="text-align: center;">PROJECT NO. 2019-261</td></tr><tr><td style="width: 30%;">REVISIONS</td><td style="width: 70%;">DATE DESCRIPTION</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		PROJECT NO. 2019-261		REVISIONS	DATE DESCRIPTION				
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DATE: 07/03/2025	DRAWING: 2019-261-SOQUE	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; text-align: center;">SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST</td></tr></table>		SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST							
SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST											

Figure 17: Legal Description. Sheet 1 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

Drainage and Utility Easement

LEGAL DESCRIPTION PARCEL 800 PARENT VIA ROMA AND VIA LUGANO PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT (CONTINUED FROM SHEET 1)		EXHIBIT "A" SHEET 2 OF 5 <small>NOT VALID WITHOUT ALL 5 SHEETS</small> THIS IS NOT A SURVEY							
<p>reverse curvature of a curve concave Southerly having a radius of 50.00 feet and a central angle of 276°22'46"; thence run Northerly along the West line of Lots 20 and 21, Westerly along the South line of Lots 22 and 23 and Southerly along the East line of Lots 24 and 25, along the arc of said curve, and also along the perimeter of aforesaid cul-de-sac, 241.19 feet to a point lying on the West right-of-way line of said Via Lugano, being the point of reverse curvature of a curve concave Southwesterly having a radius of 25.00 feet and a central angle of 48°11'23"; thence run Southeasterly along the arc of said curve 21.03 feet to the point of tangency; thence S0°09'02"E, along said West right-of-way line, also being the East line of Lot 25, a distance of 42.10 feet to a point on the aforesaid North right-of-way line, being the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southwesterly along the arc of said curve 39.27 feet to the point of tangency; thence S89°50'58"W, along aforesaid North right-of-way line, also being the South line of Lots 25 and 26, inclusive, a distance of 147.48 feet, to a point of intersection of said North right-of-way line and the Northerly extension of the West line of Lot 7; thence departing said North right-of-way line, run S0°09'02"E, along said Northerly extension, a distance of 50.00 feet to a point on the South right-of-way line of aforesaid Via Roma, said point being the Northwest corner of said Lot 7; thence N89°50'58"E, along said South right-of-way line, being the North line of Lots 4 through 7, inclusive, a distance of 275.00 feet; thence N0°09'02"W a distance of 50.00 feet to the Point of Beginning.</p> <p>Containing therein 0.59 acres (25672 square feet), more or less.</p>									
SURVEYOR'S NOTES:									
<ol style="list-style-type: none">1. The intended purpose of this sketch of description is to delineate the entire right-of-way of Via Lugano and a portion of Via Roma lying West of Lot 3 and lying East of the Northerly extension of the West line of Lot 7, Harbor Colony (PB 19, PG 16).2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: A1A Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.3. This sketch of description does not reflect or determine ownership.4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.5. Measurements shown hereon are expressed in feet and decimal parts thereof.6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.7. Bearings shown hereon are based on the South line of Via Roma right-of-way line per underlying plat of Harbor Colony (PB 19, PG 16), having a bearing of N89°50'58"E.8. This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.									
<small>SEE SHEET 1 FOR DESCRIPTION CONTINUATION SEE SHEET 3-5 FOR SKETCH (3 FOR LEGEND AND ABBREVIATIONS)</small>									
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954 Phone: (321) 507.4811 LICENSED BUSINESS #7978									
DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261							
DATE: 07/03/2025	DRAWING: 2019-261-SODUE	REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 50%;">DATE</th><th style="width: 50%;">DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	DATE	DESCRIPTION				
DATE	DESCRIPTION								
		SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST							

Figure 18: Legal Description. Sheet 2 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

