

This instrument prepared by:
Benjamin E. Wilson, Esq.
The Viera Company
7380 Murrell Rd., Ste. 201
Viera, FL 32940
321.242.1200, Ext. 4501

TEMPORARY SANITARY SEWER EASEMENT
(Pineda Boulevard West)

THE VIERA COMPANY, a Florida corporation, A. DUDA & SONS, INC., a Florida corporation, CENTRAL VIERA COMMUNITY ASSOCIATION, INC., a Florida corporation not-for-profit, and VIERA STEWARDSHIP DISTRICT, a special purpose unit of local government established pursuant to Chapter 2006-360, Laws of Florida, as amended, and Chapter 189, Florida Statutes (collectively, "**Grantors**"), as of this 15th day of April 2021 in consideration of the payment of One Dollar (\$1.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, hereby grant and convey, but subject to the reservations and other matters set forth hereinbelow, to BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida ("**Grantee**"), a temporary easement for the purpose of installing, operating, inspecting, repairing, maintaining, replacing and improving a sanitary sewer force main, sanitary sewer lines and related facilities under, upon and through that certain real property of Grantors containing approximately 9.68 acres and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "**Easement Area**") (said temporary easement being the "**Easement**").

TOGETHER WITH the right in favor of Grantee for reasonable ingress and egress over and across the Easement Area at all times to facilitate the purposes of the Easement and the right to cut, trim, and keep the Easement Area clear of trees, brush and undergrowth.

THE EASEMENT hereby granted is non-exclusive, made subject to easements, conditions, restrictions, reservations and other matters of record encumbering the Easement Area as of the date of this instrument and as respectively granted by Grantors from time to time, and shall in no way restrict the right or interest of Grantors in the use and quiet enjoyment of their respective portions of the Easement Area to the extent that such use does not unreasonably interfere with the rights granted herein to Grantee. Without limiting the generality of the preceding sentence, Grantors expressly reserve the right to utilize their respective portions of the Easement Area for roadway, driveway, sidewalk, landscaping and signage purposes and for the installation of utilities such as potable water lines, reuse water lines and related improvements, and in connection therewith to construct, install, repair, maintain and improve roadways, utility lines, driveways, sidewalks, landscaping, irrigation systems, signs, and improvements related thereto over, across, upon and under the Easement Area or any part thereof.

GRANTORS anticipate that Grantors shall, in connection with platting and developing the lands of which the Easement Area is a part, dedicate the Easement Area, in whole or in parts, to Grantee for use as a public right-of-way for roadway and utility purposes and/or as a utility easement. Therefore all Easement rights and interests hereby granted to Grantee with respect to any portion of the Easement Area hereafter so dedicated to Grantee by Grantors shall automatically terminate and be in all respects extinguished, null, void and of no further force and effect as to the

dedicated portion of the Easement Area upon the recording a subdivision plat in the Public Records of Brevard County, Florida containing such a dedication to Grantee.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed in their name by a proper officer thereunto duly authorized on the day and year first above written.

Signed, sealed and delivered in the presence of:

Charlene R. Spangler
Name: Charlene R. Spangler

Cheryl W. Dixon
Name: Cheryl W. Dixon

GRANTORS:

THE VIERA COMPANY,
a Florida corporation

By: Todd J. Pokrywa
Name: Todd J. Pokrywa
Title: President



(CORPORATE SEAL)

Charlene R. Spangler
Name: Charlene R. Spangler

Cheryl W. Dixon
Name: Cheryl W. Dixon

A. DUDA & SONS, INC.,
a Florida corporation

By: Todd J. Pokrywa
Name: Todd J. Pokrywa
Title: Corporate Vice President, Real Estate

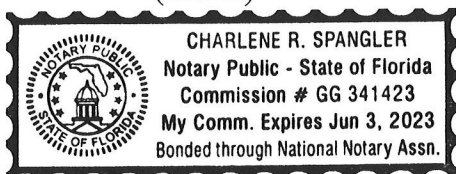


(CORPORATE SEAL)

STATE OF FLORIDA }
 }
COUNTY OF BREVARD }

The foregoing instrument was acknowledged before me ☒ by personal appearance or _____ online notarization this 15th day of April 2021, by Todd J. Pokrywa, as President of The Viera Company, a Florida corporation and as Corporate Vice President, Real Estate of A. Duda & Sons, Inc., a Florida corporation, on behalf of the corporations. He is personally known to me and did not take an oath.

(SEAL)



Charlene R. Spangler
Print Name: Charlene R. Spangler
Notary Public, State of Florida
Commission No.: GG 341423
Expires: 6/3/2023

(SIGNATURES CONTINUE ON THE FOLLOWING PAGES.)

Signed, sealed and delivered in the presence of:

Charlene R. Spangler
Name: Charlene R. Spangler

Cheryl W. Dixon
Name: Cheryl W. Dixon

GRANTORS:

CENTRAL VIERA COMMUNITY
ASSOCIATION, INC.,
a Florida corporation not-for-profit

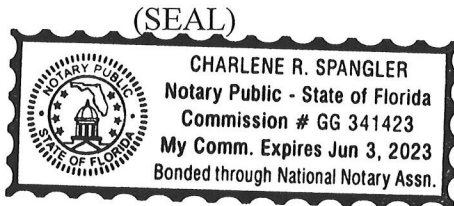
By: Eva M. Rey
Name: Eva M. Rey
Title: President

(CORPORATE SEAL)



STATE OF FLORIDA }
 }
COUNTY OF BREVARD }

The foregoing instrument was acknowledged before me ✓ by personal appearance or
_____ online notarization this 15th day of April 2021, by Eva M. Rey, as
President of Central Viera Community Association, Inc., a Florida corporation not-for-profit, on
behalf of the corporation. She is personally known to me and did not take an oath.



Charlene R. Spangler
Print Name: Charlene R. Spangler
Notary Public, State of Florida
Commission No.: GG 341423
Expires: 6/3/2023

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE.)

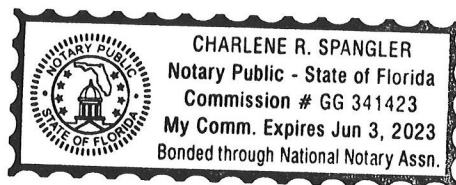
Signed, sealed and delivered
in the presence of:

Charlene R. Spangler
Signature:
Print Name: Charlene R. Spangler

Cheryl W. Dixon
Signature:
Print Name: Cheryl W. Dixon

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by ☒ physical presence or
online notarization this 15th day of April 2021 by TODD J.
POKRYWA as CHAIRMAN of Viera Stewardship District, a special purpose unit of local
government established pursuant to Chapter 2006-360, Laws of Florida, as amended, and
Chapter 189, Florida Statutes, on behalf of the District. He is personally known to me and did
not take an oath.



