

BOARD OF COUNTY COMMISSIONERS

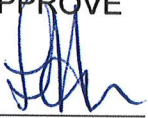
AGENDA REVIEW SHEET

AGENDA: Donation of (4) Drainage and Grading Easements for the Aurora Road
Sidewalk Project Phase I – District 5.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>1-31-2022</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u>	_____	<u>1-31-2022</u>

DRAINAGE AND GRADING EASEMENT

THIS INDENTURE, made this 18th day of July, A.D. 2018, between **HOUSING AUTHORITY OF BREVARD COUNTY**, a public body corporate and politic organized under the laws of the State of Florida, as the first party, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, 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 hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of constructing, operating, and maintaining drainage facilities as well as grading and sloping and other allied uses which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of the easements is located in Section 14, Township 27 South, Range 36 East, County of Brevard, State of Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and/or 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 having set their hand and seal this, the day and year first above written,

Signed, sealed and delivered in the presence of:

Leigh Hoch
Witness

Print Name: Leigh Hoch

Maryanne D. Wilcox
Witness

Print Name: Maryanne D. Wilcox

HOUSING AUTHORITY OF BREVARD COUNTY, a public body corporate and politic organized under the laws of the State of Florida

[Signature]

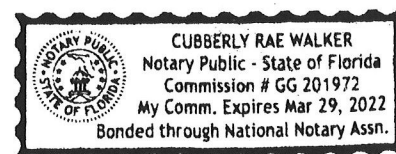
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 18th day of July, 2018, by Rene M. Turla, as HABC Chairman of Housing Authority of Brevard County, who is/is not personally known to me, or who has produced N/A as identification and who did/did not take an oath.

WITNESS my hand and official seal at Melbourne, Florida, the County of Brevard, State of Florida, this 18th day of July, 2018.

Notary Public Cubberly Rae Walker
Print Name Cubberly Rae Walker
Commission No. GG201972
Commission Expires March 29, 2022

Agenda Item # 7D
Board Meeting Date 7/18/2018



LEGAL DESCRIPTION

PARCEL 801

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-01-*-66

ACCOUNT #2702810

PURPOSE: DRAINAGE & GRADING EASEMENT

EXHIBIT 'A'

SHEET 1 OF 2

NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION (BY SURVEYOR):

DESCRIPTION - PARCEL 801 (5 FOOT DRAINAGE & GRADING EASEMENT):

AN EASEMENT, LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BEING A PORTION OF LOT 66 OF "INDIAN RIVER GROVES & GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 86 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MARYWOOD ROAD (A 50 FOOT WIDE RIGHT OF WAY DEDICATED BY SAID "INDIAN RIVER GROVES & GARDENS") WITH THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD (A VARIABLE WIDTH RIGHT OF WAY), AND RUN S.73°22'31"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 188.21 FEET; THENCE DEPARTING SAID RIGHT OF WAY, RUN N.16°37'29"W., PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE N.73°22'31"E., PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 189.59 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF MARYWOOD ROAD; THENCE S.01°09'55"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 5.19 FEET TO THE POINT OF BEGINNING; CONTAINING 944 SQUARE FEET.

SURVEYOR'S NOTES:

BEARING STRUCTURE - ON AN ASSUMED MERIDIAN. SPECIFIC REFERENCE = NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD AS DEPICTED ON "AURORA ROAD SIDEWALK PROJECT" FOR BREVARD COUNTY, PREPARED BY ATKINS, DATED AUGUST 2016 = A BEARING OF S.73°22'31"W.

REFERENCE MATERIAL - O&E REPORT BY CRAIG KARLSON OF "NEW REVELATIONS, INC.", FILE NO. 17-1043, FOR TAX PARCEL #2702810, EFFECTIVE DATE = 01/25/2017.

EASEMENTS - PROPOSED EASEMENT ENCUMBERED BY A UTILITY EASEMENT RECORDED IN O.R.B. 845, PG. 294 OVER & ACROSS EAST 20 FEET THEREOF; OTHER EASEMENTS LISTED IN O&E REPORT FOR TAX PARCEL #2702810 DO NOT AFFECT PROPOSED EASEMENT DESCRIBED HEREIN.

RESERVATION - THIS SKETCH IS NOT A 'BOUNDARY SURVEY'.

NOTE - THE SKETCH AND DESCRIPTION DEPICTED HEREIN, WAS PREPARED EXCLUSIVELY FROM INFORMATION CONTAINED ON THE SURVEY FOR THE ABOVE REFERENCED PROJECT PREPARED BY AAL LAND SURVEYING SERVICES, INC.

PREPARED FOR: **BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS**


ROBERT M. PACKARD, PSM
SURVEYOR & MAPPER, PSM NO. #3867
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: **R.M. PACKARD & ASSOC., INC.**

ADDRESS: 197 BOUGAINVILLEA DRIVE / SUITE D
ROCKLEDGE, FLORIDA 32955
LB NO. 6649

PHONE: (321) 632-6335
FAX: (321) 631-7392
EMAIL: packardsurvey@cfl.rr.com

DRAWN BY: RMP

CHECKED BY:

