

**Resolution 2025 -**

**Vacating a portion of a public drainage easement, per "Official Records Book 2613, Page 284",  
Rockledge, Florida, lying in Section 23, Township 25 South, Range 36 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Storsafe of Rockledge LLC** with the Board of County Commissioners to vacate a public drainage easement in Brevard County, Florida, described as follows:

**SEE ATTACHED SKETCH & DESCRIPTION**

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating the public drainage easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public drainage easement are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED, AND ADOPTED, in regular session, this 11<sup>th</sup> day of February, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
Rachel Sadoff, Clerk

\_\_\_\_\_  
Rob Feltner, Chairman

As approved by the Board on:  
February 11, 2025

# Brevard County Property Appraiser Detail Sheet

Owners STORSafe OF ROCKLEDGE LLC  
 Mailing Address 5301 DEMPSTER ST, STE 300 SKOKIE IL 60077  
 Site Address  
 3700 S HIGHWAY 1 UNIT A 1-88 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT A-OFFICE ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT B 1-175 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT C 1-83 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT D 1-14 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT E 1-14 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT F 1-14 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT G 1-157 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT H 1-83 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT I 1-80 ROCKLEDGE FL 32955  
 3700 S HIGHWAY 1 UNIT J 1-80 ROCKLEDGE FL 32955  
 Parcel ID 25-36-23-00-251  
 Taxing District 2300 - UNINCORP DISTRICT 2  
 Exemptions NONE  
 Property Use 1222 - COMMERCIAL RELATED AMENITIES  
 Total Acres 7.13  
 Site Code 0300 - U S 1  
 Plat Book/Page 0000/0000  
 Subdivision --  
 Land Description

PART OF N 396 FT OF GOVT LOT 2 LYING E OF US HWY 1 AS DESC IN ORB 3214 PG 361 TOGETHER WITH PARCEL 1 IN ORB 3214 PG 364 LESS & EXC: PART OF LOT 2 DESC AS: COMM @ N LINE OF GOVT LOT 2 AND E R/W OF SR 5; POINT BEING A CURVE TO R (R=5789.65; DELTA=02.1821; ARC=232.99 FT; CHORD BEARING= S23.4327E); THENCE SELY ALONG CURVE TO S LINE OF N 396 FT GOVT LOT 2; THENCE N89.5647E 380.46 FT; THENCE S24.0102E 290.63 FT; THENCE S 69.0815W 140.15 FT; THENCE S21.0758E 49.55 FT; THENCE S68.5551W 24.45 FT TO POB; THENCE S19.2850E 496.89 FT TO THE NORTHERLY LINE OF ORB 2279 PG 2902; THENCE S68.3908W 217.76 FT TO E R/W OF SR 5; THENCE N19.1709W ALONG R/W 498.00 FT; THENCE DEPARTING R/W RUN N68.5551E 216.04 FEET TO POB PAR 263

## VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$777,650	\$354,340	\$354,670
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$777,650	\$354,340	\$354,670
Assessed Value School	\$777,650	\$354,340	\$354,670
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$777,650	\$354,340	\$354,670
Taxable Value School	\$777,650	\$354,340	\$354,670

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
12/22/2021	--	WD	--	9380/1258

## Vicinity Map

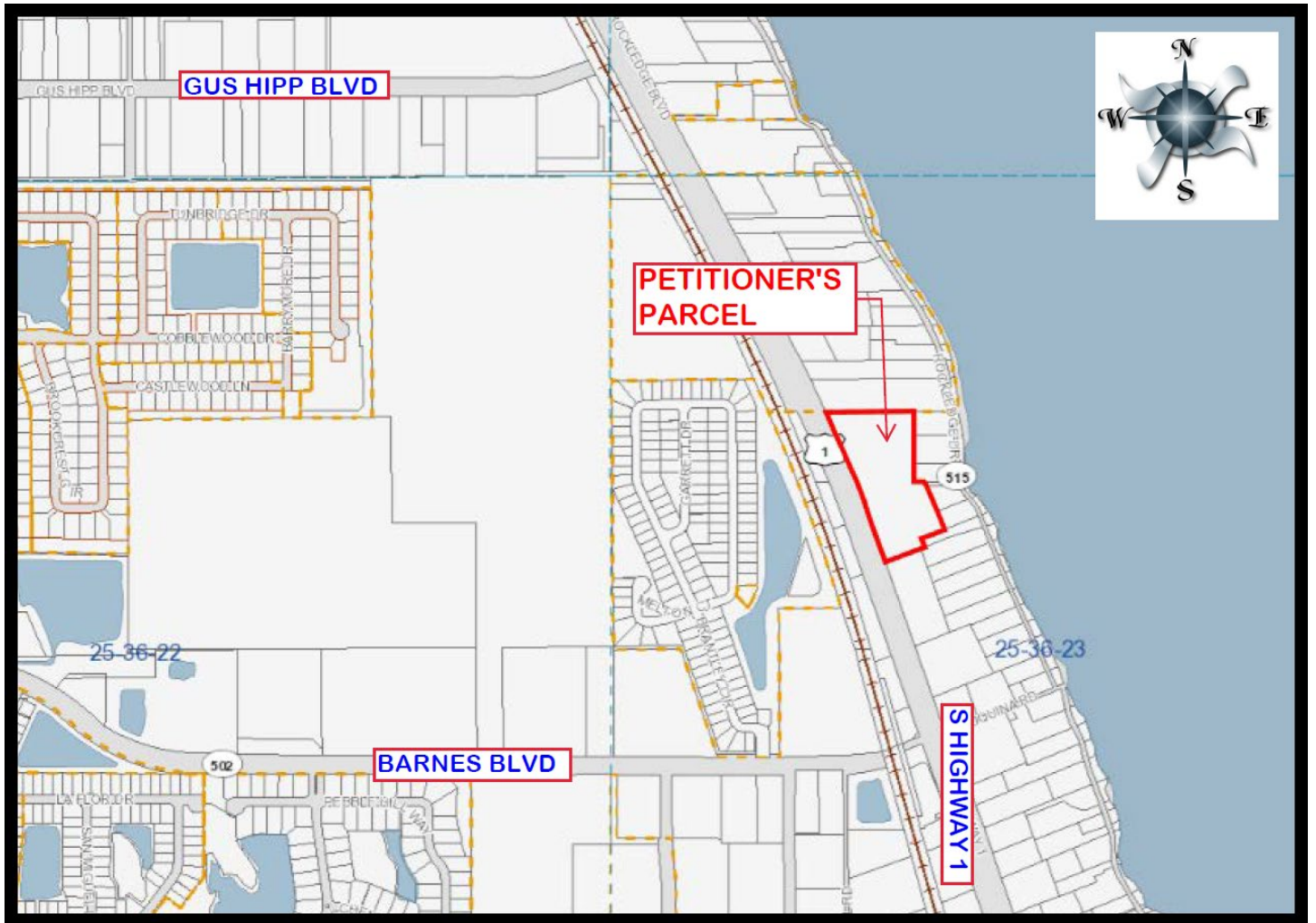


Figure 1: Map of Tax Parcel 251, Section 23, Township 25 South, Range 36 East, Rockledge, Florida, 32955.