GRANTORS:

VIERA STEWARDSHIP DISTRICT
a special purpose unit of local government
established pursuant to Chapter 2006-360,
Laws of Florida, as amended, and Chapter
189, Florida Statutes

By: [Signature]
Its: Chairman
Print Name: Todd J. Pokrywa

Charlene R. Spangler
Print Name: Charlene R. Spangler
Notary Public
Commission No.: GG341423
My Commission Expires: 6/3/2023

Exhibit "A"

Description of the Easement Area

LEGAL DESCRIPTION PARCEL 700

EXHIBIT "A"

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8, 26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND 26-36-21-00-500

SHEET 1 OF 12

NOT VALID WITHOUT SHEETS 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11

THIS IS NOT A SURVEY

PURPOSE: SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: PARCEL 700, SANITARY SEWER EASEMENT
(PREPARED BY SURVEYOR)

A 20.00 FOOT WIDE STRIP OF LAND IN SECTIONS 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF WICKHAM ROAD, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO THE PLAT OF TRASONA AT ADDISON VILLAGE - PHASE 4 (WICKHAM ROAD AND PINEDA BOULEVARD) AS RECORDED IN ROAD PLAT BOOK 3, PAGE 88, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S89°08'33"W, A DISTANCE OF 573.29 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2951, PAGE 1574, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°25'32"E ALONG SAID EAST LINE, A DISTANCE OF 484.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE N89°34'28"E, A DISTANCE OF 95.00 FEET TO A POINT 15.00 FEET WEST OF (AS MEASURED PERPENDICULARLY) THE WEST LINE OF THAT CERTAIN 30.00 FOOT WIDE UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 509, PAGE 815, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND END OF THIS CENTERLINE. (SAID POINT ALSO BEING KNOWN AS REFERENCE POINT ONE).

TOGETHER WITH A 30.00 FOOT WIDE STRIP OF LAND IN SECTIONS 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT ONE AND RUN S00°25'32"E PARALLEL TO AND 15.00 FEET WEST OF THE WEST LINE OF THE AFOREMENTIONED 30.00 FOOT WIDE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 509, PAGE 815, A DISTANCE OF 2145.28 FEET TO REFERENCE POINT TWO AND THE END OF THIS CENTERLINE.

ALSO TOGETHER WITH A 20.00 FOOT WIDE STRIP OF LAND IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT TWO AND RUN N89°34'28"E, A DISTANCE OF 64.87 FEET; THENCE S82°52'00"E, A DISTANCE OF 48.78 FEET TO A POINT 20 FEET WEST OF (AS MEASURED PERPENDICULARLY) THE WEST RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO THE PLAT OF TRASONA AT ADDISON VILLAGE - PHASE 9, AS RECORDED IN PLAT BOOK 66, PAGE 74, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, PARALLEL TO AND 20.00 FEET WEST OF (AS MEASURED PERPENDICULARLY) SAID RIGHT-OF-WAY OF PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 1580.00 FEET, A CENTRAL ANGLE OF 23°43'14", A CHORD BEARING OF S04°43'37"E AND A CHORD LENGTH OF 649.46 FEET), A DISTANCE OF 654.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, CONTINUING PARALLEL TO AND 20.00 FEET WEST OF SAID RIGHT-OF-WAY OF PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2420.00 FEET, A CENTRAL ANGLE OF 11°38'36", A CHORD BEARING OF S10°45'56"E AND A CHORD LENGTH OF 490.93 FEET), A DISTANCE OF 491.77 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N85°03'22"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 20.00 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF PINEDA BOULEVARD; THENCE S85°03'22"W, A DISTANCE OF 20.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 2420.00 FEET, A CENTRAL ANGLE OF 4°40'06", A CHORD BEARING OF S02°36'35"E AND A CHORD LENGTH OF 197.13 FEET), A DISTANCE OF 197.18 FEET TO THE END OF SAID CURVE; THENCE S00°16'32"E, A DISTANCE OF 1143.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1455.00 FEET, A CENTRAL ANGLE OF 49°41'42", A CHORD BEARING OF S25°07'23"E AND A CHORD LENGTH OF 1222.79 FEET), A DISTANCE OF 1261.98 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2765.00 FEET, A CENTRAL ANGLE OF 36°19'59", A CHORD BEARING OF S68°08'13"E AND A CHORD LENGTH OF 1724.14 FEET), A DISTANCE OF 1753.37 FEET TO THE END OF SAID CURVE; THENCE S86°18'12"E, A DISTANCE OF 1385.53 FEET; (DESCRIPTION CONTINUES ON SHEET 2)



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C0000016C70B79A9D000
08416, cn=Leslie E Howard
Date: 2021.04.15 09:34:12 -04'00'

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LESLIE E. HOWARD, PSM NO. 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, FLORIDA 32901 LB No. 4905

| | | | | | |
|-----------------------|--------------------------|----------------------|---------|-------------|--|
| DRAWN BY: HAK/LEH/WFV | CHECKED BY: LEH | PROJECT NO. 11531.01 | | | SECTIONS 17, 18, 20, 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST |
| | | REVISIONS | DATE | DESCRIPTION | |
| DATE: 12/16/20 | DRAWING: 1153101_100_001 | | 4/15/21 | COMMENTS | |
| | | | 4/05/21 | COMMENTS | |

LEGAL DESCRIPTION PARCEL 700

EXHIBIT "A"

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8,
26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND
26-36-21-00-500

PURPOSE: SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: PARCEL 700, SANITARY SEWER EASEMENT
(PREPARED BY SURVEYOR)

SHEET 2 OF 12

NOT VALID WITHOUT SHEETS 1, 3,
4, 5, 6, 7, 8, 9, 10 AND 11

THIS IS NOT A SURVEY

THENCE N03°41'48"E, A DISTANCE OF 140.00 FEET; THENCE S03°41'48"W, A DISTANCE OF 140.00 FEET; THENCE S86°18'12"E, A DISTANCE OF 720.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 15°04'44", A CHORD BEARING OF S78°45'50"E AND A CHORD LENGTH OF 507.78 FEET), A DISTANCE OF 509.25 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S22°02'02"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 66.73 FEET; THENCE S67°02'02"E, A DISTANCE OF 188.42 FEET; THENCE N67°57'58"E, A DISTANCE OF 66.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 20°42'36", A CHORD BEARING OF S52°29'19"E AND A CHORD LENGTH OF 695.62 FEET) A DISTANCE OF 699.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 12140.00 FEET, A CENTRAL ANGLE OF 1°40'50", A CHORD BEARING OF S42°58'26"E AND A CHORD LENGTH OF 356.10 FEET), A DISTANCE OF 356.11 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N46°05'02"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 127.25 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 NORTHEAST AND HAVING A RADIUS OF 12012.75 FEET, A CENTRAL ANGLE OF 0°40'50", A CHORD BEARING OF S44°09'12"E AND A CHORD LENGTH OF 142.69 FEET), A DISTANCE OF 142.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2122.25 FEET, A CENTRAL ANGLE OF 27°16'53", A CHORD BEARING OF S30°51'11"E AND A CHORD LENGTH OF 1000.99 FEET), A DISTANCE OF 1010.51 FEET TO THE END OF SAID CURVE; THENCE S17°12'45"E, A DISTANCE OF 802.54 FEET TO REFERENCE POINT THREE AND THE END OF THIS CENTERLINE;

