

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:26-36-27-00-1 & 26-36-28-00-501

### **SIDEWALK EASEMENT**

**THIS INDENTURE**, made this 24<sup>th</sup> day of May, 2021, between 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, a perpetual easement commencing on the above date for the purposes of reconstructing, reconfiguring, and maintaining sidewalk 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 Sections 27 & 28, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", EXHIBIT "B",  
EXHIBIT "C", EXHIBIT "D" AND EXHIBIT "E"**

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:

Charlene R. Spangler

Witness

Charlene R. Spangler

Print Name

Cheryl W. Dixon

Witness

Cheryl W. Dixon

Print Name

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

BY: [Signature]

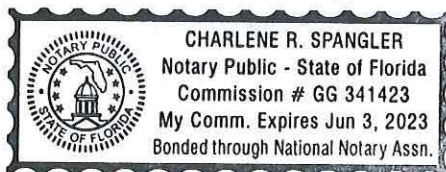
Todd J. Pokrywa, Corporation Vice President  
Real Estate



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 May, 2021, 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

Board Meeting Date: 07/06/2021

Agenda Item #

# LEGAL DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #800  
(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 378, PAGE 208, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PINEDA CAUSEWAY, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN S75°29'01"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY A DISTANCE OF 808.34 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S14°30'59"E A DISTANCE OF 56.00 FEET; THENCE S75°29'01"W A DISTANCE OF 232.26 FEET; THENCE S89°59'12"W A DISTANCE OF 108.31 FEET; THENCE S79°04'51"W A DISTANCE OF 55.04 FEET; THENCE N67°52'01"W A DISTANCE OF 59.81 FEET TO A NON-TANGENT INTERSECTION WITH CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG THE ARC OF SAID CURVED SOUTH RIGHT-OF-WAY LINE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 0°45'52", A CHORD BEARING OF N81°18'18"E AND A CHORD LENGTH OF 23.42 FEET), A DISTANCE OF 23.42 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S67°52'01"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 36.14 FEET; THENCE N79°04'51"E A DISTANCE OF 52.62 FEET; THENCE N89°59'12"E A DISTANCE OF 107.93 FEET; THENCE N75°29'01"E A DISTANCE OF 169.05 FEET; THENCE N14°30'59"W A DISTANCE OF 44.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N75°29'01"E A DISTANCE OF 61.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES (8,010.9 sq. ft.) 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 S14°30'57"E ON THE EAST LINE OF PINEDA CAUSEWAY, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 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.: 8844035 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 800 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID 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 MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.



Digitally signed by Leslie E Howard  
DN: c=US, o=BSE CONSULTANTS INC.,  
ou=A01410C000016C70879A9D00008416,  
cn=Leslie E Howard  
Date: 2021.03.17 10:30:52 -04'00'

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. 11284			SECTION 27 TOWNSHIP 26 SOUTH RANGE 36 EAST	
		REVISIONS	DATE	DESCRIPTION		
DATE: 10/19/2020	DRAWING: 11284_104_003		03/01/2021	PER COUNTY COMMENTS		
			02/15/2021	PER COUNTY COMMENTS		

