



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.4.

2/11/2020

Subject:

Approval Re: Drainage and Utility Easement, Drainage Easement, and Sidewalk Easement from Totco Realty, L.L.C. for the Panorama Self Storage required by Site Plan Number 18SP00028 - District 2.

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 Drainage and Utility Easement, Drainage Easement, and Sidewalk Easement.

Summary Explanation and Background:

The subject property is located in Section 35, Township 24 South, Range 36 East, approximately 0.25 miles south of State Road 520, east of S. Tropical Trail and west of S. Courtenay Parkway in Merritt Island.

Totco Realty, L.L.C. (owner) desires to develop the parcel as a self-storage facility. In order to comply with Brevard County site plan requirements, the owner has agreed to provide the County with a Drainage and Utility Easement, Drainage Easement, and Sidewalk Easement.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

Clerk to the Board Instructions:



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

February 12, 2020

M E M O R A N D U M

TO: Corrina Gumm, Public Works Interim Director Attn: Lucy Hamelers

RE: Item F.4., Drainage and Utility Easement, Drainage Easement, and Sidewalk Easement from Totco Realty, LLC for Panorama Self Storage Required by Site Plan No. 18SP00028

The Board of County Commissioners, in regular session on February 11, 2020, approved and accepted the Drainage and Utility Easement, Drainage Easement, and Sidewalk Easement from Totco Realty, LLC for the Panorama Self Storage requirement of Site Plan No. 18SP00028.

Your continued cooperation is greatly appreciated.

Sincerely yours,

**BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK**

Tammy Rowe

Tammy Rowe, Deputy Clerk

/ds

BOARD OF COUNTY COMMISSIONERS

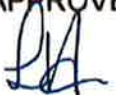

AGENDA REVIEW SHEET

AGENDA: Drainage and Utility Easement, Drainage Easement, and Sidewalk Easement from Totco Realty, L.L.C. for Panorama Self Storage Site Plan Number 18SP00028, District 2

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-690-6847 extension 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u></u>	<u> </u>	<u>1-7-2020</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney	<u></u> <i>* Joinder by Mortgagee + Lessee to be Recorded</i>	<u> </u>	<u>1-7-20</u>

AGENDA DUE DATE: February 4, 2020 for the February 11, 2020 Board meeting

Prepared by and return to: Lucy Hamelers
Brevard County Public Works Dept., Land Acquisition (321-690-6847)
2725 Judge Fran Jamieson Way, Building A, Room 204, Viera, Florida 32940
A portion of Interest in Tax Parcel I.D.: 24-36-35-00-500

DRAINAGE AND UTILITY EASEMENT

THIS INDENTURE, made this _____ day of _____ A.D. 2020, between Totco Realty, LLC, a Foreign Limited Liability Company, whose address is 1507 Lamy Way Lane, Suite D, Monroe, LA 71201, as the first party, Grantor, and Brevard County, Florida, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Viera, Florida 32940 as the second party, Grantee, 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, non-exclusive easement commencing on the above date for the purposes of operating, maintaining, reconstructing, or reconfiguring public utilities and drainage, including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by Grantee of its easement, and other allied uses which shall be strictly construed so as to not enlarge the use, scope or purpose of the easement. Any improvements or utilities placed by Grantor in the Easement Area shall not directly conflict or interfere with Grantee's public utility and drainage.

The land affected by the granting of the easement is located in Section 35, Township 24 South, Range 36 East, County of Brevard, State of Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)

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

(Signatures and Notary on next page)

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:

Cynthia Cordia
Witness
Cynthia Cordia
(Print Name)

Lori Pico
Witness
Lori Pico
(Print Name)

TOTCO REALTY, LLC, a Foreign
Limited Liability Company

J. Cole Oliver
J. Cole Oliver, Manager

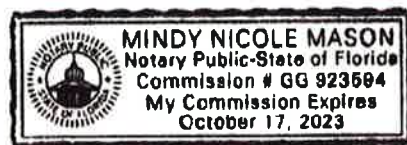
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2nd day of January, 2020, by J. Cole Oliver, as Manager of Totco Realty, LLC, a Foreign Limited Liability Company, who is/is not personally known to me or who has produced Driver License as identification and who did/did not take an oath.

WITNESS my hand and official seal at Cocoa, Florida, the County of Brevard, State of Florida, this 2nd day of January, 2020.

