

Meeting Date
July 26, 2016



AGENDA	
Section	Consent
Item No.	II.A.9

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

<b>SUBJECT:</b>	Approval Re: Approval and acceptance of Drainage Easement that includes Parcels 801 and 802 from Canaveral Crossroads, LLC in favor of Brevard County in accordance with Site Plan #13SP-00947- District-2. (Fiscal Impact: None)
<b>DEPT/OFFICE:</b>	Public Works Department / Land Acquisition Section

**Requested Action:**  
It is requested that the Board of County Commissioners approve and accept the Drainage Easement that includes Parcels 801 & 802 from Canaveral Crossroads, LLC in favor of Brevard County.

**Summary Explanation & Background:**  
The subject property is located in Section 11, Township 24 South, Range 36 East.  
Canaveral Crossroads, LLC is currently developing land located at the intersection of Marine Harbor Drive and State Road 3 (North Courtenay Parkway) to include improvements for vacation and residential units.  
The purpose of the easement is for constructing and maintaining drainage and related drainage structures as necessary. The easement is required by Brevard County in accordance with Site Plan #13SP-00947.  
There is a mortgage on the property. Mortgagee (David McPhillips) has executed a Joinder in Dedication of Drainage Easement in favor of Brevard County.  
Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all easements.  
Fiscal Impact: FY 2016-2017: No impact  
**FY 2017-2018: No impact**

**Clerk to the Board Instructions:** Return original Board Approval Memo to Department.

**Exhibits Attached:** Copy of executed Drainage Easement with Exhibits (Parcels 801 & 802), copy of executed Joinder in Dedication of Drainage Easement in Favor of Brevard County with Exhibits (Parcels 801 & 802), Location Map, Property Fact Sheets

<b>Contract /Agreement (If attached):</b>	<b>Reviewed by County Attorney</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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County Manager	Assistant County Manager	Department Director / Extension
Stockton Whitten	Assistant County Manager	John Denninghoff / 57202



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

July 27, 2016

MEMORANDUM

TO: John Denninghoff, Public Works Department

RE: Item II.A.9., Drainage Easement from Canaveral Crossroads, LLC for Parcels 801 and 802, Section 11, Township 24 South, Range 36 East – Site Plan #13SP-00947

The Board of County Commissioners, in regular session on July 26, 2016, approved and accepted the Drainage Easement that includes Parcels 801 and 802, from Canaveral Crossroads, LLC in favor of Brevard County.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

✓ Tammy Rowe, Deputy Clerk

/cm

cc: Contracts Administration  
Asset Management  
Finance  
Budget

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: ACCEPTANCE OF DRAINAGE EASEMENT THAT INCLUDES  
PARCELS 801 AND 802 FROM CANAVERAL CROSSROADS, LLC  
IN FAVOR OF BREVARD COUNTY – DISTRICT 2

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>7/14/16</u>
COUNTY ATTORNEY Eden Bentley Deputy County Attorney	_____	_____	_____
PUBLIC WORKS John Denninghoff, Director	<u>JSD</u>	_____	<u>7/14/16</u>

AGENDA DUE DATE: July 12, 2016 for the July 26, 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.**

**DRAINAGE EASEMENT**

**THIS INDENTURE**, made this 14<sup>th</sup> day of July, 2016, between Canaveral Crossroads, LLC, a Florida limited liability company, whose mailing address is P.O Box 540337, Merritt Island, Florida 32954, as the first party, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, as the second party, for the use and benefit of Brevard County;

**WITNESSETH:** That the first party, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual drainage easement commencing on the above date, for the purpose of constructing and maintaining drainage and related drainage structures as necessary and other allied uses pertaining thereto which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of this easement is located in Section 11, Township 24 South, Range 36 East, County of Brevard, State of Florida, more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS "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 or any part thereof.

