

# BOARD OF COUNTY COMMISSIONERS

## AGENDA REVIEW SHEET

AGENDA: Resolution and County Deed for the Transfer of a Portion of Brandywine Lane from South of U.S. 192 to a terminus of Twenty Feet South of the North Melbourne Tillman Canal 84 Right of Way Line – District 5.

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>8-30-2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u> _____	_____	<u>8/30/2021</u>

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

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, AND SECTION 2-247, BREVARD COUNTY CODE OF ORDINANCES, AUTHORIZING CONVEYANCE OF COUNTY PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Brevard County, Florida, a political sub-division of the State of Florida (hereinafter the COUNTY) possesses rights to a certain public road right-of-way within the City of West Melbourne, a municipality incorporated under the laws of Florida (hereinafter the CITY); and

**WHEREAS**, the right-of-way is referred to as Brandywine Lane south of US 192 with a terminus of 20' south of the north canal right-of-way line, together with associated roadway drainage facilities (hereinafter the Brandywine Project), which is further described in Exhibit A; and

**WHEREAS**, Space Coast Town Center is proposing a master development plan within the jurisdiction of West Melbourne; and

**WHEREAS**, as a condition of the development plan, the CITY is requiring a regional lift station which will connect a force main to an existing stub out between Brandywine Lane and the Florida Department of Transportation (FDOT) right of way; and

**WHEREAS**, COUNTY has a policy that does not allow an open cut on County roadways for the installation of new sewer force mains; and

**WHEREAS**, the CITY has requested COUNTY transfer a portion of Brandywine Lane to CITY which will resolve the issue and shall promote the community interest and welfare of the City; and

**WHEREAS**, the COUNTY agrees that the CITY's proposed use of the property for roadway purposes will promote public health, safety or welfare, will serve the public's interest and a public purpose; and the COUNTY has determined that said property is not needed for COUNTY purposes, and desires to cooperate with and assist the CITY by conveying its interest in the property to CITY.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that:

1. The foregoing recitals are true and correct and incorporated to this Resolution by this reference.
2. The Brandywine Lane project property is fully described at Exhibit A, which is attached and incorporated by this reference. The Brandywine Lane Project is located within the boundary of the CITY, and is not needed for COUNTY purposes.
3. The COUNTY finds the CITY has requested the conveyance and the CITY will use and maintain the Brandywine Lane Project as a public roadway to provide safe and well-kept roadways for the community.

4. In the event the Brandywine Lane Project is not used, maintained or ceases to be used and maintained for a public roadway, the COUNTY does not retain any right to reenter and repossess the property.
5. The COUNTY authorizes the Chair, Board of County Commissioners, to execute all necessary documents to convey its interest in the Brandywine Project as described in Exhibit A to the City by County Deed at nominal consideration pursuant to the terms of the Interlocal.
6. This Resolution shall take effect immediately upon its adoption.

This Resolution is **DONE, ORDERED, AND ADOPTED** in Regular Session, this 14 day of September, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

---

Rachel Sadoff, Clerk to the Courts

---

Rita Pritchett, Chair  
As approved by the Board on: 09/14/2021

Reviewed for legal form and content:

Christine M. Schwerak 8/30/2021  
Assistant County Attorney

# LEGAL DESCRIPTION

## BRANDYWINE LANE PARCEL

PARENT PARCEL ID#: BRANDYWINE LANE

PURPOSE: RIGHT OF WAY CONVEYANCE

### EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2 & 3 OF 3

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: BRANDYWINE LANE PARCEL (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THE BRANDYWINE LANE RIGHT OF WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 9 (I-95), SECTION NO. 70220, DATED 6/24/2005 AND BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

