

# BOARD OF COUNTY COMMISSIONERS


## AGENDA REVIEW SHEET

AGENDA: Dedication of Sanitary Sewer Easement for Costco Wholesale Melbourne  
from Costco Wholesale Corporation – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lisa Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353 Ext. 58353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>8-20-21</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u> _____	_____	<u>8-23-2021</u>

### **SANITARY SEWER EASEMENT**

**THIS INDENTURE**, made this 16<sup>th</sup> day of August, 2021, between Costco Wholesale Corporation, a Washington corporation, whose address is 999 Lake Drive, Issaquah, Washington 98027, 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 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 27, 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:

Marianne G. Bundren  
Witness

MARIANNE G. BUNDREN

Print Name

Mark Marcisano  
Witness

Witness

MARK MARCISANO

Print Name

STATE OF Virginia  
COUNTY OF Spotsylvania

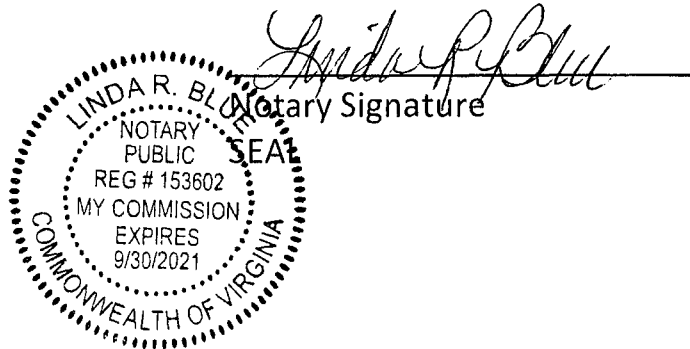
Costco Wholesale Corporation,  
a Washington corporation

BY: Margaret C. McCulla

Margaret C. McCulla  
Assistant Secretary

SEAL

The foregoing instrument was acknowledged before me by means of [☒] physical  
presence or [ ] online notarization on this 16<sup>th</sup> day of Aug., 2021, by Margaret C.  
McCulla as Assistant Secretary for Costco Wholesale Corporation, a Washington  
corporation. Is personally known or produced N/A as identification.



COSTCO WHOLESALE CORPORATION

VP/ ASSISTANT SECRETARY'S CERTIFICATE

I, John Sullivan, SVP/Secretary of Costco Wholesale Corporation, a Washington corporation (the "Corporation"), hereby certify that the following resolution was adopted by the Board of Directors of the Corporation on January 27, 2011:

**RESOLVED**, that any one of the Chairman, the Chief Executive Officer, the President, the Chief Financial Officer, any Executive or Senior Vice President, the Secretary, the Treasurer, or any Assistant Secretary of the Corporation is hereby authorized to execute any and all documents regarding the acquisition, leasing, sale or development of real property, including, without limitation, the execution of purchase agreements, deeds, escrow instructions, leases, closing statements, easements, deeds of dedication, restrictive covenants and construction agreements.

I further certify that said Resolution remains in full force and effect as of the date hereof and (ii) Margaret C. McCulla is an Assistant Secretary of the Corporation.

Dated this \_\_\_ day of June 2020.

29



John Sullivan  
SVP/Secretary



# LEGAL DESCRIPTION

## PARCEL # 800

### EXHIBIT "A"

SHEET 1 OF 5

NOT VALID WITHOUT SHEET 2, 3, 4 & 5 OF 5

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-27-X0-A-2

PURPOSE: SANITARY SEWER EASEMENT

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

A PARCEL OF LAND LYING IN A PORTION OF LOT 2, BLOCK A, AS PER PLAT THEREOF "LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1" - SECTION 21, 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST AS RECORDED IN PLAT BOOK 68, PAGES 43 - 49 INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK A OF SAID PLAT "LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1", SAID SOUTHEAST CORNER ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF AKARAD DRIVE; THENCE NORTH 77°50'41" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK A, A DISTANCE OF 597.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL 800 SANITARY SEWER EASEMENT; THENCE CONTINUE NORTH 77°50'41" WEST ALONG SAID SOUTHERLY LINE OF SAID LOT 2, BLOCK A, A DISTANCE OF 20.00 FEET; THENCE NORTH 12°09'19" EAST, DEPARTING SAID SOUTHERLY LINE OF SAID LOT 2, BLOCK A, A DISTANCE OF 44.21 FEET; THENCE SOUTH 77°50'41" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 12°09'19" WEST, A DISTANCE OF 44.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 800 CONTAINS 884.20 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

