

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Sidewalk Replacement Project at Melaleuca Road in Cocoa – District 1.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Page Whittle, Land Acquisition Specialist

CONTACT PHONE: 321-690-6847 extension 58351

| | APPROVE | DISAPPROVE | DATE |
|--|------------|-----------------------------|------------------|
| LAND ACQUISITION Lucy Hamelers, Supervisor | <u>GA</u> | <u> </u> | <u>8-31-2020</u> |
| COUNTY ATTORNEY Christine Schverak Assistant County Attorney | <u>UMD</u> | <u> </u> | <u>9-1-2020</u> |

AGENDA DUE DATE: September 8, 2020 for the September 15, 2020 Board meeting

Prepared by and return to: Page R Whittle
Brevard County Public Works Dept., Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of Interest in Tax Parcel I.D.: 23-36-31-00-261

SIDEWALK EASEMENT

THIS INDENTURE, made this 9th day of July 2020, between The Investors Group, Inc., a Florida profit corporation whose mailing address is 1050 Pelican Lane, Rockledge, FL 32955, 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, perpetual easement commencing on the above date, for the sole purposes of constructing, reconstructing, 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 the easements is located in Section 31, Township 23 South, Range 36 East, County of Brevard, State of Florida, and is 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 Grantee of its easement. Grantor(s) 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 easements 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.

(Signatures and Notary on next page)

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:

[Signature]

Witness

Lucy Hamelers
(Print Name)

[Signature]
Witness

Page Whittle
(Print Name)

The Investors Group, Inc., a
Florida profit corporation

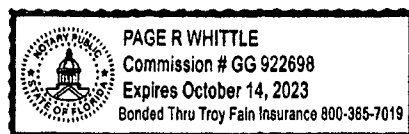
Nita Patel
Nita Patel
President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 4th day of July, 2020, by Nita Patel as President for The Investors Group, Inc., a Florida profit corporation. Is personally known or produced Drivers License as identification.

[Signature]
Notary Signature
SEAL

Agenda Item # _____
Board Meeting Date _____



LEGAL DESCRIPTION

PARCEL 801

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-261

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

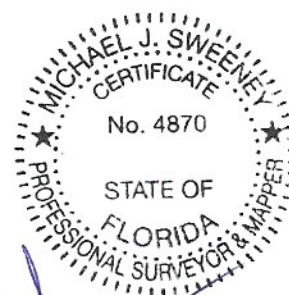
LEGAL DESCRIPTION: PARCEL 801, SIDEWALK EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4924, PAGE 1891 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS THE WEST 1.00 FOOT OF THE EAST 5.00 FEET, AS MEASURED PERPENDICULARLY, OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4924, PAGE 1891, CONTAINING 100 SQUARE FEET, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYORS 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 WEST RIGHT OF WAY LINE OF STATE ROAD NO.5 AS BEING NORTH 00° 22' 34" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
 - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 20-1155-A, TAX ACCOUNT NUMBER 2317690, EFFECTIVE DATE 4/12/2020. EASEMENTS WERE LISTED PER SAID TITLE REPORT:
 - i. SIDEWALK EASEMENT PER OFFICIAL RECORDS BOOK 908, PAGE 164 AS SHOWN HEREON.



PREPARED FOR AND CERTIFIED TO:

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: R. HENNING

CHECKED BY: M. J. SWEENEY

DRAWING NO.:
233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

REVISIONS

DATE

DESCRIPTION

DATE: 9/2/2020

SHEET: 1 OF 2

SECTION 31
TOWNSHIP 23 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 801

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-261

PURPOSE: SIDEWALK EASEMENT



SCALE: 1"=20'

ABBREVIATIONS

A.K.A. = ALSO KNOWN AS
B.O.B. = BASIS OF BEARING
ID = IDENTIFICATION
N/F = NOW OR FORMERLY
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE
R/W = RIGHT OF WAY
SQ.FT. = SQUARE FEET

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



= DENOTES PARCEL 801
SIDEWALK EASEMENT

MELALEUCA ROAD

(PUBLIC R/W PER PB 17, PG 83)

