



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

F.3.

7/23/2024

### Subject:

Approval and acceptance, Re: Dedication of Traffic Signal Easements from 1) Deer Lakes Owners' Association, Inc., as to Parcel 1, 2) CV Melbourne, LLC, as to Parcel 2 and 3, and 3) Community Credit Union of Florida as to Parcel 4 for the Deer Lake Crossroads Signalization - District 4.

### Fiscal Impact:

None

### Dept/Office:

Public Works Department / Land Acquisition Office

### Requested Action:

It is requested that the Board of County Commissioners accept the attached Traffic Signal Easements.

### Summary Explanation and Background:

The subject properties are located in Sections 25 and 30, Township 26 South, Ranges 36 and 37 East, on the east and west sides of North Wickham Road, and south of Pineda Causeway.

CV Melbourne, LLC, has obtained Right of Way permit 20RW00167 from the County for improvements within the North Wickham Road right of way for traffic signals associated infrastructure at the intersection of North Wickham Road and Deer Lake Drive. A portion of the traffic infrastructure was built outside of the right of way on private property. Deer Lakes Owners' Association, Inc., CV Melbourne, LLC, and Community Credit Union of Florida, owners, have agreed to dedicate the attached required Traffic Signal Easements to the County for the maintenance, reconstruction, etc. of the traffic signal infrastructure located on private property.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

### Clerk to the Board Instructions:



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

July 24, 2024

**M E M O R A N D U M**

**TO:** Marc Bernath, Public Works Director Attn: Lucy Hamelers

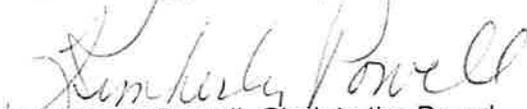
**RE:** Item F.3., Approval and Acceptance of Dedication of Traffic Signal Easements from Deer Lakes Owners' Association, Inc., as to Parcel 1; CV Melbourne, LLC, as to Parcel 2 and 3; and Community Credit Union of Florida as to Parcel 4 for the Deer Lake Crossroads Signalization

The Board of County Commissioners, in regular session on July 23, 2024, accepted the Traffic Signal Easements from Deer Lakes Owners' Association, Inc., as to Parcel 1; CV Melbourne, LLC, as to Parcels 2 and 3; and Community Credit Union of Florida as to Parcel 4 for the Deer Lake Crossroads Signalization.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ns

**BOARD OF COUNTY COMMISSIONERS**

**AGENDA REVIEW SHEET**

AGENDA: Dedication of Traffic Signal Easements from 1) Deer Lakes Owners' Association, Inc. as to Parcel 1, 2) CV Melbourne, LLC, as to Parcels 2 and 3, and 3) Community Credit Union of Florida as to Parcel 4 for the Deer Lake Crossroads Signalization – District 4

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lisa J. Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u>    <i>LA</i>    </u>	<u>                    </u>	<u>    7-8-24    </u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney	<u>    <i>GH</i>    </u>	<u>                    </u>	<u>    7/8/2024    </u>

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: 26-36-25-01-\*A.01

### TRAFFIC SIGNAL EASEMENT

**THIS INDENTURE**, made this 1<sup>st</sup> day of July, 2024, between Deer Lakes Owners' Association, Inc. a Florida not-for-profit corporation, whose address is 7145 Turner Road, Suite 101, Rockledge, Florida 32955, 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, inspecting, maintaining, adjusting, and relocating traffic signal equipment or other necessary appurtenances including but not limited to signal mast arms, pedestrian signal components, signal pull boxes, underground cables, and related 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 25, 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:

Jenna Bauden  
Witness  
Jenna Bauden  
Print Name Jenna Bauden  
Address: 7145 Turner Rd Suite 210  
Rockledge FL 32955

Deer Lakes Owners'  
Association, Inc., a Florida  
not-for-profit corporation

By: [Signature]  
David Griffith, President

Lauren Hassey  
Witness  
Lauren Hassey  
Print Name Lauren Hassey  
Address: 7145 Turner Road  
Suite 101 Rockledge FL 32955

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 1<sup>st</sup> day of July, 2024, by David Griffith, as President for Deer Lakes Owners' Association, Inc. a Florida not-for-profit corporation. Is  personally known or  produced \_\_\_\_\_ as identification.

