

Prepared by and return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-211, Viera, Florida 32940
A portion of interest in Tax Parcel ID: 26-36-21-75-*J

WARRANTY DEED
Right of Way for a Portion of Stadium Parkway

THIS DEED is made this 31 day of July, 2025, by Bridgewater at Viera Master Association, Inc., a Florida not for profit corporation, hereafter called the Grantor, whose mailing address is 6972 Lake Gloria Boulevard, Orlando, Florida 32809, to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940.

WITNESSETH that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Together with all riparian and littoral rights appertaining thereto.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title and interest forever, and the Grantor does fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

(Signatures and Notary of next page)

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness

SHARLENE SPECTOR

Print Name

81622 BREAKERS ROW AVE.
Office Address MELBOURNE FL 32940

Bridgewater at Viera Master Association, Inc.,
a Florida not for profit corporation

By: [Signature]
Susan Speece, President

[Signature]

Witness

Nancy Gulker

Print Name

86222 Breakers Row Ave.
Office Address Melbourne FL 32940

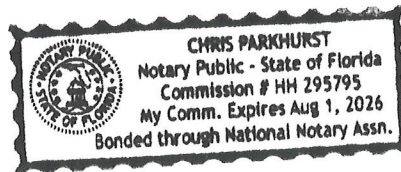
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 31 day of July, 2025, by Susan Speece as President for Bridgewater at Viera Master Association, Inc., a Florida not for profit corporation. Is personally known or produced as identification.

[Signature]

Notary Signature
SEAL



LEGAL DESCRIPTION

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2 & 3 OF 3

PARCEL 101

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-21-75-*--J

PURPOSE: FEE SIMPLE DEDICATION.

LEGAL DESCRIPTION: PARCEL 101 FEE SIMPLE DEDICATION (PREPARED BY SURVEYOR)

A PARCEL OF LAND BEING PORTION OF TRACT "J" IN BRIDGEWATER NORTH AT VIERA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 20-29 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WITHIN SECTION 21, TOWNSHIP 26, SOUTH RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY POINT OF COMPOUND CURVATURE OF TRACT "J", SAID BRIDGEWATER NORTH AT VIERA; RUN THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2960.00 FEET, A CHORD BEARING OF S69° 15' 58"E AND CHORD DISTANCE OF 8.89 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 10' 19" A DISTANCE OF 8.89 FEET; THENCE S78° 23' 47"W A DISTANCE OF 39.73 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STADIUM PARKWAY AS RECORDED IN ROAD PLAT BOOK 4, PAGE 66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, CHORD BEARING OF N70° 00' 10"E A CHORD DISTANCE OF 32.57 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81° 17' 25" A DISTANCE OF 35.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 229 SQUARE FEET, MORE OR LESS.



Digitally signed
by Ronald Smith
Date: 2025.07.24
14:23:30 -04'00'

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

RONALD K. SMITH, PSM - LS# 5797
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: L&S DIVERSIFIED
BUSINESS LICENSE LB#7829
ADDRESS: 916 S WICKHAM RD, WEST MELBOURNE, FL 32904
PHONE: (407) 681.3836

L & S
Diversified
Professional Surveyors and Mappers

DRAWN BY: S.CHORA	CHECKED BY: S.MANOR	PROJECT NO. 240071			SECTION 21 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 06/12/2025	SHEET: 1 OF 3				