Storsafe of Rockledge LLC – Official Records  
Book 2613, Page 284 – Rockledge, FL, 32955 –  
Parcel 251 – Section 23, Township 25 South,  
Range 36 East – District 2 – Proposed  
Vacating of a portion of a 7.50 ft. Wide Public  
Drainage Easement

## Aerial Map

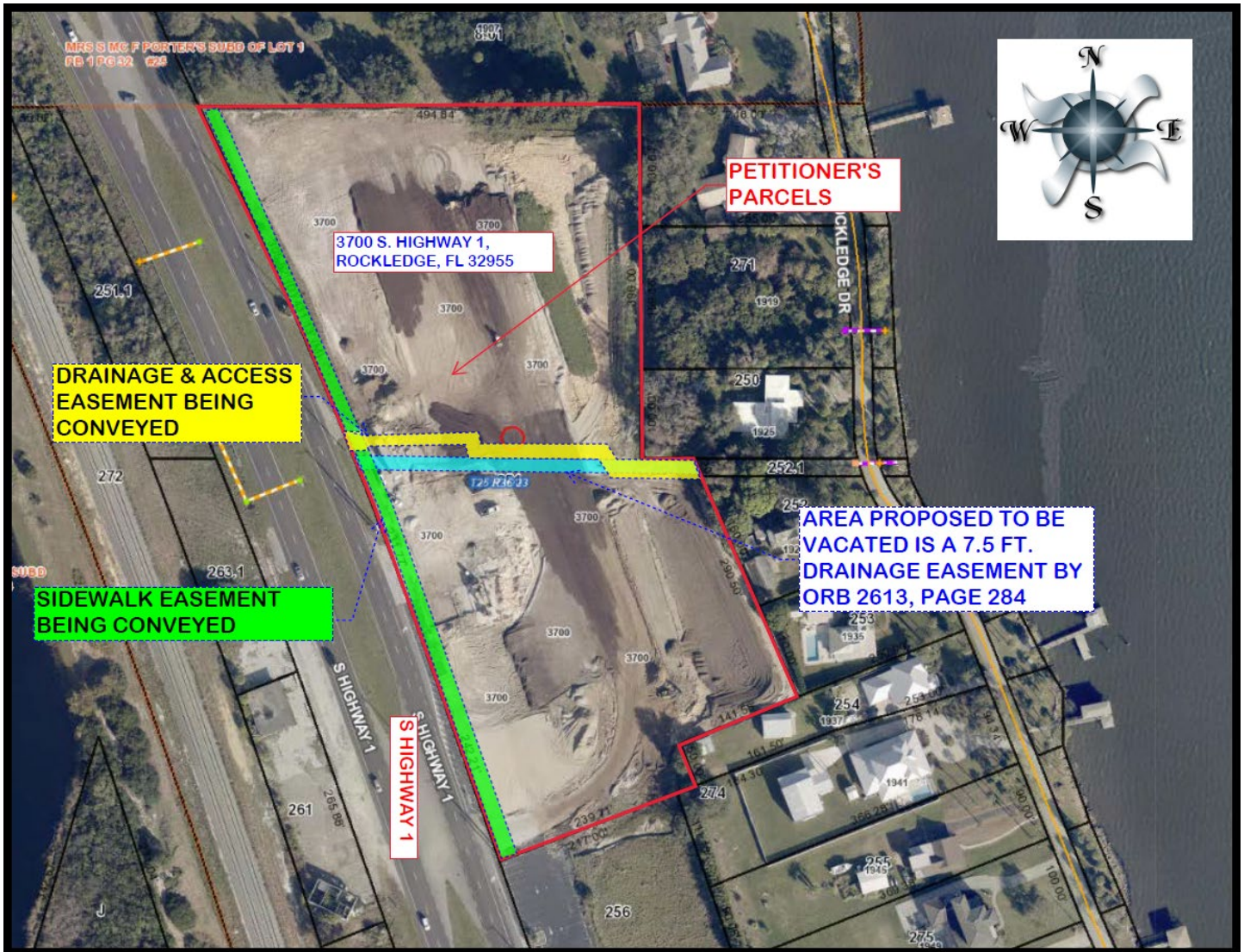


Figure 2: Aerial Map Tax Parcel 251, Section 23, Township 25 South, Range 36 East, Rockledge, Florida, 32955.

Storsafe of Rockledge LLC – Official Records  
Book 2613, Page 284 – Rockledge, FL, 32955 –  
Parcel 251 – Section 23, Township 25 South,  
Range 36 East – District 2 – Proposed  
Vacating of a portion of a 7.50 ft. Wide Public  
Drainage Easement



# Official Record Book Reference

HIGHWAY DEVELOPMENT  
Right-of-Way Department

REC FEE	\$ 500.00	REC PAYMENT AS
BGC ST	\$ 45	INDEXED FOR CLASS
INT TAX	\$	INDEMNITY & DOC
SEN ORIG	\$	STAMP TAX DEDUCT
REFUND	\$	

### EASEMENT

THIS INDENTURE, made this 29<sup>th</sup> day of March A.D. 1985  
between L. George Harvey and Harriet C. Harvey, 1745 Rockledge Drive, Rockledge, FL 32955  
as the first party, and BREVARD COUNTY, as the second party, for the use and  
benefit of BREVARD COUNTY, Florida.

WITNESSETH: That the first party, in consideration of one dollar and other  
valuable considerations paid, the receipt of which is hereby acknowledged, hereby  
grants unto the second party, its successors and assigns, a perpetual easement  
commencing on the above date, for the purpose of constructing and maintaining a  
drainage easement and other allied uses pertaining  
thereto with full right of ingress and egress for the purposes herein stated.

The land affected by the granting of this easement is located in Section 23,  
Township 25 South, Range 36 East, County of Brevard, State of Florida,  
and is more particularly described as follows:

Part of Government Lot 2, Section 23, Township 25 South, Range 36 East, east of U.S. Highway One  
lying within 3.75 feet on each side of the following described ditch survey line: Commence on the  
North line of Said Section 23 at a point located 452.61 feet North 88°55'42" East along said line  
from the NW corner of said Section 23, and run South 27°13'18" East, 1,372.97 feet to the beginning  
of a curve concave to the Southwesterly and having a radius of 5,729.65 feet; thence along said  
curve through a central angle of 5°49'42" a distance of 582.82 feet to a point on said curve having  
a tangent bearing of South 21°23'36" East, said point being the POINT OF BEGINNING of this survey  
line description; thence North 68°36'24" East, 58.08 feet; thence South 83°34'36" East, 45.36 feet;  
thence North 88°11'24" East, 139.26 feet; thence South 84°53'36" East, 53.00 feet; thence North  
89°28'24" East, 384.30 feet to the end of this survey line description.

In the event of abandonment by Brevard County of the above described property  
as a drainage easement, the easement rights herein granted  
shall cease and revert to the first party or assigns, free and clear of any title,  
right, or interest of the second party.

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its  
successors and assigns.

The first party does hereby 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.

IN WITNESS WHEREOF, the first party L. George Harvey and Harriet C. Harvey,  
have here unto set their hand and seal

this, the day and year first above written.

Signed, Sealed and delivered  
in the presence of:  
Charles S. Hollings  
Carly M. Sanford

L. George Harvey (SEAL)  
L. George Harvey (SEAL)  
Harriet C. Harvey (SEAL)  
Harriet C. Harvey (SEAL)

STATE OF FLORIDA  
COUNTY OF BREVARD

I hereby certify, that on this day personally appeared before me, an officer  
duly authorized to administer oaths and take acknowledgements L. George  
Harvey and Harriet C. Harvey  
to me well known to be the first party described herein and who executed the fore-  
going instrument, and acknowledged before me that same was executed freely and  
voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Rockledge, COUNTY of  
Brevard, State of Florida this 29  
day of March, A.D. 1985.



Ann Marie Mammone  
Notary Public, State of Florida, at Large  
My Commission expires \_\_\_\_\_

OFF. REC:  
2613

Legal Description Provided By  
Brevard County Engineering Department  
Legal Form Prepared By: AAA

061072  
MAR 31 1985

Figure 3: Copy of Official Record Book 2613, page 284, dedicated to Brevard County March 1985.

