

# BOARD OF COUNTY COMMISSIONERS


## AGENDA REVIEW SHEET

AGENDA: Access Easement, Warranty Deed, Resolution, and Easement (Business)  
for the Waelti Drive Warehouses Site Plan – 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 Lucy Hamelers, Supervisor	 _____	_____	<u>8-13-2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>CMS</u> _____	_____	<u>8/16/2021</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: 26-36-12-DE-41-5

### **ACCESS EASEMENT**

**THIS INDENTURE**, made this 30<sup>th</sup> day of July, 2021, between KMM-FL, LLC, a Florida limited liability company, whose address is 7285 Waelti Drive, Melbourne, Florida 32940, 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 public access easement commencing on the above date for the purposes of vehicular access 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.

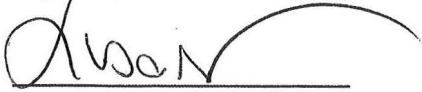
Any and all maintenance shall be the responsibility of the owner of the land over which the Easement is located.

**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.

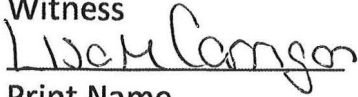
(Signatures and Notary on next page)

**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



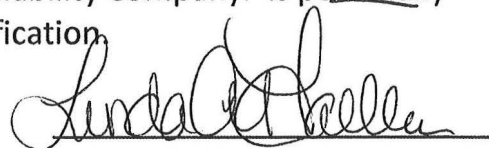
Print Name

KMM-FL LLC,  
a Florida limited liability company

  
Bryan Moffit, Manager

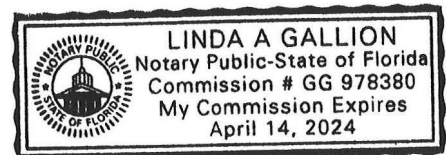
STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical  
presence or ☐ online notarization on this 30<sup>th</sup> day of July, 2021, by Bryan Moffit  
as Manager for KMM-FL, LLC, a Florida limited liability company. Is personally  
known or produced \_\_\_\_\_ as identification.



Notary Signature

SEAL



# LEGAL DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 26-36-12-DE-41-5

PURPOSE: ACCESS EASEMENT

# EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL 800, ACCESS EASEMENT (BY SURVEYOR)

Commencing at the Southwest corner of Block 38, PLAN OF TOWN OF PINEDA, according to the plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Brevard County, Florida; thence South 71°05'51" West, along the Northerly right-of-way of said Tkacs Drive, a distance of 14.00 feet to the Point of Beginning; thence South 71°05'51" West, along said right-of-way line, for a distance of 29.50 feet; thence North 00°04'59" West for a distance of 23.24 feet; thence North 18°54'42" West for a distance of 15.00 feet; thence North 71°05'51" East for a distance of 22.00 feet; thence South 18°54'42" East for a distance of 37.00 feet to the Point of Beginning.

Containing 897 square feet or 0.02 acres, more or less.

### SURVEYOR'S NOTES:


1. THIS IS NOT A SURVEY.
2. The bearings shown hereon are based on a bearing of S71°05'51"W referenced to grid north as established by the NOS (National Ocean Survey), along the Northerly right-of-way of Tkacs Drive, a 50 Foot Right-Of-Way per Plat Book 1, Page 41.
3. O = Denotes change in direction (no corner found or set).

Fidelity National Title Insurance Company  
Ownership and Encumbrance (O&E) Report  
Order No.: 9220747  
Customer Reference Number 97345-3

