



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.14.

7/6/2021

Subject:

Approval, Re: Sidewalk Easement, Drainage Easement and Temporary Drainage Easement from The Viera Company and A. Duda and Sons, Inc. for the Pineda Boulevard-Lake Andrew Drive Interchange Project - District 4.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners approve and accept the attached Sidewalk Easement, Drainage Easement and Temporary Drainage Easement.

Summary Explanation and Background:

The subject property is located in Sections 27 and 28, Township 26 South, Range 36 East, west of I-95 along Pineda Causeway, Lake Andrew Drive and Pineda Boulevard in Viera.

The Viera Company is developing the area west of Interstate 95 along Pineda Causeway and Lake Andrew Drive in Viera. The ponds and underground stormwater pipes that serve the roadway improvements are located within adjacent, proposed neighborhoods that are currently under development, or in the design and permitting stage at the time of the Lake Andrew project, and will not be platted until after the roadway improvements are completed and conveyed to the County. The attached Temporary Drainage Easement is necessary to facilitate development and shall automatically terminate upon the recording of a subdivision plat in the public records containing permanent drainage easement dedications to the County. The attached Drainage Easement is located just south of the Bridgewater Plat boundary and is required.

Due to the geometry, signalization improvements and turn lanes of the intersections of Lake Andrew Drive and Pineda Extension, sidewalk easements are required, and in most cases, are small encroachments outside the right-of-way.

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 7, 2021

MEMORANDUM

TO: Marc Bernath, Public Works Director

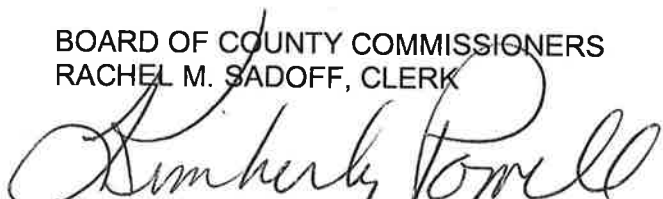
RE: Item F.14., Approval of Sidewalk Easement, Drainage Easement, and Temporary Drainage Easement from The Viera Company and A. Duda and Sons, Inc. for the Pineda Boulevard-Lake Andrew Drive Interchange Project

The Board of County Commissioners, in regular session on July 6, 2021, approved and accepted the Sidewalk Easement, Drainage Easement, and Temporary Drainage Easement from The Viera Company and A. Duda and Sons, Inc. for the Pineda Boulevard-Lake Andrew Drive Interchange Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Sidewalk Easement, Drainage Easement and Temporary Drainage Easement from A. Duda & Sons, Inc. and The Viera Company for the Lake Andrew Drive and Pineda Extension Project – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-690-6847 Ext. 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>5.25.2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u>	_____	<u>6/7/2021</u>

Prepared by and return to: Lucy Hamelers
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 26-36-28-XO-B-1

DRAINAGE EASEMENT

THIS INDENTURE, made this 24 day of May, 2021, between The Viera Company, a Florida corporation, whose address is 7380 Murrell Road, Suite 201, Viera, Florida 32940, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

WITNESSETH that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of operating, reconstructing, reconfiguring, and maintaining drainage 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 Sections 27 & 28, 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:

Charlene R. Spangler

Witness

Charlene R. Spangler

Print name

Cheryl W. Dixon

Witness

Cheryl W. Dixon

Print name

The Viera Company, a Florida corporation

BY: Todd J. Pokrywa

Todd J. Pokrywa, President

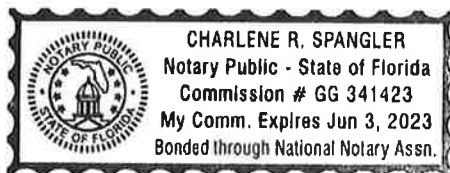
Print name and title



STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 24th day of May, 2021, by Todd J. Pokrywa, as President for The Viera Company, a Florida corporation. Is personally known or produced — as identification.



Charlene R. Spangler

Notary Signature

SEAL

Board Meeting Date: 07/06/2021

Agenda Item #

LEGAL DESCRIPTION

PARCEL #805

PARENT PARCEL ID#: 26-36-28-XO-B-1

PURPOSE: DRAINAGE EASEMENT

LEGAL DESCRIPTION: PARCEL #805

(PREPARED BY SURVEYOR)

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 1 THROUGH 2

THIS IS NOT A SURVEY

PART OF LOT 1, BLOCK B, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE-1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B, (SAID POINT ALSO BEING A POINT ON THE CURVED WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, ACCORDING TO PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE-1), AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVED WEST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 3185.00 FEET, A CENTRAL ANGLE OF 00°11'01", A CHORD BEARING OF S02°27'09"W AND A CHORD LENGTH OF 10.21 FEET), A DISTANCE OF 10.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE THE RIGHT; THENCE PARALLEL TO AND 10.00 FEET SOUTH OF, (AS MEASURED PERPENDICULARLY), THE NORTH LINE OF SAID LOT 1, BLOCK B, AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2020.07 FEET, A CENTRAL ANGLE OF 12°22'48", A CHORD BEARING OF S86°59'56"W AND A CHORD LENGTH OF 435.63 FEET), A DISTANCE OF 436.48 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N03°11'20"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED NORTH LINE OF SAID LOT 1, BLOCK B; THENCE EASTERLY, ALONG THE ARC OF SAID CURVED NORTH LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2010.07 FEET, A CENTRAL ANGLE OF 12°26'19", A CHORD BEARING OF N86°58'10"E AND A CHORD LENGTH OF 435.52 FEET), A DISTANCE OF 436.38 FEET TO THE POINT OF BEGINNING. CONTAINING 0.10 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF S15°16'58"W ON THE WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE-1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8925684 CUSTOMER REFERENCE NUMBER 11284.03 DATED 10/20/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C0000016C70B79A9
D00008416, cn=Leslie E Howard
Date: 2021.03.17 10:35:05 -04'00'

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS

CHECKED BY: LEH

PROJECT NO. 11284

REVISIONS

DATE

DESCRIPTION

SECTION 27 & 28

TOWNSHIP 26 SOUTH

RANGE 36 EAST

DATE: 10/22/2020

DRAWING: 11284_104_014

02/15/2021 PER COUNTY COMMENTS

SKETCH OF DESCRIPTION

PARCEL #805

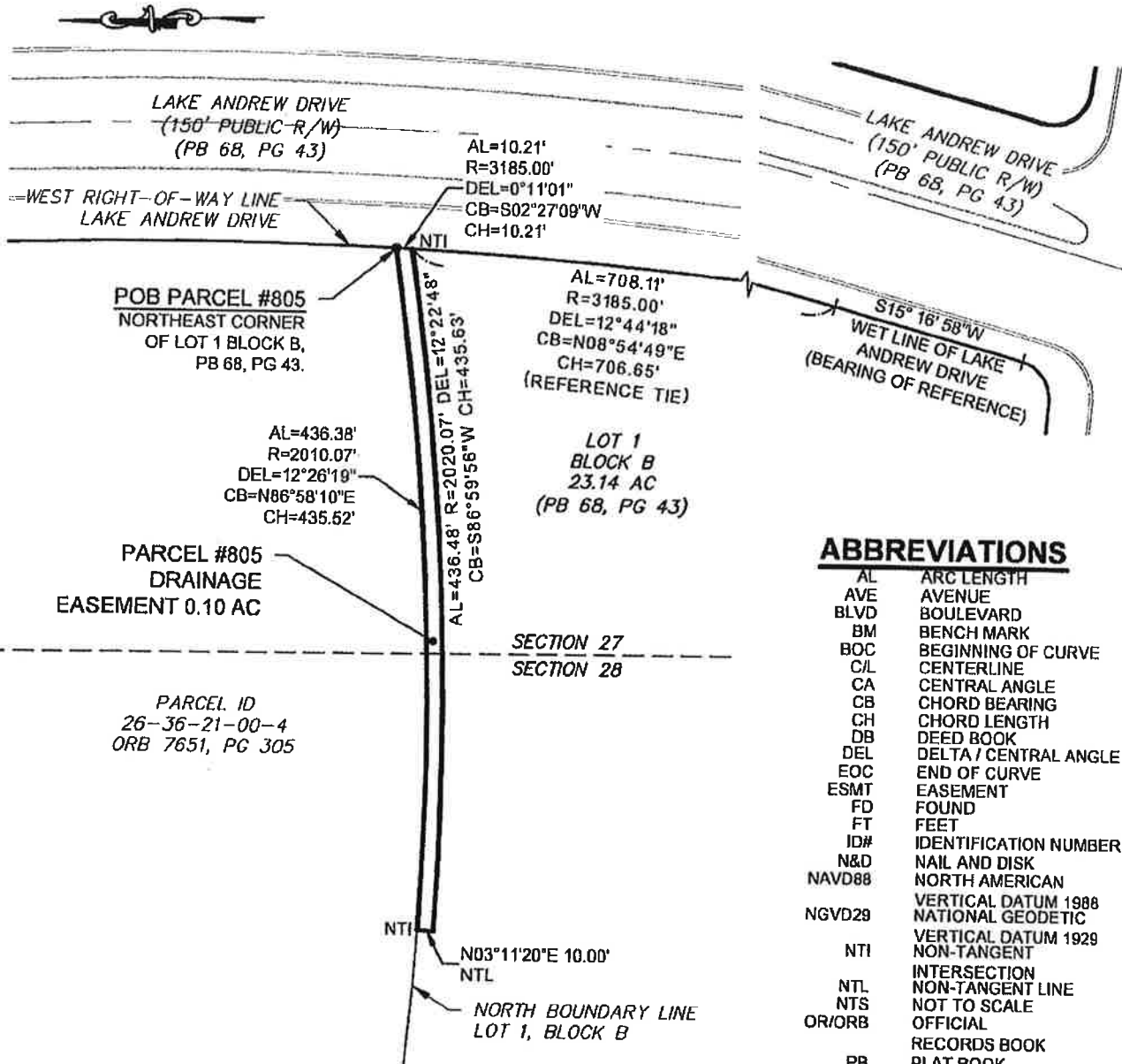
PARENT PARCEL ID#: 26-36-28-XO-B-1
PURPOSE: DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 THROUGH 2

THIS IS NOT A SURVEY



ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988
NTI	NATIONAL GEODETIC
NTL	VERTICAL DATUM 1929
NTS	INTERSECTION
OR/ORB	NOT TO SCALE
PB	OFFICIAL
PG(S)	RECORDS BOOK
POB	PLAT BOOK
POC	PAGE(S)
R	POINT OF BEGINNING
RAW	POINT OF COMMENCEMENT
TYP	RADIUS
	RIGHT-OF-WAY
	TYPICAL

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:

1"=100'

PROJECT NO.:

11284

SECTION 27 & 28

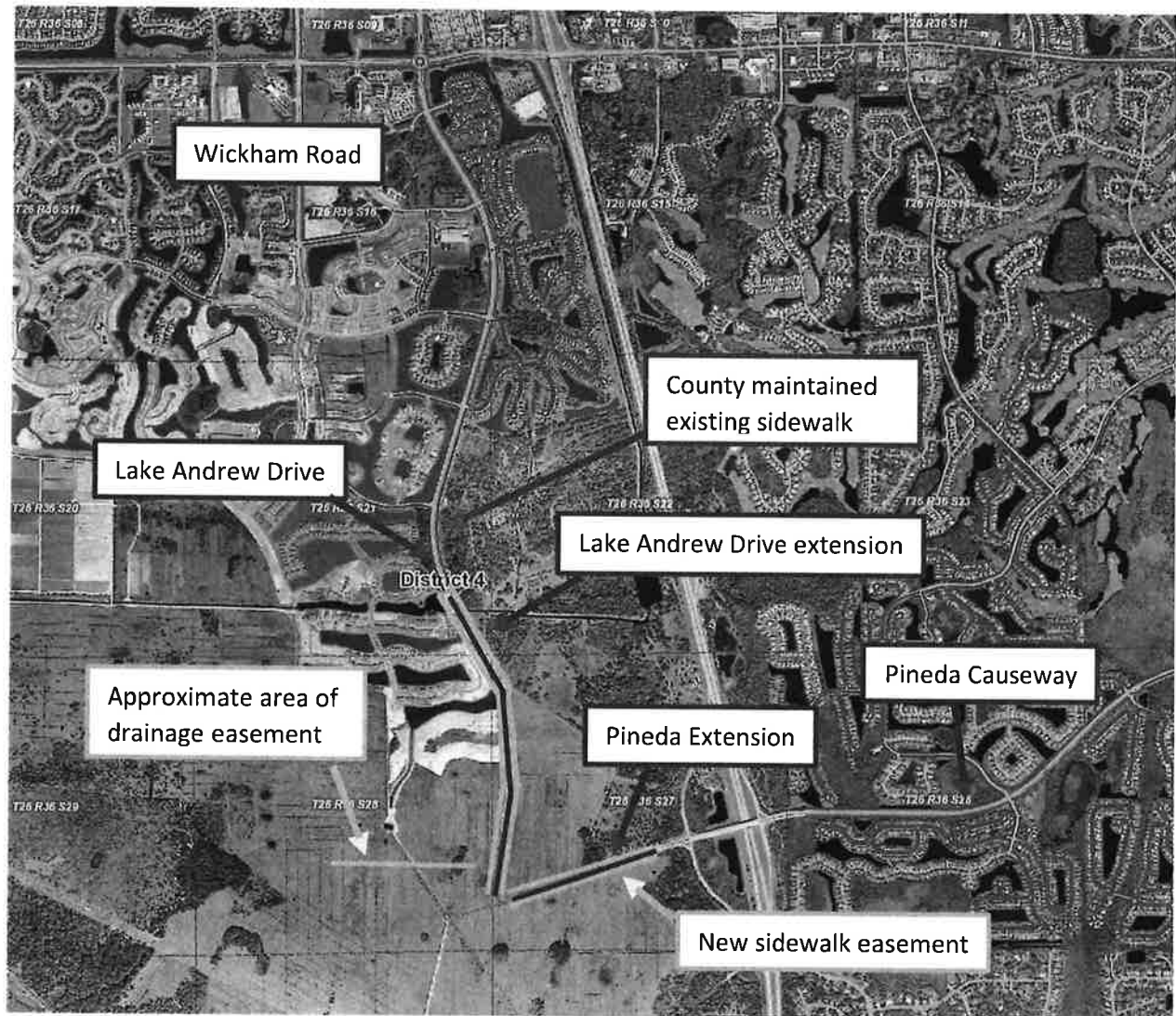
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

Sections 27 & 28, Township 26 South, Range 36 East - District 4

PROPERTY LOCATION: West of I-95 along Pineda Causeway, Lake Andrew Drive and Pineda Boulevard in Viera

OWNERS NAME: The Viera Company and A. Duda & Sons, Inc.



