

Meeting Date
November 1, 2016



AGENDA	
Section	Consent
Item No.	II.A.8

**AGENDA REPORT**  
**BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

<b>SUBJECT:</b>	Approval Re: Permanent Drainage Easement (PDE) and a Temporary Construction Easement (TCE) from Dencil Chapman and Anna Chapman (H&W) to Brevard County Commission for the Cox Road Drainage Improvements Project –District 2 (Fiscal Impact: None)		
<b>DEPT/OFFICE:</b>	Public Works Department / Land Acquisition Section / Natural Resources Management Department		
<b>Requested Action:</b>	It is requested the Board of County Commissioners accept and approve the recording of the PERMANENT DRAINAGE EASEMENT (PDE) & TEMPORARY CONSTRUCTION EASEMENT (TCE) from Dencil Chapman and Anna Chapman (H&W) to Brevard County, and waive the Phase I Environmental Assessment and survey requirements.		
<b>Summary Explanation &amp; Background:</b>	<p>The subject property is located in Section 26, Township 24 South, Range 35 East.</p> <p>The Cox Road Improvements Project is part of a comprehensive plan to minimize the effects of flooding from storm events in the West Cocoa area and is based upon recommendations from the West Cocoa Master Drainage Plan developed by Pegasus Engineering.</p> <p>The PDE is to be used to make modifications and improvements to the existing road side drainage ditch. The TCE will allow the contractor to make temporary changes within the area described in the TCE that facilitate installation of permanent improvements within the PDE. Once completed, the area of the TCE will be restored and the drainage improvements will be maintained by the County, from within the permanent easement area or from the Cox Road right of way.</p> <p>All applicable County policies have been followed in the negotiations of this property. The attached easements are the result of voluntary negotiations.</p> <p>The request for waiver of the Phase 1 Environmental Assessment is based upon a review of the FDEP Environmental Contamination Location Maps and Files. There is no evidence of soil contamination extending in the proposed easement area and groundwater samples collected recently in the vicinity of the proposed easement area were not contaminated.</p> <p>The request for waiver of the Survey Requirement is due to the fact that the areas of the PDE &amp; TCE are defined within the construction plans and the Sketch of Descriptions attached to the documents.</p> <p><b>Fiscal impact: FY2016-2017 No Impact</b>  <b>FY2017-2018 No Impact</b></p>		
<b>Clerk to the Board Instructions:</b>	Forward the Board approval memo to Department.		
<b>Exhibits Attached:</b>	Copy of original PDE and TCE , Location Map, Property Fact Sheet		
<b>Contract /Agreement (If attached):</b>	Reviewed by County Attorney	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> PR <input type="checkbox"/>
<b>County Manager</b>	<b>Assistant County Manager</b>	<b>Department Director / Extension</b>	
			
<b>Stockton Whitten</b>	<b>Assistant County Manager</b>	<b>John Denninghoff / 57202</b>	
			
		<b>Virginia Barker / 52016</b>	



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

November 2, 2016

MEMORANDUM

To: John Denninghoff, Public Works Director

Re: Item II.A.8., Permanent Drainage Easement (PDE) and a Temporary Construction Easement (TCE) from Dencil and Anna Chapman, for the Cox Road Drainage Improvement Project

The Board of County Commissioners, in regular session on November 1, 2016, accepted and approved the recording of the Permanent Drainage Easement (PDE) and Temporary Construction Easement (TCE) from Dencil and Anna Chapman, to Brevard County, and waive the Phase I Environmental Assessment and survey requirements.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/cm

cc: Natural Resources Management Director  
Finance  
Budget  
Asset Management

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: PERMANENT DRAINAGE EASEMENT AND TEMPORARY  
CONSTRUCTION EASEMENT FROM DENCIL CHAPMAN AND ANNA  
CHAPMAN (H&W) TO BREVARD COUNTY FOR THE COX ROAD  
DRAINAGE IMPROVEMENTS PROJECT - DISTRICT 2

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION /  
NATURAL RESOURCES MANAGEMENT DEPARTMENT

AGENCY CONTACT: DAN JONES, LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>9/30/16</u>
NATURAL RESOURCES MANAGEMENT DEPARTMENT Virginia Barker, Director	_____	_____	_____
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney	_____	_____	_____
PUBLIC WORKS John Denninghoff, Director	<u>[Signature]</u>	_____	<u>10/10/16</u>

