

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Resolution and Utility Underground Easement (Business) from Brevard County to Florida Power & Light Company for the Benefit of the Brevard County Wickham Road Facility Project – District 4.

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Jean Kremitzki / Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lisa Kruse, Supervisor			<u>7/27/26</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney			<u>7/30/2026</u>

RESOLUTION NO. 26_____

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF BREVARD COUNTY, FLORIDA
PURSUANT TO SECTION 125.01, FLORIDA STATUTES,
AUTHORIZING THE CONVEYANCE OF A UTILITY
EASEMENT REAL PROPERTY INTEREST FROM
BREVARD COUNTY TO FLORIDA POWER & LIGHT
COMPANY; AND PROVIDING AN EFFECTIVE DATE.**

RECITALS

WHEREAS, Brevard County, Florida (hereafter known as "COUNTY"), a political subdivision of the State of Florida, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, owns certain real property described in the Exhibit "A" attached hereto; and

WHEREAS, the Florida Power & Light Company (FPL) is a Florida corporation providing electric utility services, and FPL has requested a non-exclusive perpetual easement to provide electric service to said County-owned property; and

WHEREAS, said utility easement will support the use of the County-owned property, and will not conflict with the County's use of the servient property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA that:

1. The recitals above are true and correct and incorporated herein.
2. The Board of County Commissioners finds that the grant of easement will provide a benefit to the COUNTY and that the conveyance will allow for the provision of electric service to a COUNTY structure, to wit, a proposed new building for the Brevard County Wickham Road Facility.
3. Pursuant to Section 125.01, Florida Statutes, the COUNTY is hereby authorized to convey a non-exclusive perpetual easement, as described in the Exhibit "A" attached hereto, for the purpose of allowing Florida Power & Light Company (FPL) to place its facilities within said easement area, so that FPL can provide electric service to the Brevard County Wickham Road Facility.
4. This Resolution shall take effect immediately upon its adoption.

(Signatures on next page)

DONE, ORDERED, and ADOPTED in Regular Session this 25th Day of August, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rachel M. Sadoff, Clerk

Thad Altman, Chair

As approved by the Board on _____

LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-36-00-1
PURPOSE: FLORIDA POWER & LIGHT EASEMENT

EXHIBIT "A"

SHEET 1 OF 4

NOT VALID WITHOUT SHEETS 1-4 OF 4

THIS IS NOT A SURVEY

DESCRIPTION OF EASEMENT:

An easement for utility purposes, lying in a parcel of land being a portion of the North one-half (N 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of Section 36, Township 26 South, Range 36 East, Brevard County, Florida; being more particularly described as follows:

Commence at the northeast corner of said Section 36; thence S89°44'46"W along North line of said Section for a distance of 50.00 feet to a point on the West right of way line of Wickham Road; thence S00°33'40"E along said West right of way line, a distance of 5.00 feet to the POINT OF BEGINNING; thence the following eighteen (18) courses and distances;

- 1) thence S00°33'40"E, along said West right-of-way line, a distance of 10.00 feet;
- 2) thence S89°44'46"W, a distance of 104.33 feet;
- 3) thence S00°15'14"E, a distance of 5.41 feet;
- 4) thence S89°44'46"W, a distance of 15.00 feet;
- 5) thence N00°15'14"W, a distance of 5.41 feet;
- 6) thence S89°44'46"W, a distance of 337.21 feet;
- 7) thence S44°58'58"W, a distance of 145.60 feet;
- 8) thence S00°01'02"E, a distance of 159.30 feet;
- 9) thence N89°58'58"E, a distance of 32.68 feet;
- 10) thence N00°01'02"W, a distance of 2.50 feet;
- 11) thence N89°58'58"E, a distance of 15.00 feet;
- 12) thence S00°01'02"E, a distance of 15.00 feet;
- 13) thence S89°58'58"W, a distance of 15.00 feet;
- 14) thence N00°01'02"W, a distance of 2.50 feet;
- 15) thence S89°58'58"W, a distance of 42.68 feet;
- 16) thence N00°01'02"W, a distance of 173.44 feet;
- 17) thence N44°58'58"E, a distance of 153.86 feet;
- 18) thence N89°44'46"E, a distance of 460.61 feet; to said right-of-way line and the POINT OF BEGINNING.