**IN WITNESS WHEREOF**, the first party having set their hand and seal this, the day and year first above written.

Signed, sealed, and delivered in the presence of:

[Signature]  
Witness

DANIEL P. JONES  
(Print)

[Signature]  
Witness

Lucy Hamelers  
(Print)

STATE OF Florida  
COUNTY OF Brevard

CANAVERAL CROSSROADS, LLC, a Florida limited liability company

By: Homemakers Management Corporation, a Florida Corporation, Its Manager

[Signature]  
Martin C. Flynn, Jr., President

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of July 2016, by Martin C. Flynn, Jr., President of Homemakers Management Corporation, as Manager of Canaveral Crossroads, LLC, who is personally known to me/ or who have produced drivers license as identification and who did/did not take an oath.

WITNESS my hand and official seal at County of Brevard, State of Florida this 14<sup>th</sup> day of July 2016.

Board Date: \_\_\_\_\_  
Agenda Item #: \_\_\_\_\_



[Signature]  
Lucy Hamelers  
State of Florida  
NOTARY PUBLIC  
Print Name \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires 02/24/2019  
Commission No. FF 194849 Commission Expires: \_\_\_\_\_

# LEGAL DESCRIPTION

SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST  
PARCEL 801 PARENT PARCEL ID\* 24-36-11-00-00503.0-0000.00  
PARCEL 802 PARENT PARCEL ID\* 24-36-11-00-00505.0-0000.00  
PURPOSE: DRAINAGE EASEMENTS

**EXHIBIT A**  
**SHEET 2 OF 3**  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 3  
NOT VALID WITHOUT  
SHEETS 1 & 3 OF 3

(CONTINUED FROM SHEET 1 OF 3)

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 3, SECTION 70140-2514 AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 329, PAGE 572, SAID POINT ALSO BEING THE POINT-OF-BEGINNING OF AFORESAID DESCRIBED LANDS; THENCE S79°58'00"W, ALONG WESTERLY JOG OF THE WESTERLY RIGHT OF WAY OF SAID STATE ROAD NO. 3 AND THE SOUTH LINE OF THE LANDS IN SAID DEED BOOK, A DISTANCE OF 20.09 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6890, PAGE 2520, AND ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 3; THENCE CONTINUING ALONG SAID SOUTH LINE, S79°58'00"W, FOR A DISTANCE OF 22.00 FEET; THENCE, DEPARTING SAID SOUTH LINE, S07°58'19"E FOR A DISTANCE OF 9.01 FEET, TO THE POINT-OF-BEGINNING; THENCE CONTINUE S07°58'19"E FOR A DISTANCE OF 174.51 FEET; THENCE S79°48'12"W, PARALLEL WITH AND 15.00 FEET DISTANT FROM THE NORTHERLY RIGHT-OF-WAY LINE OF MARINE HARBOR DRIVE, A VARIABLE WIDTH RIGHT OF WAY PER ROAD PLAT BOOK 1, PAGE 20, FOR A DISTANCE OF 156.78 FEET; THENCE N04°45'57"W, PARALLEL WITH AND 15.00 FEET DISTANT FROM THE EASTERLY RIGHT-OF-WAY LINE OF TINGLEY DRIVE, A 50 FOOT PUBLIC RIGHT-OF-WAY PER SAID ROAD PLAT BOOK 1, PAGE 20, FOR A DISTANCE OF 176.23 FEET; THENCE N82°14'49"E, PARALLEL WITH AND 9.00 FEET DISTANT FROM THE SAID SOUTH LINE, FOR A DISTANCE OF 16.16 FEET; THENCE N79°58'00"E, PARALLEL WITH AND 9.00 FEET DISTANT FROM THE SAID SOUTH LINE, FOR A DISTANCE OF 130.73 FEET AND THE POINT OF BEGINNING.

CONTAINING 0.24 ACRES (10,454.40 SQUARE FEET), MORE OR LESS, AND BEING SUBJECT TO ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

### SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS DEPICTED HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE CANAVERAL PORT AUTHORITY LANDS AS DESCRIBED IN DEED BOOK 329, PAGE 572, BEING N79°58'00"E.
3. FLORIDA POWER AND LIGHT EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 2384, PAGE 1704 AND OFFICIAL RECORDS BOOK 2375, PAGE 1011, LOCATED AT THE WESTERLY BOUNDARY OF THIS PROPERTY, ARE NOT IMPACTED BY THE LOCATION OF THE DRAINAGE EASEMENTS.
4. THIS DESCRIPTION WAS PREPARED PURSUANT TO OPINION OF TITLE PREPARED BY MOSLEY & WALLIS, P.A., ISSUED ON NOVEMBER 18, 2014.
5. SKETCH DOES NOT WARRANT TITLE.
6. THIS SKETCH WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT (S) SHOWN HEREON; COPIES ARE VALID ONLY WHEN SIGNED, DATED AND EMBOSSED WITH THE SURVEYOR'S SEAL.

