

Prepared by and return to: Lucy Hamelers
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 26-36-01-75-B

LIFT STATION AND FORCE MAIN EASEMENT

THIS INDENTURE, made this 27th day of Feb, 2021, between Indian River Isles Property Owners' Association, Inc., a Florida not for profit corporation, whose address is 6310 Anchor Lane, Rockledge, Florida 32955, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

WITNESSETH that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of operating, constructing, reconstructing, reconfiguring, and maintaining a sanitary sewer line and/or lift station and associated facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 01, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

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

TO HAVE AND TO HOLD said easement unto Brevard County, a political subdivision of the State of Florida, and to its successors and/or assigns. The first party does covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party has caused this easement to be executed, the day and year first above written,

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Anthony P Gubler
Print Name

[Signature]
Witness

Lucy Hamelers
Print Name

Indian River Isles Property Owners'
Association, Inc., a Florida not for
profit corporation

BY: [Signature]
Janet Nickloy, President

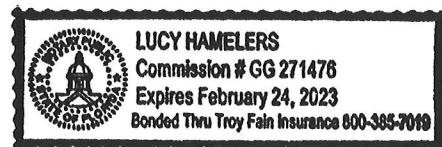
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 27th day of February, 2021, by Janet Nickloy, as President of Indian River Isles Property Owners' Association, Inc., a Florida not for profit corporation. Is personally known or produced _____ as identification.

[Signature]

Notary Signature
SEAL

Board Meeting Date: 07/06/2021
Agenda Item # _____



LEGAL DESCRIPTION

PARCEL 805

PARENT PARCEL ID#: 26-36-01-75-B

PURPOSE: LIFT STATION & FORCE MAIN EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

SEE SURVEYOR'S NOTE #1

LEGAL DESCRIPTION: PARCEL 805, LIFT STATION & FORCE MAIN EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF TRACT B, INDIAN RIVER ISLES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 46 AND LYING WITHIN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT B; THENCE NORTH 89° 28' 35" EAST ALONG THE NORTH LINE OF SAID TRACT B FOR A DISTANCE OF 321.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00° 31' 25" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ANCHOR LANE, A 50.00 FOOT PUBLIC RIGHT OF WAY ESTABLISHED PER SAID PLAT BOOK 26, PAGE 46; THENCE SOUTH 89° 28' 35" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 232.31 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 05° 48' 08"; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 12.66 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN SOUTH 89° 59' 27" WEST FOR A DISTANCE OF 8.85 FEET; THENCE SOUTH 86° 42' 21" WEST FOR A DISTANCE OF 58.47 FEET TO A POINT ON THE WEST LINE OF SAID TRACT B; THENCE NORTH 36° 31' 01" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 16.55 FEET TO THE POINT OF BEGINNING, CONTAINING 3310 SQUARE FEET (0.08 ACRES), MORE OR LESS.

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

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE SPECIFICALLY BASED ON THE NORTH LINE OF TRACT B, INDIAN RIVER ISLES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 46 AS BEING NORTH 89° 28' 35" 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 20-1390-D, TAX IDENTIFICATION NUMBER 2600148, EFFECTIVE DATE 8/12/2020. PER SAID TITLE REPORT, THE FOLLOWING EASEMENTS WERE LISTED THEREIN:
 - I. DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4200, PAGE 3704. THIS EASEMENT OCCUPIES ALL OF SAID TRACT 'B' AND AFFECTS ALL OF PARCEL 805.

ABBREVIATIONS:

AKA = ALSO KNOWN AS
B.O.B. = BASIS OF BEARING
BRG = BEARING
DE = DRAINAGE EASEMENT
L = LENGTH
GOVT = GOVERNMENT
HWY = HIGHWAY
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK

PC = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RANGE OR RADIUS
R/W = RIGHT OF WAY
SECT = SECTION
SQ FT = SQUARE FEET
T = TOWNSHIP
TP = TAX PARCEL



PREPARED FOR:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

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

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: R HENNING	CHECKED BY: M SWEENEY	PROJECT NO. 20-02-044	SECTION 01
DATE: 1/21/2021	SHEET: 1 OF 2	REVISIONS	TOWNSHIP 26 SOUTH
		DATE	RANGE 36 EAST
		DESCRIPTION	

SKETCH OF DESCRIPTION

PARCEL 805

PARENT PARCEL ID#: 26-36-01-75-B

PURPOSE: LIFT STATION & FORCE MAIN EASEMENT



EXHIBIT "A"

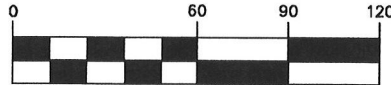
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

SEE SURVEYOR'S NOTE #1

GRAPHIC SCALE



(IN FEET)

1 inch = 60 feet

TP: 26-36-01-00-757
ORB 6961, PG 428

PARCEL 805
LIFT STATION & FORCE MAIN EASEMENT
3310 SQUARE FEET (0.08 ACRES±)

P.O.B.
PARCEL 805
NW CORNER TRACT B
PER PB 26, PG 46

10.00' DRAINAGE
EASEMENT PER ORB
4200, PG 3704
(SEE SURVEY NOTES)

TP: 26-36-01-00-760
ORB 6336, PG 1138

50.00' WIDE
INGRESS/EGRESS
EASEMENT PER ORB
6566, PG 782

N LINE PB 25, PG 89, LOT 26
N LINE GOVT LOT 4

W LINE TRACT B

N LINE PB 26, PG 46
N LINE OF TRACT B

N36°31'01"W
16.55'

N89°28'35"E
321.92'

(B.O.B.)

10.00'

N R/W LINE

R=125.00'

L=12.66'

DELTA=05°48'08"

S89°59'27"W

8.85'

S86°42'21"W

58.47'

S0°31'25"E

10.00'

INDIAN RIVER ISLES
PLAT BOOK 26, PAGE 46
TP: 26-36-01-75-B
ORB 2567, PG 2243
TRACT B

INDIAN RIVER ISLES
1ST ADDITION
PB 25, PG 89
TP:
26-36-01-LV-*-26
ORB 8762, PG 788
LOT 26

10.00' PUBLIC UTILITY & DRAINAGE
EASEMENT PER PB 25, PG 89

30.00' DRAINAGE EASEMENT
PER PB 25, PG 89

ANCHOR LANE
50.00' R/W PER
PB 26, PG 46



= PARCEL 805



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SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRANK JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:

1" = 60'

PROJECT NO.:

20-02-044

SECTION 01

TOWNSHIP 26 SOUTH

RANGE 36 EAST

LOCATION MAP

Section 01, Township 26 South, Range 36 East - District 4

PROPERTY LOCATION: East of US 1, north of Anchor Lane and south of Frumenty Place in Rockledge.

OWNERS NAME: Indian River Isles Property Owners' Association, Inc.