6. Easement by and between Robert A. Sexton Trucking and Landclearing, Grantor, and Florida Power and Light Company, Grantee, recorded January 19, 1990, in Official Records Book 3039, Page 1048.  
10' easement is North of subject parcel and does not affect said subject parcel.
7. Drainage Easement Deed recorded May 4, 1992 in Official Records Book 3198 Page 3334.  
Drainage easement is North of subject parcel and does not affect said subject parcel.
8. Deed Granting Easement for Private Right of Way recorded February 12, 1999, in Official Records Book 3965, Page 2209.  
20' easement is North of subject parcel and does not affect said subject parcel.
9. Amended Easement Deed by Court Order recorded February 6, 2013, in Official Records Book 6794, Page 1234.  
Subject parcel is encumbered by terms and conditions of said Amended Easement. Said easement is "blanket" in nature.
10. Amended Easement Deed by Court Order recorded October 15, 2013, in Official Records Book 6990, Page 225.  
Subject parcel is encumbered by terms and conditions of said Amended Easement. Said easement is "blanket".
11. Binding Development Plan recorded March 23, 2015, in Official Records Book 7327, Page 1899.  
This document affects Lots 10-16, Block 40 and the adjacent halves of the vacated road right-of-way. This document does not affect subject parcel.
12. Underground Easement recorded March 9, 2016 in Official Records Book 7565, Page 2729.  
10' FP&L easement is North of subject parcel and does not affect said subject parcel.
13. Sidewalk Assessment Agreement recorded March 11, 2016 in Official Records Book 7566, Page 2314.  
Agreement does not describe location of sidewalk in question. Said agreement affects Block 38 and abuts vacated right-of-way of 6th Street and does not affect subject parcel. Said easement is "blanket" in nature.
14. Water Line & Ingress/Egress Easement Agreement recorded July 26, 2016 in Official Records Book 7671, Page 1206.  
15'x15' easement is North of subject parcel and does not affect said subject parcel.
15. Drainage Easement recorded April 13, 2017 in Official Records Book 7865, Page 92.  
Easement is North of subject parcel and does not affect said subject parcel.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

  
DAVID J. IRWIN, F.S.M. 6672  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: ALLEN ENGINEERING, INC. (LB 266)  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931