### KUGELMANN LAND SURVEYING, INC.

30 NORTH TROPICAL TRAIL, SUITE B  
MERRITT ISLAND, FLORIDA 32953  
L.B. NO. 6575 - PHONE (321) 459-0930

DRAWN BY: V.E.M.  
CHECKED BY: D.J.K.  
DATE: 02/19/16

DRAWING: CAPECROSSINGEASE1.DGN  
SECTION 11, TOWNSHIP 24 SOUTH,  
RANGE 36 EAST  
REVISIONS:

MAP OF LEGAL DESCRIPTION PREPARED FOR AND  
CERTIFIED TO: THE BREVARD COUNTY BOARD OF  
COUNTY COMMISSIONERS

# LEGAL DESCRIPTION

SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST  
PARCEL 801 PARENT PARCEL ID\* 24-36-11-00-00503.0-0000.00  
PARCEL 802 PARENT PARCEL ID\* 24-36-11-00-00505.0-0000.00  
PURPOSE: DRAINAGE EASEMENTS

**EXHIBIT A**  
**SHEET 1 OF 3**  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 3  
NOT VALID WITHOUT  
SHEETS 2 & 3 OF 3

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

THE EAST 15.00 FEET OF THE NORTH 65.00 FEET OF THE LANDS AS DESCRIBED AS PARCEL ONE IN OFFICIAL RECORDS BOOK 6890, PAGE 2520, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 0.02 ACRES (871.20 SQUARE FEET), MORE OR LESS.

## LEGAL DESCRIPTION: PARCEL 802, DRAINAGE EASEMENT (BY SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE BASE MERIDIAN, BREVARD COUNTY, FLORIDA, OVER AND ACROSS A PART OF THE LANDS AS DESCRIBED AS PARCEL TWO IN OFFICIAL RECORDS BOOK 6890, PAGE 2520, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 3, SECTION 70140-2514, AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 329, PAGE 572, SAID POINT ALSO BEING THE POINT-OF-BEGINNING OF AFORESAID DESCRIBED LANDS; THENCE S79°58'00"W, ALONG SAID SOUTH LINE, A DISTANCE OF 20.09 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6890, PAGE 2520, AND ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 3, FOR THE POINT-OF-BEGINNING; THENCE WITH AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES, TO WIT: S04°33'58"E, A DISTANCE OF 80.00 FEET; THENCE N79°58'06"E, A DISTANCE OF 4.02 FEET; THENCE S04°33'58"E, A DISTANCE OF 119.26 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MARINE HARBOR DRIVE, A VARIABLE WIDTH RIGHT OF WAY PER ROAD PLAT BOOK 1, PAGE 20; THENCE S79°48'12"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 186.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TINGLEY DRIVE, A 50 FOOT PUBLIC RIGHT-OF-WAY PER SAID ROAD PLAT BOOK 1, PAGE 20; THENCE N04°45'57"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.95 FEET TO THE AFORESAID SOUTH LINE OF THE SAID LANDS DESCRIBED IN DEED BOOK 329, PAGE 572; THENCE N82°14'49"E, ALONG SAID LINE, A DISTANCE OF 30.53 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE N79°58'00"E, A DISTANCE OF 152.88 FEET TO THE POINT-OF-BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE LANDS LYING WITHIN THOSE LANDS DESCRIBED AS PARCEL TWO IN THE SAID OFFICIAL RECORDS BOOK 6890, PAGE 2520, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(CONTINUED ON PAGE 2 OF 3)