Prepared by and return to: Lucy Hamelers
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID:26-36-27-00-1 & 26-36-28-00-501

SIDEWALK EASEMENT

THIS INDENTURE, made this 24th day of May, 2021, between A. Duda & Sons, Inc., a Florida corporation, whose address is 1200 Duda Trail, Oviedo, Florida 32765, 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, reconfiguring, and maintaining sidewalk 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 Sections 27 & 28, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", EXHIBIT "B", EXHIBIT "C", EXHIBIT "D" AND EXHIBIT "E"

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:

Charlene R. Spangler

Witness

Charlene R. Spangler

Print Name

Cheryl W. Dixon

Witness

Cheryl W. Dixon

Print Name

A. Duda & Sons, Inc., a Florida Corporation

BY: Todd J. Pokrywa

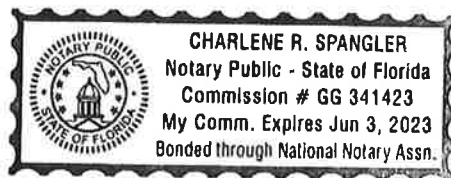
Todd J. Pokrywa, Corporation Vice President
Real Estate



STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 24th day of May, 2021, by Todd J. Pokrywa, as Corporate Vice President, Real Estate for A. Duda & Sons, Inc., a Florida corporation. Is personally known or produced — as identification.



Charlene R. Spangler
Notary Signature
SEAL

Board Meeting Date: 07/06/2021

Agenda Item #

LEGAL DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 26-36-27-00-1
PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

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

LEGAL DESCRIPTION: PARCEL #800 (PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 378, PAGE 208, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PINEDA CAUSEWAY, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN S75°29'01"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY A DISTANCE OF 608.34 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S14°30'59"E A DISTANCE OF 56.00 FEET; THENCE S75°29'01"W A DISTANCE OF 232.26 FEET; THENCE S89°59'12"W A DISTANCE OF 108.31 FEET; THENCE S79°04'51"W A DISTANCE OF 55.04 FEET; THENCE N67°52'01"W A DISTANCE OF 59.81 FEET TO A NON-TANGENT INTERSECTION WITH CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG THE ARC OF SAID CURVED SOUTH RIGHT-OF-WAY LINE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 0°45'52", A CHORD BEARING OF N81°18'18"E AND A CHORD LENGTH OF 23.42 FEET), A DISTANCE OF 23.42 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S67°52'01"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 36.14 FEET; THENCE N79°04'51"E A DISTANCE OF 52.62 FEET; THENCE N89°59'12"E A DISTANCE OF 107.93 FEET; THENCE N75°29'01"E A DISTANCE OF 169.05 FEET; THENCE N14°30'59"W A DISTANCE OF 44.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N75°29'01"E A DISTANCE OF 61.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES (8,010.9 sq. ft.) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF S14°30'57"E ON THE EAST LINE OF PINEDA CAUSEWAY, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844035 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 800 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01416C000016C70879A9D00008416,
cn=Leslie E Howard
Date: 2021.03.17 16:30:52 -0400

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284			SECTION 27 TOWNSHIP 26 SOUTH RANGE 36 EAST
DATE: 10/19/2020	DRAWING: 11284_104_003	REVISIONS	DATE	DESCRIPTION	
			03/01/2021	PER COUNTY COMMENTS	
			02/15/2021	PER COUNTY COMMENTS	

SKETCH OF DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

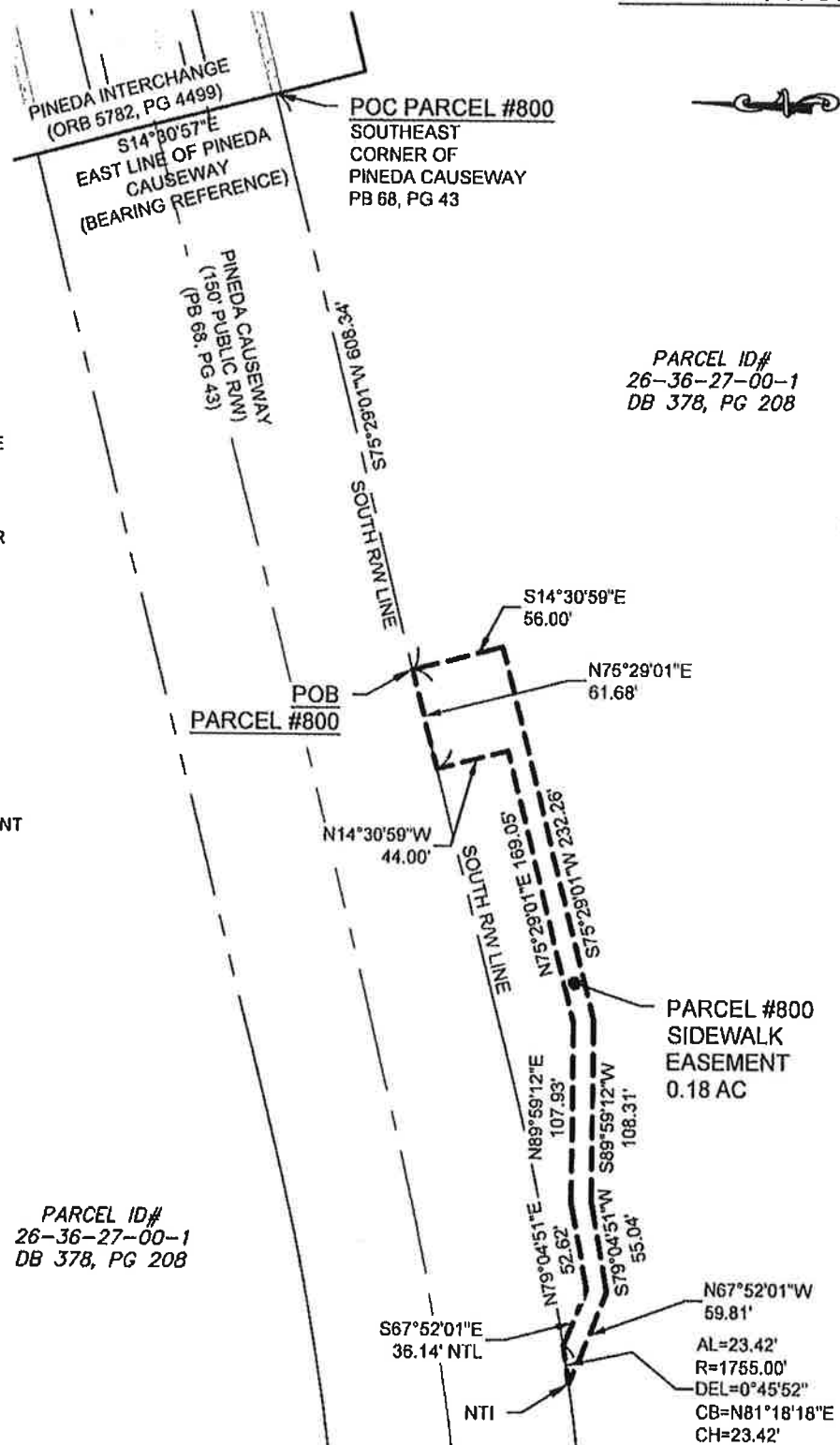
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988 NATIONAL GEODETIC VERTICAL DATUM 1929
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=100'
PROJECT NO.: 11284

SECTION 27
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "B"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #801
(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 378, PAGE 208, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PINEDA CAUSEWAY, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN S75°29'01"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY A DISTANCE OF 357.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N14°30'59"W A DISTANCE OF 56.00 FEET; THENCE S75°29'01"W A DISTANCE OF 232.18 FEET; THENCE S61°49'42"W A DISTANCE OF 97.84 FEET; THENCE S79°04'51"W A DISTANCE OF 48.75 FEET; THENCE S46°08'13"W A DISTANCE OF 54.32 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED NORTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG THE ARC OF SAID CURVED NORTH RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1605.00 FEET, A CENTRAL ANGLE OF 0°44'38", A CHORD BEARING OF N81°17'43"E AND A CHORD LENGTH OF 20.84 FEET), A DISTANCE OF 20.84 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N46°08'13"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 33.74 FEET; THENCE N79°04'51"E A DISTANCE OF 47.03 FEET; THENCE N61°49'42"E A DISTANCE OF 98.23 FEET; THENCE N75°29'01"E A DISTANCE OF 169.06 FEET; THENCE S14°30'59"E A DISTANCE OF 44.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N75°29'01"E A DISTANCE OF 61.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES (7,770.8 sq. ft.) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF S14°30'57"E ON THE EAST LINE OF PINEDA CAUSEWAY, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844084 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 801 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C0000016C70879A9D00008416,
cn=Leslie E Howard
Date: 2021.02.17 10:31:27 -0400

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS

CHECKED BY: LEH

PROJECT NO. 11284

SECTION 27

TOWNSHIP 26 SOUTH

RANGE 36 EAST

DATE: 10/19/2020

DRAWING: 11284_104_004

REVISIONS

DATE

DESCRIPTION

02/15/2021

PER COUNTY COMMENTS

SKETCH OF DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "B"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988 NATIONAL GEODETIC VERTICAL DATUM 1929
NTI	NON-TANGENT INTERSECTION NON-TANGENT LINE
NTL	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

POC PARCEL #801

NORTHEAST
CORNER OF
PINEDA CAUSEWAY
PB 68, PG 43

PARCEL #801
SIDEWALK
EASEMENT
0.18 AC

PARCEL ID#
26-36-27-00-1
DB 378, PG 208

POB
PARCEL #801

PARCEL ID#
26-36-27-00-1
DB 378, PG 208

PINEDA INTERCHANGE
(ORB 5782, PG 4499)
S14°30'57"E
EAST LINE OF PINEDA
CAUSEWAY
(BEARING REFERENCE)

PINEDA CAUSEWAY
(150' PUBLIC R/W)
(PB 68, PG 43)

NORTH R/W LINE
S75°29'01"W 357.95'

N14°30'59"W 56.00'
N75°29'01"E 61.68'

S75°29'01"W 232.18'
S75°29'01"E 169.06'

N61°49'42"E 96.23'
S61°49'42"W 97.84'

S79°04'51"W 48.75'
S46°08'13"W 54.32'

AL=20.84'
R=1605.00'
DEL=0°44'38"
CB=N81°17'43"E
CH=20.84'

S14°30'59"E 44.00'
NORTH R/W LINE

N79°04'51"E 47.03'
N46°08'13"E 33.74' NTL

NTI

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=100'
PROJECT NO.:
11284

SECTION 27
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "C"

SHEET 1 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #802 (PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 378, PAGE 208, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PINEDA CAUSEWAY, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN S75°29'01"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY, A DISTANCE OF 608.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINEDA CAUSEWAY AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1605.00 FEET, A CENTRAL ANGLE OF 35°36'49", A CHORD BEARING OF N86°42'35"W AND A CHORD LENGTH OF 981.64 FEET), A DISTANCE OF 997.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINEDA CAUSEWAY AND ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4325.00 FEET, A CENTRAL ANGLE OF 9°55'41", A CHORD BEARING OF N73°52'01"W AND A CHORD LENGTH OF 748.48 FEET), A DISTANCE OF 749.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINEDA CAUSEWAY AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4325.00 FEET, A CENTRAL ANGLE OF 2°50'04", A CHORD BEARING OF N80°14'53"W AND A CHORD LENGTH OF 213.94 FEET), A DISTANCE OF 213.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 51°51'27", A CHORD BEARING OF N55°44'12"W AND A CHORD LENGTH OF 21.86 FEET), A DISTANCE OF 22.63 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 35°27'31", A CHORD BEARING OF S64°05'19"E AND A CHORD LENGTH OF 8.53 FEET), A DISTANCE OF 8.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4332.00 FEET, A CENTRAL ANGLE OF 2°17'27", A CHORD BEARING OF S80°40'21"E AND A CHORD LENGTH OF 173.19 FEET), A DISTANCE OF 173.20 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 111.00 FEET, A CENTRAL ANGLE OF 15°33'20", A CHORD BEARING OF S71°44'58"E AND A CHORD LENGTH OF 30.04 FEET), A DISTANCE OF 30.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 14°51'34", A CHORD BEARING OF S71°24'04"E AND A CHORD LENGTH OF 23.02 FEET), A DISTANCE OF 23.08 FEET TO THE POINT OF BEGINNING. CONTAINING 0.03 ACRES (1,410.2 sq. ft.) MORE OR LESS.

