

# BOARD OF COUNTY COMMISSIONERS

## AGENDA REVIEW SHEET

AGENDA: Sanitary Sewer Easement from WCI Communities, LLC for the  
Bridgewater North Amenity Center Project – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-350-8353 Ext. 58353

|  | APPROVE  | DISAPPROVE | DATE            |
|--|--|------------|-----------------|
| LAND ACQUISITION<br>Lucy Hamelers, Supervisor                      | <br>_____ | _____      | <u>6.7.2021</u> |
| COUNTY ATTORNEY<br>Christine Schverak<br>Assistant County Attorney | <u>cms</u><br>_____  | _____      | <u>6-7-2021</u> |

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: 26-36-21-75-\*--OSN91

### **SANITARY SEWER EASEMENT**

**THIS INDENTURE**, made this 20 day of MAY, 2021, between WCI Communities, LLC, a Delaware limited liability company, whose address is 700 North-West 107 Avenue, Suite 400, Miami, Florida 33172, 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, reconstructing, reconfiguring, and maintaining a sanitary sewer line and its 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 21, 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:

Witness

Print name

Witness

Print name

WCI Communities, LLC, a Delaware limited liability company

BY:

Jeffrey Alexander, Authorized Agent for WCI Communities, LLC, a Delaware limited liability company by authority of WCI Communities, Inc., a Delaware Corporation

STATE OF

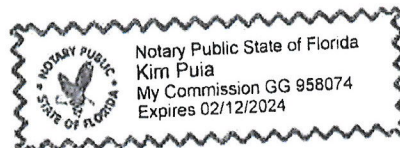
COUNTY OF

Florida  
Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 20<sup>th</sup> day of May, 2021, by Jeffrey Alexander as Authorized Agent for WCI Communities, LLC a limited liability company by authority of WCI Communities, Inc., a Delaware Corporation. Is personally known or produced \_\_\_\_\_ as identification.

Notary Signature

SEAL



# LEGAL DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 26-36-21-75--OSN91

PURPOSE: SANITARY SEWER EASEMENT

**LEGAL DESCRIPTION:** PARCEL #800 SANITARY SEWER EASEMENT (PREPARED BY SURVEYOR)

A 20 FOOT WIDE STRIP OF LAND LYING AND BEING IN TRACT OSN9-1, BRIDGEWATER NORTH AT VIERA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT OSN9-1 (SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BREAKERS ROW AVENUE, AN 80 FOOT WIDE PRIVATE RIGHT-OF-WAY PER THE PLAT OF SAID BRIDGEWATER NORTH AT VIERA) AND RUN S48°04'41"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 146.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 15°13'04", A CHORD BEARING OF S40°28'09"E, AND A CHORD LENGTH OF 108.58 FEET), A DISTANCE OF 108.90 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE S57°57'51"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 56.80 FEET; THENCE S32°15'05"W, A DISTANCE OF 135.49 FEET, THENCE N60°33'16"W, A DISTANCE OF 248.36 FEET; THENCE S60°33'16"E, A DISTANCE OF 248.36 FEET; THENCE S29°59'41"W, A DISTANCE OF 283.98 FEET; THENCE N60°23'31"W, A DISTANCE OF 163.46 FEET; THENCE S29°59'04"W, A DISTANCE OF 200.82 FEET TO THE END OF THIS CENTERLINE. SIDE LINES TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH THE WEST RIGHT-OF-WAY LINE OF SAID BREAKERS ROW AVENUE. CONTAINING 0.50 ACRES, 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 S48°04'41"E ON THE WEST RIGHT-OF-WAY LINE OF BREAKERS ROW AVENUE, AN 80 FOOT WIDE PRIVATE RIGHT-OF-WAY, ACCORDING TO THE PLAT OF BRIDGEWATER NORTH AT VIERA, AS RECORDED IN PLAT BOOK 63, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE TERMS, CONDITIONS AND MATTERS APPEARING ON THE PLAT OF BRIDGEWATER NORTH AT VIERA AS RECORDED IN PLAT BOOK 63, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SPECIFICALLY NOTE 10 ON SAID PLAT).
5. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 9193586, CUSTOMER REFERENCE NUMBER: BRIDGEWATER AMENITY-O&E DATED 02/05/2021 AT 5:00 PM. NO ADDITIONAL INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LANDS DESCRIBED HEREON WAS PROVIDED TO, NOR RESEARCHED BY THE SURVEYOR.
6. PER REVIEW OF THE DOCUMENTS REFERENCED THE ABOVE NOTED PROPERTY INFORMATION REPORT, OTHER THAN THE BLANKET EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7811, PAGE 2801, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THOSE AS SHOWN AND NOTED ON SHEET 2 OF 2, NO EASEMENTS WERE FOUND TO BE ENCUMBERING, ABUTTING OR ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON.
7. 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.
8. 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.



