

**BOARD OF COUNTY COMMISSIONERS**

**AGENDA REVIEW SHEET**

**AGENDA:** Dedication of Utility Easement from Homeowners Association of River Grove on the Trail, Inc.– District 2.

**AGENCY:** Public Works Department / Land Acquisition Office

**AGENCY CONTACT:** Lisa J. Kruse / Land Acquisition Supervisor

**CONTACT PHONE:** 321- 350-8336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lisa Kruse Supervisor		_____	<u>3/4/26</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		_____	<u>3/10/2026</u>

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A211, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: 25-36-13-28-\* -C  
Project: Septic to Sewer, Zone G, River Grove HOA

### UTILITY EASEMENT

**THIS INDENTURE**, made this 14<sup>th</sup> day of February, 2026, between Homeowners Association of River Grove on the Trail, Inc., a Florida not for profit corporation, whose address is 2564 South Tropical Trail, Merritt Island, Florida 32952, as the Grantor, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the Grantee, for the use and benefit of Brevard County, Florida.

**WITNESSETH** that the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the Grantee, its successors and assigns, perpetual easement commencing on the above date for the purposes of operating, constructing, reconstructing, reconfiguring, and maintaining sanitary sewer lines 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 these easements is located in Section 13, Township 25 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 Grantee of its easement. The Grantor 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.

Upon completion of the construction of the sanitary sewer lines and associated facilities, Grantee shall restore the easement area to a condition as nearly possible to its original condition that existed prior to the use intended by this easement. The Grantee will be solely responsible for any and all costs arising from or related to the use of the easement described herein pursuant to the Brevard County Septic to Sewer project, including installation, maintenance, and restoration as needed.

**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 Grantor does covenant with the Grantee 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 Grantor has caused this easement to be executed, the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR(S):

Homeowners Association of River Grove on the Trail, Inc., a Florida not for profit corporation

By: Ronald McKee  
Ronald McKee, President

O'Connell  
Witness

Caitlyn O'Connell  
Print Name 15 E. Merritt Isl. Cswy  
Merritt Island, FL 32952  
Office Address

John Peters  
Witness

John Peters  
Print Name  
2568 Long Sandy Cir, Merritt Island, FL 32952  
Office Address

(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 14<sup>th</sup> day of February, 2026, by Ronald McKee, as President for Homeowners Association of River Grove on the Trail, Inc., a Florida not for profit corporation, who is  personally known or  produced Drivers License as identification.

Amber Sutfin  
Notary Signature  
SEAL

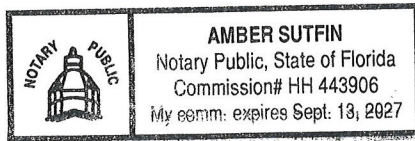


Exhibit "A"

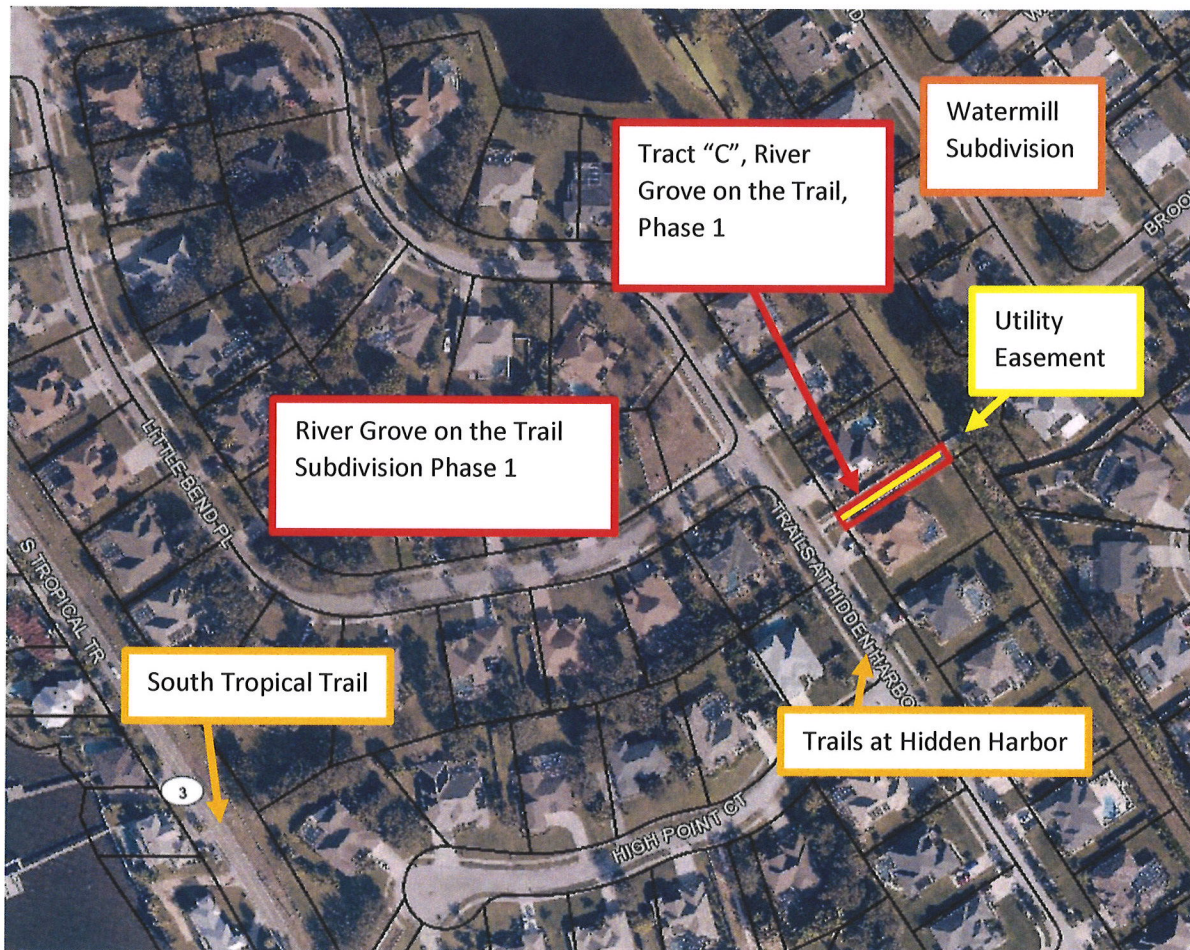
Tract "C" of the Plat of River Grove on the Trail Phase 1, lying in Section 13, Township 25 South, Range 36 East, as recorded in Plat Book 45, Pages 77 and 78 of the Public Records of Brevard County, Florida.