Drainage and Utility Easement

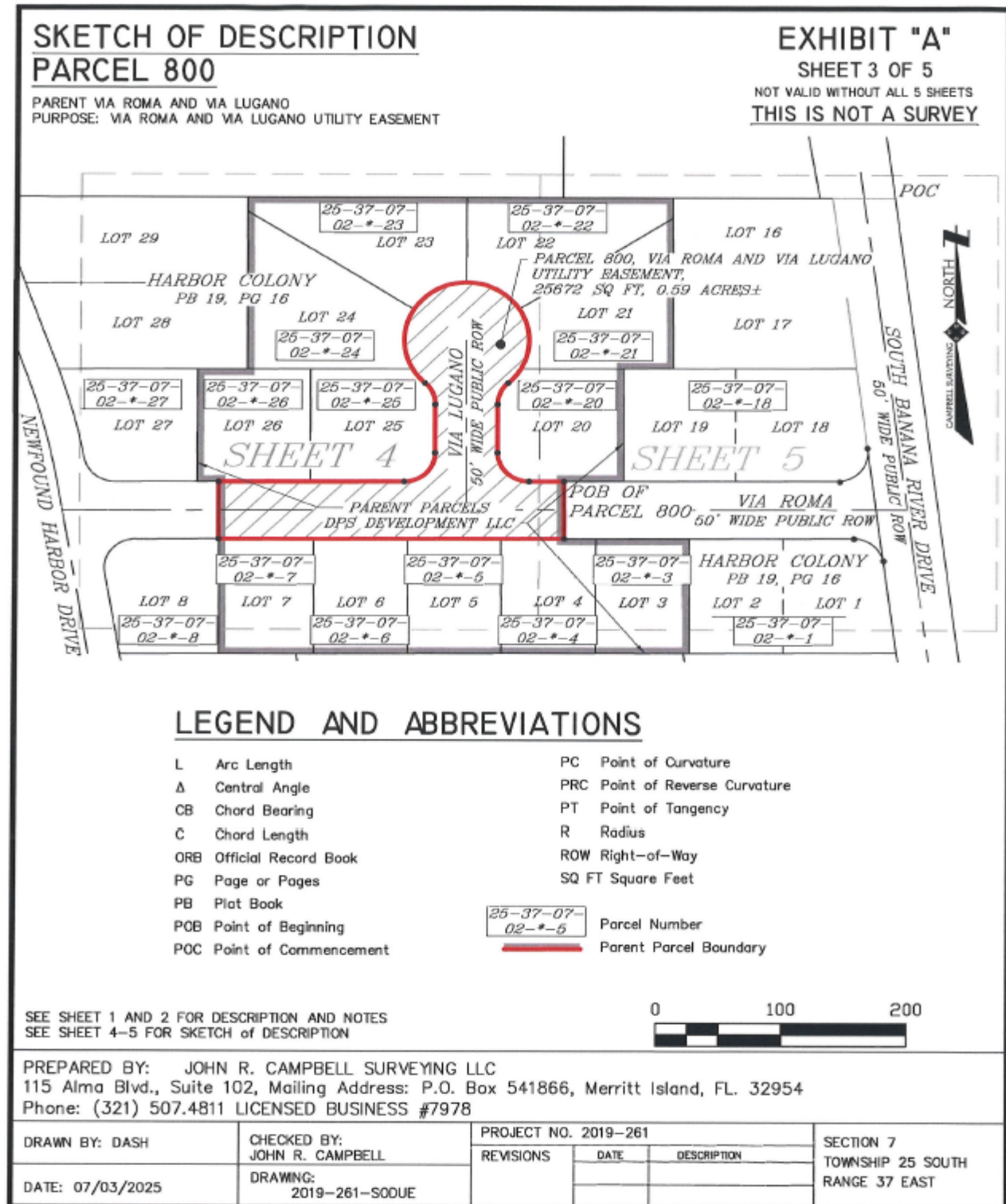


Figure 19: Sketch of Description. Sheet 3 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