Rebecca A Ruiz  
Notary Signature  
SEAL



Rebecca A. Ruiz  
Comm #HH054512  
Expires: Oct. 18, 2024  
Bonded Thru Aaron Notary

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

**PARCEL 802**

SHEET 1 OF 3

PARCEL ID#: 26-36-25-01-\*--A.01  
PURPOSE: TRAFFIC SIGNAL EASEMENT

NOT VALID WITHOUT SHEET 2 OF 3  
AND SHEET 3 OF 3

**THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION:** PARCEL 802 TRAFFIC SIGNAL EASEMENT(PREPARED BY SURVEYOR)

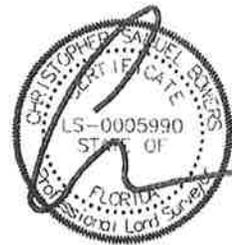
A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT A, DEER LAKES PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 40, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN N00°22'48"E ALONG THE WEST RIGHT-OF-WAY OF WICKHAM ROAD A DISTANCE OF 21.17 FEET TO THE POINT OF BEGINNING, THENCE, DEPARTING SAID WEST R/W OF WICKHAM ROAD, RUN N89°37'12"W A DISTANCE OF 5.00 FEET; THENCE N00°22'48"E A DISTANCE OF 5.00 FEET; THENCE S89°37'12"E A DISTANCE OF 5.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY OF WICKHAM ROAD, ACCORDING TO SAID PLAT, THENCE RUN S00°22'48"W ALONG SAID WEST RIGHT-OF-WAY OF WICKHAM ROAD, ACCORDING TO SAID PLAT, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.00 SQUARE FEET, OR 0.001 ACRES, MORE OR LESS.

Digitally signed  
by Samuel C  
Bowers

Date: 2024.05.30  
12:48:59 -04'00



PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
DEER LAKES OWNERS' ASSOCIATION INC

PREPARED BY:  
MORGAN & ASSOCIATES  
CONSULTING ENGINEERS, INC.  
504 N. HARBOR CITY BLVD.  
MELBOURNE, FL 32935  
PHONE: (321) 751-6088  
FLORIDA LICENSED BUSINESS NO. 7040



SAMUEL C. BOWERS, PSM NO. 5990  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED  
I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

DRAWN BY: CBD		CHECKED BY: CSB		PROJECT NO. 2023-083		SECTION 25 TOWNSHIP 26 SOUTH RANGE 36 EAST
DATE: 5/30/2024	DRAWING: 2023-083 DL UTILITY ESMT.DWG	REVISIONS	DATE	DESCRIPTION		
			5-30-24	COUNTY COMMENTS		

# LEGAL DESCRIPTION

EXHIBIT "A"

## PARCEL 802

SHEET 2 OF 3

PARCEL ID#: 26-36-25-01-\*--A.01  
PURPOSE: TRAFFIC SIGNAL EASEMENT

NOT VALID WITHOUT SHEET 1 OF 3  
AND SHEET 3 OF 3

THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY OF WICKHAM ROAD, WHICH BEARS S00°22'48"W, AN ASSUMED BEARING, AS RECORDED IN O.R.B. 2325, PG. 872, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING OWNERSHIP & ENCUMBRANCE REPORT:  
ISSUER: ATTORNEYS' TITLE FUND SERVICES, LLC  
RECIPIENT: WIDERMAN MALEK, P.L.; FUND FILE NO.: 1525674. AGENT'S FILE REFERENCE: 4007.0000A  
EFFECTIVE DATES: FROM OCTOBER 23, 2002 AT 8:00 AM TO MAY 2, 2024 AT 11:00 PM  
PREPARED DATE: MAY 10, 2024.
1. ALL MATTERS CONTAINED ON THE PLAT OF DEER LAKES PHASE 1, AS RECORDED IN PLAT BOOK 47, PAGE 40, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, AND ALL PLOTTABLE MATTERS ARE MAPPED AND SHOWN HEREON.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O. R. BOOK 4436, PAGE 3687, AS AMENDED IN O.R. BOOK 4746, PAGE 2552, O. R. BOOK 5065, PAGE 3465, O. R. BOOK 5360, PAGE 127, O.R. BOOK 7622, PAGE 421, AND O.R. BOOK 8220, PAGE 2946; BY-LAWS OF DEER LAKES OWNERS' ASSOCIATION, INC. RECORDED IN O. R. BOOK 4466, PAGE 3306, AS AMENDED IN O. R. BOOK 5360, PAGE 129; ARTICLES OF INCORPORATION RECORDED IN O. R. BOOK 4466, PAGE 3296, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
3. FLORIDA POWER & LIGHT EASEMENT RECORDED IN O. R. BOOK 2257, PAGE 589, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, AND IS MAPPED AND SHOWN HEREON.
4. BINDING DEVELOPMENT PLAN RECORDED IN O. R. BOOK 3650, PAGE 1906, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
5. AFFIDAVIT OF CROSS-ACCESS EASEMENT AGREEMENT RECORDED IN O. R. BOOK 5403, PAGE 2313, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
DEER LAKES OWNERS' ASSOCIATION INC