ALSO TOGETHER WITH A 22.75 FOOT WIDE STRIP OF LAND IN SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, LYING 11.375 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT THREE AND RUN N72°47'15"E, A DISTANCE OF 1.37 FEET TO A POINT 11.375 FEET WEST OF THE WESTERLY LINE OF BRIDGEWATER NORTH AT VIERA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE S17°12'45"E, PARALLEL TO AND 11.375 FEET WEST OF (AS MEASURED PERPENDICULARLY) SAID WESTERLY LINE OF BRIDGEWATER NORTH AT VIERA, AND THE WESTERLY LINE OF BRIDGEWATER CENTRAL AT VIERA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 81, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, A DISTANCE OF 155.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, PARALLEL TO AND 11.375 FEET WEST OF SAID WESTERLY LINE OF BRIDGEWATER CENTRAL, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 2077.63 FEET, A CENTRAL ANGLE OF 32°12'11", A CHORD BEARING OF S01°06'39"E AND A CHORD LENGTH OF 1152.42 FEET), A DISTANCE OF 1167.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1835.37 FEET, A CENTRAL ANGLE OF 72°25'08", A CHORD BEARING OF S21°13'07"E AND A CHORD LENGTH OF 2168.45 FEET), A DISTANCE OF 2319.82 FEET TO REFERENCE POINT FOUR; THENCE CONTINUE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1835.37 FEET, A CENTRAL ANGLE OF 23°47'55", A CHORD BEARING OF S69°19'39"E AND A CHORD LENGTH OF 756.88 FEET), A DISTANCE OF 762.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4852.62 FEET, A CENTRAL ANGLE OF 8°02'44", A CHORD BEARING OF S77°12'14"E AND A CHORD LENGTH OF 680.86 FEET), A DISTANCE OF 681.42 FEET TO A POINT ON THE WESTERLY LINE OF PINEDA BOULEVARD, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS PER THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1, RECORDED IN PLAT BOOK 68, PAGE 44, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE END OF THIS CENTERLINE;

ALSO TOGETHER WITH A 20.00 FOOT WIDE STRIP OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT FOUR AND RUN S32°36'10"W, A DISTANCE OF 138.60 FEET TO THE END OF THIS CENTERLINE. CONTAINING 9.68 TOTAL ACRES, MORE OR LESS.

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BLVD., SUITE 4
MELBOURNE, FLORIDA 32901

SCALE:
1 INCH = 100 FEET
PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

LEGAL DESCRIPTION PARCEL 700

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8,
26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND
26-36-21-00-500

PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 3 OF 12

NOT VALID WITHOUT SHEETS 1, 2,
4, 5, 6, 7, 8, 9, 10 AND 11

THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF S89°08'33"W ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WICKHAM ROAD, A 150 FOOT PUBLIC RIGHT-OF-WAY, TRASONA AT ADDISON VILLAGE - PHASE 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 88, 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.: 8843979, CUSTOMER REFERENCE NUMBER: 11531.01. ONLY THOSE PLOTTABLE EASEMENTS ENCUMBERING THE LANDS DESCRIBED HEREON, WHICH WERE FOUND IN SAID REPORT, ARE SHOWN AND/OR NOTED HEREON.
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 MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BLVD., SUITE 4
MELBOURNE, FLORIDA 32901

SCALE:
1 INCH = 100 FEET
PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 700

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8,
26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND
26-36-21-00-500

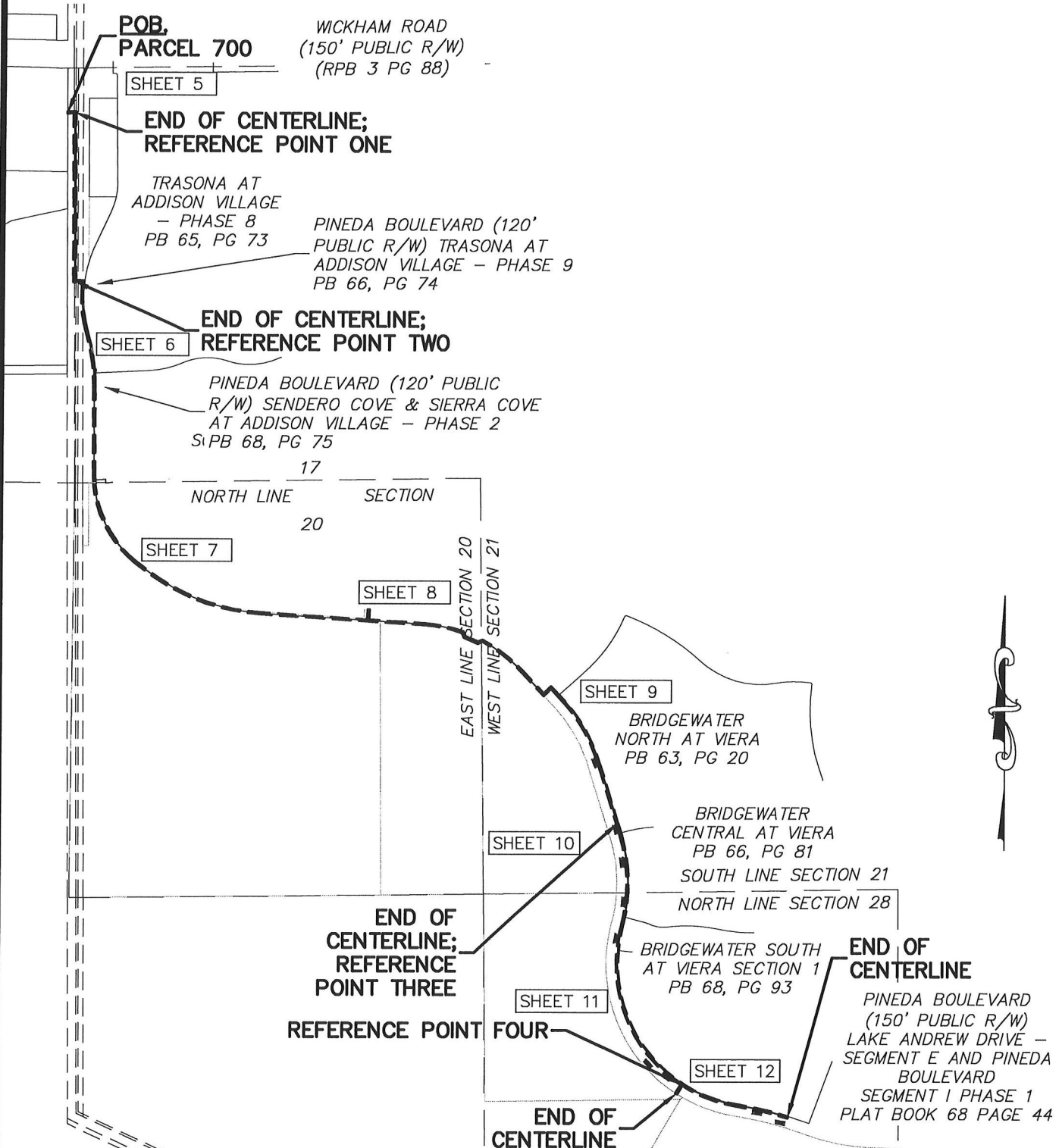
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 4 OF 12