# SKETCH OF DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "A"

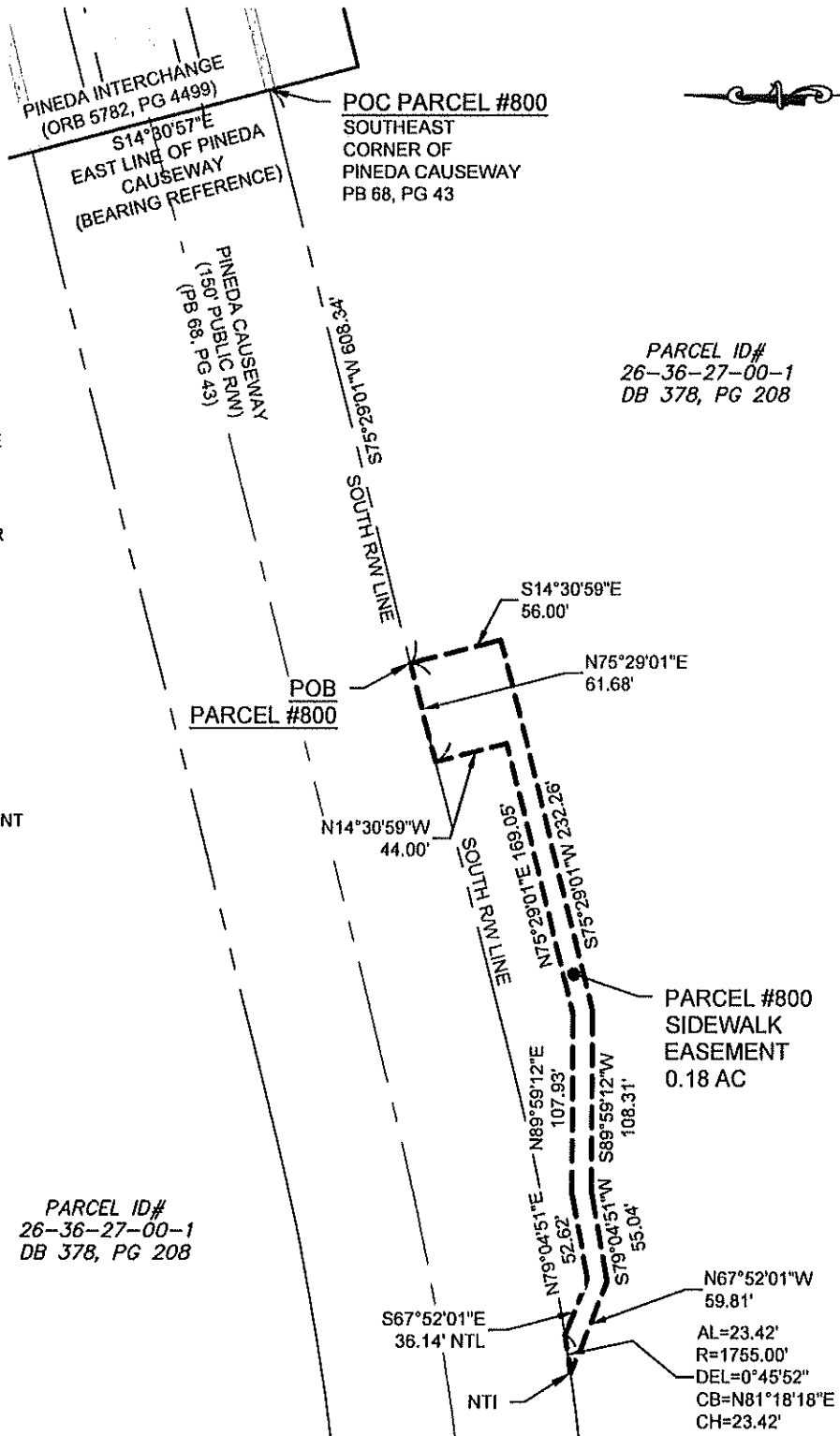
SHEET 2 OF 2

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
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	VERTICAL DATUM 1988
	NATIONAL GEODETIC
	VERTICAL DATUM 1929
NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



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

SCALE:  
1"=100'  
PROJECT NO.:  
11284

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# LEGAL DESCRIPTION

## PARCEL #801

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

### EXHIBIT "B"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

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

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 378, PAGE 208, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PINEDA CAUSEWAY, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN S75°29'01"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY A DISTANCE OF 357.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N14°30'59"W A DISTANCE OF 56.00 FEET; THENCE S75°29'01"W A DISTANCE OF 232.18 FEET; THENCE S61°49'42"W A DISTANCE OF 97.84 FEET; THENCE S79°04'51"W A DISTANCE OF 48.75 FEET; THENCE S46°08'13"W A DISTANCE OF 54.32 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED NORTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG THE ARC OF SAID CURVED NORTH RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1605.00 FEET, A CENTRAL ANGLE OF 0°44'38", A CHORD BEARING OF N81°17'43"E AND A CHORD LENGTH OF 20.84 FEET), A DISTANCE OF 20.84 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N46°08'13"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 33.74 FEET; THENCE N79°04'51"E A DISTANCE OF 47.03 FEET; THENCE N61°49'42"E A DISTANCE OF 98.23 FEET; THENCE N75°29'01"E A DISTANCE OF 169.06 FEET; THENCE S14°30'59"E A DISTANCE OF 44.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N75°29'01"E A DISTANCE OF 61.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES (7,770.8 sq. ft.) 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 S14°30'57"E ON THE EAST LINE OF PINEDA CAUSEWAY, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 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.: 8844084 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 801 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID 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 MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.



Digitally signed by Leslie E Howard  
DN: c=US, o=BSE CONSULTANTS INC.,  
ou=A0141DC0000016C70879A9D00008416,  
cn=Leslie E Howard  
Date: 2021.03.17 10:31:27 -0400

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. 11284

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

DATE: 10/19/2020

DRAWING: 11284\_104\_004

REVISIONS

DATE

DESCRIPTION

02/15/2021

PER COUNTY COMMENTS



# SKETCH OF DESCRIPTION

## PARCEL #801

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "B"

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	VERTICAL DATUM 1988
	NATIONAL GEODETIC
NTI	VERTICAL DATUM 1929
	NON-TANGENT
NTL	INTERSECTION
	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
R	RADIUS
RAW	RIGHT-OF-WAY
TYP	TYPICAL