Notary Public Mindy Nicole Mason
Print Name Mindy Nicole Mason
Commission No. GG 923594
Commission expires 10/17/23

Agenda Item # _____
Board Meeting Date _____



LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 24-36-35-00-500
PURPOSE: DRAINAGE AND UTILITY EASEMENT

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2, 3 OF 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 801. DRAINAGE AND UTILITY EASEMENT (BY SURVEYOR):

THE SOUTH 15.00 FEET, AS MEASURED BY RIGHT ANGLE MEASUREMENT, OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8247, PAGE 2684 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL 801 CONTAINS 0.33 ACRES (14,414 SQUARE FEET), MORE OR LESS; BEING SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

NOTES:

- 1.) SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.
- 2.) SEE SHEET 3 OF 3 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PREPARED FOR AND CERTIFIED TO:

**THE BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS**

[Signature]
JOSEPH BARRY CABANISS, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO. 4524
BUSSEN-MAYER ENGINEERING CERTIFICATE NO.:
NOT VALID UNLESS SIGNED AND SEALED

DATE
4524
3535

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885

STATE OF

FLORIDA
REGISTERED LAND SURVEYOR

DRAWN BY: JCC

CHECKED BY: JBC

PROJECT NO. 318004

REVISIONS

DATE

DESCRIPTION

SECTION 35

TOWNSHIP 24 SOUTH
RANGE 36 EAST

DATE: 2019-10-22

DRAWING:
318004-SK02.DWG

LEGAL DESCRIPTION

PARCEL # 801

PARENT PARCEL ID: 24-36-35-00-500
PURPOSE: DRAINAGE AND UTILITY EASEMENT

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1, 3 OF 3

THIS IS NOT A SURVEY

POINT-OF-COMMENCEMENT

NORTHEAST CORNER
OF SOUTHEAST 1/4
SECTION 35

NORTH 1/4
CORNER

CALCULATED
NE CORNER
GL 2: NOT
SET

PARCEL ID:
24-36-35-00-263.1-XA

PARCEL ID: 24-36-35-00-262
ORB 1413, PAGE 182

POINT-OF-BEGINNING
RECOVERED PREVIOUSLY SET
4"x4" CM "BMEG LB3535"

NORTH LINE
GL #2

NE 1/4

2646.43'

2644.99'

8.06'

345.00'

199.97'

817.94'

10.00' X 500.00'

ESM'T. IN FAVOR
OF FP&L CO.:
ORB 2801, PG
2007

PARCEL ID:
24-36-35-00-500

ORB 8247,
PG 2684

310.65'

962.06'

959.80'

15.00'

15.00'

385.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

NOTES:

- SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION
- SEE SHEET 3 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS IF ANY

PREPARED BY:



Bussen-Mayer Engineering Group

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



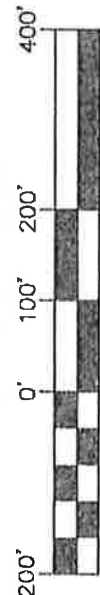
SCALE: 1"=200'

PROJECT NO:
318004

SECTION	35
TOWNSHIP	24 SOUTH
RANGE	36 EAST



GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 24-36-35-00-500
PURPOSE: DRAINAGE AND UTILITY EASEMENT

EXHIBIT "A"

SHEET 3 OF 3


NOT VALID WITHOUT SHEETS 1, 2 OF 3

THIS IS NOT A SURVEY

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING "N.89°30'52"E.", AN ASSUMED BEARING.
2. THIS IS NOT A BOUNDARY SURVEY.
3. SEE SHEET 1 OF 3 FOR DESCRIPTION.
4. SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.
5. THE FOLLOWING DOCUMENTS WERE DISCLOSED IN SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 2730609-214876257 (DATED AUGUST 27, 2018 AT 2:30PM) AS SUPPLIED BY THE CLIENT. COPIES OF THE DEEDS LISTED BELOW CAN BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER POSSIBLE ENCUMBRANCES OF RECORD.
 - A. ITEM #2: O.R. BOOK 1379, PAGE 724 - SANITARY SEWER EASEMENT ENCUMBERS SUBJECT PARCEL (SEE SKETCH).
 - B. ITEM #3: O.R. BOOK 2353, PAGE 1551 - AGREEMENT AND COVENANT (NOT SHOWN)
 - C. ITEM #4: O.R. BOOK 2801, PAGE 2007 - 10 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT ENCUMBERS SUBJECT PARCEL (SEE SKETCH).
 - D. ITEM #5: O.R. BOOK 5489, PAGE 4117 - 7 FOOT WIDE SIDEWALK EASEMENT ENCUMBERS SUBJECT PARCEL (SEE SKETCH).
 - E. ITEM #6: O.R. BOOK 7798, PAGE 1938 - RECIPROCAL EASEMENT AGREEMENT WITH CONVENANTS AND RESTRICTIONS (SEE SKETCH).
6. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW AND IS VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
7. THIS SKETCH AND DESCRIPTION IS CERTIFIED CORRECT TO:
**PANORAMA SELF STORAGE
TOTCO REALTY, LLC
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

