

BOARD OF COUNTY COMMISSIONERS


AGENDA REVIEW SHEET

AGENDA: Dedication of Sidewalk Easements for Pineda Boulevard West Extension / Segment "E" from The Viera Company and A. Duda & Sons, Inc.– District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lisa Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353 Ext. 58353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>1-26-2022</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u> _____	_____	<u>1/31/2022</u>

SIDEWALK EASEMENTS

THIS INDENTURE, made this 24th day of January, 2022, between The Viera Company, a Florida corporation, whose address is 7380 Murrell Road, Suite 201, Viera, Florida 32940 and A. Duda & Sons, Inc., a Florida corporation, whose address is 1200 Duda Trail, Oviedo, Florida 32765, 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, perpetual easements commencing on the above date for the purposes of reconstructing, reconfiguring, repairing and maintaining the sidewalk 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 20, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO AS "EXHIBIT A, B and C"

Including the right of ingress and egress onto the easement areas as may be necessary for the full use and enjoyment by the second party of its easements. The first party shall have full use and enjoyment of the easement areas but shall not make any improvements within the easement areas which will conflict or interfere with the easements granted herein.

TO HAVE AND TO HOLD said easements 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:


Witness

Tyler Duda

Print Name

Charlene R. Spangler

Witness

Charlene R. Spangler

Print Name

The Viera Company, a Florida corporation

BY: 

Todd J. Pokrywa, President

(Corporate Seal)



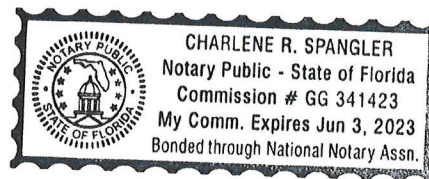
STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 24th day of Jan, 2022, by Todd J. Pokrywa as President for The Viera Company, a Florida corporation. Is ☒ personally known or ☐ produced _____ as identification.

Charlene R. Spangler

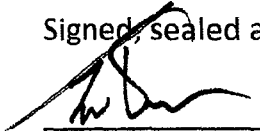
Notary Signature

SEAL



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:



Witness
Tyler Duda

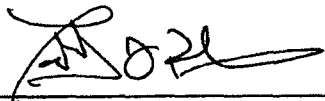
Print Name

Charlene R. Spangler

Witness
Charlene R. Spangler

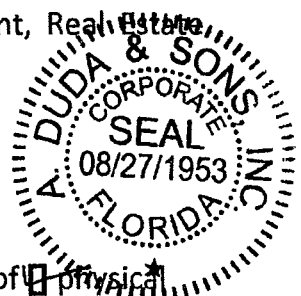
Print Name

A. Duda & Sons, Inc., a Florida corporation

BY: 

Todd J. Pokrywa, Corporate
Vice President, Real Estate

(Corporate Seal)

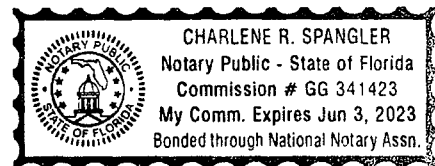


STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 24th day of Jan., 2022, by Todd J. Pokrywa, as Corporate Vice President, Real Estate for A. Duda & Sons, Inc, a Florida corporation. Is ☒ personally known or ☐ produced _____ as identification.

Charlene R. Spangler

Notary Signature
SEAL



LEGAL DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 26-36-20-XD-*--A2

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #800 SIDEWALK EASEMENT (PREPARED BY SURVEYOR)