POC PARCEL #801

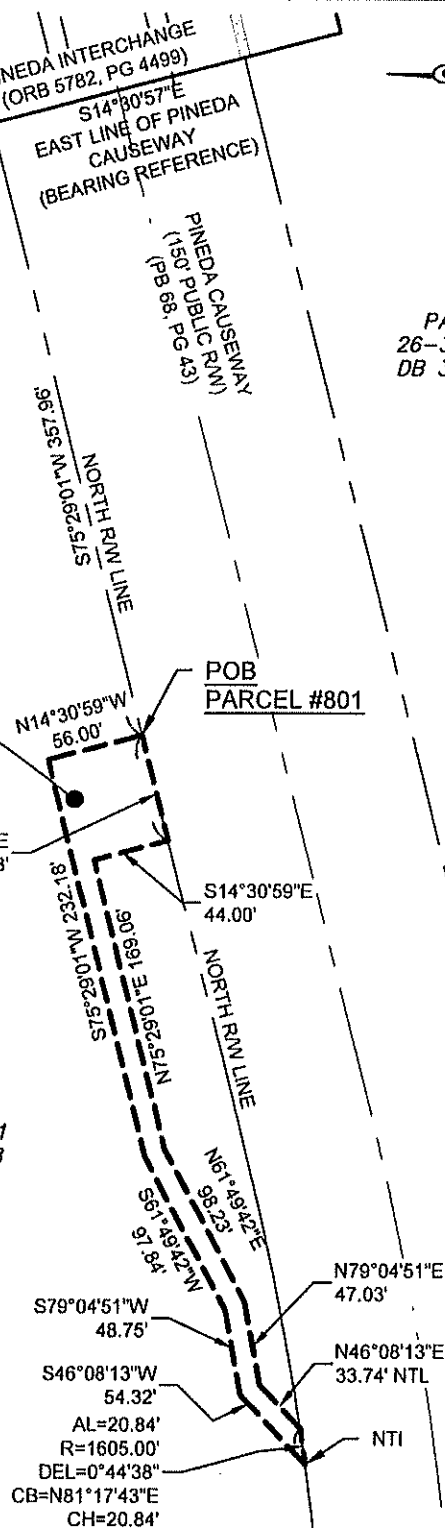
NORTHEAST  
CORNER OF  
PINEDA CAUSEWAY  
PB 68, PG 43

PARCEL ID#  
26-36-27-00-1  
DB 378, PG 208

PARCEL #801  
SIDEWALK  
EASEMENT  
0.18 AC

POB  
PARCEL #801

PARCEL ID#  
26-36-27-00-1  
DB 378, PG 208



PREPARED BY: B.S.E. CONSULTANTS, INC.  
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MELBOURNE, FL 32901 LB No. 4905  
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:  
1"=100'  
PROJECT NO.:  
11284

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# LEGAL DESCRIPTION

## PARCEL #802

PARENT PARCEL ID#: 26-36-27-00-1  
PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "C"

SHEET 1 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

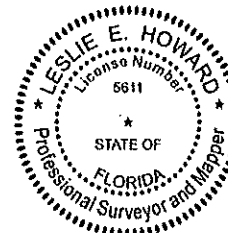
### LEGAL DESCRIPTION: PARCEL #802 (PREPARED BY SURVEYOR)

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COMMENCE AT THE NORTHEAST CORNER OF PINEDA CAUSEWAY, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN S75°29'01"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY, A DISTANCE OF 608.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINEDA CAUSEWAY AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1605.00 FEET, A CENTRAL ANGLE OF 35°36'49", A CHORD BEARING OF N86°42'35"W AND A CHORD LENGTH OF 981.64 FEET), A DISTANCE OF 997.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINEDA CAUSEWAY AND ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4325.00 FEET, A CENTRAL ANGLE OF 9°55'41", A CHORD BEARING OF N73°52'01"W AND A CHORD LENGTH OF 748.48 FEET), A DISTANCE OF 749.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINEDA CAUSEWAY AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4325.00 FEET, A CENTRAL ANGLE OF 2°50'04", A CHORD BEARING OF N80°14'53"W AND A CHORD LENGTH OF 213.94 FEET), A DISTANCE OF 213.96 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 25.00 FEET, A CENTRAL ANGLE OF 51°51'27", A CHORD BEARING OF N55°44'12"W AND A CHORD LENGTH OF 21.86 FEET), A DISTANCE OF 22.63 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 14.00 FEET, A CENTRAL ANGLE OF 35°27'31", A CHORD BEARING OF S64°05'19"E AND A CHORD LENGTH OF 8.53 FEET), A DISTANCE OF 8.66 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 4332.00 FEET, A CENTRAL ANGLE OF 2°17'27", A CHORD BEARING OF S80°40'21"E AND A CHORD LENGTH OF 173.19 FEET), A DISTANCE OF 173.20 FEET TO A POINT OF COMPOUND CURVATURE; 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 15°33'20", A CHORD BEARING OF S71°44'58"E AND A CHORD LENGTH OF 30.04 FEET), A DISTANCE OF 30.14 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 89.00 FEET, A CENTRAL ANGLE OF 14°51'34", A CHORD BEARING OF S71°24'04"E AND A CHORD LENGTH OF 23.02 FEET), A DISTANCE OF 23.08 FEET TO THE POINT OF BEGINNING. CONTAINING 0.03 ACRES (1,410.2 sq. ft.) MORE OR LESS.

