



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

F.7.

9/13/2022

### Subject:

Approval, Re: Dedication of: 1) Warranty Deed and Bill of Sale from D.R. Horton, Inc. for Tract LS-2 of Crystal Bay Phase Two Subdivision for Lift Station X-19, and 2) Utility Easements from D. R. Horton, Inc. and Crystal Bay Community Association, Inc. related to the Plat of Crystal Bay Phase Two - District 3.

### Fiscal Impact:

None

### Dept/Office:

Public Works Department / Land Acquisition / Utility Services Department

### Requested Action:

It is requested that the Board of County Commissioners: 1) accept the attached Warranty Deed and Bill of Sale, and 2) accept and authorize the Chair to execute the attached Utility Easements.

### Summary Explanation and Background:

The subject property is located in Section 3, Township 30 South, Range 38 East, west of US Highway 1 in Grant-Valkaria.

Crystal Bay Phase Two, as established by Plat Book 71 at Pages 46-53, falls within the Town limits of the City of Grant-Valkaria. The Town accepted the Plat on April 26, 2022, with Tract LS-2 being dedicated for the purpose of a sanitary sewer subdivision lift station site, owned and maintained by D. R. Horton, Inc. with the ability to convey the tract to Barefoot Bay Water and Sewer District. The attached Warranty Deed will convey fee simple ownership of Tract LS-2 to Barefoot Bay Water and Sewer District. The attached Bill of Sale conveys the related utility infrastructure that shall be owned and maintained by Barefoot Bay Water and Sewer District. The attached utility easements are to support the lift station infrastructure that falls within the privately owned right of way.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37, and Criteria for Water and Sewage Systems within Brevard County 2.6.5 and County Code 110-184.

### Clerk to the Board Instructions:

Upon execution by the Chair, Public Works Department will contact the Clerk's office to make arrangements to pick up the original executed Utility Easements.

## BOARD OF COUNTY COMMISSIONERS


### AGENDA REVIEW SHEET

**AGENDA:** Dedication of: 1) Warranty Deed and Bill of Sale from D. R. Horton, Inc. for Tract LS-2 of Crystal Bay Phase Two Subdivision for Lift Station X-19, and 2) Utility Easements from D. R. Horton, Inc. and Crystal Bay Community Association, Inc. related to the Plat of Crystal Bay Phase Two – District 3

**AGENCY:** Public Works Department / Land Acquisition

**AGENCY CONTACT:** Lisa Kruse, Land Acquisition Specialist

**CONTACT PHONE:** 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>8-1-2022</u>
COUNTY ATTORNEY Christine Schverak Interim County Attorney	<u>cms</u>	_____	<u>8/29/2022</u>



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

September 14, 2022

**MEMORANDUM**

**TO:** Marc Bernath, Public Works Director      Attn: Lisa Kruse

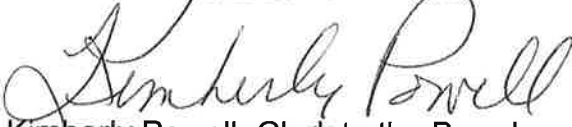
**RE:** Item F.7., Warranty Deed and Bill of Sale from D. R. Horton, Inc. for Tracts LS-2 of Crystal Bay Phase Two Subdivision for Lift Station X-19, and Utility Easements from D. R. Horton, Inc. and Crystal Bay Community Association, Inc. for the Plat of Crystal Bay Phase Two

The Board of County Commissioners, in regular session on September 13, 2022, accepted the Warranty Deed and the Bill of Sale from D. R. Horton, Inc. for Lift Station X-19; and executed and accepted the Utility Easements from D. R. Horton, Inc. and Crystal Bay Community Association, Inc. for the Plat of Crystal Bay Phase Two. Enclosed is the fully-executed Utility Easements.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

cc: Utility Services

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of interest in Tax Parcel ID: 30-38-03-50-\*LS.2 (Lift Station X-19)

WARRANTY DEED

THIS INDENTURE is made this 19<sup>th</sup> day of August, 2022, by D.R. Horton, Inc., a Delaware Corporation, hereafter called the Grantor, whose mailing address is 1430 Culver Drive, Palm Bay, Florida 32907 to the Barefoot Bay Water and Sewer District, a dependent special district of Brevard County, Florida, hereafter called the Grantee, whose mailing address is 931 Barefoot Boulevard #2, Barefoot Bay, Florida 32976;

**WITNESSETH** that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does hereby grant, bargain, sell, and conveys fee simple ownership unto the Grantee, its successors and assigns, the following described lands, lying and being in Brevard County, Florida, to-wit:

Tract LS-2, CRYSTAL BAY PHASE TWO, according to the Plat thereof, as recorded in Plat Book 71, Page 46, of the Public Records of Brevard County, Florida.