DRAWN BY: AEI

CHECKED BY: DJI

PROJECT NO. 040071.5

REVISIONS

DATE

DESCRIPTION

3-02-21  
4-19-21  
5-18-21  
6-03-21

COUNTY COMMENTS  
COUNTY COMMENTS  
COUNTY COMMENTS  
COUNTY COMMENTS

DATE: 12-30-20

DRAWING: 0400715.dwg

SECTION 12  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL #800

PARENT PARCEL ID#: 26-36-12-DE-41-5

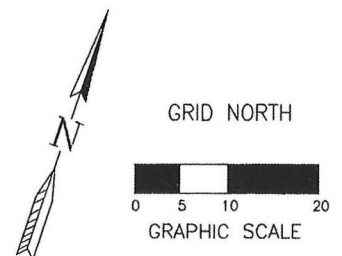
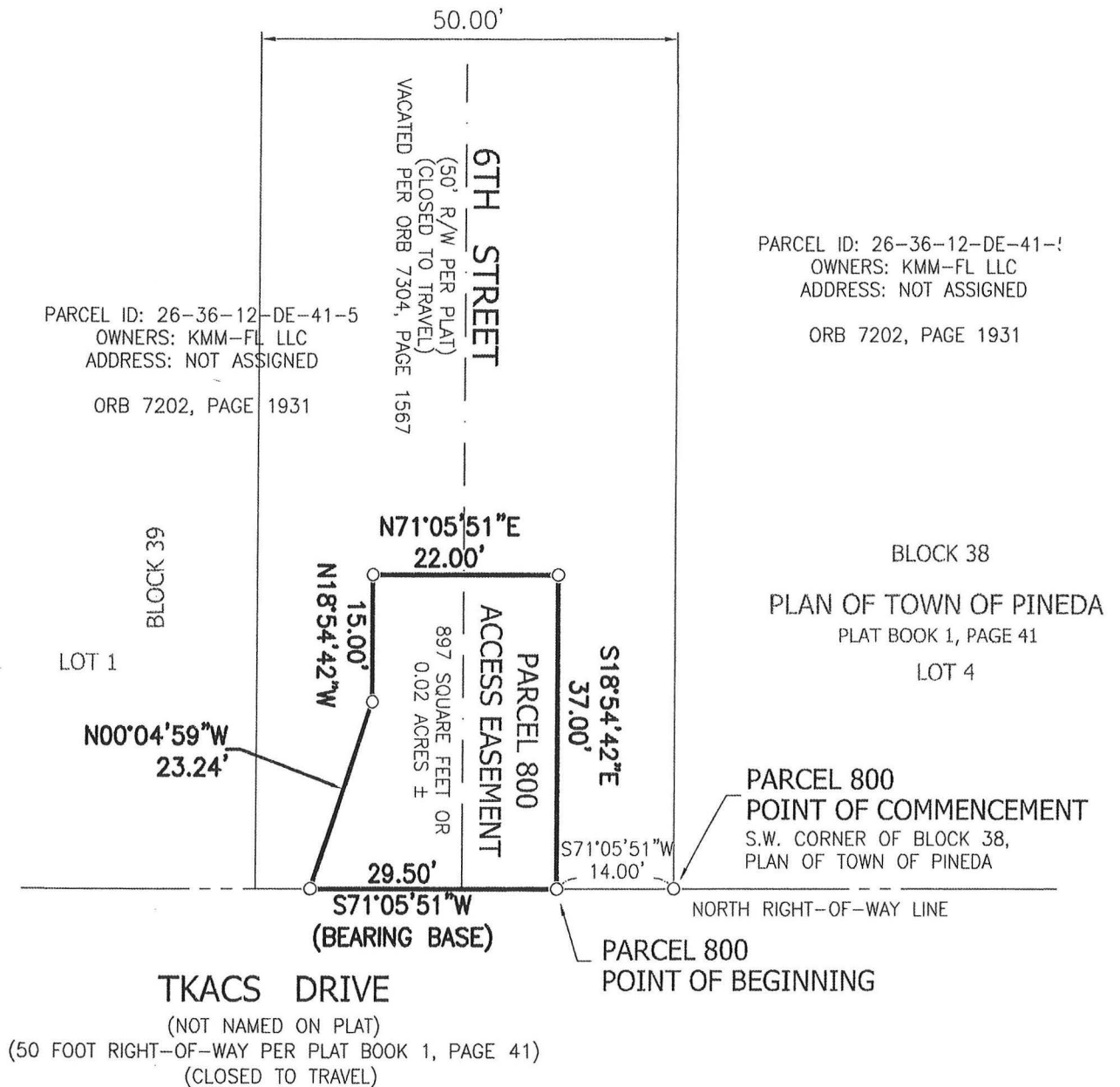
PURPOSE: ACCESS EASEMENT

## EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY



PREPARED BY: ALLEN ENGINEERING, INC. (LB 266)  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931

SCALE: 1" = 20'

PROJECT NO.: 040071.5

SECTION 12  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

WARRANTY DEED

**THIS INDENTURE** is made this 30<sup>th</sup> day of July, 2021, by KMM-FL, LLC, a Florida limited liability company, hereafter called the Grantor, whose mailing address is 7285 Waelti Drive, Melbourne, Florida 32940 to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

**WITNESSETH** that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, Florida, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

Together with all riparian and littoral rights appertaining thereto, and all interest in subsurface oil, gas, and minerals pursuant to section 270.11(3), Florida Statutes.

**TO HAVE AND TO HOLD THE SAME**, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title and interest forever, and the Grantor does fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness

Lisa M Carriger

Print Name

[Signature]

Witness

Lisa Bennett

Print Name

GRANTOR:

KMM-FL, LLC,

a Florida limited liability company

By: [Signature]

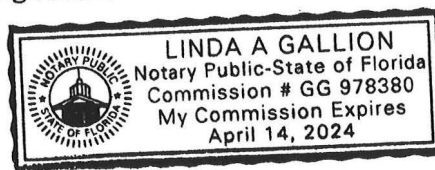
Bryan Moffit, Manager

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or ☒ online notarization on this 30<sup>th</sup> day of July, 2021, by Bryan Moffit as Manager for KMM-FL, LLC, a Florida limited liability company. Is personally known or produced [Signature] as identification.