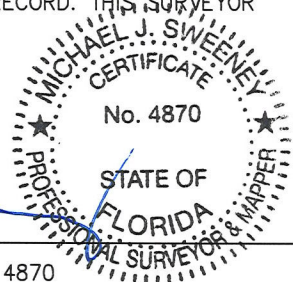
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 3; THENCE SOUTH 89° 36' 06" WEST ALONG SAID SOUTH SECTION LINE FOR A DISTANCE OF 682.31 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BRANDYWINE LANE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO EAST, HAVING A RADIUS OF 3275.36 FEET, AN INCLUDED ANGLE OF 0° 33' 04", AND WHOSE LONG CHORD BEARS NORTH 27° 41' 58" WEST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 31.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89° 36' 06" WEST PARALLEL TO AND 20.00 FEET SOUTH OF THE NORTH RIGHT OF WAY LINE OF THE MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 84 FOR A DISTANCE OF 67.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID BRANDYWINE LANE, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3335.36 FEET, AN INCLUDED ANGLE OF 20° 16' 45", AND WHOSE LONG CHORD BEARS NORTH 16° 45' 35" WEST; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1180.51 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 06° 16' 20" WEST FOR A DISTANCE OF 203.36 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1115.92 FEET, AN INCLUDED ANGLE OF 06° 46' 26", AND WHOSE LONG CHORD BEARS NORTH 09° 39' 33" WEST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 131.93 FEET; THENCE NORTH 13° 02' 46" WEST FOR A DISTANCE OF 356.92 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 542.96 FEET, AN INCLUDED ANGLE OF 20° 00' 00", AND WHOSE LONG CHORD BEARS NORTH 23° 02' 46" WEST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 189.53 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 43° 36' 43" WEST FOR A DISTANCE OF 197.48 FEET; THENCE NORTH 53° 55' 19" WEST FOR A DISTANCE OF 399.80 FEET; THENCE NORTH 00° 43' 53" WEST FOR A DISTANCE OF 118.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 500, ALSO KNOWN AS U.S.NO. 192; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY RUN NORTH 89° 37' 33" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 95.14 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BRANDYWINE LANE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES; THENCE SOUTH 25° 00' 38" WEST FOR A DISTANCE OF 39.61 FEET; THENCE SOUTH 33° 54' 52" EAST FOR A DISTANCE OF 97.23 FEET; THENCE SOUTH 52° 21' 46" EAST FOR A DISTANCE OF 384.70 FEET; THENCE SOUTH 33° 02' 46" EAST FOR A DISTANCE OF 135.45 FEET TO THE POINT CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 602.96 FEET, AN INCLUDED ANGLE OF 20° 00' 00", AND WHOSE LONG CHORD BEARS SOUTH 23° 02' 46" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 210.47 FEET; THENCE SOUTH 13° 02' 46" EAST FOR A DISTANCE OF 356.92 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1175.92 FEET, AN INCLUDED ANGLE OF 06° 46' 26", AND WHOSE LONG CHORD BEARS SOUTH 09° 39' 33" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 139.03 FEET; THENCE SOUTH 06° 16' 20" EAST FOR A DISTANCE OF 203.17 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3275.36 FEET, AN INCLUDED ANGLE OF 20° 48' 02", AND WHOSE LONG CHORD BEARS SOUTH 17° 01' 25" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1189.08 FEET TO THE POINT OF BEGINNING, CONTAINING 4.10 ACRES (178,465 SQUARE FEET), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

PREPARED FOR:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
CITY OF WEST MELBOURNE

MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED



PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: M SWEENEY	CHECKED BY: M SWEENEY	PROJECT NO. CMO_21-08-01			SECTION 3 TOWNSHIP 28 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 8/24/2021	SHEET: 1 OF 3				



# NOTES AND ABBREVIATIONS

## BRANDYWINE LANE PARCEL

PARENT PARCEL ID#: BRANDYWINE LANE

PURPOSE: RIGHT OF WAY CONVEYANCE

### EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 & 3 OF 3

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

#### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE SPECIFICALLY BASED ON THE SOUTH LINE OF SAID SECTION 3, AS BEING SOUTH 89° 36' 06" WEST AS DETERMINED BY THEIR COORDINATE VALUES PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 1990 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 9 (I-95), SECTION 70220.
3. REFERENCE MATERIAL:
  - A. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 9 (I-95), SECTION 70220.
  - B. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 500, SECTION 70050-2544.