Together with all riparian and littoral rights appertaining thereto, and all interest in subsurface oil, gas, and minerals pursuant to section 270.11(3), Florida Statutes. Pursuant to section 189.076, Florida Statutes, if GRANTEE is dissolved, title shall be transferred to Brevard County, Florida, a political subdivision of the State of Florida.

**TO HAVE AND TO HOLD THE SAME**, together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title and interest forever, and the Grantor does fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever. In conveying these lands, GRANTOR agrees that these lands are exempt from any and all restrictions or covenants that may apply or be applied to the rest of the parcels in said plat.

**IN WITNESS WHEREOF**, the Grantor, by its duly authorized representative, has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness Signature  
*[Signature]*  
Typed/Printed Name  
*[Signature]*  
Witness Signature  
*[Signature]*  
Typed/Printed Name

D.R. Horton, Inc., a Delaware Corporation

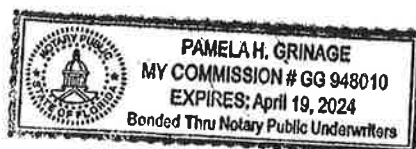
BY: *[Signature]*  
Keith V. Williams, Vice President

(Corporate Seal)

STATE OF Florida  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 19<sup>th</sup> day of August, 2022, by Keith V. Williams as Vice President for D.R. Horton, Inc., a Delaware Corporation. Is ☒ personally known or ☐ produced as identification.

*[Signature]*  
Notary Signature  
SEAL



**BILL OF SALE**

D.R. Horton, Inc., a Delaware Corporation (hereinafter "Seller"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it paid by Barefoot Bay Water and Sewer District, a dependent special district of BREVARD COUNTY FLORIDA, (hereinafter "Buyer"), the receipt and sufficiency of which consideration is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto County, its successors and assigns, the goods, chattels and items of personal property owned by Seller, their successors and assigns, as that property is set forth on Exhibit "A" attached hereto and made a part thereof, and being situate on certain real property described on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto County, its successors and assigns, forever.

AND Seller, does, for themselves and their successors and assigns, covenant to and with County, its successors and assigns, that Seller is the lawful owners of said goods, chattels and personal property (hereafter collectively the "property"); that said property is free from all liens and encumbrances; that Seller has good right to sell the same aforesaid; and that Seller will warrant and defend the sale of said property hereby made unto County, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Seller, by its duly authorized representative, has caused this instrument to be executed and delivered and has intended this instrument to be and become effective as of the 22 day of July, 2022.

D. R. Horton, Inc., a Delaware Corporation

BY: [Signature]  
Keith V. Williams, Vice President

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 22 day of July, 2022, by Keith V. Williams, as Vice President for D.R. Horton, Inc., a Delaware Corporation. Is ☒ personally known or ☐ produced \_\_\_\_\_ as identification.

[Signature]  
Notary Signature  
(seal)



Exhibit "A"

Personal Property

(Please attach an itemized Exhibit A)

