

BOARD OF COUNTY COMMISSIONERS



AGENDA REVIEW SHEET

AGENDA: Dedication of Reuse Water Main Easement from The Viera Company for the Ibis Office Building at Viera Medical Park Project – District 4.

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

AGENCY CONTACT: Jean Kremitzki, Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>6-19-24</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		_____	_____

Prepared by and return to: Jean Kremitzki
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 26-36-09-51-A-2; 26-36-09-51-A-1

REUSE WATER MAIN EASEMENT

THIS INDENTURE, made this 4th day of June, 2024, between The Viera Company, a Florida corporation, whose address is 7380 Murrell Road, Suite 201, Viera, 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 non-exclusive easement commencing on the above date for the purposes of operating, reconstructing, reconfiguring, and maintaining a reuse water main 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 the easement is located in Section 09, Township 26 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:

Karen P. Prosser

Witness

KAREN P. PROSSER

Print Name

7380 MURRELL RD SUITE 201

Address MELBOURNE FL 32940

The Viera Company
a Florida corporation

By: [Signature]

Todd J. Pokrywa, President

Mary Ellen McKibben

Witness

Mary Ellen McKibben

Print Name

7380 Marrell Rd #201

Address Melb., FL 32940

(Corporate Seal)



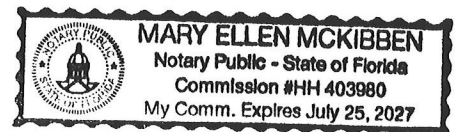
STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 4th day of June, 2024, by Todd J. Pokrywa, as President for The Viera Company, a Florida corporation. Is personally known or produced _____ as identification.

Mary Ellen McKibben

Notary Signature

SEAL



LEGAL DESCRIPTION PARCEL #800

EXHIBIT "A" SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

PARENT PARCEL ID#: 26-36-09-51-A-2 AND 26-36-09-51-A-1
PURPOSE: REUSE WATER MAIN EASEMENT

LEGAL DESCRIPTION: PARCEL #800 REUSE WATER MAIN EASEMENT (PREPARED BY SURVEYOR)

PART OF LOTS 1 AND 2, BLOCK A, VIERA MEDICAL PARK PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING AND BEING IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, AND RUN SOUTHWESTERLY, ALONG THE ARC OF THE CURVED EAST LINE OF SAID LOT 1, BLOCK A, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 23°26'23", A CHORD BEARING OF S32°25'22"W, AND A CHORD LENGTH OF 12.19 FEET), A DISTANCE OF 12.27 FEET TO THE END OF SAID CURVE, THENCE S44°08'33"W, CONTINUING ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 16.95 FEET; THENCE N45°51'27"W, A DISTANCE OF 15.00 FEET; THENCE N44°08'33"E, PARALLEL TO AND 15.00 FEET WEST OF, (AS MEASURED PERPENDICULARLY), THE EAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 16.36 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK A; THENCE CONTINUE PARALLEL TO AND 15.00 FEET WEST OF, (AS MEASURED PERPENDICULARLY), THE EAST LINE OF SAID LOT 2, BLOCK A, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE N44°08'33"E, A DISTANCE OF 0.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 45°00'00", A CHORD BEARING OF N21°38'33"E, AND A CHORD LENGTH OF 11.48 FEET), A DISTANCE OF 11.78 FEET TO THE END OF SAID CURVE; 3) THENCE N00°51'27"W, A DISTANCE OF 42.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 4°05'03", A CHORD BEARING OF N01°11'04"E, AND A CHORD LENGTH OF 8.20 FEET), A DISTANCE OF 8.20 FEET TO THE END OF SAID CURVE; 5) THENCE N03°13'36"E, A DISTANCE OF 168.59 FEET; THENCE N14°32'41"E, A DISTANCE OF 12.74 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6571, PAGE 668, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE S86°46'24"E, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6571, PAGE 668, A DISTANCE OF 12.50 FEET TO THE EAST LINE OF SAID LOT 2, BLOCK A; THENCE ALONG THE EAST LINE OF SAID LOT 2, BLOCK A, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE S03°13'36"W, A DISTANCE OF 181.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 4°05'03", A CHORD BEARING OF S01°11'04"W, AND A CHORD LENGTH OF 7.13 FEET), A DISTANCE OF 7.13 FEET TO THE END OF SAID CURVE; 3) THENCE S00°51'27"E, A DISTANCE OF 42.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 21°33'37", A CHORD BEARING OF S09°55'22"W, AND A CHORD LENGTH OF 11.22 FEET), A DISTANCE OF 11.29 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES (3968.65 SQUARE FEET), MORE OR LESS.

SURVEYORS NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

BEARING REFERENCE: ASSUMED BEARING OF S03°13'36"W ON THE EAST LINE OF LOT 2, BLOCK A, ACCORDING TO THE PLAT OF VIERA MEDICAL PARK PHASE 1, AS RECORDED IN PLAT BOOK 59, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO: 11624104, CUSTOMER REFERENCE NUMBER: 11083.06, DATED 02/26/2024 FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LANDS DESCRIBED HEREON. NO SUCH EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.