#### PARENT PARCELS

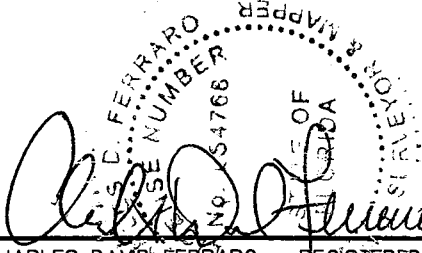
#### LEGAL DESCRIPTION (PARCEL 26-36-27-X0-A-2)

LOT 2, BLOCK A, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 43-49 INCLUSIVE, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

#### SURVEYORS NOTES:

1. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
2. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION OR INK SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF AKARAD DRIVE BEING ALSO THE EASTERLY LOT LINE OF LOT 2 AS SHOWN ON PLAT BOOK 68, PAGE 40 HAVING A BEARING OF SOUTH 12°09'19" WEST, (ASSUMED).
4. PLAT INFORMATION SHOWN HEREON IS BASED ON MAP OF "LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I, PHASE 1", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGE 43 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
5. EASEMENT SHOWN HEREON ARE REFERENCED TO TITLE INSURANCE OWNER'S POLICY PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY # 2730609-222929146, DATED FEBRUARY 5, 2021 AT: 2:47 PM. SEE SHEETS 2 & 3 OF 5 FOR TITLE SCHEDULE B EXCEPTIONS FROM COVERAGE.
6. SKETCH ONLY, NOT A BOUNDARY SURVEY.

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

  
CHARLES DAVID FERRARO - REGISTERED LAND SURVEYOR  
FLORIDA REGISTRATION NO: 4768  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:

**Colliers**

Engineering  
& Design

5471 W. WATERS AVENUE, SUITE 100  
TAMPA, FLORIDA 33634  
TELEPHONE 813-207-1061

DRAWN BY: SR

CHECKED BY: CDF

PROJECT NO. 15002334A

REVISIONS

08/09/21

COUNTY COMMENTS

DATE: 07/27/2021

DRAWING: V-SAN-ESMT

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL # 800

EXHIBIT "A"