DRAWING NO. 18-34

DATE: 10/27/17

SHEET 1 OF 2

REVISIONS 2 / 05 / 2018

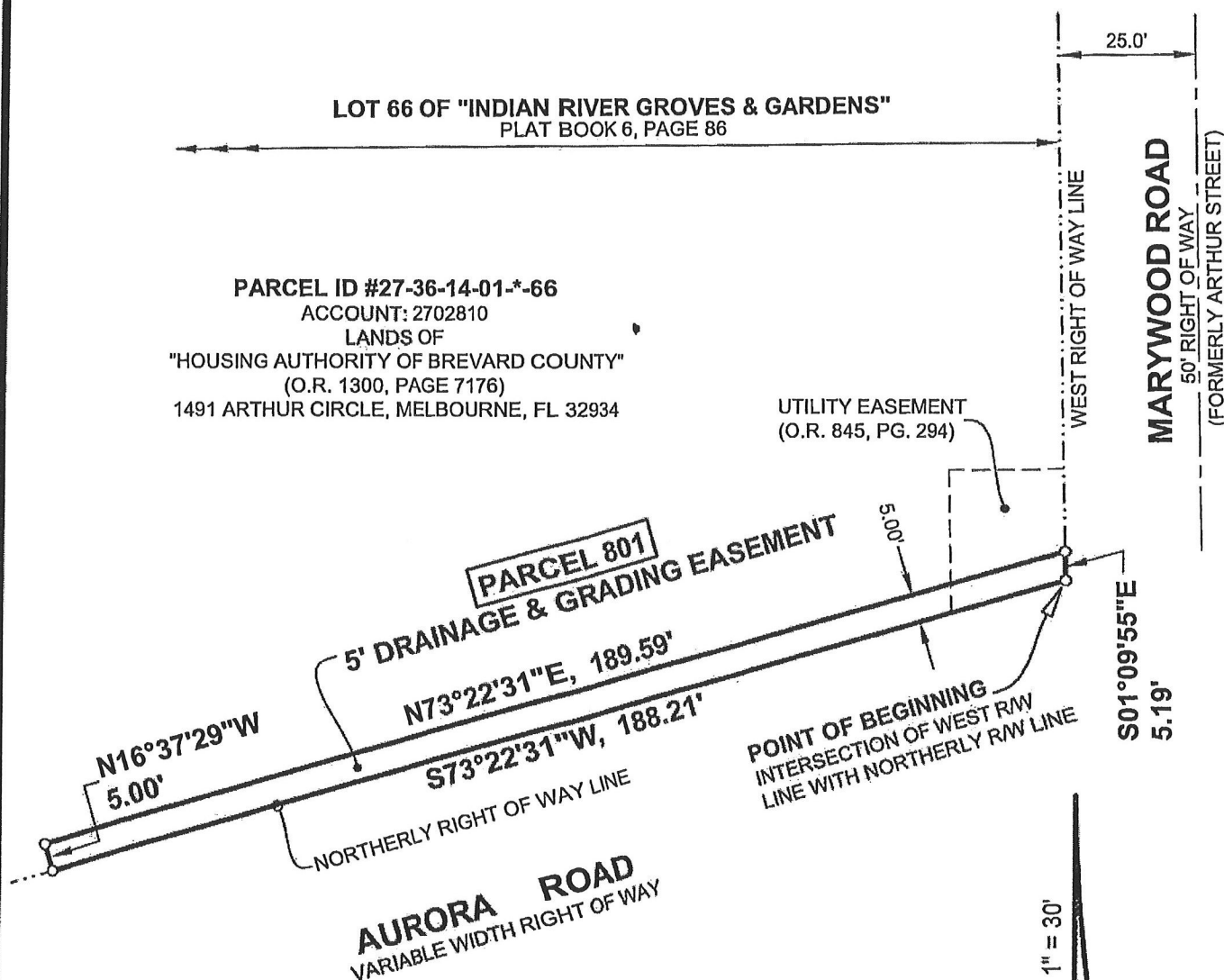


PARCEL 801

PURPOSE: DRAINAGE & GRADING EASEMENT

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL
DESCRIPTION ON SHEET 1 OF 2



O.R. = OFFICIAL RECORDS
PG. = PAGE
R/W = RIGHT OF WAY
SEC. = SECTION
EASE. = EASEMENT
ID = IDENTIFICATION

SCALE: 1" = 30'

R.M. PACKARD & ASSOC., INC.

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

DRAINAGE AND GRADING EASEMENT

THIS INDENTURE, made this 10 day of July A.D. 2018, between **OVERCOMER CHURCH OF GOD OF PROPHECY INCORPORATED** a Florida Not for Profit Corporation, as the first party, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, 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 hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of constructing, operating, and maintaining drainage facilities as well as grading and sloping and other allied uses which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of the easements is located in Section 14, Township 27 South, Range 36 East, County of Brevard, State of Florida, and being more particularly described as follows:

SEE EXHIBITS "A AND B", ATTACHED HERETO (LEGAL DESCRIPTION)

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and/or 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 having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

Witness

Print Name: Blaise M. Mancini

Witness

Print Name: Lucy Hamelers

Overcomer Church of God of Prophecy
Incorporated

[Signature]
Winford Graham, Director

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 10 day of July, 2018, by Winfred Graham, as Director of Overcomer Church of God of Prophecy Incorporated, who is/is not personally known to me or who has produced Driver's license identification and who did/did not take an oath.

10 day of July, 2018. WITNESS my hand and official seal at Melbourne, Florida, the County of Brevard, State of Florida, this

Notary Public [Signature]

Print Name _____

Commission No. _____

Commission Expires _____

Agenda Item # _____

Board Meeting Date 02/22/2022



Lucy Hamelers
State of Florida

My Commission Expires 02/24/2019
Commission No. FF 194343

LEGAL DESCRIPTION

PARCEL 802

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-75-*-1

ACCOUNT #2702858

PURPOSE: DRAINAGE & GRADING EASEMENT

EXHIBIT 'A'

SHEET 1 OF 2

NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION (BY SURVEYOR):

DESCRIPTION - PARCEL 802 (5 FOOT DRAINAGE & GRADING EASEMENT):