### SURVEYORS NOTES:

SEE SHEET 2



Digitally signed by Leslie E Howard  
DN: c=US, o=BSE  
CONSULTANTS INC.,  
ou=A01410C0000016C70B79  
A9D00008416, cn=Leslie E Howard  
Date: 2021.03.17 10:31:47 -04'00'

### 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. 11284			SECTION 27 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 10/19/2020	DRAWING: 11284_104_005		02/15/2021	PER COUNTY COMMENTS	

# SKETCH OF DESCRIPTION

## PARCEL #802

PARENT PARCEL ID#: 26-36-27-00-1  
PURPOSE: SIDEWALK EASEMENT

EXHIBIT "C"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

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 S14°30'57"E ON THE EAST LINE OF PINEDA CAUSEWAY, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
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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.
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MELBOURNE, FL 32901 LB No. 4905  
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:  
1"=50'  
PROJECT NO.:  
11284

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST



# SKETCH OF DESCRIPTION

## PARCEL #802

PARENT PARCEL ID#: 26-36-27-00-1  
PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "C"

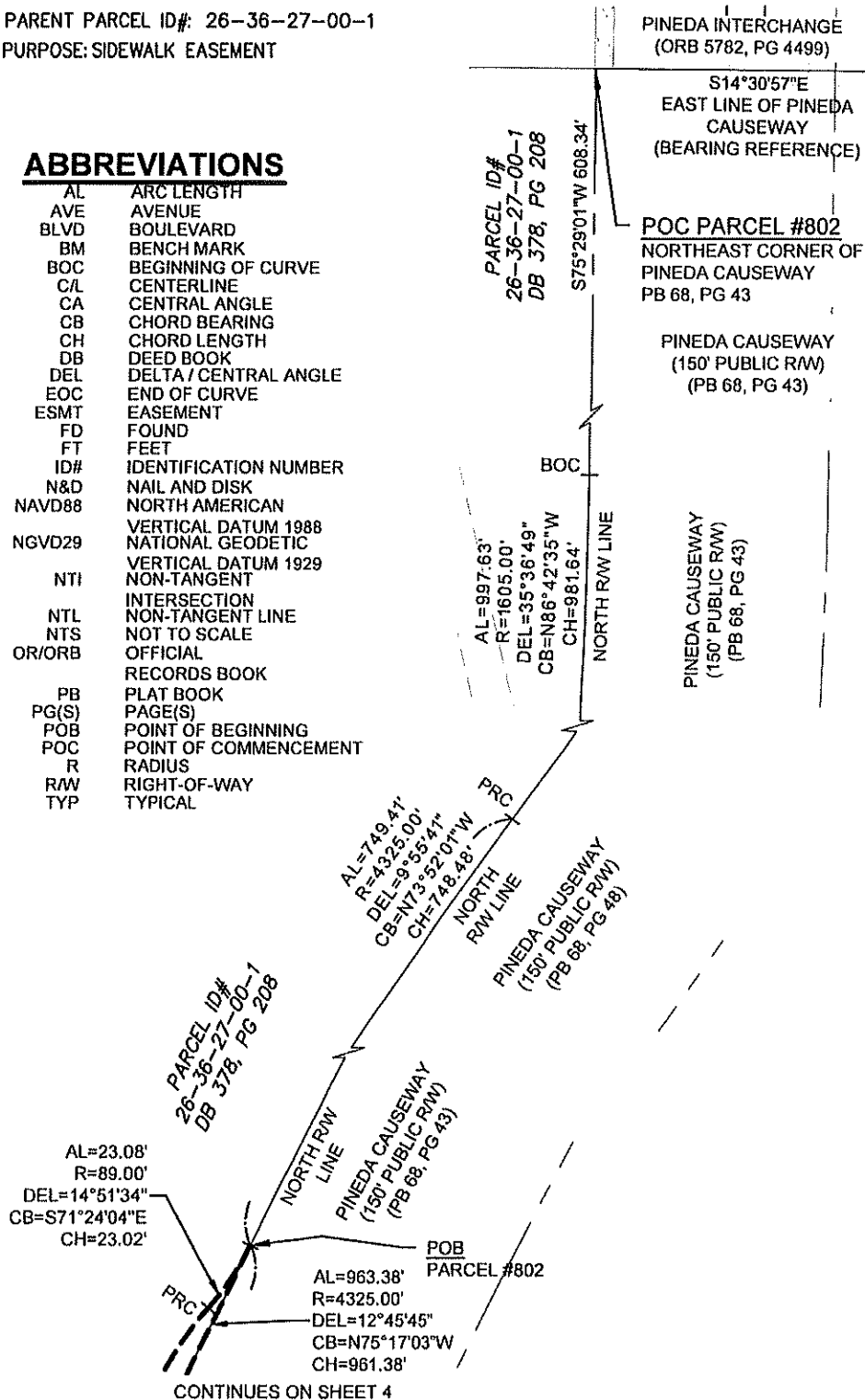
SHEET 3 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

### ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
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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
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



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

SCALE:  
1"=50'  
PROJECT NO.:  
11284

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL #802

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "C"

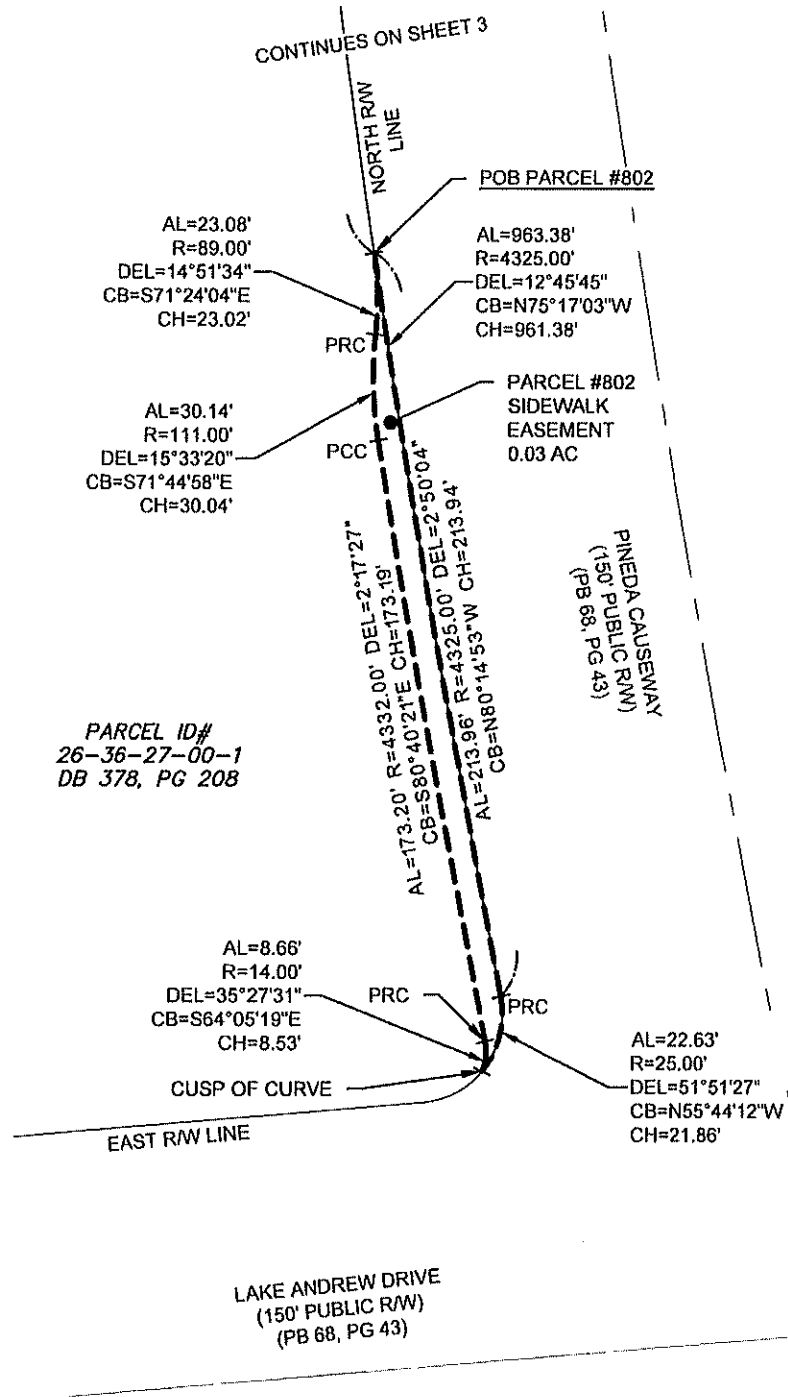
SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

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
	VERTICAL DATUM 1988
	VERTICAL DATUM 1929
NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



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

SCALE:

1"=50'

PROJECT NO.:

11284

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# LEGAL DESCRIPTION

## PARCEL #803

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "D"