LEGEND:

B-MEG	BUSSEN-MAYER ENGINEERING GROUP, INC.	⌀	CENTERLINE
ORB	OFFICIAL RECORDS BOOK	TWP.	TOWNSHIP
DB	DEED BOOK	RNG.	RANGE
PG	PAGE	NTS	NOT TO SCALE
PB	PLAT BOOK	R/W	RIGHT-OF-WAY
AKA	ALSO KNOWN AS	SF	SQUARE FEET
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION	AC	ACRES
LS	LAND SURVEYOR		GRAPHICS NOT TO SCALE
GL	GOVERNMENT LOT	CM	CONCRETE MONUMENT

NOTES:

- 1.) SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND CERTIFICATION.
- 2.) SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.

PREPARED BY:

Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-0005

SCALE:

1"=200'

PROJECT NO.:

318004

SECTION 35
TOWNSHIP 24 SOUTH
RANGE 36 EAST

Prepared by/Return to: Lucy Hamelers, Land Acquisition Supervisor
Brevard County Public Works Dept., Land Acquisition Section
2725 Judge Fran Jamieson Way, Building A, Room 204
Viera, Florida 32940, Phone (321-690-6847)
A portion of Interest in Tax Parcel I.D.: 24-36-35-00-500

DRAINAGE EASEMENT

THIS INDENTURE, made this ____ day of _____ A.D. 2019,
between Totco Realty, LLC, a Foreign Limited Liability Company, whose
address is 1507 Lamy Way Lane, Suite D, Monroe, LA 71201, as party of the
first part, and Brevard County, Florida, a political subdivision of the State of
Florida, 2725 Judge Fran Jamieson Way, Viera, Florida 32940 as party of the
second part, 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 purposes of
operating, maintaining, reconstructing, or reconfiguring drainage facilities and
other incidents the County may deem necessary or convenient in connection
therewith, including the right of ingress and egress onto the easement area as
may be necessary for the full use and enjoyment by Grantee of its easement,
and other allied uses 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 the easement is located in Section 24,
Township 25 South, Range 36 East, County of Brevard, State of Florida, and
being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)

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

(Signatures and Notary on next page)

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:

Cynthia Cordia
Witness
Cynthia Cordia
(Print Name)

Lozi Pinos
Witness
Lozi Pinos
(Print Name)

TOTCO REALTY, LLC, a Foreign
Limited Liability Company

J. Cole Oliver
J. Cole Oliver, Manager

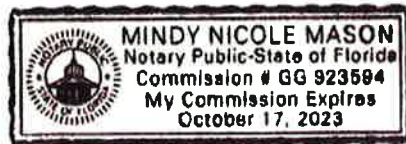
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2nd day of January, 2020, by J. Cole Oliver, as Manager of Totco Realty, LLC, a Foreign Limited Liability Company, who is not personally known to me or who has produced Driver License as identification and who did not take an oath.

WITNESS my hand and official seal at Cocoa, Florida, the County of Brevard, State of Florida, this 2nd day of January, 2020.

Notary Public Mindy Nicole Mason
Print Name Mindy Nicole Mason
Commission No. GG 923594
Commission expires 10/17/23

Agenda Item # _____
Board Meeting Date _____



LEGAL DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 24-36-35-00-500

PURPOSE: DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2, 3 OF 3

THIS IS NOT A SURVEY

DESCRIPTION PARCEL 802. DRAINAGE EASEMENT (BY SURVEYOR):

THE EAST 40.00 FEET OF THE WEST 140.00 FEET, AS MEASURED BY RIGHT ANGLE MEASUREMENT, OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8247, PAGE 2684 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL 802 CONTAINS 0.36 ACRES (15,564 SQUARE FEET), MORE OR LESS; AND BEING SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

NOTES:

- 1.) SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.
- 2.) SEE SHEET 3 OF 3 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PREPARED FOR AND CERTIFIED TO:

**THE BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS**

JOSEPH BARRY CABANISS, P.L.S.