#### ABBREVIATIONS:

AKA = ALSO KNOWN AS  
BOB = BASIS OF BEARINGS  
BOC = BASIS OF COORDINATES  
COR = CORNER  
INT = INTERSECTION  
MTDD = MELBOURNE-TILLMAN DRAINAGE DISTRICT  
ORB = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PU&DE = PUBLIC UTILITY AND DRAINAGE EASEMENT  
R = RANGE OR RADIUS  
R/W = RIGHT OF WAY  
SECT = SECTION  
SQ FT = SQUARE FEET  
SR = STATE ROAD  
T = TOWNSHIP  
TP = TAX PARCEL  
TYP = TYPICAL



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:

1" = 400'

PROJECT NO.:

CMO\_21-08-01

SECTION 3  
TOWNSHIP 28 SOUTH  
RANGE 36 EAST

PARENT PARCEL ID#: BRANDYWINE LANE  
PURPOSE: RIGHT OF WAY CONVEYANCE

PARENT PARCEL ID#: BRANDYWINE LANE  
PURPOSE: RIGHT OF WAY CONVEYANCE

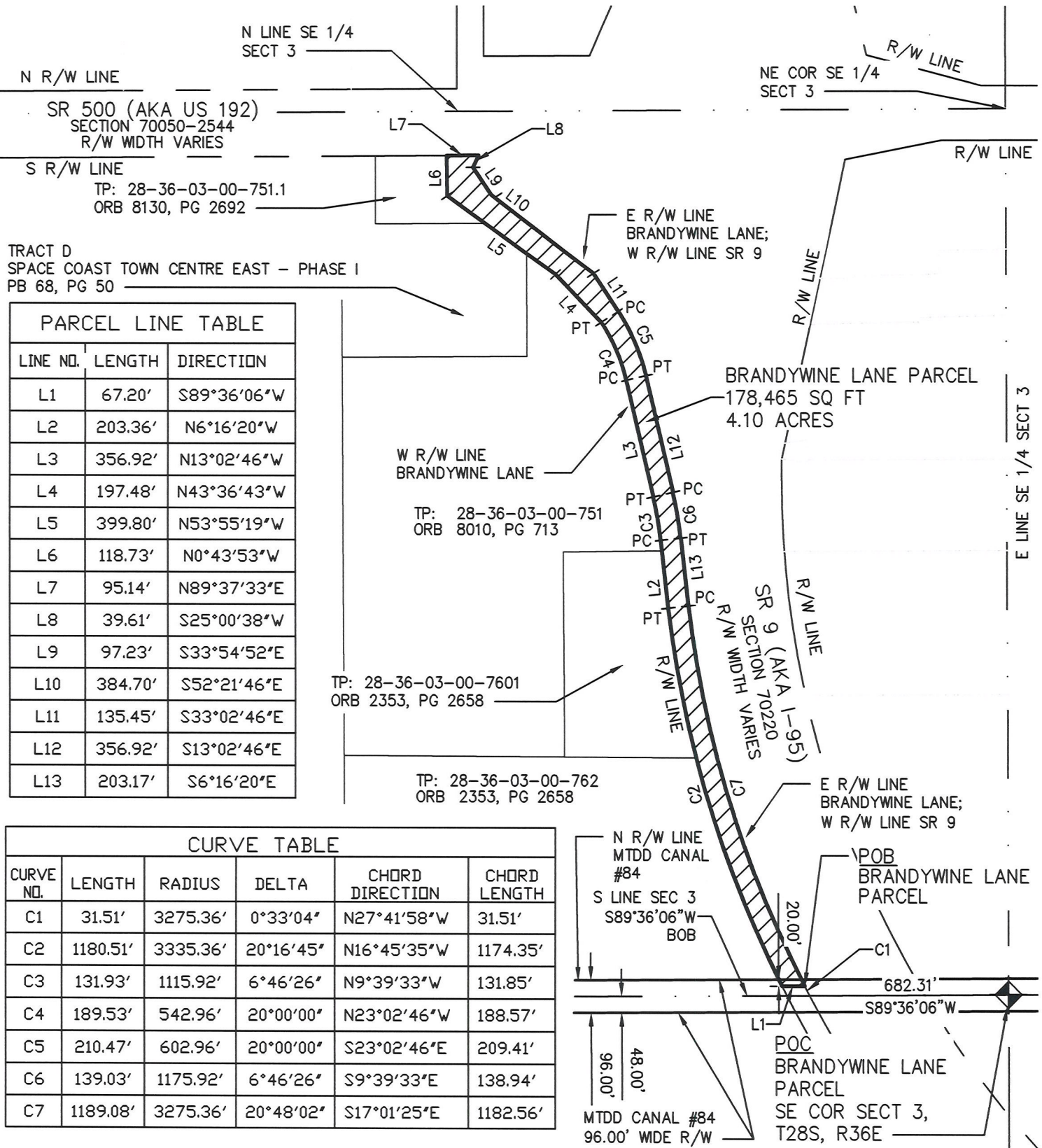


SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 & 2 OF 3

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:	1" = 400'
PROJECT NO.:	CMO_21-08-01