Drainage and Utility Easement

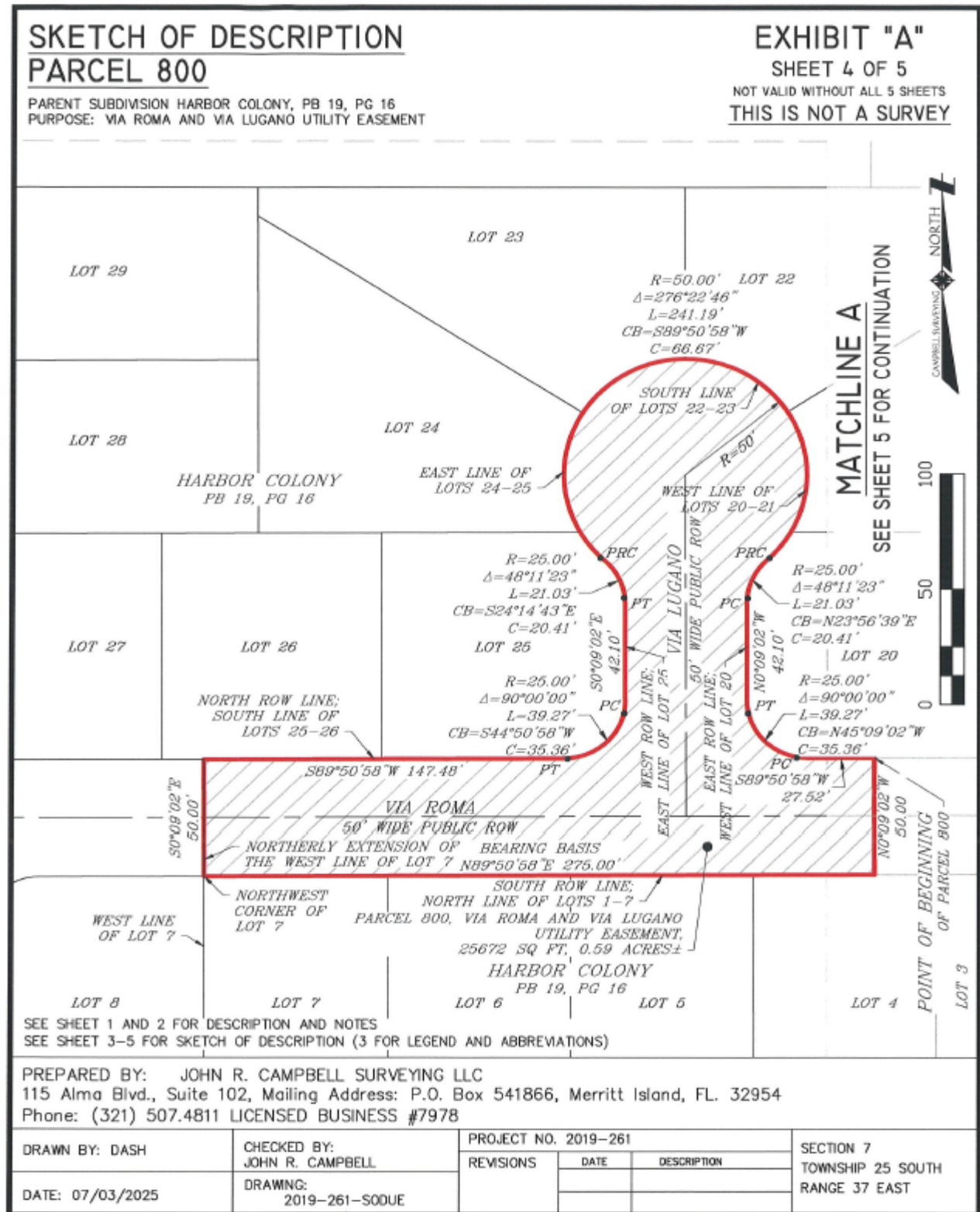


Figure 20: Sketch of Description. Sheet 4 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