Notary Signature

SEAL





# LEGAL DESCRIPTION

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
PARENT PARCEL ID#: 26-36-12  
PARCEL: 100  
PURPOSE: FEE SIMPLE CONVEYANCE

Approved ✓  
SHEET 1 OF 2

NOT VALID WITHOUT THE  
SKETCH ON SHEET 2 OF 2

THIS IS NOT A SURVEY

## LEGAL DESCRIPTION: PARCEL 100, FEE SIMPLE CONVEYANCE (BY SURVEYOR)

The North half (1/2) of the un-named right-of-way known as Tkacs Drive (a 50 foot wide right-of-way) lying South of Block 38, all lying in those lands platted in PLAN OF TOWN OF PINEDA, according to the plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Brevard County, Florida.

Containing 4,977 square feet or 0.11 acres, more or less.

1. The bearings shown hereon are based on a bearing of N71°05'51"E referenced to grid north as established by the NOS (National Ocean Survey), along the Northerly right-of-way of Tkacs Drive, a 50 Foot Right-Of-Way per Plat Book 1, Page 41.
2. ○ = Denotes change in direction (no corner found or set).
3. Topographic features shown on sheet 2 of 2 were taken from ALTA/NSPS LAND TITLE SURVEY, BLOCKS 38 & 39 AND PORTION OF BLOCKS 40-44 AND VACATED STREETS, PLAN OF TOWN OF PINEDA, Job No. 040071.4, dated June 23, 2004, last revised May 6, 2020, by Allen Engineering, Inc. for KMM-FL, LLC.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

DAVID J. IRWIN, P.S.  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: ALLEN ENGINEERING, INC. (LB 266)  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931

DRAWN BY: AEI

CHECKED BY: DJI

PROJECT NO. 040071.5

REVISIONS

DATE

DESCRIPTION

4-19-21

COUNTY COMMENTS

DATE: 3-01-21

DRAWING: 0400715.dwg

SECTION 12

TOWNSHIP 26 SOUTH

RANGE 36 EAST

# SKETCH OF DESCRIPTION

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
PARENT PARCEL ID#: 26-36-12  
PARCEL: 100  
PURPOSE: FEE SIMPLE CONVEYANCE

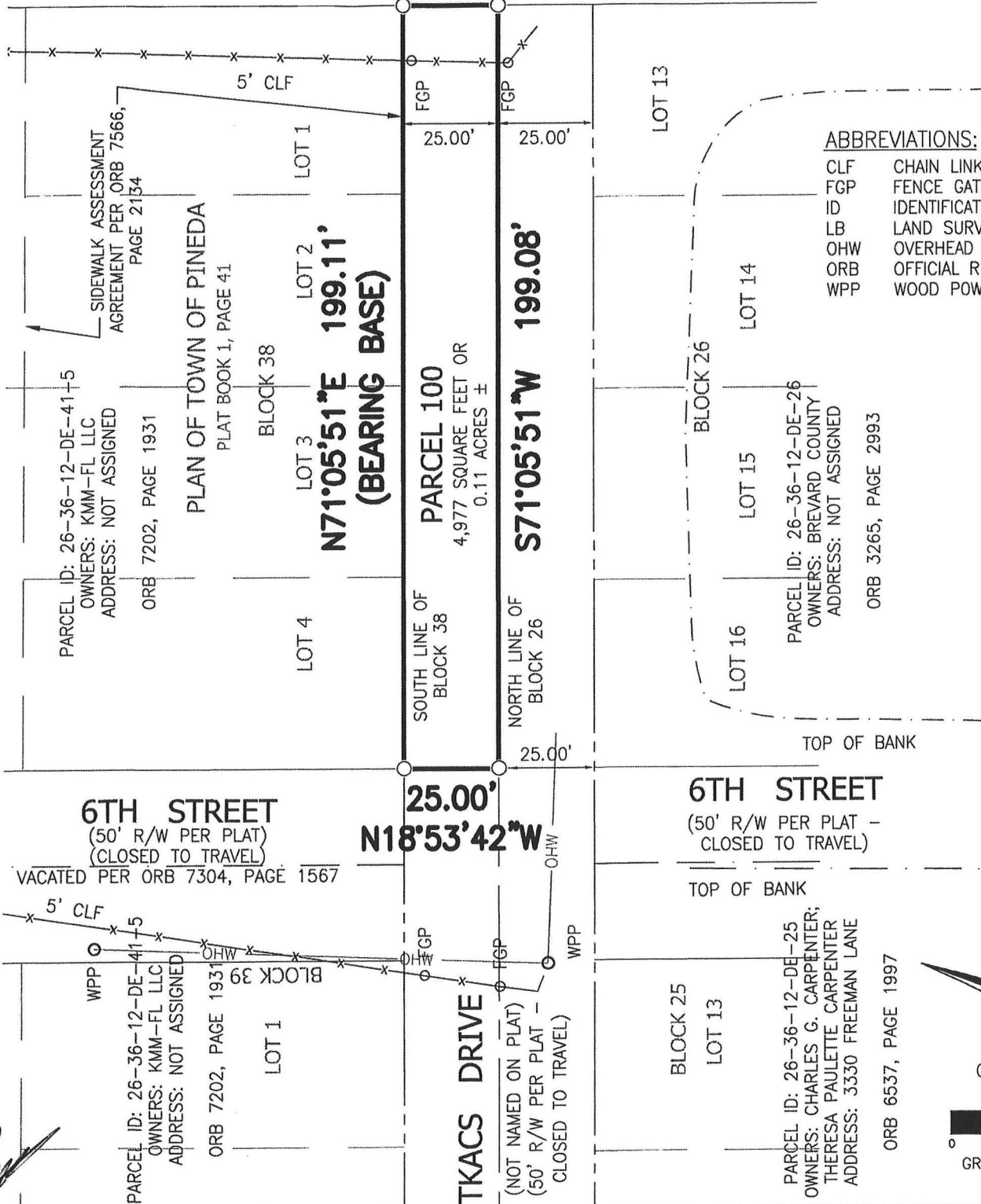
FLORIDA EAST COAST RAILROAD  
(100' WIDE RIGHT-OF-WAY)