SECTION 3  
TOWNSHIP 28 SOUTH  
RANGE 36 EAST

Prepared by and return to:  
Office of the County Attorney  
2725 Judge Fran Jamieson Way, Building C  
Viera, Florida 32940

**COUNTY DEED**  
(STATUTORY FORM - SECTION 125.411, Florida Statutes)

**THIS DEED**, made this 14th day of September, 2021, between Brevard County, Florida, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and the City of West Melbourne, a municipal corporation of the State of Florida, whose address is 900 East Strawbridge Avenue, Melbourne, Florida 32901, party of the second part,

(Whenever used herein the terms "party of the first part" and "party of the second part" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Party of the first part" and "party of the second part" are used for singular and plural, as the context requires and the use of any gender shall include all genders)

**WITNESSETH** that the party of the first part, for and in consideration of the sum of Ten Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, any interest it holds in the following described land lying and being in Brevard County, Florida, to wit:

See Exhibit "A" attached and incorporated by this reference, together with associated roadway drainage facilities, all riparian and littoral rights appertaining thereto, and all interests in subsurface oil, gas, and minerals pursuant to section 270.11(3), Florida Statutes. In the event the property is not used, maintained or ceases to be used and maintained for a public roadway, with associated roadway drainage facilities, the COUNTY does not retain any right to reenter and reposess the property.

**IN WITNESS WHEREOF** the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

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

By: \_\_\_\_\_  
Rita Pritchett, Chair  
(As approved by the Board on 09/14/2021)



# LEGAL DESCRIPTION

## BRANDYWINE LANE PARCEL

PARENT PARCEL ID#: BRANDYWINE LANE

PURPOSE: RIGHT OF WAY CONVEYANCE

### EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2 & 3 OF 3

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: BRANDYWINE LANE PARCEL (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THE BRANDYWINE LANE RIGHT OF WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 9 (I-95), SECTION NO. 70220, DATED 6/24/2005 AND BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 3; THENCE SOUTH 89° 36' 06" WEST ALONG SAID SOUTH SECTION LINE FOR A DISTANCE OF 682.31 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BRANDYWINE LANE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO EAST, HAVING A RADIUS OF 3275.36 FEET, AN INCLUDED ANGLE OF 0° 33' 04", AND WHOSE LONG CHORD BEARS NORTH 27° 41' 58" WEST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 31.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89° 36' 06" WEST PARALLEL TO AND 20.00 FEET SOUTH OF THE NORTH RIGHT OF WAY LINE OF THE MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 84 FOR A DISTANCE OF 67.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID BRANDYWINE LANE, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3335.36 FEET, AN INCLUDED ANGLE OF 20° 16' 45", AND WHOSE LONG CHORD BEARS NORTH 16° 45' 35" WEST; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1180.51 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 06° 16' 20" WEST FOR A DISTANCE OF 203.36 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1115.92 FEET, AN INCLUDED ANGLE OF 06° 46' 26", AND WHOSE LONG CHORD BEARS NORTH 09° 39' 33" WEST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 131.93 FEET; THENCE NORTH 13° 02' 46" WEST FOR A DISTANCE OF 356.92 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 542.96 FEET, AN INCLUDED ANGLE OF 20° 00' 00", AND WHOSE LONG CHORD BEARS NORTH 23° 02' 46" WEST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 189.53 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 43° 36' 43" WEST FOR A DISTANCE OF 197.48 FEET; THENCE NORTH 53° 55' 19" WEST FOR A DISTANCE OF 399.80 FEET; THENCE NORTH 00° 43' 53" WEST FOR A DISTANCE OF 118.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 500, ALSO KNOWN AS U.S.NO. 192; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY RUN NORTH 89° 37' 33" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 95.14 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BRANDYWINE LANE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES; THENCE SOUTH 25° 00' 38" WEST FOR A DISTANCE OF 39.61 FEET; THENCE SOUTH 33° 54' 52" EAST FOR A DISTANCE OF 97.23 FEET; THENCE SOUTH 52° 21' 46" EAST FOR A DISTANCE OF 384.70 FEET; THENCE SOUTH 33° 02' 46" EAST FOR A DISTANCE OF 135.45 FEET TO THE POINT CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 602.96 FEET, AN INCLUDED ANGLE OF 20° 00' 00", AND WHOSE LONG CHORD BEARS SOUTH 23° 02' 46" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 210.47 FEET; THENCE SOUTH 13° 02' 46" EAST FOR A DISTANCE OF 356.92 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1175.92 FEET, AN INCLUDED ANGLE OF 06° 46' 26", AND WHOSE LONG CHORD BEARS SOUTH 09° 39' 33" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 139.03 FEET; THENCE SOUTH 06° 16' 20" EAST FOR A DISTANCE OF 203.17 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3275.36 FEET, AN INCLUDED ANGLE OF 20° 48' 02", AND WHOSE LONG CHORD BEARS SOUTH 17° 01' 25" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1189.08 FEET TO THE POINT OF BEGINNING, CONTAINING 4.10 ACRES (178,465 SQUARE FEET), MORE OR LESS.