FLORIDA SURVEYOR'S CERTIFICATE NO.:

BUSSEN-MAYER ENGINEERING CERTIFICATE NO.

NOT VALID UNLESS SIGNED AND SEALED

DATE

4524

3535

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 463-0010 FAX NO.: (321) 464-8885

DRAWN BY: JWS

CHECKED BY: JBC

PROJECT NO. 318004

REVISIONS

DATE

DESCRIPTION

DATE: 2019-06-27

DRAWING:
318004-SK03.DWG

SECTION 35

TOWNSHIP 24 SOUTH

RANGE 36 EAST

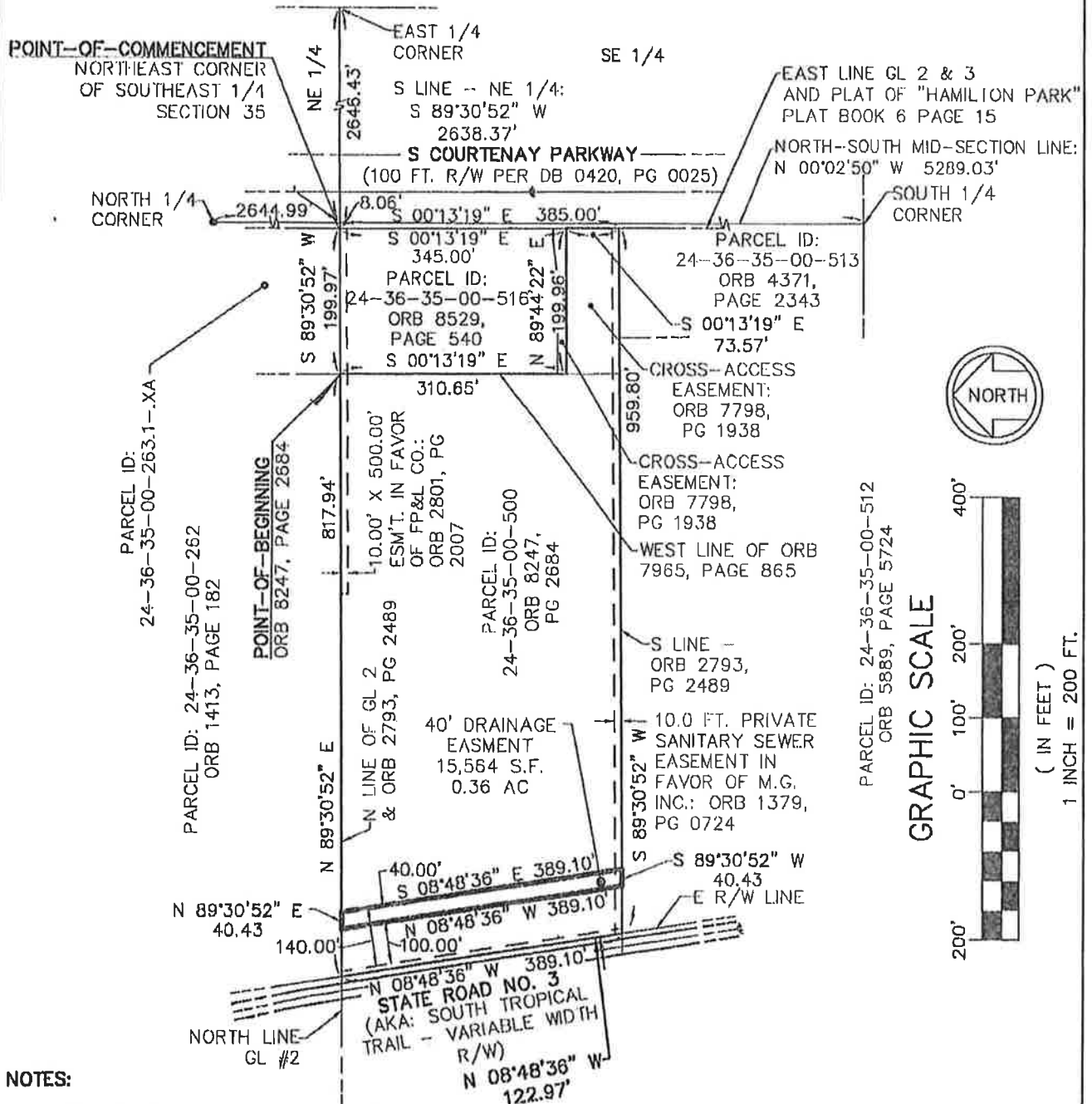
LEGAL DESCRIPTION

PARCEL # 802

PARENT PARCEL ID: 24-36-35-00-500
PURPOSE: DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 2 OF 3
NOT VALID WITHOUT SHEETS 1, 3 OF 3
THIS IS NOT A SURVEY



NOTES:

- SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION
- SEE SHEET 3 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS IF ANY

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885



SCALE: 1"=200'

PROJECT NO:
318004

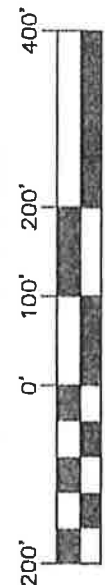
SECTION 35

TOWNSHIP 24 SOUTH

RANGE 36 EAST



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

LEGAL DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 24-36-35-00-500

PURPOSE: DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 3 OF 3


NOT VALID WITHOUT SHEETS 1, 2 OF 3

THIS IS NOT A SURVEY

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING "N.89°30'52"E.", AN ASSUMED BEARING.
2. THIS IS NOT A BOUNDARY SURVEY.
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4. SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.
5. THE FOLLOWING DOCUMENTS WERE DISCLOSED IN SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 2730609-214876257 (DATED AUGUST 27, 2018 AT 2:30PM) AS SUPPLIED BY THE CLIENT. COPIES OF THE DEEDS LISTED BELOW CAN BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER POSSIBLE ENCUMBRANCES OF RECORD.
 - A. ITEM #2: O.R. BOOK 1379, PAGE 724 - SANITARY SEWER EASEMENT ENCUMBERS SUBJECT PARCEL (SEE SKETCH).
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 - D. ITEM #5: O.R. BOOK 5489, PAGE 4117 - 7 FOOT WIDE SIDEWALK EASEMENT ENCUMBERS SUBJECT PARCEL (SEE SKETCH).
