

# BOARD OF COUNTY COMMISSIONERS

## AGENDA REVIEW SHEET

AGENDA: Donation of Two Sanitary Sewer Easements from Property Owners Paniccia-Indialantic, LLC and Indialantic Investment Partners, LLC for an Existing Sewer Line in Connection with Publix 1688 request to Vacate a Blanket Easement with the City of Melbourne - District 5.

AGENCY: Public Works Department / Land Acquisition / Utility Services Department

AGENCY CONTACT: Page Whittle, Land Acquisition Specialist

CONTACT PHONE: 321-690-6847 extension 58351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		<hr/>	<u>6-25-2020</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney		<hr/>	<u>6-25-2020</u>

AGENDA DUE DATE: June 30, 2020 for the July 7, 2020 Board meeting

Prepared by and Return to: Page R Whittle  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of Interest in Tax Parcel I.D.: 27-38-31-26-4-1; 27-38-31-26-6-1.01; 27-38-31-26-7-1.01

## SANITARY SEWER EASEMENT

**THIS INDENTURE**, made this 29th day of May, 2020, between Paniccia-Indialantic, LLC, a Florida limited liability company whose mailing address is 1060 N. Riverside Drive, Indialantic, FL 32903, as the first party, and Brevard County, Florida, a political subdivision of the State of Florida, whose mailing 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 Ten Dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual Sanitary Sewer Easement commencing on the above date, for the sole purposes of operating, constructing, reconstructing, reconfiguring, and maintaining a sanitary sewer line and associated facilities, and other allied uses pertaining thereto, over, under, upon, above and through the following lands:

The land affected by the granting of this easement is located in Section 31, Township 27 South, Range 38 East, County of Brevard, State of Florida, and is more particularly described as follows:

### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"**

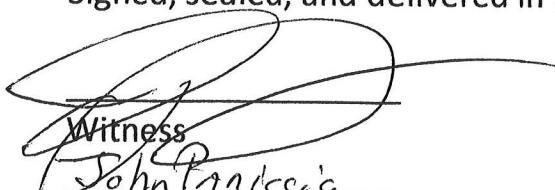
Including the rights of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by Grantee of its easement. Grantor(s) shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

**TO HAVE AND TO HOLD** said easement unto the County of Brevard and to its successors and assigns, the first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has good and lawful right to convey it or any part thereof.

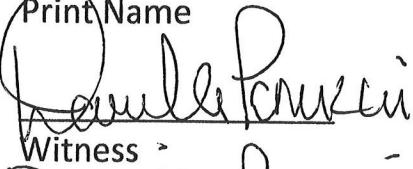
(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party having set their hand and seal this, the day and year first above written,

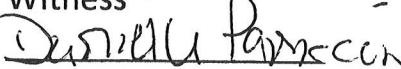
Signed, sealed, and delivered in the presence of:

  
Witness  
John Paniccia

Print Name

  
Ezio Paniccia

Witness

  
Ezio Paniccia

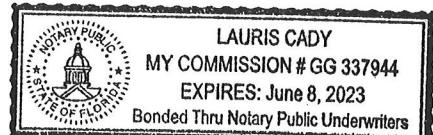
Print Name

Paniccia-Indialantic, LLC,  
a Florida limited liability company

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  
[ ] online notarization on this 29<sup>th</sup> day of MAY, 2020, by Ezio Paniccia as Member for Paniccia-  
Indialantic, LLC, a Florida limited liability company. Is personally known or produced  
Florida Driver's license as identification.

  
Notary Signature Lauris Cady  
Seal



Brevard County Board Meeting Date \_\_\_\_\_  
Agenda Item # \_\_\_\_\_

# LEGAL DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 27-38-31-26-4-1; 27-38-31-26-6-1.01; 27-38-31-26-7-1.01

PURPOSE: SANITARY SEWER EASEMENT

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

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8392, PAGE 1360, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LYING IN SECTION 31, TOWNSHIP 27 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 7, RESUBDIVISION OF MAGGIE JOHNSON PLAT, AS RECORDED IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S89°55'20"E ALONG THE NORTH RIGHT-OF-WAY OF WARREN AVENUE, (A RIGHT-OF-WAY 40 FEET IN WIDTH ACCORDING TO SAID PLAT) A DISTANCE OF 338.73 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8331, PAGE 1471, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S89°55'20"E A DISTANCE OF 7.60 FEET TO A POINT LYING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8392, PAGE 1369, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N74°54'56"E ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 8392, PAGE 1369, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA A DISTANCE OF 0.73 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:

THENCE N15°32'25"W A DISTANCE OF 707.45 FEET TO THE SOUTH RIGHT-OF-WAY OF MENTOR AVENUE (A PUBLIC ROAD 60 FEET IN WIDTH ACCORDING TO SAID RESUBDIVISION OF MAGGIE JOHNSON PLAT), SAID MENTOR AVENUE ALSO KNOWN AS GROSSE POINTE AVENUE; THENCE S89°41'04"E ALONG SAID SOUTH RIGHT-OF-WAY OF MENTOR AVENUE A DISTANCE OF 15.59 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, RUN S15°32'25"E A DISTANCE OF 703.30 FEET TO A POINT LYING ON THE NORTH LINE OF OFFICIAL RECORDS BOOK 8392, PAGE 1369, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

THENCE S74°54'56"W ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,580.63 SQUARE FEET, OR 0.243 ACRES, MORE OR LESS.

# EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2 OF 3

& SHEET 3 OF 3

THIS IS NOT A SURVEY

REVISIONS	DATE	DESCRIPTION
4.	5/12/20	BREVARD COUNTY COMMENT
5.	6/10/20	BREVARD COUNTY COMMENT

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS  
PANICCIA-INDIALANTIC LLC

PREPARED BY:

**MORGAN  
& Associates**

Consulting Engineers, Inc.  
504 N Harbor City Blvd. Melbourne, FL 32935  
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

PROJECT NO. 2019-067

DRAWN BY: JTH

CHECKED BY: CSB

DATE: 3/3/2020

DRAWING: 2019-067 PANICCIA  
-INDIALANTIC ESMT SEWER.DWG

REVISIONS	DATE	DESCRIPTION	SECTION 31
1.	3/12/20	PARCEL IDs MODIFIED	TOWNSHIP 27 SOUTH
2.	4/17/20	P.O.B. MODIFIED	RANGE 38 EAST
3.	4/27/20	BREVARD COUNTY COMMENTS	

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.031, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.2027 OF THE FLORIDA STATUTES.



CHRISTOPHER S. BOWERS  
LAND SURVEYOR  
6/10/2020  
PROFESSIONAL SURVEYOR & MAPPER, PSM 5990  
NOT VALID UNLESS SIGNED AND SEALED

# SKETCH OF DESCRIPTION

## PARCEL #800 SANITARY SEWER EASEMENT

PARENT PARCEL ID#: 27-38-31-26-4-1; 27-38-31-26-6-1.01; 27-38-31-26-7-1.01

PURPOSE: SANITARY SEWER EASEMENT

## EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 OF 3  
& SHEET 3 OF 3

THIS IS NOT A SURVEY

### SURVEYORS NOTES:

1. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING "PROPERTY INFORMATION REPORT" BY THE CLIENT: FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 8276902; CUSTOMER REFERENCE NO. 43917 ADDRESSEE: KRASNY & DETTMER, A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS SEARCH OF THE PUBLIC RECORDS FROM: 3/10/1990 THROUGH 3/10/2020 AT 5:00 PM
2. THE PARENT TRACT IS KNOWN AS "PARCEL 1" IN SAID PROPERTY INFORMATION REPORT. THE DEED OF RECORD PERTAINING TO THE PARENT TRACT IS RECORDED IN OFFICIAL RECORDS BOOK 8392, PAGE 1360, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
3. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S89°55'20"E FOR THE NORTH RIGHT-OF-WAY LINE OF WARREN AVE, SAID BEARING IS IDENTICAL WITH AN ALTA/NSPS LAND TITLE SURVEY PEFORMED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC., DRAWING NO. 6441-19-0730, DATED: 8/27/2019.
4. ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

PROPERTY INFORMATION REPORT DISCLOSED THE FOLLOWING ITEMS FOR THE PARENT TRACT (PARCEL 1):