MAP OF LEGAL DESCRIPTION PREPARED FOR AND  
CERTIFIED TO: THE BREVARD COUNTY BOARD OF  
COUNTY COMMISSIONERS

**KUGELMANN LAND SURVEYING, INC.**  
30 NORTH TROPICAL TRAIL, SUITE B  
MERRITT ISLAND, FLORIDA 32953  
L.B. NO. 6575 - PHONE (321) 459-0930

  
DAVID J. KUGELMANN, PLS NO. 5117

DRAWN BY: V.E.M.  
CHECKED BY: D.J.K.  
DATE: 02/19/16

DRAWING: CAPECROSSINGEASE1.DGN  
REVISIONS:

SECTION 11,  
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RANGE 36 EAST

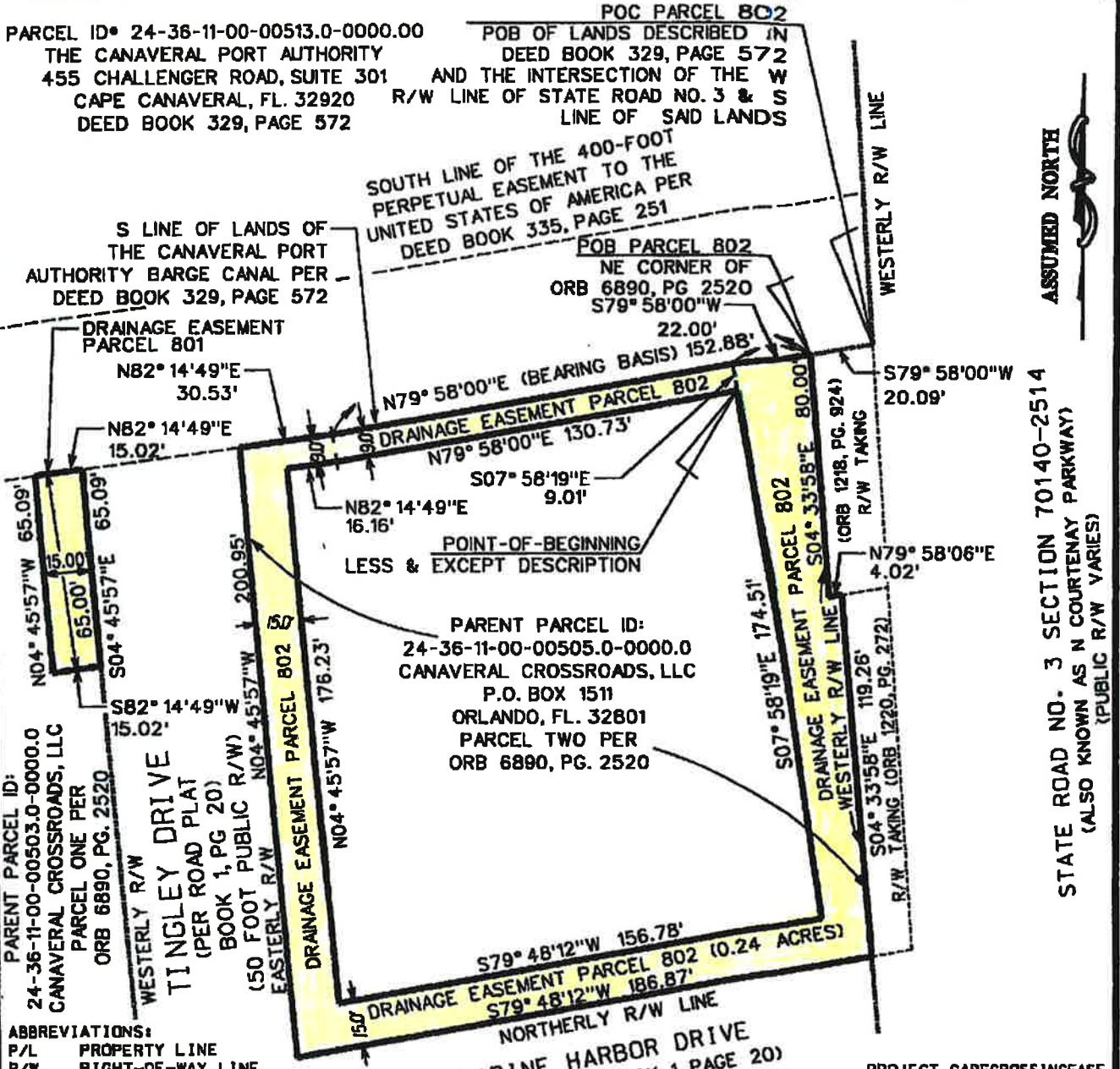
NOT VALID UNLESS  
SIGNED AND SEALED

# SKETCH OF DESCRIPTION

# EXHIBIT A SHEET 3 OF 3

SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST  
 PARCEL 801 PARENT PARCEL ID# 24-36-11-00-00503.0-0000.00.  
 PARCEL 802 PARENT PARCEL ID# 24-36-11-00-00505.0-0000.00  
 PURPOSE: DRAINAGE EASEMENTS

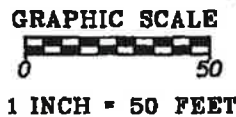
THIS SKETCH IS NOT A SURVEY AND  
 IS NOT VALID WITHOUT THE LEGAL  
 DESCRIPTIONS ON SHEETS 1 & 2 OF 3



PARENT PARCEL ID:  
 24-36-11-00-00503.0-0000.0  
 CANAVERAL CROSSROADS, LLC  
 PARCEL ONE PER  
 ORB 6890, PG. 2520  
 WESTERLY R/W  
 TINGLEY DRIVE  
 (PER ROAD PLAT  
 BOOK 1, PG 20)  
 (50 FOOT PUBLIC R/W)  
 EASTERLY R/W

PARENT PARCEL ID:  
 24-36-11-00-00505.0-0000.0  
 CANAVERAL CROSSROADS, LLC  
 P.O. BOX 1511  
 ORLANDO, FL. 32801  
 PARCEL TWO PER  
 ORB 6890, PG. 2520

- ABBREVIATIONS:
- P/L PROPERTY LINE
  - R/W RIGHT-OF-WAY LINE
  - P.O. POST OFFICE
  - POB POINT-OF-BEGINNING
  - POC POINT-OF-COMMENCEMENT
  - FL. FLORIDA
  - MEAS MEASURED
  - P.U.E. PUBLIC UTILITIES EASEMENT
  - U.S. UNITED STATES
  - C.O.E. CORPS. OF ENGINEERS
  - ORB OFFICIAL RECORDS BOOK