SURVEYORS NOTES:

SEE SHEET 2



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC., ou=A01410C0000016C70B79 A9D00008416, cn=Leslie E Howard
Date: 2021.03.17 10:31:47 -04'00'

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

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284	SECTION 27
DATE: 10/19/2020	DRAWING: 11284_104_005	REVISIONS	TOWNSHIP 26 SOUTH
		DATE	RANGE 36 EAST
		DESCRIPTION	
		02/15/2021	PER COUNTY COMMENTS

SKETCH OF DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "C"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF S14°30'57"E ON THE EAST LINE OF PINEDA CAUSEWAY, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844110 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 802 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:

1"=50'

PROJECT NO.:

11284

SECTION 27
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "C"

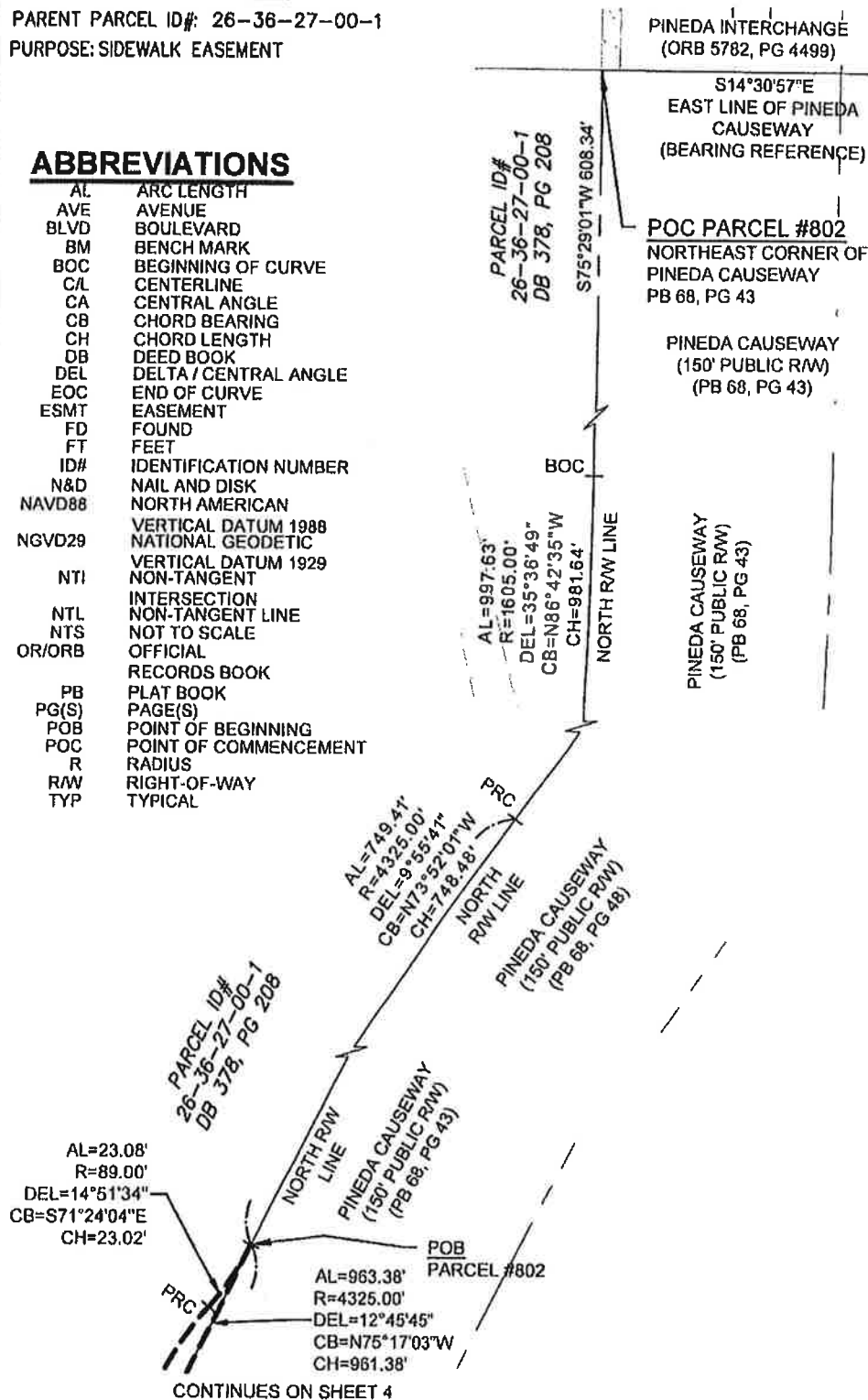
SHEET 3 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988
	NATIONAL GEODETIC
	VERTICAL DATUM 1929
NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



CONTINUES ON SHEET 4

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=50'
PROJECT NO.: 11284

SECTION 27
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "C"

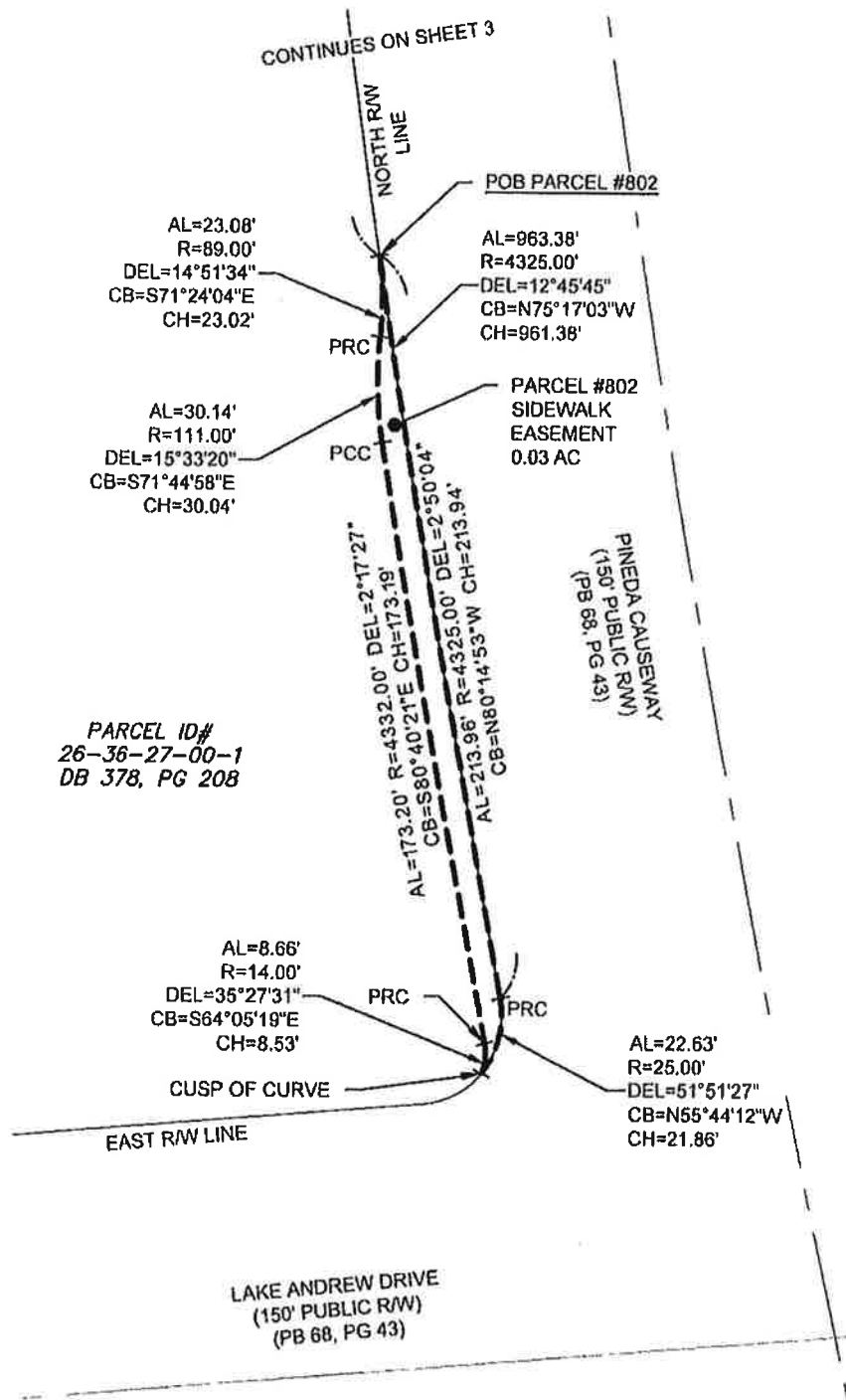
SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	NATIONAL GEODETIC
NTI	VERTICAL DATUM 1988
NTL	NON-TANGENT
NTS	INTERSECTION
OR/ORB	NON-TANGENT LINE
	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=50'
PROJECT NO.:
11284

SECTION 27
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #803

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: SIDEWALK EASEMENT

EXHIBIT "D"

SHEET 1 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

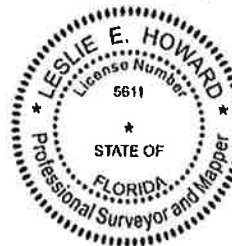
LEGAL DESCRIPTION: PARCEL #803
(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 8899, PAGE 1632, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I - PHASE 1, RUN EASTERLY ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 19°16'28", A CHORD BEARING OF S79°27'14"E, AND A CHORD LENGTH OF 929.12 FEET), A DISTANCE OF 933.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4175.00 FEET, A CENTRAL ANGLE OF 0°47'43", A CHORD BEARING OF S88°41'37"E, AND A CHORD LENGTH OF 57.95 FEET), A DISTANCE OF 57.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4175.00 FEET, A CENTRAL ANGLE OF 3°30'01", A CHORD BEARING OF S86°32'44"E, AND A CHORD LENGTH OF 255.02 FEET), A DISTANCE OF 255.06 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°45'01", A CHORD BEARING OF S59°25'13"E, AND A CHORD LENGTH OF 21.43 FEET), A DISTANCE OF 22.14 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 32°07'46", A CHORD BEARING OF N88°34'01"W, AND A CHORD LENGTH OF 7.75 FEET), A DISTANCE OF 7.85 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4168.00 FEET, A CENTRAL ANGLE OF 2°56'38", A CHORD BEARING OF N86°06'13"W, AND A CHORD LENGTH OF 214.12 FEET), A DISTANCE OF 214.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 101.00 FEET, A CENTRAL ANGLE OF 14°50'51", A CHORD BEARING OF N80°09'06"W, AND A CHORD LENGTH OF 26.10 FEET), A DISTANCE OF 26.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 99.00 FEET, A CENTRAL ANGLE OF 15°34'05", A CHORD BEARING OF N80°30'43"W, AND A CHORD LENGTH OF 26.82 FEET), A DISTANCE OF 26.90 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES (1,686.5 sq. ft.) MORE OR LESS.

SURVEYORS NOTES:

SEE SHEET 2 OF 4



Digitally signed by Leslie E. Howard
DN: c=US, o=BSE CONSULTANTS INC., ou=A01410C0000016C70B7 9A9D00008416, cn=Leslie E. Howard
Date: 2021.03.17 10:32:09 -04'00'

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

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284			SECTION 27 AND 28 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 10/19/2020	DRAWING: 11284_104_006				
			02/15/2021	PER COUNTY COMMENTS	

SKETCH OF DESCRIPTION

PARCEL #803

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "D"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF S16°49'08"W ON THE WEST LINE OF PINEDA BOULEVARD, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844163 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 803 DATED 10/19/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=50'
PROJECT NO.:
11284

SECTION 27 AND 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #803

PARENT PARCEL ID# 26-36-28-00-501

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "D"

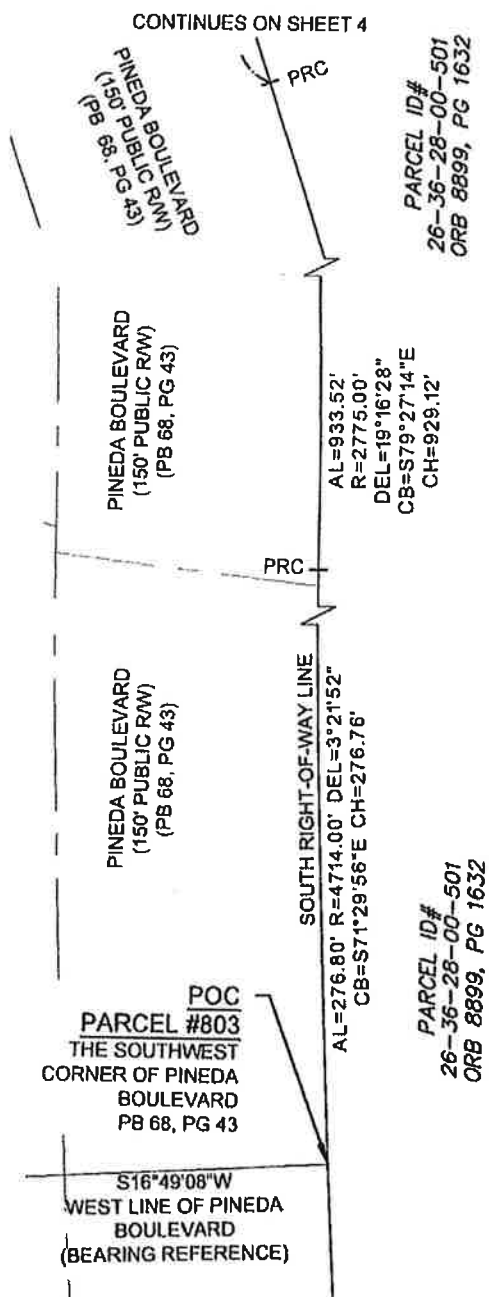
SHEET 3 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988
	NATIONAL GEODETIC
NTI	NON-TANGENT
	INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=50'
PROJECT NO.: 11284

SECTION 27 AND 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #803

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "D"