PART OF TRACT A2, STONECREST AT ADDISON VILLAGE - PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 36, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF PARAGRASS AVENUE (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF STONECREST AT ADDISON VILLAGE - PHASE 4 AS RECORDED IN PLAT BOOK 68, PAGE 97, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA) AND RUN S86°18'12"E ALONG THE SOUTH LINE OF SAID TRACT A2, (SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF PINEDA BOULEVARD WEST EXTENSION/SEGMENT "E" AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA), A DISTANCE OF 216.43 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 14°25'43" A CHORD BEARING OF N79°05'20"W AND A CHORD LENGTH OF 22.35 FEET), A DISTANCE OF 22.41 FEET TO THE END OF SAID CURVE; THENCE N71°52'30"W A DISTANCE OF 8.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 111.00 FEET, A CENTRAL ANGLE OF 13°29'45" A CHORD BEARING OF N78°37'22"W AND A CHORD LENGTH OF 26.09 FEET), A DISTANCE OF 26.15 FEET TO THE END OF SAID CURVE; THENCE N85°22'14"W A DISTANCE OF 170.90 FEET; THENCE N22°57'58"W A DISTANCE OF 33.68 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED EAST RIGHT-OF-WAY LINE OF SAID PARAGRASS AVENUE; THENCE ALONG THE ARC OF SAID CURVED EAST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 30,740.00 FEET, A CENTRAL ANGLE OF 0°01'54" A CHORD BEARING OF S01°47'50"W AND A CHORD LENGTH OF 17.05 FEET), A DISTANCE OF 17.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°06'59" A CHORD BEARING OF S42°14'43"E AND A CHORD LENGTH OF 34.77 FEET), A DISTANCE OF 38.45 FEET TO THE POINT OF BEGINNING. CONTAINING 2,141.99 SQUARE FEET, (0.049 ACRES), MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N86°18'12"W ON THE SOUTH LINE OF TRACT A2 STONECREST AT ADDISON VILLAGE - PHASE 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 10031136, CUSTOMER REFERENCE NUMBER: TVC/ADDISON VILLAGE 60712. BLANKET EASEMENT IN FAVOR OF BREVARD COUNTY FOR EMERGENCY ACCESS & EMERGENCY MAINTENANCE, BLANKET EASEMENT IN FAVOR OF VIERA STEWARDSHIP DISTRICT FOR MANAGEMENT OF PRIVATE STORMWATER MANAGEMENT SYSTEM ARE NOT PLOTTABLE, BUT DO AFFECT THE LANDS DESCRIBED HEREON. THE TEMPORARY SANITARY SEWER EASEMENT IN ORB 9117, PG 149 HAS SELF TERMINATED PER THE CONDITIONS OF THE DOCUMENT. NO OTHER PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN THE PROPERTY INFORMATION REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS

CHECKED BY: LEH

PROJECT NO. 11554

DATE: 12/11/2021

DRAWING: 11554_101_002

REVISIONS

DATE

DESCRIPTION

12/29/2021

COUNTY COMMENTS

SECTION 20

TOWNSHIP 26 SOUTH

RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 26-36-20-XD--A2

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

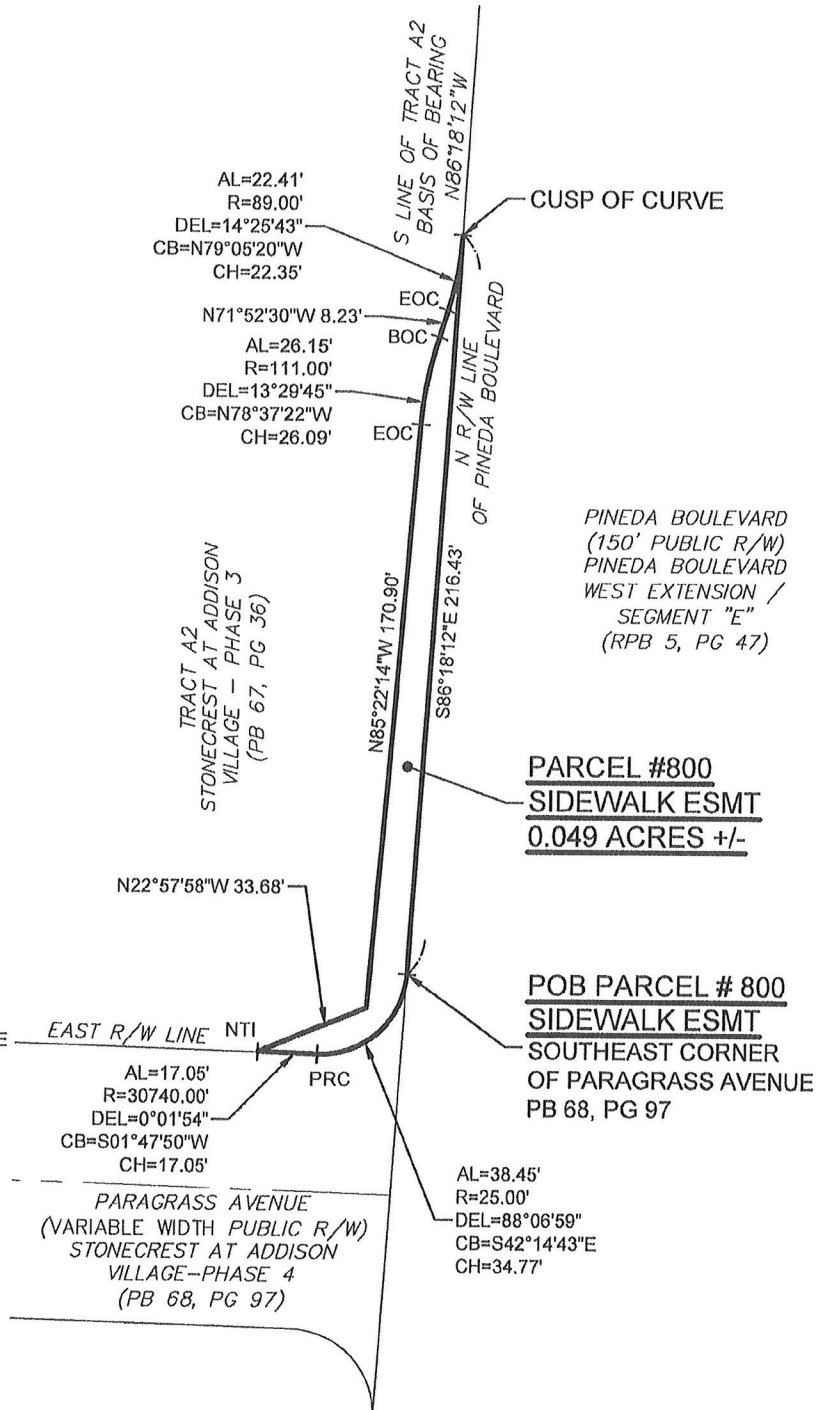
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
COR	CORNER
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	NATIONAL GEODETIC
NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
PB	RECORDS BOOK
PG(S)	PLAT BOOK
POB	PAGE(S)
POC	POINT OF BEGINNING
PRC	POINT OF COMMENCEMENT
R	POINT OF REVERSE CURVATURE
RAW	RADIUS
RWB	RIGHT-OF-WAY
RPB	ROAD PLAT BOOK



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PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=50'
PROJECT NO.: 11554

SECTION 20
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-20-XD-*--E

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "B"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 1 THROUGH 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #801 SIDEWALK EASEMENT (PREPARED BY SURVEYOR)