AGENDA DUE DATE: October 4, 2016 for the ~~October 18~~ 2016 Board meeting  
November 1

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

**PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.**

**THANK YOU.**

**BOARD OF COUNTY COMMISSIONERS**

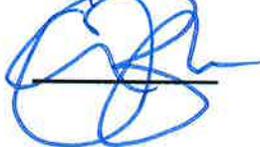
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AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION /  
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AGENCY CONTACT: DAN JONES, LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847

**REVIEW**

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u></u>	_____	<u>9/30/16</u>
NATURAL RESOURCES MANAGEMENT DEPARTMENT Virginia Barker, Director	<u></u>	_____	<u>10/10</u>
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney	<u></u>	_____	<u>10/10/16</u>
PUBLIC WORKS John Denninghoff, Director	_____	_____	_____

AGENDA DUE DATE: October 4, 2016 for the October 18, 2016 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.

PREPARED BY: Brevard County Land Acquisition office  
RETURN TO: Dan Jones, BLDG A,  
2725 Judge Fran Jamieson Way  
Viera, FL 32940  
PARCEL ID#: PART 24-35-26-00-00756.2-0000.00  
PROJECT: COX ROAD DRAINAGE

### PERMANENT DRAINAGE EASEMENT

THIS INDENTURE, made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between Dencil & Anna Chapman (H&W), whose address is 829 Mallard Road, Cocoa, FL 32926 the first party, and BREVARD COUNTY, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Melbourne, FL 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 hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date, for the sole purpose of constructing and maintaining a permanent drainage system and other allied uses pertaining thereto with full right of ingress and egress for the purpose herein stated.

The land affected by the granting of this easement is located in Section 26 Township 24 South, Range 35 East, County of Brevard, State of Florida, and is more particularly described as follows:

**Legal description: See attached Exhibit "A"**

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and assigns.

The first party does hereby 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 to any part thereof.

IN WITNESS WHEREOF, the first party having set his/her hand and seal this, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTORS:

Witness

  
Signature: Dencil Chapman

  
(Type or Print Name)

Witness

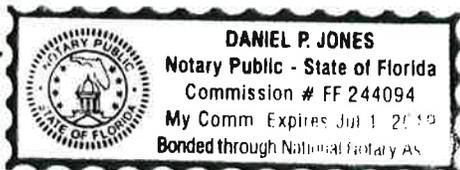
DANIEL JONES  
(Type or Print Name)

STATE OF FLORIDA  
COUNTY OF BREVARD

**FLORIDA LAW REQUIRES EXECUTION  
OF DOCUMENT BEFORE TWO WITNESSES  
AND NOTARY PUBLIC**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dencil Chapman Owner, to me known to be the person described in the foregoing instrument or who has produced N/A as identification and the above named person did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 28<sup>th</sup> day of Sept., 2016.



Notary Public

  
DANIEL P. JONES  
(Name Typed or Printed)  
Commission No. FF 244094  
Commission Expires: 7/1/19

ADDITIONAL SIGNATURES ON FOLLOWING PAGE.

Signed, sealed and delivered  
in the presence of:

GRANTORS:

Witness

CAROLINA ALVAREZ  
(Type or Print Name)

Anna Chapman  
Signature: Anna Chapman

Witness

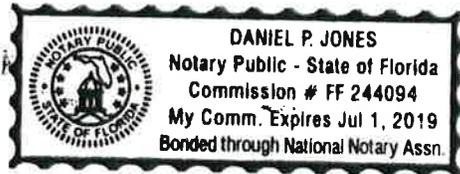
DANIEL JONES  
(Type or Print Name)

STATE OF FLORIDA  
COUNTY OF BREVARD

FLORIDA LAW REQUIRES EXECUTION  
OF DOCUMENT BEFORE TWO WITNESSES  
AND NOTARY PUBLIC

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Anna Chapman Owner, to me known to be the person described in the foregoing instrument or who has produced N/A as identification and the above named person did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 28<sup>th</sup> day of SEPT, 2016.



Notary Public

DANIEL P. JONES  
(Name Typed or Printed)

Commission No. FF 244094

Commission Expires: 7/1/19

As Approved by the Board on: \_\_\_\_\_

Agenda Item# \_\_\_\_\_

# LEGAL DESCRIPTION

SECTION 26, TOWNSHIP 24 SOUTH, RANGE 35 EAST

PURPOSE: TO CONVEY A 10 FOOT WDE STRIP OF LAND FOR A PERMANENT DRAINAGE EASEMENT.