PREPARED BY:  
MORGAN & ASSOCIATES  
CONSULTING ENGINEERS, INC.  
504 N. HARBOR CITY BLVD.  
MELBOURNE, FL 32935  
PHONE: (321) 751-6088  
FLORIDA LICENSED BUSINESS NO. 7040

**MORGAN & Associates**  
Consulting Engineers, Inc.  
Civil Engineers and Land Surveyors - P.E. # 703 / L.S. # 7049  
504 North Harbor City Blvd. Melbourne, FL 32935  
Phone: (321) 751-6088 Fax: (321) 751-6089

SAMUEL C. BOWERS, PSM NO. 5990  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

DRAWN BY: CBD		CHECKED BY: CSB		PROJECT NO. 2023-083		SECTION 25 TOWNSHIP 26 SOUTH RANGE 36 EAST
DATE: 5/30/2024	DRAWING: 2023-083 DL UTILITY ESMT.DWG	REVISIONS	DATE	DESCRIPTION		
			5-30-24	COUNTY COMMENTS		

# SKETCH OF DESCRIPTION

## PARCEL 802

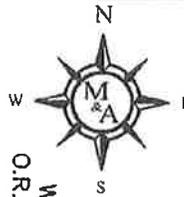
PARCEL ID#: 26-36-25-01-\*--A.01  
 PURPOSE: TRAFFIC SIGNAL EASEMENT

# EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 OF 3  
 AND SHEET 2 OF 3

**THIS IS NOT A SURVEY**



DEER LAKES DRIVE  
 TRACT-A- 100' PRIVATE R/W  
 P.B. 47, PG. 40  
 AND CROSS ACCESS ESMT.  
 O.R.B. 5403, PG. 2313

W R/W LINE PER  
 O.R.B. 2325, PG. 872  
 5' FPL EASEMENT  
 ORB 2257, PG. 589

PARCEL 802:  
 TRAFFIC SIGNAL EASEMENT  
 25.00 SQ FT OR 0.001  
 ACRES, MORE OR LESS

S89°37'12"E  
 5.00'

N00°22'48"E  
 5.00'

NORTH LINE LOT 4

N89°37'12"W  
 5.00'

N00°22'48"E  
 21.17'

POINT OF COMMENCEMENT  
 PARCEL 802

SOUTHEAST CORNER OF TRACT A  
 DEER LAKES PHASE ONE  
 P.B. 47, PG. 40

LOT 4  
 P.B. 59, PG. 84

S00°22'48"W  
 5.00'

POINT OF BEGINNING  
 PARCEL 802

A POINT ON WEST R/W  
 OF WICKHAM ROAD  
 O.R.B. 2325, PG. 872

WICKHAM ROAD  
 150' RIGHT-OF-WAY  
 PER O.R.B. 2325, PG. 872  
 O.R.B. 3033, PG. 1937  
 D.B. 396, PG. 388

REFERENCE BEARING: WEST R/W WICKHAM ROAD

### LEGEND:

- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- N = NORTH OR NORTHING
- E = EAST OR EASTING
- S = SOUTH
- W = WEST
- NE = NORTHEAST
- NW = NORTHWEST
- SE = SOUTHEAST
- SW = SOUTHWEST
- ± = PLUS OR MINUS
- ' = FEET OR ARCMINUTES
- " = INCHES OR ARCSECONDS
- ° = DEGREES