# Bowman CONSULTING

4450 W. Eau Gallie Blvd., Suite 144, Melbourne, Florida 32934

Date 6/2/2022  
Project Crystal Bay - Phase 2

BCG # 010798-01-002

## Crystal Bay, Grant Valkaria FL - Opinion of Probable Construction Costs

SITE WORK				
	Quantity	Unit	Unit Cost	Total
<b>Existing Utilities</b>				
<b>Sewer Force Main As-Built</b>				
8" PVC (Sanitary Force Main)	1721.4	LF	\$ 35.00	\$ 60,249.00
<b>Gravity Sewer As-Built</b>				
8" PVC (Gravity Sewer)	15753	LF	\$ 48.00	\$ 756,144.00
6" PVC (Gravity Sewer)	126	LF	\$ 48.00	\$ 6,048.00
Manholes	66	EA	\$ 6,400.00	\$ 422,400.00
Wyes	132	EA	\$ 300.00	\$ 39,600.00
Cleanouts	293	EA	\$ 500.00	\$ 146,500.00
<b>Lifstation 2</b>				
Lifstation 2	1	LS	\$ 450,000.00	\$ 450,000.00
<b>Water Main As-Built</b>				
10" PVC (Water main)	240	LF	\$ 50.00	\$ 12,000.00
8" PVC (Water main)	8217	LF	\$ 35.00	\$ 287,595.00
6" PVC (Water main)	13038	LF	\$ 23.00	\$ 299,874.00
8" Gate valve	23	EA	\$ 2,600.00	\$ 59,800.00
6" Gate valve	30	EA	\$ 2,100.00	\$ 63,000.00
Fire Hydrant	16	EA	\$ 5,200.00	\$ 83,200.00
Connection Services	293	EA	\$ 600.00	\$ 175,800.00
Curb Stop	293	EA	\$ 300.00	\$ 87,900.00
<b>Sub-Total</b>				<b>\$ 2,950,110.00</b>
<b>Sitework Sub-total</b>				<b>\$ 2,950,110</b>
<b>SITWORK</b>				<b>\$ 2,950,110</b>

25% \$ 737,527.50

**Exhibit "B"**

**Real Property**

Tract LS-2, CRYSTAL BAY PHASE TWO, according to the Plat thereof,  
as recorded in Plat Book 71, page 46, of the Public Records of Brevard County,  
Florida.



Prepared by and return to: Lisa J. Kruse

Public Works, Land Acquisition

2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940

A portion of interest in Tax Parcel ID: 30-38-3-50\*-RD.2; 30-38-3-50\*-AC.1; 30-38-3-50-F-5; 30-38-3-50-F-6; 30-38-3-50\*-W.5 and 30-38-3-50\*-ST.12

### **Utility Easements**

These Easements, dated the 19<sup>th</sup> day of August, 2022, are made and entered into, by and between the following Parties: D. R. Horton, Inc., a Delaware Corporation, whose mailing address is 1430 Culver Drive, Palm Bay, Florida 32907; the Crystal Bay Community Association, Inc., a Florida not-for-profit corporation (hereinafter collectively referred to as GRANTORS); and the Barefoot Bay Water and Sewer District, a dependent special district of Brevard County, Florida, whose mailing address is 931 Barefoot Boulevard, #2, Barefoot Bay, Florida 32976 (hereinafter referred to as GRANTEE), and its successors and assigns.

### **WITNESSETH:**

That the GRANTORS, its successors and assigns, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, hereby grants unto the GRANTEE, its successors and assigns, perpetual easements as described in the Plat's Dedication to Utilities as recorded in Plat Book 71, Pages 46 through 53 of the Public Records of Brevard County, Florida, for the purpose of access, installation, operation, inspection and maintenance of utilities in Tract RD-2; Tract AC-1; a parcel of land located within Lots 5 and 6, Block F and Tract ST-12; a parcel of land located within Tracts W-5 and ST-12, once said utility system is conveyed to GRANTEE.

The land affected by these easements are located in Section 3, Township 30 South, Range 38 East, Brevard County, Florida, and is more particularly described as follows:

### **SEE LEGAL DESCRIPTIONS ATTACHED HERETO AS "EXHIBITS "A", "B", "C" AND "D"**

Including the right of ingress and egress onto the easement areas as may be necessary for the full use and enjoyment by the GRANTEE of its easements. The GRANTOR shall have full use and enjoyment of the easement areas but shall not make any improvements within the easement areas which will conflict or interfere with the easements granted herein. Pursuant to section 189.076, Florida Statutes, if GRANTEE is dissolved, GRANTORS agree that Brevard County, Florida, a political subdivision of the State of Florida, is the GRANTEE's successor for

purposes of the duties and rights associated with these easements, without further action by GRANTORS or GRANTEE.

