

Prepared by and return to: Lucy Hamelers  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of interest in Tax Parcel ID: 27-36-35-00-500 & 27-36-34-00-2

WARRANTY DEED

**THIS INDENTURE** is made this 15<sup>th</sup> day of January, 2021, by Heritage Lakes of West Melbourne, Inc., a Florida corporation, hereafter called the Grantor, whose mailing address is 304 S. Harbor City Boulevard, Suite 201, Melbourne, Florida 32901 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 hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, situate, lying and being in the County of Brevard, State of Florida, to-wit:

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

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

(Signatures and Notary on 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  
Deke H. DeHamer

Print Name  
Stacy Horan

Witness  
Stacy Horan

Print Name

Heritage Lakes of West Melbourne, Inc.,  
a Florida corporation

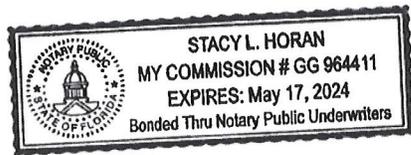
BY: [Signature]

It's President

(SEAL)

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this 15 day of January, 2021, by Robert M. Renfro as President for Heritage Lakes of West Melbourne, Inc., a Florida corporation. Is personally known or produced \_\_\_\_\_ as identification.



[Signature]

Notary Signature

SEAL

Board Meeting Date: \_\_\_\_\_

Agenda Item # \_\_\_\_\_

# LEGAL DESCRIPTION

# EXHIBIT "A"

## PARCEL #100

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2&3 OF 3

PARENT PARCEL ID#: 27-36-34-00-500

PURPOSE: FEE SIMPLE RIGHT-OF-WAY

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #100, FEE SIMPLE RIGHT-OF-WAY (PREPARED BY SURVEYOR)

PART OF PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2982, PAGE 931, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 34 AND RUN N89°26'29"E, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1950.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 AS DESCRIBED IN OFFICIAL RECORDS BOOK 624, PAGE 204, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°01'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4342.44 FEET; THENCE S89°31'12"W A DISTANCE OF 616.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA LANE AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 624, PAGE 204; THENCE N00°01'54"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 128.18 FEET; THENCE N89°55'24"W A DISTANCE OF 80.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID COLUMBIA LANE; THENCE N00°01'54"W A DISTANCE OF 453.60 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE S89°32'19"W, ALONG SAID NORTH LINE, A DISTANCE OF 1093.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S89°32'19"W, ALONG SAID NORTH LINE, A DISTANCE OF 12.44 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF ST. JOHNS HERITAGE PARKWAY ACCORDING TO THE CONSTRUCTION PLANS FOR BREVARD COUNTY, FLORIDA FINANCIAL PROJECT NUMBER: 428346-4-54-01, DATED AUGUST, 2016); THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2014.86 FEET, A CENTRAL ANGLE OF 07°45'29", A CHORD BEARING OF N10°57'23"E AND A CHORD LENGTH OF 272.61 FEET), A DISTANCE OF 272.82 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S82°55'21"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 12.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE SOUTHERLY 12.00 FEET EAST OF, (AS MEASURED PERPENDICULARLY), AND PARALLEL TO SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2026.86 FEET, A CENTRAL ANGLE OF 07°39'55", A CHORD BEARING OF S10°54'36"W AND A CHORD LENGTH OF 270.96 FEET), A DISTANCE OF 271.16 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES, (3263.87 SQUARE FEET) MORE OR LESS.

### SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N89°26'29"E ON THE NORTH LINE OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 9019615, CUSTOMER REFERENCE NUMBER: 44098. NO EASEMENTS AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. 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.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE



Digitally signed by Leslie E Howard  
DN: c=US, o=BSE CONSULTANTS INC.,  
ou=A01410C0000016C70B79A9D000  
08416, cn=Leslie E Howard  
Date: 2021.01.05 14:17:13 -05'00'

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

LESLIE E. HOWARD, PSM 5611  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

B.S.E.PREPARED BY: BSE CONSULTANTS, INC.  
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
321-725-3674

DRAWN BY: RMB	CHECKED BY: LEH	PROJECT NO. 87108.06			SECTION 34 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 12/04/2020	DRAWING: 8710806_100_009		12/15/2020	COUNTY COMMENTS	
			12/30/2020	COUNTY COMMENTS	