(R/W WIDTH VARIES)

N89°57'05"E

NORTH LINE ORB 4924, PG 1891
S RIGHT OF WAY LINE

PARCEL 801

W 1.00' OF THE E 5.00'
OF ORB 4924, PAGE 1891
SIDEWALK EASEMENT
100 SQ. FT.±

OWNER N/F:
THE INVESTORS GROUP INC
TAX PARCEL ID:
23-36-31-00-261
ORB 4924, PAGE 1891

N00°22'34"E
100.00'

EXISTING 4' SIDEWALK
EASEMENT PER ORB
908, PAGE 164

S00°22'34"W
100.00'

N00°22'34"E
(B.O.B.)

W LINE OF ORB
908, PAGE 164

SOUTH LINE ORB
4924, PG 1891

NORTH LINE
PB 66, PG 36

N89°57'05"E

S89°57'05"W
1.00'

PANTHER RIDGE PHASE ONE
PLAT BOOK 66, PAGE 36

W RIGHT OF
WAY LINE

STATE ROAD NO. 5

(SECTION 7002-177)

A.K.A. U.S. HIGHWAY NO. 1

(143' RIGHT OF WAY WIDTH)



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

SCALE:
1"=20'

DRAWING NO.:
233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

SECTION 31
TOWNSHIP 23 SOUTH
RANGE 36 EAST

Prepared by and return to: Page R Whittle
Brevard County Public Works Dept., Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of Interest in Tax Parcel I.D.: 23-36-31-00-251.1

SIDEWALK EASEMENT

THIS INDENTURE, made this 23 day of June 2020, between Harold Palmer Kemper and Betty Jean Kemper, as Trustees of the Harold Palmer Kemper and Betty Jean Kemper Revocable Living Trust, dated June 11, 2008 whose mailing address is 4210 Parkway Drive, Melbourne, FL 32934, 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, perpetual easement commencing on the above date, for the sole purposes of constructing, reconstructing, 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 the easements is located in Section 31, Township 23 South, Range 36 East, County of Brevard, State of Florida, and is more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

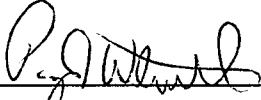
Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by Grantee of its easement. Grantor(s) shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

TO HAVE AND TO HOLD said easements 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.

(Signatures and Notary on next page)

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

Pager Whittle

(Print Name)

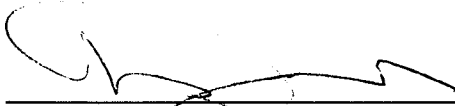


Witness

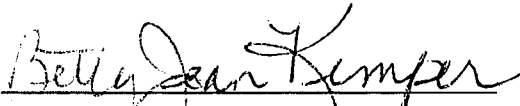
Lucy Harmelers

(Print Name)

STATE OF FLORIDA
COUNTY OF BREVARD

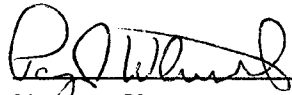


Harold Palmer Kemper as Trustee
of the Harold Palmer Kemper and
Betty Jean Kemper Revocable Living
Trust, dated June 11, 2008



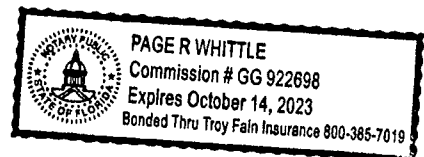
Betty Jean Kemper as Trustee of the
Harold Palmer Kemper and Betty
Jean Kemper Revocable Living Trust,
dated June 11, 2008

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 23 day of June, 2020, by Harold Palmer Kemper and Betty Jean Kemper, as Trustees of the Harold Palmer Kemper and Betty Jean Kemper Revocable Living Trust, dated June 11, 2008. Is personally known or produced FL Driver's License as identification.