Containing 8,430 square feet or 0.19 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached sketch is an accurate representation of an easement description, performed under my direction, in accordance with all applicable requirements of the "Standards of Practice" as described in Chapter 5J-17 Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.



Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor & Mapper.

This item has been electronically signed and sealed by David J. Irwin PSM using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by David J Irwin

Date: 2026.07.20 15:59:56

-04'00'

BY:

DAVID J. IRWIN
Professional Surveyor & Mapper
Florida Registration No. 6672
ALLEN ENGINEERING, INC.

PREPARED FOR AND CERTIFIED TO:
FLORIDA POWER & LIGHT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS(BOCC)

SEE SHEET 2 FOR OWNERSHIP & ENCUMBRANCE REPORT
AND SURVEYOR'S NOTES, SEE SHEETS 3 & 4 FOR THE
SKETCH TO ACCOMPANY THIS DESCRIPTION

PREPARED BY: ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931

DRAWN BY: RMB/KS	CHECKED BY: DJI/JWH	PROJECT NO. 230015.1	SECTION 36 TOWNSHIP 26 SOUTH RANGE 36 EAST	
DATE: 06-04-26	DRAWING: 230015.1 FPL EASEMENT	REVISIONS	DATE	DESCRIPTION

SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-36-00-1

PURPOSE: FLORIDA POWER & LIGHT EASEMENT

EXHIBIT "A"

SHEET 2 OF 4

NOT VALID WITHOUT SHEETS 1-4 OF 4

THIS IS NOT A SURVEY

New Revelations Title, Inc

Ownership & Encumbrance (O&E) Report

File Number: 24-1240

Easements and Exceptions:

1. Florida Power & Light Easement recorded in Official Records Book 219, Page 446.
Release of easement recorded in Official Records Book 2757, Page 1814.
2. Resolution recorded in Official Records Book 860, Page 819.
Described parcel is the northeast portion of the subject property.
3. Florida Power & Light Easement recorded in Official Records Book 1166, Page 185.
Subject parcel is encumbered by easement. **NOT PLOTTED**
4. Florida Power & Light Easement recorded in Official Records Book 1671, Page 293.
Subject parcel is encumbered by easement. **NOT PLOTTED**
5. 40' Utility Easement recorded in Official Records Book 2901, Page 1607.
Subject parcel is encumbered by easement. **NOT PLOTTED**
6. Right-of-Way recorded in Official Records Book 3612, Page 2988.
Right-of-Way mentioned in segment 6 of said instrument is Wickham Road fronting the subject property.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. Bearings and distances shown hereon are based on Grid North, Florida State Plane Coordinate System. East Zone 0901, North American Datum of 1983 and readjusted in 2011(NAD83-2011) and specifically based on the monumented east line of the Northeast 1/4 of Section 36, Township 26 South, Range 36 East as being South 00°33'40" East as determined by their coordinate values per said Florida State Plane Coordinate System, East Zone 0901.
3. ○ = Denotes change in direction (no corner found or set).

SURVEYOR'S CERTIFICATION SEE SHEET 1,
SEE SHEET 3 & 4 FOR THE SKETCH TO
ACCOMPANY THIS DESCRIPTION

PREPARED BY:
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931

SCALE:

N/A

PROJECT NO.:

230015.1

SECTION 36
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-36-00-1

PURPOSE: FLORIDA POWER & LIGHT EASEMENT

EXHIBIT "A"

SHEET 3 OF 4

NOT VALID WITHOUT SHEETS 1-4 OF 4

THIS IS NOT A SURVEY

PARCEL ID: 26-36-25-00-752
OWNER: BREVARD COUNTY
(RETENTION AREA)

ROAD RIGHT-OF-WAY
ORB 3038, PAGE 3775

NORTH LINE OF SECTION 36 AND
NORTH LINE OF ORB 942, PAGE 630

N89°44'46"E 460.61'

PARCEL #801
FP&L EASEMENT

S89°44'46"W 50.00'

POINT OF
COMMENCEMENT

NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 28 SOUTH,
RANGE 36 EAST

S89°44'46"W 337.21'

S89°44'46"W 104.33'

S00°33'40"E 5.00'

POINT OF BEGINNING

FP&L EASEMENT

S00°33'40"E 10.00'

WEST LINE OF
ORB 942, PAGE 630

S00°15'14"E 5.41'

S89°44'46"W 15.00'

N00°15'14"W 5.41'

EAST LINE OF ORB 942, PAGE 630

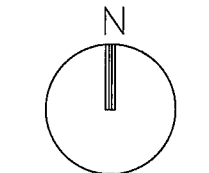
PARCEL ID: 26-36-36-00-1
OWNER: BREVARD COUNTY
4690 N. WICKHAM ROAD
O.R.B 942, PAGE 630

SOUTH LINE OF
ORB 942, PAGE 630

PARCEL ID: 26-36-36-00-1
OWNER: BREVARD COUNTY
4690 N. WICKHAM ROAD
ORB 2001, PAGE 378
ORB 860, PAGE 823
ORB 860, PAGE 819

ABBREVIATIONS

FP&L FLORIDA POWER & LIGHT
ID IDENTIFICATION
ORB OFFICIAL RECORDS BOOK



0 25' 50'
SCALE: 1" = 50'

W RIGHT-OF-WAY LINE

(BEARING BASIS) S00°33'40"E

EAST LINE OF THE NORTH
1/2 OF THE NE 1/4 OF THE
NE 1/4 OF SECTION 36

WICKHAM ROAD

(150' WIDE RIGHT-OF-WAY)
PER THE BOUNDARY SURVEY BY
BREVARD COUNTY-JOB#13-04-026
5/08/2014

SURVEYOR'S CERTIFICATION SEE SHEET 1,
SEE SHEET 2 FOR OWNERSHIP & ENCUMBRANCE REPORT
AND SURVEYOR'S NOTES, SEE SHEET 4 FOR THE
SKETCH TO ACCOMPANY THIS DESCRIPTION

PREPARED BY:
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931

SCALE:
1" = 50'

PROJECT NO.:
230015.1

SECTION 36
TOWNSHIP 28 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-36-00-1