NOT VALID WITHOUT SHEET 2 OF 2

## EXHIBIT "A" SHEET 1 OF 2

TAX PARCEL 756.2  
OWNER: DENCIL &  
ANNA CHAPMAN  
ADDRESS: 440 COX ROAD

LEGAL DESCRIPTION: PARCEL NO. 807

(PREPARED BY SURVEYOR AUGUST, 2011)

THE EAST 10.00 FEET OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4522, PAGE 2685, SECTION 26, TOWNSHIP 24 SOUTH, RANGE 35 EAST, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 0.031 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

### SURVEYOR'S NOTES:

1. **THIS SKETCH IS NOT A BOUNDARY SURVEY**, BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 35 EAST WHICH BEARS N 00°14'17" E.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO CONVEY A 10.00 FOOT WIDE PERMANENT DRAINAGE EASEMENT TO BREVARD COUNTY.

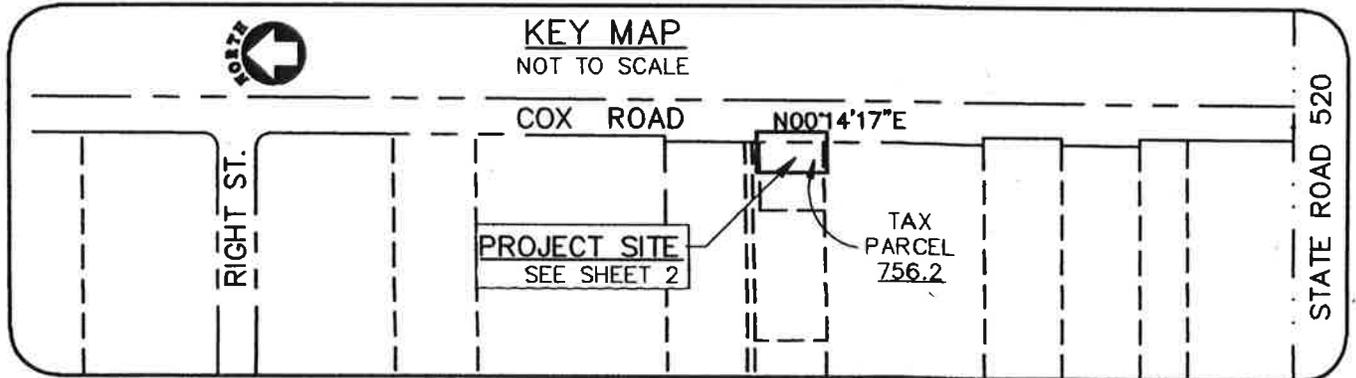
### LEGEND



DENOTES A STRIP OF LAND TO BE CONVEYED FOR A PERMANENT DRAINAGE EASEMENT.

### ABBREVIATIONS

ORB = OFFICIAL RECORD BOOK  
R/W = RIGHT OF WAY



PREPARED FOR: CAROLINA ALVAREZ  
BREVARD COUNTY NATURAL RESOURCES  
MANAGEMENT OFFICE-STORMWATER PROGRAM

SUSAN G. JACKSON, PSM NO. 4637  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING & MAPPING DIVISION

ADDRESS: 2725 JUDGE FRAN JAMIESON WAY BUILDING A, SUITE A220 VERA, FL. 32940

PHONE: (321) 633-2080, FAX: (321) 633-2083, E-MAIL: susan.jackson@brevardcounty.us

DRAWN BY: R.HENNING

CHECKED BY: S. G. JACKSON

DRAWING NO. 11-09-036.dwg

SECTION 26

DATE: 08-25-11

SHEET 1 OF 2

REVISIONS \_\_\_\_\_

TOWNSHIP 24 SOUTH

RANGE 35 EAST

# SKETCH OF DESCRIPTION

SECTION 26, TOWNSHIP 24 SOUTH, RANGE 35 EAST

PURPOSE: TO CONVEY A 10 FOOT WIDE STRIP OF LAND FOR A PERMANENT DRAINAGE EASEMENT.