Drainage and Utility Easement

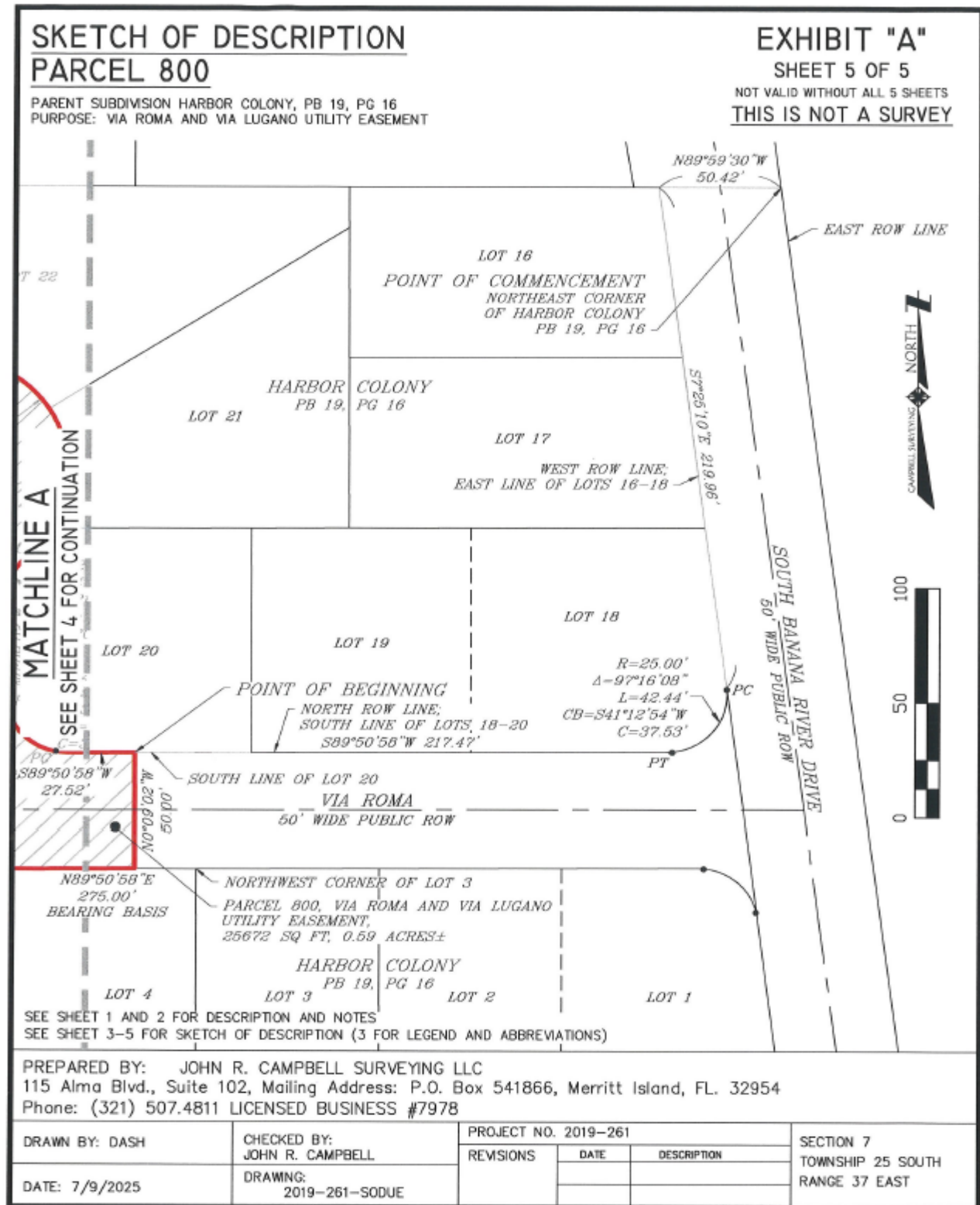


Figure 21: Sketch of Description. Sheet 5 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.