NOT VALID WITHOUT SHEETS 1, 2,
3, 5, 6, 7, 8, 9, 10 AND 11

THIS IS NOT A SURVEY



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BLVD., SUITE 4
MELBOURNE, FLORIDA 32901

SCALE:
NOT TO SCALE
PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

SKETCH OF DESCRIPTION

EXHIBIT "A"

SHEET 5 OF 12

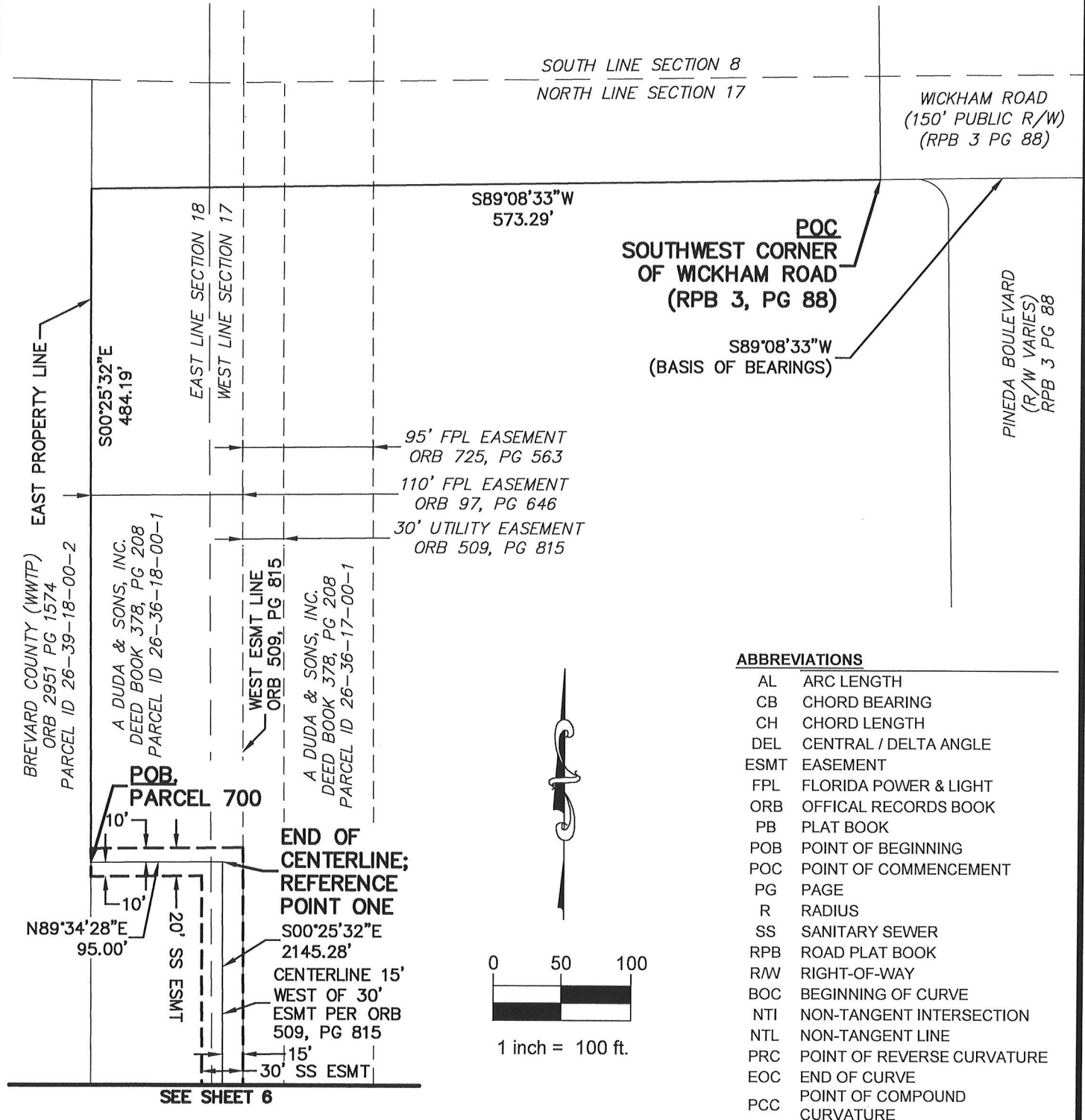
NOT VALID WITHOUT SHEETS 1, 2,
3, 5, 6, 7, 8, 9, 10 AND 11

THIS IS NOT A SURVEY

PARCEL 700

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8,
26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND
26-36-21-00-500

PURPOSE: SANITARY SEWER EASEMENT



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BLVD., SUITE 4
MELBOURNE, FLORIDA 32901

SCALE:
1 INCH = 100 FEET
PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 700

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8, 26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND 26-36-21-00-500