PART OF TRACT E, STONECREST AT ADDISON VILLAGE - PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 36, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT ZZ OF SAID STONECREST AT ADDISON VILLAGE - PHASE 3, (A VARIABLE WIDTH PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID STONECREST AT ADDISON VILLAGE - PHASE 3) AND RUN SOUTHEASTERLY, ALONG THE ARC OF THE CURVED SOUTH LINE OF SAID TRACT E, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF PINEDA BOULEVARD WEST EXTENSION/SEGMENT "E", AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 4°20'32", A CHORD LENGTH OF 157.21 FEET AND A CHORD BEARING OF S84°07'57"E), A DISTANCE OF 157.25 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N75°14'26"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 10.46 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2076.26 FEET, A CENTRAL ANGLE OF 4°02'11", A CHORD LENGTH OF 146.24 FEET AND A CHORD BEARING OF N84°15'58"W), A DISTANCE OF 146.27 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2227.58 FEET, A CENTRAL ANGLE OF 0°13'02", A CHORD LENGTH OF 8.45 FEET AND A CHORD BEARING OF N86°25'11"W), A DISTANCE OF 8.45 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED EAST LINE OF SAID TRACT ZZ; THENCE ALONG THE ARC OF SAID CURVED EAST LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°03'55", A CHORD LENGTH OF 7.85 FEET AND A CHORD BEARING OF S77°16'06"E), A DISTANCE OF 7.88 FEET TO THE POINT OF BEGINNING. CONTAINING 196.57 SQUARE FEET, (0.005 ACRES), MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF S03°41'48"W ON THE EAST LINE OF TRACT ZZ, STONECREST AT ADDISON VILLAGE - PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 36, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 10031136, CUSTOMER REFERENCE NUMBER: TVC/ADDISON VILLAGE 60712. BLANKET EASEMENT IN FAVOR OF BREVARD COUNTY FOR EMERGENCY ACCESS & EMERGENCY MAINTENANCE, BLANKET EASEMENT IN FAVOR OF VIERA STEWARDSHIP DISTRICT FOR MANAGEMENT OF PRIVATE STORMWATER MANAGEMENT SYSTEM ARE NOT PLOTTABLE, BUT DO AFFECT THE LANDS DESCRIBED HEREON. THE TEMPORARY SANITARY SEWER EASEMENT IN ORB 9117, PG 149 HAS SELF TERMINATED PER THE CONDITIONS OF THE DOCUMENT. NO OTHER PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN THE PROPERTY INFORMATION REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

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PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11554	SECTION 20
DATE: 12/10/2021	DRAWING: 11554_101_003	REVISIONS	TOWNSHIP 26 SOUTH
		DATE	RANGE 36 EAST
		01/18/2022	COUNTY COMMENTS
		01/12/2022	COUNTY COMMENTS

SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-20-XD-*--E
PURPOSE: SIDEWALK EASEMENT

EXHIBIT "B"

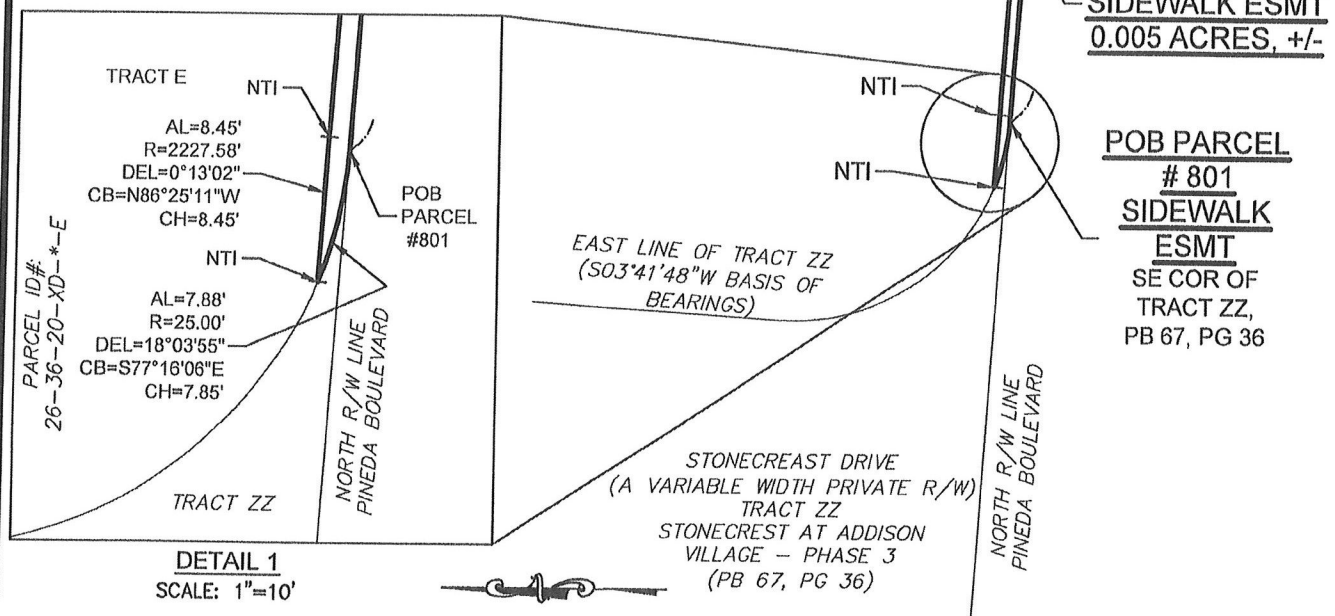
SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 THROUGH 3

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
COR	CORNER
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988
	NATIONAL GEODETIC
	VERTICAL DATUM 1929
NTI	NON-TANGENT
	INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
R/W	RIGHT-OF-WAY
RPB	ROAD PLAT BOOK



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SCALE: 1"=20'
PROJECT NO.: 11554

SECTION 20
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-20-XD-*--E

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "B"

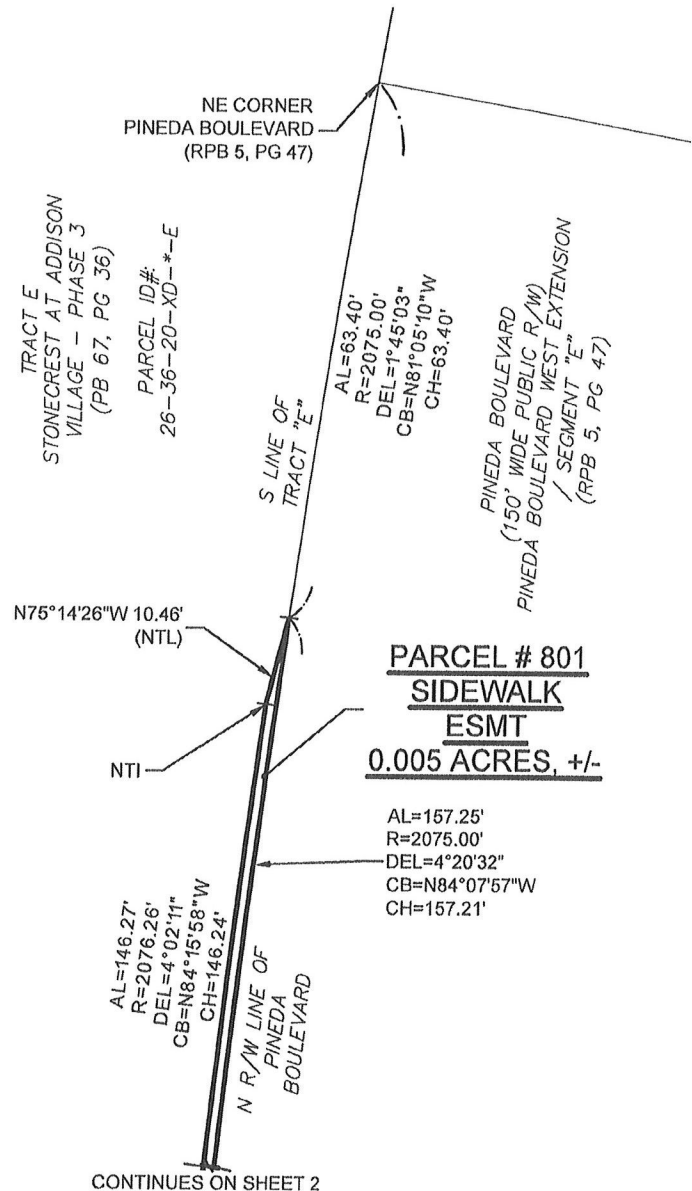
SHEET 3 OF 3

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ABBREVIATIONS

AL	ARC LENGTH
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SCALE:
1"=20'
PROJECT NO.:
11554