\*EACH ITEM IS AS IT APPEARS ALPHABETICALLY IN SAID PROPERTY INFORMATION REPORT\*

\*THESE ITEMS DISREGARD ANY LIENS APPEARING IN THE PROPERTY INFORMATION REPORT\*

- B. FLORIDA POWER & LIGHT CO. EASEMENT RECORDED IN O.R.B. 1617, PG. 350 DOES NOT AFFECT THE PROPOSED PARCEL.
- C. PUBLIC UTILITY EASEMENT RECORDED IN O.R.B. 2793, PG. 2576 IS BLANKET IN NATURE, AND AFFECTS THE PROPOSED PARCEL.
- D. WATER AGREEMENT RECORDED IN O.R.B. 2795, PG. 2056 IS BLANKET IN NATURE AND AFFECTS THE PROPOSED PARCEL.
- H. OPERATION AND EASEMENT AGREEMENT RECORDED IN O.R.B. 8392, PG. 1374 IS BLANKET IN NATURE AND AFFECTS THE PROPOSED PARCEL.
- M. FLORIDA POWER & LIGHT CO. EASEMENT RECORDED IN O.R.B. 8412, PG. 1236 DOES NOT AFFECT THE PROPOSED PARCEL.
- N. FLORIDA POWER & LIGHT CO. EASEMENT RECORDED IN O.R.B. 8412, PG. 1238 DOES NOT AFFECT THE PROPOSED PARCEL (AFFECTS PARCEL 2, NOT DISCLOSED AS SUCH IN PROPERTY INFORMATION REPORT.)

PROPERTY INFORMATION REPORT ALSO DISCLOSED:

RELEASE OF EASEMENT RECORDED IN O.R.B. 8506, PG. 867 (DOES NOT AFFECT THE PROPOSED PARCEL)

RELEASE OF EASEMENT RECORDED IN O.R.B. 8571, PG. 1901 (DOES NOT AFFECT THE PROPOSED PARCEL)

PREPARED BY:

**MORGAN**  
**& Associates**

Consulting Engineers, Inc.  
504 N Harbor City Blvd, Melbourne, FL 32935  
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

DATE: REV. 5 6/10/20

SECTION 31  
TOWNSHIP 27 SOUTH  
RANGE 38 EAST

PROJECT NO.: 2019-067

# SKETCH OF DESCRIPTION

## PARCEL #800 SANITARY SEWER EASEMENT

PARENT PARCEL ID#: 27-38-31-26-4-1; 27-38-31-26-6-1.01; 27-38-31-26-7-1.01

PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

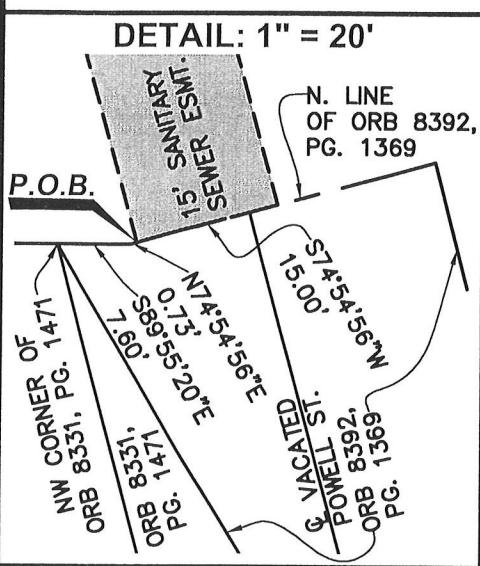
SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 OF 3  
& SHEET 2 OF 3

THIS IS NOT A SURVEY

### GROSS POINTE AVE AKA MENTOR AVE

S89°41'04"E 15.59'

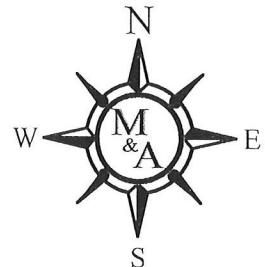


60' R/W - P.B. 9, PG. 10

SOUTH R/W GROSSE POINTE AVE

FPL ESMT.  
ORB 1617, PG. 350

PARCEL 800 SANITARY SEWER EASEMENT



(IN FEET)  
1 INCH = 100 FEET

PANICCIA-  
INDIALANTIC LLC  
ORB 8392, PG. 1360  
"PARCEL 1"

LEGEND  
COR. = CORNER  
ESMT. = EASEMENT  
R/W = RIGHT-OF-WAY  
(R) = RECORD BEARING  
ORB = OFFICIAL RECORDS BOOK  
P.O.B. = POINT OF BEGINNING  
PG. = PAGE  
= BREAKLINE

INDIALANTIC VILLAS CONDO  
ORB 2306, PG. 688

LINE OF  
ORB 6138, Pg. 418 - 707.45'

W  
N15°32'25"E 703.30'

S15°32'25"E 338.73' (R)

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
LOT 7, BLOCK 7,  
P.B. 9, PG. 10

RESUBDIVISION OF  
MAGGIE JOHNSON PLAT  
P.B. 9, PG. 10

N74°54'56"E 0.73'

SHANNON AVE

40' R/W - P.B. 9, PG. 10

POINT OF BEGINNING

SEE DETAIL

FPL ESMT.  
ORB 8412, PG. 1238

FPL ESMT.  
ORB 8412, PG. 1236

S74°54'56"W 15.00'

NORTH LINE  
OF ORB 8392,  
PG. 1369

20.0' ORB 8392,  
PG. 1369, "PARCEL 2"  
PARCEL ID:  
27-38-31-26-2-1

20.0' VACATED POWELL ST.

POWELL ST. 40' R/W  
(VACATED) ORB 2260, PG. 2708

EXHIBIT "A",  
(THIS DOCUMENT)

ORB 8331, Pg. 1471

LOT 6

LOT 3

LOT 2

20.0'

PREPARED BY:

**MORGAN  
& Associates**

Consulting Engineers, Inc.  
504 N Harbor City Blvd. Melbourne, FL 32935  
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

SCALE:

1" = 100'

PROJECT NO.: 2019-067

REV. 5 DATE: 6/10/20

SECTION 31  
TOWNSHIP 27 SOUTH  
RANGE 38 EAST

Prepared by and Return to: Page R Whittle  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of Interest in Tax Parcel I.D.: 27-38-31-26-2-1

### SANITARY SEWER EASEMENT

**THIS INDENTURE**, made this 4 day of June, 2020, between Indialantic Investment Partners, LLC, a Florida limited liability company whose mailing address is 7331 Office Park Place, Suite 200, Melbourne, FL 32940, as the first party, and Brevard County, Florida, a political subdivision of the State of Florida, whose mailing 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 Ten Dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual Sanitary Sewer Easement commencing on the above date, for the sole purposes of operating, constructing, reconstructing, reconfiguring, and maintaining a sanitary sewer line and associated facilities, and other allied uses pertaining thereto, over, under, upon, above and through the following lands:

The land affected by the granting of this easement is located in Section 31, Township 27 South, Range 38 East, County of Brevard, State of Florida, and is more particularly described as follows:

#### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"**

Including the rights of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by Grantee of its easement. Grantor(s) 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 the County of Brevard and to its successors and assigns, the first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has good and lawful right to convey it or any part thereof.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:



Witness

Rick Renfro

Print Name



Witness

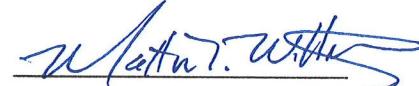
Daniel Renfro

Print Name

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 4 day of June, 2020, by Matthew T. Williams as Manager for Indialantic Investment Partners, LLC, a Florida limited liability company. Is personally known or produced 4/18 as identification.

Indialantic Investment Partners, LLC,  
a Florida limited liability company



Matthew T. Williams

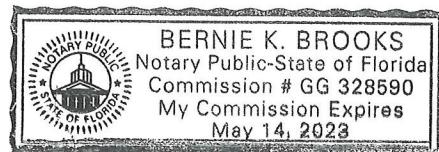
Manager



Notary Signature

Seal

Brevard County Board Meeting Date \_\_\_\_\_  
Agenda Item # \_\_\_\_\_



**LEGAL DESCRIPTION  
PARCEL #801**

PARENT PARCEL ID#: 27-38-31-26-2-1  
PURPOSE: SANITARY SEWER EASEMENT

**EXHIBIT "A"**

**SHEET 1 OF 3**

NOT VALID WITHOUT SHEET 2 OF 3,  
& SHEET 3 OF 3  
**THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION:** PARCEL 801, SANITARY SEWER EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8331, PAGE 1471, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND IN OFFICIAL RECORDS BOOK 8392, PAGE 1369, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 27 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 7, RESUBDIVISION OF MAGGIE JOHNSON PLAT, AS RECORDED IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S89°55'20"E ALONG THE NORTH RIGHT-OF-WAY OF WARREN AVENUE, (A RIGHT-OF-WAY 40 FEET IN WIDTH ACCORDING TO SAID PLAT) A DISTANCE OF 338.73 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8331, PAGE 1471, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S89°55'20"E A DISTANCE OF 7.60 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8392, PAGE 1369; THENCE N74°54'56"E ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 8392, PAGE 1369, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA A DISTANCE OF 0.73 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:

THENCE CONTINUE N74°54'56"E ALONG SAID NORTH LINE A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN S15°32'25"E A DISTANCE OF 366.75 FEET; THENCE S11°38'55"W A DISTANCE OF 13.30 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8331, PAGE 1471, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S11°38'55"W A DISTANCE OF 17.15 FEET TO THE NORTH RIGHT-OF-WAY OF OCEAN AVENUE (A PUBLIC ROAD 40 FEET IN WIDTH ACCORDING TO SAID RESUBDIVISION OF SAID MAGGIE JOHNSON PLAT), SAID OCEAN AVENUE ALSO KNOWN AS WATSON DRIVE; THENCE S89°59'25"W ALONG SAID NORTH RIGHT-OF-WAY OF OCEAN AVENUE A DISTANCE OF 15.32 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY OF OCEAN AVENUE RUN N11°38'55"E A DISTANCE OF 29.92 FEET; THENCE N15°32'25"W A DISTANCE OF 360.59 FEET TO SAID EASTERN LINE OF OFFICIAL RECORDS BOOK 8331, PAGE 1471; THENCE CONTINUE N15°32'25"W A DISTANCE OF 2.66 FEET TO THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 8392, PAGE 1369, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING: 5,927.75 SQUARE FEET, OR 0.136 ACRES, MORE OR LESS.

REVISIONS

3	5/4/20	COUNTY COMMENTS
4	5/12/20	COUNTY COMMENTS
5	6/3/20	COUNTY COMMENTS

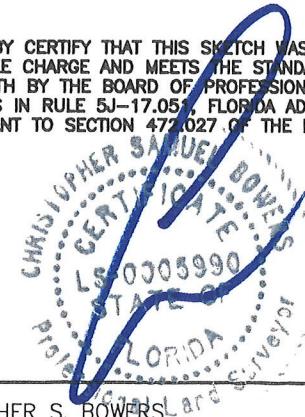
PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS  
INDIALANTIC INVESTMENT PARTNERS LLC

PREPARED BY:

**MORGAN  
& Associates**

Consulting Engineers, Inc.  
504 N Harbor City Blvd. Melbourne, FL 32935  
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



CHRISTOPHER S. BOWERS  
PROFESSIONAL SURVEYOR & MAPPER, PSM 5990  
NOT VALID UNLESS SIGNED AND SEALED

6/3/2020

DRAWN BY: JTH	CHECKED BY: CSB	PROJECT NO. 2019-067			SECTION 31 TOWNSHIP 27 SOUTH RANGE 38 EAST
REVISIONS	DATE	DESCRIPTION			
DATE: 3/3/2020	DRAWING: 2019-067 PUBLIX ESMT SEWER.DWG	1	4/17/20	RECORD DEED ADDED	
		2	4/28/20	COUNTY COMMENTS	

# SKETCH OF DESCRIPTION

## PARCEL #801 SANITARY SEWER EASEMENT

PARENT PARCEL ID#: 27-38-31-26-2-1  
PURPOSE: SANITARY SEWER EASEMENT

# EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT

SHEET 1 OF 3

& SHEET 3 OF 3

THIS IS NOT A SURVEY

### SURVEYORS NOTES:

1. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING "PROPERTY INFORMATION REPORT" BY THE CLIENT: FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 8276902; CUSTOMER REFERENCE NO. 43917 ADDRESSEE: KRASNY & DETTMER, A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS SEARCH OF THE PUBLIC RECORDS FROM: 3/10/1990 THROUGH 3/10/2020 AT 5:00 PM
2. THE PARENT TRACT IS KNOWN AS "PARCEL 2" IN SAID PROPERTY INFORMATION REPORT. THE DEEDS OF RECORD PERTAINING TO THE PARENT TRACT ARE RECORDED IN OFFICIAL RECORDS BOOK 8331, PAGE 1471, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND OFFICIAL RECORDS BOOK 8392, PAGE 1369, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
3. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S89°55'20"E FOR THE NORTH RIGHT-OF-WAY LINE OF WARREN AVE, SAID BEARING IS IDENTICAL WITH AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC., DRAWING NO. 6441-19-0730, DATED: 8/27/2019.
4. ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

PROPERTY INFORMATION REPORT DISCLOSED THE FOLLOWING ITEMS FOR THE PARENT TRACT (PARCEL 2):

\*EACH ITEM IS AS IT APPEARS ALPHABETICALLY IN SAID PROPERTY INFORMATION REPORT\*

\*THESE ITEMS DISREGARD ANY LIENS APPEARING IN THE PROPERTY INFORMATION REPORT\*

- A. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R.B. 1454, PG. 884 DOES NOT AFFECT THE PROPOSED PARCEL. IN ADDITION, THE EXHIBIT "A" SKETCH CONTAINED THEREIN DOES NOT APPLY TO THE PROJECT LOCATION.
- E. PERMANENT SIDEWALK EASEMENT RECORDED IN O.R.B. 3629 PG. 4715 DOES NOT AFFECT THE PROPOSED PARCEL.
- F. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R.B. 8331, PG. 1474, EXHIBIT "A" DOES NOT AFFECT THE PROPOSED PARCEL. EXHIBIT "B-1" AFFECTS THE PROPOSED PARCEL.
- G. ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R.B. 8346, PG. 422 IS BLANKET IN NATURE AND AFFECTS THE PROPOSED PARCEL.
- I. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R.B. 8393, PG. 2794 AFFECTS THE PROPOSED PARCEL.
- J. ACCESS EASEMENT RECORDED IN O.R.B. 8393, PG. 2797 AFFECTS THE PROPOSED PARCEL.
- K. MEMORANDUM OF LEASE RECORDED IN O.R.B. 8400, PG. 968 IS BLANKET IN NATURE AND AFFECTS THE PROPOSED PARCEL.
- L. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R.B. 8412, PG. 1234 AFFECTS THE PROPOSED PARCEL. NOTE: LEGAL DESCRIPTION & SKETCH GEOMETRY CONTAINED THEREIN DOESN'T MATCH. LEGAL DESCRIPTION GEOMETRY WAS HELD.
- O. STORMWATER MAINTENANCE AGREEMENT RECORDED IN O.R.B. 8435, PG. 1677 IS BLANKET IN NATURE AND AFFECTS THE PROPOSED PARCEL.
- P. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R.B. 8519, PG. 2644 AFFECTS THE PROPOSED PARCEL, BUT IS NOT PLOTTED. AS O.R.B. 8620, PG. 2517 WAS INTENDED TO SUPPLANT AND SUPERSEDE O.R.B. 8519, PG. 2644 DUE TO ERRORS IN THE LEGAL DESCRIPTION & SKETCH OF LEGAL.
- Q. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R.B. 8543, PG. 1052 DOES NOT AFFECT THE PROPOSED PARCEL.
- R. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R.B. 8620, PG. 2517 AFFECTS THE PROPOSED PARCEL AND WAS RECORDED AS A CORRECTION TO O.R.B. 8519, PG. 2644.
- S. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R.B. 8620, PG. 2521 DOES NOT AFFECT THE PROPOSED PARCEL.

PROPERTY INFORMATION REPORT ALSO DISCLOSED:

RELEASE OF EASEMENT RECORDED IN O.R.B. 8506, PG. 867 (DOES NOT AFFECT THE PROPOSED PARCEL)

RELEASE OF EASEMENT RECORDED IN O.R.B. 8571. PG. 1901 (DOES NOT AFFECT THE PROPOSED PARCEL)

PREPARED BY:

**MORGAN  
& ASSOCIATES**

Consulting Engineers, Inc.  
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Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

DATE: REV. 5 6/3/20

SECTION 31  
TOWNSHIP 27 SOUTH  
RANGE 38 EAST

PROJECT NO.:  
2019-067

# SKETCH OF DESCRIPTION

## PARCEL #801 SANITARY SEWER EASEMENT

PARENT PARCEL ID#: 27-38-31-26-2-1  
PURPOSE: SANITARY SEWER EASEMENT

SHANNON AVE

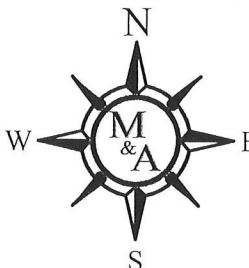
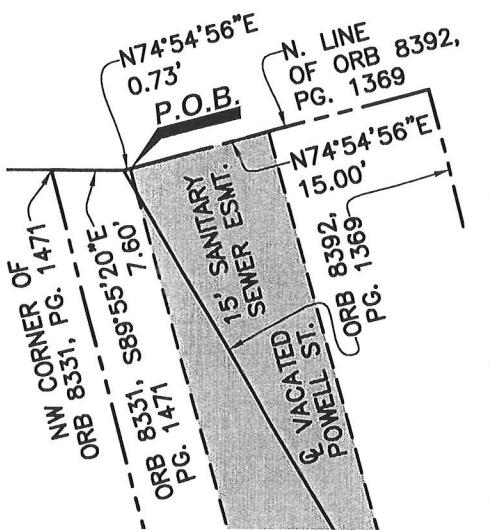
### RESUBDIVISION OF MAGGIE JOHNSON PLAT P.B. 9, PG. 10

LOT 7    LOT 8    LOT 1    BLOCK 7  
NW COR. ORB 8331, PG. 1471  
S89°55'20"E 338.73' (R)  
NORTH R/W    WARREN AVE  
40' R/W    S89°55'20"E 7.60'  
P.B. 9, PG. 10    N15°32'25"W 2.66'

### POINT OF COMMENCEMENT

SW CORNER OF LOT 7,  
BLOCK 7, P.B. 9, PG. 10

DETAIL: 1" = 20'



GRAPHIC SCALE  
0 25 50  
(IN FEET)  
1 INCH = 50 FEET

### FLORIDA POWER & LIGHT CO. O.R.B. 986, PG. 385

PARCEL ID: 27-38-31-26-8

WEST R/W POWELL ST.  
VACATED OF ORB 8331, PG. 1471  
W. LINE OF 360.59' ORB 2260, PG. 2708  
N15°32'25"N (VACATED) ORB 8331, PG. 1471  
S15°32'25"E ORB 8331, PG. 1471  
E. LINE OF ORB 8331, PG. 1471  
W. LINE OF ORB 8331, PG. 1471

BLOCK 9

PINE AVE.  
40' R/W (VACATED)

LOT 1

### O.R.B. 8331, PG. 1471

"PARCEL 2"  
27-38-31-26-2-1

LOT 2

FPL ESMT.  
ORB 8620, PG. 2521

O.R.B. 8331,  
PG. 2517

LOT 3

FPL ESMT.  
ORB 8620, PG. 2521

O.R.B. 8331,  
PG. 2517

N11°38'55"E  
29.92'  
S89°59'25"W

15.32'

S11°38'55"W 17.15'

NORTH R/W

40' R/W - P.B. 9, PG. 10

# EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 OF 3,  
& SHEET 2 OF 3  
THIS IS NOT A SURVEY

PARCEL IDs:  
27-38-31-26-4-1;  
27-38-31-26-6-1-01;  
27-38-31-26-7-1-01

PANICCIA-  
INDIALANTIC LLC  
"PARCEL 1"

FPL ESMT.  
ORB 8412, PG. 1234

O.R.B. 8392,  
PG. 1369  
"PARCEL 2"  
27-38-31-26-2-1

LOT 5

RESUBDIVISION OF  
MAGGIE JOHNSON PLAT  
P.B. 9, PG. 10

LOT 6

40' PINE AVE.  
40' R/W (VACATED)

24.0' CROSS  
ACCESS  
ESMT. ORB 8393, PG. 2797

LOT 4  
BLOCK 2

PARCEL 801  
SANITARY SEWER  
EASEMENT

LOT 5

S11°38'55"W 13.30'

S11°38'55"W 17.15'

40' R/W - P.B. 9, PG. 10

PREPARED BY:

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& Associates**

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Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

SCALE:  
1" = 50'

DATE: REV. 5  
6/3/20

PROJECT NO.: 2019-067

SECTION 31  
TOWNSHIP 27 SOUTH  
RANGE 38 EAST

## LOCATION MAP

### Section 31, Township 27 South, Range 38 East District: 5

PROPERTY LOCATION: North of Watson Drive, south of Grosse Pointe, along the west side of North Miramar Avenue/North Highway A1A.

OWNERS NAME: Paniccia-Indialantic, LLC and Indialantic Investment Partners, LLC