SHEET 2 OF 2

NOT VALID WITHOUT THE  
SKETCH ON SHEET 1 OF 2

THIS IS NOT A SURVEY

**S18°50'49"E  
25.00'**



## ABBREVIATIONS:

CLF CHAIN LINK FENCE  
FGP FENCE GATE POST  
ID IDENTIFICATION  
LB LAND SURVEYING BUSINESS  
OHW OVERHEAD WIRE  
ORB OFFICIAL RECORDS BOOK  
WPP WOOD POWER POLE

PREPARED BY: ALLEN ENGINEERING, INC. (LB 266)  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931

SCALE: 1" = 40'

PROJECT NO.: 040071.5

SECTION 12  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST



**RESOLUTION NO. 21-\_\_\_\_\_**

**RESOLUTION PURSUANT TO SECTION 125.38,  
FLORIDA STATUTES AUTHORIZING THE CONVEYANCE  
OF REAL PROPERTY INTEREST BY THE COUNTY.**

RECITALS

WHEREAS, Brevard County, Florida (County), a political subdivision of the State of Florida, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, hereafter known as "COUNTY," owns certain real property described in Exhibit "A"; and

WHEREAS, the Florida Power and Light Company (FPL) is a corporation organized for the purpose of promoting community interest and welfare and FPL has requested a perpetual easement to provide electric service to the public; and

WHEREAS, said utility easement will not conflict with the County's use of the servient property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA that:

1. The recitals above are true and correct, and incorporated herein.
2. Pursuant to section 125.38, Florida Statutes, an easement is required to promote community interest and welfare. The easement shall be conveyed at nominal cost. The area of the easement is not needed for other County purposes that would conflict with FPL's use of the easement.
3. County agrees to convey a perpetual easement for the purpose of permitting Florida Power and Light Company (FPL) to place facilities within said easement area in order for FPL to provide electric service to the public.
4. This Resolution shall take effect immediately upon its adoption.