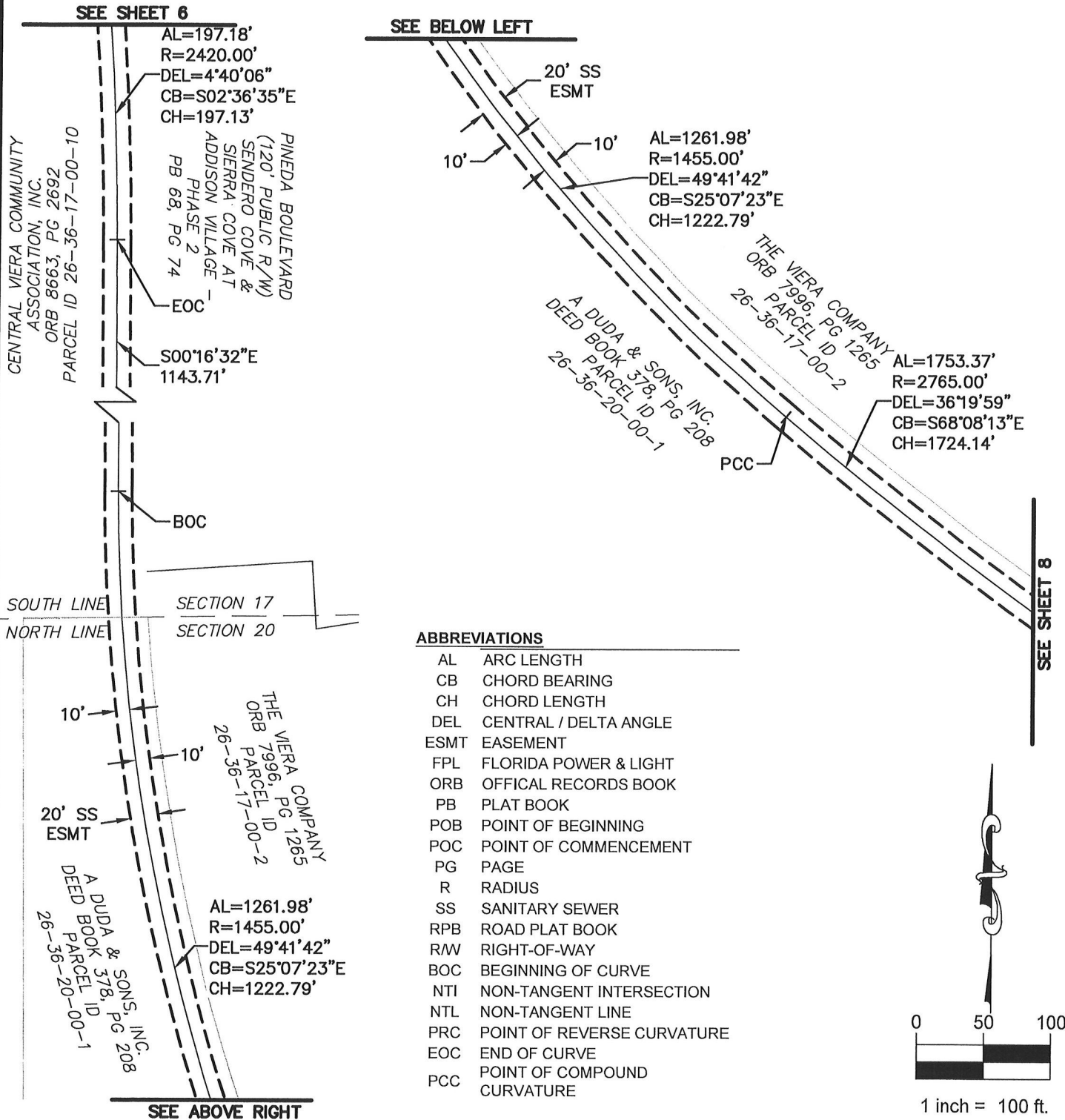
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 7 OF 12

NOT VALID WITHOUT SHEETS 1, 2, 3, 4, 5, 7, 8, 9, 10 AND 11

THIS IS NOT A SURVEY



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BLVD., SUITE 4
MELBOURNE, FLORIDA 32901