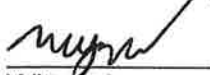
**THE PARTIES AGREE THAT IN THE EVENT GRANTEE, ITS SUCCESSOR OR ASSIGN, DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE GRANTEE SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.**

**TO HAVE AND TO HOLD** said Easements unto the GRANTEE and to its successors and/or assigns.


The GRANTORS do covenant with the GRANTEE that it is lawfully seized and possessed of these Easements and that it has a good lawful right to assign it or any part thereof.

**IN WITNESS WHEREOF**, the GRANTORS, by its duly authorized representatives, have caused these Easements to be executed, the day and year first above written,

Signed, sealed, and delivered in the presence of:

  
Witness

Wyatt Ruhl  
Typed/Printed Name

  
Witness

Aaron Remmer  
Typed/Printed Name

**GRANTOR:**

D.R. Horton, Inc., a Delaware Corporation

BY:   
Keith V. Williams  
Vice President

(Seal)

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 19<sup>th</sup> day of August, 2022, by Keith V. Williams as Vice President for D.R. Horton, Inc., a Delaware Corporation. Is ☒ personally known or ☐ produced \_\_\_\_\_ as identification.



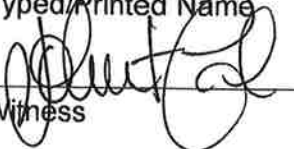
  
Notary Signature

IN WITNESS WHEREOF, the GRANTOR, by its duly authorized representatives, has caused these Easements to be executed, the day and year first above written,

Signed, sealed, and delivered in the presence of:

  
Witness


Ricardo Corona  
Typed/Printed Name

  
Witness

JOHN T. LYNCH  
Typed/Printed Name

GRANTOR:

Crystal Bay Community  
Association, Inc., a Florida  
not-for-profit corporation

BY:   
Sonja L. Pedretti, President

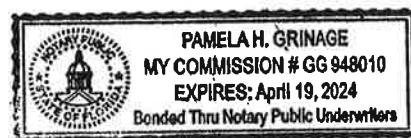
(Seal)

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 22 day of August 2022, by Sonja L. Pedretti, as President of Crystal Bay Community Association, Inc., a Florida not-for-profit corporation. Is ☒ personally known or ☐ produced \_\_\_\_\_ as identification.

  
Notary Signature

SEAL



### ACCEPTANCE

The GRANTEE, by its duly authorized representative, hereby accepts these Easements and agrees to be bound by their terms.

Dated this 13th day of September, 2022.

ATTEST:

  
Rachel Sadoff, Clerk

GRANTEE:

GOVERNING BODY OF THE  
BAREFOOT BAY WATER AND  
SEWER DISTRICT

By: 

Kristine Zonka, Chair

(As approved by the Board  
September 13, 2022)

# LEGAL DESCRIPTION

## PARCEL 800

**EXHIBIT "A"**  
SHEET 1 OF 3  
NOT VALID WITHOUT SHEETS 2-3  
THIS IS NOT A SURVEY

PARENT PARCEL ID#: 30-38-3-50-\*--RD.2  
SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT


### LEGAL DESCRIPTION: PARCEL 800, UTILITY EASEMENT (PREPARED BY SURVEYOR)

A PARCEL OF LAND BEING ALL OF TRACT RD-2 AS CREATED BY THE PLAT OF CRYSTAL BAY PHASE TWO AS RECORDED IN PLAT BOOK 71, PAGES 46-53 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 16.99 ACRES, MORE OR LESS.

### SURVEYORS NOTES:

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 AND INFORMATION FURNISHED TO THE SURVEYOR BY PROPERTY INFORMATION REPORT BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 20074317, DATED JUNE 27, 2022.  
A. EASEMENT CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 9199, PAGE 298, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PARCELS.