  - PG. PAGE



**KUGELMANN LAND SURVEYING, INC.**

30 NORTH TROPICAL TRAIL, SUITE B  
 MERRITT ISLAND, FLORIDA 32953  
 L.B. NO. 6575 - PHONE (321) 459-0930

PREPARED BY: DAVID J. KUGELMANN, P.L.S.

ASSUMED NORTH

STATE ROAD NO. 3 SECTION 70140-2514  
 (ALSO KNOWN AS N COURTENAY PARKWAY)  
 (PUBLIC R/W VARIES)

PROJECT CAPECROSSINGEASE  
 SECTION 11, TOWNSHIP 24  
 SOUTH, RANGE 36 EAST

Prepared by and Return to Blaise M. Mancini, Land Acquisition Specialist  
Brevard County Public Works Dept., Land Acquisition Section (321-690-6847)  
2725 Judge Fran Jamieson Way, 3-204 Viera, Florida 32940  
A portion of interest in Property located in Section 11, Township 24 South Range 36 East,  
Brevard County, Florida

**Joinder in Dedication of Drainage Easements in Favor of Brevard County**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, David McPhillips, an individual, whose address is 4907 Bayshore Blvd. Unit 120, Tampa, Florida 33611, being the owner and holder of that certain Mortgage dated May 17, 2013, and recorded on June 12, 2013, in Official Records Book 6897, beginning at Page 2850 through 2862, all recorded in the Public Records of Brevard County, Florida, does hereby join in and consent to the dedication of the Drainage Easement as shown in Exhibit "A" attached hereto and made a part of this document, for all uses and purposes expressed therein, and agrees that the lien, operation, and effect of the above-described Mortgage and Assignment, shall be, and is hereby subordinated to said easements.

David McPhillips executes this Joinder solely as Mortgagee and shall have no liability in connection therewith.