SCALE:
1 INCH = 100 FEET

PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

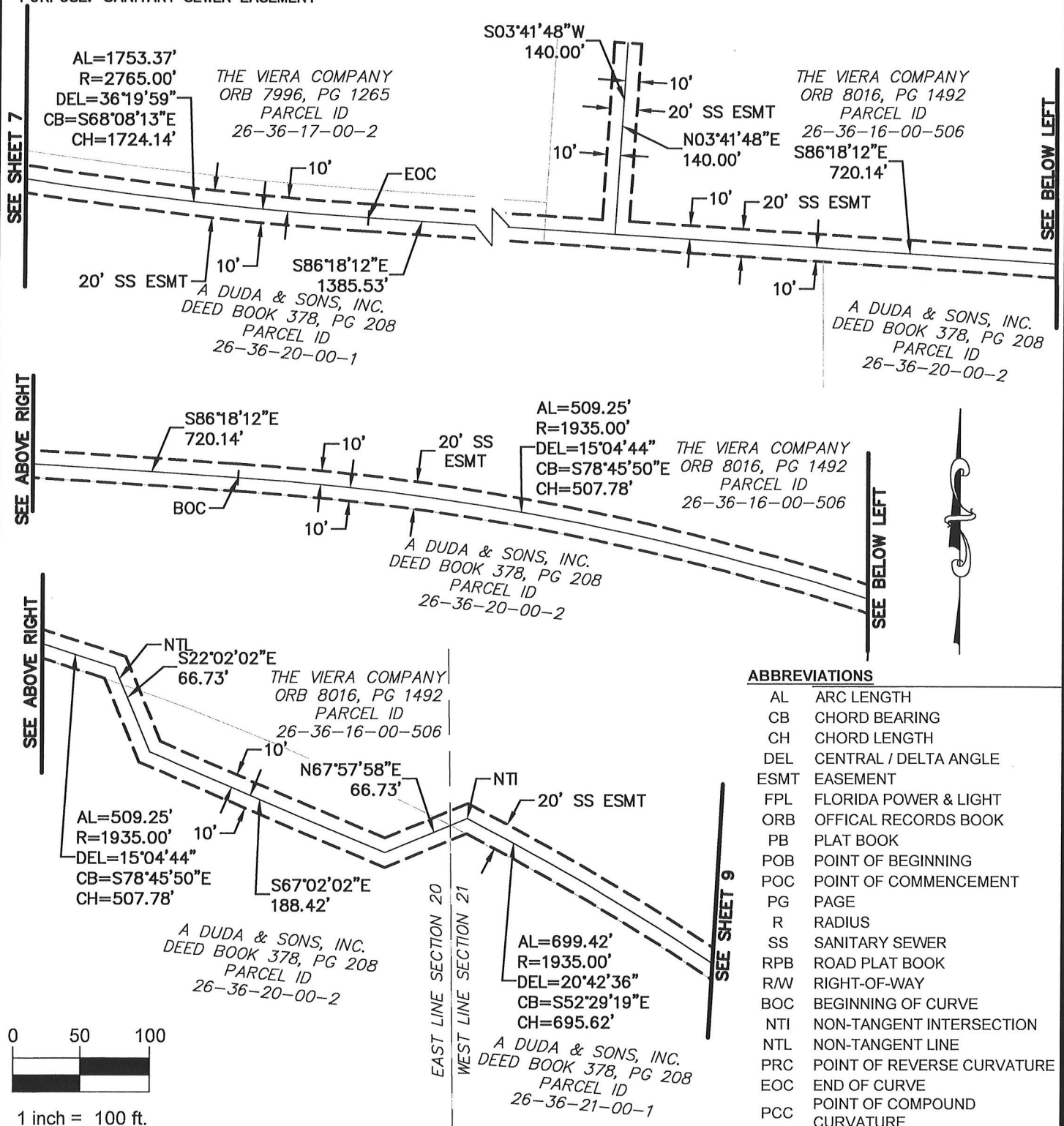
PARCEL 700

PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 8 OF 12

NOT VALID WITHOUT SHEETS 1, 2,
3, 4, 5, 6, 8, 9, 10 AND 11
THIS IS NOT A SURVEY



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SCALE:
1 INCH = 100 FEET

PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

SKETCH OF DESCRIPTION

EXHIBIT "A"

PARCEL 700

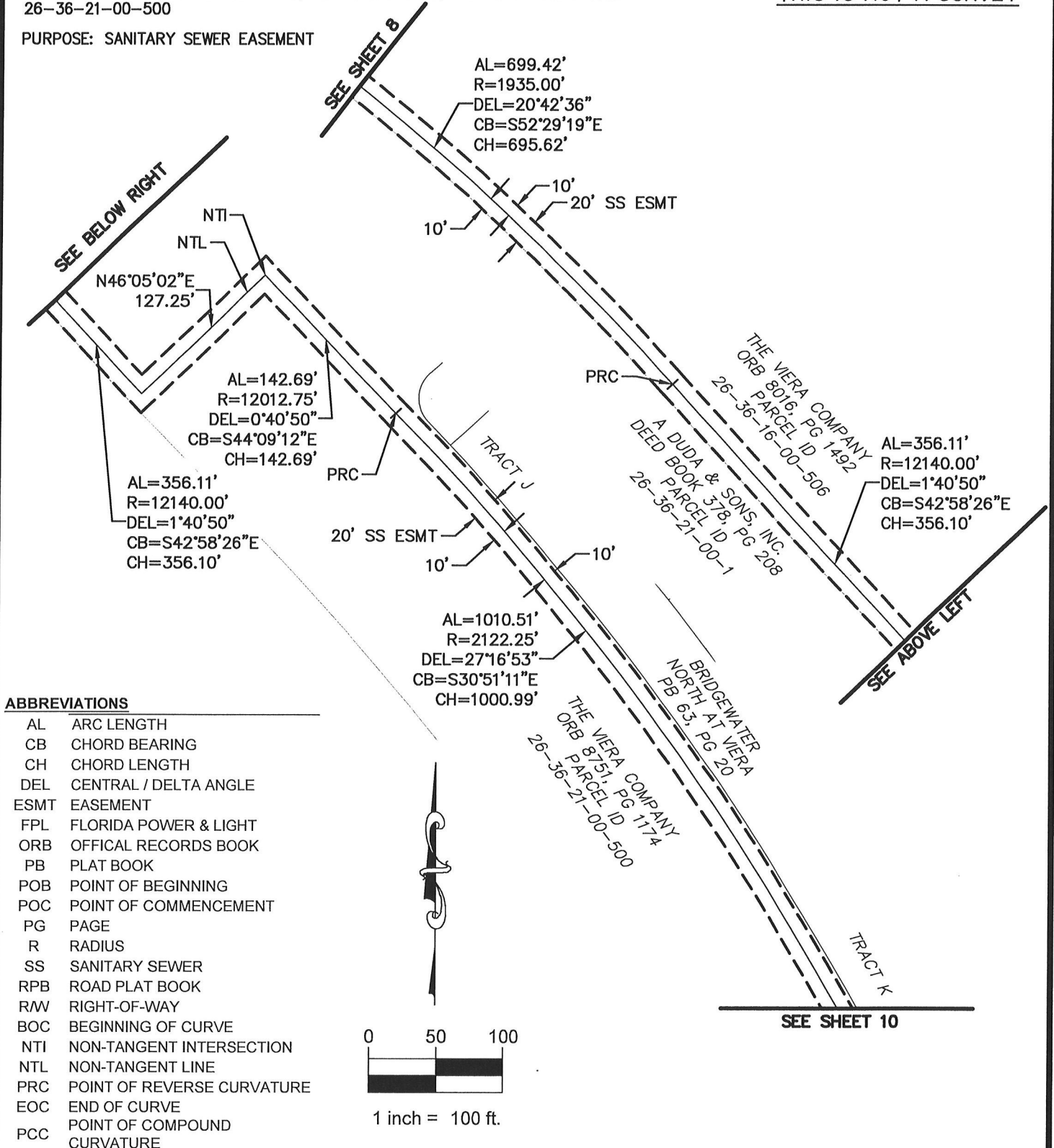
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PURPOSE: SANITARY SEWER EASEMENT

SHEET 9 OF 12

NOT VALID WITHOUT SHEETS 1, 2, 3, 4, 5, 6, 7, 9, 10 AND 11

THIS IS NOT A SURVEY



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312 SOUTH HARBOR CITY BLVD., SUITE 4
MELBOURNE, FLORIDA 32901

SCALE:
1 INCH = 100 FEET

PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 700

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8, 26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND 26-36-21-00-500