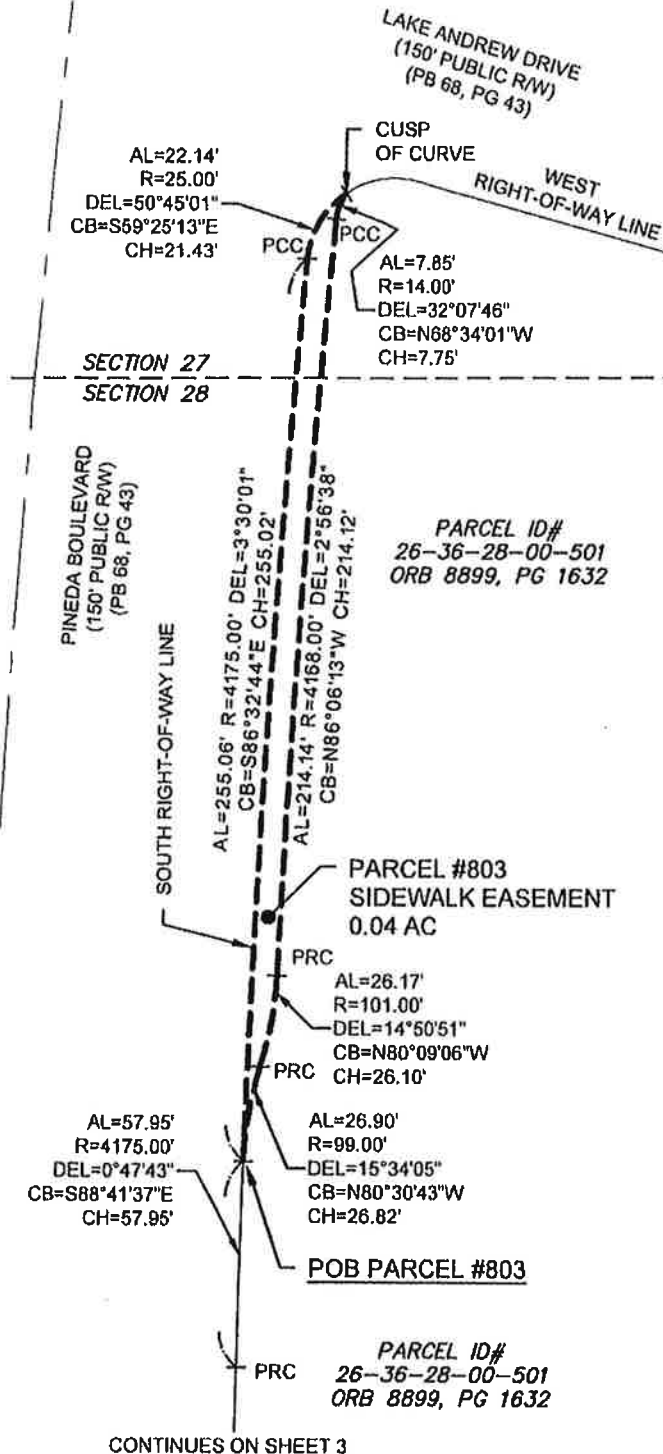
SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988
	NATIONAL GEODETIC
	VERTICAL DATUM 1929
NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=50'
PROJECT NO.:
11284

SECTION 27 AND 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #804

EXHIBIT "E"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 1 THROUGH 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-27-00-1

PURPOSE: SIDEWALK EASEMENT

LEGAL DESCRIPTION: PARCEL #804

(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 378, PAGE 208, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PINEDA CAUSEWAY, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, AND RUN S75°29'01"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY A DISTANCE OF 608.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 20°09'26", A CHORD BEARING OF S85°33'43"W AND A CHORD LENGTH OF 614.25 FEET), A DISTANCE OF 617.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 60°54'14", A CHORD BEARING OF S33°45'13"W AND A CHORD LENGTH OF 31.42 FEET), A DISTANCE OF 32.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 52°03'01", A CHORD BEARING OF S38°10'49"W AND A CHORD LENGTH OF 16.67 FEET), A DISTANCE OF 17.26 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF AKARAD DRIVE (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAT BOOK 68, PAGE 43); THENCE N12°09'19"E ALONG SAID NON-TANGENT LINE AND EAST RIGHT-OF-WAY LINE, A DISTANCE OF 19.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 6°46'30", A CHORD BEARING OF N60°49'04"E AND A CHORD LENGTH OF 3.19 FEET), A DISTANCE OF 3.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 61°45'49", A CHORD BEARING OF N33°19'25"E AND A CHORD LENGTH OF 23.61 FEET), A DISTANCE OF 24.79 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA CAUSEWAY; THENCE ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 0°15'41", A CHORD BEARING OF S84°13'43"E AND A CHORD LENGTH OF 8.01 FEET), A DISTANCE OF 8.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.007 ACRES (292.3 sq. ft.) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF S14°30'57"E ON THE EAST LINE OF PINEDA CAUSEWAY, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844187 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 804 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C000016C70879A9D0000841
6, cn=Leslie E Howard
Date: 2021.03.17 10:32:32 -0400

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284			SECTION 27 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
			03/01/2021	PER COUNTY COMMENTS	
DATE: 10/19/2020	DRAWING: 11284_104_007		02/15/2021	PER COUNTY COMMENTS	

SKETCH OF DESCRIPTION

PARCEL #804

PARENT PARCEL ID#: 26-36-27-00-1
PURPOSE: SIDEWALK EASEMENT

EXHIBIT "E"

SHEET 2 OF 2

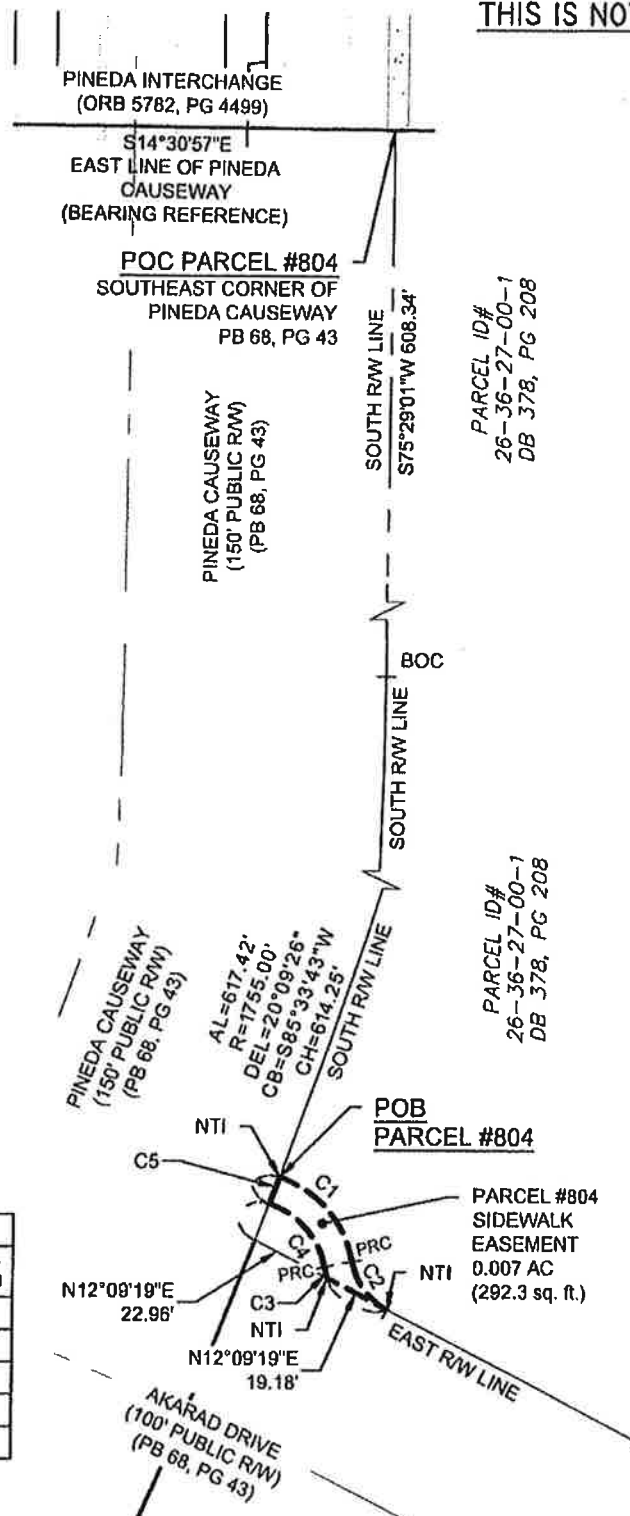
NOT VALID WITHOUT SHEET 1 THROUGH 2

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
CL	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988 NATIONAL GEODETIC
NTI	VERTICAL DATUM 1929 NON-TANGENT
NTL	INTERSECTION NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	32.95'	31.00'	60°54'14"	S33°45'13"W	31.42'
C2	17.26'	18.00'	52°03'01"	S38°10'48"W	16.67'
C3	3.18'	27.00'	6°46'30"	N80°49'04"E	3.19'
C4	24.79'	23.00'	61°45'49"	N33°19'25"E	23.61'
C5	8.01'	1755.00'	0°15'41"	S84°13'43"E	8.01'



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=50'
PROJECT NO.: 11284

SECTION 27
TOWNSHIP 26 SOUTH
RANGE 36 EAST

This instrument prepared by:
Benjamin E. Wilson, Esq.
The Viera Company
7380 Murrell Rd., Ste. 201
Viera, FL 32940
321.242.1200, Ext. 4501

TEMPORARY DRAINAGE EASEMENT
(Pineda Boulevard-Lake Andrew Drive Interchange Area)

A. DUDA & SONS, INC., a Florida corporation (“**Grantor**”), whose mailing address is 1200 Duda Trail, Oviedo, Florida 32765, as of this 24 day of May 2021, in consideration of the payment of One Dollar (\$1.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, hereby grants and conveys, but subject to the reservations and other matters set forth hereinbelow, to BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (“**Grantee**”), whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, a temporary easement for the purpose of installing, operating, inspecting, repairing, maintaining, replacing and improving stormwater drainage pipes, lines and related facilities and for stormwater drainage flow under, upon and through that certain real property of Grantor more particularly described in **Exhibit “A”, Exhibit “B”, Exhibit “C”, Exhibit “D”, Exhibit “E”, and Exhibit “F”** attached hereto and made a part hereof (the “**Easement Area**”) (said temporary easement being the “**Easement**”).

TOGETHER WITH the right in favor of Grantee for reasonable ingress and egress over and across the Easement Area at all times to facilitate the purposes of the Easement and the right to cut, trim, and keep the Easement Area clear of trees, brush and undergrowth.

THE EASEMENT hereby granted is non-exclusive, made subject to easements, conditions, restrictions, reservations and other matters of record encumbering the Easement Area as of the date of this instrument and as respectively granted by Grantor from time to time, and shall in no way restrict the right or interest of Grantor in the use and quiet enjoyment of the Easement Area to the extent that such use does not unreasonably interfere with the rights granted herein to Grantee. Without limiting the generality of the preceding sentence, Grantor expressly reserves the right to utilize the Easement Area for roadway, driveway, sidewalk, landscaping and signage purposes and for the installation of utilities such as potable water lines, reuse water lines and related improvements, and in connection therewith to construct, install, repair, maintain and improve roadways, utility lines, driveways, sidewalks, landscaping, irrigation systems, signs, and improvements related thereto over, across, upon and under the Easement Area or any part thereof, to the extent that such use does not unreasonably interfere with the rights granted herein to Grantee.

GRANTOR anticipates that Grantor shall, in connection with platting and developing the lands of which the Easement Area is a part, dedicate the Easement Area, in whole or in parts, to Grantee for use as, *inter alia*, a public right-of-way for roadway and utility and/or drainage purposes and/or a utility and/or drainage easement. Therefore all Easement rights and interests hereby granted to Grantee with respect to any portion of the Easement Area hereafter so dedicated to Grantee by Grantor shall automatically terminate and be in all respects extinguished, null, void and of no further force and effect as to the dedicated portion of the Easement Area upon the recording a subdivision plat in the Public Records of Brevard County, Florida containing such a dedication to Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by a proper officer thereunto duly authorized on the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Charlene R. Spangler
Name: Charlene R. Spangler

A. DUDA & SONS, INC.,
a Florida corporation

Cheryl W. Dixon
Name: Cheryl W. Dixon

By: [Signature]
Name: Todd J. Pokrywa
Title: Corporate Vice President, Real Estate

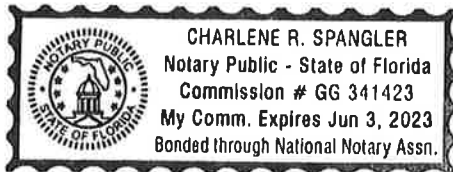
(CORPORATE SEAL)



STATE OF FLORIDA }
COUNTY OF BREVARD }

The foregoing instrument was acknowledged before me ☒ by personal appearance or _____ online notarization this 24th day of May 2021, by Todd J. Pokrywa, as Corporate Vice President, Real Estate of A. Duda & Sons, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

(SEAL)



Charlene R. Spangler
Print Name: Charlene R. Spangler
Notary Public, State of Florida
Commission No.: GG 341423
Expires: 6/3/2023

X:\LEGAL_VCF\FORMS\Easements\FPI\APineda Force Main\Fom Temporary Drainage Easement (Pineda Boulevard - Lake Andrew Drive) (April 2021).docx

LEGAL DESCRIPTION

PARCEL #700

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

LEGAL DESCRIPTION: PARCEL # 700
(PREPARED BY SURVEYOR)