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7. THIS SKETCH AND DESCRIPTION IS CERTIFIED CORRECT TO:
PANORAMA SELF STORAGE
TOTCO REALTY, LLC
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LEGEND:

B-MEG	BUSSEN-MAYER ENGINEERING GROUP, INC.	¢	CENTERLINE
ORB	OFFICIAL RECORDS BOOK	TWP.	TOWNSHIP
DB	DEED BOOK	RNG.	RANGE
PG	PAGE	NTS	NOT TO SCALE
PB	PLAT BOOK	R/W	RIGHT-OF-WAY
AKA	ALSO KNOWN AS	SF	SQUARE FEET
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	AC	ACRES
LS	LAND SURVEYOR		GRAPHICS NOT TO SCALE
GL	GOVERNMENT LOT	CM	CONCRETE MONUMENT

NOTES:

- 1.) SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND CERTIFICATION.
- 2.) SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.

PREPARED BY:

Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8805

SCALE: 1"=200'

PROJECT NO.: 318004

SECTION 35
TOWNSHIP 24 SOUTH
RANGE 36 EAST

Prepared by/Return to:
Lucy Hamelers
Brevard County Public Works Dept., Land Acquisition Section
2725 Judge Fran Jamieson Way, Building A, Room 204
Viera, Florida 32940, Phone (321-690-6847)
A portion of interest in Tax Parcel I.D.: 24-36-35-00-500

SIDEWALK EASEMENT

THIS INDENTURE, made this _____ day of _____, 2019, between Totco Realty, LLC, a Foreign Limited Liability Company, whose mailing address is 1507 Lamy Way Lane, Suite D, Monroe, LA 71201 as the first party, Grantor and Brevard County, Florida, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940 as the second party, Grantee, 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 purposes of maintenance, repair, and reconstruction of the sidewalk, with full right of ingress and egress for the purpose herein stated, and other allied uses which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easements.

The land affected by the granting of the easements is located in Section 35, Township 24 South, Range 36 East, County of Brevard, State of Florida, and is more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

TO HAVE AND TO HOLD said easements 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.