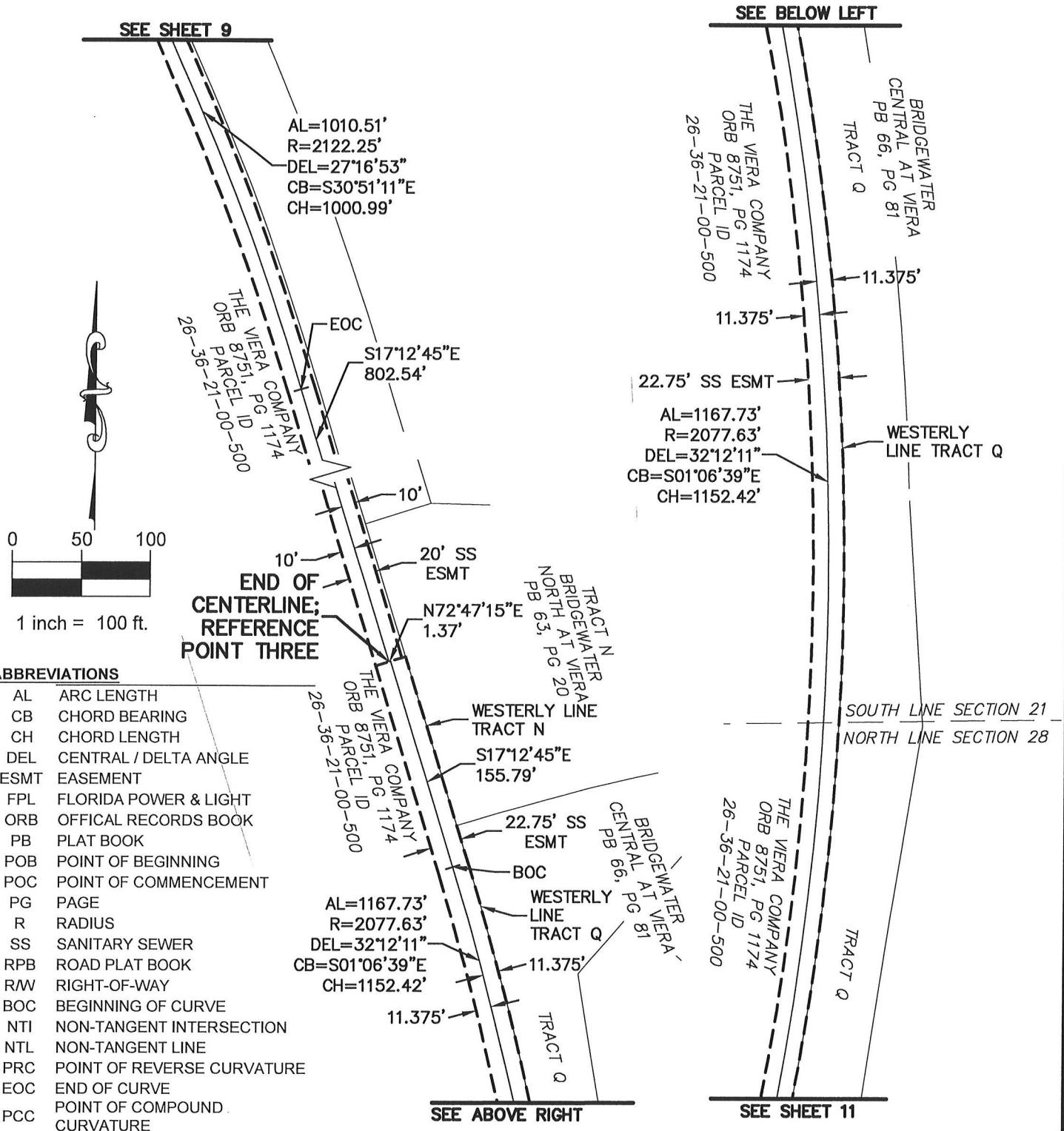
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 10 OF 12

NOT VALID WITHOUT SHEETS 1, 2, 3, 4, 5, 6, 7, 8, 10 AND 11

THIS IS NOT A SURVEY



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312 SOUTH HARBOR CITY BLVD., SUITE 4
MELBOURNE, FLORIDA 32901

SCALE:
1 INCH = 100 FEET
PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 700

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8, 26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND 26-36-21-00-500

PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

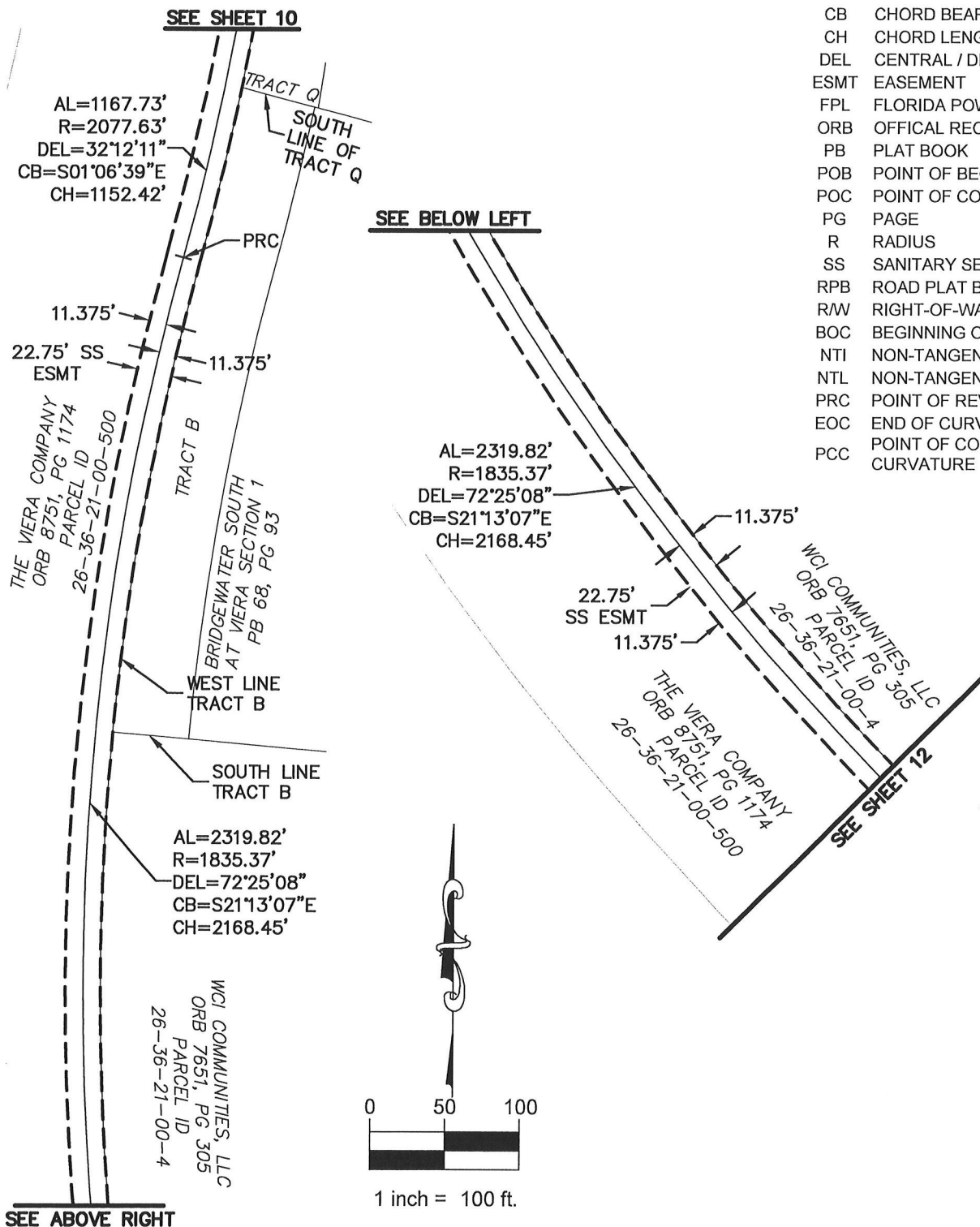
SHEET II OF 12

NOT VALID WITHOUT SHEETS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 11

THIS IS NOT A SURVEY

ABBREVIATIONS

| | |
|------|-----------------------------|
| AL | ARC LENGTH |
| CB | CHORD BEARING |
| CH | CHORD LENGTH |
| DEL | CENTRAL / DELTA ANGLE |
| ESMT | EASEMENT |
| FPL | FLORIDA POWER & LIGHT |
| ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PG | PAGE |
| R | RADIUS |
| SS | SANITARY SEWER |
| RPB | ROAD PLAT BOOK |
| R/W | RIGHT-OF-WAY |
| BOC | BEGINNING OF CURVE |
| NTI | NON-TANGENT INTERSECTION |
| NTL | NON-TANGENT LINE |
| PRC | POINT OF REVERSE CURVATURE |
| EOC | END OF CURVE |
| PCC | POINT OF COMPOUND CURVATURE |



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SCALE:
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PROJECT NO.:
11531.01

SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 700

PARENT PARCEL ID#: 26-36-16-00-506, 26-36-17-00-1, 26-36-17-00-8, 26-36-17-00-10, 26-36-18-00-1, 26-36-20-00-1, 26-36-20-00-2 AND 26-36-21-00-500

PURPOSE: SANITARY SEWER EASEMENT

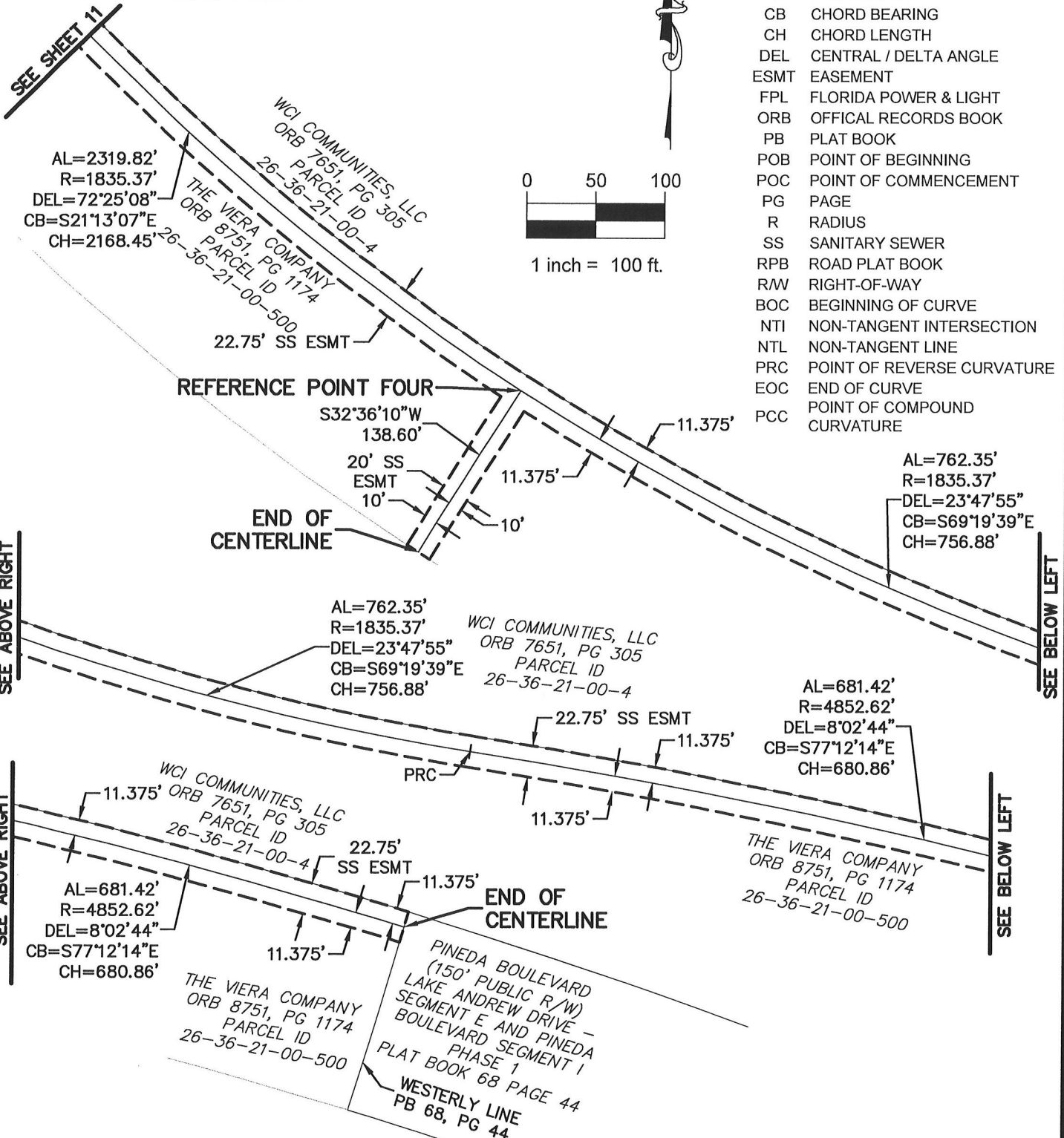


EXHIBIT "A"

SHEET 12 OF 12

NOT VALID WITHOUT SHEETS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10

THIS IS NOT A SURVEY

ABBREVIATIONS

| | |
|------|-----------------------------|
| AL | ARC LENGTH |
| CB | CHORD BEARING |
| CH | CHORD LENGTH |
| DEL | CENTRAL / DELTA ANGLE |
| ESMT | EASEMENT |
| FPL | FLORIDA POWER & LIGHT |
| ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PG | PAGE |
| R | RADIUS |
| SS | SANITARY SEWER |
| RPB | ROAD PLAT BOOK |
| R/W | RIGHT-OF-WAY |
| BOC | BEGINNING OF CURVE |
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SECTIONS 17, 18, 20, 21
AND 28, TOWNSHIP 26
SOUTH, RANGE 36 EAST