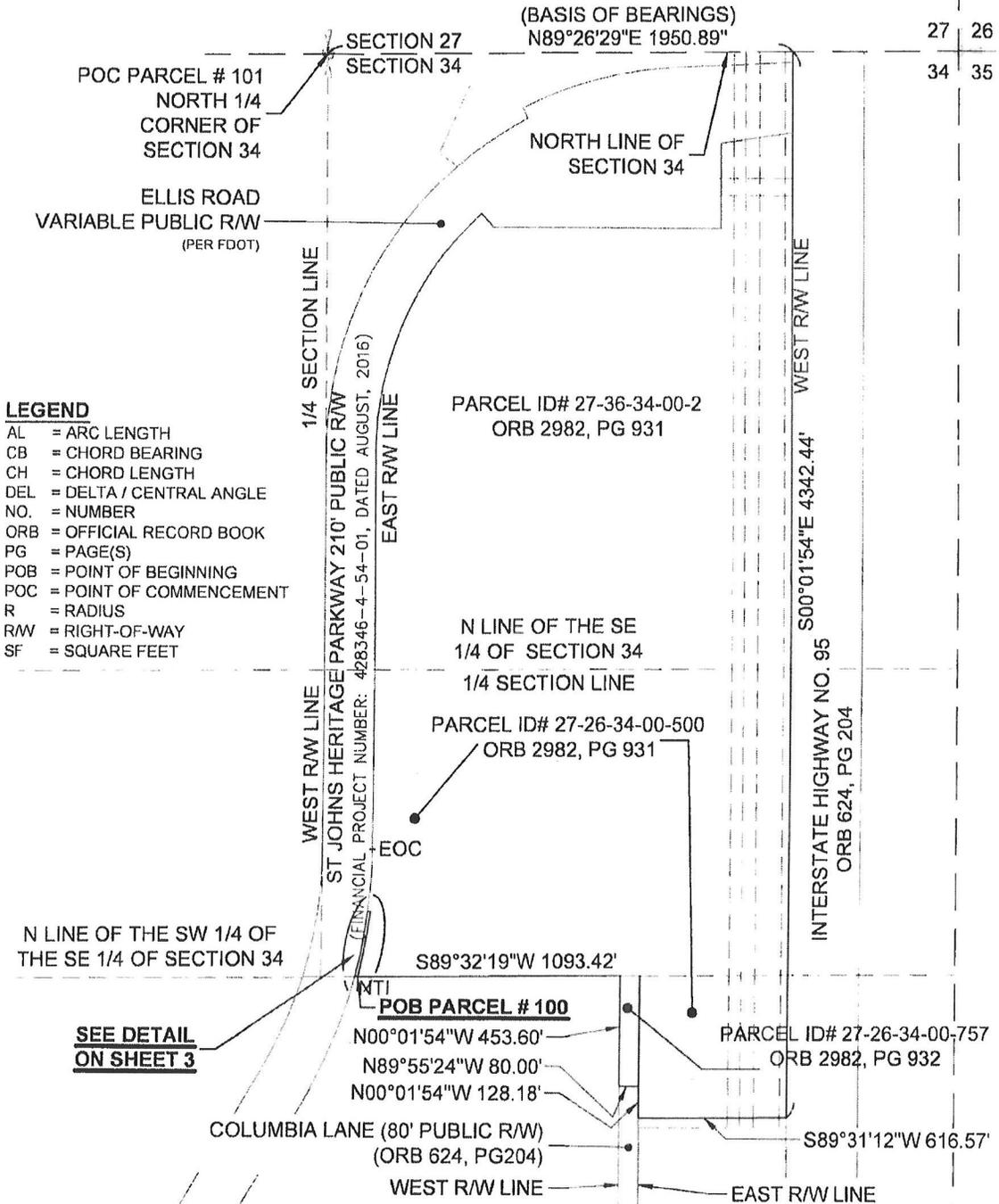
# SKETCH OF DESCRIPTION

## PARCEL #100

PARENT PARCEL ID#: 27-36-34-00-500  
 PURPOSE: FEE SIMPLE RIGHT-OF-WAY

# EXHIBIT "A"

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



- LEGEND**
- AL = ARC LENGTH
  - CB = CHORD BEARING
  - CH = CHORD LENGTH
  - DEL = DELTA / CENTRAL ANGLE
  - NO. = NUMBER
  - ORB = OFFICIAL RECORD BOOK
  - PG = PAGE(S)
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SF = SQUARE FEET

**SEE DETAIL  
 ON SHEET 3**

PREPARED BY: BSE CONSULTANTS, INC.  
 312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
 321-725-3674