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 1 THROUGH 3

THIS IS NOT A SURVEY

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 8899, PAGE 1632, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 6°56'37", A CHORD BEARING OF S73°17'19"E, AND A CHORD LENGTH OF 338.10 FEET), A DISTANCE OF 338.30 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 0°35'47", A CHORD BEARING OF S77°03'31"E, AND A CHORD LENGTH OF 28.88 FEET), A DISTANCE OF 28.88 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S59°06'44"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 93.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2840.00 FEET, A CENTRAL ANGLE OF 0°27'58", A CHORD BEARING OF S76°13'35"E, AND A CHORD LENGTH OF 23.10 FEET), A DISTANCE OF 23.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 75°39'13", A CHORD BEARING OF S05°42'18"E, AND A CHORD LENGTH OF 229.37 FEET), A DISTANCE OF 246.92 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S11°33'54"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 98.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 572.00 FEET, A CENTRAL ANGLE OF 7°51'32", A CHORD BEARING OF S07°38'08"W, AND A CHORD LENGTH OF 78.40 FEET), A DISTANCE OF 78.46 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 37°15'13", A CHORD BEARING OF N82°33'32"W, AND A CHORD LENGTH OF 481.02 FEET), A DISTANCE OF 489.60 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N26°14'47"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 255.60 FEET; THENCE N71°14'47"E A DISTANCE OF 35.36 FEET; THENCE N26°14'47"E A DISTANCE OF 210.32 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2840.00 FEET, A CENTRAL ANGLE OF 4°49'20", A CHORD BEARING OF S73°00'48"E, AND A CHORD LENGTH OF 238.95 FEET), A DISTANCE OF 239.03 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N59°06'44"E A DISTANCE OF 92.25 FEET TO THE POINT OF BEGINNING. CONTAINING 4.33 ACRES, (188,538.82 sq. ft.) MORE OR LESS

SURVEYORS NOTES:

SEE SHEET 2



Digitally signed by Leslie E
Howard
DN: c=US, o=BSE CONSULTANTS
INC.,
ou=A01410C0000016C70B79A9
D00008416, cn=Leslie E Howard
Date: 2021.03.17 10:32:54 -04'00'

PREPARED FOR AND CERTIFIED TO:

BREAVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284			SECTION 28 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
03/01/2021	PER COUNTY COMMENTS				
02/15/2021	PER COUNTY COMMENTS				
DATE: 10/19/2020	DRAWING: 11284_104_008				

SKETCH OF DESCRIPTION

PARCEL #700

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 THROUGH 3

THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N16°49'08"E ON THE WEST LINE OF PINEDA BOULEVARD, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844275 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 700 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=100'
PROJECT NO.:
11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #700

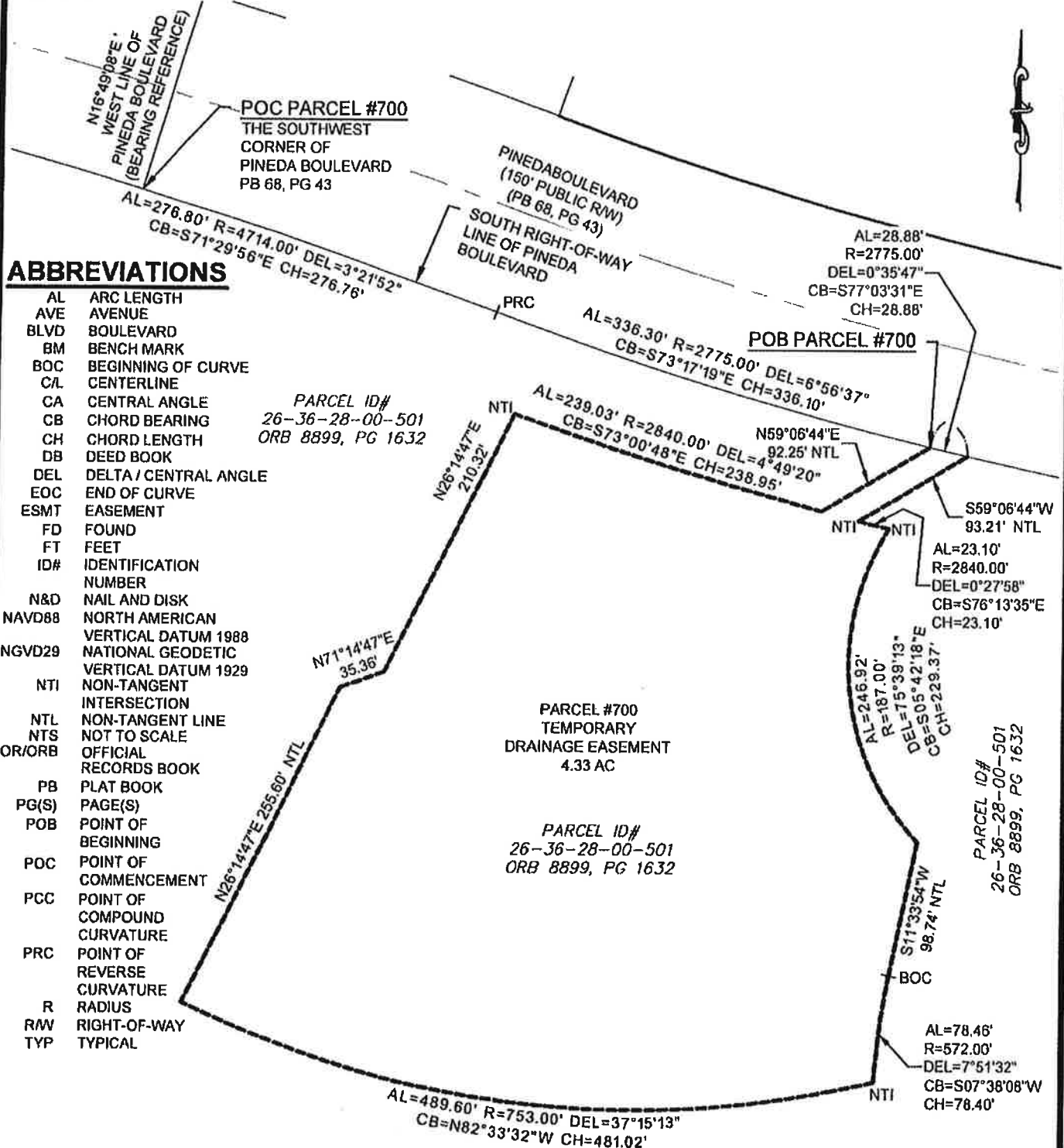
PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 THROUGH 3

THIS IS NOT A SURVEY



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=100'
PROJECT NO.: 11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #701

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "B"

SHEET 1 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #701
(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 8899, PAGE 1632, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 19°16'28", A CHORD BEARING OF S79°27'14"E, AND A CHORD LENGTH OF 929.12 FEET), A DISTANCE OF 933.52 FEET TO A POINT OF REVERSE CURVATURE; CONTINUE ALONG THE ARC OF SAID SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 4175.00 FEET, A CENTRAL ANGLE OF 1°21'45", A CHORD BEARING OF S88°24'35"E, AND A CHORD LENGTH OF 99.28 FEET), A DISTANCE OF 99.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 4175.00 FEET, A CENTRAL ANGLE OF 0°16'28", A CHORD BEARING OF S87°35'29"E, AND A CHORD LENGTH OF 20.00 FEET), A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S02°24'31"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 65.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4110.00 FEET, A CENTRAL ANGLE OF 1°59'25", A CHORD BEARING OF S86°27'25"E, AND A CHORD LENGTH OF 142.76 FEET), A DISTANCE OF 142.77 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S15°16'58"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 102.44 FEET; THENCE S74°43'02"E A DISTANCE OF 65.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, (A 150 WIDE PUBLIC RIGHT-OF-WAY) ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE S15°16'58"W ALONG SAID WEST RIGHT OF WAY LINE OF LAKE ANDREW DRIVE A DISTANCE OF 20.00 FEET; THENCE N74°43'02"W A DISTANCE OF 65.00 FEET; THENCE S15°16'58"W A DISTANCE OF 178.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2285.00 FEET, A CENTRAL ANGLE OF 6°04'15", A CHORD BEARING OF S12°14'50"W, AND A CHORD LENGTH OF 242.00 FEET), A DISTANCE OF 242.11 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S81°02'20"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 65.00 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED WEST RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE; THENCE ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2220.00 FEET, A CENTRAL ANGLE OF 0°30'58", A CHORD BEARING OF S08°57'40"W, AND A CHORD LENGTH OF 20.00 FEET), A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST;

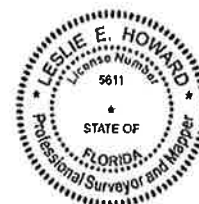
(CONTINUES ON SHEET 2)

SURVEYORS NOTES:

SEE SHEET 2

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.



Digitally signed by Leslie E Howard
DN: c=US, o=BSE
CONSULTANTS INC.,
ou=A01410C0000016C70B79A9
D00008416, cn=Leslie E Howard
Date: 2021.03.17 10:33:17
-04'00'

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284			SECTION 27 AND 28 TOWNSHIP 26 SOUTH RANGE 36 EAST
DATE: 10/19/2020	DRAWING: 11284_104_009	REVISIONS	DATE	DESCRIPTION	
			03/01/2021	PER COUNTY COMMENTS	
			02/15/2021	PER COUNTY COMMENTS	

SKETCH OF DESCRIPTION

PARCEL #701

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

LEGAL DESCRIPTION: PARCEL #701
(PREPARED BY SURVEYOR)

(CONTINUATION FROM SHEET 1)

THENCE N81°02'20"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 65.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2285.00 FEET, A CENTRAL ANGLE OF 8°02'24", A CHORD BEARING OF S04°41'25"W, AND A CHORD LENGTH OF 320.38 FEET), A DISTANCE OF 320.64 FEET TO THE END OF SAID CURVE; THENCE S00°40'13"W A DISTANCE OF 79.38 FEET; THENCE S89°19'47"E A DISTANCE OF 65.00 FEET; THENCE S00°40'13"W A DISTANCE OF 20.00 FEET; THENCE N89°19'47"W A DISTANCE OF 65.00 FEET; THENCE S71°45'48"W A DISTANCE OF 34.90 FEET; THENCE N18°14'12"W A DISTANCE OF 29.18 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 747.00 FEET, A CENTRAL ANGLE OF 36°10'54", A CHORD BEARING OF N36°19'39"W, AND A CHORD LENGTH OF 463.92 FEET), A DISTANCE OF 471.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 278.00 FEET, A CENTRAL ANGLE OF 65°59'00", A CHORD BEARING OF N21°25'36"W, AND A CHORD LENGTH OF 302.75 FEET), A DISTANCE OF 320.15 FEET TO THE END OF SAID CURVE; THENCE N11°33'54"E A DISTANCE OF 252.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 23°36'07", A CHORD BEARING OF N00°14'09"W, AND A CHORD LENGTH OF 76.49 FEET), A DISTANCE OF 77.03 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2840.00 FEET, A CENTRAL ANGLE OF 5°38'08", A CHORD BEARING OF S86°16'24"E, AND A CHORD LENGTH OF 279.22 FEET), A DISTANCE OF 279.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 4110.00 FEET, A CENTRAL ANGLE OF 1°21'37", A CHORD BEARING OF S88°24'39"E, AND A CHORD LENGTH OF 97.58 FEET), A DISTANCE OF 97.58 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH; THENCE N02°24'31"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.08 ACRES, (351,964.80 sq. ft.) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N16°49'08"E ON THE WEST LINE OF PINEDA BOULEVARD, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844306 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 701 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

EXHIBIT "B"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=200'
PROJECT NO.:
11284

SECTION 27 AND 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #701

PARENT PARCEL ID#: 26-36-28-00-501

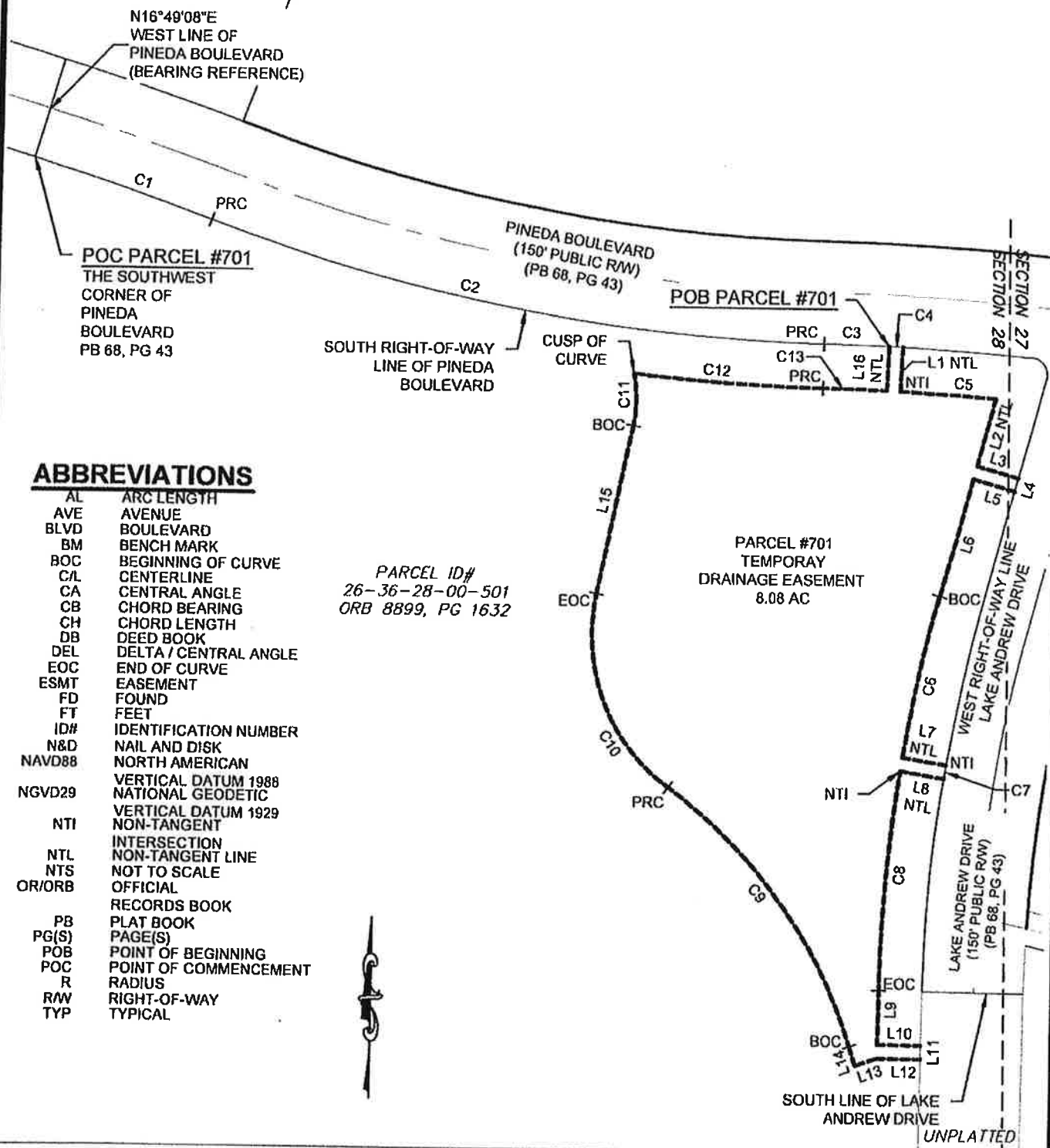
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "B"