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.

THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

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

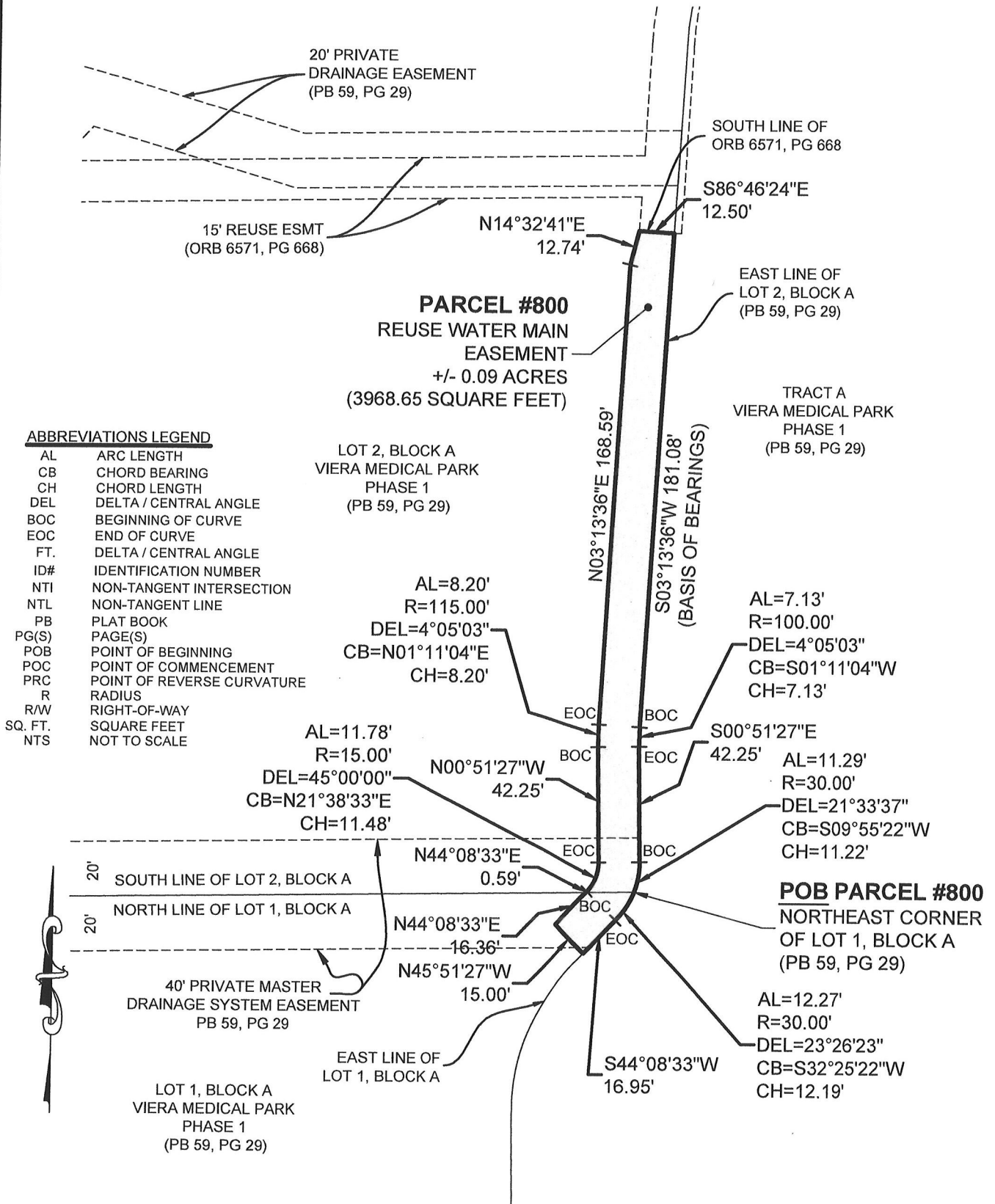
PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: LMO/LEH	CHECKED BY: LEH	PROJECT NO. 11083.06			SECTION 9 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 05/02/2024	DRAWING: 1108306_100_002				

SKETCH OF DESCRIPTION PARCEL #800

EXHIBIT "A" SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

PARENT PARCEL ID#: 26-36-09-51-A-2 AND 26-36-09-51-A-1
PURPOSE: REUSE WATER MAIN EASEMENT



ABBREVIATIONS LEGEND

AL	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
DEL	DELTA / CENTRAL ANGLE
BOC	BEGINNING OF CURVE
EOC	END OF CURVE
FT.	DELTA / CENTRAL ANGLE
ID#	IDENTIFICATION NUMBER
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
NTS	NOT TO SCALE

PREPARED BY:
B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:

1"=50'

PROJECT NO.:

11083.06

SECTION 9

TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 09, Township 26 South, Range 36 East - District: 4

PROPERTY LOCATION: East of Stadium Parkway and north of North Wickham Road in Melbourne.

OWNERS NAME(S): The Viera Company