SHEET 2 OF 5

NOT VALID WITHOUT SHEET 1, 3, 4 & 5 OF 5

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-27-X0-A-2

PURPOSE: SANITARY SEWER EASEMENT

1. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, UNDER POLICY NO. 2730609-222929146, WITH AN COMMITMENT DATE OF FEBRUARY 5, 2021 AT 2:47 P.M. THE BELOW REFERENCED ITEMS ARE NUMBERED AS THEY APPEAR IN SCHEDULE B OF THE TITLE BINDER AS FOLLOWS:
2. SCHEDULE B EXCEPTIONS FROM COVERAGE
  - 2-2. NOTICE OF AGREEMENT NT BETWEEN THE VIERA COMPANY AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS RECORDED JANUARY 17, 1991 IN OFFICIAL RECORDS BOOK 3104 PAGE 1881.(DOES AFFECT, BLANKET IN NATURE)
  - 2-3. AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA DATED AUGUST 26, 1988, AS AMENDED BY THAT CERTAIN AMENDMENT #1 TO AGREEMENT TO PROVIDE WATER SERVICE DATED JUNE 13, 1989, AS FURTHER AMENDED BY THE CERTAIN SECOND AMENDMENT TO AGREEMENT DATED MAY 27, 1994 AS RECORDED IN OFFICIAL RECORDS BOOK 3404 PAGE 0953, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 3407 PAGE 3452, TOGETHER WITH THIRD AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017 IN OFFICIAL RECORDS BOOK 7962 PAGE 1632 AND FOURTH AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2007 IN OFFICIAL RECORDS BOOK 7962 PAGE 1655, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.(DOES AFFECT, BLANKET IN NATURE)
  - 2-4. DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY, WHICH CONTAINS PROVISIONS FOR (I) AN EASEMENT ON THE LAND; (II) A PRIVATE CHARGE OR ASSESSMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 3409 PAGE 0624, AS MODIFIED BY THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3813 PAGE 3867, THE SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3882 PAGE 2349, THE THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4065 PAGE 2855, AMENDMENT NUMBER FOUR RECORDED IN OFFICIAL RECORDS BOOK 4209 PAGE 2335, THE FOURTH (SIC) AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4297 PAGE 0372, AMENDMENT NUMBER FIVE RECORDED IN OFFICIAL RECORDS BOOK 4303 PAGE 0571, THE SIXTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4718 PAGE 1926, (NUMBER SEQUENCE SKIPS "SEVENTH" AMENDMENT), THE EIGHTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5103 PAGE 0627, THE NINTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5333 PAGE 1015, THE TENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5369 PAGE 4776, THE ELEVENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5806 PAGE 8129 AND THE TWELFTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6279 PAGE 1612, AND THIRTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6359 PAGE 1905, AND FOURTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6871 PAGE 630, FIFTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7828 PAGE 1083, SIXTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8114 PAGE 2777, SEVENTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8130 PAGE 63, EIGHTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8242 PAGE 2738, NINETEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8904 PAGE 1165, AND TWENTIETH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8931 PAGE 435, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES AFFECT, BLANKET IN NATURE)
  - 2-5. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED AUGUST 10, 2006 IN OFFICIAL RECORDS BOOK 5683 PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081 PAGE 1341 AND IN OFFICIAL RECORDS BOOK 6081 PAGE 1354, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.(DOES AFFECT, BLANKET IN NATURE)
  - 2-6. THIRD AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS (HOSPITAL RESTRICTION) RECORDED SEPTEMBER 5, 2008, IN OFFICIAL RECORDS BOOK 5885, PAGE 8902.(DOES AFFECT, BLANKET IN NATURE)
  - 2-7. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED MAY 20, 2013 IN OFFICIAL RECORDS BOOK 6879 PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.(DOES AFFECT, BLANKET IN NATURE)
  - 2-8. AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT, AS APPROVED BY THAT CERTAIN RESOLUTION 19-134 ADOPTED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 20, 2019, AND AS EVIDENCED BY NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER RECORDED SEPTEMBER 23, 2019 IN OFFICIAL RECORDS BOOK 8545, PAGE 418, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.(DOES AFFECT, BLANKET IN NATURE)
  - 2-9. RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.(DOES AFFECT, BLANKET IN NATURE)
  - 2-10. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE I, RECORDED IN PLAT BOOK 68, PAGE 43 - 49, INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.(DOES AFFECT, BLANKET IN NATURE)

SEE SHEET 5 FOR SANITARY SEWER EASEMENT SKETCH

PREPARED BY:



Engineering  
& Design

5471 W. WATERS AVENUE, SUITE 100  
TAMPA, FLORIDA 33634  
TELEPHONE 813-207-1061

SCALE:

