

|                     |
|---------------------|
| Meeting Date        |
| <b>May 17, 2016</b> |



| AGENDA   |               |
|----------|---------------|
| Section  | Consent       |
| Item No. | <i>II.A.8</i> |

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

|                 |   |
|-----------------|---|
| <b>SUBJECT:</b> | Approval Re: Slope and Drainage Easement and Donation of Easement to the County from Cross Bridge Church of the Nazarene, Inc., fka Rockledge Church of the Nazarene, Inc., for conveyance of easement (#835) needed for the Barnes Boulevard Widening Project - District 4 (Fiscal Impact: None) |
|-----------------|---|

|                     |  |
|---------------------|--|
| <b>DEPT/OFFICE:</b> | Public Works Department / Land Acquisition Section |
|---------------------|--|

**Requested Action:**  
It is requested that the Board of County Commissioners approve and accept the Slope and Drainage Easement and Donation of Easement to the County from Cross Bridge Church of the Nazarene, Inc., fka Rockledge Church of the Nazarene, Inc.

**Summary Explanation & Background:**  
The subject property is located in Section 21, Township 25 South, Range 36 East.  
Brevard County Public Works Department is currently undertaking the Barnes Boulevard Widening Project. The current design calls for a gravity wall and guiderails, which has been determined to no longer be necessary for the project. An additional 10 foot wide easement is needed in order to adjust the design and eliminate the gravity wall and guiderail.  
There is one mortgage on the property in favor of Space Coast Credit Union. Joinder in Dedication of Slope and Drainage Easement in Favor of Brevard County will be obtained prior to recording the Slope and Drainage Easement.  
Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all easements.  
Fiscal impact: FY 2015-2016: No impact  
**FY 2016-2017: No impact**

**Clerk to the Board Instructions:** Forward the Board approval memo to Department.

**Exhibits Attached:** Copy of executed Slope and Drainage Easement with Exhibit A, copy of executed Donation of Easement to the County with Exhibit A, Location Map, Property Fact Sheet

|   |     |                                     |    |                          |    |                          |
|---|-----|-------------------------------------|----|--------------------------|----|--------------------------|
| <b>Contract /Agreement (If attached):</b> Reviewed by County Attorney | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | PR | <input type="checkbox"/> |
|---|-----|-------------------------------------|----|--------------------------|----|--------------------------|

|                  |                          |                                 |
|------------------|--------------------------|---------------------------------|
| County Manager   | Assistant County Manager | Department Director / Extension |
|                  |                          |                                 |
| Stockton Whitten | Assistant County Manager | John Denninghoff / 57202        |



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

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

May 18, 2016

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

**TO:** John Denninghoff, Public Works Director

**RE:** Item II.A.8., Slope and Drainage Easement and Donation of Easement to the County from Cross Bridge Church of the Nazarene, Inc., fka Rockledge Church of the Nazarene, Inc. for Conveyance of Easement (#835) Needed for the Barnes Boulevard Widening Project

The Board of County Commissioners, in regular session on May 17, 2016, accepted the Slope and Drainage Easement and Donation of Easement to the County from Cross Bridge Church of the Nazarene, Inc., fka Rockledge Church of the Nazarene, Inc., for Conveyance of Easement (#835) needed for the Barnes Boulevard Widening Project.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

✓ Tammy Rowe, Deputy Clerk

/ds

cc: Land Acquisition  
Asset Management

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: SLOPE AND DRAINAGE EASEMENT AND DONATION OF EASEMENT TO BREVARD COUNTY FROM CROSS BRIDGE CHURCH OF THE NAZARENE, INC., FKA ROCKLEDGE CHURCH OF THE NAZARENE, INC. (OWNER) – 651 BARNES BOULEVARD – DISTRICT 4

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

REVIEW

|  | APPROVE             | DISAPPROVE | DATE           |
|--|---------------------|------------|----------------|
| LAND ACQUISITION<br>Dan Jones, Supervisor                        | <u>DPS</u>          | _____      | <u>4/27/16</u> |
| COUNTY ATTORNEY<br>Cristina Berrios<br>Assistant County Attorney | <u>see attached</u> | _____      | <u>5/2/16</u>  |
| PUBLIC WORKS<br>John Denninghoff, Director                       | <u>[Signature]</u>  | _____      | <u>5/3/16</u>  |

AGENDA DUE DATE: May 3, 2016 for the May 17, 2016 Board meeting

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

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

**THANK YOU.**

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: SLOPE AND DRAINAGE EASEMENT AND DONATION OF EASEMENT TO BREVARD COUNTY FROM CROSS BRIDGE CHURCH OF THE NAZARENE, INC., FKA ROCKLEDGE CHURCH OF THE NAZARENE, INC. (OWNER) – 651 BARNES BOULEVARD – DISTRICT 4