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

## EXHIBIT 'A' SHEET 2 OF 2



SCALE: 1"=20'

TAX PARCEL 756.1

OWNER: JOHN A. & ROBERTA M. ROBINSON  
ADDRESS: 450 COX ROAD  
ORB 3381, PAGE 3131

**PARCEL NO. 807**

NORTH LINE OF ORB  
4522, PAGE 2685

N89°46'03"E  
10.00'

45.0'  
45' WIDE R/W PER ORB  
3381, PAGE 3131

WEST R/W LINE  
AND EAST LINE  
OF ORB 4522,  
PAGE 2685

TAX PARCEL 756.2  
OWNER: DENCIL &  
ANNA CHAPMAN  
ADDRESS: 440 COX ROAD  
ORB 4522, PAGE 2685

N00°14'17"E 135.77'

PERMANENT DRAINAGE  
EASEMENT @ 0.031 ACRES±

S00°14'17"W 135.77'

SECTION 25  
SECTION 26

**COX ROAD**  
(PUBLIC R/W WIDTH VARIES)

**PARCEL NO. 807**  
10' X 135.77' DRAINAGE EASEMENT  
EAST 10' OF ORB 4522, PAGE 2685

45.0'  
45' WIDE R/W PER ORB  
4522, PAGE 2685

EAST 10'

SOUTH LINE OF ORB  
4522, PAGE 2685

S89°45'43"W  
10.00'

S00°14'17"W

TAX PARCEL 757

OWNER: CLAYTON CASTETTER  
ADDRESS: 430 COX ROAD  
ORB 4394, PAGE 1103

PROJECT NO. 11-09-036  
SECTION 26, TOWNSHIP 24  
SOUTH, RANGE 35 EAST

PREPARED BY:  
BREVARD COUNTY  
PUBLIC WORKS DEPARTMENT,  
SURVEYING & MAPPING DIVISION

Prepared by: Brevard County Land Acquisition  
Return to: Dan Jones, Bldg. A-204,  
2725 Judge Fran Jamieson Way  
Viera, FL 32940  
Property Parcel I.D#: 24-35-26-00-00756.2-0000.00

**TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of the benefits accruing to me, I, Dencil & Anna Chapman (H&W), hereinafter called the OWNERS, whose address is 829 Mallard Road, Cocoa, FL 32926, do hereby give, grant, bargain and release to the BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, hereinafter called COUNTY, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, a temporary easement on that portion of the lands of the Owners being described as follows:

**SEE ATTACHED EXHIBIT "A"**

for the purpose of constructing and maintaining drainage related improvements on property adjacent to said property, thereon, with construction to be undertaken by Brevard County, Florida.

**THIS EASEMENT** is granted upon the condition that the work will be performed in such manner that the existing structural improvements will not be damaged; however, in the event of accidental damage to private property (e.g. signs, curbing, shrubbery, trees, fencing, parking areas, etc.) those items shall be repaired, replaced or restored to their original condition or the equivalent thereof.

**THIS EASEMENT** shall expire upon the project completion.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signed, sealed and delivered in the presence of:

Sellers:

[Signature]  
Witness

[Signature]  
Signature: Dencil Chapman

CAROLINA ALVAREZ  
(Type or Print Name)

[Signature]  
Witness

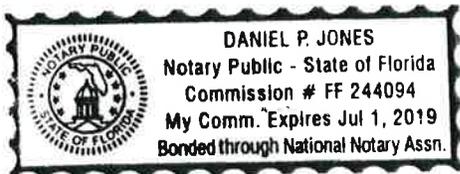
DANIEL JONES  
(Type or Print Name)

STATE OF FLORIDA  
COUNTY OF BREVARD

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OF DOCUMENT BEFORE TWO WITNESSES  
AND NOTARY PUBLIC**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dencil Chapman Owner, to me known to be the person described in the foregoing instrument or who has produced NIA as identification and the above named person did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.



[Signature]  
Notary Public

DANIEL P JONES  
(Name Typed or Printed)

Commission No. FF 244094  
Commission Expires: 7/1/19

ADDITIONAL SIGNATURES ON FOLLOWING PAGE.