SCALE:  
 1" = 600'  
 PROJECT NO.:  
 87108.06

SECTION 34  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL #100

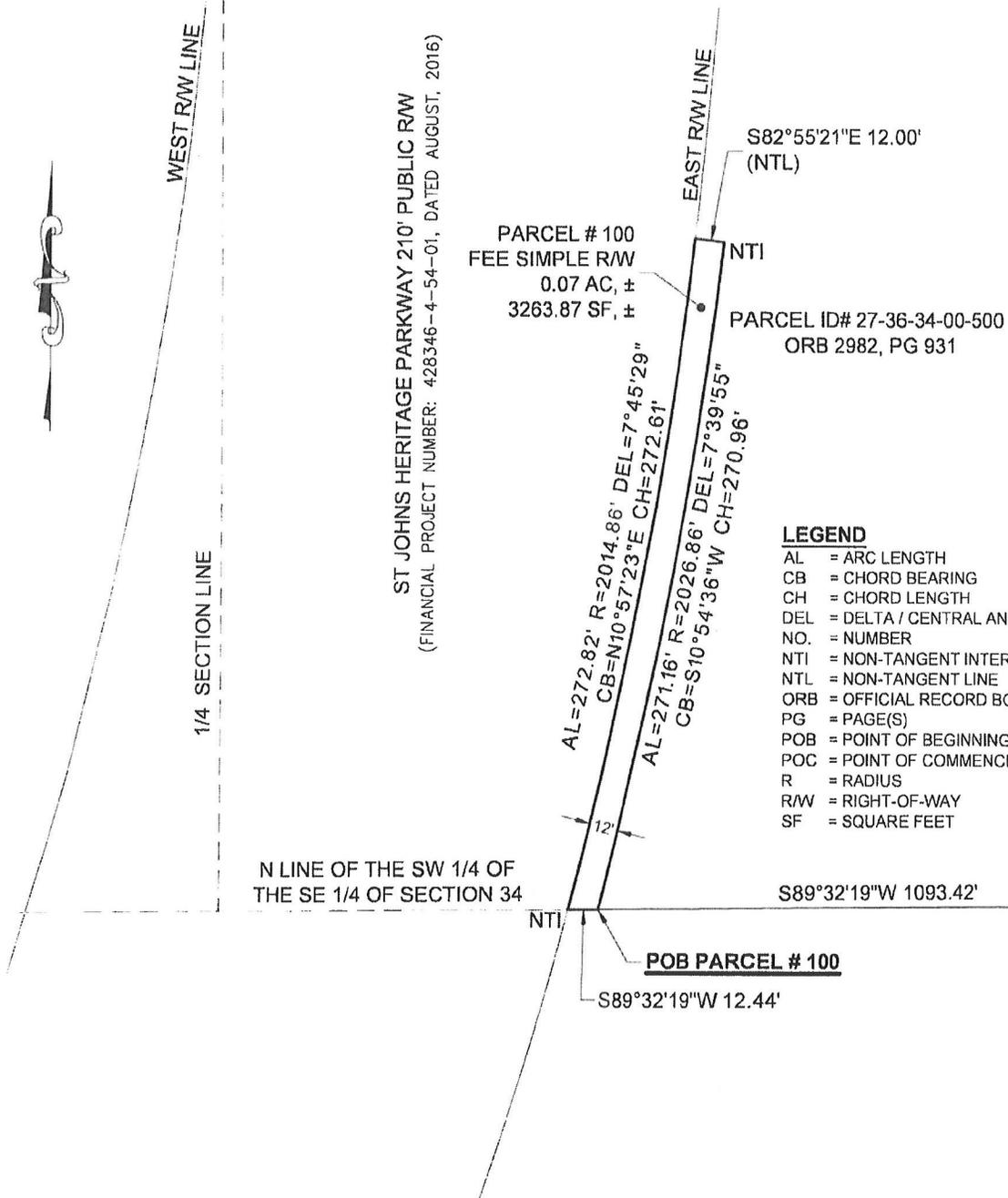
PARENT PARCEL ID#: 27-36-34-00-500  
 PURPOSE: FEE SIMPLE RIGHT-OF-WAY

# EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1&2 OF 3

THIS IS NOT A SURVEY



PREPARED BY: BSE CONSULTANTS, INC.  
 312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
 321-725-3674

SCALE:  
 1" = 60'  
 PROJECT NO.:  
 87108.06

SECTION 34  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

# LEGAL DESCRIPTION

## EXHIBIT "B"

### PARCEL #101

SHEET 1 OF 3

PARENT PARCEL ID#: 27-36-34-00-2

NOT VALID WITHOUT SHEET 2&3 OF 3

PURPOSE: FEE SIMPLE RIGHT-OF-WAY

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #101, FEE SIMPLE RIGHT-OF-WAY (PREPARED BY SURVEYOR)