SHEET 3 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY



ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	NATIONAL GEODETIC
NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
PB	RECORDS BOOK
PG(S)	PLAT BOOK
POB	PAGE(S)
POC	POINT OF BEGINNING
R	POINT OF COMMENCEMENT
R/W	RADIUS
TYP	RIGHT-OF-WAY
	TYPICAL

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
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SCALE:
1"=200'
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SECTION 27 AND 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #701

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "B"

SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	276.80'	4714.00'	3°21'52"	S71°29'56"E	276.76'
C2	933.52'	2775.00'	19°16'28"	S79°27'14"E	929.12'
C3	99.28'	4175.00'	1°21'45"	S88°24'35"E	99.28'
C4	20.00'	4175.00'	0°16'28"	S87°35'29"E	20.00'
C5	142.77'	4110.00'	1°59'25"	S86°27'25"E	142.78'
C6	242.11'	2285.00'	6°04'15"	S12°14'50"W	242.00'
C7	20.00'	2220.00'	0°30'58"	S08°57'40"W	20.00'
C8	320.64'	2285.00'	8°02'24"	S04°41'25"W	320.38'
C9	471.72'	747.00'	36°10'54"	N36°19'39"W	463.92'
C10	320.15'	278.00'	65°59'00"	N21°25'36"W	302.75'
C11	77.03'	187.00'	23°36'07"	N00°14'09"W	76.49'
C12	279.33'	2840.00'	5°38'08"	S86°16'24"E	279.22'
C13	97.58'	4110.00'	1°21'37"	S88°24'39"E	97.58'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S02°24'31"W	65.00'
L2	S15°16'58"W	102.44'
L3	S74°43'02"E	65.00'
L4	S15°16'58"W	20.00'
L5	N74°43'02"W	65.00'
L6	S15°16'58"W	178.61'
L7	S81°02'20"E	65.00'
L8	N81°02'20"W	65.00'
L9	S00°40'13"W	79.38'
L10	S89°19'47"E	65.00'
L11	S00°40'13"W	20.00'
L12	N89°19'47"W	65.00'
L13	S71°45'48"W	34.90'
L14	N18°14'12"W	29.18'
L15	N11°33'54"E	252.10'
L16	N02°24'31"E	65.00'

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:

NA

PROJECT NO.:

11284

SECTION 27 AND 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #702

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

LEGAL DESCRIPTION: PARCEL # 702
(PREPARED BY SURVEYOR)

EXHIBIT "C"

SHEET 1 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 8899, PAGE 1632, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

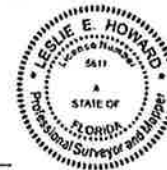
COMMENCE AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 7°32'24", A CHORD BEARING OF S73°35'12"E, AND A CHORD LENGTH OF 364.92 FEET), A DISTANCE OF 365.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S59°06'44"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 93.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2840.00 FEET, A CENTRAL ANGLE OF 0°27'58", A CHORD BEARING OF S76°13'35"E, AND A CHORD LENGTH OF 23.10 FEET), A DISTANCE OF 23.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 75°39'13", A CHORD BEARING OF S05°42'18"E, AND A CHORD LENGTH OF 229.37 FEET), A DISTANCE OF 246.92 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S11°33'54"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 98.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 572.00 FEET, A CENTRAL ANGLE OF 7°51'32", A CHORD BEARING OF S07°38'08"W, AND A CHORD LENGTH OF 78.40 FEET), A DISTANCE OF 78.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S78°48'52"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 34.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 12°02'10", A CHORD BEARING OF S84°49'56"W, AND A CHORD LENGTH OF 157.89 FEET), A DISTANCE OF 158.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S05°47'18"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 294.79 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1053.93 FEET, A CENTRAL ANGLE OF 15°11'32", A CHORD BEARING OF N84°42'12"E, AND A CHORD LENGTH OF 278.64 FEET), A DISTANCE OF 279.45 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 572.00 FEET, A CENTRAL ANGLE OF 28°20'27", A CHORD BEARING OF S40°14'42"E, AND A CHORD LENGTH OF 280.06 FEET), A DISTANCE OF 282.94 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 453.00 FEET, A CENTRAL ANGLE OF 76°23'22", A CHORD BEARING OF S16°13'25"E, AND A CHORD LENGTH OF 560.21 FEET), A DISTANCE OF 603.96 FEET TO THE END OF SAID CURVE; THENCE S21°58'16"W A DISTANCE OF 307.62 FEET; THENCE N68°01'44"W A DISTANCE OF 199.50 FEET; THENCE N21°58'16"E A DISTANCE OF 76.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; (CONTINUES ON SHEET 2)

SURVEYORS NOTES:

SEE SHEET 2

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C0000016C70B79A9
D00008416, cn=Leslie E Howard
Date: 2021.03.17 10:33:42 -04'00'

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284			SECTION 28 TOWNSHIP 26 SOUTH RANGE 36 EAST
DATE: 10/19/2020	DRAWING: 11284_104_010	REVISIONS	DATE	DESCRIPTION	
			03/01/2021	PER COUNTY COMMENTS	
			02/15/2021	PER COUNTY COMMENTS	

SKETCH OF DESCRIPTION

PARCEL #702

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "C"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL # 702

(PREPARED BY SURVEYOR)

(CONTINUATION FROM SHEET 1)

THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 597.00 FEET, A CENTRAL ANGLE OF 48°58'42", A CHORD BEARING OF N02°31'04"W, AND A CHORD LENGTH OF 494.94 FEET), A DISTANCE OF 510.33 FEET TO THE END OF SAID CURVE; THENCE N28°54'24"W A DISTANCE OF 39.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 98.08 FEET, A CENTRAL ANGLE OF 88°19'11", A CHORD BEARING OF N73°54'24"W, AND A CHORD LENGTH OF 136.66 FEET), A DISTANCE OF 151.19 FEET TO THE END OF SAID CURVE; THENCE S62°59'35"W A DISTANCE OF 167.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S17°59'35"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S27°00'25"E A DISTANCE OF 107.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 48°58'42", A CHORD BEARING OF S02°31'04"E, AND A CHORD LENGTH OF 251.20 FEET), A DISTANCE OF 259.01 FEET TO THE END OF SAID CURVE; THENCE S21°58'16"W A DISTANCE OF 76.67 FEET; THENCE N68°01'44"W A DISTANCE OF 94.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 253.00 FEET, A CENTRAL ANGLE OF 64°02'05", A CHORD BEARING OF N36°00'41"W, AND A CHORD LENGTH OF 268.27 FEET), A DISTANCE OF 282.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 622.00 FEET, A CENTRAL ANGLE OF 44°28'49", A CHORD BEARING OF N26°14'03"W, AND A CHORD LENGTH OF 470.84 FEET), A DISTANCE OF 482.87 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N26°14'47"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 234.98 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1053.93 FEET, A CENTRAL ANGLE OF 17°04'23", A CHORD BEARING OF S79°09'50"E, AND A CHORD LENGTH OF 312.89 FEET), A DISTANCE OF 314.05 FEET TO THE POINT OF BEGINNING. CONTAINING 12.53 ACRES, (545,806.80 sq. ft.) MORE OR LESS

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N16°49'08"E ON THE WEST LINE OF PINEDA BOULEVARD, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844326 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 702 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=200'
PROJECT NO.:
11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #702

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "C"

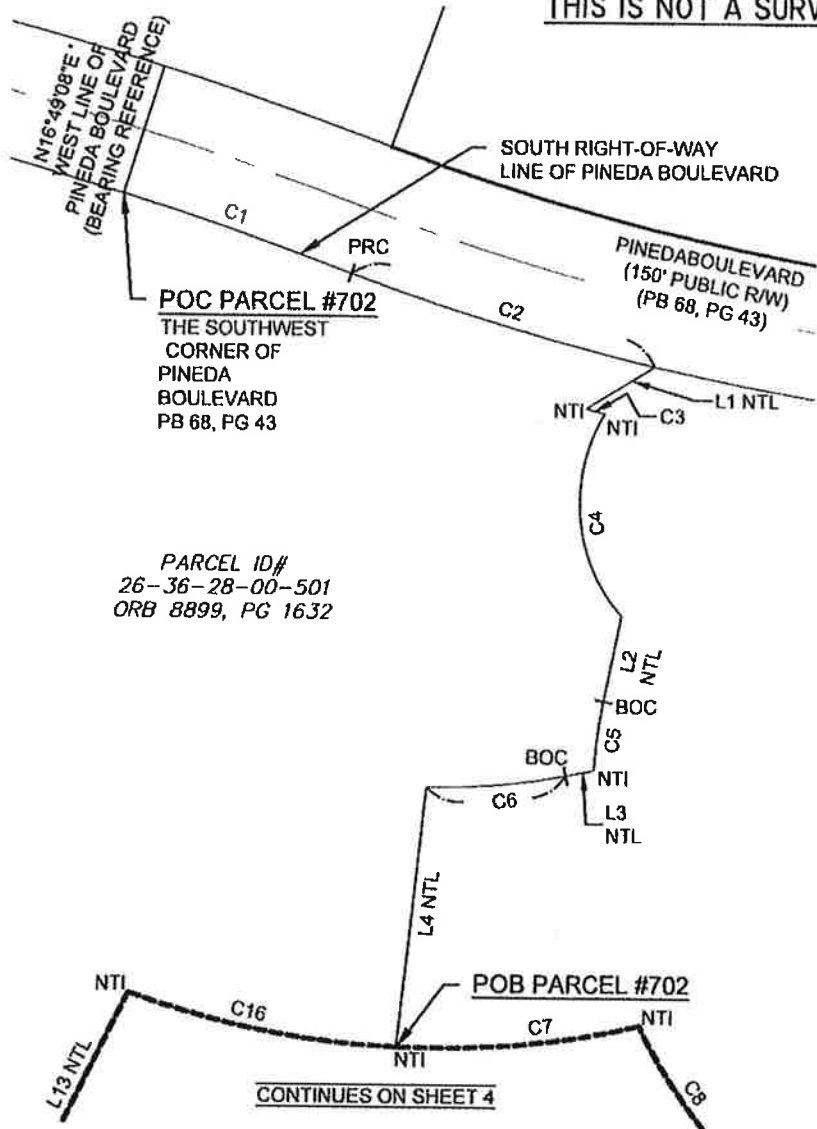
SHEET 3 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929
NTI	NON-TANGENT
NTL	INTERSECTION NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	276.80'	4714.00'	3°21'52"	S71°29'56"E	276.76'
C2	365.18'	2775.00'	7°32'24"	S73°35'12"E	364.92'
C3	23.10'	2840.00'	0°27'58"	S76°13'35"E	23.10'
C4	246.92'	187.00'	75°39'13"	S05°42'18"E	229.37'
C5	78.46'	572.00'	7°51'32"	S07°38'08"W	78.40'
C6	158.18'	753.00'	12°02'10"	S84°49'56"W	157.89'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S59°06'44"W	93.21'
L2	S11°33'54"W	98.74'
L3	S78°48'52"W	34.08'
L4	S05°47'18"W	294.79'

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=200'
PROJECT NO.:
11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #702

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "C"

SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

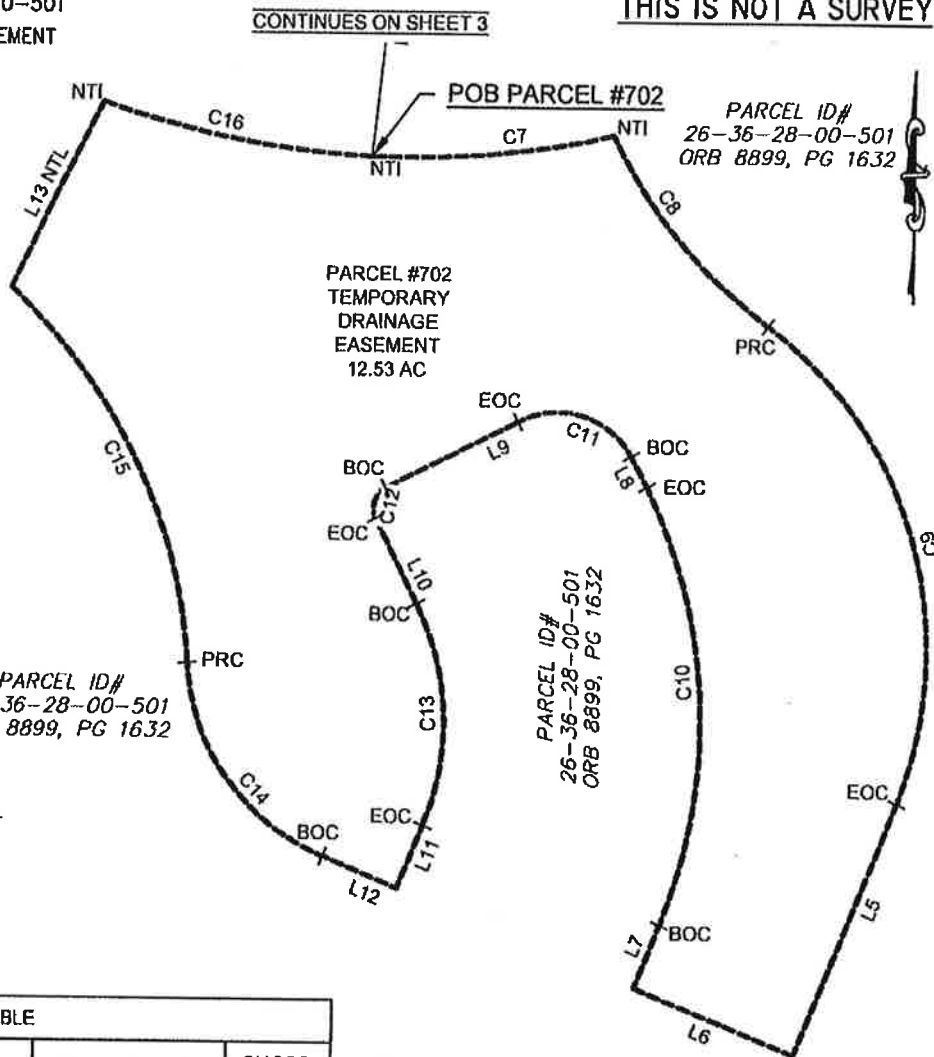
THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
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NTI	NON-TANGENT
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OR/ORB	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
RAW	RIGHT-OF-WAY
TYP	TYPICAL

PARCEL ID#
26-36-28-00-501
ORB 8899, PG 1632

PARCEL ID#
26-36-28-00-501
ORB 8899, PG 1632



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	279.45'	1053.93'	15°11'32"	N84°42'12"E	278.64'
C8	282.94'	572.00'	28°20'27"	S40°14'52"E	280.06'
C9	603.98'	453.00'	76°23'22"	S16°13'25"E	560.21'
C10	510.33'	597.00'	48°58'42"	N02°31'04"W	494.94'
C11	151.19'	98.08'	88°19'11"	N73°54'24"W	136.66'
C12	39.27'	25.00'	90°00'00"	S17°59'35"W	35.36'
C13	259.01'	303.00'	48°58'42"	S02°31'04"E	251.20'
C14	282.76'	253.00'	64°02'05"	N36°00'41"W	268.27'
C15	482.87'	622.00'	44°28'49"	N26°14'03"W	470.84'
C16	314.05'	1053.93'	17°04'23"	S79°09'50"E	312.89'

LINE TABLE

LINE #	BEARING	LENGTH
L5	S21°58'16"W	307.62'
L6	N68°01'44"W	199.50'
L7	N21°58'16"E	76.67'
L8	N28°54'24"W	39.58'
L9	S62°59'35"W	167.91'
L10	S27°00'25"E	107.93'
L11	S21°58'16"W	76.67'
L12	N68°01'44"W	94.38'
L13	N26°14'47"E	234.98'

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=200'
PROJECT NO.: 11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #703

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

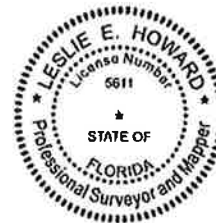
LEGAL DESCRIPTION: PARCEL # 703
(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 8899, PAGE 1632, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 7°32'24", A CHORD BEARING OF S73°35'12"E, AND A CHORD LENGTH OF 364.92 FEET), A DISTANCE OF 365.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S59°06'44"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 93.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2840.00 FEET, A CENTRAL ANGLE OF 0°27'58", A CHORD BEARING OF S76°13'35"E, AND A CHORD LENGTH OF 23.10 FEET), A DISTANCE OF 23.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 75°39'13", A CHORD BEARING OF S05°42'18"E, AND A CHORD LENGTH OF 229.37 FEET), A DISTANCE OF 246.92 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S11°33'54"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 98.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 572.00 FEET, A CENTRAL ANGLE OF 7°51'32", A CHORD BEARING OF S07°38'08"W, AND A CHORD LENGTH OF 78.40 FEET), A DISTANCE OF 78.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S78°48'52"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 34.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 12°02'10", A CHORD BEARING OF S84°49'56"W, AND A CHORD LENGTH OF 157.89 FEET), A DISTANCE OF 158.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S05°47'18"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 294.79 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1053.93 FEET, A CENTRAL ANGLE OF 2°10'36", A CHORD BEARING OF N86°36'44"W, AND A CHORD LENGTH OF 40.04 FEET), A DISTANCE OF 40.04 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N05°47'18"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 294.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 3°02'58", A CHORD BEARING OF S87°37'30"E, AND A CHORD LENGTH OF 40.07 FEET), A DISTANCE OF 40.08 FEET TO THE POINT OF BEGINNING. CONTAINING 0.27 ACRES (11,776.04 sq. ft.), MORE OR LESS

SURVEYORS NOTES:

SEE SHEET 2



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC., ou=A01410C0000016C70B79A9 D00008416, cn=Leslie E Howard
Date: 2021.03.17 10:34:05 -04'00'

PREPARED FOR AND CERTIFIED TO:

BREAVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284			SECTION 28 TOWNSHIP 26 SOUTH RANGE 36 EAST
DATE: 10/19/2020	DRAWING: 11284_104_011	REVISIONS	DATE	DESCRIPTION	
			03/01/2021	PER COUNTY COMMENTS	
			02/15/2021	PER COUNTY COMMENTS	

SKETCH OF DESCRIPTION

PARCEL #703

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "D"

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 THROUGH 3

THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N16°49'08"E ON THE WEST LINE OF PINEDA BOULEVARD, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844347 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 703 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

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312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
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SCALE:
1"=200'
PROJECT NO.:
11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #703

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "D"

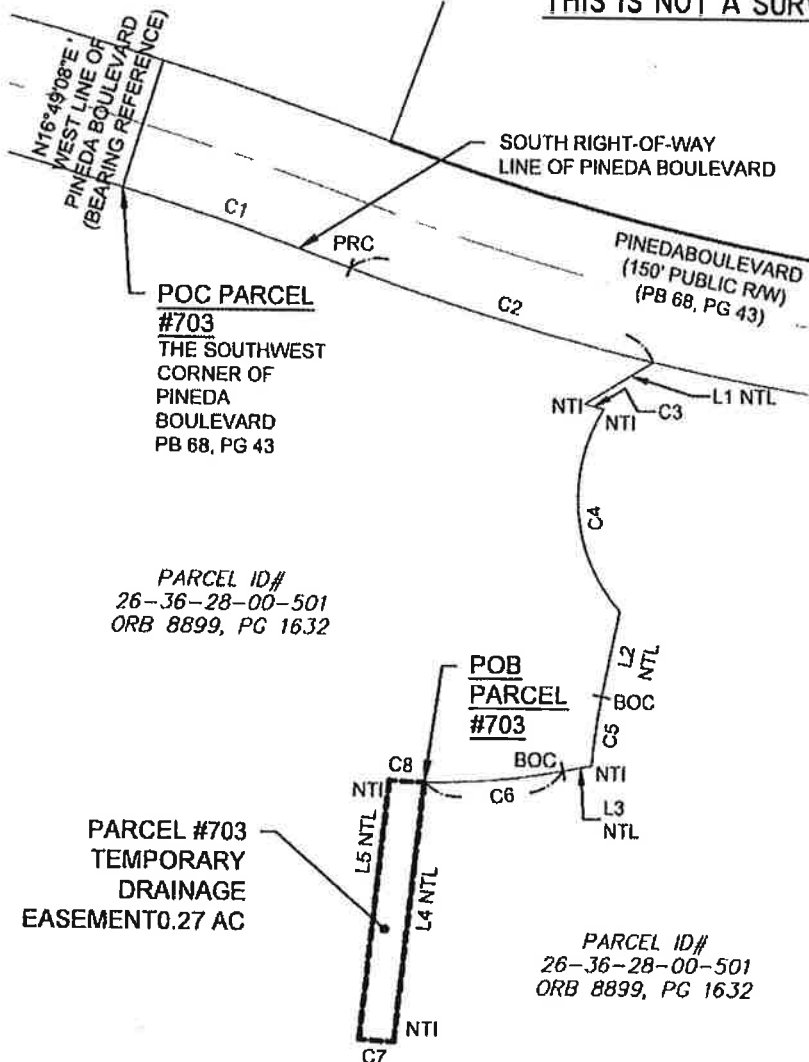
SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 THROUGH 3

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
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DEL	DELTA / CENTRAL ANGLE
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FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
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NAVD88	NORTH AMERICAN
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	NATIONAL GEODETIC
NTI	NON-TANGENT
	INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	276.80'	4714.00'	3°21'52"	S71°28'56"E	276.76'
C2	365.18'	2775.00'	7°32'24"	S73°35'12"E	364.92'
C3	23.10'	2840.00'	0°27'58"	S76°13'35"E	23.10'
C4	246.92'	187.00'	75°39'13"	S05°42'18"E	229.37'
C5	78.46'	572.00'	7°51'32"	S07°38'08"W	78.40'
C6	158.18'	753.00'	12°02'10"	S84°49'56"W	157.89'
C7	40.04'	1053.93'	2°10'36"	N86°36'44"W	40.04'
C8	40.08'	753.00'	3°02'58"	S87°37'30"E	40.07'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S59°06'44"W	93.21'
L2	S11°33'54"W	98.74'
L3	S78°48'52"W	34.08'
L4	S05°47'18"W	284.79'
L5	N05°47'18"E	294.11'

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SCALE: 1"=200'
PROJECT NO.: 11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #704

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

LEGAL DESCRIPTION: PARCEL #704
(PREPARED BY SURVEYOR)

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 8899, PAGE 1632, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 19°16'28", A CHORD BEARING OF S79°27'14"E, AND A CHORD LENGTH OF 929.12 FEET), A DISTANCE OF 933.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF SAID SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 4175.00 FEET, A CENTRAL ANGLE OF 1°21'45", A CHORD BEARING OF S88°24'35"E, AND A CHORD LENGTH OF 99.28 FEET), A DISTANCE OF 99.28 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S02°24'31"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 65.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 4110.00 FEET, A CENTRAL ANGLE OF 1°21'37", A CHORD BEARING OF N88°24'39"W, AND A CHORD LENGTH OF 97.58 FEET), A DISTANCE OF 97.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2840.00 FEET, A CENTRAL ANGLE OF 5°38'08", A CHORD BEARING OF N86°16'24"W, AND A CHORD LENGTH OF 279.22 FEET), A DISTANCE OF 279.33 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 23°36'07", A CHORD BEARING OF N00°14'09"W, AND A CHORD LENGTH OF 76.49 FEET), A DISTANCE OF 77.03 FEET TO THE END OF SAID CURVE; THENCE S11°33'54"W A DISTANCE OF 252.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 278.00 FEET, A CENTRAL ANGLE OF 36°48'52", A CHORD BEARING OF S06°50'32"E, AND A CHORD LENGTH OF 175.57 FEET), A DISTANCE OF 178.62 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S42°31'00"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 241.97 FEET; THENCE S09°12'30"W A DISTANCE OF 83.28 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 572.00 FEET, A CENTRAL ANGLE OF 5°00'13", A CHORD BEARING OF S44°01'07"E, AND A CHORD LENGTH OF 49.94 FEET), A DISTANCE OF 49.95 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N09°12'30"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 101.21 FEET; THENCE N42°31'00"E A DISTANCE OF 217.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 278.00 FEET, A CENTRAL ANGLE OF 8°40'18", A CHORD BEARING OF N29°35'06"W, AND A CHORD LENGTH OF 42.03 FEET), A DISTANCE OF 42.07 FEET TO THE POINT OF BEGINNING CONTAINING 0.30 AC (12866.87 SQ. FT.) MORE OR LESS.