Signed, sealed and delivered  
in the presence of:

Sellers:

Witness

CAROLINA ALVAREZ  
(Type or Print Name)

Witness

DANIEL JONES  
(Type or Print Name)

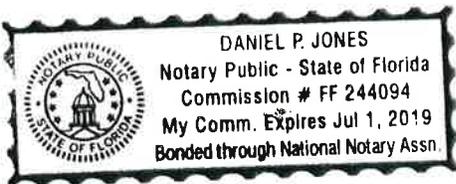
Anna Chapman  
Signature Anna Chapman

STATE OF FLORIDA  
COUNTY OF BREVARD

FLORIDA LAW REQUIRES EXECUTION  
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AND NOTARY PUBLIC

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Anna Chapman Owner, to me known to be the person described in the foregoing instrument or who has produced N/A as identification and the above named person did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this \_\_\_\_ day of \_\_\_\_\_, 2016.



Daniel P Jones  
Notary Public  
DANIEL P JONES  
(Name Typed or Printed)

Commission No. FF 244094  
Commission Expires: 7/1/19

As Approved by the Board on:

\_\_\_\_\_

Agenda Item# \_\_\_\_\_

# LEGAL DESCRIPTION

SECTION 26, TOWNSHIP 24 SOUTH, RANGE 35 EAST

NOT VALID WITHOUT  
SHEET 2 OF 2

PURPOSE: TO CONVEY A TEMPORARY CONSTRUCTION  
EASEMENT.

## EXHIBIT "A" SHEET 1 OF 2

TAX PARCEL 756.2  
OWNER: DENCIL &  
ANNA CHAPMAN  
ADDRESS: 440 COX ROAD

LEGAL DESCRIPTION: PARCEL NO. 707  
(PREPARED BY SURVEYOR AUGUST, 2011)

THE WEST 10.00 FEET OF THE EAST 20.00 FEET; AND THE SOUTH 15.00 FEET OF THE WEST 10.00 FEET OF THE EAST 30.00 FEET OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4522, PAGE 2685, SECTION 26, TOWNSHIP 24 SOUTH, RANGE 35 EAST, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 0.035 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

### SURVEYOR'S NOTES:

1. **THIS SKETCH IS NOT A BOUNDARY SURVEY**, BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 35 EAST WHICH BEARS N 00°14'17" E.
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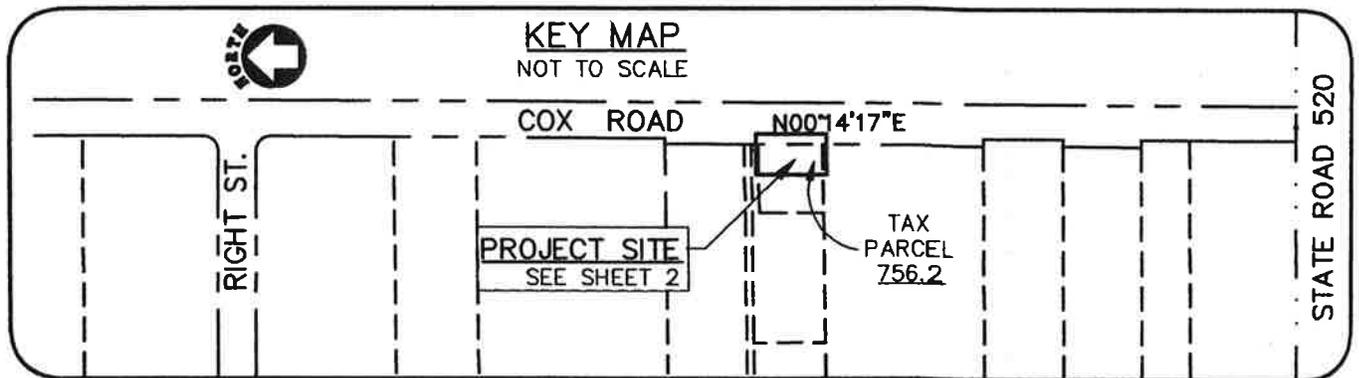
### LEGEND



DENOTES A STRIP OF LAND TO BE CONVEYED  
FOR A TEMPORARY CONSTRUCTION EASEMENT.