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

**REVIEW**

|  | APPROVE    | DISAPPROVE | DATE            |
|--|------------|------------|-----------------|
| LAND ACQUISITION<br>Dan Jones, Supervisor  | <u>DPS</u> | _____      | <u>4/27/16</u>  |
| COUNTY ATTORNEY<br><del>Gristina Berrios</del> <i>Eden Bentley</i><br>Assistant County Attorney<br><i>Deputy</i> <i>Eden Bentley</i> | <u>EB</u>  | _____      | <u>5/2/2016</u> |
| PUBLIC WORKS<br>John Denninghoff, Director   | _____      | _____      | _____           |

AGENDA DUE DATE: May 3, 2016 for the May 17, 2016 Board meeting

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

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

THANK YOU.

Prepared by: Brevard Co. Land Acquisition Dept.  
Return to: Lucy Hamelers, Bldg. A-204 - Viera, FL 32940  
Project: Barnes Blvd. Improvements  
Property Parcel ID#: 25-36-21-00-00758.0-0000.00

**SLOPE AND DRAINAGE EASEMENT**

**THIS INDENTURE**, made this 1st day of MAY A.D. 2016, between Cross Bridge Church of the Nazarene, Inc., A Florida Corporation, FKA Rockledge Church of the Nazarene, Inc., whose address is 651 Barnes Blvd., Rockledge, FL 32955 as the first party, and BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Viera, FL 32940, as the second party, for the use and benefit of BREVARD COUNTY, FLORIDA.

**WITNESSETH:** That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date, for the sole purpose of constructing and maintaining a slope and drainage improvements including but not limited to ditches, pipes, fill and grading with full right of ingress and egress for the purpose herein stated.

The land affected by the granting of this easement is located in Section 21, Township 25 South, Range 36 East, County of Brevard, State of Florida, and is more particularly described as follows:

**SEE ATTACHED LEGAL DESCRIPTION**

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

**AND**, the said party of the first part does hereby fully warrant the title to said easement, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Barbara M. Murphy  
Witness

BARBARA M. MURPHY  
(Type or Print Name)

Michele A Carpenter  
Witness

Michele A. Carpenter  
(Type or Print Name)

Cross Bridge Church of the Nazarene, Inc.,  
FKA Rockledge Church of the Nazarene, Inc.

Brad W. Fink  
Signature: Brad W. Fink, President

Coleen Seitter  
Signature: Coleen Seitter, Secretary

**STATE OF FLORIDA  
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me this 1st day of May, 2016 by Brad W. Fink as President and Coleen Seitter, as Secretary, who is/are personally known to me or who have produced personally known to me as identification and who did/did not take an oath.

**WITNESS** my hand and official seal at Rockledge, County of Brevard, State of Florida, this 1st day of May, 2016.



Patricia Garrett Smith  
**NOTARY PUBLIC**  
Patricia Garrett Smith  
Type or Print Name  
Commission No. FF226014  
Commission Expires: 4/30/2019

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

Date: 5/1/16

# SKETCH & DESCRIPTION

**EXHIBIT A**

PREPARED FOR:

NOT VALID WITHOUT SHEETS 2 THRU 4

## **BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

PARENT PARCEL ID: 25-36-21-00-00758.0

### Description: Parcel No. 835

A parcel of land lying in the Southeast  $\frac{1}{4}$  of Section 21, Township 25 South, Range 36 East, being the South 10.00 feet of the North 35.00 feet, by right angle measure, of those lands as described in O.R. Book 4293, Page 2297 of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Commence at the northwest corner of the Northwest  $\frac{1}{4}$  of said Section 21 as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 00020078; thence S.01°15'43"E., along the west line of said Northwest  $\frac{1}{4}$ , a distance of 2657.47 feet to the southwest corner of said Northwest  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C.C.R. Document No. 0027674; thence S.01°18'19"E., along the west line of the Southwest  $\frac{1}{4}$  of said Section 21, a distance of 63.30 feet to the south line of the 100.00 foot wide right-of-way of Barnes Boulevard per O.R. Book 0139, Page 0585 of said Public Records which lies N. 01°18'19"W and 2592.96 feet from the southwest corner of said Southwest  $\frac{1}{4}$  as monumented by a concrete monument stamped "A.C.W. 1859" as shown on C.C.R. Document No. 0022107; thence N.89°54'42" E., along said south right-of-way line, a distance of 3822.69 feet to the northwest corner of said lands per O.R. Book 4293, Page 2297; thence departing said south right-of-way line, S.00°22'18"E., along the west line of said lands described in O.R. Book 4293, Page 2297, a distance of 25.00 feet to the southwest corner of lands as described in O.R. Book 6332, Page 2889 of said Public Records and the Point-of-Beginning of the lands herein described; thence N.89°54'42"E., parallel with and 25.00 feet southerly, by right angle measure, of said south right-of-way line and along the south line of said lands as described in O.R. Book 6332, Page 2889, a distance of 513.49 feet to the southeast corner of said lands as described in O.R. Book 6332, Page 2889 and the east line of O.R. Book 4293, Page 2297; thence S.00°22'18"E., along said east line, a distance of 10.00 feet; thence S.89°54'42"W., parallel with and 35.00 feet southerly, by right angle measure, of said south right-of-way line, a distance of 513.49 feet to the aforesaid west line of lands per O.R. Book 4293, Page 2297; thence N.00°22'18"W., along said west line, a distance of 10.00 feet to the Point-of-Beginning.

