



Prepared by and return to: Lucy Hamelers  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: 26-37-18-00-502.x-A

### SANITARY SEWER EASEMENT

**THIS INDENTURE**, made this 11<sup>th</sup> day of AUGUST, 2021, between Casa Loma Estates Co-op, Inc., a Florida not for profit corporation, whose address is 6560 North Highway 1, Melbourne, Florida 32940, 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, a perpetual easement commencing on the above date for the purposes of operating, constructing, reconstructing, reconfiguring, and maintaining a sanitary sewer line and /or lift station and its associated facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 18 Township 26 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)

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:

[Signature]  
witness

STEVEN H. PARRISH  
print name

[Signature]  
witness

LARRY E. NATION  
print name

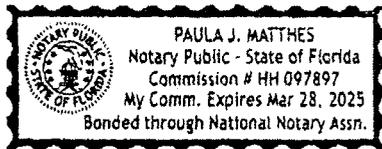
Casa Loma Estates Co-op, Inc.,  
a Florida not for profit corporation

BY: [Signature]

ROBERT KREUTZER PRESIDENT  
print name and title

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 11<sup>th</sup> day of AUGUST, 2021, by ROBERT KREUTZER as PRESIDENT for Casa Loma Estates Co-op, Inc., a Florida not for profit corporation. Is personally known or produced \_\_\_\_\_ as identification.



[Signature]  
Notary Signature  
SEAL

# LEGAL DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 26-37-18-00-502.X-A  
PURPOSE: SANITARY SEWER EASEMENT

# EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

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

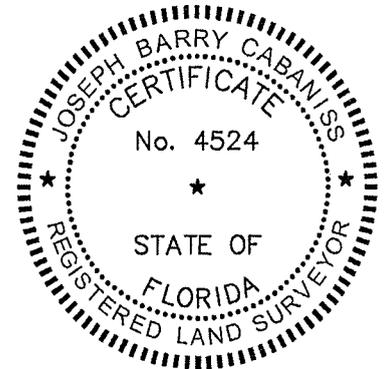
A PARCEL OF LAND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5493 PAGE 8482 OF THE BREVARD COUNTY, FLORIDA PUBLIC RECORDS AND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 SECTION 18; THENCE N. 90°00'00" E. A DISTANCE OF 486.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N. 19°34'30" W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1404.52 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 18; THENCE N. 88°28'58" E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 800.07 FEET TO A POINT ON THE WEST LINE OF TRACT A AS DESCRIBED IN OFFICIAL RECORDS BOOK 6866 PAGE 242 OF SAID PUBLIC RECORDS; THENCE S. 24°28'30" E. ALONG SAID WEST LINE A DISTANCE OF 41.71 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE S. 24°28'30" E. ALONG SAID WEST LINE A DISTANCE OF 20.75 FEET; THENCE S. 81°00'00" W. A DISTANCE OF 23.60 FEET; THENCE S. 09°00'00" E. A DISTANCE OF 26.00 FEET; THENCE N. 65°58'34" W. A DISTANCE OF 35.78 FEET; THENCE N. 09°00'00" W. A DISTANCE OF 26.50 FEET; THENCE N. 81°00'00" E. A DISTANCE OF 48.06 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 1504 SQUARE FEET (0.04 ACRES±) MORE OR LESS.

### SURVEYORS NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF GOVERNMENT LOT 3 BEING N88°28'58"E PER OFFICIAL RECORDS BOOK 5493, PAGE 8482 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- PURSUANT TO O&E REPORT BY NEW REVELATIONS, INC., DATED 12/7/2020, FILE NO. 20-1644:
  - EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5834, PAGE 8004-DOES NOT ENCUMBER THE SUBJECT PARCEL.
  - AMENDED AND RESTATED EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7149, PAGE 1310-DOES NOT ENCUMBER THE SUBJECT PARCEL.
  - CORRECTIVE SECOND AMENDED EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 230-DOES NOT ENCUMBER THE SUBJECT PARCEL.
- THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
- CERTIFIED TO:  
**BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**



### CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED AT THE DIRECTION OF THE BREVARD COUNTY SURVEY DEPARTMENT, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*[Handwritten Signature]* 7/13/21

JOSEPH BARRY CABANISS, P.L.S. DATE  
 FLORIDA SURVEYOR'S CERTIFICATE NO.: 4524  
 BUSSEN-MAYER ENGINEERING CERTIFICATE NO.: 3535  
 NOT VALID UNLESS SIGNED AND SEALED

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

PREPARED BY:



## **Bussen-Mayer Engineering Group**

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



DRAWN BY: JCC

CHECKED BY: JBC

PROJECT NO. 407515

SECTION 18

DATE: 5/6/2021

DRAWING: 407515-sk01.dwg

REVISIONS

DATE

DESCRIPTION

TOWNSHIP 26 SOUTH  
RANGE 37 EAST

7/13/21

REVISE TO 800 ESMT

# SKETCH OF DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 26-37-18-00-502.X-A

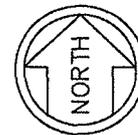
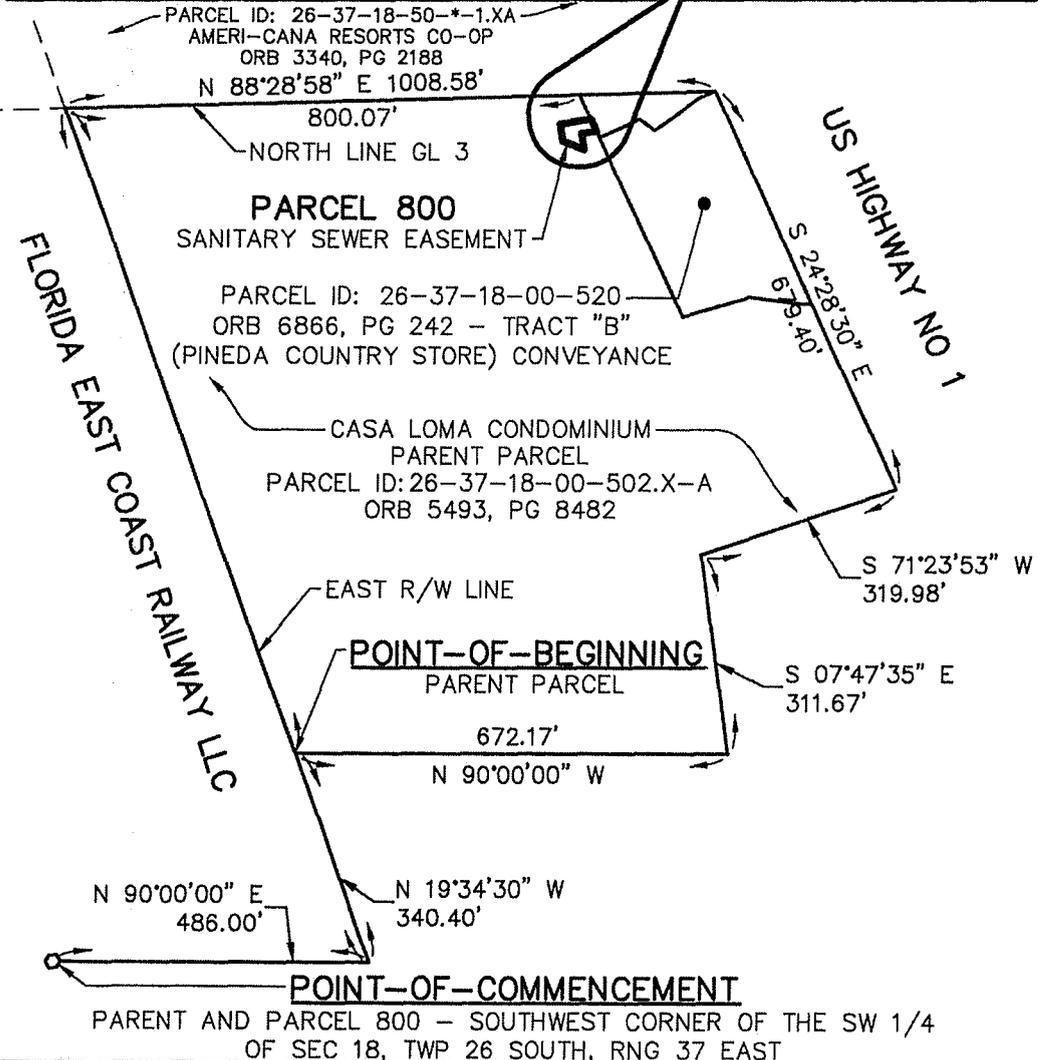
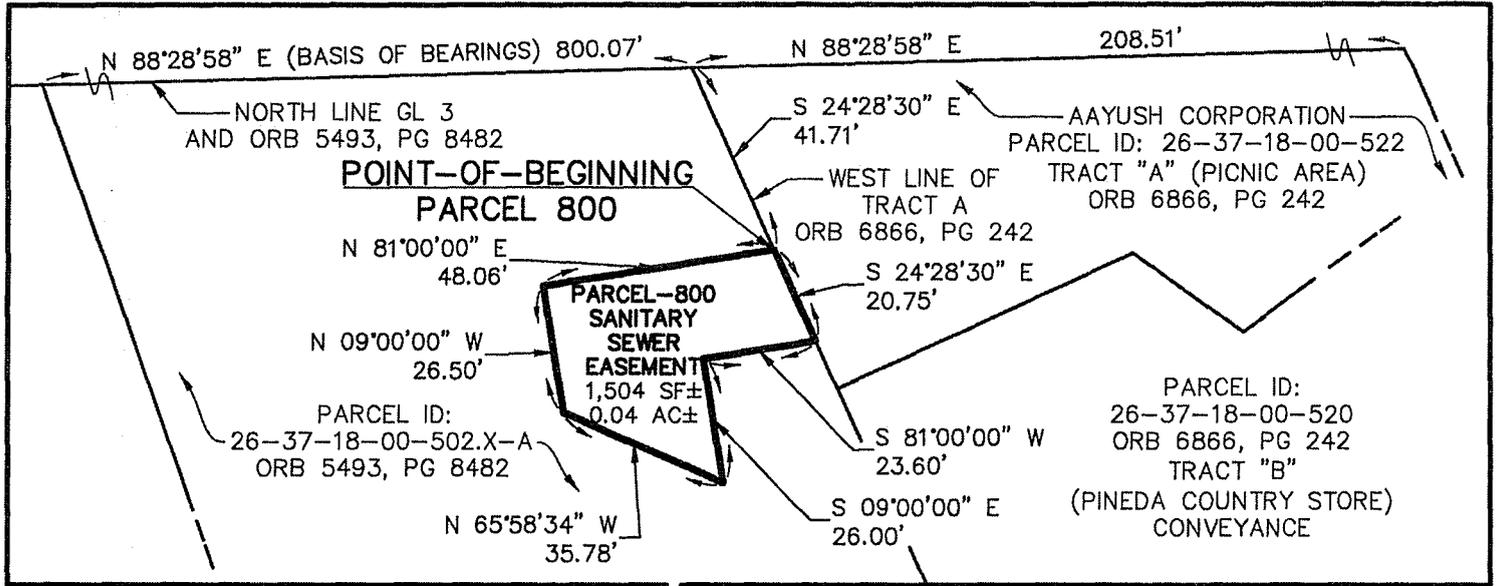
PURPOSE: SANITARY SEWER EASEMENT

# EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



### ABBREVIATIONS:

- AC ACRES
- GL GOVERNMENT LOT
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- RNG RANGE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- SEC SECTION
- TWP TOWNSHIP
- ± PLUS OR MINUS (APPROXIMATE)

### POINT-OF-COMMENCEMENT

PARENT AND PARCEL 800 - SOUTHWEST CORNER OF THE SW 1/4 OF SEC 18, TWP 26 SOUTH, RNG 37 EAST

PREPARED BY:



100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885

SCALE:

1"=40' UPPER GRAPHIC  
1"=300' LOWER GRAPHIC

PROJECT NO.: 407515

SECTION 18  
TOWNSHIP 26 SOUTH  
RANGE 37 EAST

# LOCATION MAP

Section 18, Township 26 South, Range 37 East - District: 4

PROPERTY LOCATION: North of Kristy Circle in Melbourne

OWNERS NAME: Casa Loma Estates Co-op, Inc.