# Petitioner's Sketch & Description Sheet 1 of 2

## LEGAL DESCRIPTION

SHEET 1 OF 2  
NOT VALID WITHOUT ALL SHEETS  
THIS IS NOT A SURVEY

PARENT PARCEL ID#: 25-36-23-00-251

PURPOSE: VACATE 7.5 FOOT DRAINAGE EASEMENT

### LEGAL DESCRIPTION:

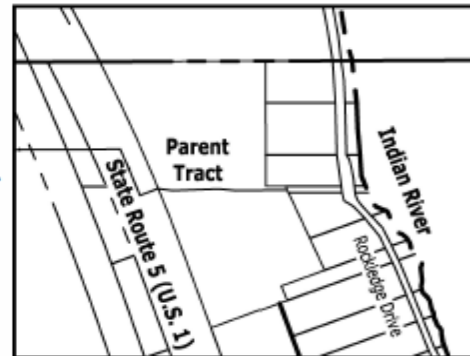
Vacate a portion of a 7.5 foot wide drainage easement as described in Official Records Book 2613, Page 284 and being a portion of Government Lot 2, Section 23, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Part of Government Lot 2, Section 23, Township 25 South, Range 36 East, east of U.S. Highway One lying within 3.75 feet on each side of the following described ditch survey line: Commence on the North line of Said Section 23 at a point located 452.61 feet North 88°55'42" East along said line from the NW corner of said Section 23, and run South 27°13' 18" East, 1,372.97 feet to the beginning of a curve concave to the Southwesterly and having a radius of 5,729.65 feet; thence along said curve through a central angle of 5°49'42" a distance of 582.82 feet to a point on said curve having a tangent bearing of South 21°23'36" East, said point being the POINT OF BEGINNING of this survey line description; thence North 68°36'24" East, 58.08 feet; thence South 83°34'36" East, 45.36 feet; thence North 88°11'24" East, 139.26 feet; thence South 84°53'36" East, 53.00 feet; thence North 89°28'24" East, 147.58 feet to the East line of Official Records Book 9380, Page 1258 and the point of termination of this description.

Contains: 3,293.7 square feet, 0.07 acres more or less

### SURVEYORS NOTES:

1. THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED:  
COMMONWEALTH LAND TITLE INSURANCE COMPANY 07/29/2024 5:00 PM  
ORDER NO.: 11918956 CUSTOMER REFERENCE NUMBER 101098-001- 2nd  
EASEMENT RECORDED JULY 2, 1985, IN OFFICIAL RECORDS BOOK 2613, PAGE 284.  
(SHOWN ON SKETCH - TO BE VACATED)  
BINDING DEVELOPMENT PLAN RECORDED JULY 14, 2022, IN OFFICIAL  
RECORDS BOOK 9560, PAGE 520. (CAN NOT BE SHOWN ON SKETCH)  
RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED  
MAY 11, 2023, IN OFFICIAL RECORDS BOOK 9785, PAGE 1890.  
(CAN NOT BE SHOWN ON SKETCH)
2. The intended purpose of this sketch of description is to vacate a  
7.5 foot easement area specified by the client across Brevard County  
Tax Parcel: 25-36-23-00-251.
3. This sketch of description does not reflect or determine ownership.
4. Measurements shown hereon are expressed in feet and decimal parts  
thereof.
5. Bearings shown hereon are assumed based on the North line of  
Section 23, having a bearing of N88°55'42"E.
6. Dimensions shown are taken at the exposed areas of improvements,  
underground footers, foundations, utilities or other subsurface structures  
are not located for the purpose of this sketch of description.



PARENT TRACT DETAIL  
SCALE: 1" = 50'

### PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

### PREPARED BY:



115 Alma Blvd., Suite 102  
Mailing Address: PO Box 541866  
Merritt Island, FL. 32954  
Phone: 321-507-4811  
LICENSED BUSINESS #7978

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

*John R. Campbell*  
Professional Surveyor & Mapper #2351  
State of Florida

DRAWN BY: RLJ

CHECKED BY: JRC

PROJECT NO. 2017-303

DATE: 10/16/2024

DRAWING: 2017-303 VACATE 7.5' DRAINAGE

REVISIONS

DATE

DESCRIPTION

SECTION 23

TOWNSHIP 25 SOUTH

RANGE 36 EAST

Figure 4: Legal Description. Sheet 1 of 2. Section 23, Township 25 South, Range 36 East. Parcel ID number: 25-36-23-00-251.

# Petitioner's Sketch & Description Sheet 2 of 2

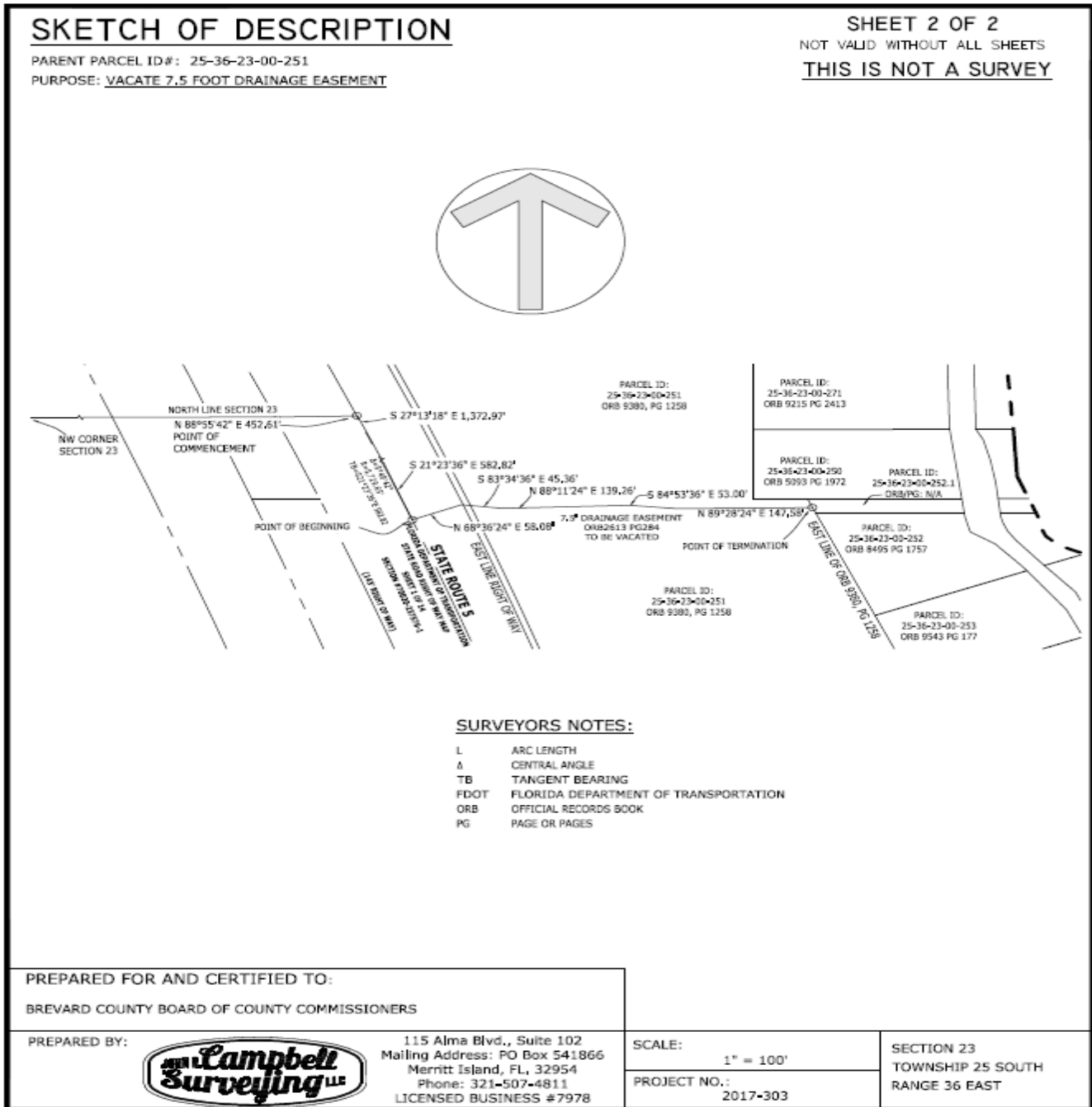


Figure 5: Sketch of description. Sheet 2 of 2. Section 23, Township 25 South, Range 36 East. Parcel ID number: 25-36-23-00-251

The sketch illustrates a portion of a centerline of a 7.50-foot-wide public drainage easement per Official Records Book 2613, Page 284, Rockledge, Florida. Prepared by: John R. Campbell, Campbell Surveying, LLC, LB 7978, Project NO: 2017-303.