SHEET 1 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

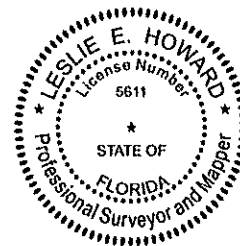
LEGAL DESCRIPTION: PARCEL #803  
(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 8899, PAGE 1632, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I - PHASE 1, RUN EASTERLY 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 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 19°16'28", A CHORD BEARING OF S79°27'14"E, AND A CHORD LENGTH OF 929.12 FEET), A DISTANCE OF 933.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4175.00 FEET, A CENTRAL ANGLE OF 0°47'43", A CHORD BEARING OF S88°41'37"E, AND A CHORD LENGTH OF 57.95 FEET), A DISTANCE OF 57.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4175.00 FEET, A CENTRAL ANGLE OF 3°30'01", A CHORD BEARING OF S86°32'44"E, AND A CHORD LENGTH OF 255.02 FEET), A DISTANCE OF 255.06 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°45'01", A CHORD BEARING OF S59°25'13"E, AND A CHORD LENGTH OF 21.43 FEET), A DISTANCE OF 22.14 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 32°07'46", A CHORD BEARING OF N68°34'01"W, AND A CHORD LENGTH OF 7.75 FEET), A DISTANCE OF 7.85 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4168.00 FEET, A CENTRAL ANGLE OF 2°56'38", A CHORD BEARING OF N86°06'13"W, AND A CHORD LENGTH OF 214.12 FEET), A DISTANCE OF 214.14 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 101.00 FEET, A CENTRAL ANGLE OF 14°50'51", A CHORD BEARING OF N80°09'06"W, AND A CHORD LENGTH OF 26.10 FEET), A DISTANCE OF 26.17 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 99.00 FEET, A CENTRAL ANGLE OF 15°34'05", A CHORD BEARING OF N80°30'43"W, AND A CHORD LENGTH OF 26.82 FEET), A DISTANCE OF 26.90 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES (1,686.5 sq. ft.) MORE OR LESS.

### SURVEYORS NOTES:

SEE SHEET 2 OF 4



Digitally signed by Leslie E Howard  
DN: c=US, o=BSE CONSULTANTS INC., ou=A01410C0000016C70B7 9A9D00008416, cn=Leslie E Howard  
Date: 2021.03.17 10:32:09 -04'00'

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLE 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. 11284		SECTION 27 AND 28 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	
DATE: 10/19/2020	DRAWING: 11284_104_006			
			02/15/2021	PER COUNTY COMMENTS

# SKETCH OF DESCRIPTION

## PARCEL #803

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "D"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

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 S16°49'08"W ON THE WEST LINE OF PINEDA BOULEVARD, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 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.: 8844163 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 803 DATED 10/19/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID 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 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 BOULEVARD, SUITE 4  
MELBOURNE, FL 32901 LB No. 4905  
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:

1"=50'

PROJECT NO.:

11284

SECTION 27 AND 28  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL #803

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "D"

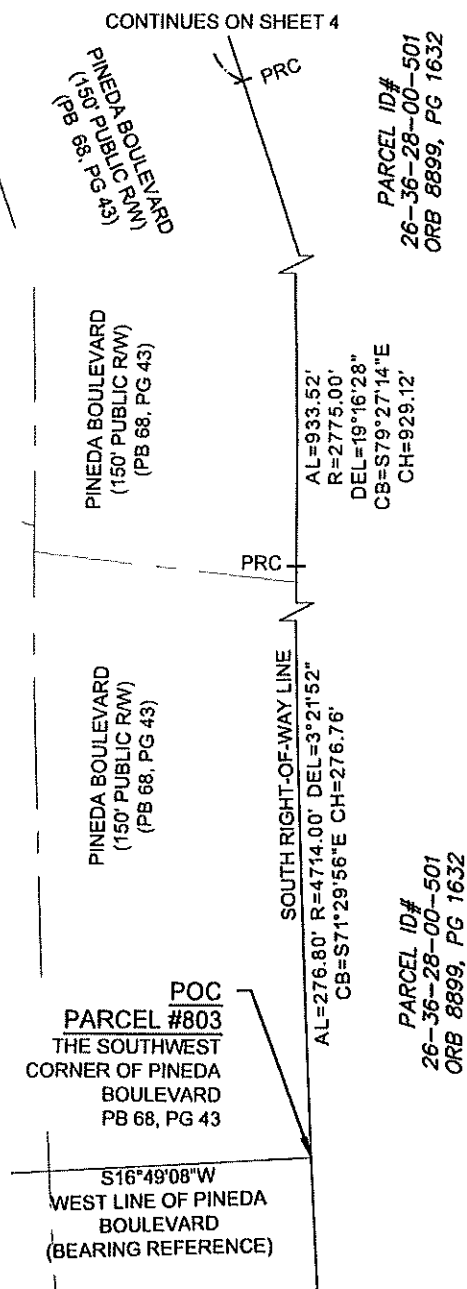
SHEET 3 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

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
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NTL	VERTICAL DATUM 1929
NTS	NON-TANGENT
OR/ORB	INTERSECTION
	NON-TANGENT LINE
	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
RAW	RIGHT-OF-WAY
TYP	TYPICAL