PREPARED BY:  
 MORGAN & ASSOCIATES  
 CONSULTING ENGINEERS, INC.  
 504 N. HARBOR CITY BLVD.  
 MELBOURNE, FL 32935  
 PHONE: (321) 751-6088  
 FLORIDA LICENSED BUSINESS NO. 7040

**MORGAN & Associates**  
 Consulting Engineers, Inc.  
Civil Engineers and Land Surveyors - E.U. # 7993 L.D. # 7990  
 504 North Harbor City Blvd. Melbourne, FL 32935  
 Phone (321) 751-6088 Fax (321) 751-6089

SCALE: 1" = 10'  
 PROJECT NO.: 2023-083

SECTION 25  
 TOWNSHIP 26 SOUTH  
 RANGE 36 EAST

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: 26-37-30-26-D and 26-37-30-26-\*-7

**TRAFFIC SIGNAL EASEMENT**

**THIS INDENTURE**, made this 8<sup>th</sup> day of July, 2024, between CV Melbourne Corporation, a Florida corporation now known as CV Melbourne LLC, a Florida limited liability company, whose address is 0066 Arrowhead Circle, Buffalo Park Unit 11, Edwards, Colorado 81632, 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, inspecting, maintaining, adjusting, and relocating traffic signal equipment or other necessary appurtenances including but not limited to signal mast arms, pedestrian signal components, signal pull boxes, underground cables, and related 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 30, Township 26 South, Range 37 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:

Ximena Lozano

Witness

Ximena Lozano

Print Name

105 Edwards Village

Address Boulevard

Edwards Co 81632

[Signature]

Witness

Ximena Lozano

Print Name

Address 105 Edwards Village

Blvd Edwards, CO 81632

CV Melbourne Corporation, a Florida corporation now known as CV Melbourne LLC, a Florida limited liability company

By: [Signature]

Robert Kurlander, Managing Member

(Corporate Seal)



STATE OF Colorado  
COUNTY OF Eagle

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 8<sup>th</sup> day of July, 2024, by Robert Kurlander, as Managing Member for CV Melbourne Corporation, a Florida corporation now known as CV Melbourne LLC, a Florida limited liability company. Is  personally known or  produced CO DL as identification.

[Signature]

Notary Signature

SEAL



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

**PARCEL 801**

SHEET 1 OF 3  
 NOT VALID WITHOUT SHEET 2 OF 3  
 AND SHEET 3 OF 3  
**THIS IS NOT A SURVEY**

PARENT PARCEL ID#: 26-37-30-26-D AND 26-37-30-26--\*-7  
 PURPOSE: TRAFFIC SIGNAL EASEMENT

**LEGAL DESCRIPTION:** PARCEL 801 TRAFFIC SIGNAL EASEMENT (PREPARED BY SURVEYOR)  
 A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT THE NORTHWEST CORNER OF LOT 1, CROSSROADS VILLAGE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 96, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING, AND RUN N00°22'16"E A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF TRACT "D" ACCORDING TO SAID PLAT, THENCE S89°37'44"E A DISTANCE OF 5.00 FEET, THENCE S00°22'16"W A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1 ACCORDING TO SAID PLAT; THENCE N89°37'16"W ALONG SAID NORTH LINE A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 300.00 SQUARE FEET, OR 0.01 ACRES, MORE OR LESS.

Digitally signed by  
 Samuel C Bowers  
 Date: 2024.05.30  
 '10:16:20 -04'00



PREPARED FOR AND CERTIFIED TO:  
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
 CV MELBOURNE LLC

PREPARED BY:  
 MORGAN & ASSOCIATES  
 CONSULTING ENGINEERS, INC.  
 504 N. HARBOR CITY BLVD.  
 MELBOURNE, FL 32935  
 PHONE: (321) 751-6088  
 FLORIDA LICENSED BUSINESS NO. 7040



SAMUEL C. BOWERS, PSM NO. 5990  
 PROFESSIONAL SURVEYOR & MAPPER  
 NOT VALID UNLESS SIGNED AND SEALED  
 I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