Notary Signature
SEAL

Agenda Item # _____
Board Meeting Date _____



LEGAL DESCRIPTION

PARCEL 802

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-251.1

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 802, SIDEWALK EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5881, PAGE 4905 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS THE WEST 1.00 FOOT OF THE EAST 5.00 FEET, AS MEASURED PERPENDICULARLY, OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5881, PAGE 4905, CONTAINING 100 SQUARE FEET, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYORS 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 WEST RIGHT OF WAY LINE OF STATE ROAD NO.5 AS BEING NORTH 00° 22' 34" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
 - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 20-1155-B, TAX ACCOUNT NUMBER 2317681, EFFECTIVE DATE 4/12/2020. EASEMENTS WERE LISTED PER SAID TITLE REPORT:
 - i. SIDEWALK EASEMENT PER OFFICIAL RECORDS BOOK 905, PAGE 363 AS SHOWN HEREON.



PREPARED FOR AND CERTIFIED TO:

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: R. HENNING

CHECKED BY: M. J. SWEENEY

DRAWING NO.:
233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

REVISIONS

DATE

DESCRIPTION

DATE: 9/2/2020

SHEET: 1 OF 2

SECTION 31
TOWNSHIP 23 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 802

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-251.1

PURPOSE: SIDEWALK EASEMENT



SCALE: 1"=30'

ABBREVIATIONS


A.K.A. = ALSO KNOWN AS
B.O.B. = BASIS OF BEARING
ID = IDENTIFICATION
N/F = NOW OR FORMERLY
ORB = OFFICIAL RECORD BOOK
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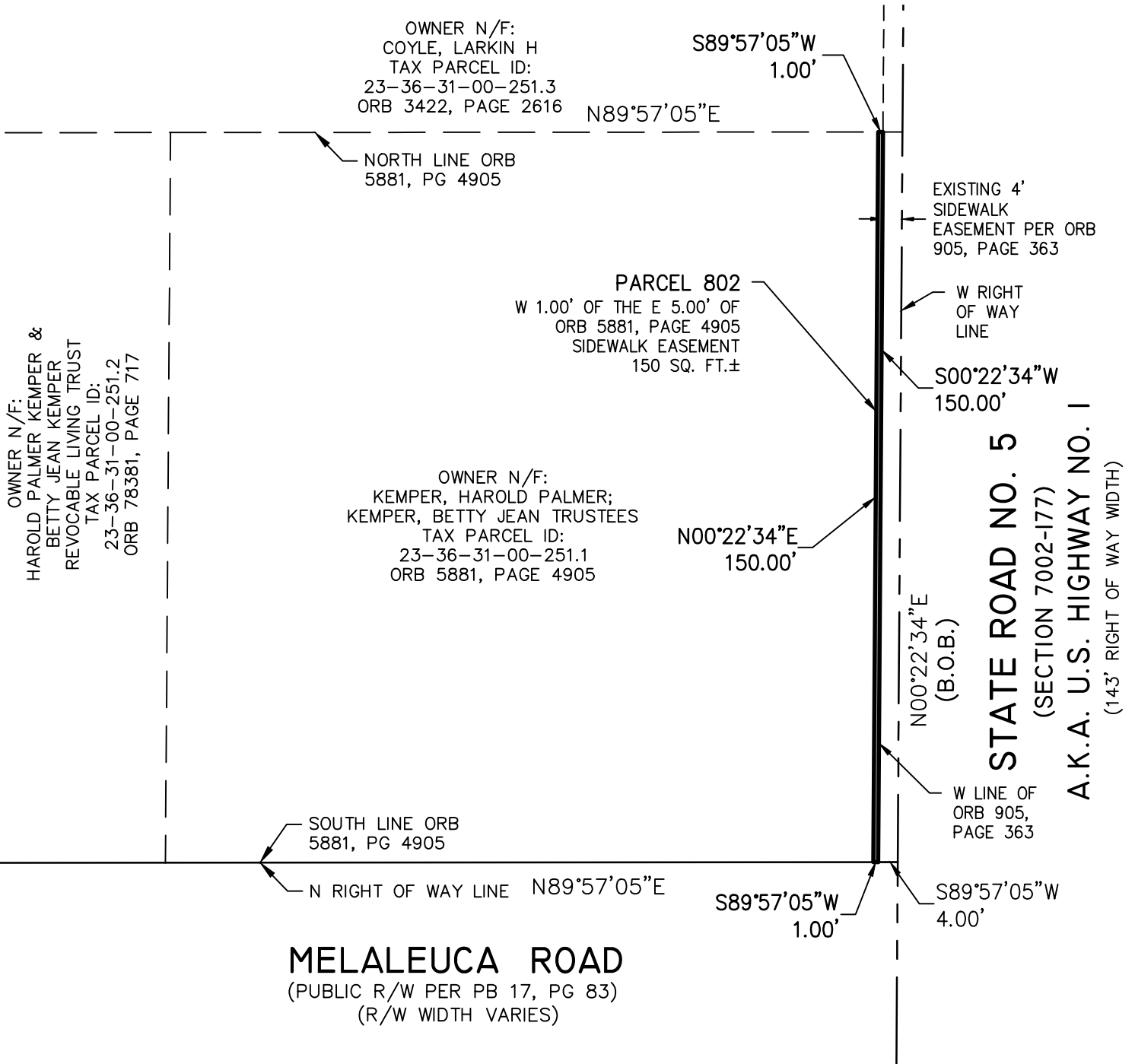
EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