Containing 0.12 acres (5,135 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record.

### **NOTE:**

SEE SHEET 2 OF 4 FOR SKETCH  
OF DESCRIPTION, SEE SHEET 3 OF  
4 FOR NOTES, AND SEE SHEET 4  
OF 4 FOR LEGEND, AND  
CERTIFICATE.

**PERMANENT EASEMENT FOR:  
"CHURCH OF THE NAZARENE"**



**Bussen-Mayer Engineering Group**

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



DRAWN BY: J.W.S.

CHECKED BY: J.B.C.

DRAWING NO. 330402

SECTION: 21

DATE: 01/04/16

SHEET 1 OF 4

REMOVE NOTE #9 FROM  
SHEET 3  
REV. 04/20/16 - JWS/JBC

TOWNSHIP: 25 SOUTH  
RANGE: 36 EAST

# SKETCH & DESCRIPTION

## EXHIBIT A

PREPARED FOR:

NOT VALID WITHOUT SHEETS 1, 3 AND 4

**BREVARD COUNTY BOARD  
OF COUNTY COMMISSIONERS**  
**PARCEL NO. 835**

PARCEL NO. (110) - O.R.B. 6332, PAGE 2889

PARCEL NO. (133) - O.R.B. 6288, PAGE 1340

PARCEL NO. (134) - O.R.B. 6441, PAGE 949

PARENT PARCEL ID:  
25-36-21-00-00758.0

### POINT-OF-COMMENCEMENT

FND. "PAXTON" C.M. AT THE N.W.  
COR. OF N.W. 1/4 OF SECTION 21,  
TWP. 25 S., RNG. 36 E. (SEE CCR  
#0020078)

### NOTE:

SEE SHEET 1 OF 4 FOR  
DESCRIPTION, SEE SHEET 3  
OF 4 FOR NOTES, AND  
SEE SHEET 4 OF 4 FOR  
LEGEND, AND CERTIFICATE.



EAST-WEST MID-SECTION  
LINE OF SECTION 20

2657.47'

WEST LINE OF NW 1/4  
OF SEC. 21

FND NAIL W/ WASHER OVER "PAXTON" C.M. AT  
S.W. COR. OF N.W. 1/4 OF SECTION 21, TWP. 25  
S., RNG. 36 E. (SEE CCR #0027674)

EAST-WEST MID-SECTION  
LINE OF SECTION 21

NORTH R/W LINE

**BARNES BOULEVARD**  
(100' WIDE RIGHT-OF-WAY  
PER ORB 0139, PG 0585)

### POINT-OF-BEGINNING

PARCEL NO. 835  
SW CORNER OF O.R.B. 6332,  
PG. 2889  
N 89°54'42" E

SOUTH R/W LINE

NW CORNER OF  
O.R.B. 4293,  
PG 2297  
N 89°54'42" E  
3822.69'

SE CORNER OF O.R.B.  
6332, PG. 2889

2656.26'

2592.96'

S 01°18'19" E

S 00°22'18" E

10.00'

25.00'

10.00'

N 00°22'18" W

N 89°54'42" E

S 89°54'42" W

WEST LINE OF ORB  
4293, PG 2297

SOUTH LINE OF O.R.B.  
6332, PG. 2889

"CHURCH OF THE NAZARENE"  
REMNANT PARCEL OF  
ORB 4293, PG 2297

FND. 4"x4" C.M. W/ BRASS PLATE "A.C.W. 1859"  
AT THE S.W. COR. OF S.W. 1/4 OF SECTION 21, TWP.  
25 S., RNG. 36 E. (SEE CCR #0022107)

Parcel 835  
5,135 sq. ft.  
0.12 acres

EAST LINE OF ORB  
4293, PG 2297

25.00'  
ESMT.

15.00'

O.R.B. 4250,  
PG. 3939

15.0' WATER  
EASEMENT PER  
O.R.B. 4978,  
PG. 492



**Bussen-Mayer Engineering Group**

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



DRAWN BY: J.W.S.