# LOCATION MAP

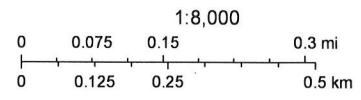
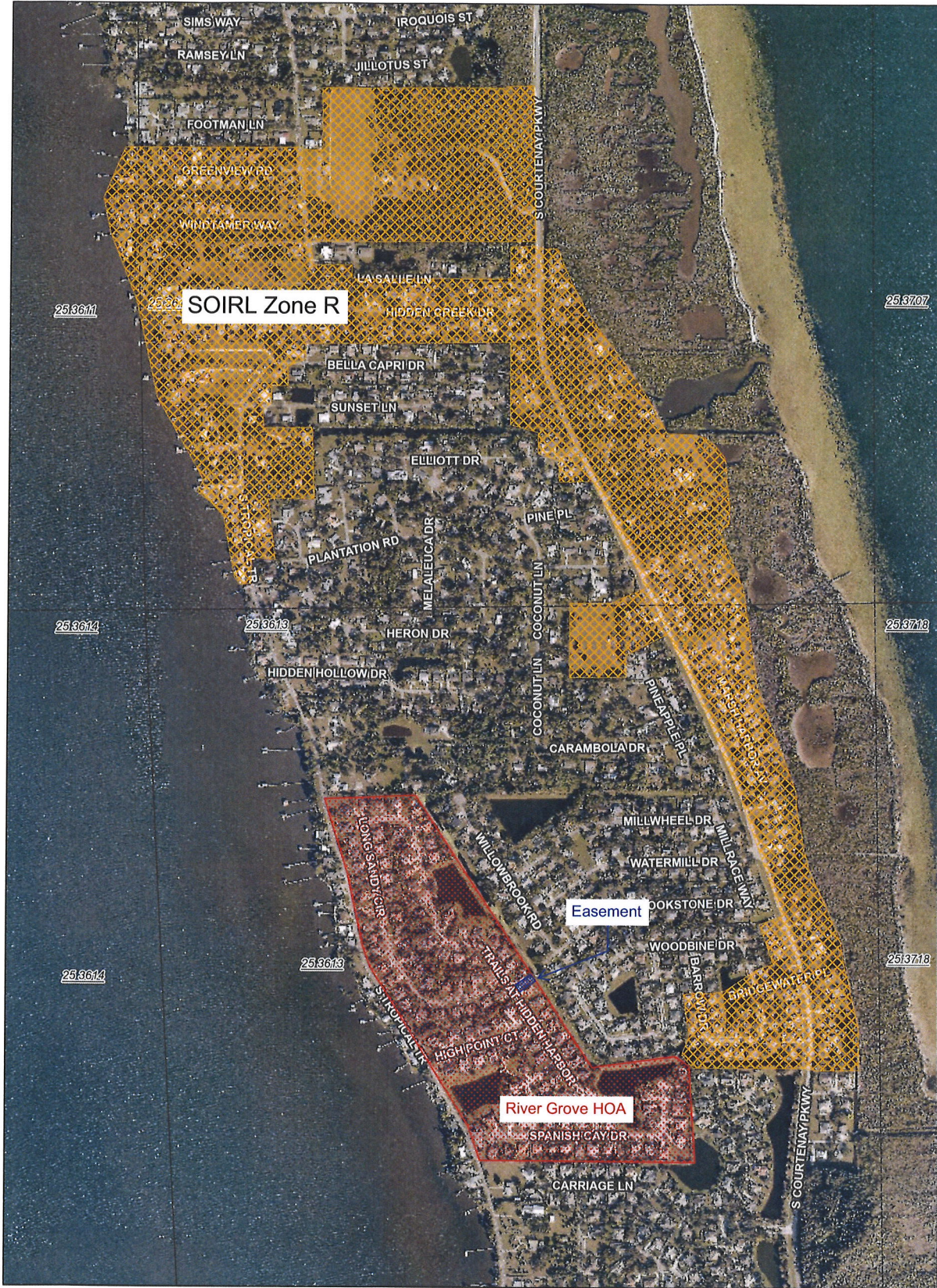
## Section 13, Township 25 South, Range 36 East – District 2

PROPERTY LOCATION: East of South Tropical Trail and on the east side of Trails at Hidden Harbor in Merritt Island.

OWNERS NAME(S): Homeowners Association of River Grove on the Trail, Inc.



# SOIRL Zone R Boundary



SOIRL  
Brevard County Property Appraiser Office