SURVEYORS NOTES:

SEE SHEET 2



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C0000016C70B79A9
D00008416, cn=Leslie E Howard
Date: 2021.03.17 10:34:26 -04'00'

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS	CHECKED BY: LEH	PROJECT NO. 11284	SECTION 28
DATE: 10/19/2020	DRAWING: 11284_104_012	REVISIONS	TOWNSHIP 26 SOUTH
		DATE	RANGE 36 EAST
		03/01/2021	PER COUNTY COMMENTS
		02/15/2021	PER COUNTY COMMENTS

SKETCH OF DESCRIPTION

PARCEL #704

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "E"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N16°49'08"E ON THE WEST LINE OF PINEDA BOULEVARD, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844375 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 704 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=200'
PROJECT NO.:
11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #704

PARENT PARCEL ID#: 26-36-28-00-501

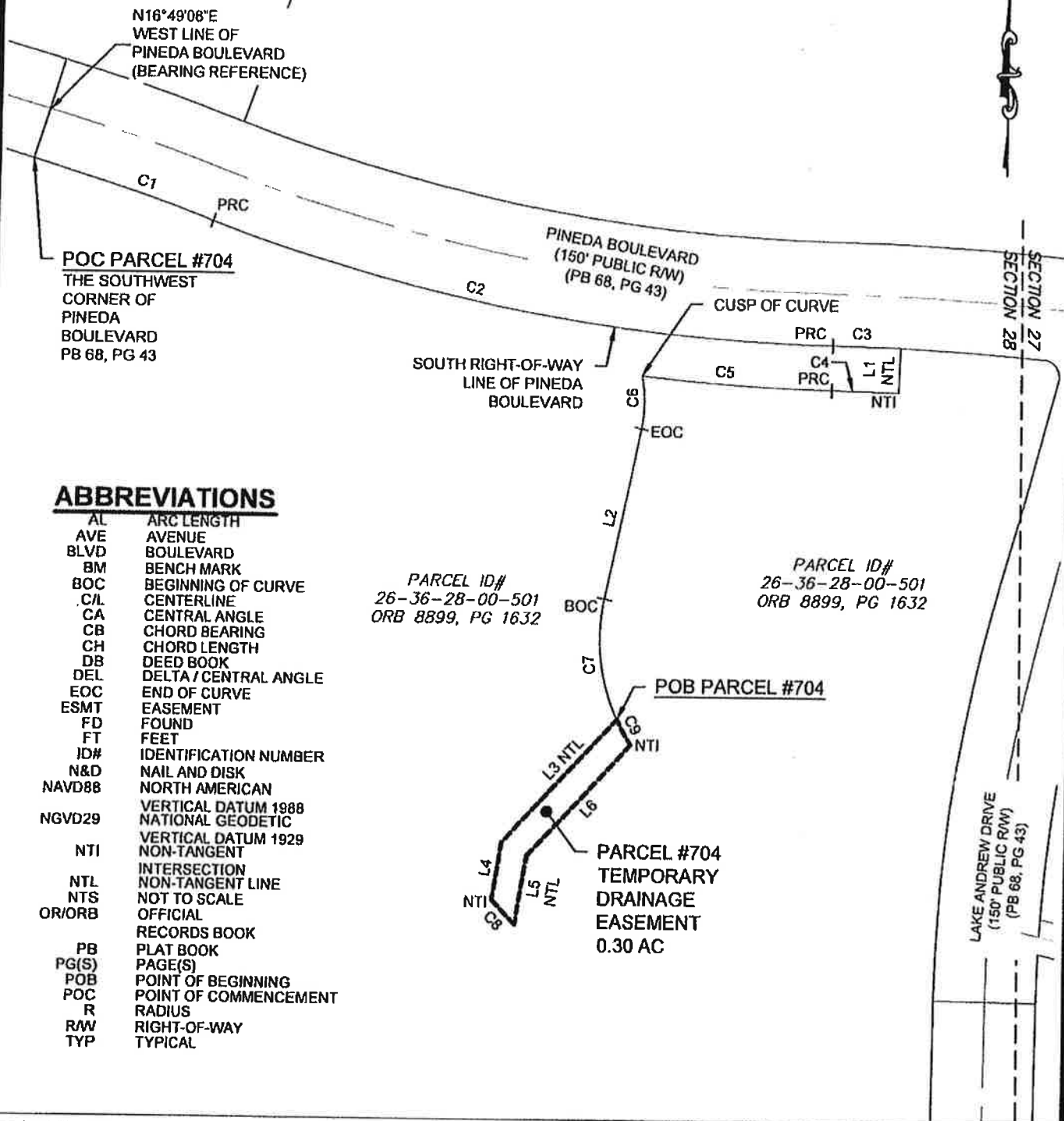
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "E"

SHEET 3 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY



ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988
	NATIONAL GEODETIC
NTI	VERTICAL DATUM 1929
	NON-TANGENT
NTL	INTERSECTION
NTS	NON-TANGENT LINE
OR/ORB	NOT TO SCALE
	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=200'
PROJECT NO.:
11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #704

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "E"

SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	276.80'	4714.00'	3°21'52"	S71°28'56"E	276.76'
C2	933.52'	2775.00'	19°16'28"	S79°27'14"E	929.12'
C3	99.28'	4175.00'	1°21'45"	S88°24'35"E	99.28'
C4	97.58'	4110.00'	1°21'37"	N88°24'39"W	97.58'
C5	279.33'	2840.00'	5°38'08"	N86°16'24"W	279.22'
C6	77.03'	187.00'	23°36'07"	N00°14'08"W	76.49'
C7	178.62'	278.00'	36°48'52"	S06°50'32"E	175.57'
C8	49.95'	572.00'	5°00'13"	S44°01'07"E	49.94'
C9	42.07'	278.00'	8°40'18"	N29°35'06"W	42.03'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S02°24'31"W	65.00'
L2	S11°33'54"W	252.10'
L3	S42°31'00"W	241.97'
L4	S09°12'30"W	83.28'
L5	N09°12'30"E	101.21'
L6	N42°31'00"E	217.08'

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:

NA

PROJECT NO.:

11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #705

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

LEGAL DESCRIPTION: PARCEL # 705
(PREPARED BY SURVEYOR)

EXHIBIT "F"

SHEET 1 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 8899, PAGE 1632, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD, (A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ACCORDING TO THE PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 7°32'24", A CHORD BEARING OF S73°35'12"E, AND A CHORD LENGTH OF 364.92 FEET), A DISTANCE OF 365.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S59°06'44"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 93.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2840.00 FEET, A CENTRAL ANGLE OF 0°27'58", A CHORD BEARING OF S76°13'35"E, AND A CHORD LENGTH OF 23.10 FEET), A DISTANCE OF 23.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 75°39'13", A CHORD BEARING OF S05°42'18"E, AND A CHORD LENGTH OF 229.37 FEET), A DISTANCE OF 246.92 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S11°33'54"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 98.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 572.00 FEET, A CENTRAL ANGLE OF 7°51'32", A CHORD BEARING OF S07°38'08"W, AND A CHORD LENGTH OF 78.40 FEET), A DISTANCE OF 78.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S78°48'52"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 34.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 12°02'10", A CHORD BEARING OF N84°49'56"W, AND A CHORD LENGTH OF 157.89 FEET), A DISTANCE OF 158.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S05°47'18"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 294.79 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1053.93 FEET, A CENTRAL ANGLE OF 15°11'32", A CHORD BEARING OF N84°42'12"E, AND A CHORD LENGTH OF 278.64 FEET), A DISTANCE OF 279.45 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 572.00 FEET, A CENTRAL ANGLE OF 28°20'27", A CHORD BEARING OF S40°14'42"E, AND A CHORD LENGTH OF 280.06 FEET), A DISTANCE OF 282.94 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 453.00 FEET, A CENTRAL ANGLE OF 76°23'22", A CHORD BEARING OF S16°13'25"E, AND A CHORD LENGTH OF 560.21 FEET), A DISTANCE OF 603.96 FEET TO THE END OF SAID CURVE;
(CONTINUES ON SHEET 2)

SURVEYORS NOTES:

SEE SHEET 2



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C0000016C70B79A9
D00008416, cn=Leslie E Howard
Date: 2021.03.17 10:34:48 -04'00'

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

DRAWN BY: TBS

CHECKED BY: LEH

PROJECT NO. 11284

DATE: 10/19/2020

DRAWING: 11284_104_013

REVISIONS

DATE

DESCRIPTION

03/01/2021

PER COUNTY COMMENTS

02/15/2021

PER COUNTY COMMENTS

SECTION 28

TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #705

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

LEGAL DESCRIPTION: PARCEL # 705
(PREPARED BY SURVEYOR)

EXHIBIT "F"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

(CONTINUATION FROM SHEET 1)

THENCE S21°58'16"W A DISTANCE OF 307.62 FEET; THENCE N68°01'44"W A DISTANCE OF 199.50 FEET; THENCE N21°58'16"E A DISTANCE OF 76.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 597.00 FEET, A CENTRAL ANGLE OF 48°58'42", A CHORD BEARING OF N02°31'04"W, AND A CHORD LENGTH OF 494.94 FEET), A DISTANCE OF 510.33 FEET TO THE END OF SAID CURVE; THENCE N28°54'24"W A DISTANCE OF 39.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 98.08 FEET, A CENTRAL ANGLE OF 88°19'11", A CHORD BEARING OF N73°54'24"W, AND A CHORD LENGTH OF 136.66 FEET), A DISTANCE OF 151.19 FEET TO THE END OF SAID CURVE; THENCE S62°59'35"W A DISTANCE OF 167.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S17°59'35"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S27°00'25"E A DISTANCE OF 107.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 41°56'34", A CHORD BEARING OF S06°02'08"E, AND A CHORD LENGTH OF 216.89 FEET), A DISTANCE OF 221.81 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S68°46'26"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 213.45 FEET; THENCE S21°13'34"W A DISTANCE OF 40.00 FEET; THENCE N68°46'26"W A DISTANCE OF 211.69 FEET; THENCE N21°58'16"E A DISTANCE OF 2.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 7°02'08", A CHORD BEARING OF N18°27'13"E, AND A CHORD LENGTH OF 37.18 FEET), A DISTANCE OF 37.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.19 ACRES, (8,485.45 sq. ft.) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N16°49'08"E ON THE WEST LINE OF PINEDA BOULEVARD, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 8844399 CUSTOMER REFERENCE NUMBER 11284.03/PARCEL 705 DATED 09/22/2020. NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=200'
PROJECT NO.:
11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #705

PARENT PARCEL ID#: 26-36-28-00-501
PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "F"

SHEET 3 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	NATIONAL GEODETIC
NTI	NON-TANGENT
NTL	INTERSECTION
NTS	NOT TO SCALE
OR/ORB	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

PARCEL ID#
26-36-28-00-501
ORB 8899, PG 1632

POC PARCEL
#705
THE SOUTHWEST
CORNER OF
PINEDA
BOULEVARD
PB 68, PG 43

PARCEL ID#
26-36-28-00-501
ORB 8899, PG 1632

PARCEL ID#
26-36-28-00-501
ORB 8899, PG 1632

CONTINUES ON SHEET 4

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	276.80'	4714.00'	3°21'52"	S71°29'56"E	276.76'
C2	365.18'	2775.00'	7°32'24"	S73°35'12"E	364.92'
C3	23.10'	2840.00'	0°27'58"	S76°13'35"E	23.10'
C4	246.92'	187.00'	75°39'13"	S05°42'18"E	229.37'
C5	78.46'	572.00'	7°51'32"	S07°38'08"W	78.40'
C6	158.18'	753.00'	12°02'10"	S84°49'56"W	157.89'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S59°06'44"W	93.21'
L2	S11°33'54"W	98.74'
L3	S78°48'52"W	34.08'
L4	S05°47'18"W	294.79'

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FL 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=200'
PROJECT NO.:
11284

SECTION 28
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #705

PARENT PARCEL ID#: 26-36-28-00-501

PURPOSE: TEMPORARY DRAINAGE EASEMENT

EXHIBIT "F"

SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 THROUGH 4

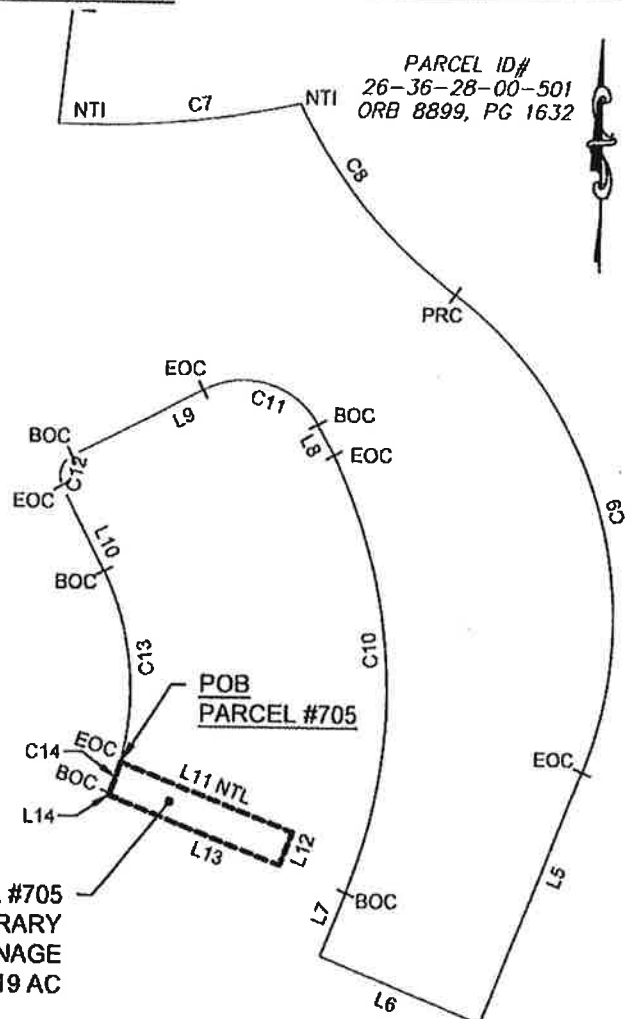
THIS IS NOT A SURVEY

ABBREVIATIONS

AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
DB	DEED BOOK
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FEET
ID#	IDENTIFICATION NUMBER
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN
NGVD29	VERTICAL DATUM 1988
	NATIONAL GEODETIC
	VERTICAL DATUM 1929
NTI	NON-TANGENT
NTL	INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL
	RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

PARCEL ID#
26-36-28-00-501
ORB 8899, PG 1632

PARCEL #705
TEMPORARY
DRAINAGE
EASEMENT 0.19 AC



LINE TABLE		
LINE #	BEARING	LENGTH
L5	S21°58'16"W	307.62'
L6	N68°01'44"W	199.50'
L7	N21°58'16"E	76.67'
L8	N28°54'24"W	39.58'
L9	S62°59'35"W	167.91'
L10	S27°00'25"E	107.03'
L11	S68°46'26"E	213.45'
L12	S21°13'34"W	40.00'
L13	N68°46'26"W	211.69'
L14	N21°58'16"E	2.86'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	279.45'	1053.93'	15°11'32"	N84°42'12"E	278.64'
C8	282.94'	572.00'	28°20'27"	S40°14'52"E	280.06'
C9	603.96'	453.00'	76°23'22"	S16°13'25"E	560.21'
C10	510.33'	597.00'	48°58'42"	N02°31'04"W	494.94'
C11	151.19'	98.08'	88°19'11"	N73°54'24"W	136.66'
C12	39.27'	25.00'	90°00'00"	S17°59'35"W	35.36'
C13	221.81'	303.00'	41°56'34"	S06°02'08"E	216.89'
C14	37.21'	303.00'	7°02'08"	N18°27'13"E	37.18'

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