CHECKED BY: J.B.C.

DRAWING NO. 330402

SECTION: 21

DATE: 01/04/16

SHEET 2 OF 4

REV.

TOWNSHIP: 25 SOUTH  
RANGE: 36 EAST

# SKETCH & DESCRIPTION

**EXHIBIT A**

PREPARED FOR:

NOT VALID WITHOUT SHEETS 1, 2 AND 4

## **BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

PARENT PARCEL ID: 25-36-21-00-00758.0

### PARCEL NO. 835

#### NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BEING "S.01°15'43"E.", AN ASSUMED BEARING.
2. THE FOLLOWING INSTRUMENTS WERE LISTED AS ITEMS 8, 9, 10, 11 AND 12 OF SCHEDULE B-II OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. #1075-1001050, EFFECTIVE DATE OF NOVEMBER 19, 2010 @ 6:00A.M. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORDED POSSIBLE ENCUMBRANCES AND THE FOLLOWING DEEDS MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA:
  - A. O.R. BOOK 4987, PAGE 492: 15.00 FT. WIDE WATERLINE EASEMENT; ENCUMBERS PARCEL (SEE GRAPHICS); BLANKET INGRESS/EGRESS EASEMENT PARCEL ENCUMBERS PARENT PARCEL AND SUBJECT PARCEL (NOT SHOWN).
  - B. O.R. BOOK 4659, PAGE 93: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT; DOES NOT ENCUMBER SUBJECT PARCEL (NOT SHOWN).
  - C. O.R. BOOK 4190, PAGE 663: ANY RIGHTS OR INTEREST WAIVER; ENCUMBERS PARENT PARCEL AND SUBJECT PARCEL (NOT SHOWN).
  - D. O.R. BOOK 4250, PAGE 3939: 25.00 FT. SHARED ACCESS EASEMENT; ENCUMBERS SUBJECT PARCEL (SEE GRAPHICS).
  - E. O.R. BOOK 4299, PAGE 557: 10.00 FT. WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY; DOES NOT ENCUMBER SUBJECT PARCEL (NOT SHOWN).
3. THE SKETCH SHOWN HEREON IS A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION AND IS NOT A BOUNDARY SURVEY. TEMPORARY CONSTRUCTION EASEMENTS NOT SHOWN.
4. SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION.
5. SEE SHEET 2 OF 4 FOR SKETCH OF DESCRIPTION.
6. SEE SHEET 4 OF 4 FOR LEGEND AND CERTIFICATE.
7. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW AND COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
8. CERTIFIED FOR THE EXCLUSIVE USE OF:  
THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK;  
SENTINEL CLOSING SERVICES, LLC.



**Bussen-Mayer Engineering Group**

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



DRAWN BY: J.W.S.

CHECKED BY: J.B.C.

DRAWING NO. 330402

SECTION: 21

DATE: 01/04/16

SHEET 3 OF 4

REV. \_\_\_\_\_

TOWNSHIP: 25 SOUTH

RANGE: 36 EAST

# SKETCH & DESCRIPTION

**EXHIBIT A**

PREPARED FOR:

NOT VALID WITHOUT SHEETS 1, 2 AND 3

## BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PARENT PARCEL ID: 25-36-21-00-00758.0

### PARCEL NO. 835

#### LEGEND:

(N.I.C.) NOT INCLUDED  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R/W RIGHT-OF-WAY  
 COR. CORNER  
 C.M. CONCRETE MONUMENT  
 FND. FOUND

CCR CERTIFIED CORNER  
 RECORD  
 W/ WITH  
 ¢ CENTERLINE  
 —V— GRAPHICS NOT TO  
 SCALE

(102)

FLORIDA DEPARTMENT OF  
 TRANSPORTATION PARCEL  
 NUMBER  
 SEC. SECTION  
 TWP. TOWNSHIP  
 RNG. RANGE

#### NOTE:

SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION, SEE SHEET 2 OF 4 FOR SKETCH OF DESCRIPTION, AND SEE SHEET 3 OF 4 FOR NOTES.

#### CERTIFICATE:

I hereby certify that the sketch and description shown hereon is true and correct to the best of my knowledge and belief, as performed under my direction and supervision, and that it meets or exceeds the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052 Florida Administrative Code, pursuant to Section 472.027, Florida statutes.



**APR 20 2016**

Joseph Barry Cabaniss, P.L.S.

Date

FLORIDA SURVEYOR'S CERTIFICATE NO.:

4524

BUSSEN-MAYER ENGINEERING CERTIFICATE NO.:

3535



### **Bussen-Mayer Engineering Group**

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
 PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



DRAWN BY: J.W.S.

CHECKED BY: J.B.C.