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

SCALE: 1"=50'  
PROJECT NO.: 11284

SECTION 27 AND 28  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL #803

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "D"

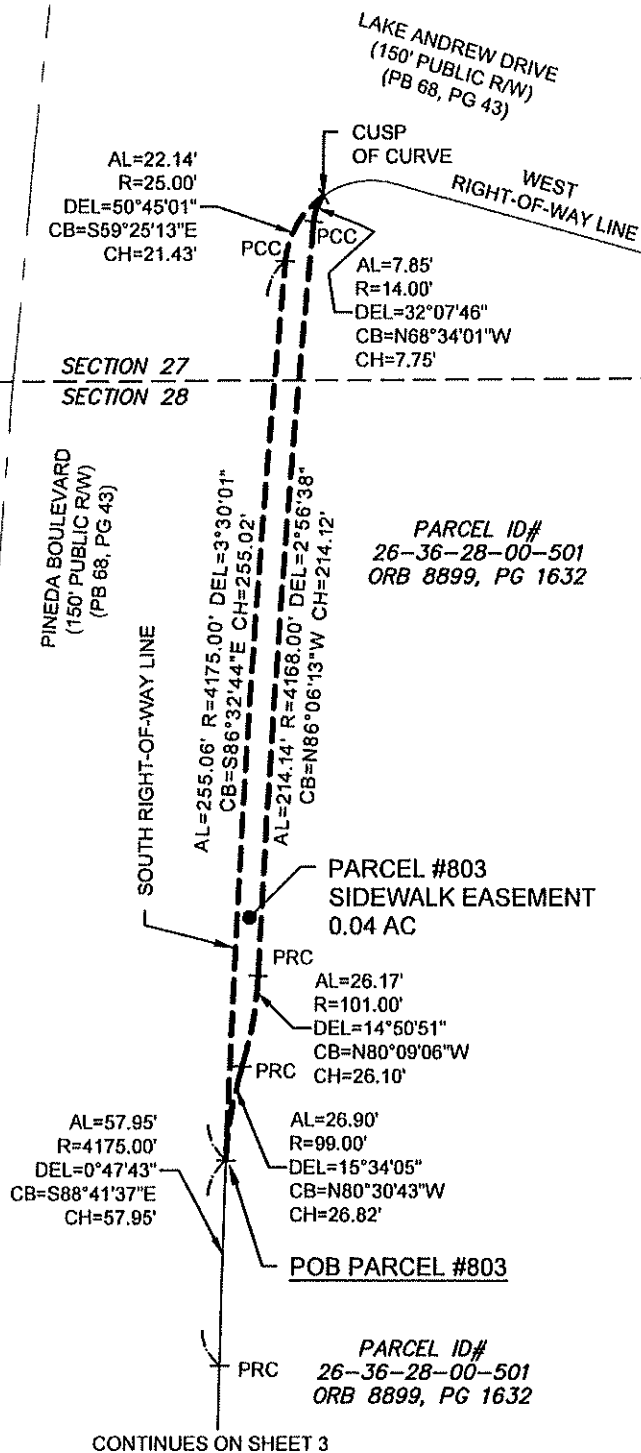
SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

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
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DEL	DELTA / CENTRAL ANGLE
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FD	FOUND
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ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
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NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



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

SCALE:  
1"=50'  
PROJECT NO.:  
11284

SECTION 27 AND 28  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST



# LEGAL DESCRIPTION

## PARCEL #804

## EXHIBIT "E"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 1 THROUGH 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

LEGAL DESCRIPTION: PARCEL #804

(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 378, PAGE 208, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PINEDA CAUSEWAY, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, AND RUN S75°29'01"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY A DISTANCE OF 608.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 20°09'26", A CHORD BEARING OF S85°33'43"W AND A CHORD LENGTH OF 614.25 FEET), A DISTANCE OF 617.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 60°54'14", A CHORD BEARING OF S33°45'13"W AND A CHORD LENGTH OF 31.42 FEET), A DISTANCE OF 32.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 52°03'01", A CHORD BEARING OF S38°10'49"W AND A CHORD LENGTH OF 16.67 FEET), A DISTANCE OF 17.26 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF AKARAD DRIVE (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAT BOOK 68, PAGE 43); THENCE N12°09'19"E ALONG SAID NON-TANGENT LINE AND EAST RIGHT-OF-WAY LINE, A DISTANCE OF 19.18 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 SOUTHEAST AND HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 6°46'30", A CHORD BEARING OF N60°49'04"E AND A CHORD LENGTH OF 3.19 FEET), A DISTANCE OF 3.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 61°45'49", A CHORD BEARING OF N33°19'25"E AND A CHORD LENGTH OF 23.61 FEET), A DISTANCE OF 24.79 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 0°15'41", A CHORD BEARING OF S84°13'43"E AND A CHORD LENGTH OF 8.01 FEET), A DISTANCE OF 8.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.007 ACRES (292.3 sq. ft.) 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 S14°30'57"E ON THE EAST LINE OF PINEDA CAUSEWAY, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 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.: 8844187 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 804 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID 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 MINIMUM TECHNICAL STANDARDS 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