SECTION 20
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-20-00-2

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "C"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #802 SIDEWALK EASEMENT (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PINEDA BOULEVARD, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF PINEDA BOULEVARD WEST EXTENSION/SEGMENT "E", AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA AND RUN NORTHWESTERLY ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 4°30'57" A CHORD BEARING OF N82°28'07"W AND A CHORD LENGTH OF 151.68 FEET), A DISTANCE OF 151.72 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE ARC OF SAID CURVED SOUTH RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 1°34'37" A CHORD BEARING OF N85°30'54"W AND A CHORD LENGTH OF 52.98 FEET), A DISTANCE OF 52.99 FEET TO THE END OF SAID CURVE; THENCE N86°18'12"W, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 103.56 FEET TO CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 7°56'45" A CHORD BEARING OF S82°19'50"E AND A CHORD LENGTH OF 26.19 FEET), A DISTANCE OF 26.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 376.00 FEET, A CENTRAL ANGLE OF 15°23'37" A CHORD BEARING OF S86°03'16"E AND A CHORD LENGTH OF 100.72 FEET), A DISTANCE OF 101.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 9°01'30" A CHORD BEARING OF S89°14'20"E AND A CHORD LENGTH OF 29.74 FEET), A DISTANCE OF 29.77 FEET TO THE POINT OF BEGINNING. CONTAINING 468.00 SQUARE FEET, (0.011 ACRES), MORE OR LESS

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N86°18'12"W ON THE SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, PINEDA BOULEVARD WEST EXTENSION / SEGMENT "E" ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 10031136, CUSTOMER REFERENCE NUMBER: TVC/ADDISON VILLAGE 60712. BLANKET EASEMENT IN FAVOR OF BREVARD COUNTY FOR EMERGENCY ACCESS & EMERGENCY MAINTENANCE, BLANKET EASEMENT IN FAVOR OF VIERA STEWARDSHIP DISTRICT FOR MANAGEMENT OF PRIVATE STORMWATER MANAGEMENT SYSTEM ARE NOT PLOTTABLE, BUT DO AFFECT THE LANDS DESCRIBED HEREON. THE TEMPORARY SANITARY SEWER EASEMENT IN ORB 9117, PG 149 HAS SELF TERMINATED PER THE CONDITIONS OF THE DOCUMENT. NO OTHER PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN THE PROPERTY INFORMATION REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611...
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11554			SECTION 20 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 12/11/2021	DRAWING: 11554_101_004		12/29/2021	COUNTY COMMENTS	

SKETCH OF DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-20-00-2

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "C"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	NATIONAL GEODETIC
NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NOT TO SCALE
OR/ORB	OFFICIAL
PB	RECORDS BOOK
PG(S)	PLAT BOOK
POB	PAGE(S)
POC	POINT OF BEGINNING
PRC	POINT OF COMMENCEMENT
R	POINT OF REVERSE CURVATURE
R/W	RADIUS
RPB	RIGHT-OF-WAY
	ROAD PLAT BOOK

TRACT E
STONECREST AT ADDISON
VILLAGE - PHASE 3
(PB 67, PG 36)

NORTH R/W LINE
OF PINEDA BOULEVARD

POC PARCEL # 802

SIDEWALK ESMT

SOUTHEAST CORNER
PINEDA BOULEVARD
(RPB 5, PG 47)

UNPLATTED

UNPLATTED

PARCEL
ID#26-36-20-00-2

SOUTH R/W LINE
PINEDA BOULEVARD

POB PARCEL # 802

SIDEWALK ESMT

PINEDA BOULEVARD
(150' PUBLIC R/W)
PINEDA BOULEVARD WEST
EXTENSION/SEGMENT "r"
(RPB 5, PG 47)

AL=52.99'
R=1925.00'
DEL=1°34'37"
CB=N85°30'54"W
CH=52.98'

EOC

PARCEL # 802
SIDEWALK ESMT
0.011 ACRES, +/-

AL=29.77'
R=189.00'
DEL=9°01'30"
CB=S89°14'20"E
CH=29.74'

PRC

AL=101.02'
R=376.00'
DEL=15°23'37"
CB=S86°03'16"E
CH=100.72'

PRC

CUSP OF CURVE

AL=26.21'
R=189.00'
DEL=7°56'45"
CB=S82°19'50"E
CH=26.19'

(BASIS OF BEARINGS)
N86°18'12"W 103.56'

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PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=40'

PROJECT NO.:
11554

SECTION 20
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 20, Township 26 South, Range 36 East - District: 4

PROPERTY LOCATION: The subject property is located at the south end of Stadium Parkway and ends at Paragrass Avenue in Viera

OWNERS NAME(S): The Viera Company and A. Duda & Sons, Inc.