AS SHOWN

PROJECT NO.: 15002334A

SECTION 27

TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL # 800

PARENT PARCEL ID#: 26-36-27-X0-A-2

PURPOSE: SANITARY SEWER EASEMENT

### EXHIBIT "A"

SHEET 3 OF 5

NOT VALID WITHOUT SHEET 1, 2, 4 & 5 OF 5

THIS IS NOT A SURVEY

- 2-11.VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020, IN OFFICIAL RECORDS BOOK 8784, PAGE 1579.(DOES AFFECT, NOTED ONLY)
- 2-12.EASEMENT BY AND BETWEEN COSTCO, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED DECEMBER 21, 2020, IN OFFICIAL RECORDS BOOK 8958, PAGE 167, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES AFFECT, PLOTTED)
- 2-13.EASEMENTS, RESERVATIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9006, PAGE 936, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA. (DOES AFFECT, BLANKET IN NATURE)
- 2-14.TERMS AND CONDITIONS OF THAT CERTAIN ASSIGNMENT OF DEVELOPMENT RIGHT AND OPTION AGREEMENT RECORDED FEBRUARY 5, 2021 IN OFFICIAL RECORDS BOOK 9006, PAGE 943, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES AFFECT, BLANKET IN NATURE)
- 2-15.DECLARATION OF RESTRICTIONS FOR THE INTERCHANGE RETAIL DISTRICT I RECORDED FEBRUARY 5, 2021 IN OFFICIAL RECORDS BOOK 9006, PAGE 907, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES AFFECT, BLANKET IN NATURE)
- 2-16.RECIPROCAL DRIVEWAY EASEMENT AGREEMENT RECORDED FEBRUARY 5, 2021 IN OFFICIAL RECORDS BOOK 9006, PAGE 970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES AFFECT, PLOTTED)
- 2-17.TERMS AND CONDITIONS OF STORMWATER DRAINAGE EASEMENT AGREEMENT RECORDED FEBRUARY 5, 2021 IN OFFICIAL RECORDS BOOK 9006, PAGE 952, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES AFFECT, PLOTTED)
- 2-18.MATTERS APPEARING ON THAT CERTAIN SURVEY PRODUCED BY MASER CONSULTING, PA LAST DATED FEBRUARY 3, 2021 UNDER JOB NO.: 15002334A. (NOTED ONLY)

SEE SHEET 5 FOR SANITARY SEWER EASEMENT SKETCH

PREPARED BY:



Engineering  
& Design

5471 W. WATERS AVENUE, SUITE 100  
TAMPA, FLORIDA 33634  
TELEPHONE 813-207-1061

SCALE:

AS SHOWN

PROJECT NO.: 15002334A

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL # 800

PARENT PARCEL ID#: 26-36-27-X0-A-2

PURPOSE: 20' X 44 SANITARY SEWER EASEMENT #800

## EXHIBIT "A"

SHEET 4 OF 5

NOT VALID WITHOUT SHEET 1, 2, 3 & 5 OF 5

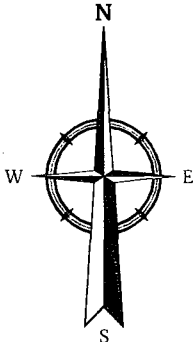
THIS IS NOT A SURVEY

### PINEDA CAUSEWAY

150' PUBLIC RIGHT OF WAY  
PER PB 68, PG 43

C1

C2



B-16  
50' DRIVEWAY EASEMENT  
ORB 9006, PG 970

B-12  
10' FPL ELECTRIC EASEMENT  
O.R.B. 8958, PG. 167

LOT 2, BLOCK A  
PARCEL ID #26-36-27-X0-A-2  
PB 68, PG 43  
ORB 9006, PG 0936

SOUTHERLY LINE OF  
LOT 2, BLOCK A  
PB 68, PG 43

B-16  
50' PUBLIC UTILITY EASEMENT  
PER PB 68, PG 43  
ORB 9006, PG 970

B-16  
50' DRIVEWAY EASEMENT  
ORB 9006, PG 970

PARCEL 800 SANITARY  
SEWER EASEMENT  
POB

PARCEL #800  
N 77°50'41" W 912.84'  
N 77°50'41" W 597.74'

(BASIS OF BEARING)  
S 12°09'19" W 774.02'

AKARAD DRIVE  
100' PUBLIC RIGHT OF WAY  
PER PB 68, PG 43

B-16  
50' DRIVEWAY EASEMENT  
ORB 9006, PG 970

TRACT A, BLOCK A  
PARCEL #26-36-27-X0-\*A  
BEING ALSO 50' PUBLIC  
UTILITY EASEMENT  
O.R.B. 9107, PG 2696  
PB 68, PG 43

B-16  
25'X75' STORMWATER EASEMENT  
ORB 9006, PG 952

POC PARCEL 800  
SOUTHEAST CORNER  
OF LOT 2, BLOCK A  
AND WESTERLY R/W  
LINE PB 68, PG 43

TRACT B, BLOCK A  
PARCEL #26-36-27-X0-\*B  
ORB 9107, PG 2684  
PB 68, PG 43

## LEGEND

POC = POINT OF COMMITMENT  
POB = POINT OF BEGINNING  
ID = IDENTIFICATION  
ORB = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
SQ. FT. = SQUARE FEET  
R/W = RIGHT OF WAY  
FPL = FLORIDA POWER & LIGHT

## CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	4175.00'	562.46'	7° 43' 08"	N 72° 45' 45" W 562.03'
C2	1755.00'	354.16'	11° 33' 44"	S 74° 41' 04" E 353.56'

SEE SHEET 5 FOR SANITARY SEWER EASEMENT SKETCH

PREPARED BY:

**Colliers** Engineering  
& Design

5471 W. WATERS AVENUE, SUITE 100  
TAMPA, FLORIDA 33634  
TELEPHONE 813-207-1061

SCALE:

1" = 200'

PROJECT NO.: 15002334A

SECTION 27  
TOWNSHIP 26 SOUTH  
RANGE 36 EAST



# SKETCH OF DESCRIPTION

## PARCEL # 800

PARENT PARCEL ID# 26-36-27-X0-A-2

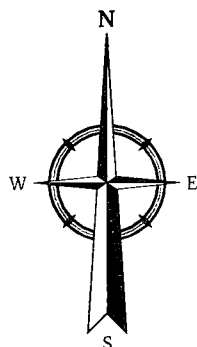
PURPOSE: SANITARY SEWER EASEMENT

## EXHIBIT "A"

SHEET 5 OF 5

NOT VALID WITHOUT SHEET 1, 2, 3, & 4 OF 5

THIS IS NOT A SURVEY



WESTERLY R/W  
LINE OF AKARAD DRIVE

25' PUBLIC UTILITY EASEMENT  
PER PB 68, PG 43  
PER TITLE REPORT REFERENCE  
IN SURVEY NOTE #6

LOT 2, BLOCK A  
PARCEL ID #26-36-27-X0-A-2  
PB 68, PG 43  
ORB 9006, PG 0936

NORTHERLY LINE OF  
BLOCK A, TRACT B  
PB 68, PG 43

L3  
L4  
PARCEL 800 SANITARY  
SEWER EASEMENT

DRIVEWAY EASEMENT  
PER TITLE REPORT  
REFERENCE IN  
SURVEY NOTE #6  
ORB 9006, PG 970

N 77°50'41" W 912.84'  
N 77°50'41" W 597.74'

SOUTHERLY LINE  
OF LOT 2, BLOCK A

POINT OF BEGINNING  
PARCEL #800

884.20± SQ. FT. OR 0.08± ACRES

TRACT B, BLOCK A  
PARCEL #26-36-27-X0-\*--B  
ORB 9107, PG 2684  
PB 68, PG 43

POINT OF COMMENCEMENT

PARCEL 800  
SOUTHEAST CORNER  
OF LOT 2, BLOCK A  
AND WESTERLY R/W LINE  
PB 68, PG 43

S 12°09'19" W 774.02'

AKARAD DRIVE

100' PUBLIC RIGHT OF WAY  
PER PB 68, PG 43

### LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N 77° 50' 41" W	20.00'
L2	N 12° 09' 19" E	44.21'
L3	S 77° 50' 41" E	20.00'
L4	S 12° 09' 19" W	44.21'

### LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
ID = IDENTIFICATION  
ORB = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
SQ.FT. = SQUARE FEET  
FPL = FLORIDA POWER & LIGHT

SEE SHEET 4 FOR PARENT PARCEL SKETCH

PREPARED BY:



Engineering  
& Design

5471 W. WATERS AVENUE, SUITE 100  
TAMPA, FLORIDA 33634  
TELEPHONE 813-207-1061

SCALE:

1" = 100'

PROJECT NO.: 15002334A

SECTION 27

TOWNSHIP 26 SOUTH  
RANGE 36 EAST

# LOCATION MAP

## Section 27, Township 26 South, Range 36 East – District 4

PROPERTY LOCATION: The parcel is located east of Lake Andrew Drive southwest of the intersection of Pineda Causeway and Akarad Drive in Viera.

OWNERS NAME: Costco Wholesale Corporation