SKETCH OF DESCRIPTION

PARCEL 101

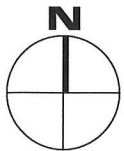
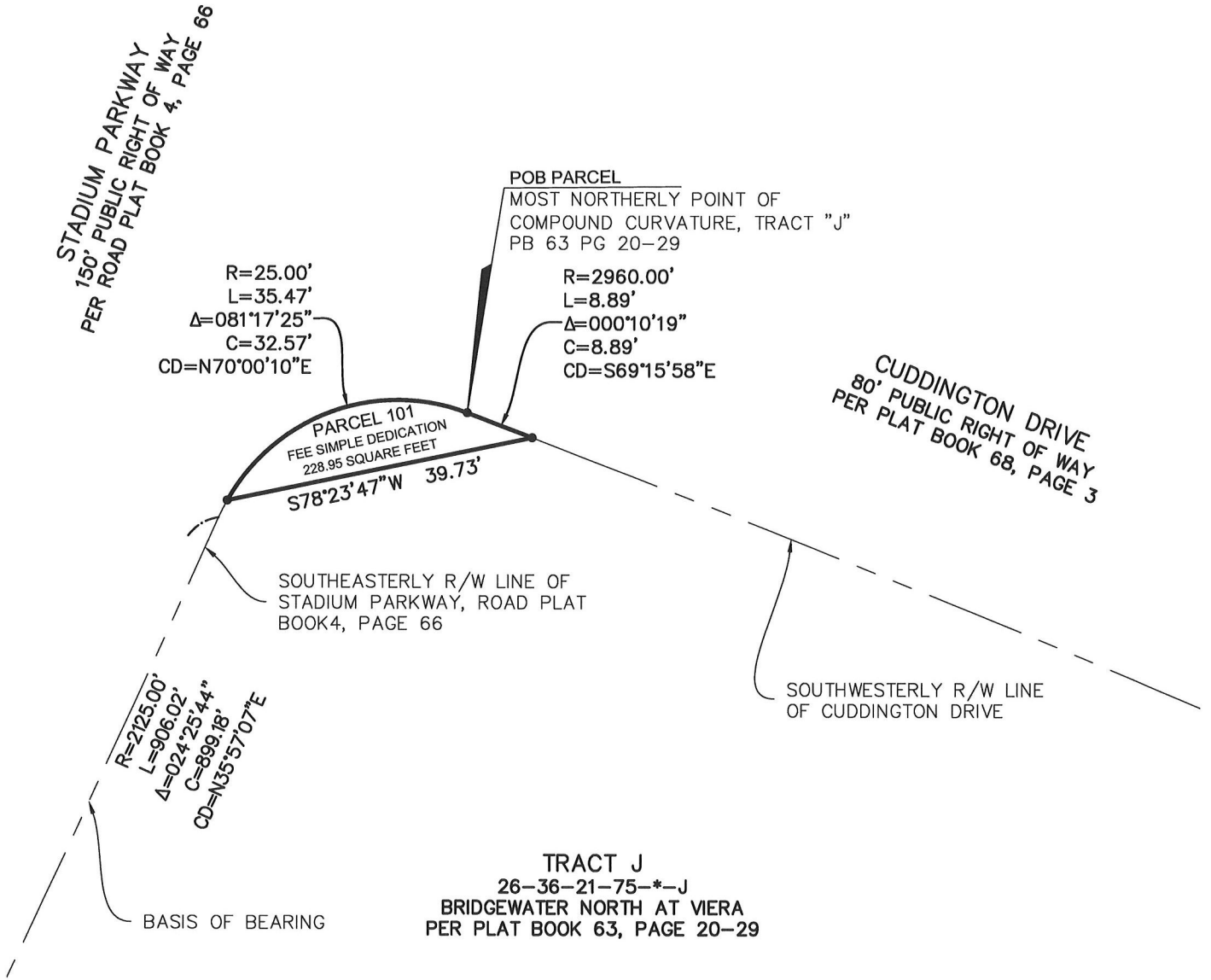
PARENT PARCEL ID#: 26-36-21-75-*--J
PURPOSE: FEE SIMPLE DEDICATION.

EXHIBIT "A"

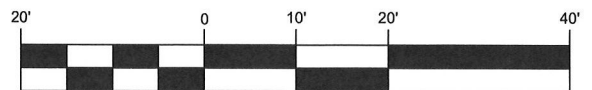
SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 & 3 OF 3

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GRAPHIC SCALE



1 INCH = 20 FEET

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MELBOURNE, FL 32904
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SCALE:
1" = 20'
PROJECT NO.:
240071

SECTION 21
TOWNSHIP 26 SOUTH
RANGE 36 EAST

NOTES AND LEGEND

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 & 2 OF 3

PARCEL 101

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-21-75-*--J

PURPOSE: FEE SIMPLE DEDICATION.

SURVEYORS NOTES:

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO ESTABLISH A FEE SIMPLE DEDICATION.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY RIGHT-OF-WAY OF STADIUM PARKWAY OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST AS BEING A CURVE WITH A RADIUS OF 2125.00 FEET, A CENTRAL ANGLE OF 24° 25' 44", A CHORD BEARING OF N35° 57' 07"E, AND A CHORD DISTANCE OF 899.18 FEET.
5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING REFERENCES:
 - 5.1. OWNERSHIP AND ENCUMBRANCE (O&E) BY NEW REVELATIONS, INC., REPORT FILE NO. 25-1173-B 05/20/2025. EASEMENTS AND EXCEPTIONS:
 - 5.1.1. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 314. DOES NOT AFFECT, NOT PLOTTED.
 - 5.1.2. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8324, PAGE 2259. DOES NOT AFFECT, NOT PLOTTED.
 - 5.1.3. PLAT RECORDED IN PLAT BOOK 63, PAGE 20. AFFECTS, SHOWN HEREON.

SYMBOLS AND ABBREVIATION LEGEND:

COR = CORNER	SEC = SECTION
ORB = OFFICIAL RECORDS BOOK	GOVT = GOVERNMENT
PB = PLAT BOOK	HWY = HIGHWAY
PG = PAGE	R = RADIUS
POC = POINT OF COMMENCEMENT	L = LENGTH
PCC = POINT ON A CURVE CONCAVE	Δ = CENTRAL ANGLE
POB = POINT OF BEGINNING	C = CHORD LENGTH
R/W = RIGHT-OF-WAY	CD = CHORD BEARING

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		REVISIONS	DATE	DESCRIPTION	
DATE: 06/12/2025	SHEET: 3 OF 3				