In Witness WHEREOF, the undersigned has caused these presents to be executed in its name on this, the 23rd day of June, 2016.

Signed and sealed in the presence of:

[Signature]  
Print Name: Carol F. Jamieson  
[Signature]  
Print Name: Deena R. Wolley

[Signature]  
David McPhillips

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 23rd day of June, 2016, by David McPhillips and that he is personally known to me or has produced FL Drivers License as identification and that he did/or did not take an oath.

Notary [Signature]  
Print Name: Deena R Wolley  
Commission No. FF 221192  
Commission Expires: 5-1-2019

Agenda Item # \_\_\_\_\_  
Board Meeting Date \_\_\_\_\_



# LEGAL DESCRIPTION

**EXHIBIT A**  
**SHEET 1 OF 3**  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 3  
NOT VALID WITHOUT  
SHEETS 2 & 3 OF 3

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(CONTINUED ON PAGE 2 OF 3)

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### **KUGELMANN LAND SURVEYING, INC.**

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MERRITT ISLAND, FLORIDA 32953  
L.B. NO. 6575 - PHONE (321) 459-0930

 5/31/16  
DAVID J. KUGELMANN, PLS NO. 5117

DRAWN BY: V.E.M.  
CHECKED BY: D.J.K.  
DATE: 02/19/16

DRAWING: CAPECROSSINGEASE1.DGN  
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2. BEARINGS DEPICTED HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE CANAVERAL PORT AUTHORITY LANDS AS DESCRIBED IN DEED BOOK 329, PAGE 572, BEING N79°58'00"E.
3. FLORIDA POWER AND LIGHT EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 2384, PAGE 1704 AND OFFICIAL RECORDS BOOK 2375, PAGE 1011, LOCATED AT THE WESTERLY BOUNDARY OF THIS PROPERTY, ARE NOT IMPACTED BY THE LOCATION OF THE DRAINAGE EASEMENTS.
4. THIS DESCRIPTION WAS PREPARED PURSUANT TO OPINION OF TITLE PREPARED BY MOSLEY & WALLIS, P.A., ISSUED ON NOVEMBER 18, 2014.
5. SKETCH DOES NOT WARRANT TITLE.
6. THIS SKETCH WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT (S) SHOWN HEREON; COPIES ARE VALID ONLY WHEN SIGNED, DATED AND EMBOSSED WITH THE SURVEYOR'S SEAL.

### KUGELMANN LAND SURVEYING, INC.

30 NORTH TROPICAL TRAIL, SUITE B  
MERRITT ISLAND, FLORIDA 32953  
L.B. NO. 6575 - PHONE (321) 459-0930

DRAWN BY: V.E.M.  
CHECKED BY: D.J.K.  
DATE: 02/19/16

DRAWING: CAPECROSSINGEASE1.DGN  
SECTION 11, TOWNSHIP 24 SOUTH,  
RANGE 36 EAST  
REVISIONS:

MAP OF LEGAL DESCRIPTION PREPARED FOR AND  
CERTIFIED TO: THE BREVARD COUNTY BOARD OF  
COUNTY COMMISSIONERS

# SKETCH OF DESCRIPTION

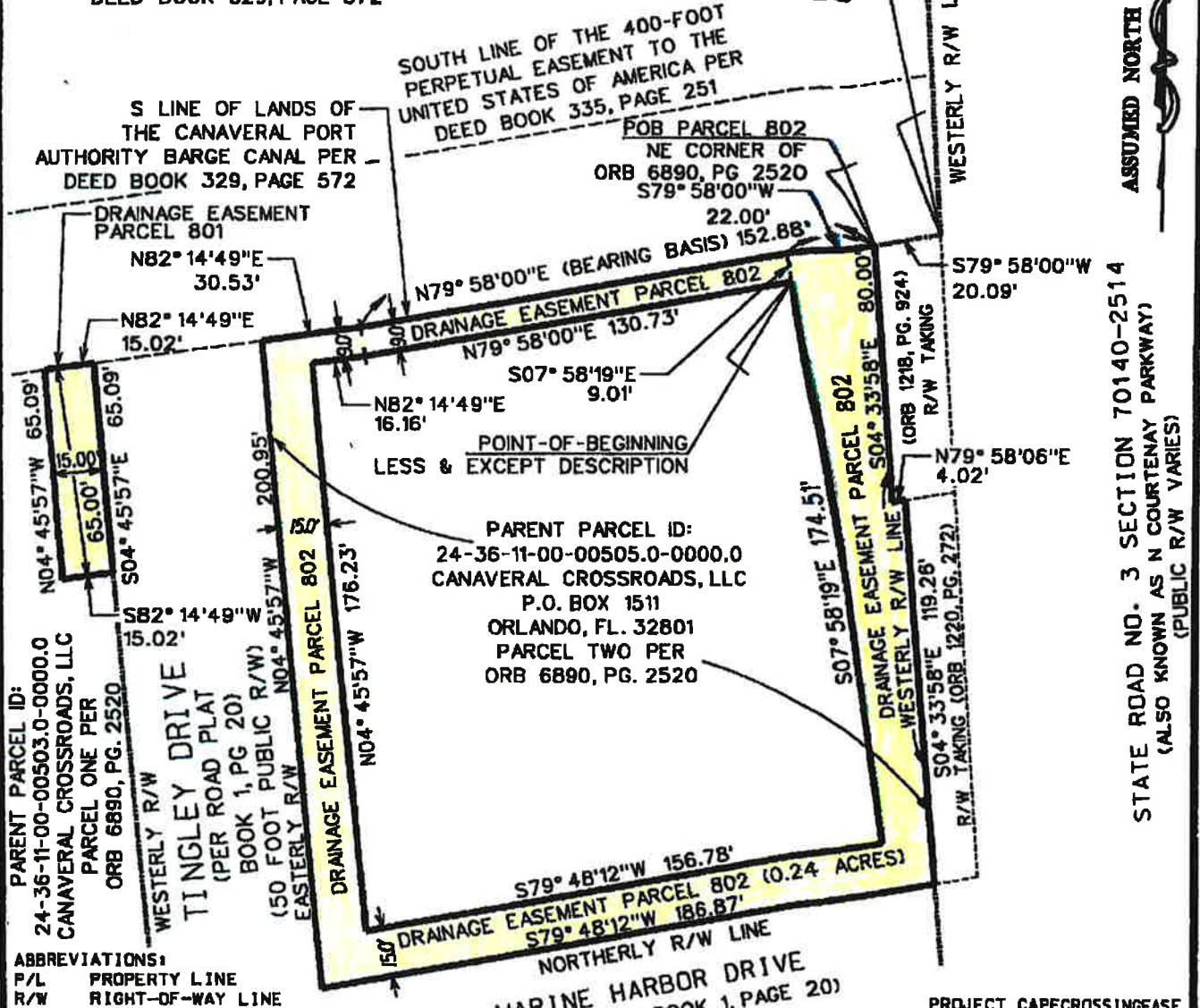
# EXHIBIT A SHEET 3 OF 3

SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST  
 PARCEL 801 PARENT PARCEL ID\* 24-36-11-00-00503.0-0000.00.  
 PARCEL 802 PARENT PARCEL ID\* 24-36-11-00-00505.0-0000.00  
 PURPOSE: DRAINAGE EASEMENTS

THIS SKETCH IS NOT A SURVEY AND IS NOT VALID WITHOUT THE LEGAL DESCRIPTIONS ON SHEETS 1 & 2 OF 3

PARCEL ID\* 24-36-11-00-00513.0-0000.00  
 THE CAVERAL PORT AUTHORITY  
 455 CHALLENGER ROAD, SUITE 301  
 CAPE CAVERAL, FL. 32920  
 DEED BOOK 329, PAGE 572

POC PARCEL 802  
 POB OF LANDS DESCRIBED IN  
 DEED BOOK 329, PAGE 572  
 AND THE INTERSECTION OF THE  
 R/W LINE OF STATE ROAD NO. 3 &  
 LINE OF SAID LANDS



PARENT PARCEL ID:  
 24-36-11-00-00505.0-0000.0  
 CAVERAL CROSSROADS, LLC  
 P.O. BOX 1511  
 ORLANDO, FL. 32801  
 PARCEL TWO PER  
 ORB 6890, PG. 2520