PART OF PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2982, PAGE 931, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 34 AND RUN N89°26'29"E, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1950.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 AS DESCRIBED IN OFFICIAL RECORDS BOOK 624, PAGE 204, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°01'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4342.44 FEET; THENCE S89°31'12"W A DISTANCE OF 616.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA LANE AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 624, PAGE 204; THENCE N00°01'54"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 128.18 FEET; THENCE N89°55'24"W A DISTANCE OF 80.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID COLUMBIA LANE; THENCE N00°01'54"W A DISTANCE OF 453.60 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE S89°32'19"W, ALONG SAID NORTH LINE, A DISTANCE OF 1105.86 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF ST. JOHNS HERITAGE PARKWAY ACCORDING TO THE CONSTRUCTION PLANS FOR BREVARD COUNTY, FLORIDA FINANCIAL PROJECT NUMBER: 428346-4-54-01, DATED AUGUST, 2016); THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2014.86 FEET, A CENTRAL ANGLE OF 14°56'56", A CHORD BEARING OF N07°21'39"E AND A CHORD LENGTH OF 524.20 FEET), A DISTANCE OF 525.69 FEET TO THE END OF SAID CURVE; THENCE N00°06'47"W CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 771.81 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N00°06'47"W CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 389.85 FEET; THENCE N89°53'13"E, A DISTANCE OF 12.00 FEET; THENCE S00°06'47"E, PARALLEL TO AND 12.00 FEET EAST OF, (AS MEASURED PERPENDICULARLY), SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 389.85 FEET; THENCE S89°53'13"W, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.11 ACRES, (4678.22 SQUARE FEET) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N89°26'29"E ON THE NORTH LINE OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST; BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 9019615, CUSTOMER REFERENCE NUMBER: 44098. NO EASEMENTS AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. 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.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE



Digitally signed by Leslie E Howard  
DN: c US, o BSE CONSULTANTS INC,  
ou /01410C000016C70879AVD00008#16,  
cn=Leslie E Howard  
Date: 2021.01.05 16:36:25 -05'00'

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

LESLIE E. HOWARD, PSM 5611  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

B.S.E.PREPARED BY: BSE CONSULTANTS, INC.  
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
321-725-3674

DRAWN BY: RMB	CHECKED BY: LEH	PROJECT NO. 87108.06			SECTION 34 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 12/04/2020	DRAWING: 8710806_100_011		12/15/2020	COUNTY COMMENTS	
			12/30/2020	COUNTY COMMENTS	
			01/05/2021	COUNTY COMMENTS	

# SKETCH OF DESCRIPTION

## PARCEL #101

PARENT PARCEL ID#: 27-36-34-00-2

PURPOSE: FEE SIMPLE RIGHT-OF-WAY

# EXHIBIT "B"

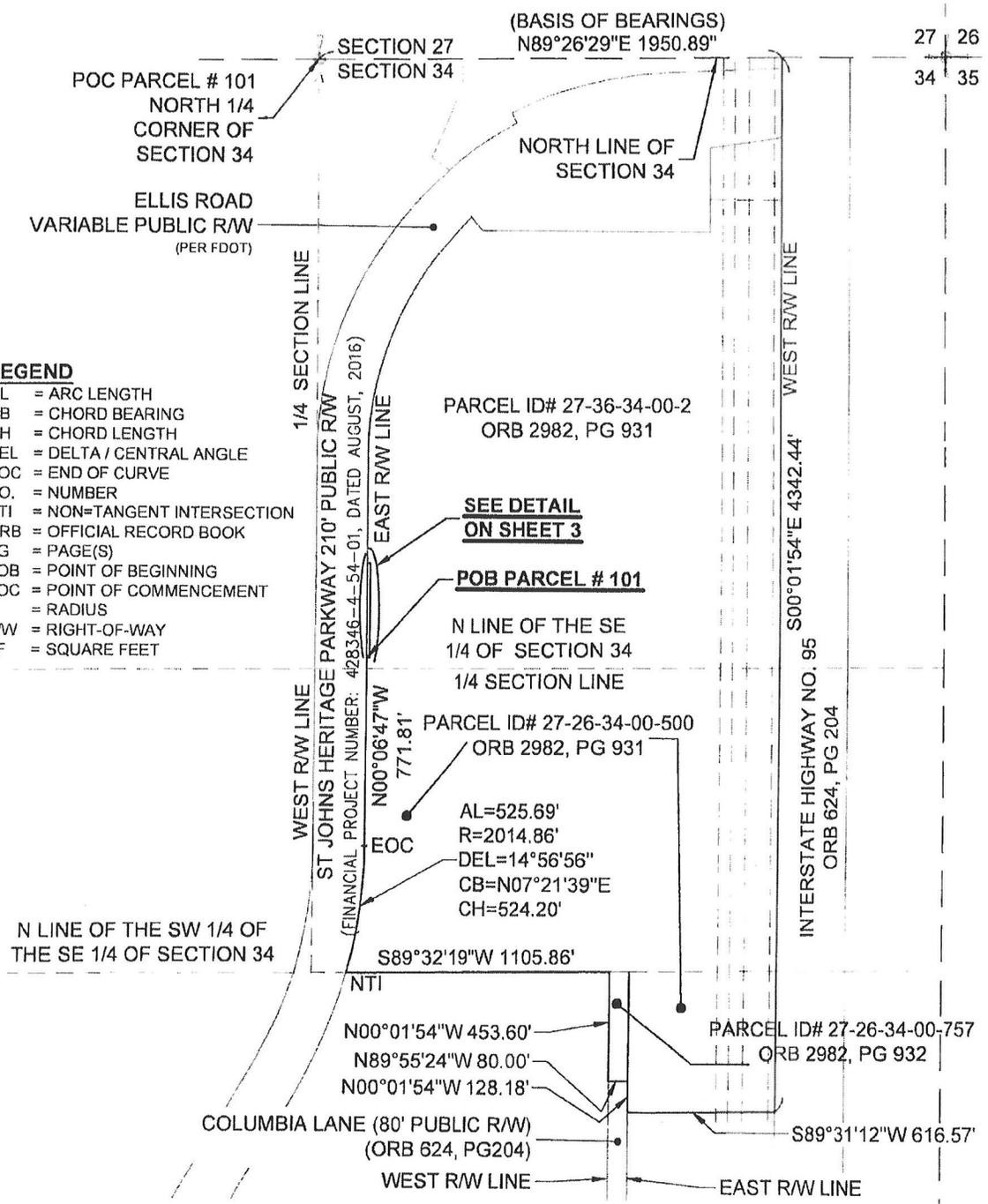
SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1&3 OF 3