(Signatures and Notary on next page)

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

Signed, sealed, and delivered in the presence of:

Cynthia Cordia

Witness

Cynthia Cordia

Print Name

Lori Picus

Witness

LORI PICUS

Print Name

TOTCO REALTY, LLC, a Foreign
Limited Liability Company

J. Cole Oliver
J. Cole Oliver, Manager

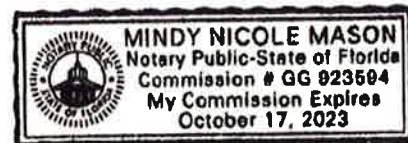
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2nd day of January, 2020, by J. Cole Oliver, as Manager of Totco Realty, LLC, a Foreign Limited Liability Company, who is is not personally known to me or who has produced _____ as identification and who did/did not take an oath.

Witness my hand and official seal at Cocoa, Florida, the County of Brevard, State of Florida, this 2nd day of January 2020

Notary Public: Mindy Nicole Mason
Print Name: Mindy Nicole Mason
Commission No: GG 923594
Commission expires 10/17/23

Agenda Item # _____
Board Meeting Date _____



LEGAL DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 24--36--35--00--500

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2, 3 OF 3

THIS IS NOT A SURVEY

DESCRIPTION: PARCEL 800 SIDEWALK EASEMENT (BY SURVEYOR):

A PARCEL OF LAND BEING THE WEST 7.00 FEET, AS MEASURED BY RIGHT ANGLE MEASUREMENT, OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8247, PAGE 2684 AND LYING SOUTH OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5489, PAGE 4117 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

PARCEL 800 CONTAINS 0.02 ACRES (864 SQUARE FEET), MORE OR LESS; BEING SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.


NOTES:

- 1.) SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.
- 2.) SEE SHEET 3 OF 3 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PREPARED FOR AND CERTIFIED TO:
**THE BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS**


JOSEPH BARRY CABANIS, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE No. 4524
BUSSEN-MAYER ENGINEERING, CERTIFICATE NO. 3535
NOT VALID UNLESS SIGNED AND SEALED

DATE
4524
3535

PREPARED BY:



Busse-Mayer Engineering Group

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

DRAWN BY: JCC

CHECKED BY: JBC

PROJECT NO. 318004

REVISIONS

DATE

DESCRIPTION

DATE: 2019-10-22

DRAWING: 318004--SK01.DWG

SECTION 35
TOWNSHIP 24 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL # 800

PARENT PARCEL ID: 24-36-35-00-500
PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1, 3 OF 3
THIS IS NOT A SURVEY

POINT-OF-COMMENCEMENT

NORTHEAST CORNER
OF SOUTHEAST 1/4
SECTION 35

EAST 1/4
CORNER

SE 1/4

S LINE - NE 1/4:
S 89°30'52" W
2638.37'

EAST LINE GL 2 & 3
AND PLAT OF "HAMILTON PARK"
PLAT BOOK 2, PAGE 15

NORTH-SOUTH MID-SECTION LINE:
N 00°02'50" W 5289.03'

SOUTH 1/4
CORNER

NORTH 1/4
CORNER
CALCULATED
NE CORNER
GL 2: NOT
SET

PARCEL ID:
24-36-35-00-263.1-XA

PARCEL ID: 24-36-35-00-262
ORB 1413, PAGE 182

POINT-OF-BEGINNING
ORB 8247, PAGE 2684

RECOVERED PREVIOUSLY SET
4"x4" CM "BMEG L83535"

10.00' X 500.00'
ESM'T. IN FAVOR
OF FP&L CO.:
ORB 2801, PG
2007

N LINE OF GL 2
& ORB 2793, PG 2489

SIDEWALK
ESM'T. IN
FAVOR OF
BREVARD
COUNTY: ORB
5489, PG 4117

STATE ROAD NO. 3
(AKA: SOUTH TROPICAL
TRAIL - VARIABLE WIDTH
R/W)

PARCEL ID:
24-36-35-00-500
ORB 8247,
PG 2684

N 81°11'24" E 7.00'
S 08°48'36" E 123.99'

N 08°48'36" W 122.97'

S 89°30'52" W 7.07'

E R/W LINE

PARCEL ID:
24-36-35-00-513
ORB 4371,
PAGE 2343

S 00°13'19" E
73.57'
CROSS-ACCESS
EASEMENT:
ORB 7798,
PG 1938

CROSS-ACCESS
EASEMENT:
ORB 7798,
PG 1938

WEST LINE OF ORB
7965, PAGE 865

S LINE -
ORB 2793,
PG 2489 AND
ORB 8247 PG 2684
10.0 FT. PRIVATE
SANITARY SEWER
EASEMENT IN
FAVOR OF M.G.
INC.: ORB 1379,
PG 0724

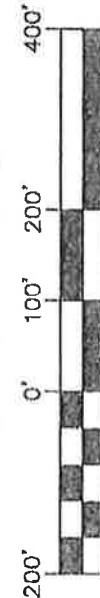
S 89°30'52" W 7.07'

7' SIDEWALK
EASEMENT
864 SF / 0.02 AC



PARCEL ID: 24-36-35-00-512
ORB 5889, PAGE 5724

GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

NOTES:

- SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION
- SEE SHEET 3 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS IF ANY

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8865

SCALE: 1"=200'

PROJECT NO:
318004

SECTION 35

TOWNSHIP 24 SOUTH

RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 24-36-35-00-500

PURPOSE: 7' WIDE SIDEWALK EASEMENT

EXHIBIT "A"

SHEET 3 OF 3


NOT VALID WITHOUT SHEETS 1, 2 OF 3

THIS IS NOT A SURVEY

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING "N.89°30'52"E.", AN ASSUMED BEARING.
2. THIS IS NOT A BOUNDARY SURVEY.
3. SEE SHEET 1 OF 3 FOR DESCRIPTION.
4. SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.
5. THE FOLLOWING DOCUMENTS WERE DISCLOSED IN SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 2730609-214876257 (DATED AUGUST 27, 2018 AT 2:30PM) AS SUPPLIED BY THE CLIENT. COPIES OF THE DEEDS LISTED BELOW CAN BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER POSSIBLE ENCUMBRANCES OF RECORD.
 - A. ITEM #2: O.R. BOOK 1379, PAGE 724 - SANITARY SEWER EASEMENT ENCUMBERS SUBJECT PARCEL (SEE SKETCH).
 - B. ITEM #3: O.R. BOOK 2353, PAGE 1551 - AGREEMENT AND COVENANT (NOT SHOWN)
 - C. ITEM #4: O.R. BOOK 2801, PAGE 2007 - 10 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT ENCUMBERS SUBJECT PARCEL (SEE SKETCH).
 - D. ITEM #5: O.R. BOOK 5489, PAGE 4117 - 7 FOOT WIDE SIDEWALK EASEMENT ENCUMBERS SUBJECT PARCEL (SEE SKETCH).
 - E. ITEM #6: O.R. BOOK 7798, PAGE 1938 - RECIPROCAL EASEMENT AGREEMENT WITH CONVENANTS AND RESTRICTIONS (SEE SKETCH).
6. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW AND IS VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
7. THIS SKETCH AND DESCRIPTION IS CERTIFIED CORRECT TO:
PANORAMA SELF STORAGE
TOTCO REALTY, LLC
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LEGEND:

B-MEG	BUSSEN-MAYER ENGINEERING GROUP, INC.	¢	CENTERLINE
ORB	OFFICIAL RECORDS BOOK	TWP.	TOWNSHIP
DB	DEED BOOK	RNG.	RANGE
PG	PAGE	NTS	NOT TO SCALE
PB	PLAT BOOK	R/W	RIGHT-OF-WAY
AKA	ALSO KNOWN AS	SF	SQUARE FEET
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	AC	ACRES
LS	LAND SURVEYOR		GRAPHICS NOT TO SCALE
GL	GOVERNMENT LOT	CM	CONCRETE MONUMENT

NOTES:

- 1.) SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND CERTIFICATION.
- 2.) SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION.

PREPARED BY:

Bussen-Mayer Engineering Group

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

SCALE:

1"=200'

PROJECT NO.:

318004

SECTION 35

TOWNSHIP 24 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 35, Township 24 South, Range 36 East District: 2

PROPERTY LOCATION: The parcel is located approximately 0.25 miles south of State Road 520, east of S. Tropical Trail and west of S. Courtenay Parkway in Merritt Island.

OWNERS NAME: Totco Realty, a Louisiana Limited Liability Company