DRAWING NO. 330402

SECTION: 21

TOWNSHIP: 25 SOUTH

RANGE: 36 EAST

DATE: 01/04/16

SHEET 4 OF 4

REV. \_\_\_\_\_



BOARD OF COUNTY COMMISSIONERS

**Public Works Department**  
Land Acquisition Section  
2725 Judge Fran Jamieson Way  
Building A, Room 204  
Viera, Florida 32940


**Donation of Easement to the County**

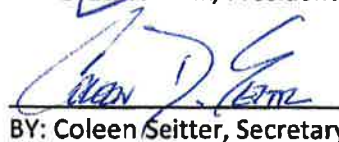
Cross Bridge Church of the Nazarene, Inc.  
fka Rockledge Church of the Nazarene, Inc.  
651 Barnes Boulevard  
Rockledge, FL 32955

Re: Barnes Boulevard Widening Project  
Easement #835, Cross Bridge Church

This is to advise that the undersigned, as owner of the property located at 651 Barnes Boulevard, Rockledge, FL., desire to make a voluntary donation of an easement to said property as described in Exhibit A attached, to the County for the use and benefit of the County, for purposes of Slope and Drainage Easement, in connection with the Barnes Boulevard Widening Project.

Cross Bridge Church of the Nazarene, Inc.  
fka Rockledge Church of the Nazarene, Inc.

 5/11/16  
BY: Brad W. Fink, President date

 21 MAY 2016  
BY: Coleen Seitter, Secretary date

# SKETCH & DESCRIPTION

**EXHIBIT A**

PREPARED FOR:

NOT VALID WITHOUT SHEETS 2 THRU 4

## **BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

PARENT PARCEL ID: 25-36-21-00-00758.0

### Description: Parcel No. 835

A parcel of land lying in the Southeast  $\frac{1}{4}$  of Section 21, Township 25 South, Range 36 East, being the South 10.00 feet of the North 35.00 feet, by right angle measure, of those lands as described in O.R. Book 4293, Page 2297 of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Commence at the northwest corner of the Northwest  $\frac{1}{4}$  of said Section 21 as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 00020078; thence S.01°15'43"E., along the west line of said Northwest  $\frac{1}{4}$ , a distance of 2657.47 feet to the southwest corner of said Northwest  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C.C.R. Document No. 0027674; thence S.01°18'19"E., along the west line of the Southwest  $\frac{1}{4}$  of said Section 21, a distance of 63.30 feet to the south line of the 100.00 foot wide right-of-way of Barnes Boulevard per O.R. Book 0139, Page 0585 of said Public Records which lies N. 01°18'19"W and 2592.96 feet from the southwest corner of said Southwest  $\frac{1}{4}$  as monumented by a concrete monument stamped "A.C.W. 1859" as shown on C.C.R. Document No. 0022107; thence N.89°54'42" E., along said south right-of-way line, a distance of 3822.69 feet to the northwest corner of said lands per O.R. Book 4293, Page 2297; thence departing said south right-of-way line, S.00°22'18"E., along the west line of said lands described in O.R. Book 4293, Page 2297, a distance of 25.00 feet to the southwest corner of lands as described in O.R. Book 6332, Page 2889 of said Public Records and the Point-of-Beginning of the lands herein described; thence N.89°54'42"E., parallel with and 25.00 feet southerly, by right angle measure, of said south right-of-way line and along the south line of said lands as described in O.R. Book 6332, Page 2889, a distance of 513.49 feet to the southeast corner of said lands as described in O.R. Book 6332, Page 2889 and the east line of O.R. Book 4293, Page 2297; thence S.00°22'18"E., along said east line, a distance of 10.00 feet; thence S.89°54'42"W., parallel with and 35.00 feet southerly, by right angle measure, of said south right-of-way line, a distance of 513.49 feet to the aforesaid west line of lands per O.R. Book 4293, Page 2297; thence N.00°22'18"W., along said west line, a distance of 10.00 feet to the Point-of-Beginning.

Containing 0.12 acres (5,135 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record.

### **NOTE:**

SEE SHEET 2 OF 4 FOR SKETCH  
OF DESCRIPTION, SEE SHEET 3 OF  
4 FOR NOTES, AND SEE SHEET 4  
OF 4 FOR LEGEND, AND  
CERTIFICATE.

**PERMANENT EASEMENT FOR:  
"CHURCH OF THE NAZARENE"**



**Bussen-Mayer Engineering Group**

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



DRAWN BY: J.W.S.

CHECKED BY: J.B.C.

