

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: 26-36-12-05-B

LIFT STATION AND FORCE MAIN EASEMENT

THIS INDENTURE, made this 7th day of April, 2021, between South Indian River Isles Homeowners Association, Inc., a Florida not for profit corporation, whose address is 6317 Spinaker Drive, Rockledge, Florida 32955, 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, constructing, reconstructing, reconfiguring, and maintaining a sanitary sewer line and/or lift station 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 12, 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:

[Signature]

Witness

Viviana Mobley

Print Name

[Signature]

Witness

Emily Ashford

Print Name

South Indian River Isles Homeowners Association, Inc., a Florida not for profit corporation

BY: [Signature]

Brian West, President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 6th day of April, 2021, by Brian West, as President for South Indian River Isles Homeowners Association, a Florida not for profit corporation. Is personally known or produced _____ as identification.

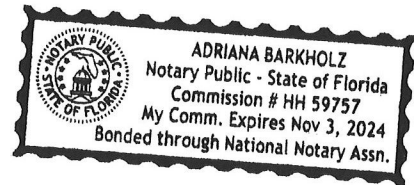
[Signature]

Notary Signature

SEAL

Board Meeting Date: 4/7/2021

Agenda Item # 5C



LEGAL DESCRIPTION

PARCEL 807

PARENT PARCEL ID#: 26-36-12-05-B

PURPOSE: LIFT STATION & FORCE MAIN EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

SEE SURVEYOR'S NOTE #1

LEGAL DESCRIPTION: PARCEL 807, LIFT STATION & FORCE MAIN EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF TRACT "B" INDIAN RIVER ISLES, THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 93 AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND LYING WITHIN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 'B'; THENCE SOUTH 89° 09' 25" WEST, ALONG THE SOUTH LINE OF SAID PLAT BOOK 38, PAGE 93, SAID LINE ALSO BEING THE NORTH LINE OF THE PLAN OF TOWN OF PINEDA AS RECORDED IN PLAT BOOK 1, PAGE 41, FOR A DISTANCE OF 21.21 FEET A POINT ON THE WEST LINE OF A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AS ESTABLISHED BY SAID PLAT BOOK 38, PAGE 93, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89° 09' 25" WEST ALONG SOUTH LINE OF SAID PLAT BOOK 38, PAGE 93 FOR A DISTANCE OF 8.56 FEET; THENCE NORTH 20° 25' 31" WEST FOR A DISTANCE OF 174.72 FEET; THENCE NORTH 65° 57' 02" WEST FOR A DISTANCE OF 19.27 FEET; THENCE NORTH 21° 24' 21" WEST FOR A DISTANCE OF 43.47 FEET TO A POINT ON THE SOUTHERLY LINE OF A 30.00' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AS ESTABLISHED BY SAID PLAT BOOK 38, PAGE 93; THENCE NORTH 69° 30' 00" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 23.08 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE SOUTH 20° 17' 54" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 234.58 FEET TO THE POINT OF BEGINNING, CONTAINING 264 SQUARE FEET (0.061 ACRES), MORE OR LESS.

ALL DEED, MAP AND PLAT REFERENCES AS SHOWN HEREON. RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS OR INCLUDED IN THE ABOVE REFERENCE MATERIAL ARE INDICATED HEREON. NO OPINION OF TITLE, OWNERSHIP OR UNWRITTEN RIGHTS IS EXPRESSED OR IMPLIED. ALL PUBLIC RECORDS REFERENCED HEREIN ARE PER THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE SPECIFICALLY BASED ON THE EASTERLY LINE OF TRACT 'B' PER SAID PLAT BOOK 38, PAGE 93, AS BEING SOUTH 20° 17' 54" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. THERE IS AN AREA WITHIN TRACT 'B' BETWEEN THE 30.00-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND THE 20.00-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AS ESTABLISHED BY PLAT BOOK 38, PAGE 93 THAT IS NOT EXACTLY 30.00 FEET WIDE OR 20.00 FEET WIDE. THIS AREA OF VARYING WIDTH IS INTERPRETED AS BEING SUBJECT TO PUBLIC UTILITY AND DRAINAGE EASEMENT.
4. REFERENCE MATERIAL:

A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 20-1390-F, TAX IDENTIFICATION NUMBER 2615580, EFFECTIVE DATE 8/12/2020. PER SAID REPORT, NO EASEMENTS AFFECTING OR ABUTTING PARCEL 807, EXCEPT THOSE ESTABLISHED BY PLAT BOOK 38, PAGE 93 AS SHOWN HEREIN, WERE DECLARED WITHIN SAID TITLE REPORT.

ABBREVIATIONS:

AKA = ALSO KNOWN AS
 BRG = BEARING
 BOB = BASIS OF BEARINGS
 COR = CORNER
 ESMT = EASEMENT
 L = LENGTH
 HWY = HIGHWAY
 ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 PD&UE = PUBLIC DRAINAGE & UTILITY EASEMENT
 R = RANGE OR RADIUS

R/W = RIGHT OF WAY
 SECT = SECTION
 SQ FT = SQUARE FEET
 T = TOWNSHIP
 TP = TAX PARCEL

PREPARED FOR:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION

ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940

PHONE: (321) 633-2080



DRAWN BY: G. CROOK	CHECKED BY: M SWEENEY	PROJECT NO. 20-02-044			SECTION 12 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 12/30/2020	SHEET: 1 OF 2				

LOCATION MAP

Section 12, Township 26 South, Range 36 East - District 4

PROPERTY LOCATION: East of US 1, south of Topsail Drive in Rockledge.

OWNERS NAME: South Indian River Isles Homeowners Association, Inc.