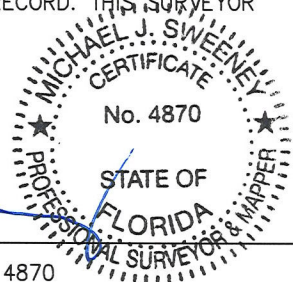
UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

PREPARED FOR:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
CITY OF WEST MELBOURNE



MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED



PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: M SWEENEY	CHECKED BY: M SWEENEY	PROJECT NO. CMO_21-08-01			SECTION 3 TOWNSHIP 28 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 8/24/2021	SHEET: 1 OF 3				



# NOTES AND ABBREVIATIONS

## BRANDYWINE LANE PARCEL

PARENT PARCEL ID#: BRANDYWINE LANE

PURPOSE: RIGHT OF WAY CONVEYANCE

### EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 & 3 OF 3

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

#### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE SPECIFICALLY BASED ON THE SOUTH LINE OF SAID SECTION 3, AS BEING SOUTH 89° 36' 06" WEST AS DETERMINED BY THEIR COORDINATE VALUES PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 1990 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 9 (I-95), SECTION 70220.
3. REFERENCE MATERIAL:
  - A. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 9 (I-95), SECTION 70220.
  - B. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 500, SECTION 70050-2544.

#### ABBREVIATIONS:

AKA = ALSO KNOWN AS  
BOB = BASIS OF BEARINGS  
BOC = BASIS OF COORDINATES  
COR = CORNER  
INT = INTERSECTION  
MTDD = MELBOURNE-TILLMAN DRAINAGE DISTRICT  
ORB = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PU&DE = PUBLIC UTILITY AND DRAINAGE EASEMENT  
R = RANGE OR RADIUS  
R/W = RIGHT OF WAY  
SECT = SECTION  
SQ FT = SQUARE FEET  
SR = STATE ROAD  
T = TOWNSHIP  
TP = TAX PARCEL  
TYP = TYPICAL



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:

1" = 400'

PROJECT NO.:

CMO\_21-08-01

SECTION 3  
TOWNSHIP 28 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION BRANDYWINE LANE PARCEL

PARENT PARCEL ID#: BRANDYWINE LANE

PURPOSE: RIGHT OF WAY CONVEYANCE



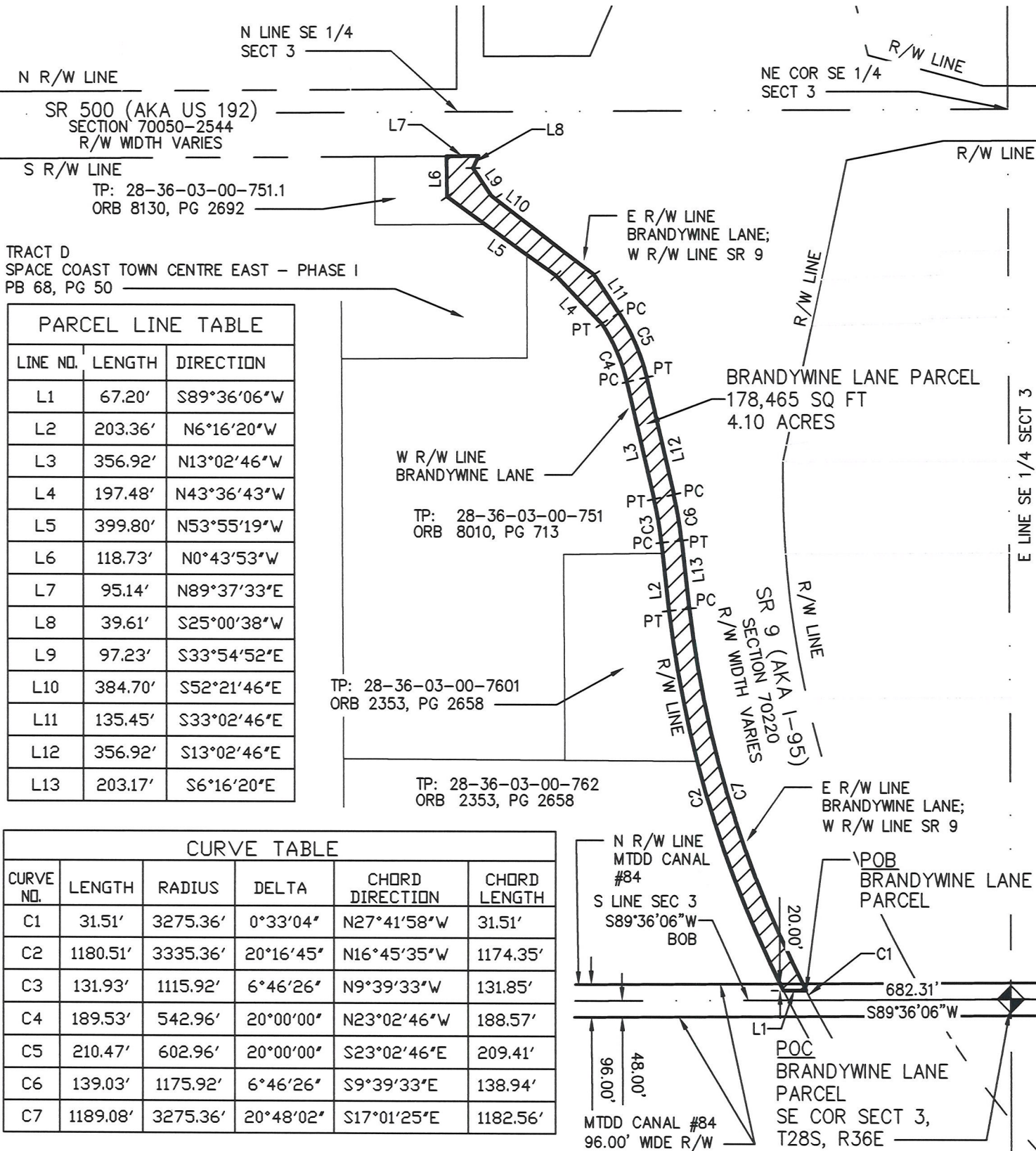
## EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 & 2 OF 3

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1



PARCEL LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	67.20'	S89°36'06"W
L2	203.36'	N6°16'20"W
L3	356.92'	N13°02'46"W
L4	197.48'	N43°36'43"W
L5	399.80'	N53°55'19"W
L6	118.73'	N0°43'53"W
L7	95.14'	N89°37'33"E
L8	39.61'	S25°00'38"W
L9	97.23'	S33°54'52"E
L10	384.70'	S52°21'46"E
L11	135.45'	S33°02'46"E
L12	356.92'	S13°02'46"E
L13	203.17'	S6°16'20"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.51'	3275.36'	0°33'04"	N27°41'58"W	31.51'
C2	1180.51'	3335.36'	20°16'45"	N16°45'35"W	1174.35'
C3	131.93'	1115.92'	6°46'26"	N9°39'33"W	131.85'
C4	189.53'	542.96'	20°00'00"	N23°02'46"W	188.57'
C5	210.47'	602.96'	20°00'00"	S23°02'46"E	209.41'
C6	139.03'	1175.92'	6°46'26"	S9°39'33"E	138.94'
C7	1189.08'	3275.36'	20°48'02"	S17°01'25"E	1182.56'



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1" = 400'  
PROJECT NO.:  
CMO\_21-08-01

SECTION 3  
TOWNSHIP 28 SOUTH  
RANGE 36 EAST



# LOCATION MAP

Section 3, Township 28 South, Range 36 East - District: 5

PROPERTY LOCATION: South of 192 in West Melbourne.

OWNERS NAME(S): Brevard County, Florida