**DONE, ORDERED, and ADOPTED** in Regular Session this 14 day of September, 2021.

ATTEST:  
Clerk of the Court:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Rachel Sadoff, Clerk of the Courts

\_\_\_\_\_  
Rita Pritchett, Chair

As approved by the Board on 09/14/2021

# LEGAL DESCRIPTION

## PARCEL #801

PARENT PARCEL ID#: 26-36-12-DE-41-5

PURPOSE: UTILITY EASEMENT

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL 801, UTILITY EASEMENT (BY SURVEYOR)

Commencing at the Northeast corner of Lot 13, Block 26, PLAN OF TOWN OF PINEDA, according to the plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Brevard County, Florida; thence N18°50'49"W, along the West right-of-way line of Florida East Coast Railroad (100' wide right-of-way), a distance of 6.50 feet to the POINT OF BEGINNING; thence S71°09'11"W, a distance of 5.00 feet; thence N18°50'49"W, a distance of 5.00 feet; thence N71°09'11"E, a distance of 5.00 feet to a point on said West right-of-way line of Florida East Coast Railroad; thence S18°50'49"E, a distance of 5.00 to the POINT OF BEGINNING.

Containing 25 square feet, more or less.

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. The bearings shown hereon are based on a bearing of S71°05'51"W referenced to grid north as established by the NOS (National Ocean Survey), along the Northerly right-of-way of Tkacs Drive, a 50 Foot Right-Of-Way per Plat Book 1, Page 41.
3. O = Denotes change in direction (no corner found or set).

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

DAVID J. IRWIN, PSM 6672  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: ALLEN ENGINEERING, INC. (LB 266)  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931

DRAWN BY: DJI

CHECKED BY: DJI/JWH

PROJECT NO. 040071.5

REVISIONS

DATE

DESCRIPTION

DATE: 6-10-21

DRAWING: 0400715.dwg

SECTION 12  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL #801

PARENT PARCEL ID#: 26-36-12-DE-41-5

PURPOSE: UTILITY EASEMENT

## EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

FLORIDA EAST COAST RAILROAD  
(100' WIDE RIGHT-OF-WAY)

WEST RIGHT-OF-WAY LINE

PARCEL 801  
UTILITY EASEMENT  
25 SQUARE FEET ±

TKACS DRIVE

(NOT NAMED ON PLAT)  
(50 FOOT RIGHT-OF-WAY PER PLAT BOOK 1, PAGE 41)  
(NOT IMPROVED)

PARCEL 801  
POINT OF BEGINNING

PARCEL 801  
POINT OF COMMENCEMENT  
N.E. CORNER OF LOT 13, BLOCK 26,  
PLAN OF TOWN OF PINEDA

SOUTH RIGHT-OF-WAY LINE

PLAN OF TOWN OF PINEDA

PLAT BOOK 1, PAGE 41

LOT 13  
BLOCK 26

PARCEL ID: 26-36-12-DE-26  
OWNERS: BREVARD COUNTY  
ADDRESS: NOT ASSIGNED

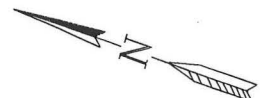
ORB 3265, PAGE 2993

PARCEL ID: 26-36-12-DE-41-5  
OWNERS: KMM-FL LLC  
ADDRESS: NOT ASSIGNED

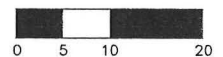
ORB 7202, PAGE 1931

LOT 1  
BLOCK 38

NORTH RIGHT-OF-WAY LINE  
S71°05'51"W (BEARING BASE)



GRID NORTH



GRAPHIC SCALE

PREPARED BY: ALLEN ENGINEERING, INC. (LB 266)  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931

SCALE: 1" = 10'

PROJECT NO.: 040071.5

SECTION 12  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

Work Request No. 10571297

Sec. 12, Twp 26 S, Rge 36 E

Parcel I.D. 26-36-12-DE-41-5  
(Maintained by County Appraiser)

## EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Adrienne James  
Co. Name: FPL  
Address: 9001 Ellis Road  
Melbourne, FL

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on September 14, 2021

Signed, sealed and delivered in the presence of:

Brevard County, Florida

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

By: \_\_\_\_\_

Print Name: Rita Pritchett, Chair, Brevard  
County Board of County Commissioners  
Print Address: 2725 Judge Fran Jamieson Way  
Viera, Florida 32940

Approved by the Board: 09/14/2021  
Agenda Item No. \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Rachel Sadoff, Clerk to the Board

STATE OF Florida AND COUNTY OF Brevard. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Rita Pritchett, the Chair of Brevard County, Florida a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath.  
(Type of Identification)

My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature

Print Name \_\_\_\_\_

# LEGAL DESCRIPTION

## PARCEL #801

PARENT PARCEL ID#: 26-36-12-DE-41-5

PURPOSE: UTILITY EASEMENT

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL 801, UTILITY EASEMENT (BY SURVEYOR)

Commencing at the Northeast corner of Lot 13, Block 26, PLAN OF TOWN OF PINEDA, according to the plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Brevard County, Florida; thence N18°50'49"W, along the West right-of-way line of Florida East Coast Railroad (100' wide right-of-way), a distance of 6.50 feet to the POINT OF BEGINNING; thence S71°09'11"W, a distance of 5.00 feet; thence N18°50'49"W, a distance of 5.00 feet; thence N71°09'11"E, a distance of 5.00 feet to a point on said West right-of-way line of Florida East Coast Railroad; thence S18°50'49"E, a distance of 5.00 to the POINT OF BEGINNING.

Containing 25 square feet, more or less.

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. The bearings shown hereon are based on a bearing of S71°05'51"W referenced to grid north as established by the NOS (National Ocean Survey), along the Northerly right-of-way of Tkacs Drive, a 50 Foot Right-Of-Way per Plat Book 1, Page 41.
3. ○ = Denotes change in direction (no corner found or set).

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

DAVID J. IRWIN, PSM 6672  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: ALLEN ENGINEERING, INC. (LB 266)  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931

DRAWN BY: DJI

CHECKED BY: DJI/JWH

PROJECT NO. 040071.5

REVISIONS

DATE

DESCRIPTION

DATE: 6-10-21

DRAWING: 0400715.dwg

SECTION 12  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL #801

PARENT PARCEL ID#: 26-36-12-DE-41-5

PURPOSE: UTILITY EASEMENT

## EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

FLORIDA EAST COAST RAILROAD  
(100' WIDE RIGHT-OF-WAY)

WEST RIGHT-OF-WAY LINE

PARCEL 801  
POINT OF BEGINNING

PARCEL 801  
POINT OF COMMENCEMENT  
N.E. CORNER OF LOT 13, BLOCK 26,  
PLAN OF TOWN OF PINEDA

S18°50'49"E  
5.00'

N18°50'49"W  
6.50'

N71°09'11"E  
5.00'

5.00'

S71°09'11"W  
5.00'

PARCEL 801  
UTILITY EASEMENT  
25 SQUARE FEET ±

TKACS DRIVE

(NOT NAMED ON PLAT)  
(50 FOOT RIGHT-OF-WAY PER PLAT BOOK 1, PAGE 41)  
(NOT IMPROVED)

SOUTH RIGHT-OF-WAY LINE

PLAN OF TOWN OF PINEDA

PLAT BOOK 1, PAGE 41

LOT 13  
BLOCK 26

PARCEL ID: 26-36-12-DE-26  
OWNERS: BREVARD COUNTY  
ADDRESS: NOT ASSIGNED

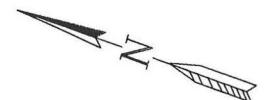
ORB 3265, PAGE 2993

PARCEL ID: 26-36-12-DE-41-5  
OWNERS: KMM-FL LLC  
ADDRESS: NOT ASSIGNED

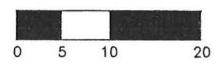
ORB 7202, PAGE 1931

LOT 1  
BLOCK 38

NORTH RIGHT-OF-WAY LINE  
S71°05'51"W (BEARING BASE)



GRID NORTH



GRAPHIC SCALE

PREPARED BY: ALLEN ENGINEERING, INC. (LB 266)  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931

SCALE: 1" = 10'

PROJECT NO.: 040071.5

SECTION 12  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST



## LOCATION MAP

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

PROPERTY LOCATION: The north side of North Wickham Road on the east side of Waelti Drive in Melbourne

OWNERS NAME(S): KMM-FL, LLC