 = DENOTES PARCEL 802
SIDEWALK EASEMENT



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

SCALE:
1"=30'

DRAWING NO.:
233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

SECTION 31
TOWNSHIP 23 SOUTH
RANGE 36 EAST

Prepared by and return to: Page Whittle
Brevard County Public Works Dept., Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of Interest in Tax Parcel I.D.: 23-36-31-00-251.3

SIDEWALK EASEMENT

THIS INDENTURE, made this 26 day of August, 2020, between Barbara L. Coyle, as Successor Trustee of the Larkin H. Coyle Trust U/A/D September 1, 1994, whose mailing address is PO Box 951, Jupiter, FL 33468, as the first party, and Brevard County, a political subdivision of the State of Florida, whose mailing 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 easement commencing on the above date, for the sole purposes of constructing, reconstructing, 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 the easements is located in Section 31, Township 23 South, Range 36 East, Brevard County, Florida, and is 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 easements unto Brevard County, a political subdivision of the State of Florida, and to its successors and 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.

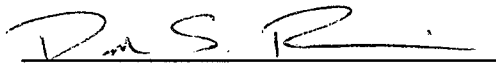
(Signatures and Notary on next page)

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
B Campbell
(Print)




Witness
DAVID S. RIVERA
(Print)



Barbara L. Coyle as Successor
Trustee of the Larkin H. Coyle
Trust U/A/D September 1, 1994

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization on this 26th day of August, 2020, by Barbara L.
Coyle, as Successor Trustee of the Larkin H. Coyle Trust U/A/D September 1, 1994.
Is personally known or produced FLORIDA DRIVERS LICENSE as identification.



Notary Signature
SEAL

Agenda Item # _____
Board Meeting Date _____



David S. Rivera
State of Florida
My Commission Expires 02/22/2022
Commission No. GG 188834

LEGAL DESCRIPTION

PARCEL 803

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-251.3

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 803, SIDEWALK EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3422, PAGE 2616 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS THE WEST 1.00 FOOT OF THE EAST 5.00 FEET, AS MEASURED PERPENDICULARLY, OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3422, PAGE 2616, CONTAINING 100 SQUARE FEET, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYORS 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 WEST RIGHT OF WAY LINE OF STATE ROAD NO.5 AS BEING NORTH 00° 22' 34" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
 - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 20-1155-C, TAX ACCOUNT NUMBER 2317683, EFFECTIVE DATE 4/12/2020. EASEMENTS WERE LISTED PER SAID TITLE REPORT:
 - i. SIDEWALK EASEMENT PER OFFICIAL RECORDS BOOK 908, PAGE 172 AS SHOWN HEREON.
 - ii. EASEMENT PER OFFICIAL RECORDS BOOK 1542, PAGE 436; PART ONE AFFECTS PARCEL 803 AND IS SHOWN HEREON, PART TWO DOES NOT AFFECT OR ABUT PARCEL 803 BUT IS SHOWN HEREON; PART THREE DOES NOT AFFECT OR ABUT PARCEL 803 AND IS NOT SHOWN HEREON.
 - iii. EASEMENT PER OFFICIAL RECORDS BOOK 1542, PAGE 438 AFFECTS PARCEL 803 AND IS SHOWN HEREON.