AN EASEMENT, LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST AND BEING THE SOUTHERLY 5.00 FEET OF LOT 1 OF "ROOT'S REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 6 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING NORTH AND ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MARYWOOD ROAD (A 50 FOOT WIDE RIGHT OF WAY DEDICATED BY SAID "INDIAN RIVER GROVES & GARDENS") WITH THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD (A VARIABLE WIDTH RIGHT OF WAY), AND RUN N.73°22'31"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 77.73 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 1; THENCE DEPARTING SAID RIGHT OF WAY, RUN N.00°17'00"W., ALONG SAID EAST LINE, A DISTANCE OF 5.23 FEET TO A POINT 5.00 FEET DISTANT, BY RIGHT ANGLE MEASUREMENT, FROM SAID NORTHERLY RIGHT OF WAY LINE; THENCE S.73°22'31"W., PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 77.86 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF MARYWOOD ROAD; THENCE S.01°09'55"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 5.19 FEET TO THE POINT OF BEGINNING; CONTAINING 389 SQUARE FEET.

SURVEYOR'S NOTES:

BEARING STRUCTURE - ON AN ASSUMED MERIDIAN FOR COMPUTATIONAL PURPOSES. SPECIFIC REFERENCE = NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD AS DEPICTED ON "AURORA ROAD SIDEWALK PROJECT" FOR BREVARD COUNTY, PREPARED BY ATKINS, DATED AUGUST 2016 = A BEARING OF N.73°22'31"E.

REFERENCE MATERIAL - O&E REPORT BY CRAIG KARLSON OF "NEW REVELATIONS, INC.", FILE NO. 17-1043, FOR TAX PARCEL #2702858, EFFECTIVE DATE = 01/25/2017.

EASEMENTS - NO EASEMENTS WERE LISTED IN O&E REPORT FOR TAX PARCEL #2702858.

RESERVATION - THIS SKETCH IS NOT A 'BOUNDARY SURVEY'.

NOTE - THE SKETCH AND DESCRIPTION DEPICTED HEREIN, WAS PREPARED EXCLUSIVELY FROM INFORMATION CONTAINED ON THE SURVEY FOR THE ABOVE REFERENCED PROJECT PREPARED BY AAL LAND SURVEYING SERVICES, INC.

PREPARED FOR: **BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS**



ROBERT M. PACKARD, PSM
SURVEYOR & MAPPER, PSM NO. #3867
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: **R.M. PACKARD & ASSOC., INC.**

ADDRESS: 197 BOUGAINVILLEA DRIVE / SUITE D
ROCKLEDGE, FLORIDA 32955
LB NO. 6649

PHONE: (321) 632-6335
FAX: (321) 631-7392
EMAIL: packardsurvey@cfl.rr.com



DRAWN BY: RMP

CHECKED BY: _____

DRAWING NO. 18-34

DATE: 10/27/17

SHEET 1 OF 2

REVISIONS 2 / 05 / 2018

SKETCH OF DESCRIPTION

PARCEL 802

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-75-*-1

ACCOUNT #2702858

PURPOSE: DRAINAGE & GRADING EASEMENT

EXHIBIT 'A'

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL
DESCRIPTION ON SHEET 1 OF 2

PARCEL ID #27-36-14-75-*-1

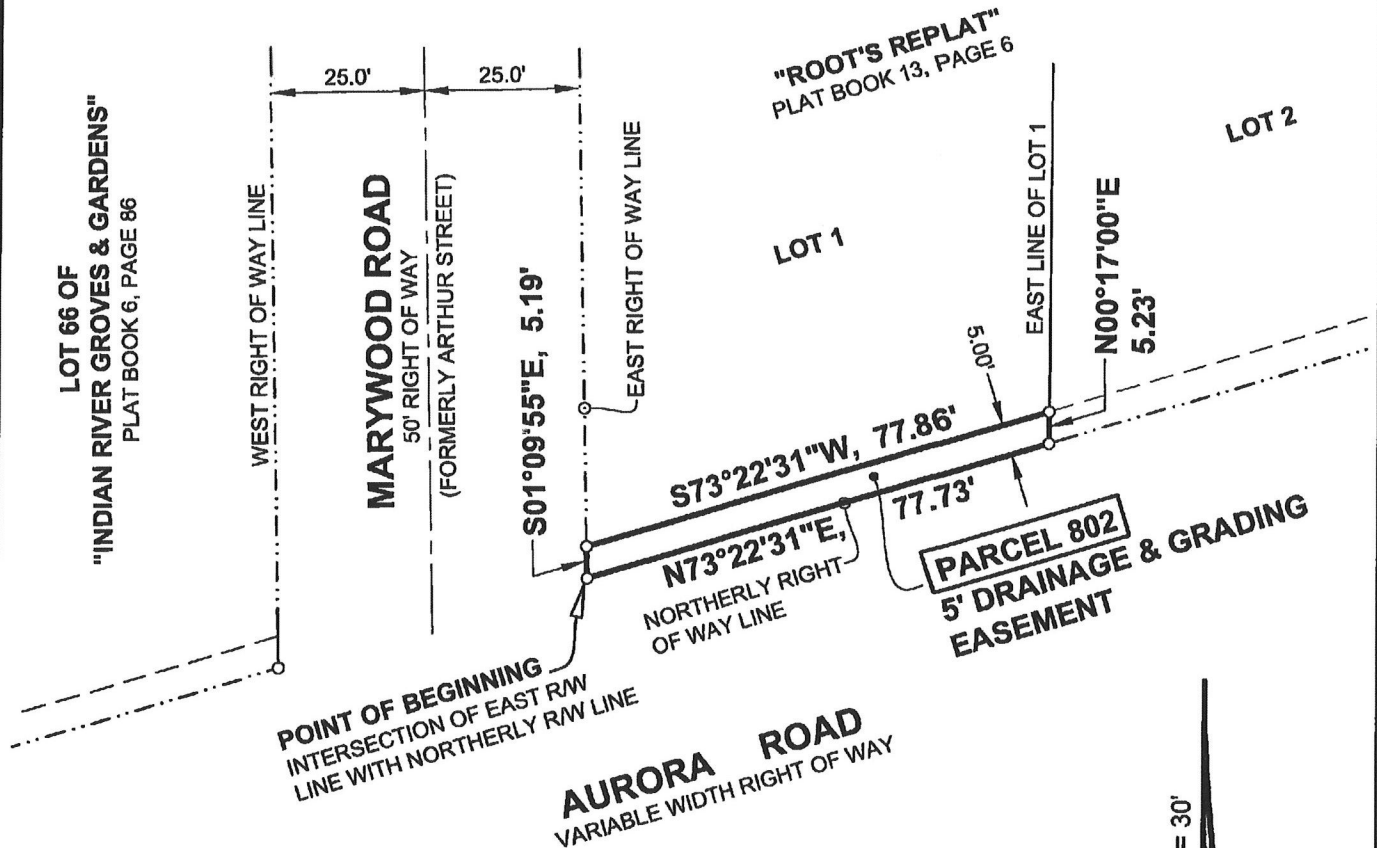
ACCOUNT: 2702858

LANDS OF

"THE OVERCOMER CHURCH OF GOD OF PROPHECY INC."

(O.R. 5835, PAGE 2366)

4350 AURORA ROAD, MELBOURNE, FL 32934



LEGEND OF ABBREVIATIONS:

O.R. = OFFICIAL RECORDS
PG. = PAGE
R/W = RIGHT OF WAY
SEC. = SECTION
EASE. = EASEMENT
ID = IDENTIFICATION

PROJECT NO.: 18-34

PREPARED BY:

R.M. PACKARD & ASSOC., INC.

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL 802A

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-75-*.-1

ACCOUNT #2702858

PURPOSE: DRAINAGE & GRADING EASEMENT

EXHIBIT 'B'

SHEET 1 OF 2

NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION (BY SURVEYOR):

DESCRIPTION - PARCEL 802A (5 FOOT DRAINAGE & GRADING EASEMENT):

AN EASEMENT, LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST AND BEING THE SOUTHERLY 5.00 FEET OF LOT 2 OF "ROOT'S REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 6 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING NORTH AND ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MARYWOOD ROAD (A 50 FOOT WIDE RIGHT OF WAY DEDICATED BY "INDIAN RIVER GROVES & GARDENS" IN PLAT BOOK 6, PAGE 86) WITH THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD (A VARIABLE WIDTH RIGHT OF WAY), AND RUN N.73°22'31"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 77.73 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 2, "ROOT'S REPLAT", THE POINT OF BEGINNING; THENCE CONTINUE N.73°22'31"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 77.70 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE DEPARTING SAID RIGHT OF WAY, RUN N.00°17'00"W., ALONG SAID EAST LINE, A DISTANCE OF 5.23 FEET TO A POINT 5.00 FEET DISTANT, BY RIGHT ANGLE MEASUREMENT, FROM SAID NORTHERLY RIGHT OF WAY LINE; THENCE S.73°22'31"W., PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 77.70 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 2; THENCE S.00°17'00"E., ALONG SAID WEST LINE, A DISTANCE OF 5.23 FEET TO THE POINT OF BEGINNING; CONTAINING 389 SQUARE FEET.

SURVEYOR'S NOTES:

BEARING STRUCTURE - ON AN ASSUMED MERIDIAN FOR COMPUTATIONAL PURPOSES. SPECIFIC REFERENCE = NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD AS DEPICTED ON "AURORA ROAD SIDEWALK PROJECT" FOR BREVARD COUNTY, PREPARED BY ATKINS, DATED AUGUST 2016 = A BEARING OF N.73°22'31"E.

REFERENCE MATERIAL - O&E REPORT BY CRAIG KARLSON OF "NEW REVELATIONS, INC.", FILE NO. 17-1043, FOR TAX PARCEL #2702858, EFFECTIVE DATE = 01/25/2017.

EASEMENTS - NO EASEMENTS WERE LISTED IN O&E REPORT FOR TAX PARCEL #2702858.

RESERVATION - THIS SKETCH IS NOT A 'BOUNDARY SURVEY'.

NOTE - THE SKETCH AND DESCRIPTION DEPICTED HEREIN, WAS PREPARED EXCLUSIVELY FROM INFORMATION CONTAINED ON THE SURVEY FOR THE ABOVE REFERENCED PROJECT PREPARED BY AAL LAND SURVEYING SERVICES, INC.

PREPARED FOR: **BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS**


ROBERT M. PACKARD, PSM
SURVEYOR & MAPPER, PSM NO. #3867
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: **R.M. PACKARD & ASSOC., INC.**

ADDRESS: 197 BOUGAINVILLEA DRIVE / SUITE D
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LB NO. 6649

PHONE: (321) 632-6335
FAX: (321) 631-7392
EMAIL: packardsurvey@cfl.rr.com



DRAWN BY: **RMP**

CHECKED BY: _____

DRAWING NO. **18-34**

DATE: **10/27/17**

SHEET **1** OF **2**

REVISIONS **2 / 05 / 2018**

SKETCH OF DESCRIPTION

PARCEL 802A

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-75-*-1

ACCOUNT #2702858

PURPOSE: DRAINAGE & GRADING EASEMENT

EXHIBIT 'B'

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL
DESCRIPTION ON SHEET 1 OF 2

PARCEL ID #27-36-14-75-*-1

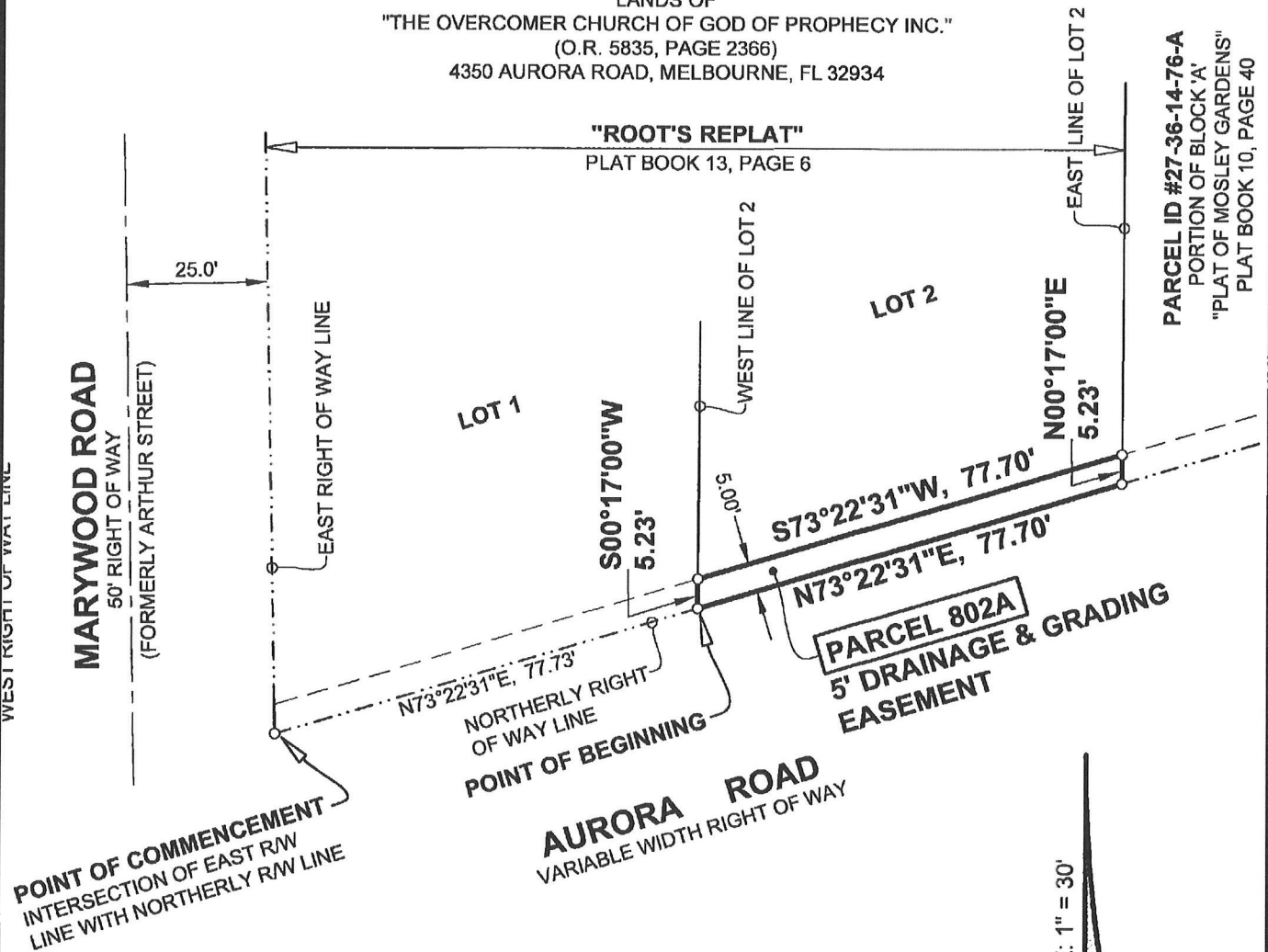
ACCOUNT: 2702858

LANDS OF

"THE OVERCOMER CHURCH OF GOD OF PROPHECY INC."

(O.R. 5835, PAGE 2366)

4350 AURORA ROAD, MELBOURNE, FL 32934



LEGEND OF ABBREVIATIONS:

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PG. = PAGE
R/W = RIGHT OF WAY
SEC. = SECTION
EASE. = EASEMENT
ID = IDENTIFICATION



SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PROJECT NO.: 18-34

PREPARED BY:

R.M. PACKARD & ASSOC., INC.

DRAINAGE AND GRADING EASEMENT

THIS INDENTURE, made this 29 day of June A.D. 2018, between **FRED J. SLATTERY**, as Attorney in Fact for Brenda E. Kuhlmei, as the first party, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, 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 hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of constructing, operating, and maintaining drainage facilities as well as grading and sloping and other allied uses which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of the easements is located in Section 14, Township 27 South, Range 36 East, County of Brevard, State of Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and/or 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 having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

Blaise M. Mancini
Witness
Blaise M. Mancini
(Print Name)
Lucy Hamelers
Witness
Lucy Hamelers
(Print Name)

Fred J. Slattery A.F.
Fred J. Slattery, as Attorney in Fact
for Brenda E. Kuhlmei

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 29 day of June, 2018, by Fred J. Slattery, as Attorney in Fact for Brenda E. Kuhlmei, who is/is not personally known to me or who has produced driver's license as identification and who did/did not take an oath.

WITNESS my hand and official seal at Melbourne, Florida, the County of Brevard, State of Florida, this 29 day of June, 2018.

Notary Public
Lucy Hamelers
State of Florida
My Commission Expires 02/24/2019
Commission No. FF 194343

Agenda Item # _____
Board Meeting Date 02/22/2022



LEGAL DESCRIPTION

PARCEL 804

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-76-G

ACCOUNT #2702880

PURPOSE: DRAINAGE & GRADING EASEMENT

EXHIBIT 'A'

SHEET 1 OF 2

NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION (BY SURVEYOR):

DESCRIPTION - PARCEL 804 (5 FOOT DRAINAGE & GRADING EASEMENT):

AN EASEMENT, LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST, AND BEING A PORTION OF BLOCK 'G', "PLAT OF MOSLEY GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST LINE OF BLOCK 'G' OF SAID "PLAT OF MOSLEY GARDENS", WITH THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD (A VARIABLE WIDTH RIGHT OF WAY), AND RUN N.73°39'32"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 346.13 FEET TO A POINT ON THE EAST LINE OF AFORESAID BLOCK 'G'; THENCE DEPARTING SAID RIGHT OF WAY, RUN N.00°43'41"W., ALONG SAID EAST LINE OF BLOCK 'G', A DISTANCE OF 5.19 FEET TO A POINT 5.00 FEET DISTANT FROM SAID NORTHERLY RIGHT OF WAY LINE; THENCE S.73°39'32"W., PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 346.23 FEET TO A POINT ON THE AFORESAID WEST LINE OF BLOCK 'G'; THENCE S.01°49'12"E., ALONG SAID WEST LINE, A DISTANCE OF 5.16 FEET TO THE POINT OF BEGINNING; CONTAINING 1731 SQUARE FEET.

SURVEYOR'S NOTES:

BEARING STRUCTURE - ON AN ASSUMED MERIDIAN FOR COMPUTATIONAL PURPOSES. SPECIFIC REFERENCE = NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD AS DEPICTED ON "AURORA ROAD SIDEWALK PROJECT" FOR BREVARD COUNTY, PREPARED BY ATKINS, DATED AUGUST 2016 = A BEARING OF N.73°39'22"E.


REFERENCE MATERIAL - O&E REPORT BY CRAIG KARLSON OF "NEW REVELATIONS, INC.", FILE NO. 17-1043, FOR TAX PARCEL #2702880, EFFECTIVE DATE = 01/25/2017.

EASEMENTS - NO EASEMENTS WERE LISTED IN O&E REPORT FOR TAX PARCEL #2702880.

RESERVATION - THIS SKETCH IS NOT A 'BOUNDARY SURVEY'.

NOTE - THE SKETCH AND DESCRIPTION DEPICTED HEREIN, WAS PREPARED EXCLUSIVELY FROM INFORMATION CONTAINED ON THE SURVEY FOR THE ABOVE REFERENCED PROJECT PREPARED BY AAL LAND SURVEYING SERVICES, INC.

PREPARED FOR: **BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS**


ROBERT M. PACKARD, PSM
SURVEYOR & MAPPER, PSM NO. #3867
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: **R.M. PACKARD & ASSOC., INC.**

ADDRESS: 197 BOUGAINVILLEA DRIVE / SUITE D
ROCKLEDGE, FLORIDA 32955
LB NO. 6649

PHONE: (321) 632-6335

FAX: (321) 631-7392

EMAIL: packardsurvey@cfl.rr.com



DRAWN BY: RMP

CHECKED BY: _____

DRAWING NO. 18-34

DATE: 10/27/17

SHEET 1 OF 2

REVISIONS 2 / 05 / 2018

SKETCH OF DESCRIPTION

PARCEL 804

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-76-G

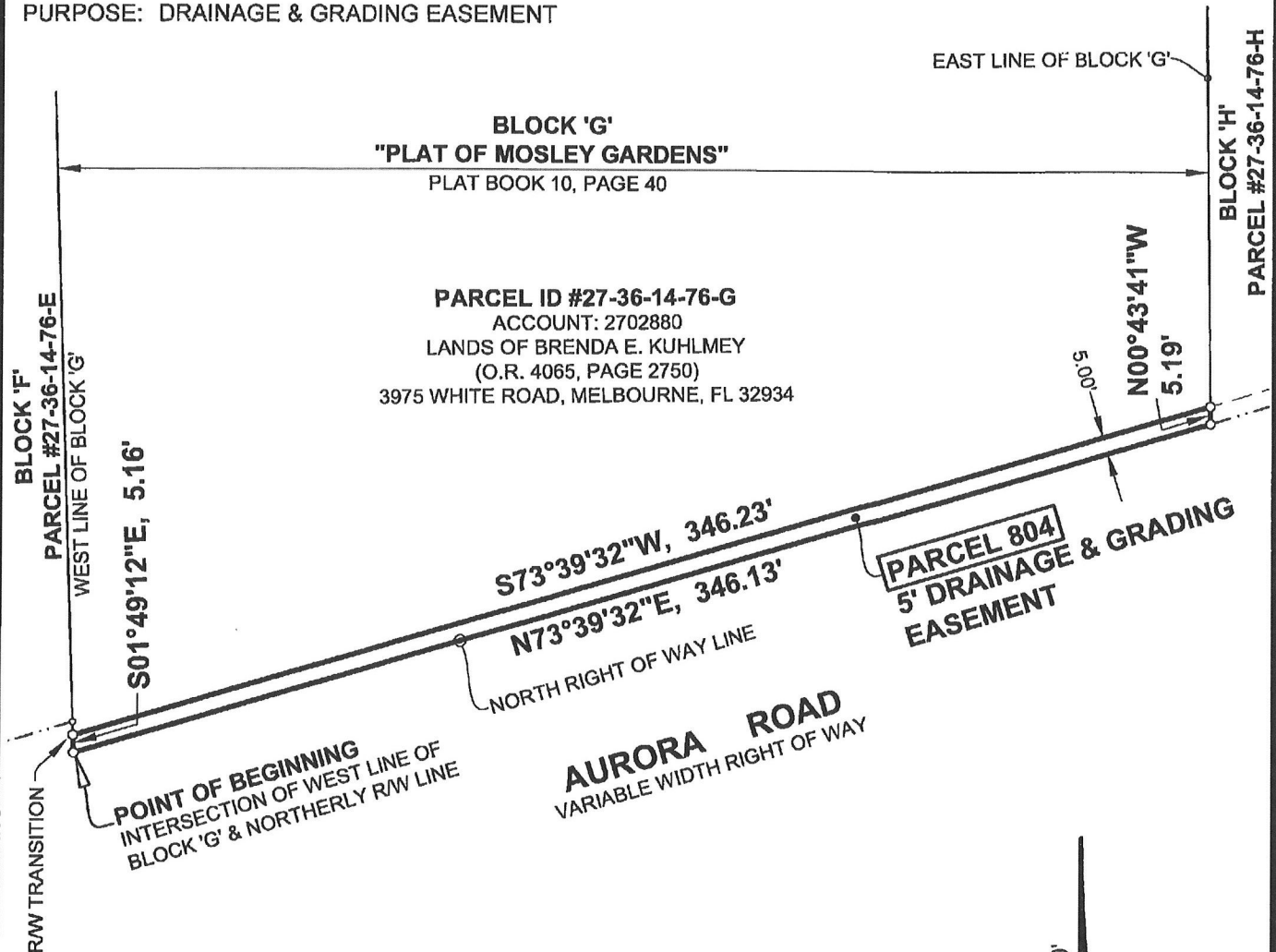
ACCOUNT #2702880

PURPOSE: DRAINAGE & GRADING EASEMENT

EXHIBIT 'A'

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL
DESCRIPTION ON SHEET 1 OF 2



LEGEND OF ABBREVIATIONS:

O.R. = OFFICIAL RECORDS
PG. = PAGE
R/W = RIGHT OF WAY
SEC. = SECTION
EASE. = EASEMENT
ID = IDENTIFICATION

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PROJECT NO.: 18-34

PREPARED BY:
R.M. PACKARD & ASSOC., INC.

DRAINAGE AND GRADING EASEMENT

THIS INDENTURE, made this 28 day of June A.D. 2018, between **KEITH KOWALSKE and RENEE KOWALSKE**, husband and wife, as the first party, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, 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 hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of constructing, operating, and maintaining drainage facilities as well as grading and sloping and other allied uses which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of the easements is located in Section 14, Township 27 South, Range 36 East, County of Brevard, State of Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and/or 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 having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

Blaise M. Mancini
Witness
Blaise M. Mancini
(Print Name)
Lucy Hameters
Witness
Lucy Hameters
(Print Name)

Keith Kowalske
KEITH KOWALSKE
Renee Kowalske
RENEE KOWALSKE

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 28 day of June, 2018, by Keith and Renee Kowalske, who is/is not personally known to me or who has produced drivers license as identification and who did/did not take an oath.

WITNESS my hand and official seal at Melbourne, Florida, the County of Brevard, State of Florida, this 28 day of June, 2018.

Notary Public Lucy Hameters
First Name
State of Florida
Commission No. _____
Commission Expires _____
Commission No. FF 194343

Agenda Item # _____

Board Meeting Date 02/22/2022



LEGAL DESCRIPTION

PARCEL 805

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-76-H

ACCOUNT #2741715

PURPOSE: DRAINAGE & GRADING EASEMENT

EXHIBIT 'A'

SHEET 1 OF 2

NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION (BY SURVEYOR):

DESCRIPTION - PARCEL 805 (5 FOOT DRAINAGE & GRADING EASEMENT):

AN EASEMENT, LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST, AND BEING A PORTION OF BLOCK 'H', "PLAT OF MOSLEY GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF TURTLEMOUND ROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD (A VARIABLE WIDTH RIGHT OF WAY), AND RUN S.73°39'32"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 319.96 FEET TO A POINT ON THE WEST LINE OF AFORESAID BLOCK 'H'; THENCE DEPARTING SAID RIGHT OF WAY, RUN N.00°43'41"W., ALONG SAID WEST LINE OF BLOCK 'H', A DISTANCE OF 5.19 FEET TO A POINT 5.00 FEET DISTANT FROM SAID NORTHERLY RIGHT OF WAY LINE; THENCE N.73°39'32"E., PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 319.82 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF TURTLEMOUND ROAD; THENCE S.02°13'29"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 5.16 FEET TO THE POINT OF BEGINNING; CONTAINING 1599 SQUARE FEET.

SURVEYOR'S NOTES:

BEARING STRUCTURE - ON AN ASSUMED MERIDIAN FOR COMPUTATIONAL PURPOSES. SPECIFIC REFERENCE = NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD AS DEPICTED ON "AURORA ROAD SIDEWALK PROJECT" FOR BREVARD COUNTY, PREPARED BY ATKINS, DATED AUGUST 2016 = A BEARING OF S.73°39'22"W.

REFERENCE MATERIAL - O&E REPORT BY CRAIG KARLSON OF "NEW REVELATIONS, INC.", FILE NO. 17-1043, FOR TAX PARCEL #2741715, EFFECTIVE DATE = 01/25/2017.

EASEMENTS - NO EASEMENTS WERE LISTED IN O&E REPORT FOR TAX PARCEL #2741715.

RESERVATION - THIS SKETCH IS NOT A 'BOUNDARY SURVEY'.

NOTE - THE SKETCH AND DESCRIPTION DEPICTED HEREIN, WAS PREPARED EXCLUSIVELY FROM INFORMATION CONTAINED ON THE SURVEY FOR THE ABOVE REFERENCED PROJECT PREPARED BY AAL LAND SURVEYING SERVICES, INC.



ROBERT M. PACKARD, PSM
SURVEYOR & MAPPER, PSM NO. #3867
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR: **BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS**

PREPARED BY: **R.M. PACKARD & ASSOC., INC.**

ADDRESS: 197 BOUGAINVILLEA DRIVE / SUITE D
ROCKLEDGE, FLORIDA 32955
LB NO. 6649

PHONE: (321) 632-6335
FAX: (321) 631-7392
EMAIL: packardsurvey@cfl.rr.com

DRAWN BY: RMP

CHECKED BY: _____

DRAWING NO. 18-34

DATE: 10/27/17

SHEET 1 OF 2

REVISIONS 2 / 05 / 2018



SKETCH OF DESCRIPTION

EXHIBIT 'A'

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL
DESCRIPTION ON SHEET 1 OF 2

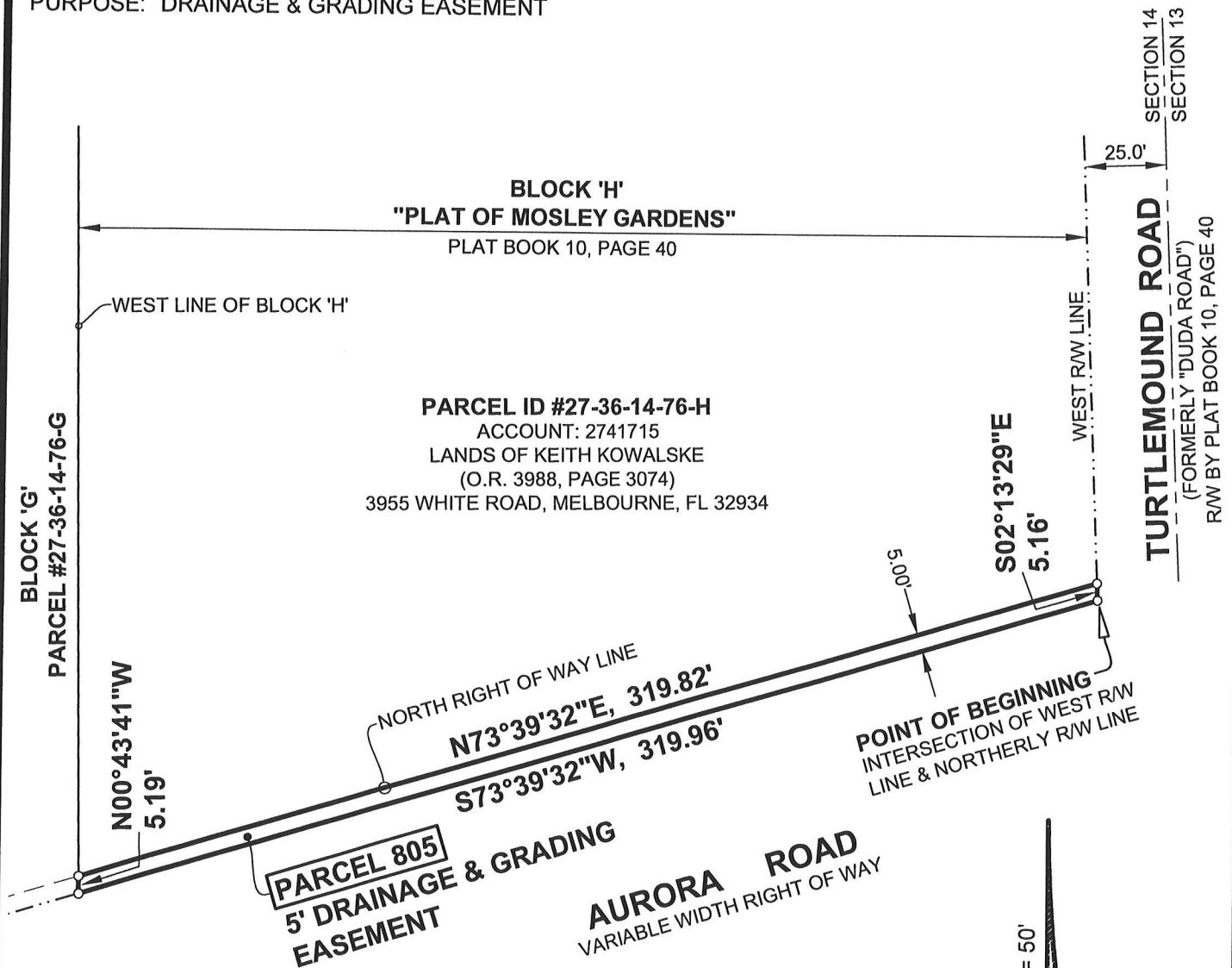
PARCEL 805

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER 27-36-14-76-H

ACCOUNT #2741715

PURPOSE: DRAINAGE & GRADING EASEMENT



LEGEND OF ABBREVIATIONS:

O.R. = OFFICIAL RECORDS
PG. = PAGE
R/W = RIGHT OF WAY
SEC. = SECTION
EASE. = EASEMENT
ID = IDENTIFICATION

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PROJECT NO.: 18-34

PREPARED BY:

R.M. PACKARD & ASSOC., INC.

LOCATION MAP – PHASE I

Section 14, Township 27 South, Range 36 East - District: 5

PROPERTY LOCATION: North side of Aurora Road in Melbourne

OWNERS NAME(S): Parcel 801- Housing Authority of Brevard County; Parcel 802- Overcomer Church of God; Parcel 804 Brenda Kuhlmeier; Parcel 805 Keith and Renee Kowalske