## Comment Sheet

Applicant: Storsafe of Rockledge LLC

Updated by: Amber Holley 20250113 at 1500 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20241125	20250114	Yes	No objections
FL Power & Light	20241125	20250114	Yes	No objections
At&t	20241125	20241126	Yes	No objections
Charter/Spectrum	20241125	20241126	Yes	No objections
City of Cocoa	20241125	20241127	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20241125	20250113	Yes	No objections
Land Planning	20241125	20241127	Yes	No objections
Utility Services	20241125	20241209	Yes	No objections
Storm Water	20241125	20241213	Yes	No objections
Zoning	20241125	20241127	Yes	No objections



# Public Hearing Legal Advertisement

AD#10959129 1/27/2025

## LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 7.50 FOOT DRAINAGE EASEMENT, PER OFFICIAL RECORDS BOOK 2613, PAGE 284, IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, ROCKLEDGE, FL.

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by STOR-SAFE OF ROCKLEDGE LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

Vacate a portion of a 7.5 foot wide drainage easement as described in Official Records Book 2613, Page 284 and being a portion of Government Lot 2, Section 23, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Part of Government Lot 2, Section 23, Township 25 South, Range 36 East, east of U.S. Highway One lying within 3.75 feet on each side of the following described ditch survey line: Commence on the North line of Said Section 23 at a point located 452.61 feet North 88°55'42" East along said line from the NW corner of said Section 23, and run South 27°13' 18" East, 1,372.97 feet to the beginning of a curve concave to the Southwesterly and having a radius of 5,729.65 feet; thence along said curve through a central angle of 5°49'42" a distance of 582.82 feet to a point on said curve having a tangent bearing of South 21°23'36" East, said point being the POINT OF BEGINNING of this survey line description; thence North 68°36'24" East, 58.08 feet; thence South 83°34'36" East, 45.36 feet; thence North 88°11'24" East, 139.26 feet; thence South 84°53'36" East, 53.00 feet; thence North 89°28'24" East, 147.58 feet to the East line of Official Records Book 9380, Page 1258 and the point of termination of this description. Contains: 3,293.7 square feet, 0.07 acres more or less. Prepared by: John R. Campbell, PSM.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described right-of-way at 5:00 P.M. on February 11, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

Figure 6: Copy of public hearing advertisement as published on January 27, 2025. See the next page for full text.

## Legal Notice Text

### LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 7.50 FOOT DRAINAGE EASEMENT, PER OFFICIAL RECORDS BOOK 2613, PAGE 284, IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, ROCKLEDGE, FL  
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# Sidewalk Easement

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: 25-36-23-00-251

## **SIDEWALK EASEMENT**

**THIS INDENTURE**, made this 30<sup>th</sup> day of October, 2024, between Storsafe of Rockledge, LLC, a Delaware limited liability company, whose address is 5301 Dempster Street, Suite 300, Skokie, IL 60077, 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 public and pedestrian sidewalk access 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 23, Township 25 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"**

Any and all reconstruction, repair, and maintenance of the easement and sidewalk area shall be the responsibility of the owner of the land over which the easement is located.

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 two pages)

# Sidewalk Easement

**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

Loellen D. McFarlane  
Print Name

201 Glendene Rd., Buffalo Grove, IL  
Address

Storsafe of Rockledge, LLC,  
a Delaware limited liability company

By: Storsafe DRE JV, LLC,  
a Delaware limited liability company  
as its Manager

[Signature]  
Witness

Niels Peters  
Print Name

1004 Main St., Evanston, IL  
Address

By: EP Storsafe, LLC,  
a Delaware limited liability company,  
as its Managing Member

By: [Signature]  
Adam Freeman, President

(Corporate Seal)

STATE OF Illinois  
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 30 day of October, 2024, by Adam Freeman, as President of EP Storsafe, LLC, a Delaware limited liability company, the Managing Member of Storsafe DRE JV, LLC, a Delaware limited liability company, as Manager for Storsafe of Rockledge, LLC, a Delaware limited liability company. Is  personally known or  produced \_\_\_\_\_ as identification.



[Signature]

Notary Signature

SEAL

Figure 7: Easement signature page for Adam Freeman, President, Storsafe of Rockledge, LLC signed October 30, 2024.

# Sidewalk Easement

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

Leellen D. McFarlane  
Print Name

201 C. Lendele Rd. Buffalo  
Address Grope IL

[Signature]  
Witness

Niels Peters  
Print Name

1004 Main St, Evanston, IL  
Address

Storsafe of Rockledge, LLC,  
a Delaware limited liability company

By: Storsafe DRE JV, LLC,  
a Delaware limited liability company  
as its Manager

By: EP Storsafe, LLC,  
a Delaware limited liability company,  
as its Managing Member

By: [Signature]  
Thomas Bretz, Chief Executive Officer

(Corporate Seal)

STATE OF Illinois  
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 30 day of October, 2024, by Thomas Bretz as Chief Executive Officer, of EP Storsafe, LLC, a Delaware limited liability company, the Managing Member of Storsafe DRE JV, LLC, a Delaware limited liability company, as Manager for Storsafe of Rockledge, LLC, a Delaware limited liability company. Is  personally known or  produced \_\_\_\_\_ as identification.



[Signature]  
Notary Signature  
SEAL

Figure 8: Easement signature page for Thomas Bretz, Chief Executive Officer, Storsafe of Rockledge, LLC signed October 30, 2024.