PARENT PARCEL ID:  
 24-36-11-00-00503.0-0000.0  
 CAVERAL CROSSROADS, LLC  
 PARCEL ONE PER  
 ORB 6890, PG. 2520

**ABBREVIATIONS:**

- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- P.O. POST OFFICE
- POB POINT-OF-BEGINNING
- POC POINT-OF-COMMENCEMENT
- FL. FLORIDA
- MEAS MEASURED
- P.U.E. PUBLIC UTILITIES EASEMENT
- U.S. UNITED STATES
- C.D.E. CORPS. OF ENGINEERS
- ORB OFFICIAL RECORDS BOOK
- PG. PAGE

**GRAPHIC SCALE**



1 INCH = 50 FEET

MARINE HARBOR DRIVE  
 (PER ROAD PLAT BOOK 1, PAGE 20)  
 (PUBLIC R/W VARIES)

**KUGELMANN LAND SURVEYING, INC.**

30 NORTH TROPICAL TRAIL, SUITE B  
 MERRITT ISLAND, FLORIDA 32953  
 L.B. NO. 6575 - PHONE (321) 459-0930

PREPARED BY: DAVID J. KUGELMANN, P.L.S.

PROJECT CAPECROSSINGEASE  
 SECTION 11, TOWNSHIP 24  
 SOUTH, RANGE 36 EAST

ASSUMED NORTH

STATE ROAD NO. 3 SECTION 70140-2514  
 (ALSO KNOWN AS N COURTESY PARKWAY)  
 (PUBLIC R/W VARIES)

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# LOCATION MAP

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SEC: 11 TWP: 24 S RNG: 36 DISTRICT: 2

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**STREET NAME:** Intersection of Marine Harbor Dr and SR 3 (North Courtenay Parkway)

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**OWNER'S NAME:** CANAVERAL CROSSROADS, LLC.

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**PROPERTY FACT SHEET**  
**PROJECT: CANAVERAL CROSSROADS DRAINAGE EASEMENT (parcel #801)**

<b>Owners:</b>	Canaveral Crossroads, LLC
<b>Parcel location:</b>	201 Ivory Coral Lane, Clubhouse, Merritt Island, Florida 32953
<b>Parent Parcel Size for</b>	5.0 acres
<b>Drainage Easement area to be dedicated to Brevard County</b>	0.02 acres (871.20 square feet)
<b>Zoning/Land Use:</b>	R-Vacant Residential Land (Multi Family Platted)
<b>Improvements:</b>	N/A
<b>Topography:</b>	Level with road grade
<b>Flood Zone:</b>	X-Minimal Flood Risk
<b>Tax Parcel I.D.:</b>	24-36-11-00-00503.0-0000.00
<b>Market Value:</b>	\$275,000.00 (2015 Brevard County Property Appraiser Assessment)
<b>Public Utilities:</b>	Water, Sewer, Electric, Cable.
<b>Last Property Transaction:</b>	5/24/2013 \$490,000.00

**PROPERTY FACT SHEET**  
**PROJECT: CANAVERAL CROSSROADS DRAINAGE EASEMENT (parcel #802)**

<b>Owners:</b>	Canaveral Crossroads, LLC
<b>Parcel location:</b>	104 Parrotfish Lane Unit 101-10 Merritt Island, Florida 32953
<b>Parent Parcel Size</b>	0.84
<b>Drainage Easement area to be dedicated to Brevard County</b>	0.24 acres (10,454.40 square feet)
<b>Zoning/Land Use:</b>	R-Vacant Residential Land (Multi Family Platted)
<b>Improvements:</b>	N/A
<b>Topography:</b>	Level with road grade
<b>Flood Zone:</b>	X-Minimal Flood Risk
<b>Tax Parcel I.D.:</b>	24-36-11-00-00505.0-0000.00
<b>Market Value:</b>	\$42,000.00 (2015 Brevard County Property Appraiser Assessment)
<b>Public Utilities:</b>	Water, Sewer, Electric, Cable.
<b>Last Property Transaction:</b>	5/24/2013 \$490,000.00