DRAWING NO. 330402

SECTION: 21

DATE: 01/04/16

SHEET 1 OF 4

REMOVE NOTE #9 FROM  
SHEET 3

REV. 04/20/16 - JWS/JBC

TOWNSHIP: 25 SOUTH

RANGE: 36 EAST

# SKETCH & DESCRIPTION

## EXHIBIT A

PREPARED FOR:

NOT VALID WITHOUT SHEETS 1, 3 AND 4

**BREVARD COUNTY BOARD  
OF COUNTY COMMISSIONERS**  
**PARCEL NO. 835**

PARCEL NO. (110) - O.R.B. 6332, PAGE 2889

PARCEL NO. (133) - O.R.B. 6288, PAGE 1340

PARCEL NO. (134) - O.R.B. 6441, PAGE 949

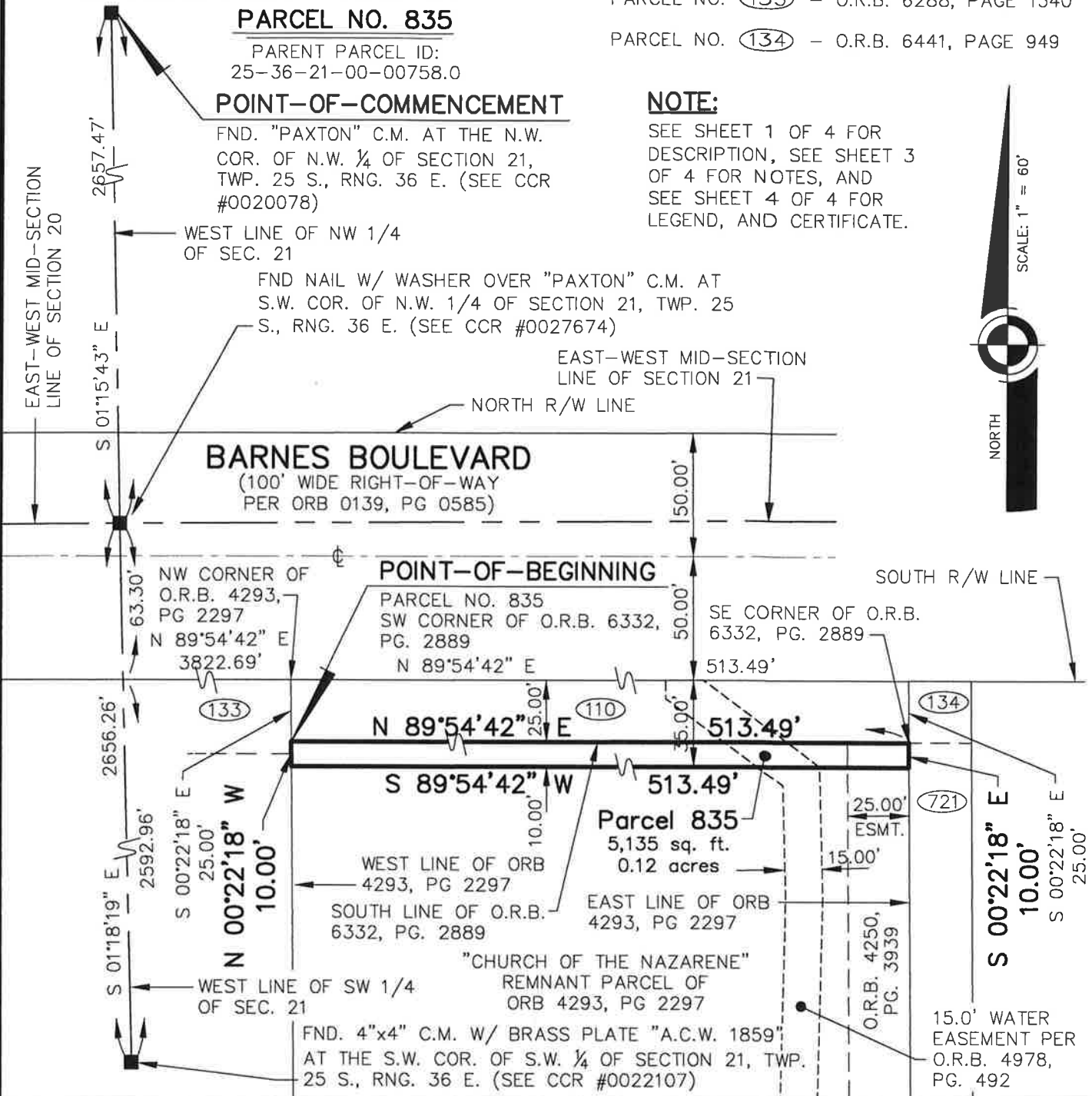
PARENT PARCEL ID:  
25-36-21-00-00758.0

### POINT-OF-COMMENCEMENT

FND. "PAXTON" C.M. AT THE N.W.  
COR. OF N.W. 1/4 OF SECTION 21,  
TWP. 25 S., RNG. 36 E. (SEE CCR  
#0020078)

### NOTE:

SEE SHEET 1 OF 4 FOR  
DESCRIPTION, SEE SHEET 3  
OF 4 FOR NOTES, AND  
SEE SHEET 4 OF 4 FOR  
LEGEND, AND CERTIFICATE.



**Bussen-Mayer Engineering Group**  
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885

|                  |                    |                    |                    |
|------------------|--------------------|--------------------|--------------------|
| DRAWN BY: J.W.S. | CHECKED BY: J.B.C. | DRAWING NO. 330402 | SECTION: 21        |
| DATE: 01/04/16   | SHEET 2 OF 4       | REV. _____         | TOWNSHIP: 25 SOUTH |
|                  |                    |                    | RANGE: 36 EAST     |

# SKETCH & DESCRIPTION

EXHIBIT A

PREPARED FOR:

NOT VALID WITHOUT SHEETS 1, 2 AND 4

## BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PARENT PARCEL ID: 25-36-21-00-00758.0

### PARCEL NO. 835

#### NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BEING "S.01°15'43"E.", AN ASSUMED BEARING.
2. THE FOLLOWING INSTRUMENTS WERE LISTED AS ITEMS 8, 9, 10, 11 AND 12 OF SCHEDULE B-II OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. #1075-1001050, EFFECTIVE DATE OF NOVEMBER 19, 2010 @ 6:00A.M. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORDED POSSIBLE ENCUMBRANCES AND THE FOLLOWING DEEDS MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA:
  - A. O.R. BOOK 4987, PAGE 492: 15.00 FT. WIDE WATERLINE EASEMENT; ENCUMBERS PARCEL (SEE GRAPHICS); BLANKET INGRESS/EGRESS EASEMENT PARCEL ENCUMBERS PARENT PARCEL AND SUBJECT PARCEL (NOT SHOWN).
  - B. O.R. BOOK 4659, PAGE 93: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT; DOES NOT ENCUMBER SUBJECT PARCEL (NOT SHOWN).
  - C. O.R. BOOK 4190, PAGE 663: ANY RIGHTS OR INTEREST WAIVER; ENCUMBERS PARENT PARCEL AND SUBJECT PARCEL (NOT SHOWN).
  - D. O.R. BOOK 4250, PAGE 3939: 25.00 FT. SHARED ACCESS EASEMENT; ENCUMBERS SUBJECT PARCEL (SEE GRAPHICS).
  - E. O.R. BOOK 4299, PAGE 557: 10.00 FT. WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY; DOES NOT ENCUMBER SUBJECT PARCEL (NOT SHOWN).
3. THE SKETCH SHOWN HEREON IS A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION AND IS NOT A BOUNDARY SURVEY. TEMPORARY CONSTRUCTION EASEMENTS NOT SHOWN.
4. SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION.
5. SEE SHEET 2 OF 4 FOR SKETCH OF DESCRIPTION.
6. SEE SHEET 4 OF 4 FOR LEGEND AND CERTIFICATE.
7. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW AND COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
8. CERTIFIED FOR THE EXCLUSIVE USE OF:  
THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK;  
SENTINEL CLOSING SERVICES, LLC.



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DRAWN BY: J.W.S.

CHECKED BY: J.B.C.

DRAWING NO. 330402

SECTION: 21

TOWNSHIP: 25 SOUTH

RANGE: 36 EAST

DATE: 01/04/16

SHEET 3 OF 4

REV. \_\_\_\_\_

# SKETCH & DESCRIPTION

**EXHIBIT A**

PREPARED FOR:

NOT VALID WITHOUT SHEETS 1, 2 AND 3

## BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PARENT PARCEL ID: 25-36-21-00-00758.0

### PARCEL NO. 835

#### LEGEND:

(N.I.C.) NOT INCLUDED  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R/W RIGHT-OF-WAY  
 COR. CORNER  
 C.M. CONCRETE MONUMENT  
 FND. FOUND

CCR CERTIFIED CORNER  
 RECORD  
 W/ WITH  
 ¢ CENTERLINE  
 —V— GRAPHICS NOT TO  
 SCALE

(102)

SEC.  
 TWP.  
 RNG.

FLORIDA DEPARTMENT OF  
 TRANSPORTATION PARCEL  
 NUMBER  
 SECTION  
 TOWNSHIP  
 RANGE

#### NOTE:

SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION, SEE SHEET 2 OF 4 FOR SKETCH OF DESCRIPTION,  
 AND SEE SHEET 3 OF 4 FOR NOTES.

#### CERTIFICATE:

I hereby certify that the sketch and description shown hereon is true and correct to the best of my knowledge and belief, as performed under my direction and supervision, and that it meets or exceeds the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052 Florida Administrative Code, pursuant to Section 472.027, Florida statutes.



APR 20 2016

Joseph Barry Cabaniss, P.L.S.

Date

FLORIDA SURVEYOR'S CERTIFICATE NO.:

4524

BUSSEN-MAYER ENGINEERING CERTIFICATE NO.:

3535



## **Bussen-Mayer Engineering Group**

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
 PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



DRAWN BY: J.W.S.

CHECKED BY: J.B.C.

DRAWING NO. 330402

SECTION: 21

TOWNSHIP: 25 SOUTH

DATE: 01/04/16

SHEET 4 OF 4

REV. \_\_\_\_\_

RANGE: 36 EAST

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# LOCATION MAP

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SEC: 21 TWP: 25 S RNG: 36 DISTRICT: 4

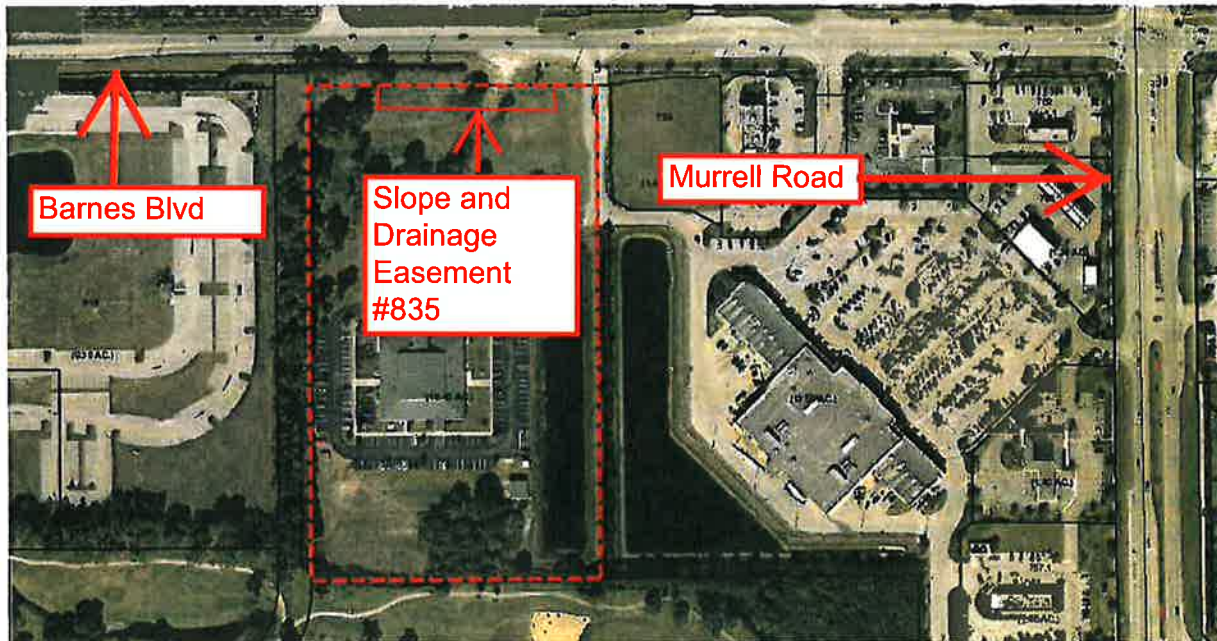
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**STREET NAME:** BARNES BOULEVARD

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**OWNER'S NAME:** CROSS BRIDGE CHURCH OF THE NAZARENE, INC. FKA ROCKLEDGE CHURCH OF THE NAZARENE, INC.

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**PROPERTY FACT SHEET**  
**PROJECT: BARNES BOULEVARD WIDENING PROJECT**

|   |  |
|---|--|
| OWNER:  | Cross Bridge Church of the Nazarene, Inc., fka<br>Rockledge Church of the Nazarene, Inc. |
| PARCEL LOCATION:                                      | 651 Barnes Boulevard, Rockledge, FL  |
| PARENT PARCEL SIZE:                                   | 10.45 acres  |
| EASEMENT AREA:  | 5,135 square feet  |
| ZONING/LANDUSE:                                       | Church   |
| IMPROVEMENTS:   | One building –23,643 square feet   |
| TOPOGRAPHY:   | Level with road grade, no wetlands indicated   |
| FLOOD ZONE:   | X (outside 500-year flood)   |
| TAX PARCEL ID#:                                       | 25-36-21-00-00758.0-0000.00  |
| MARKET VALUE:   | \$2,915,450.00 (2015 Assessment) (Property<br>Appraiser's Records)                       |
| PUBLIC UTILITIES:                                     | All utilities  |
| PROPERTY TRANSACTION:<br>(Clerk of the Court Records) | Purchase date: February 19, 2001<br>Sale amount: \$475,800.00                            |