# Sidewalk Easement

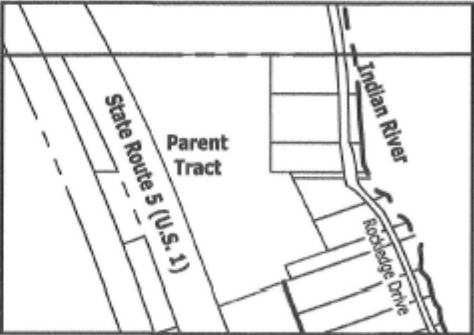

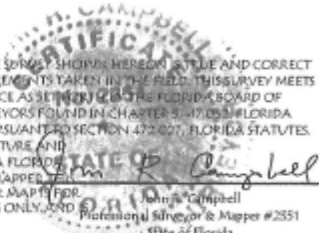
<h2 style="margin: 0;">LEGAL DESCRIPTION</h2> <h3 style="margin: 0;">PARCEL #800</h3> <p style="margin: 0;">PARENT PARCEL ID#: 25-36-23-00-251 PURPOSE: SIDEWALK EASEMENT</p> <p style="margin: 0;"><b>LEGAL DESCRIPTION PARCEL 800, SIDEWALK EASEMENT: (PREPARED BY SURVEYOR)</b></p> <p style="margin: 0;">A 7 foot wide strip of land being a portion of those lands described in Official Records Book 9380, Page 1258 and being a portion of Government Lot 2, Section 23, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:</p> <p style="margin: 0;">BEGINNING at the point of intersection of the North Line of Government Lot 2 with the Easterly Right-of-Way line of State Route 5 per Florida Department of Transportation Section Map 70020-237576 1; thence departing said Right-of-Way, run N89°44'39"E along said North Line for a distance of 7.76 feet to a point on a curve concave to the Southwesterly, having a radius 5796.65 feet, a central angle of 06°32'21" and a chord bearing S22°33'20"E and distance of 661.22 feet; thence parallel to, and 7.00 feet Northeasterly of said Easterly Right-of-Way line the following two courses: from a radial bearing of S64°10'33"W, run Southeasterly along said curve a distance of 661.57 feet, to a point on curve; thence S19°17'09"E for a distance of 242.81 feet; thence S68°55'51"W for for a distance of 7.00 feet to a point on the aforementioned Easterly right-of-way line; thence along said Easterly right-of-way line the following two courses: run N19°17'09"W a distance of 243.03 feet to a point on a curve concave to the Southwesterly, having a radius of 5789.65 feet, a central angle of 06°34'20" and a chord bearing N22°34'19"W, and a distance of 663.76 feet; thence from a radial bearing of S70°42'54"W, run Northwesterly along said curve a distance of 664.13 feet to the POINT OF BEGINNING.</p> <p style="margin: 0;">Containing 6,340 square feet or 0.1455 acres more or less.</p> <p style="margin: 0;"><b>SURVEYORS NOTES:</b></p> <ol style="list-style-type: none"> <li>1. THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED: COMMONWEALTH LAND TITLE INSURANCE COMPANY 07/29/2024 5:00 PM ORDER NO.: 11918956 CUSTOMER REFERENCE NUMBER 101098-001-2nd EASEMENT RECORDED JULY 2, 1985, IN OFFICIAL RECORDS BOOK 2613, PAGE 284. (NOT SHOWN ON SKETCH - TO BE VACATED) BINDING DEVELOPMENT PLAN RECORDED JULY 14, 2022, IN OFFICIAL RECORDS BOOK 9560, PAGE 520. (CAN NOT BE SHOWN ON SKETCH) RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED MAY 11, 2023, IN OFFICIAL RECORDS BOOK 9785, PAGE 1890. (CAN NOT BE SHOWN ON SKETCH)</li> <li>2. The intended purpose of this sketch of description is to delineate a sidewalk easement area specified by the client across Brevard County Tax Parcel: 25-36-23-00-251.</li> <li>3. This sketch of description does not reflect or determine ownership.</li> <li>4. Measurements shown hereon are expressed in feet and decimal parts thereof.</li> <li>5. Bearings shown hereon are assumed based on the North line of Government Lot 2 being the North line line of the parent parcel , having a bearing of N89°44'39"E.</li> <li>6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.</li> </ol>		<h2 style="margin: 0;">EXHIBIT "A"</h2> <p style="margin: 0;">SHEET 1 OF 3 NOT VALID WITHOUT ALL SHEETS <b>THIS IS NOT A SURVEY</b></p>													
<p style="margin: 0;"><b>SURVEYORS NOTES:</b></p> <ol style="list-style-type: none"> <li>1. THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED: COMMONWEALTH LAND TITLE INSURANCE COMPANY 07/29/2024 5:00 PM ORDER NO.: 11918956 CUSTOMER REFERENCE NUMBER 101098-001-2nd EASEMENT RECORDED JULY 2, 1985, IN OFFICIAL RECORDS BOOK 2613, PAGE 284. (NOT SHOWN ON SKETCH - TO BE VACATED) BINDING DEVELOPMENT PLAN RECORDED JULY 14, 2022, IN OFFICIAL RECORDS BOOK 9560, PAGE 520. (CAN NOT BE SHOWN ON SKETCH) RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED MAY 11, 2023, IN OFFICIAL RECORDS BOOK 9785, PAGE 1890. (CAN NOT BE SHOWN ON SKETCH)</li> <li>2. The intended purpose of this sketch of description is to delineate a sidewalk easement area specified by the client across Brevard County Tax Parcel: 25-36-23-00-251.</li> <li>3. This sketch of description does not reflect or determine ownership.</li> <li>4. Measurements shown hereon are expressed in feet and decimal parts thereof.</li> <li>5. Bearings shown hereon are assumed based on the North line of Government Lot 2 being the North line line of the parent parcel , having a bearing of N89°44'39"E.</li> <li>6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.</li> </ol>		 <p style="margin: 0;"><b>PARENT TRACT DETAIL</b> SCALE: 1" = 500'</p>													
<p style="margin: 0;"><b>PREPARED FOR AND CERTIFIED TO:</b></p> <p style="margin: 0;">BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p style="margin: 0;"><b>PREPARED BY:</b></p> <div style="display: flex; align-items: center;">  <div style="font-size: small;"> <p>115 Alma Blvd., Suite 102 Mailing Address: PO Box 541866 Merritt Island, FL 32954 Phone: 321-507-4811 LICENSED BUSINESS #7978</p> </div> </div>		<p style="margin: 0; font-size: x-small;">I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 5-17.005, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA STATE LICENSED SURVEYOR AND MAPPER FOR DRAWING, SKETCH, PLAT OR MAP FOR INFORMATIONAL PURPOSES ONLY, AND NOT VALID.</p> <div style="text-align: center;">  <p style="margin: 0; font-size: x-small;">John R. Campbell Professional Surveyor &amp; Mapper #2551 State of Florida</p> </div>													
<p style="margin: 0;">DRAWN BY: RLJ</p> <p style="margin: 0;">DATE: 10/04/2024</p>	<p style="margin: 0;">CHECKED BY: JRC</p> <p style="margin: 0;">DRAWING: 2017-303 SIDEWALK SOD</p>	<p style="margin: 0;">PROJECT NO. 2017-303</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th style="width: 10%;">REVISIONS</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE	DESCRIPTION										<p style="margin: 0;">SECTION 23 TOWNSHIP 25 SOUTH RANGE 36 EAST</p>
REVISIONS	DATE	DESCRIPTION													

Figure 9: Legal Description. Page 1 of 3. Section 23, Township 25 South, Range 36 East.