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

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

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: R. HENNING

CHECKED BY: M. J. SWEENEY

DRAWING NO.:

233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

REVISIONS

DATE

DESCRIPTION

DATE: 9/2/2020

SHEET: 1 OF 2

SECTION 31

TOWNSHIP 23 SOUTH

RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 803

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-251.3

PURPOSE: SIDEWALK EASEMENT



SCALE: 1"=30'

ABBREVIATIONS

A.K.A. = ALSO KNOWN AS
B.O.B. = BASIS OF BEARING
ID = IDENTIFICATION
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EXHIBIT "A"

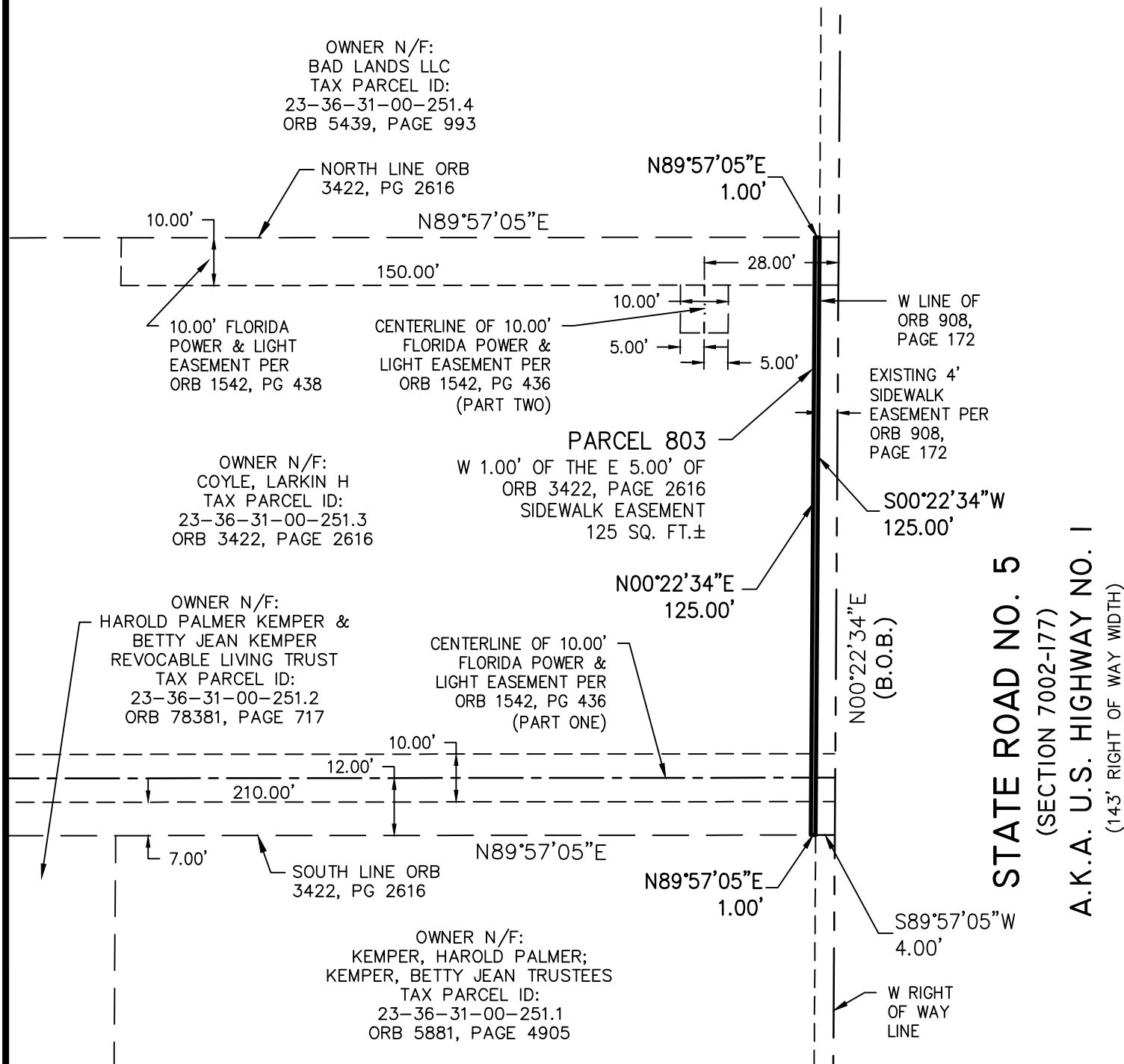
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