DRAWN BY: CBD	CHECKED BY: CSB	PROJECT NO. 2023-081		SECTION 30
DATE: 5/30/2024	DRAWING: 2023-083 CV UTILITY ESMT.DWG	REVISIONS	DATE	DESCRIPTION
			5-30-24	COUNTY COMMENTS
				TOWNSHIP 26 SOUTH RANGE 37 EAST

# LEGAL DESCRIPTION

EXHIBIT "A"

## PARCEL 801

SHEET 2 OF 3

PARENT PARCEL ID#: 26-37-30-26-D AND 26-37-30-26-\*--7  
 PURPOSE: TRAFFIC SIGNAL EASEMENT

NOT VALID WITHOUT SHEET 1 OF 3  
 AND SHEET 3 OF 3  
THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY OF WICKHAM ROAD, WHICH BEARS N00°22'16"E, AN ASSUMED BEARING, AS RECORDED IN PLAT BOOK 57, PAGE 96, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING OWNERSHIP & ENCUMBRANCE REPORT:  
 ISSUER: ATTORNEYS' TITLE FUND SERVICES, LLC  
 RECIPIENT: WIDERMAN MALEK, P.L.; FUND FILE NO.: 1525681, AGENT'S FILE REFERENCE: 40070000B  
 EFFECTIVE DATES: FROM FEBRUARY 13, 2004 AT 11:00 PM TO APRIL 30, 2024 AT 11:00 PM  
 PREPARED DATE: MAY 8, 2024.
1. ALL MATTERS CONTAINED ON THE PLAT OF CROSSROADS VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGE 96, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND ALL PLOTTABLE MATTERS OF SAID PLAT ARE MAPPED AND SHOWN HEREON.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 5322, PAGE 5371, TOGETHER WITH O.R. BOOK 5643, PAGE 1334, O.R. BOOK 5862, PAGE 1694, O.R. BOOK 5862, PAGE 1696, O.R. BOOK 5862, PAGE 1698; AMENDMENT AND RESTATEMENT IN O.R. BOOK 5862, PAGE 1725, TOGETHER WITH O.R. BOOK 5862, PAGE 1837, O.R. BOOK 5864, PAGE 4292, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
3. STORMWATER MAINTENANCE AGREEMENT FOR CROSSROADS VILLAGE RECORDED IN O.R. BOOK 5732, PAGE 7932, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
4. STORMWATER MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 5820, PAGE 3121, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
5. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 5859, PAGE 4356, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, MAPPED AND SHOWN HEREON.
6. BILL OF SALE RECORDED IN O.R. BOOK 5862, PAGE 1703, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
7. STORMWATER MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 5862, PAGE 1707, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
8. NOT A SURVEY MATTER.
9. NOT A SURVEY MATTER.
10. NOT A SURVEY MATTER.
11. NOT A SURVEY MATTER.

PREPARED FOR AND CERTIFIED TO:  
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
 CV MELBOURNE LLC

PREPARED BY:  
 MORGAN & ASSOCIATES  
 CONSULTING ENGINEERS, INC.  
 504 N. HARBOR CITY BLVD.  
 MELBOURNE, FL 32935  
 PHONE: (321) 751-6088  
 FLORIDA LICENSED BUSINESS NO. 7040



SAMUEL C. BOWERS, PSN NO. 5590  
 PROFESSIONAL SURVEYOR & MAPPER  
 NOT VALID UNLESS SIGNED AND SEALED

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY CHAPTER 47-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

DRAWN BY: CBD	CHECKED BY: CSB	PROJECT NO. 2023-081	SECTION 30
DATE: 5/30/2024	DRAWING: 2023-083 CV UTILITY ESMT.DWG	REVISIONS	TOWNSHIP 26 SOUTH RANGE 37 EAST
		DATE	DESCRIPTION
		5-30-24	COUNTY COMMENTS

# SKETCH OF DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 26-37-30-26-D AND 26-37-30-26-\*7  
 PURPOSE: TRAFFIC SIGNAL EASEMENT

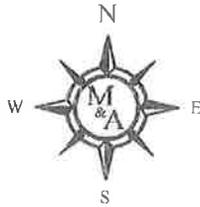
EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 OF 3  
 AND SHEET 2 OF 3  
 THIS IS NOT A CONVEY