# Sidewalk Easement

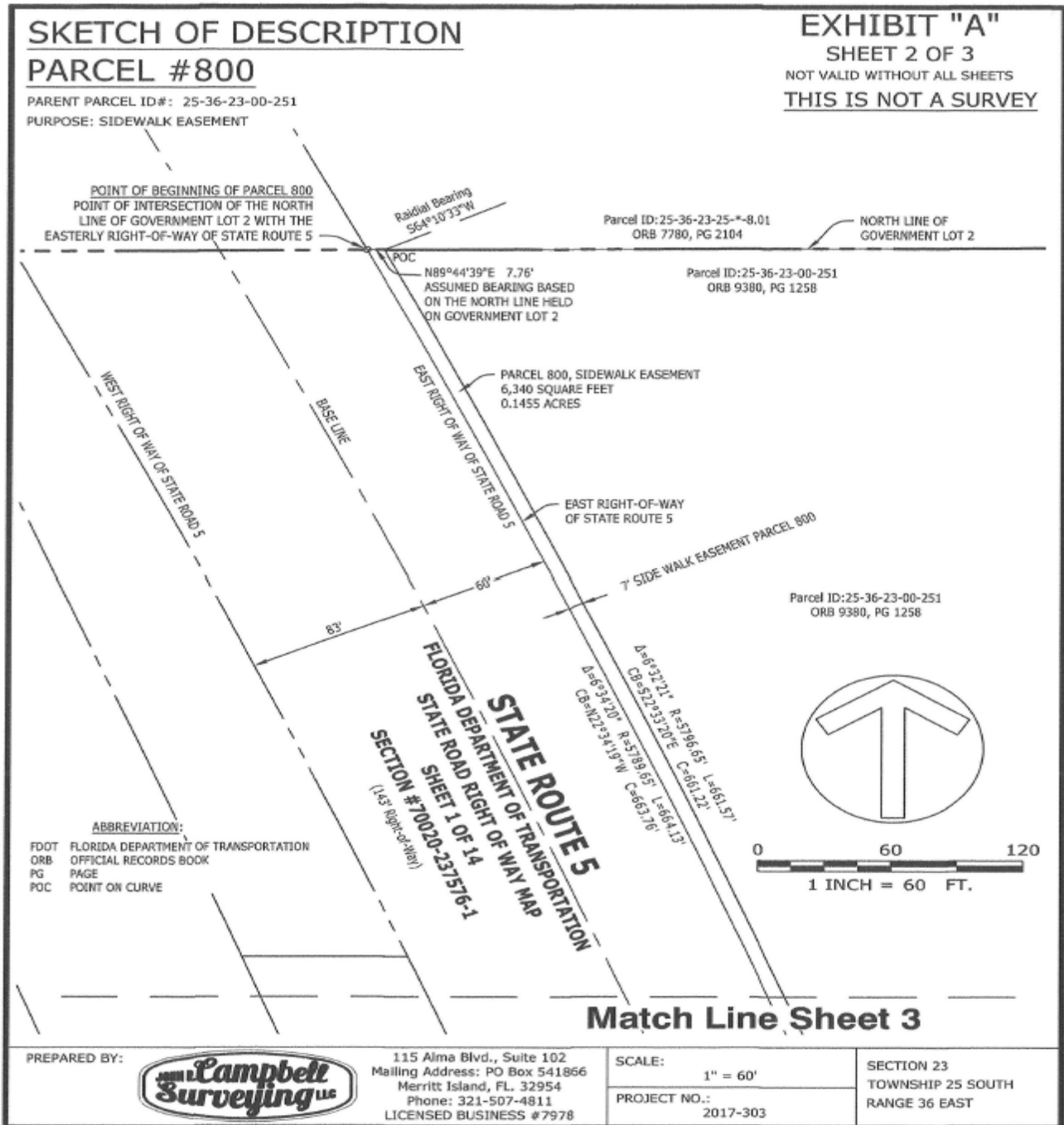


Figure 10: Sketch of description. Page 2 of 3. Section 23, Township 25 South, Range 36 East.

The sketch illustrates a portion of a 7.00-foot-wide public sidewalk easement, Rockledge, Florida. The coordinates of the area to be vacated are as follows: North boundary – North 89°44'39" East 7.76 Feet; East boundary – South 22°33'20" East 661.57 Feet; West boundary – North 22°34'19" West 664.13 feet. Prepared by: John R. Campbell, Campbell Surveying, LLC, LB 6623, Project NO: 2017-303.

# Sidewalk Easement

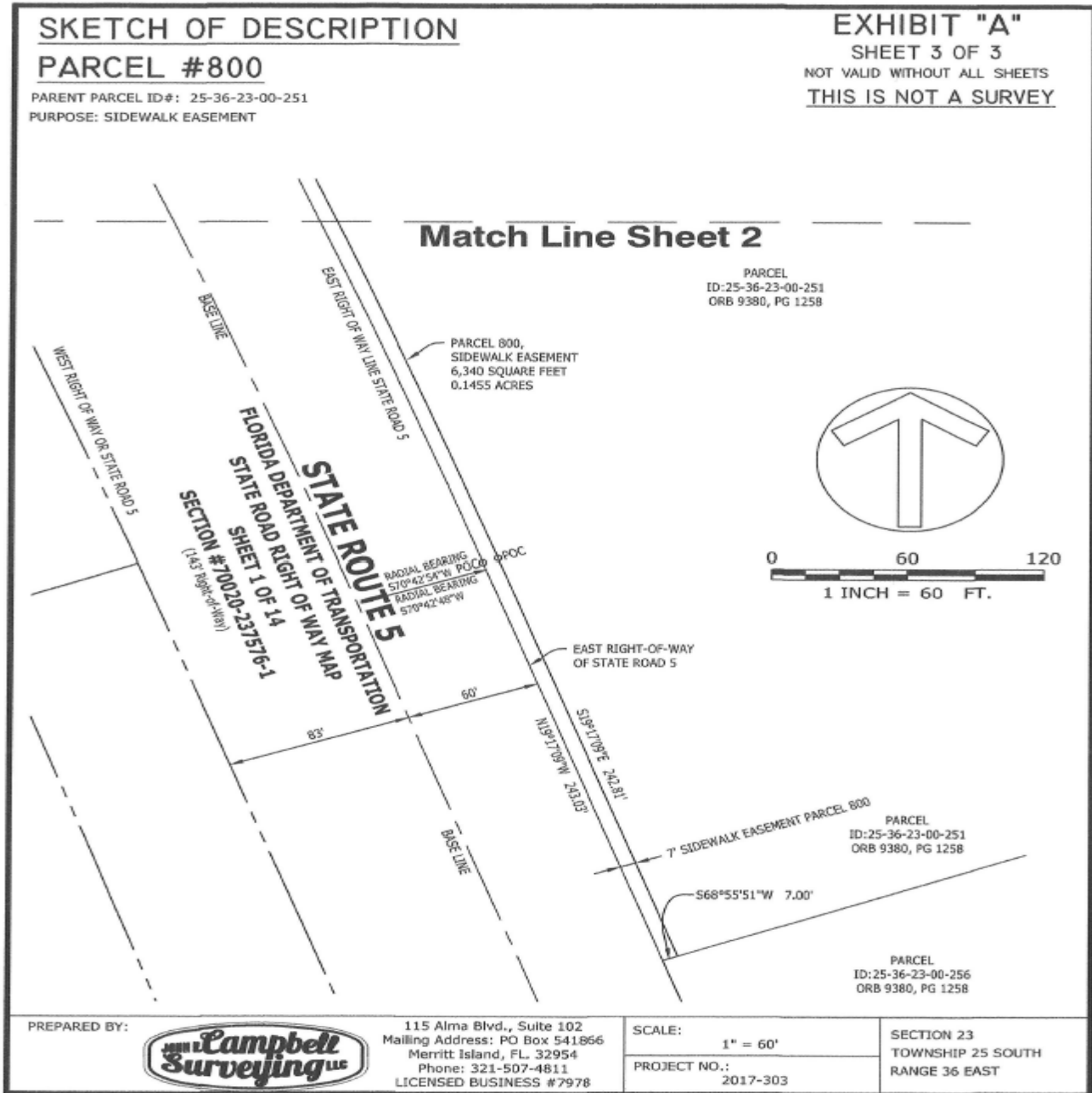


Figure 11: Sketch of description. Page 3 of 3. Section 23, Township 25 South, Range 36 East.

The sketch illustrates a portion of a 7.00-foot-wide public sidewalk easement, Rockledge, Florida. The coordinates of the area to be vacated are as follows: South boundary – South 68°55'51" West 7.00 Feet; East boundary – South 19°17'09" East 242.81 Feet; West boundary – North 19°17'09" West 243.03 feet. Prepared by: John R. Campbell, Campbell Surveying, LLC, LB 6623, Project NO: 2017-303.

2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
Being a portion of Interest in Tax Parcel #25-36-23-00-251

### **DRAINAGE AND ACCESS EASEMENT**

**THIS EASEMENT** is given this 30<sup>th</sup> day of October, 2024, by Storsafe of Rockledge, LLC, a Delaware limited liability company, as Grantor, whose mailing address is 5301 Dempster Street, Suite 300, Skokie, IL 60077, to Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as Grantee. As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

**WITNESSETH** that the Grantor, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid, the receipt of which is acknowledged, does grant unto the Grantee, its successors and assigns, a perpetual drainage and access easement ("Easement") for the purposes of allowing for drainage and flowage of stormwater and groundwater, and access to restore drainage flow and other allied uses pertaining thereto, over, under, upon, above, across, and through the Property, for the specific purposes set forth herein.

**WHEREAS**, Grantor is the fee simple owner of that certain lands situated in Brevard County, Florida and more specifically described in Exhibit "A" attached hereto; and

**NOW, THEREFORE**, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are acknowledged, Grantor voluntarily grants, creates, conveys and establishes a perpetual public drainage and access easement for and in favor of Grantee upon the property described on Exhibit "A" which shall run with the land and be binding upon the Grantor.