Digitally signed by  
Leslie E Howard  
Date: 2021.05.12  
08:45:00 -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

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

|                   |                               |                         |                 |             |  |
|-------------------|-------------------------------|-------------------------|-----------------|-------------|--|
| DRAWN BY: EAK/LEH | CHECKED BY: LEH               | PROJECT NO. 11236.01.01 |                 |             | SECTION 21<br>TOWNSHIP 26 SOUTH<br>RANGE 36 EAST |
|                   |                               | REVISIONS               | DATE            | DESCRIPTION |  |
| DATE              | 05/03/2021                    |                         | COUNTY COMMENTS |             |  |
| DATE: 03/22/2021  | DRAWING:<br>112360101 100 001 |                         |                 |             |  |



# SKETCH OF DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 26-36-21-75-\*--OSN91

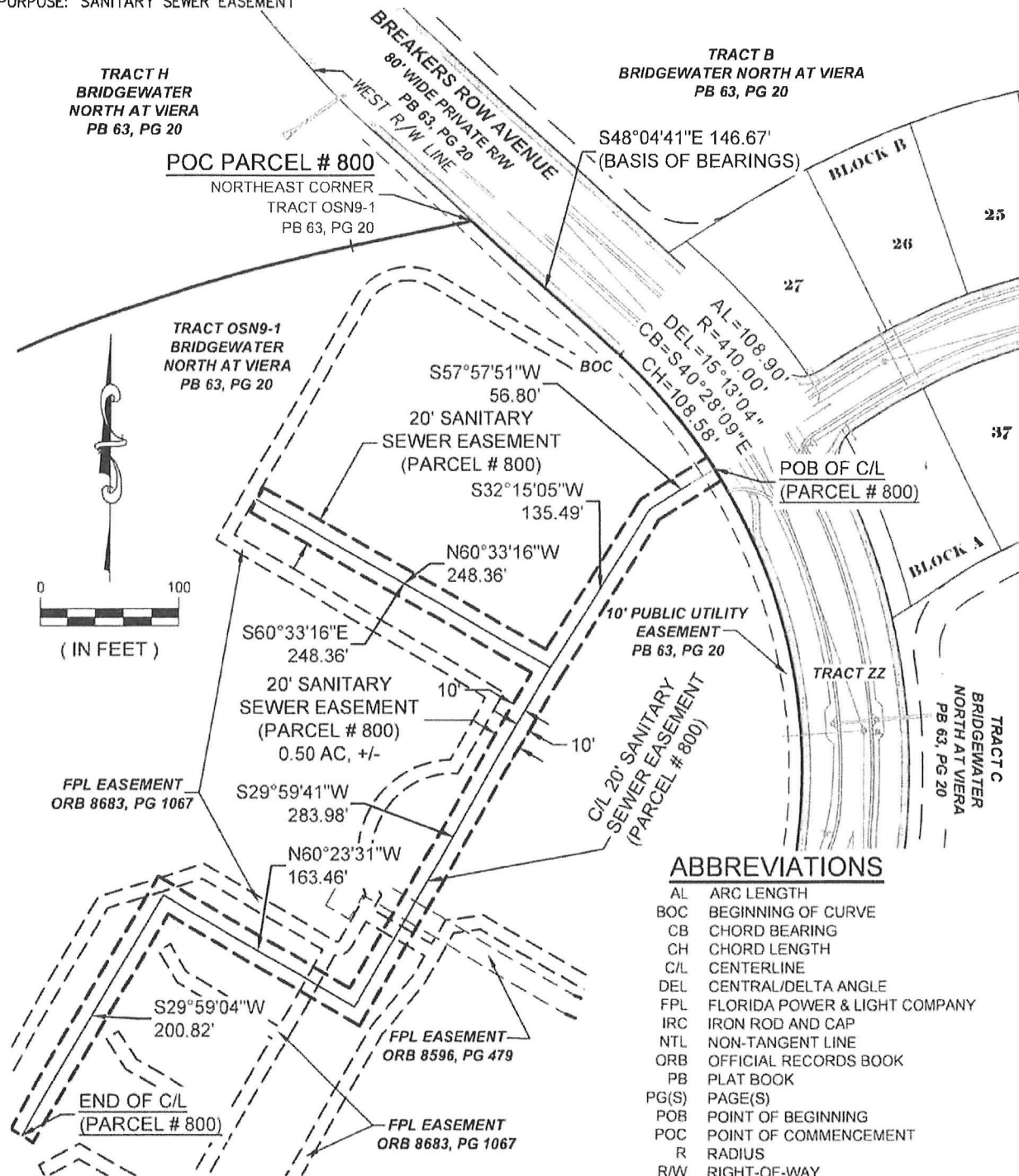
PURPOSE: SANITARY SEWER EASEMENT

## EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



### ABBREVIATIONS

|       |                               |
|-------|-------------------------------|
| AL    | ARC LENGTH                    |
| BOC   | BEGINNING OF CURVE            |
| CB    | CHORD BEARING                 |
| CH    | CHORD LENGTH                  |
| C/L   | CENTERLINE                    |
| DEL   | CENTRAL/DELTA ANGLE           |
| FPL   | FLORIDA POWER & LIGHT COMPANY |
| IRC   | IRON ROD AND CAP              |
| NTL   | NON-TANGENT LINE              |
| ORB   | 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                  |

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

SCALE:  
1" = 100'

PROJECT NO.:  
11236.01.01

SECTION 21  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# LOCATION MAP

**Section 21, Township 26 South, Range 36 East - District: 4**

PROPERTY LOCATION: West side of Lake Andrew Drive in Viera

OWNERS NAME: WCI Communities, LLC