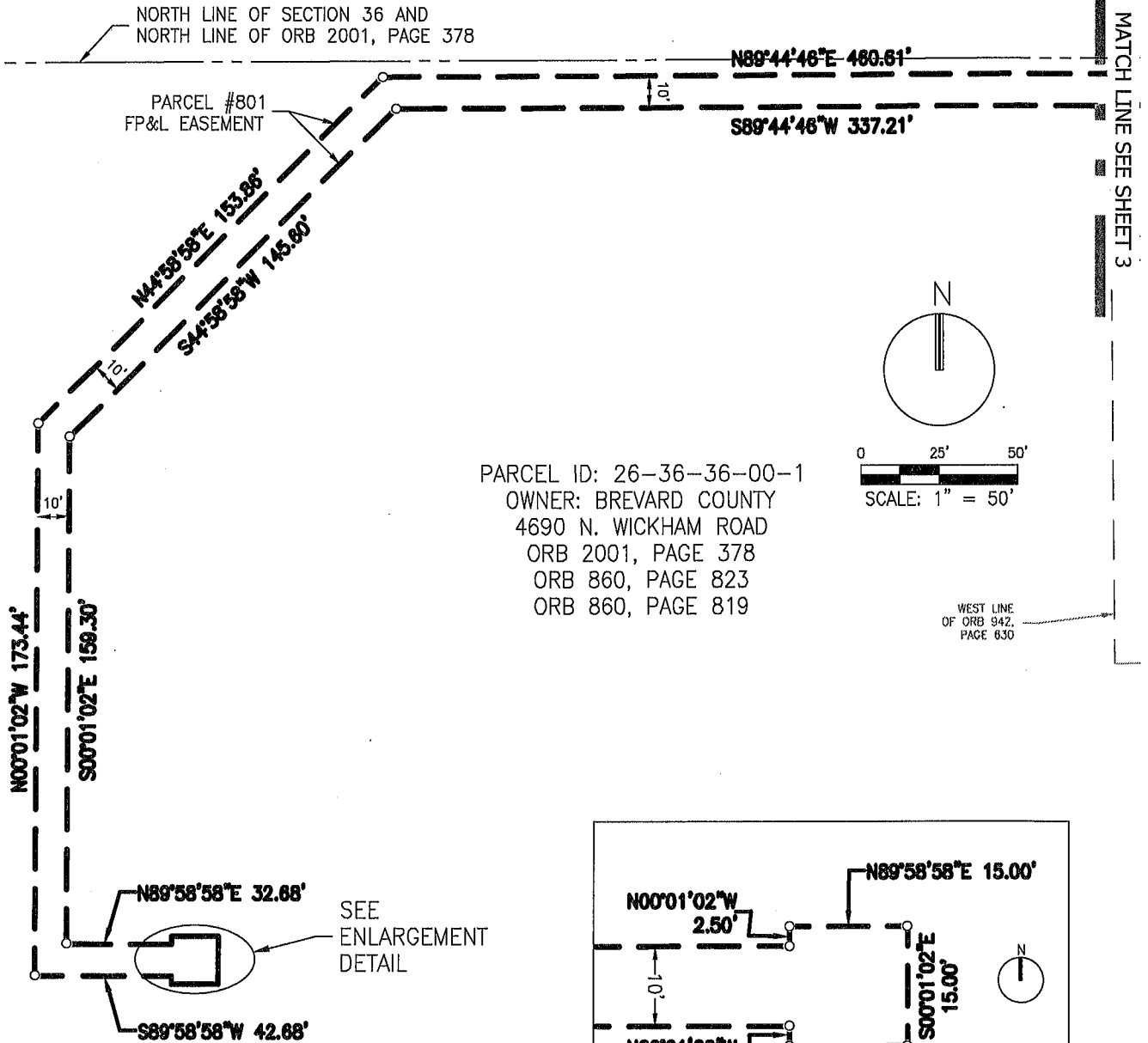
PURPOSE: FLORIDA POWER & LIGHT EASEMENT

EXHIBIT "A"

SHEET 4 OF 4

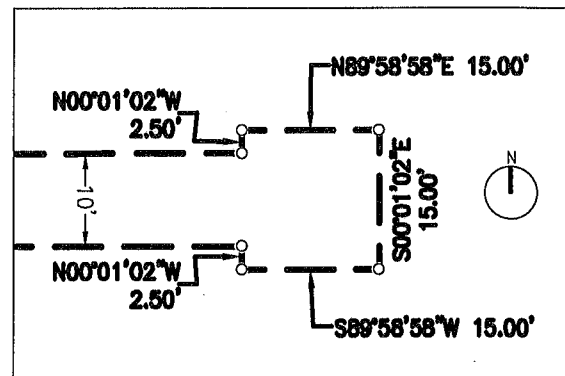
NOT VALID WITHOUT SHEETS 1-4 OF 4

THIS IS NOT A SURVEY



PARCEL ID: 26-36-36-00-1
OWNER: BREVARD COUNTY
4690 N. WICKHAM ROAD
ORB 2001, PAGE 378
ORB 860, PAGE 823
ORB 860, PAGE 819

SEE
ENLARGEMENT
DETAIL



ENLARGEMENT DETAIL

SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION SEE SHEET 1,
SEE SHEET 2 FOR OWNERSHIP & ENCUMBRANCE REPORT
AND SURVEYOR'S NOTES, SEE SHEET 3 FOR THE
SKETCH TO ACCOMPANY THIS DESCRIPTION

ABBREVIATIONS

FP&L FLORIDA POWER & LIGHT
ID IDENTIFICATION
ORB OFFICIAL RECORDS BOOK

PREPARED BY:
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931

SCALE:
1" = 50'
PROJECT NO.:
230015.1

SECTION 36
TOWNSHIP 26 SOUTH
RANGE 36 EAST

FLORIDA POWER & LIGHT COMPANY
UTILITY UNDERGROUND EASEMENT (BUSINESS)

Prepared by:

Name: Jean Kremitzki

Brevard County – Land Acquisition

Street Address: 2725 Judge Fran

Jamieson Way, Bldg A, Room 211

City, State, Zip Code: Viera, FL 32940

Sec. 36, Twp 26S, Rge 36E

Parcel ID # 26-36-36-00-01

Project: Wickham Road Facility

Return to:

Florida Power & Light Company

270 Pioneer Road

Merritt Island, FL

[Reserved for Circuit Court]

The undersigned ("Grantor"), in consideration of the payment of \$10.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), with a mailing address of 700 Universe Blvd., Juno Beach, Florida 33408, a non-exclusive perpetual easement for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described on Exhibit "A", attached hereto and made a part hereof ("Easement Area").

Together with the right for FPL to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL's communications purposes in connection with utility services; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent Grantor has the power to grant, it at all, the rights of ingress and egress over, along, and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, Grantor has signed and sealed this easement on the ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Attest:

Rachel M. Sadoff, Clerk

As approved by the Board on: _____

Grantor:

Brevard County, a political subdivision of the State
of Florida

By: _____

Print Name: Thad Altman

Print Title: Chair of Brevard County Board of
County Commissioners

Print Address: 2725 Judge Fran Jamieson Way
Viera, Florida 32940

LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-36-00-1
PURPOSE: FLORIDA POWER & LIGHT EASEMENT

EXHIBIT "A"

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Commence at the northeast corner of said Section 36; thence S89°44'46"W along North line of said Section for a distance of 50.00 feet to a point on the West right of way line of Wickham Road; thence S00°33'40"E along said West right of way line, a distance of 5.00 feet to the POINT OF BEGINNING; thence the following eighteen (18) courses and distances;

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- 5) thence N00°15'14"W, a distance of 5.41 feet;
- 6) thence S89°44'46"W, a distance of 337.21 feet;
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Digitally signed by David J Irwin

Date: 2026.07.20 15:59:56

-04'00'

BY:

DAVID J. IRWIN
Professional Surveyor & Mapper
Florida Registration No. 6672
ALLEN ENGINEERING, INC.

PREPARED FOR AND CERTIFIED TO:
FLORIDA POWER & LIGHT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS(BOCC)

SEE SHEET 2 FOR OWNERSHIP & ENCUMBRANCE REPORT
AND SURVEYOR'S NOTES, SEE SHEETS 3 & 4 FOR THE
SKETCH TO ACCOMPANY THIS DESCRIPTION

PREPARED BY: ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931

DRAWN BY: RMB/KS	CHECKED BY: DJI/JWH	PROJECT NO. 230015.1	SECTION 36 TOWNSHIP 26 SOUTH RANGE 36 EAST
DATE: 06-04-26	DRAWING: 230015.1 FPL EASEMENT	REVISIONS	
		DATE DESCRIPTION	

SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-36-00-1

PURPOSE: FLORIDA POWER & LIGHT EASEMENT

EXHIBIT "A"

SHEET 2 OF 4

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New Revelations Title, Inc

Ownership & Encumbrance (O&E) Report

File Number: 24-1240

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Subject parcel is encumbered by easement. **NOT PLOTTED**
5. 40' Utility Easement recorded in Official Records Book 2901, Page 1607.
Subject parcel is encumbered by easement. **NOT PLOTTED**
6. Right-of-Way recorded in Official Records Book 3612, Page 2988.
Right-of-Way mentioned in segment 6 of said instrument is Wickham Road fronting the subject property.

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1. THIS IS NOT A BOUNDARY SURVEY.
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3. ○ = Denotes change in direction (no corner found or set).

SURVEYOR'S CERTIFICATION SEE SHEET 1,
SEE SHEET 3 & 4 FOR THE SKETCH TO
ACCOMPANY THIS DESCRIPTION

PREPARED BY:
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931

SCALE:

N/A

PROJECT NO.:

230015.1

SECTION 36
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-36-00-1

PURPOSE: FLORIDA POWER & LIGHT EASEMENT

EXHIBIT "A"

SHEET 3 OF 4

NOT VALID WITHOUT SHEETS 1-4 OF 4

THIS IS NOT A SURVEY

PARCEL ID: 26-36-25-00-752
OWNER: BREVARD COUNTY
(RETENTION AREA)

ROAD RIGHT-OF-WAY
ORB 3038, PAGE 3775

NORTH LINE OF SECTION 36 AND
NORTH LINE OF ORB 942, PAGE 630

N89°44'46"E 460.61'

PARCEL #801
FP&L EASEMENT

S89°44'46"W 50.00'

POINT OF
COMMENCEMENT

NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 28 SOUTH,
RANGE 36 EAST

S89°44'46"W 337.21'

S89°44'46"W 104.33'

S00°33'40"E 5.00'

POINT OF BEGINNING

FP&L EASEMENT

S00°33'40"E 10.00'

WEST LINE OF
ORB 942, PAGE 630

S00°15'14"E 5.41'

S89°44'46"W 15.00'

N00°15'14"W 5.41'

EAST LINE OF ORB 942, PAGE 630

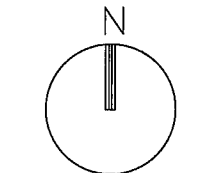
PARCEL ID: 26-36-36-00-1
OWNER: BREVARD COUNTY
4690 N. WICKHAM ROAD
O.R.B 942, PAGE 630

SOUTH LINE OF
ORB 942, PAGE 630

PARCEL ID: 26-36-36-00-1
OWNER: BREVARD COUNTY
4690 N. WICKHAM ROAD
ORB 2001, PAGE 378
ORB 860, PAGE 823
ORB 860, PAGE 819

ABBREVIATIONS

FP&L FLORIDA POWER & LIGHT
ID IDENTIFICATION
ORB OFFICIAL RECORDS BOOK



0 25' 50'
SCALE: 1" = 50'

W RIGHT-OF-WAY LINE

(BEARING BASIS) S00°33'40"E

EAST LINE OF THE NORTH
1/2 OF THE NE 1/4 OF THE
NE 1/4 OF SECTION 36

WICKHAM ROAD

(150' WIDE RIGHT-OF-WAY)
PER THE BOUNDARY SURVEY BY
BREVARD COUNTY-JOB#13-04-026
5/08/2014

SURVEYOR'S CERTIFICATION SEE SHEET 1,
SEE SHEET 2 FOR OWNERSHIP & ENCUMBRANCE REPORT
AND SURVEYOR'S NOTES, SEE SHEET 4 FOR THE
SKETCH TO ACCOMPANY THIS DESCRIPTION

PREPARED BY:
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931

SCALE:
1" = 50'

PROJECT NO.:
230015.1

SECTION 36
TOWNSHIP 28 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #801

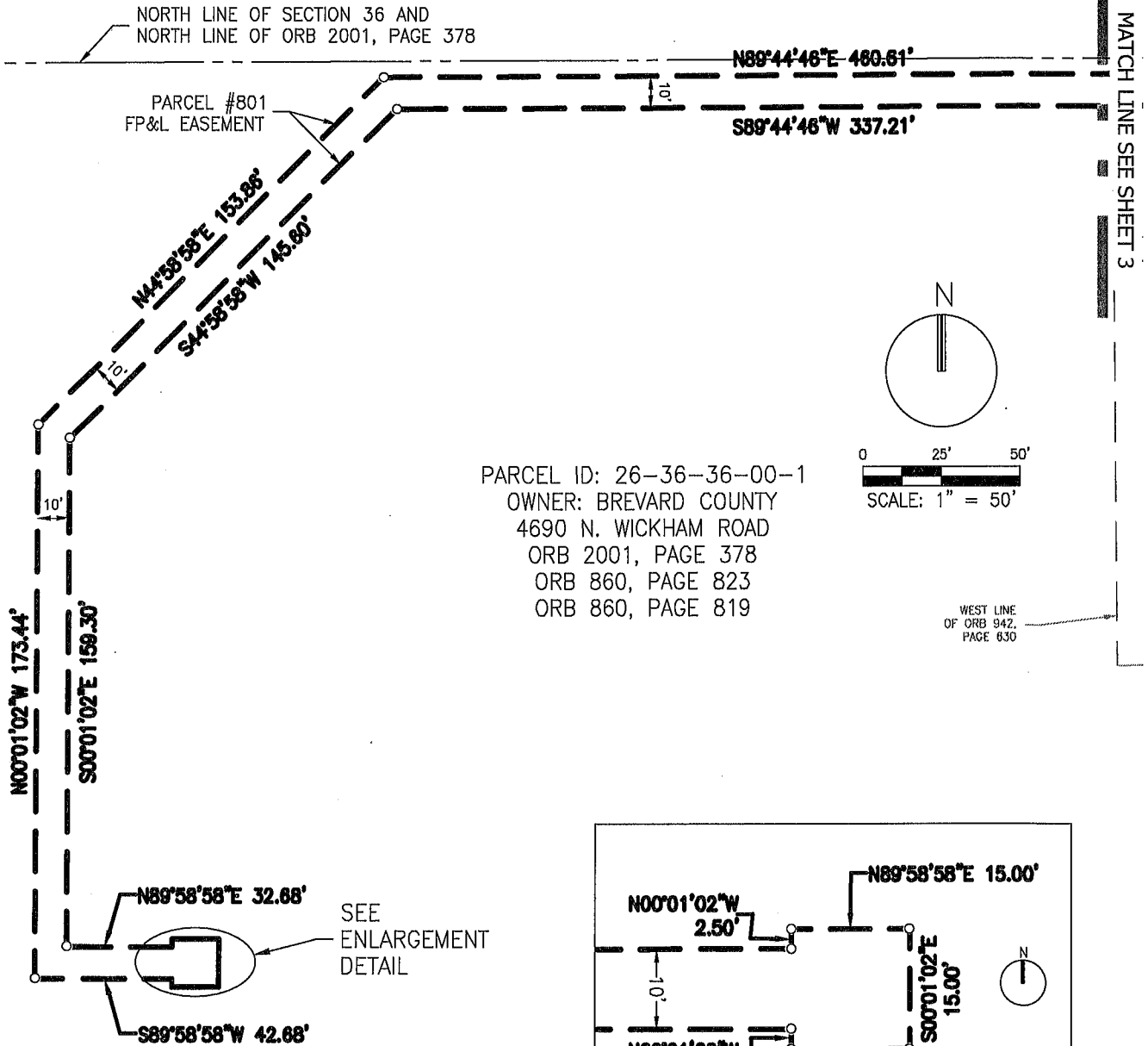
PARENT PARCEL ID#: 26-36-36-00-1
PURPOSE: FLORIDA POWER & LIGHT EASEMENT

EXHIBIT "A"

SHEET 4 OF 4

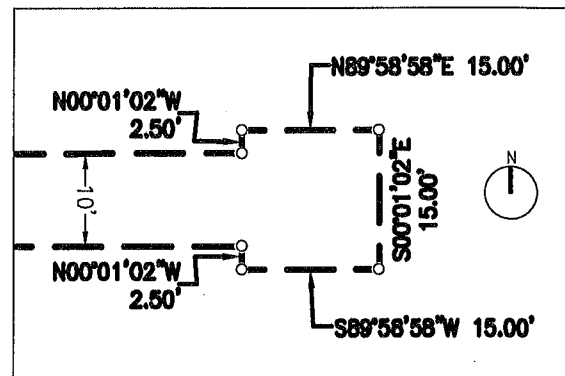
NOT VALID WITHOUT SHEETS 1-4 OF 4

THIS IS NOT A SURVEY



PARCEL ID: 26-36-36-00-1
OWNER: BREVARD COUNTY
4690 N. WICKHAM ROAD
ORB 2001, PAGE 378
ORB 860, PAGE 823
ORB 860, PAGE 819

SEE
ENLARGEMENT
DETAIL



ENLARGEMENT DETAIL

SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION SEE SHEET 1,
SEE SHEET 2 FOR OWNERSHIP & ENCUMBRANCE REPORT
AND SURVEYOR'S NOTES, SEE SHEET 3 FOR THE
SKETCH TO ACCOMPANY THIS DESCRIPTION

ABBREVIATIONS

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ID IDENTIFICATION
ORB OFFICIAL RECORDS BOOK

PREPARED BY:
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931

SCALE:
1" = 50'
PROJECT NO.:
230015.1

SECTION 36
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

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

PROPERTY LOCATION: Adjacent to the west side of North Wickham Road and north of Post Road in Melbourne.

OWNERS NAME(S): Brevard County

