

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: 26-36-12-02-B

LIFT STATION AND FORCE MAIN EASEMENT

THIS INDENTURE, made this 29th day of April, 2021, between Second Indian River Isles Property Owner's Association, Inc., a Florida not for profit corporation, whose address is 6241 Halyard Court, 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 12, 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.

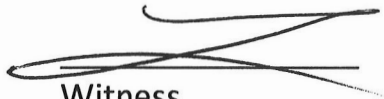
The second party shall install a privacy screen on the existing fence between the tennis courts and the lift station to obstruct the view of the lift station. Maintenance of the privacy screen shall be the responsibility of the first party.

Signatures and Notary on next page)

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.

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

Lisa J. Kreuse

Print Name



Witness

Lucy Hamelers

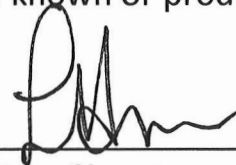
Print Name

Second Indian River Isles Property
Owner's Association, Inc., a Florida
not for profit corporation

BY: 
Robert Marzig, President

STATE OF FLORIDA
COUNTY OF BREVARD

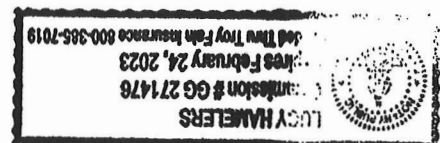
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization on this 29th day of April, 2021, by Robert Marzig, as President of Second Indian River Isles Property Owner's Association, Inc., a Florida not for profit corporation. Is personally known or produced driver's license as identification.



Notary Signature

SEAL

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



LEGAL DESCRIPTION

PARCEL 806

PARENT PARCEL ID#: 26-36-12-02-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 806, LIFT STATION & FORCE MAIN EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF TRACT "B" INDIAN RIVER ISLES, THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 14 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND LYING WITHIN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE SOUTH 78° 51' 15" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF HELMSMAN PLACE AS ESTABLISHED BY THE PLAT OF INDIAN RIVER ISLES SECOND ADDITION AS RECORDED IN PLAT BOOK 30, PAGE 17 FOR A DISTANCE OF 33.37 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00° 35' 30" WEST FOR A DISTANCE OF 10.21 FEET, TO A POINT ON THE NORTH LINE OF A 10-FOOT WIDE DRAINAGE AND UTILITY EASEMENT AS ESTABLISHED BY SAID PLAT BOOK 31, PAGE 14, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE NORTH 00° 35' 30" WEST FOR A DISTANCE OF 5.94 FEET; THENCE NORTH 89° 24' 30" EAST FOR A DISTANCE OF 35.05 FEET; THENCE SOUTH 00° 35' 30"E FOR A DISTANCE OF 2.51 FEET; THENCE NORTH 88°54'46" EAST FOR A DISTANCE OF 99.70 FEET TO A POINT ON THE NORTH LINE OF SAID THE AFOREMENTIONED 10-FOOT WIDE DRAINAGE AND UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET, AN INCLUDED ANGLE OF 58° 33' 47" AND WHOSE LONG CHORD BEARS SOUTH 59° 56' 23" WEST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH EASEMENT LINE FOR A DISTANCE OF 15.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89° 13' 17" WEST ALONG SAID NORTH EASEMENT LINE FOR A DISTANCE OF 106.23 FEET; THENCE NORTH 78° 51' 15" WEST ALONG SAID NORTH EASEMENT LINE FOR A DISTANCE OF 16.08 FEET, TO THE POINT OF BEGINNING, CONTAINING 958.46 SQUARE FEET (0.022 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 NORTHERLY RIGHT OF WAY LINE OF HELMSMAN PLACE AS BEING SOUTH 78° 51' 15" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:

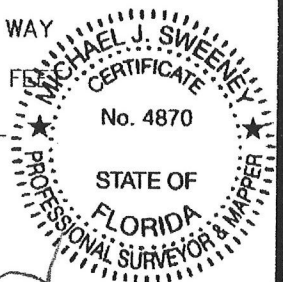
A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 20-1390-E, TAX IDENTIFICATION NUMBER 2601773, EFFECTIVE DATE 8/12/2020. PER SAID REPORT, NO EASEMENTS AFFECTING OR ABUTTING PARCEL 806, EXCEPT THOSE ESTABLISHED BY PLAT BOOK 31, PAGE 14 AS SHOWN HEREIN, WERE DECLARED WITHIN SAID TITLE REPORT.

ABBREVIATIONS:

AKA = ALSO KNOWN AS
BRG = BEARING
BOB = BASIS OF BEARINGS
COR = CORNER
D&UE = DRAINAGE & UTILITY EASEMENT
ESMT = EASEMENT
L= LENGTH

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: G. CROOK

CHECKED BY: M SWEENEY

PROJECT NO. 20-02-044

REVISIONS

DATE

DESCRIPTION

SECTION 12

TOWNSHIP 26 SOUTH

RANGE 36 EAST

DATE: 12/30/2020

SHEET: 1 OF 2

PARCEL 806

PURPOSE: LIFT STATION & FORCEMAIN EASEMENT

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

SEE SURVEYOR'S NOTE #1



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" = 50'

PROJECT NO.:
20-02-044

SECTION 12
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 12, Township 26 South, Range 36 East - District 4

PROPERTY LOCATION: East of US 1, north of Helmsman Place on west side of Halyard Court in Rockledge.

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