THIS IS NOT A SURVEY

### LEGEND

- AL = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- DEL = DELTA / CENTRAL ANGLE
- EOC = END OF CURVE
- NO. = NUMBER
- NTI = NON-TANGENT INTERSECTION
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET



PREPARED BY: BSE CONSULTANTS, INC.  
 312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
 321-725-3674

SCALE:  
 1" = 600'  
 PROJECT NO.:  
 87108.06

SECTION 34  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

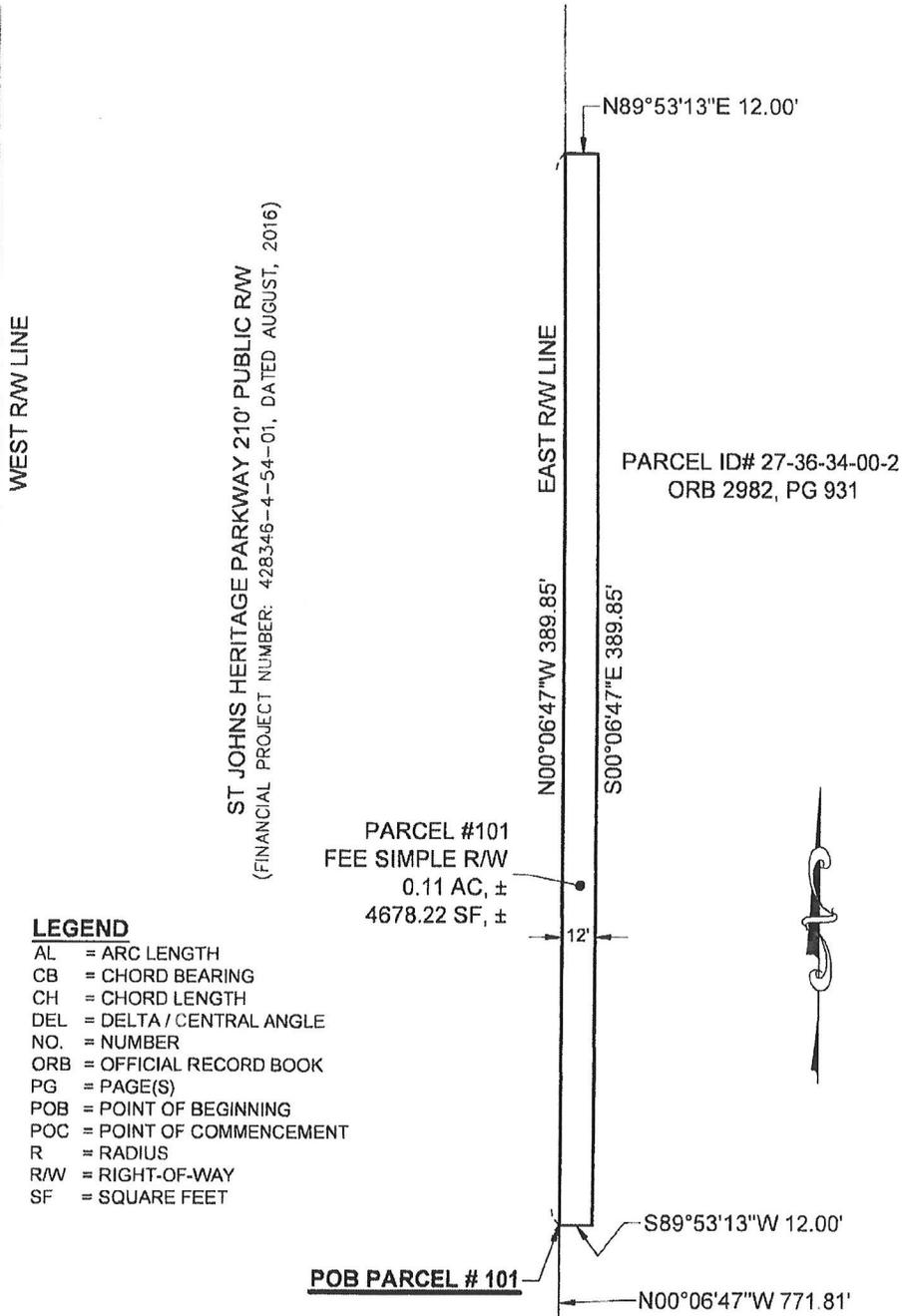
# SKETCH OF DESCRIPTION

## PARCEL #101

PARENT PARCEL ID#: 27-36-34-00-2  
 PURPOSE: FEE SIMPLE RIGHT-OF-WAY

# EXHIBIT "B"

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



### LEGEND

- AL = ARC LENGTH
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- NO. = NUMBER
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- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET

PREPARED BY: BSE CONSULTANTS, INC.  
 312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
 321-725-3674

SCALE:  
 1" = 60'  
 PROJECT NO.:  
 87108.06

SECTION 34  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

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: 27-36-34-00-500

### **DRAINAGE EASEMENT**

**THIS INDENTURE**, made this 15<sup>th</sup> day of January, 2021, between Heritage Lakes of West Melbourne, Inc., a Florida corporation, whose address is 304 S. Harbor City Boulevard, Suite 201, Melbourne, Florida 32901, 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, 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 the easement is located in Section 34, Township 27 South, Range 36 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:

*[Handwritten Signature]*

Witness

*Dale A. Dettmer*

Print Name

*Stacy Horan*

Witness

*Stacy Horan*

Print Name

Heritage Lakes of West Melbourne, Inc.  
a Florida corporation

BY: *[Handwritten Signature]*

It's President

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 15 day of January, 2021, by Robert M. Renfro as President for Heritage Lakes of West Melbourne, Inc., a Florida corporation. Is personally known or produced \_\_\_\_\_ as identification.



*[Handwritten Signature]*  
Notary Signature  
SEAL

Board Meeting Date: \_\_\_\_\_

Agenda Item # \_\_\_\_\_

# LEGAL DESCRIPTION

# EXHIBIT "A"

## PARCEL #801

SHEET 1 OF 3

PARENT PARCEL ID#: 27-36-34-00-500

NOT VALID WITHOUT SHEET 2&3 OF 3

PURPOSE: PUBLIC DRAINAGE EASEMENT

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #801, PUBLIC DRAINAGE EASEMENT (PREPARED BY SURVEYOR)

PART OF PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2982, PAGE 931, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 34 AND RUN N89°26'29"E, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1950.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 AS DESCRIBED IN OFFICIAL RECORDS BOOK 624, PAGE 204, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°01'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4342.44 FEET; THENCE S89°31'12"W A DISTANCE OF 616.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA LANE AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 624, PAGE 204; THENCE N00°01'54"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 128.18 FEET; THENCE N89°55'24"W A DISTANCE OF 80.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID COLUMBIA LANE; THENCE N00°01'54"W A DISTANCE OF 453.60 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE S89°32'19"W, ALONG SAID NORTH LINE, A DISTANCE OF 1093.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2026.86 FEET, A CENTRAL ANGLE OF 01°04'10"; A CHORD BEARING OF N14°12'29"E AND A CHORD LENGTH OF 37.83 FEET), A DISTANCE OF 37.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2026.86 FEET, A CENTRAL ANGLE OF 00°38'44"; A CHORD BEARING OF N13°21'02"E AND A CHORD LENGTH OF 22.83 FEET), A DISTANCE OF 22.83 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE EAST; THENCE N87°49'42"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 23.00 FEET; THENCE S02°10'18"E, A DISTANCE OF 22.00 FEET; THENCE S87°49'42"W, A DISTANCE OF 29.11 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES, (572.72 SQUARE FEET) MORE OR LESS.

### SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N89°26'29"E ON THE NORTH LINE OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 9019615, CUSTOMER REFERENCE NUMBER: 44098. NO EASEMENTS AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. 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.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE



Digitally signed by Leslie E Howard  
DN: c=US, o=BSE CONSULTANTS INC.,  
ou=A01410C000016C70B79A9D0008A1  
6, cn=Leslie E Howard  
Date: 2021.01.05 14:18:13 -05'00'

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

LESLIE E. HOWARD, PSM 5611  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

B.S.E.PREPARED BY: BSE CONSULTANTS, INC.  
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
321-725-3674

DRAWN BY: RMB	CHECKED BY: LEH	PROJECT NO. 87108.06			SECTION 34 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 12/04/2020	DRAWING: 8710806_100_010		12/15/2020	COUNTY COMMENTS	
			12/30/2020	COUNTY COMMENTS	

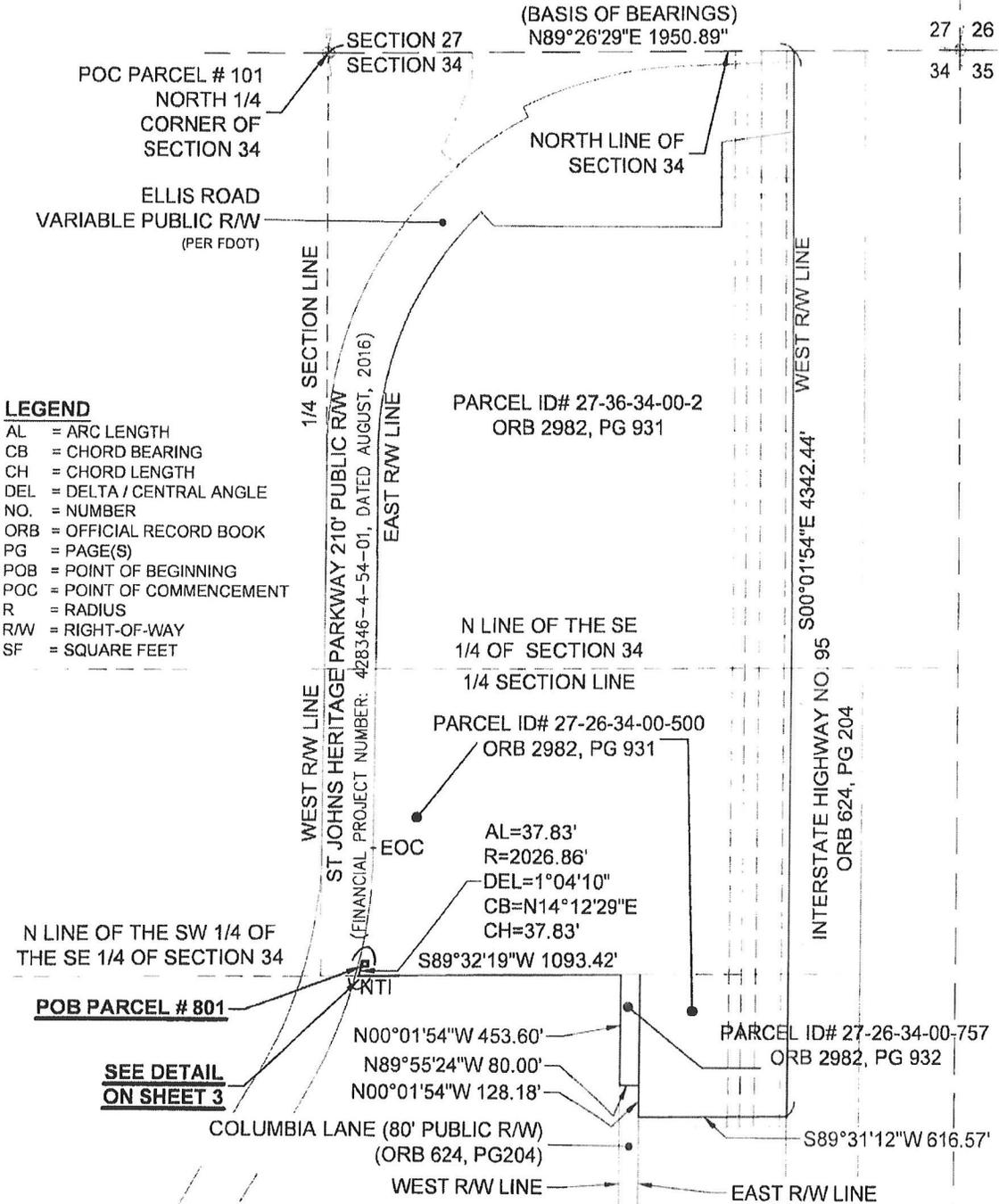
# SKETCH OF DESCRIPTION

## PARCEL #801

PARENT PARCEL ID#: 27-36-34-00-500  
 PURPOSE: PUBLIC DRAINAGE EASEMENT

# EXHIBIT "A"

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



### LEGEND

- AL = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- DEL = DELTA / CENTRAL ANGLE
- NO. = NUMBER
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET

PREPARED BY: BSE CONSULTANTS, INC.  
 312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
 321-725-3674

SCALE:  
 1" = 600'  
 PROJECT NO.:  
 87108.06

SECTION 34  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

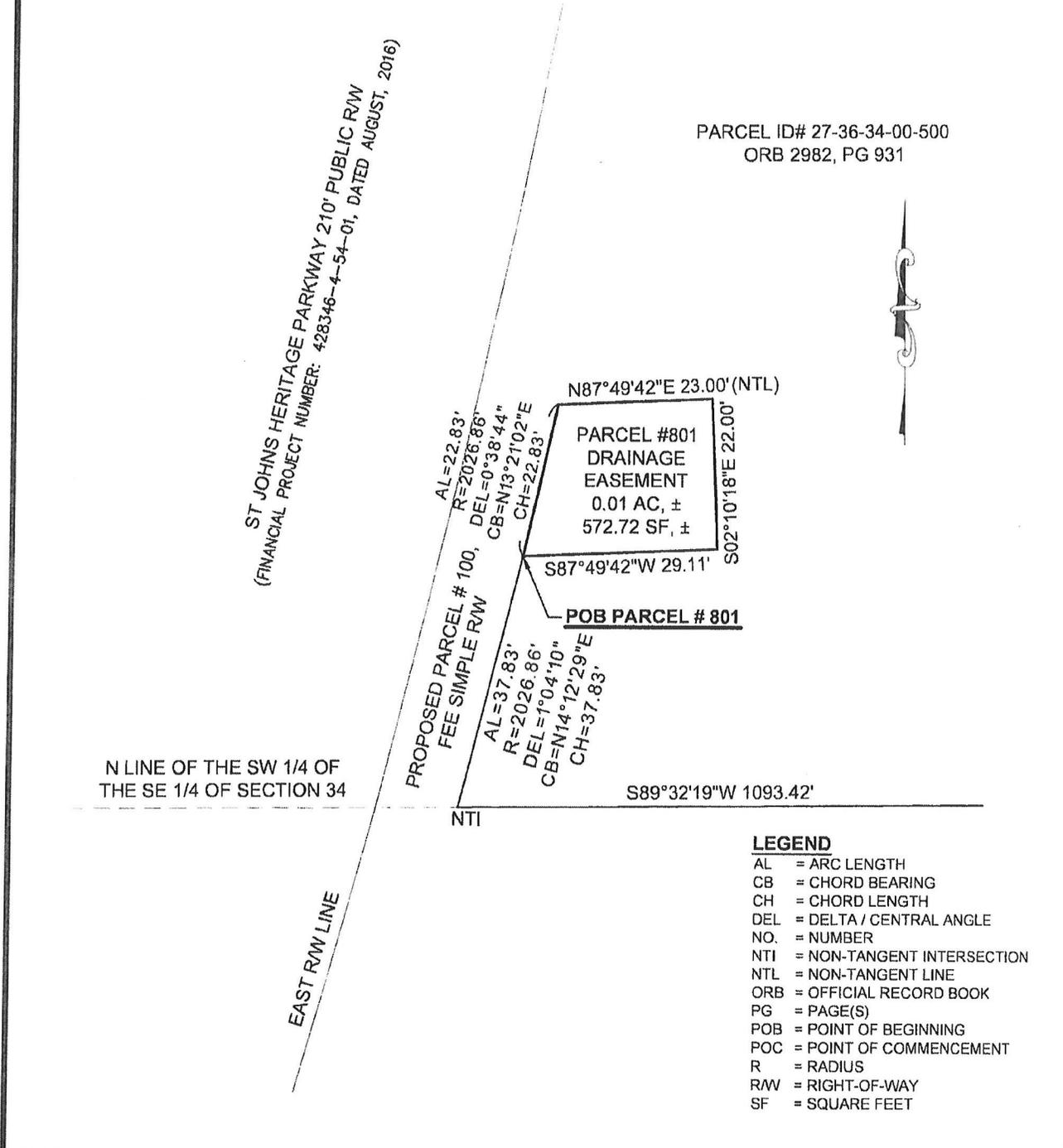
# SKETCH OF DESCRIPTION

## PARCEL #801

PARENT PARCEL ID#: 27-36-34-00-500  
 PURPOSE: PUBLIC DRAINAGE EASEMENT

# EXHIBIT "A"

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



### LEGEND

- AL = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- DEL = DELTA / CENTRAL ANGLE
- NO. = NUMBER
- NTI = NON-TANGENT INTERSECTION
- NTL = NON-TANGENT LINE
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- RAW = RIGHT-OF-WAY
- SF = SQUARE FEET

PREPARED BY: BSE CONSULTANTS, INC.  
 312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901  
 321-725-3674

SCALE:  
 1" = 20'

PROJECT NO.:  
 87108.06

SECTION 34  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

# LOCATION MAP

Section 34, Township 27 South, Range 36 East - District 5

PROPERTY LOCATION: East side of St. Johns Heritage Parkway

OWNERS NAME: Heritage Lakes of West Melbourne, Inc.