The scope, nature and character of this Easement shall be as follows:

1. **Recitals.** The recitals herein are true and correct and are incorporated into and made a part of this Easement.
2. **Purpose.** It is the purpose of this Easement is to grant a perpetual drainage and access easement for the purposes of allowing for drainage and flowage of stormwater and groundwater, and access to restore drainage flow and other allied uses.
3. **Acknowledgment.** The land affected by the granting of this Easement is located in Section 23, Township 25 South, Range 36 East, Brevard County, Florida.
4. **Agreement.** Grantee shall have the right of ingress and egress onto the Easement area as may be necessary for the full use and enjoyment by Grantee of the Easement. Grantor(s) shall have full use and enjoyment of the Easement area but shall not make any improvements within the Easement area that will conflict or interfere with the Easement granted herein.

## Drainage and Access Easement

**Maintenance.** Grantor, its successors and assigns, does agree they shall solely be responsible for any and all construction, maintenance, repairs, and reconstruction of any stormwater drainage system or appurtenances thereto in the Easement area. Grantor shall timely perform all necessary maintenance, repairs, and replacement to ensure proper functioning of the stormwater system in the Easement area and shall provide an annual inspection report of maintenance. Grantor, upon request by Grantee, will make available annual inspection reports within ten days of request by Grantee. In the event of a lapse in maintenance, Grantee will give Grantor a 30-day notice to maintain or repair the stormwater system. If the stormwater system is not maintained or repaired at the end of the 30-day notice, this Easement shall give Grantee the right, but not the obligation, to perform the required maintenance or make the required repairs to restore stormwater drainage flow and to demand immediate reimbursement from the Grantor. Should Grantor fail to reimburse Grantee for required maintenance or repair, Grantee may file a claim of lien within ninety (90) days of completion of the work against all property described by Special Warranty Deed dated December 23, 2021, and recorded on January 10, 2022, in Official Records Book 9380, beginning at page 1258, recorded in Public Records of Brevard County, Florida, which maybe foreclosed by any action brought by us on behalf of the Grantee on the property for the costs incurred by the Grantee in connection with performing the repairs or maintenance. In no event shall Grantee have any obligation to pay any part of the cost of such maintenance, repair, or replacement.

**Duration.** This Easement shall remain in full force and effect in perpetuity.

**Indemnification.** Grantor agrees that it will indemnify and save harmless Grantee from any and all liability, claims, damages, expenses, proceedings and causes of action of every kind and nature arising out of or connected with the Grantor's use, occupation, management or control of the Easement area, or any improvement placed thereon by Grantor, or any equipment or fixtures used by Grantor in connection with the Easement area. Grantor agrees that it will, at their own expense, defend any and all actions, suits or proceedings which may be brought against the Grantee in connection with any negligent, reckless, or intentional wrongful act or omission of the Grantor and persons employed or utilized by the Grantor as it relates to the Easement area, and that it will satisfy, pay and discharge any and all judgments that may be entered against the Grantee in any such action or proceedings. The parties acknowledge specific consideration has been exchanged for the provision. Nothing herein is intended to be or shall be construed as a waiver of the Grantee's sovereign immunity beyond statutory provisions.

**Modification.** This Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors - in - interest, which shall be filed in the public records of Brevard County, Florida.

(Signatures on following three pages)



# Drainage and Access Easement

IN WITNESS WHEREOF Storsafe of Rockledge, LLC, the Grantor, has hereunto set its authorized hand this 30 day of October, 2024.

[Signature]  
Witness

Leellen J McFarlane  
Print Name

201 Glendale Rd. Buffalo  
Address Grove IL

[Signature]  
Witness

Niels Peters  
Print Name

1004 Main St. Evanston, IL  
Address

Storsafe of Rockledge, LLC,  
a Delaware limited liability company

By: Storsafe DRE JV, LLC,  
a Delaware limited liability company,  
as its Manager

By: EP Storsafe, LLC,  
a Delaware limited liability company,  
as its Managing Member

BY: [Signature]  
Adam Freeman, President

(Corporate Seal)

STATE OF Illinois  
COUNTY COOK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 30 day of October, 2024, by Adam Freeman, as President, of EP Storsafe, LLC, a Delaware limited liability company, the Managing Member of Storsafe, DRE JV, LLC, a Delaware limited liability company, as Manager for Storsafe of Rockledge, LLC, a Delaware limited liability company. Is  personally known or  produced \_\_\_\_\_ as identification.



[Signature]  
Notary Signature  
SEAL

Figure 12: Easement signature page for Adam Freeman, President, Storsafe of Rockledge, LLC signed October 30, 2024.

# Drainage and Access Easement

IN WITNESS WHEREOF Storsafe of Rockledge, LLC, the Grantor, has hereunto set its authorized hand this 30 day of October, 2024.

[Signature]  
Witness  
Leellen D. McFarlane  
Print Name  
201 Glendale Rd  
Address Buffalo Grove, IL

[Signature]  
Witness  
Niels Peters  
Print Name  
1004 Main St Evanston, IL  
Address

Storsafe of Rockledge, LLC,  
a Delaware limited liability company

By: Storsafe DRE JV, LLC,  
a Delaware limited liability company,  
as its Manager

By: EP Storsafe, LLC,  
a Delaware limited liability company,  
as its Managing Member

BY: [Signature]  
Thomas Bretz Chief Executive Officer

STATE OF Illinois  
COUNTY COOK

(Corporate Seal)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 30 day of October, 2024, by Thomas Bretz as Chief Executive Officer, of EP Storsafe, LLC, a Delaware limited liability company, the Managing Member of Storsafe, DRE JV, LLC, a Delaware limited liability company, as Manager for Storsafe of Rockledge, LLC, a Delaware limited liability company. Is  personally known or  produced \_\_\_\_\_ as identification.



[Signature]  
Notary Signature  
SEAL

Figure 13: Easement signature page for Thomas Bretz, Chief Executive Officer, Storsafe of Rockledge, LLC signed October 30, 2024.

# Drainage and Access Easement

## Acceptance

The Grantee hereby accepts the Permanent Drainage and Access Easement and agrees to be bound by its terms.

Dated: 11<sup>th</sup> day of February 2025.

ATTEST:

\_\_\_\_\_  
Rachel Sadoff, Clerk of the Court

GRANTEE:  
BREVARD COUNTY, FLORIDA,  
a Political Subdivision of the State of  
Florida

By: \_\_\_\_\_  
Rob Feltner, Chairman

Board Meeting Date: February 11, 2025

# Drainage and Access Easement



<b>LEGAL DESCRIPTION</b>		<b>EXHIBIT "B"</b>	
<b>PARCEL# 801</b>		SHEET 1 OF 2	
PARENT PARCEL#: 25-36-23-00-251		NOT VALID WITHOUT ALL SHEETS	
PURPOSE: DRAINAGE & ACCESS EASEMENT		<b>THIS IS NOT A SURVEY</b>	
<b>LEGAL DESCRIPTION: PARCEL 801 DRAINAGE ACCESS EASEMENT (PREPARED BY SURVEYOR)</b>			
<p>A parcel of land being a portion of those lands described in Official Records Book 9380, Page 1258 and being a portion of Government Lot 2, Section 23, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as following:</p> <p>Commence at the intersection of the North line of Held Government Lot 2 and the East right of way line of State Road No. 5 as shown on the Department of Transportation, State Road right of way map Sheet 1 of 14, Section #70020-237576 1; said point being on a curve to the right, thence run Southeasterly along said curve having a radius of 5789.65 feet and a central angle of 04°09'37" an arc distance of 420.40 feet, whose chord bears S23°46'38" E, for a distance of 420.30 feet to the Point Of Beginning; thence departing said East right of way line, run N70°42'51"E a distance of 30.13 feet; thence S19°17'09"E a distance of 2.50 feet; thence N70°42'51"E a distance of 95.00 feet; thence S19°17'09"E a distance of 42.00 feet; thence N70°42'51"E a distance of 145.00 feet; thence S19°17'24"E a distance of 60.30 feet; thence N89°56'47"E a distance of 95.21 feet, to the Easterly boundary line of Official Records Book 9380, Page 1258; thence S24°01'02"E, along said Easterly boundary line, a distance of 21.89 feet; thence departing said Easterly boundary line, run S89°56'47"W a distance of 128.89 feet; thence N19°17'24"W a distance of 41.01 feet; thence S70°42'51"W a distance of 145.00 feet; thence N19°17'09"W a distance of 47.00 feet; thence S70°42'51"W a distance of 65.00 feet; thence S19°17'09"E a distance of 2.50 feet; thence S70°42'51"W a distance of 28.94 feet to a point on a curve to the left and said Easterly Right of Way of State Road No. 5; thence run Northwestery along said curve having a radius of 5789.65 feet and a central angle of 0°17'50" an arc distance of 30.02 feet, whose chord bears N21°32'54"W, for a distance of 30.02 feet to the Point Of Beginning.</p> <p>Containing 12,331.66 square feet or 0.2830 acres more or less.</p>			
<b>SURVEYOR'S NOTES</b>			
<ol style="list-style-type: none"> <li>1. The intended purpose of this sketch of description is to delineate drainage &amp; access easement area specified by the client across Brevard County Tax Parcel 25-36-23-00-251.</li> <li>2. The undersigned surveyor has been provided:  Commonwealth Land Title Insurance Company 07/29/2024 5:00 PM  Order No.: 11918956 Customer Reference Number 101098-001-2nd  Easement recorded July 2, 1985, in Official Records Book 2613, Page 284. (Not Shown on Sketch - To Be Vacated)  Binding Development Plan recorded July 14, 2022, in Official Records Book 9560, Page 520. (Can Not Be Shown on Sketch)  Recorded Notice of Environmental Resource Permit recorded May 11, 2023, in Official Records Book 9785, Page 1890.  (Can Not Be Shown on Sketch)</li> <li>3. This sketch of description does not reflect or determine ownership.</li> <li>4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.</li> <li>5. Measurements shown hereon are expressed in feet and decimal parts thereof.</li> <li>6. Dimensions shown are taken at the exposed areas of Improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.</li> <li>7. Bearings shown hereon are assumed based on the Northerly boundary line of the parent parcel, having a bearing of N89°44'39"E ORB9380, PG1258.</li> <li>8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.</li> </ol>			
PREPARED FOR AND CERTIFIED TO:		<small>I HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 47-07-052, FLORIDA ADMINISTRATIVE CODE SUBJECT TO SECTION 472.032, FLORIDA STATUTES UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAKES THIS DRAWING SKETCH BLAT OR BLAT FOR INFORMATIONAL PURPOSES ONLY, WHICH IS NOT VALID.</small>	
BREVARD COUNTY COMMISSIONERS			
PREPARED BY:		115 Alma Blvd., Suite 102 Mailing Address: PO Box 541866, Merritt Island, FL 32954 Phone: 321-507-4811 LICENSED BUSINESS #7978	
DRAWN BY: DASH	CHECKED BY: JRC	PROJECT NO. 2017-303 DAE	
DATE: 09-19-2024	DRAWING: 2017-303 DRAINAGE & ACCESS ESMT	REVISIONS	DESCRIPTION
		DATE	DESCRIPTION
			SECTION 23 TOWNSHIP 25 SOUTH RANGE 36 EAST

Figure 14: Sketch and Description. Page 1 of 2. Section 23, Township 25 South, Range 36 East.

# Drainage and Access Easement

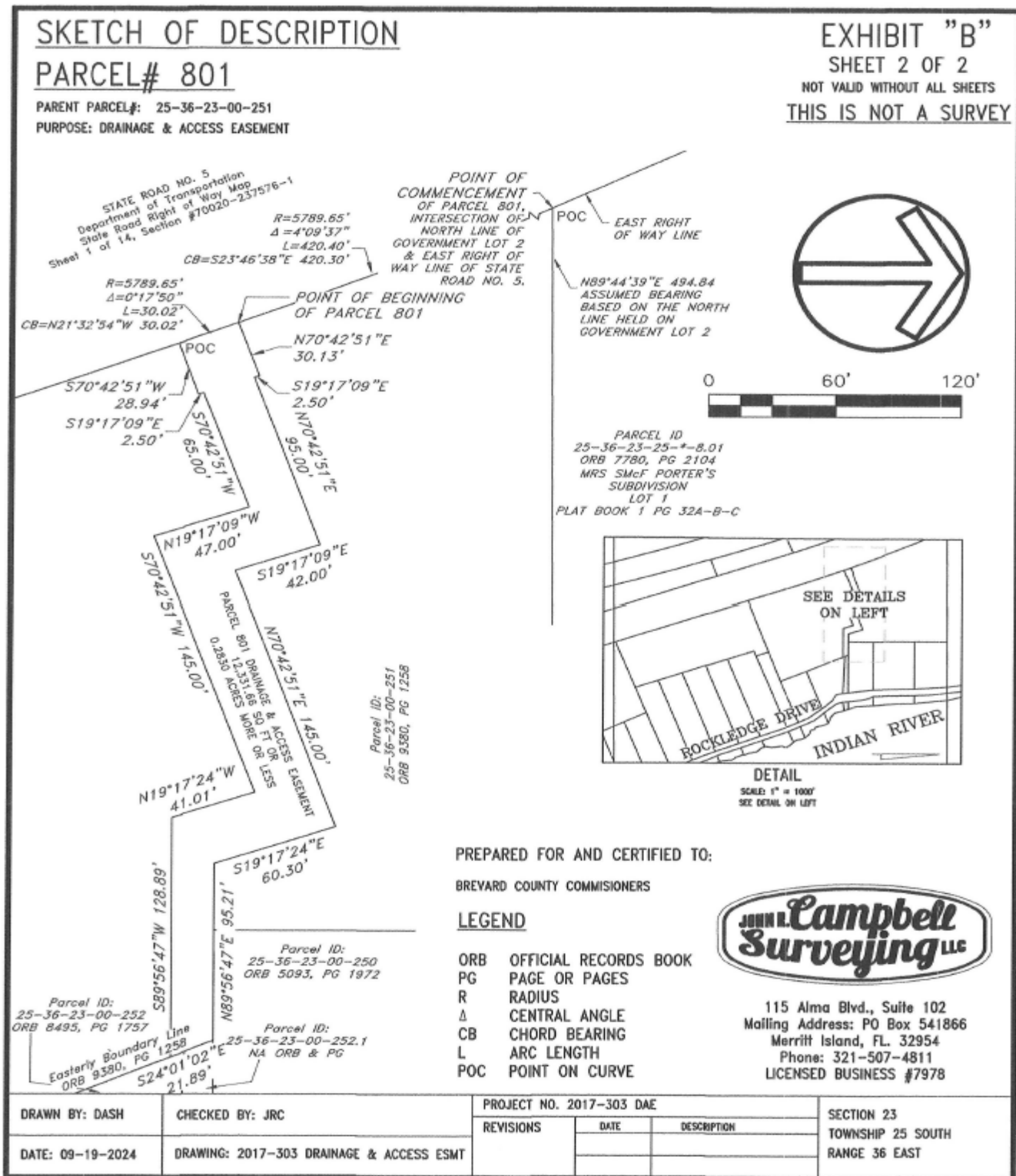


Figure 15: Sketch and Description. Page 2 of 2. Section 23, Township 25 South, Range 36 East.



# Agenda Review Sheet for Easements

## BOARD OF COUNTY COMMISSIONERS

### AGENDA REVIEW SHEET

AGENDA: Dedication of Sidewalk Easement and Drainage And Access Easement from Storsafe of Rockledge, LLC for Storsafe Storage of Rockledge – 22SP00038 – District 2.

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Jean Kremitzki/ Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>1-28-25</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney	 _____	_____	<u>1/28/2025</u>

Figure 16: The agenda review sheet was prepared to acknowledge the easements were approved by the Land Acquisition and County Attorney Department.