### LEGEND:

- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- N = NORTH OR NORTHING
- E = EAST OR EASTING
- S = SOUTH
- W = WEST
- NE = NORTHEAST
- NW = NORTHWEST
- SE = SOUTHEAST
- SW = SOUTHWEST
- ± = PLUS OR MINUS
- ' = FEET OR ARCMINUTES
- " = INCHES OR ARCSECONDS
- ° = DEGREES



WICKHAM ROAD  
 150' PUBLIC RIGHT-OF-WAY  
 PER O.R.B. 2325, PG. 872  
 O.R.B. 3033, PG. 1937  
 D.B. 396, PG. 388

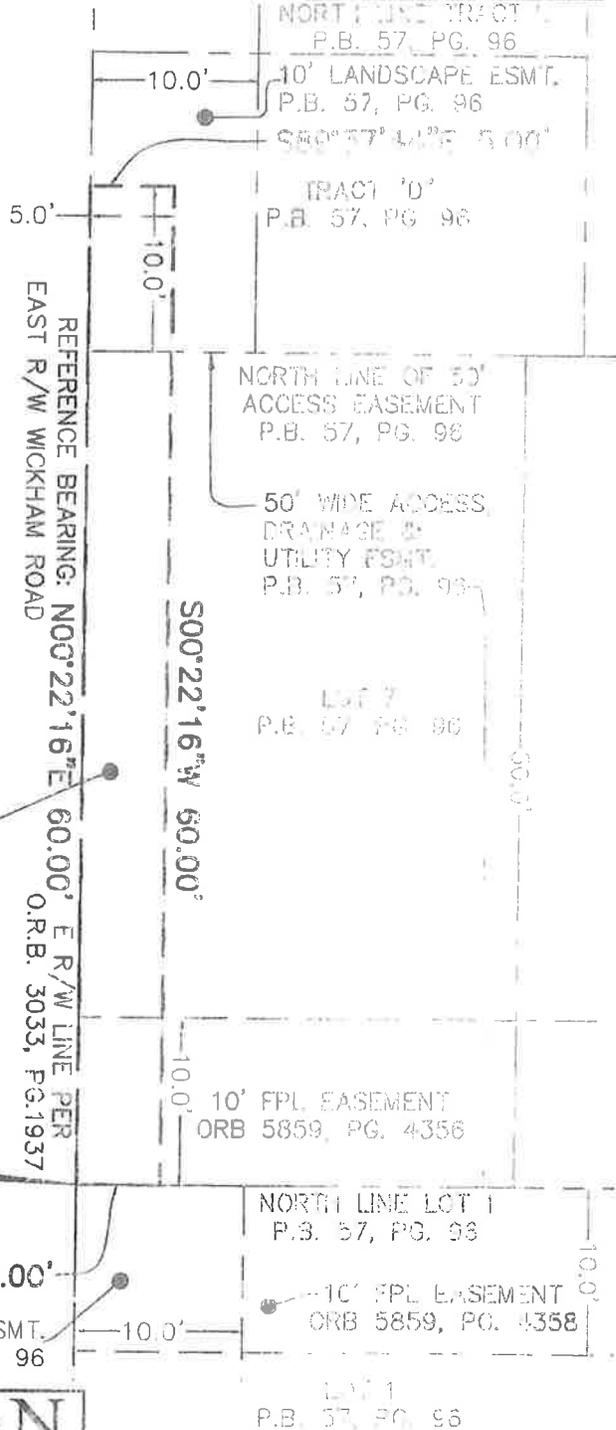
PARCEL 801:  
 TRAFFIC SIGNAL EASEMENT  
 300.00 SQ FT OR 0.01  
 ACRES, MORE OR LESS

POINT OF COMMENCEMENT/BEGINNING  
 PARCEL 801

NORTHWEST CORNER OF LOT 1  
 P.B. 57, PG. 96

N89°37'16"W 5.00'

10' DRAINAGE ESMT.  
 P.B. 57, PG. 96



PREPARED BY:  
 MORGAN & ASSOCIATES  
 CONSULTING ENGINEERS, INC.  
 504 N. HARBOR CITY BLVD.  
 MELBOURNE, FL 32935  
 PHONE: (321) 751-6088  
 FLORIDA LICENSED BUSINESS NO. 7040