Digitally signed by Leslie E Howard  
DN: c=US, o=BSE CONSULTANTS INC.,  
ou=A01410C000016C70879A9D0000841  
6, cn=Leslie E Howard  
Date: 2021.03.17 10:32:32 -0400

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284		SECTION 27 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE DESCRIPTION	
DATE: 10/19/2020	DRAWING: 11284_104_007		03/01/2021	PER COUNTY COMMENTS
			02/15/2021	PER COUNTY COMMENTS

# SKETCH OF DESCRIPTION

## PARCEL #804

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "E"

SHEET 2 OF 2

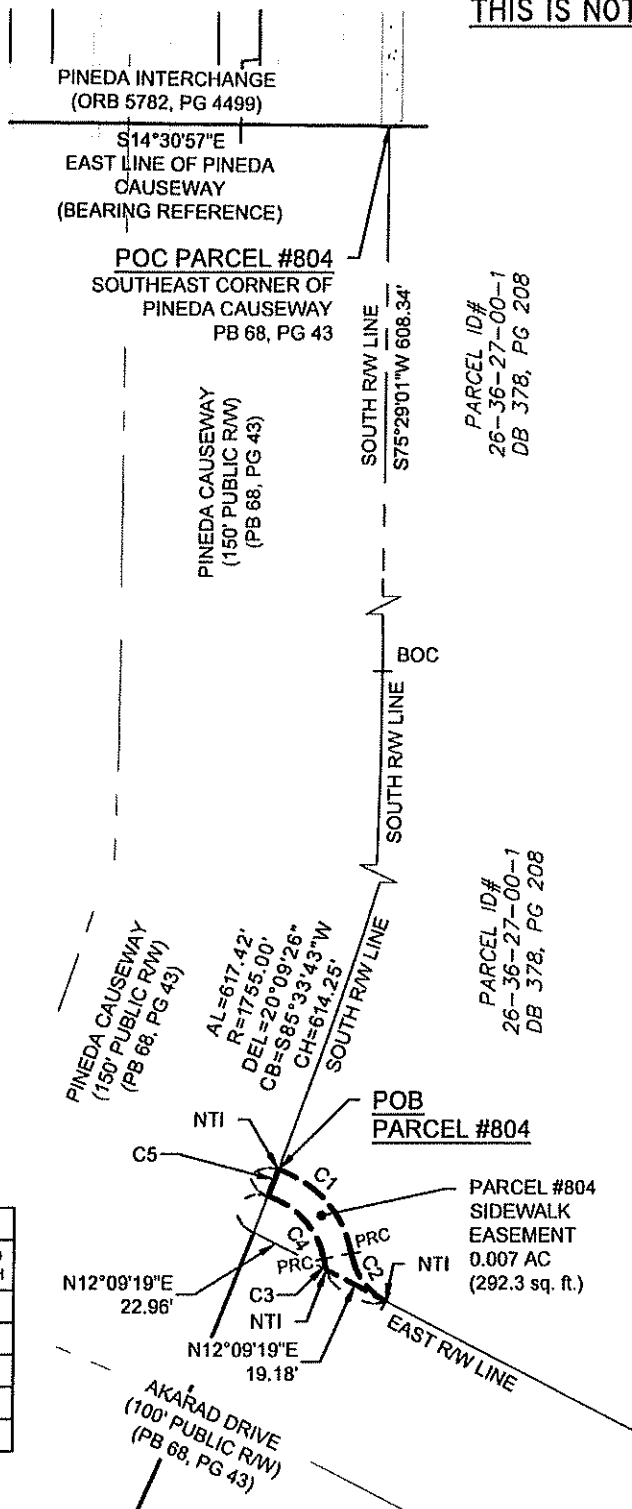
NOT VALID WITHOUT SHEET 1 THROUGH 2

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
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DEL	DELTA / CENTRAL ANGLE
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ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
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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
R	POINT OF COMMENCEMENT
RW	RADIUS
TYP	RIGHT-OF-WAY
	TYPICAL

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	32.95'	31.00'	60°54'14"	S33°45'13"W	31.42'
C2	17.26'	19.00'	52°03'01"	S38°10'49"W	16.67'
C3	3.19'	27.00'	6°46'30"	N60°49'04"E	3.19'
C4	24.79'	23.00'	61°45'49"	N33°19'25"E	23.61'
C5	8.01'	1755.00'	0°15'41"	S84°13'43"E	8.01'



PREPARED BY: B.S.E. CONSULTANTS, INC.  
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SCALE:  
1"=50'  
PROJECT NO.:  
11284

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST