

Meeting Date
May 17, 2016



AGENDA	
Section	Consent
Item No.	II.A.11

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Utility Easement and Donation of Property to the County from Harlan Property Development, LLC, and Rhonda Babb for conveyance of easement (801) needed for Lift Station W-09 - District 2 (Fiscal Impact: None)
DEPT/OFFICE:	Public Works Department / Land Acquisition Section / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners approve and accept the Utility Easement and Donation of Property to the County from Harlan Development, LLC and Rhonda Babb.

Summary Explanation & Background:

The subject property is located in Section 17, Township 25 South, Range 36 East.

Lift Station (W-09) is located on the Harlan Property Development, LLC, and Rhonda Babb property. Utility Services Department has determined an easement is necessary for the department to maintain the system.

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 Utility Easement with Exhibit A, copy of Donation of Property to the County with Exhibit A, Location Map, Property Fact Sheet

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager	Assistant County Manager	Department Director / Extension
		 John Denninghoff / 57202
Stockton Whitten	Assistant County Manager	 Jim E. Helmer / 52019



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

MEMORANDUM

TO: John Denninghoff, Public Works Director

RE: Item II.A.11., Utility Easement and Donation of Property to the County from Harlan Property Development, LLC, and Rhonda Babb for Conveyance of Easement (801) Needed for Lift Station W-09

The Board of County Commissioners, in regular session on May 17, 2016, accepted the Utility Easement and Donation of Property to the County from Harlan Property Development, LLC, and Rhonda Babb for conveyance of Easement (801) needed for Lift Station W-09.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/ds

cc: Utility Services Director
Asset Management
Land Acquisition

BOARD OF COUNTY COMMISSIONERS

AGENDA: UTILITY EASEMENT AND DONATION OF PROPERTY TO BREVARD COUNTY FOR LIFT STATION W-09 FROM HARLAN DEVELOPMENT PROPERTY, LLC, AND RHONDA BABB (OWNERS) – 2974 SILVER PINES DRIVE –DISTRICT 2

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION / UTILITY SERVICES DEPARTMENT

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u><i>DJ</i></u>	_____	<u>4/18/16</u>
UTILITY SERVICES Jim E. Helmer, Director	<u><i>JH</i></u>	_____	<u>4/18/16</u>
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney	<u><i>See attached</i></u>	_____	<u>4/18/16</u>
PUBLIC WORKS John Denninghoff, Director	<u><i>JD</i></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: UTILITY EASEMENT AND DONATION OF PROPERTY TO BREVARD COUNTY FOR LIFT STATION W-09 FROM HARLAN DEVELOPMENT PROPERTY, LLC, AND RHONDA BABB (OWNERS) – 2974 SILVER PINES DRIVE –DISTRICT 2

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION / UTILITY SERVICES DEPARTMENT

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u></u>	_____	<u>4/18/16</u>
UTILITY SERVICES Jim E. Helmer, Director	_____	_____	_____
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney	<u>*</u>	_____	<u>4/18/16</u>
PUBLIC WORKS 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.

* Due to pending improvements, CAO recommends obtaining Title Insurance.

UTILITY EASEMENT

THIS INDENTURE, made this 14 day of April, 2016, between **Harlan Property Development, LLC, and Rhonda Babb**, whose mailing address is 282 Clearlake Road, Cocoa, FL 32922 as the first party, and **Brevard County, a political subdivision of the State of Florida**, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, as the second party, for the use and benefit of Brevard County;

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

The land affected by the granting of this easement is located in Section 17, Township 25 South, Range 36 East, County of Brevard, State of Florida, more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and assigns. The first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

IN WITNESS WHEREOF, the first party having set their hand and seal this, the day and year first above written. Signed, sealed, and delivered in the presence of:

Denise Logan
Witness
Denise Logan
(Print)
[Signature]
Witness
Lucy Hamelers
(Print)

HARLAN PROPERTY DEVELOPMENT, LLC
[Signature]
Corey Lancaster, MGR

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me this 14 day of April, 2016, by Corey Lancaster, who is personally known to me and have produced driver's license as identification and who did/did not take an oath.

WITNESS my hand and official seal at County of Brevard, State of Florida, and this 14 day of April, 2016.

[Signature]
NOTARY PUBLIC

**ADDITIONAL SIGNATURE FOR THIS DOCUMENT
ON PAGE TWO**



Lucy Hamelers
State of Florida
My Commission Expires 02/24/2019
Commission No. FF 194949

Witness
Henrietta Frazier
(Print)
Witness
Lucy Hamelers
(Print)

Rhonda Babb
Rhonda Babb

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 14 day of April 2016, by Rhonda Babb, who is personally known to me and have produced drivers license as identification and who did/did not take an oath.

WITNESS my hand and official seal at County of Brevard, State of Florida, and this 14 day of April 2016.

[Signature]
NOTARY PUBLIC

Board Meeting Date _____
Agenda Item # _____

Print Name _____
Commission No. _____
Commission Expires: _____



Lucy Hamelers
State of Florida
My Commission Expires 02/24/2019
Commission No. FF 194343

LEGAL DESCRIPTION

PARCEL 801

PARENT PARCEL ID#: 25-36-17-00-00259.0-0000.00
 PURPOSE: **UTILITY EASEMENT**

EXHIBIT "A"

SHEET 1 OF 3
 NOT VALID WITHOUT SHEETS 2 & 3 OF 3
THIS IS NOT A SURVEY
 SEE SURVEYOR'S NOTE #1

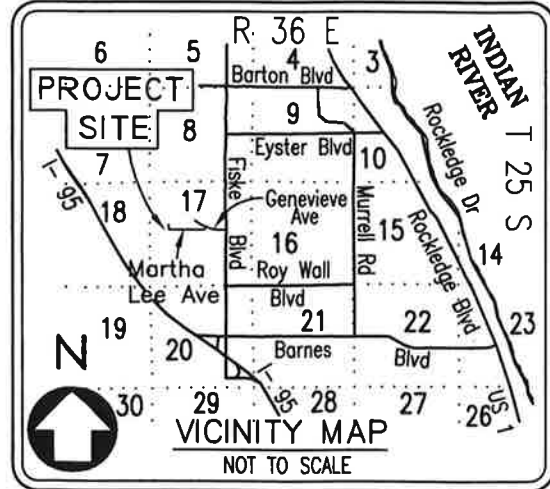
LEGAL DESCRIPTION: PARCEL 801 (BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN SECTION 17, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 18, BLOCK L, SILVER PINES ESTATES-NO.4, AS RECORDED IN PLAT BOOK 16, PAGE 67, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF LOT F OF OFFICIAL RECORDS BOOK 7310, PAGE 1893; THENCE SOUTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID LOT 18, BLOCK L, AND ALONG THE EAST LINE OF SAID LOT F OF OFFICIAL RECORDS BOOK 7310, PAGE 1893, FOR A DISTANCE OF 13.25 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST LINE, RUN NORTH 89° 37' 25" WEST FOR A DISTANCE OF 32.30 FEET; THENCE SOUTH 80° 27' 04" WEST FOR A DISTANCE OF 60.81 FEET TO A POINT ON THE EAST LINE OF OFFICIAL RECORDS BOOK 2916, PAGE 209; THENCE NORTH 00° 00' 00" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 23.13 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 2916, PAGE 209, ALSO BEING A POINT ON THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2349, PAGE 711; THENCE NORTH 90° 00' 00" EAST ALONG SAID SOUTH LINE OF OFFICIAL RECORDS BOOK 2349, PAGE 711, FOR A DISTANCE OF 90.00 FEET, TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SILVER PINES DRIVE AND THE SOUTH RIGHT OF WAY LINE OF MARTHA LEE AVENUE PER SAID PLAT, ALSO BEING A POINT ON THE EAST LINE OF LOT F OF OFFICIAL RECORDS BOOK 7310, PAGE 1893; THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF MARTHA LEE AVENUE AND ALONG SAID EAST LINE OF LOT F OF OFFICIAL RECORDS BOOK 7310, PAGE 1893, FOR A DISTANCE OF 2.26 FEET TO THE POINT OF BEGINNING;

CONTAINING 1509 SQUARE FEET (0.035 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THE SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS.



SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THE BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT OF WAY LINE OF SILVER PINES DRIVE PER SILVER PINES ESTATES-NO.4, PLAT BOOK 16, PAGE 67 AS BEING S00°00'00"W.
3. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF TITLE SEARCH REPORT, FUND FILE NUMBER 283488, EFFECTIVE DATE OF SEARCH, FEBRUARY 19, 2016, BY DAWSON LAW, P.A..
4. NEW EASEMENT LINES BASED ON THE LOCATION OF THE EXISTING SANITARY SEWER MANHOLES AND CONNECTING GRAVITY SEWER PIPE AS SHOWN HEREON AND AS FIELD LOCATED BY BREVARD COUNTY SURVEYING AND MAPPING ON 2/24/2016.

Michael J. Sweeney

MICHAEL J. SWEENEY, PSM 4870
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- EXISTING SANITARY SEWER LINE
- DENOTES UTILITY EASEMENT

ABBREVIATIONS

- ID = IDENTIFICATION
- N/F = NOW OR FORMERLY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- R/W = RIGHT OF WAY
- SMH = SANITARY SEWER MANHOLE
- SQ. FT. = SQUARE FEET
- (TYP) = TYPICAL
- VCP = VITRIFIED CLAY PIPE

CERTIFIED TO: **BREVARD COUNTY**
 UTILITY SERVICES DEPARTMENT &
 BOARD OF COUNTY COMMISSIONER'S

PREPARED BY: **BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION**
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
 PHONE: (321) 633-2080



DRAWN BY: M. CORNELL	CHECKED BY: M. J. SWEENEY	PROJECT NO. 16-02-026			SECTION 17 TOWNSHIP 25 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: FEBRUARY 26, 2016	SHEET: 1 OF 3		3/18/16	UPDATED PER TITLE SEARCH REPORT	

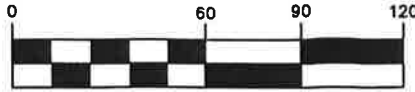
SKETCH OF DESCRIPTION

PARCEL 801

PARENT PARCEL ID#: 25-36-17-00-00259.0-0000.00

PURPOSE: UTILITY EASEMENT

GRAPHIC SCALE



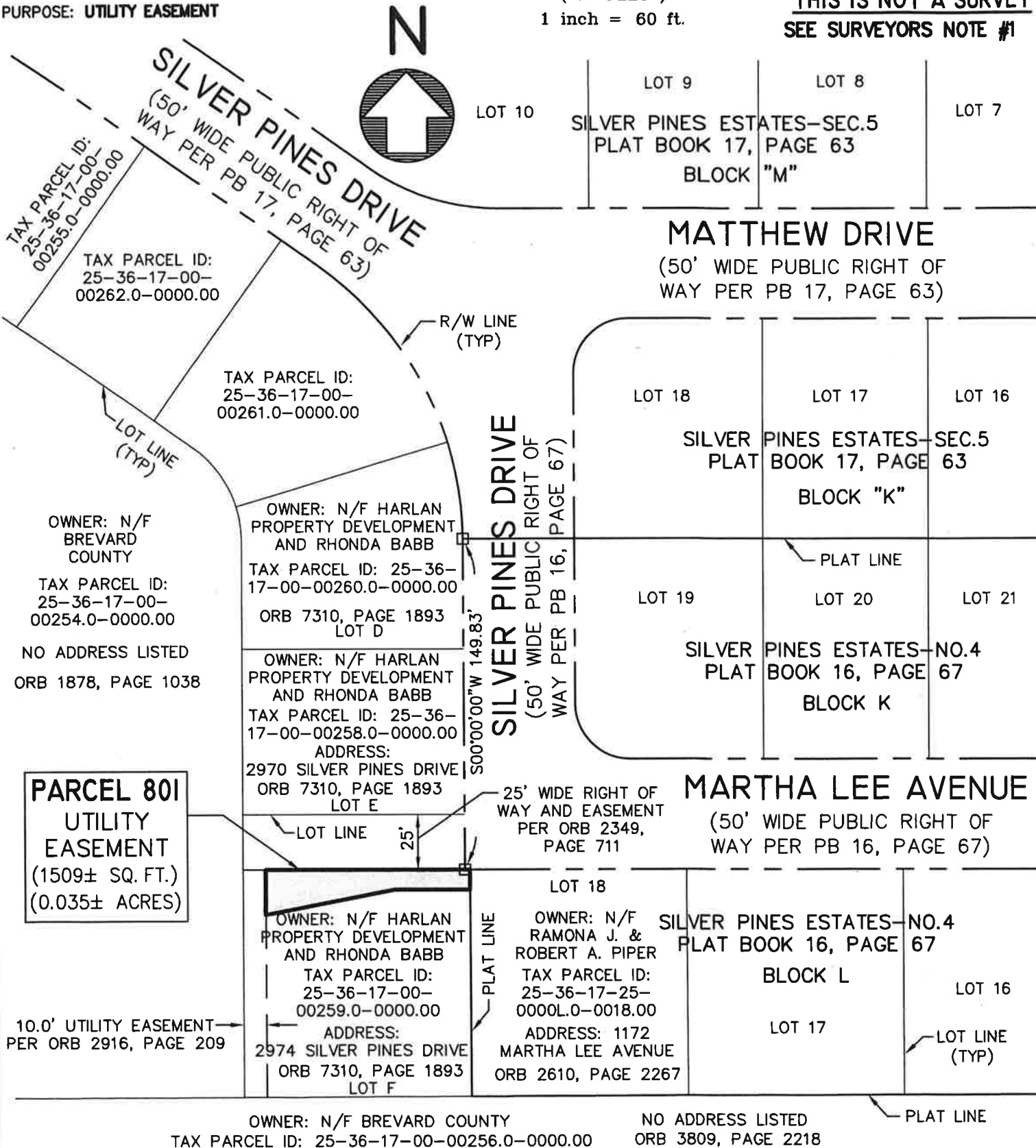
(IN FEET)

1 inch = 60 ft.

EXHIBIT "A"

SHEET 2 OF 3
NOT VALID WITHOUT
SHEETS 1 & 3 OF 3

THIS IS NOT A SURVEY
SEE SURVEYORS NOTE #1



SKETCH OF DESCRIPTION

PARCEL 801

PARENT PARCEL ID#: 25-36-17-00-00259.0-0000.00

PURPOSE: UTILITY EASEMENT

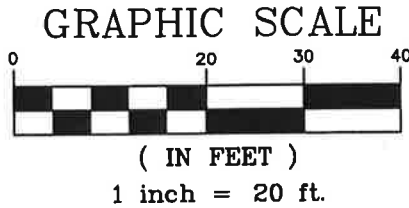
EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2 OF 3

THIS IS NOT A SURVEY

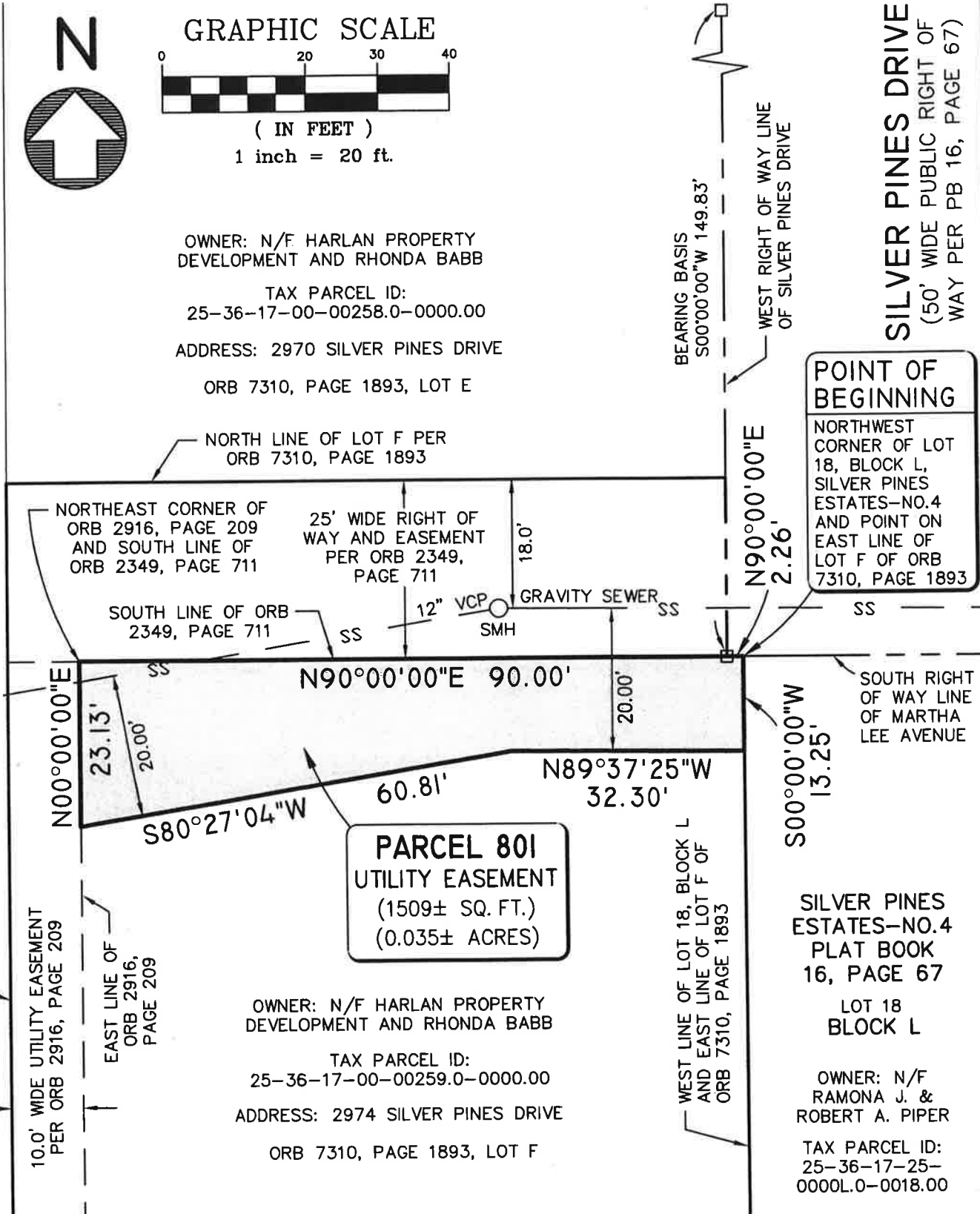
SEE SURVEYORS NOTE #1



OWNER: N/F HARLAN PROPERTY
DEVELOPMENT AND RHONDA BABB
TAX PARCEL ID:
25-36-17-00-00258.0-0000.00
ADDRESS: 2970 SILVER PINES DRIVE
ORB 7310, PAGE 1893, LOT E

OWNER: N/F BREVARD COUNTY
TAX PARCEL ID: 25-36-17-00-00254.0-0000.00
NO ADDRESS LISTED
ORB 1878, PAGE 1038

WEST LINE OF LOT F OF
ORB 7310, PG 1893
SS
SMH
10.0'



POINT OF BEGINNING
NORTHWEST CORNER OF LOT 18, BLOCK L, SILVER PINES ESTATES-NO.4 AND POINT ON EAST LINE OF LOT F OF ORB 7310, PAGE 1893

PARCEL 801
UTILITY EASEMENT
(1509± SQ. FT.)
(0.035± ACRES)

OWNER: N/F HARLAN PROPERTY
DEVELOPMENT AND RHONDA BABB
TAX PARCEL ID:
25-36-17-00-00259.0-0000.00
ADDRESS: 2974 SILVER PINES DRIVE
ORB 7310, PAGE 1893, LOT F

SILVER PINES ESTATES-NO.4
PLAT BOOK 16, PAGE 67
LOT 18
BLOCK L
OWNER: N/F
RAMONA J. &
ROBERT A. PIPER
TAX PARCEL ID:
25-36-17-25-
0000L.0-0018.00

SILVER PINES DRIVE
(50' WIDE PUBLIC RIGHT OF WAY PER PB 16, PAGE 67)



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 20'
PROJECT NO:
16-02-026

SECTION 17
TOWNSHIP 25 SOUTH
RANGE 36 EAST



BOARD OF COUNTY COMMISSIONERS

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

Donation of Property to the County

Corey Lancaster
Rhonda Babb
282 Clearlake Road
Cocoa, FL 32922

Re: 2974 Silver Pines Drive
Rockledge, FL

This is to advise that the undersigned, as owners of the property located at 2974 Silver Pines Drive, desire to make a voluntary donation of a portion of said property as described in Exhibit A attached, to the County for the use and benefit of the County, for purposes of a Utility Easement.

Harlan Property Development, LLC

BY: 
Corey Lancaster, MGR


Rhonda Babb

LEGAL DESCRIPTION

PARCEL 801

PARENT PARCEL ID#: 25-36-17-00-00259.0-0000.00
 PURPOSE: UTILITY EASEMENT

EXHIBIT "A"

SHEET 1 OF 3
 NOT VALID WITHOUT SHEETS 2 & 3 OF
THIS IS NOT A SURVEY
 SEE SURVEYOR'S NOTE #1

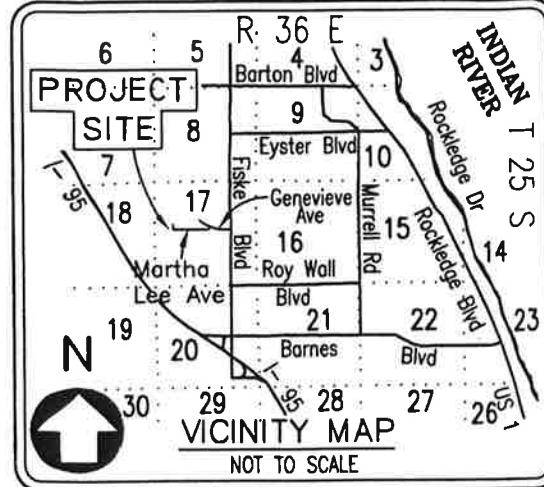
LEGAL DESCRIPTION: PARCEL 801 (BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN SECTION 17, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 18, BLOCK L, SILVER PINES ESTATES-NO.4, AS RECORDED IN PLAT BOOK 16, PAGE 67, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF LOT F OF OFFICIAL RECORDS BOOK 7310, PAGE 1893; THENCE SOUTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID LOT 18, BLOCK L, AND ALONG THE EAST LINE OF SAID LOT F OF OFFICIAL RECORDS BOOK 7310, PAGE 1893, FOR A DISTANCE OF 13.25 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST LINE, RUN NORTH 89° 37' 25" WEST FOR A DISTANCE OF 32.30 FEET; THENCE SOUTH 80° 27' 04" WEST FOR A DISTANCE OF 60.81 FEET TO A POINT ON THE EAST LINE OF OFFICIAL RECORDS BOOK 2916, PAGE 209; THENCE NORTH 00° 00' 00" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 23.13 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 2916, PAGE 209, ALSO BEING A POINT ON THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2349, PAGE 711; THENCE NORTH 90° 00' 00" EAST ALONG SAID SOUTH LINE OF OFFICIAL RECORDS BOOK 2349, PAGE 711, FOR A DISTANCE OF 90.00 FEET, TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SILVER PINES DRIVE AND THE SOUTH RIGHT OF WAY LINE OF MARTHA LEE AVENUE PER SAID PLAT, ALSO BEING A POINT ON THE EAST LINE OF LOT F OF OFFICIAL RECORDS BOOK 7310, PAGE 1893; THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF MARTHA LEE AVENUE AND ALONG SAID EAST LINE OF LOT F OF OFFICIAL RECORDS BOOK 7310, PAGE 1893, FOR A DISTANCE OF 2.26 FEET TO THE POINT OF BEGINNING;

CONTAINING 1509 SQUARE FEET (0.035 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THE SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS.



SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THE BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT OF WAY LINE OF SILVER PINES DRIVE PER SILVER PINES ESTATES-NO.4, PLAT BOOK 16, PAGE 67 AS BEING 000°00'00"W.
3. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF TITLE SEARCH REPORT, FUND FILE NUMBER 283488, EFFECTIVE DATE OF SEARCH, FEBRUARY 19, 2016, BY DAWSON LAW, P.A..
4. NEW EASEMENT LINES BASED ON THE LOCATION OF THE EXISTING SANITARY SEWER MANHOLES AND CONNECTING GRAVITY SEWER PIPE AS SHOWN HEREON AND AS FIELD LOCATED BY BREVARD COUNTY SURVEYING AND MAPPING ON 2/24/2016.

MICHAEL J. SWEENEY, PSM 4870
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- EXISTING SANITARY SEWER LINE
- DENOTES UTILITY EASEMENT

ABBREVIATIONS

- ID = IDENTIFICATION
- N/F = NOW OR FORMERLY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- R/W = RIGHT OF WAY
- SMH = SANITARY SEWER MANHOLE
- SQ. FT. = SQUARE FEET
- (TYP) = TYPICAL
- VCP = VITRIFIED CLAY PIPE

CERTIFIED TO: **BREVARD COUNTY**
 UTILITY SERVICES DEPARTMENT &
 BOARD OF COUNTY COMMISSIONER'S

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VERA, FLORIDA 32940
 PHONE: (321) 633-2080



DRAWN BY: M. CORNELL	CHECKED BY: M. J. SWEENEY	PROJECT NO. 16-02-026			SECTION 17 TOWNSHIP 25 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: FEBRUARY 26, 2016	SHEET: 1 OF 3		3/18/16	UPDATED PER TITLE SEARCH REPORT	

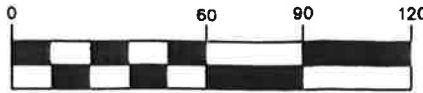
SKETCH OF DESCRIPTION

PARCEL 801

PARENT PARCEL ID#: 25-36-17-00-00259.0-0000.00

PURPOSE: UTILITY EASEMENT

GRAPHIC SCALE



(IN FEET)

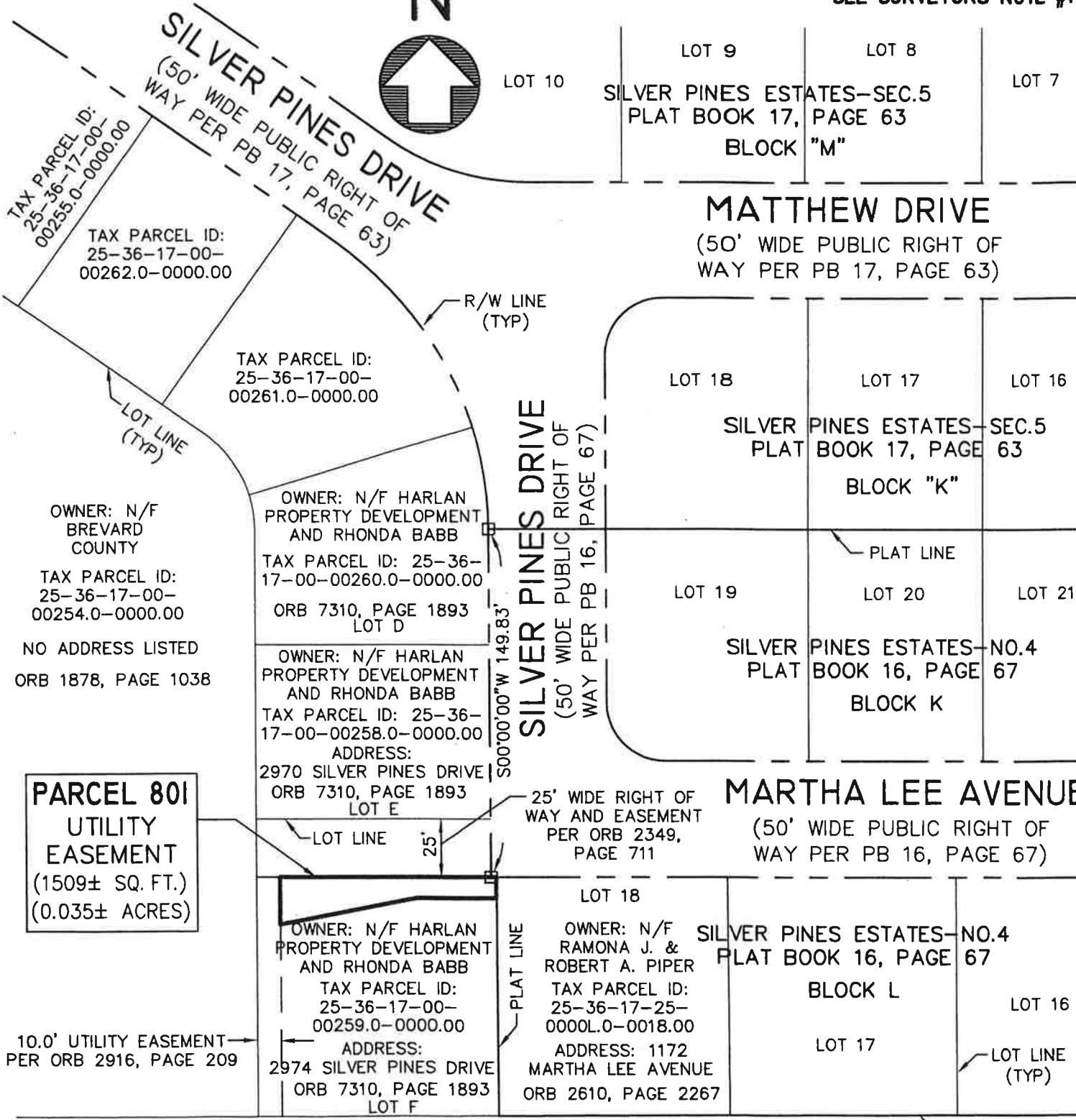
1 inch = 60 ft.

EXHIBIT "A"

SHEET 2 OF 3
NOT VALID WITHOUT
SHEETS 1 & 3 OF 3

THIS IS NOT A SURVEY
SEE SURVEYORS NOTE #1

N



PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE: 1" = 60'
PROJECT NO.: 16-02-026

SECTION 17 TOWNSHIP 25 SOUTH RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 801

PARENT PARCEL ID#: 25-36-17-00-00259.0-0000.00

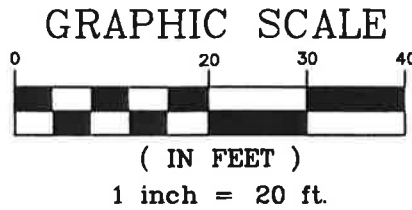
PURPOSE: UTILITY EASEMENT

EXHIBIT "A"

SHEET 3 OF 3
NOT VALID WITHOUT SHEETS 1 & 2 OF

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1



OWNER: N/F HARLAN PROPERTY
DEVELOPMENT AND RHONDA BABB

TAX PARCEL ID:
25-36-17-00-00258.0-0000.00

ADDRESS: 2970 SILVER PINES DRIVE
ORB 7310, PAGE 1893, LOT E

NORTH LINE OF LOT F PER
ORB 7310, PAGE 1893

NORTHEAST CORNER OF
ORB 2916, PAGE 209
AND SOUTH LINE OF
ORB 2349, PAGE 711

25' WIDE RIGHT OF
WAY AND EASEMENT
PER ORB 2349,
PAGE 711

SOUTH LINE OF ORB
2349, PAGE 711

12" VCP
SMH GRAVITY SEWER SS

POINT OF BEGINNING
NORTHWEST
CORNER OF LOT
18, BLOCK L,
SILVER PINES
ESTATES-NO.4
AND POINT ON
EAST LINE OF
LOT F OF ORB
7310, PAGE 1893

OWNER: N/F BREVARD COUNTY
TAX PARCEL ID: 25-36-17-00-00254.0-0000.00
NO ADDRESS LISTED
ORB 1878, PAGE 1038

SMH

WEST LINE OF LOT F OF
ORB 7310, PG 1893

10.0' WIDE UTILITY EASEMENT
PER ORB 2916, PAGE 209

EAST LINE OF
ORB 2916,
PAGE 209

OWNER: N/F HARLAN PROPERTY
DEVELOPMENT AND RHONDA BABB

TAX PARCEL ID:
25-36-17-00-00259.0-0000.00

ADDRESS: 2974 SILVER PINES DRIVE
ORB 7310, PAGE 1893, LOT F

PARCEL 801
UTILITY EASEMENT
(1509± SQ. FT.)
(0.035± ACRES)

BEARING BASIS
S00°00'00"W 149.83'
WEST RIGHT OF WAY LINE
OF SILVER PINES DRIVE

N90°00'00"E
2.26'

S00°00'00"W
13.25'

SOUTH RIGH
OF WAY LIN
OF MARTHA
LEE AVENUE

SILVER PINES
ESTATES-NO.4
PLAT BOOK
16, PAGE 67

LOT 18
BLOCK L

OWNER: N/F
RAMONA J. &
ROBERT A. PIPER

TAX PARCEL ID:
25-36-17-25-
0000L.0-0018.00

SILVER PINES DRIVE
(50' WIDE PUBLIC RIGHT OF
WAY PER PR 16 PAGE 67)



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE: 1" = 20'
PROJECT NO.: 16-02-026

SECTION 17
TOWNSHIP 25 SOUTH
RANGE 36 EAST

LOCATION MAP

SEC: 17 TWP: 25 S RNG: 36 DISTRICT: 2

STREET NAME: SILVER PINES DRIVE

OWNER'S NAME: HARLAN PROPERTY DEVELOPMENT, LLC AND
RHONDA BABB



∨

PROPERTY FACT SHEET
PROJECT: W-09 LIFT STATION – SILVER PINES DRIVE

OWNER:	Harlan Property Development, LLC and Rhonda Babb
PARCEL LOCATION:	2974 Silver Pines Drive, Rockledge, FL
PARCEL SIZE:	0.3 acres
EASEMENT AREA:	1509 square feet
ZONING/LANDUSE:	Single Family Residential
IMPROVEMENTS:	Vacant
TOPOGRAPHY:	Level with road grade, no wetlands indicated
FLOOD ZONE:	X (outside 500-year flood)
TAX PARCEL ID#:	25-36-14-00-00259.0-0000.00
MARKET VALUE:	\$15,000.00 (2015 Assessment)(Property Appraiser's Records)
PUBLIC UTILITIES:	All utilities available
PROPERTY TRANSACTION: (Clerk of the Court Records)	Purchase date: February 4, 2015 Sale amount: \$40,000.00