**MORGAN & Associates**  
 Consulting Engineers, Inc.  
Civil Engineers and Land Surveyors - Lic. # 7903 L.H. #7040  
 504 North Harbor City Blvd., Melbourne, FL 32935  
 Phone (321) 751-6088 Fax (321) 751-6089

SCALE:

1" = 10'

PROJECT NO.: 2023-03

SECTION 30

OWNSHIP 26 SOUTH

RANGE 37 EAST

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: 26-37-30-26-\*--1

**TRAFFIC SIGNAL EASEMENT**

**THIS INDENTURE**, made this 10 day of June, 2024, between Community Credit Union of Florida formerly known as Community Educators Credit Union, a Florida State Chartered Credit Union, whose address is 1031 South US Highway 1, Rockledge, Florida 32955, 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, inspecting, maintaining, adjusting, and relocating traffic signal equipment or other necessary appurtenances including but not limited to signal mast arms, pedestrian signal components, signal pull boxes, underground cables, and related 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 30, Township 26 South, Range 37 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:

[Signature]

Witness  
Mitchell S. Goldman

Print Name  
Address: 96 Willard St. # 312  
Cocoa, FL 32922

[Signature]

Witness  
Tina Webster

Print Name  
Address: 1030 US Highway 1  
Rockledge, FL 32955

Community Credit Union of Florida  
formerly known as Community  
Educators Credit Union, a Florida  
State Chartered Credit Union

By: [Signature]  
Print: Lesti Dooley  
Title: Chief operations officer

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 10 day of June, 2024, by Lesti Dooley, as COO for Community Credit Union of Florida formerly known as Community Educators Credit Union, a Florida State Chartered Credit Union. Is  personally known or  produced \_\_\_\_\_ as identification.

[Signature]

Notary Signature  
SEAL



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

**PARCEL #800**

SHEET 1 OF 3  
 NOT VALID WITHOUT SHEET 2 OF 3  
 AND SHEET 3 OF 3  
THIS IS NOT A SURVEY

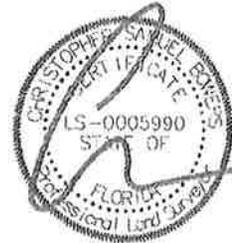
PARENT PARCEL ID#: 26--37--30-26--\*-1  
 PURPOSE: TRAFFIC SIGNAL EASEMENT

**LEGAL DESCRIPTION:** PARCEL 800 TRAFFIC SIGNAL EASEMENT (PREPARED BY SURVEYOR)  
 A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT THE NORTHWEST CORNER OF LOT 1, CROSSROADS VILLAGE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 96, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE NORTH LINE OF LOT 1 S89°38'44"E A DISTANCE OF 10.00 FEET;  
 THENCE DEPARTING SAID NORTH LINE OF LOT 1 RUN S00°18'49"W A DISTANCE OF 25.90 FEET; THENCE N89°41'11"W A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST LINE OF LOT 1; THENCE ALONG WEST LINE OF LOT 1 RUN N00°18'49"E A DISTANCE OF 25.90 FEET TO THE POINT OF BEGINNING.

CONTAINING: 258.94 SQUARE FEET, OR 0.01 ACRES, MORE OR LESS.

Digitally signed by  
 Samuel C Bowers  
 Date: 2024.05.30  
 '10:17:05 -04'00



PREPARED FOR AND CERTIFIED TO:  
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
 COMMUNITY EDUCATORS CREDIT UNION

PREPARED BY:  
 MORGAN & ASSOCIATES  
 CONSULTING ENGINEERS, INC.  
 504 N. HARBOR CITY BLVD.  
 MELBOURNE, FL 32935  
 PHONE: (321) 751-6088  
 FLORIDA LICENSED BUSINESS NO. 7040