### ABBREVIATIONS

ORB = OFFICIAL RECORD BOOK  
R/W = RIGHT OF WAY



PREPARED FOR: CAROLINA ALVAREZ  
BREVARD COUNTY NATURAL RESOURCES  
MANAGEMENT OFFICE-STORMWATER PROGRAM

SUSAN G. JACKSON, PSM NO. 4637  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING & MAPPING DIVISION

ADDRESS: 2725 JUDGE FRAN JAMIESON WAY BUILDING A, SUITE A220 VIERA, FL. 32940

PHONE: (321) 633-2080, FAX: (321) 633-2083, E-MAIL: susan.jackson@brevardcounty.us

DRAWN BY: R.HENNING

CHECKED BY: S. G. JACKSON

DRAWING NO. 11-09-036.dwg

SECTION 26

DATE: 08-25-11

SHEET 1 OF 2

REVISIONS \_\_\_\_\_

TOWNSHIP 24 SOUTH

RANGE 35 EAST

# SKETCH OF DESCRIPTION

SECTION 26, TOWNSHIP 24 SOUTH, RANGE 35 EAST

PURPOSE: TO CONVEY A 10 FOOT WIDE STRIP OF LAND FOR A TEMPORARY CONSTRUCTION EASEMENT.

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

## EXHIBIT "A" SHEET 2 OF 2



SCALE: 1"=20'

TAX PARCEL 756.1  
OWNER: JOHN A. & ROBERTA M. ROBINSON  
ADDRESS: 450 COX ROAD  
ORB 3381, PAGE 3131

### PARCEL NO. 707

NORTH LINE OF ORB  
4522, PAGE 2685

N89°46'03"E  
10.00'

45.0'  
45' WIDE R/W PER ORB  
3381, PAGE 3131

TAX PARCEL 756.2  
OWNER: DENCIL &  
ANNA CHAPMAN  
ADDRESS: 440 COX ROAD  
ORB 4522, PAGE 2685

N00°14'17"E 135.77'

TEMPORARY CONSTRUCTION  
EASEMENT @ 0.035 ACRES±

S00°14'17"W 135.77'

WEST R/W LINE  
AND EAST LINE  
OF ORB 4522,  
PAGE 2685

SECTION 25  
SECTION 26

PARCEL NO. 707  
10' X 135.77' CONSTRUCTION EASEMENT  
WEST 10' OF THE EAST 20'; AND THE  
SOUTH 15' OF THE WEST 10' OF THE  
EAST 30' OF ORB 4522, PAGE 2685

S00°14'17"W

COX ROAD  
(PUBLIC R/W WIDTH VARIES)

10.0'

45.0'  
45' WIDE R/W PER ORB  
4522, PAGE 2685

EAST 20'

10.00'

SOUTH LINE OF ORB  
4522, PAGE 2685

N00°14'17"E  
15.00'

EAST 30'