= DENOTES PARCEL 803
SIDEWALK EASEMENT



STATE ROAD NO. 5
(SECTION 7002-177)
A.K.A. U.S. HIGHWAY NO. 1
(143' RIGHT OF WAY WIDTH)



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

SCALE:
1"=30'

DRAWING NO.:
233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

SECTION 31
TOWNSHIP 23 SOUTH
RANGE 36 EAST

Prepared by and return to: Page Whittle
Brevard County Public Works Dept., Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of Interest in Tax Parcel I.D.: 23-36-31-00-251.4, 23-36-31-00-251

SIDEWALK EASEMENT

THIS INDENTURE, made this 15TH day of July 2020, between Bad Lands, LLC, a Florida limited liability company whose mailing address is 2323 S. Volusia Ave., Orange City, FL 32763, 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, perpetual easement commencing on the above date, for the sole purposes of constructing, reconstructing, 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 the easement is located in Section 31, Township 23 South, Range 36 East, County of Brevard, State of Florida, and is more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" and "EXHIBIT B"

Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by Grantee of its easement. Grantor(s) 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 easements 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.

(Signatures and Notary on next page)

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:

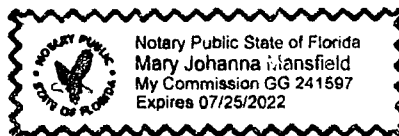
Mary Johanna Mansfield
Witness
MARY JOHANNA MANSFIELD
(Print Name)

Kathleen A. Lee
Witness
Kathleen A. Lee
(Print Name)

STATE OF FLORIDA
COUNTY OF Collier

Bad Lands, LLC, a Florida
limited liability company

David N. Sexton
David N. Sexton, Manager



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 13th day of July, 2020, by David N. Sexton as Manager for Bad Lands, LLC, a Florida limited liability company. Is personally known or produced _____ as identification.

Mary Johanna Mansfield
Notary Signature
SEAL

Kimberly J. Perné
Witness
Kimberly J. Perné
(Print Name)

Joanna Guyer
Witness
Joanna Guyer
(Print Name)

STATE OF FLORIDA
COUNTY OF ~~Florida~~ Collier

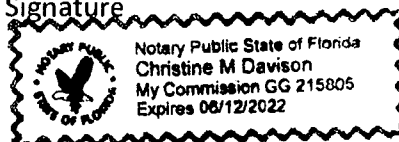
Bad Lands, LLC, a Florida
limited liability company

Bruce D. Dee
Bruce D. Dee, Manager

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this 15 day of July, 2020, by Bruce D. Dee as Manager for Bad Lands, LLC, a Florida limited liability company. Is personally known or produced _____ as identification.

Agenda Item # _____
Board Meeting Date _____

Christine M. Davison
Notary Signature
SEAL



LEGAL DESCRIPTION

PARCEL 804

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-251.4

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

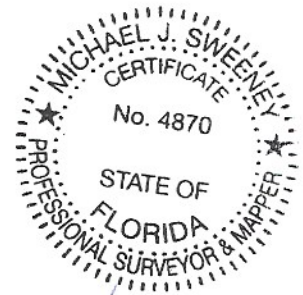
LEGAL DESCRIPTION: PARCEL 804, SIDEWALK EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5439, PAGE 993, BEING THE SECOND DESCRIPTION THEREIN AND BEING THE SAME AS THOSE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 2433, PAGE 2116 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS THE WEST 1.00 FOOT OF THE EAST 5.00 FEET, AS MEASURED PERPENDICULARLY, OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5439, PAGE 993, BEING THE SECOND DESCRIPTION THEREIN AND BEING THE SAME AS THOSE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 2433, PAGE 2116, CONTAINING 100 SQUARE FEET, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYORS 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 WEST RIGHT OF WAY LINE OF STATE ROAD NO.5 AS BEING NORTH 00° 22' 34" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
 - A. OFFICIAL RECORDS BOOK 2545, PAGE 2927.
 - B. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 20-1155-D, TAX ACCOUNT NUMBER 2317684, EFFECTIVE DATE 4/12/2020. EASEMENTS WERE LISTED PER SAID TITLE REPORT:
 - i. SIDEWALK EASEMENT PER OFFICIAL RECORDS BOOK 908, PAGE 172 AS SHOWN HEREON.
 - ii. EASEMENT PER OFFICIAL RECORDS BOOK 2570, PAGE 2826 DOES AFFECT OR ABUT PARCEL 804 AND IS NOT SHOWN HEREON.



PREPARED FOR AND CERTIFIED TO:

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: R. HENNING | CHECKED BY: M. J. SWEENEY | DRAWING NO.: 233631_SK_2003058_US1-CAMP-MELALEUCA.dwg | | | SECTION 31 TOWNSHIP 23 SOUTH RANGE 36 EAST |
| | | REVISIONS | DATE | DESCRIPTION | |
| DATE: 9/2/2020 | SHEET: 1 OF 2 | | | | |
| | | | | | |

SKETCH OF DESCRIPTION

PARCEL 804

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-251.4

PURPOSE: SIDEWALK EASEMENT



SCALE: 1"=20'

ABBREVIATIONS

A.K.A. = ALSO KNOWN AS
B.O.B. = BASIS OF BEARING
ID = IDENTIFICATION
N/F = NOW OR FORMERLY
ORB = OFFICIAL RECORD BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PB = PLAT BOOK
PG = PAGE
R/W = RIGHT OF WAY
SQ.FT. = SQUARE FEET

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



= DENOTES PARCEL 804
SIDEWALK EASEMENT

OWNER N/F:
BAD LANDS LLC
TAX PARCEL ID:
23-36-31-00-251
ORB 5439, PAGE 993
(FIRST DESCRIPTION)

ORB 2545,
PAGE 2927

N89°57'05"E
1.00'

N LINE OF ORB 2433, PG 2116 (SECOND DESCRIPTION)
S LINE OF ORB 2545, PG 2927 (FIRST DESCRIPTION)

PARCEL 804
W 1.00' OF THE EAST
5.00' OF A PORTION OF
ORB 5439, PAGE 993
SIDEWALK EASEMENT
100 SQ. FT.±

OWNER N/F:
BAD LANDS LLC
TAX PARCEL ID:
23-36-31-00-251.4
PORTION OF ORB 5439, PAGE 993
(SECOND DESCRIPTION)

ORB 2433, PAGE 2116

S LINE OF ORB 5439, PG 993
S LINE OF ORB 2433, PG 2116 (SECOND DESCRIPTION)

N89°57'05"E

OWNER N/F:
COYLE, LARKIN H
TAX PARCEL ID:
23-36-31-00-251.3
ORB 3422, PAGE 2616

S89°57'05"W
1.00'

EXISTING 4'
SIDEWALK
EASEMENT
PER ORB 908,
PAGE 172

W RIGHT
OF WAY
LINE

N00°22'34"E
100.00'

S00°22'34"W
100.00'

N00°22'34"E
(B.O.B.)

W LINE OF
ORB 908,
PAGE 172

S89°57'05"W
4.00'

STATE ROAD NO. 5

(SECTION 7002-177)

A.K.A. U.S. HIGHWAY NO. 1

(143' RIGHT OF WAY WIDTH)



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

SCALE:
1"=20'

DRAWING NO.:
233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

SECTION 31
TOWNSHIP 23 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL 805

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-251

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "B"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 805, SIDEWALK EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5439, PAGE 993, BEING THE FIRST DESCRIPTION THEREIN AND BEING THE SAME AS THOSE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 2545, PAGE 2927 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS THE WEST 1.00 FOOT OF THE EAST 5.00 FEET, AS MEASURED PERPENDICULARLY, OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5439, PAGE 993, BEING THE FIRST DESCRIPTION THEREIN AND BEING THE SAME AS THOSE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 2545, PAGE 2927, CONTAINING 126 SQUARE FEET, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYORS 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 WEST RIGHT OF WAY LINE OF STATE ROAD NO.5 AS BEING NORTH 00° 22' 34" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
 - A. OFFICIAL RECORDS BOOK 2433, PAGE 2116.
 - B. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 20-1155-E, TAX ACCOUNT NUMBER 2317680, EFFECTIVE DATE 4/12/2020. EASEMENTS WERE LISTED PER SAID TITLE REPORT:
 - i. SIDEWALK EASEMENT PER OFFICIAL RECORDS BOOK 908, PAGE 172 AS SHOWN HEREON.



PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSSIONERS

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: R. HENNING

CHECKED BY: M. J. SWEENEY

DRAWING NO.:

233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

REVISIONS

DATE

DESCRIPTION

DATE: 9/2/2020

SHEET: 1 OF 2

SECTION 31

TOWNSHIP 23 SOUTH

RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 805

SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 23-36-31-00-251

PURPOSE: SIDEWALK EASEMENT

ABBREVIATIONS

A.K.A. = ALSO KNOWN AS
B.O.B. = BASIS OF BEARING
ID = IDENTIFICATION
N/F = NOW OR FORMERLY
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE
R/W = RIGHT OF WAY
SQ.FT. = SQUARE FEET

EXHIBIT "B"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



SCALE: 1"=20'

OWNER N/F:
ECA CARE INC
TAX PARCEL ID:
23-36-31-00-251.1
ORB 5703, PAGE 8995

N89°57'05"E

N89°57'05"E
1.00'

S89°57'05"W
4.00'

NORTH LINE OF ORB 5439, PG 993
NORTH LINE OF ORB 2545, PG 2927

PARCEL 805
W 1.00' OF THE E 5.00'
OF A PORTION OF ORB
5439, PAGE 993
SIDEWALK EASEMENT
126 SQ. FT.±

OWNER N/F:
BAD LANDS LLC
TAX PARCEL ID:
23-36-31-00-251
PORTION OF ORB 5439, PAGE 993
(FIRST DESCRIPTION)

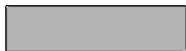
N0°22'34"E
125.61'

W RIGHT OF
WAY LINE

S0°22'34"W
125.61'

EXISTING 4' SIDEWALK
EASEMENT PER ORB
908, PAGE 172

ORB 2545, PAGE 2927



= DENOTES PARCEL 805
SIDEWALK EASEMENT

N00°22'34"E
(B.O.B.)

W LINE OF
ORB 908,
PAGE 172

NORTH LINE OF ORB 2433, PG 2116
SOUTH LINE OF ORB 2545, PG 2927

OWNER N/F:
BAD LANDS LLC
TAX PARCEL ID:
23-36-31-00-251.4
PORTION OF ORB 5439, PAGE 993

N89°57'05"E

ORB 2433,
PAGE 2116

S89°57'05"W
1.00'

STATE ROAD NO. 5
(SECTION 7002-177)
A.K.A. U.S. HIGHWAY NO. 1
(143' RIGHT OF WAY WIDTH)



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

SCALE:
1"=20'

DRAWING NO.:
233631_SK_2003058_US1-CAMP-MELALEUCA.dwg

SECTION 31
TOWNSHIP 23 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 31, Township 23 South, Range 36 East - District 1

PROPERTY LOCATION: South of Camp Road, east of Fern Drive along the west side of US 1

OWNERS NAME(S): Investor Group, Inc., Kemper, Coyle, and Bad Lands, LLC