SAMUEL C. BOWERS, PSM NO. 5990  
 PROFESSIONAL SURVEYOR & MAPPER  
 NOT VALID UNLESS SIGNED AND SEALED

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

DRAWN BY: CBD	CHECKED BY: CSB	PROJECT NO. 2023--081		SECTION 30 TOWNSHIP 26 SOUTH RANGE 37 EAST	
DATE: 5/30/2024	DRAWING: 2023-083 CECU UTILITY ESMT.DWG	REVISIONS	DATE		DESCRIPTION
			5-30-24		COUNTY COMMENTS

# LEGAL DESCRIPTION

EXHIBIT "A"

## PARCEL #800

SHEET 2 OF 3

PARENT PARCEL ID#: 26-37-30-26--\*-1  
PURPOSE: TRAFFIC SIGNAL EASEMENT

NOT VALID WITHOUT SHEET 1 OF 3  
AND SHEET 3 OF 3

THIS IS NOT A SURVEY

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY OF WICKHAM ROAD, WHICH BEARS N00°22'16"E, AN ASSUMED BEARING, AS RECORDED IN PLAT BOOK 57, PAGE 96, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING OWNERSHIP & ENCUMBRANCE REPORT:  
ISSUER: ATTORNEYS' TITLE FUND SERVICES, LLC  
RECIPIENT: WIDERMAN MALEK, P.L.; FUND FILE NO.: 1525658, AGENT'S FILE REFERENCE: 4007.00000  
EFFECTIVE DATES: FROM JUNE 22, 2004 AT 11:00 PM TO APRIL 30, 2024 AT 11:00 PM  
PREPARED DATE: MAY 8, 2024.
1. ALL MATTERS CONTAINED ON THE PLAT OF CROSSROADS VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGE 96, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, AND ALL PLOTTABLE MATTERS OF SAID PLAT ARE MAPPED AND SHOWN HEREON.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 5322, PAGE 5371, TOGETHER WITH O.R. BOOK 5643, PAGE 1334, O.R. BOOK 5862, PAGE 1694, O.R. BOOK 5862, PAGE 1696, O.R. BOOK 5862, PAGE 1698; AMENDMENT AND RESTATEMENT IN O.R. BOOK 5862, PAGE 1725, TOGETHER WITH O.R. BOOK 5862, PAGE 1837, O.R. BOOK 5864, PAGE 4292, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
3. MEMORANDUM OF CLOSING RECORDED IN O.R. BOOK 5322, PAGE 5383, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
4. STORMWATER MAINTENANCE AGREEMENT FOR CROSSROADS VILLAGE RECORDED IN O.R. BOOK 5732, PAGE 7932, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
5. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 5859, PAGE 4356, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. ABUTS THE SUBJECT PROPERTY, AND IS MAPPED AND SHOWN HEREON.
6. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 5859, PAGE 4358, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, MAPPED AND SHOWN HEREON.
7. BILL OF SALE RECORDED IN O.R. BOOK 5862, PAGE 1703, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
8. STORMWATER MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 5862, PAGE 1707, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
9. STORMWATER MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 9756, PAGE 2185, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
10. NOT A SURVEY MATTER.
11. NOT A SURVEY MATTER.
12. NOT A SURVEY MATTER.

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
COMMUNITY EDUCATORS CREDIT UNION

PREPARED BY:  
MORGAN & ASSOCIATES  
CONSULTING ENGINEERS, INC.  
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PHONE: (321) 751-6088  
FLORIDA LICENSED BUSINESS NO. 7040



SAMUEL C. BOWERS, PSM NO. 5990  
PROFESSIONAL SURVEYOR & MAPPER  
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DRAWN BY: CBD		CHECKED BY: CSB		PROJECT NO. 2023-081		SECTION 30 TOWNSHIP 26 SOUTH RANGE 37 EAST
DATE: 5/30/2024	DRAWING: 2023-083 CECU UTILITY ESMT.DWG	REVISIONS	DATE	DESCRIPTION		
			5-30-24	COUNTY COMMENTS		



## LOCATION MAP

Sections 25 and 30, Township 26 South, Ranges 36 and 37 East – District 4

PROPERTY LOCATION: The east and west side of North Wickham Road south of Pineda Causeway in Melbourne.

OWNERS NAME(S): Deer Lakes Owners' Association, Inc., as to parcel 1; CV Melbourne, LLC, as to parcels 2 and 3, and Community Credit Union of Florida, as to parcel 4.