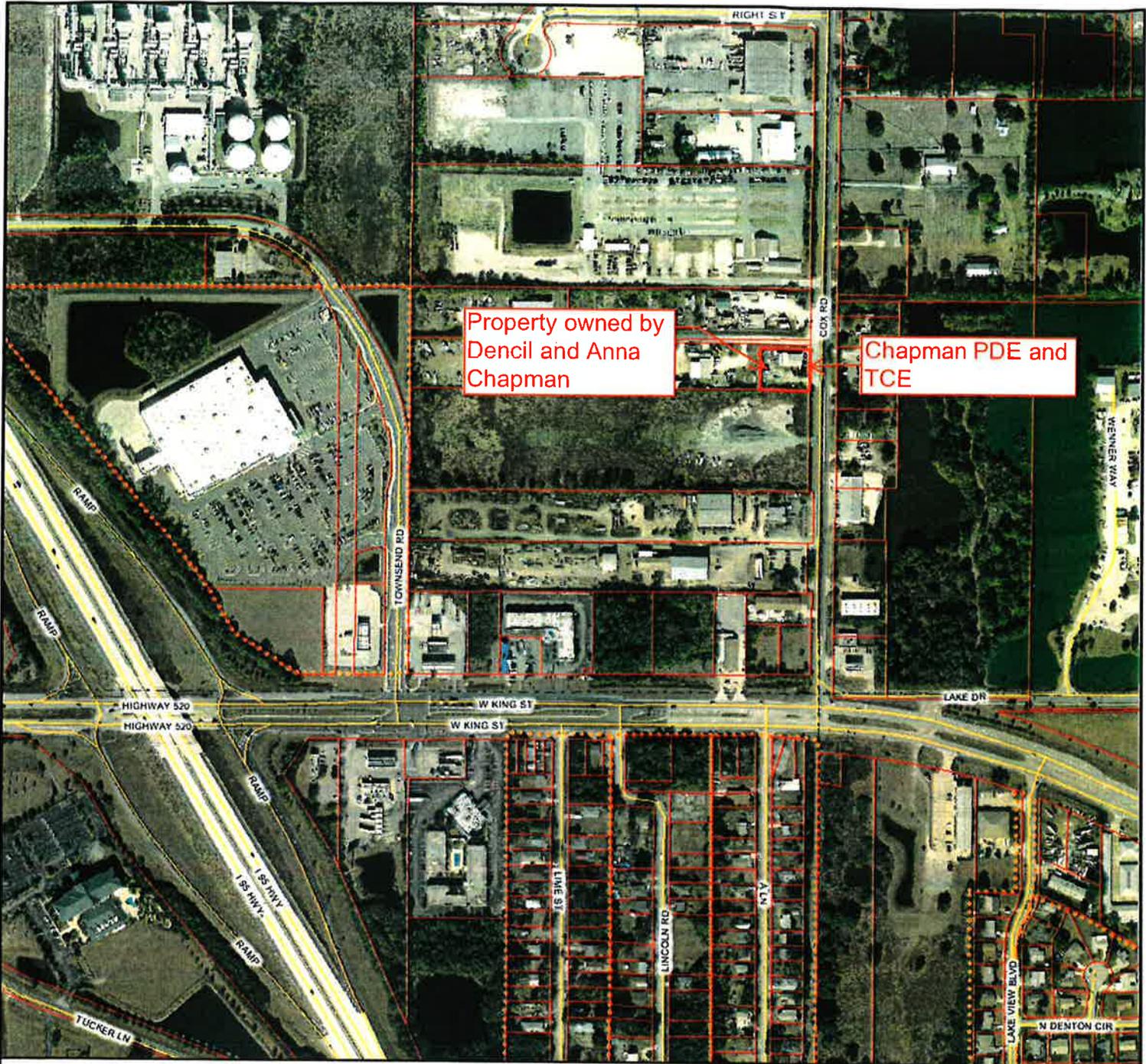
S00°14'17"W

S89°45'43"W  
20.00'

PROJECT NO. 11-09-036  
SECTION 26, TOWNSHIP 24  
SOUTH, RANGE 35 EAST

TAX PARCEL 757  
OWNER: CLAYTON CASTETTER  
ADDRESS: 430 COX ROAD  
ORB 4394, PAGE 1103

PREPARED BY:  
BREVARD COUNTY  
PUBLIC WORKS DEPARTMENT,  
SURVEYING & MAPPING DIVISION



LOCATION MAP - CHAPMAN PDE & TCE  
COX ROAD DRAINAGE PROJECT AREA



Scale: 700'  
1"=460.8'

Created: 10/24/2011

-  Property/Parcels
-  Property/Subdivisions
-  Geography/Roads
-  Geography/Sections
-  Aerials/2011



DISCLAIMER: Due to the nature of map scale, accuracy, precision, and spatial and non-spatial data integration, this map may not reflect current and/or accurate conditions. This map was produced from the records of the Brevard County Property Appraiser and/or other government agencies and is intended for the sole and express purpose and use by the Offices of Brevard County for property evaluation and assessment. No warranties, express or implied, are provided for the property records and mapping data herein, or for their use or interpretation by the User. Brevard County assumes no liability for any damages, losses, costs or expenses, including but not limited to attorney's fees, arising from any User's use or misuse of the property records or mapping data provided herein. For more information, please contact the Brevard County Geographic Information Section at 321-264-6707.

**PROPERTY FACT SHEET**  
**PROJECT: Cox Road Drainage Easements**

**OWNER:** Chapman, Dencil & Anna (H&W)

**PARCEL LOCATION:** 440 Cox Road, Cocoa, FL 32926

**PARCEL SIZE:** 0.46 acre (per Property Appraiser's page)

**EASEMENT AREA:** 0.035 acre TCE 707  
0.031 acre PDE 807

**ZONING/LANDUSE:** Commercial – used automobile sales

**IMPROVEMENTS:** 1,720 sqft garage/office building

**TOPOGRAPHY:** Level with road grade, no wetlands indicated

**FLOOD ZONE:** X (outside 500-year flood)

**TAX PARCEL ID#:** 24-35-26-00-00756.2-0000.00

**MARKET VALUE:** \$53,580.00 (2015 Assessment)  
(Property Appraiser's Records)

**PUBLIC UTILITIES:** All utilities

**PROPERTY TRANSACTION:** Purchase date: 11/16/2001  
(Clerk of the Court Records) Sale amount: \$50,000.00