PREPARED FOR:  
BREVARD COUNTY  
BOARD OF COUNTY COMMISSIONERS

  
**ANDREW W. POWSHOK, PLS 5383**  
**PROFESSIONAL LICENSED SURVEYOR**

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
**3970 MINTON ROAD, WEST MELBOURNE, FL 32904**  
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com) LICENSE BUSINESS #6623

DRAWN BY: ANDREW POWSHOK	CHECKED BY: ANDREW W. POWSHOK	REVISION: _____ REVISION: _____ REVISION: _____	SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST
DATE: 08-11-22	PROJECT # 43930		

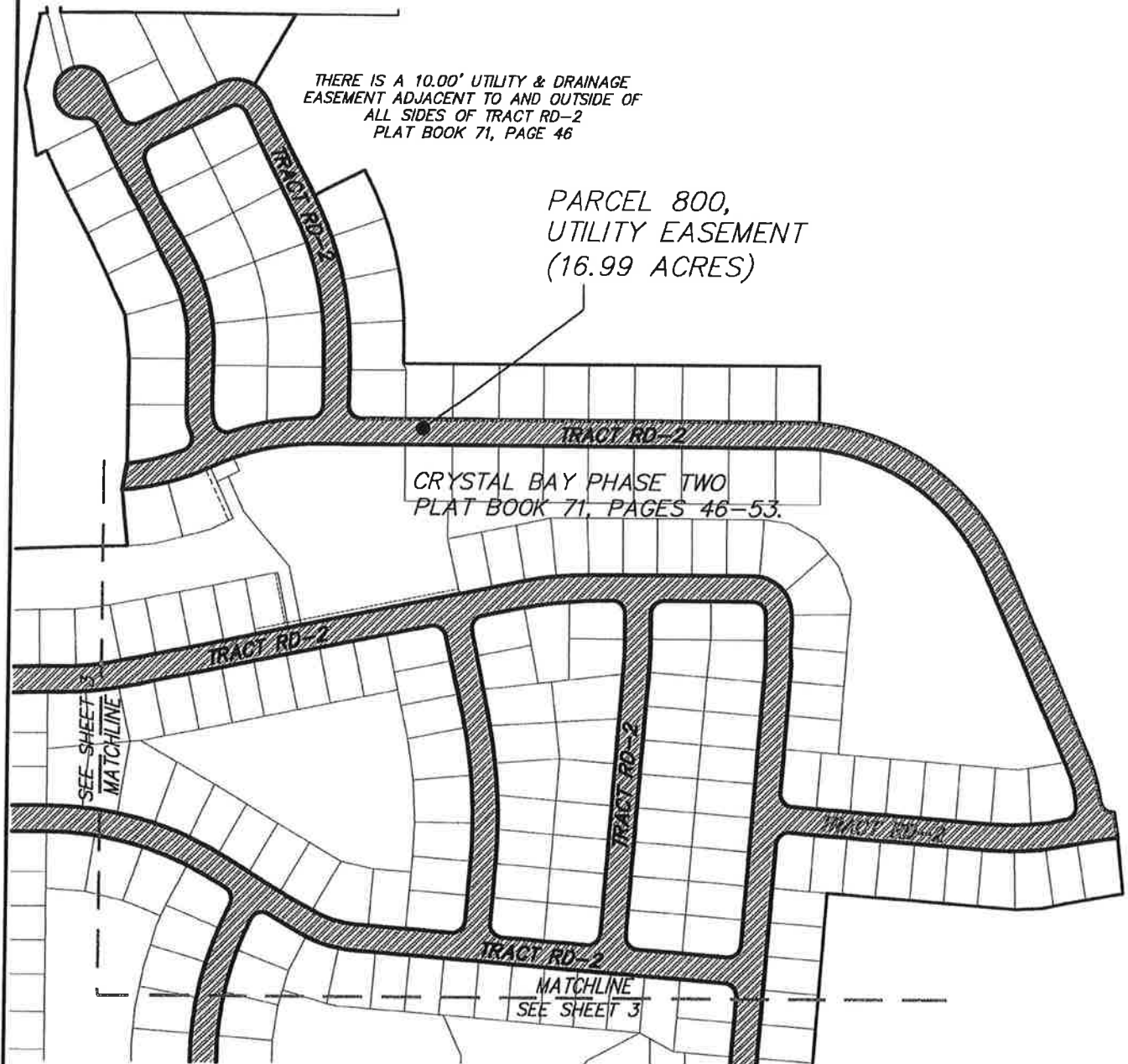
# SKETCH OF DESCRIPTION PARCEL 800

## EXHIBIT "A"

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

PARENT PARCEL ID#: 30-38-3-50-\*--RD.2  
SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT



NORTH

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
3970 MINTON ROAD, WEST MELBOURNE, FL 32904  
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com)

SCALE: 1" = 300'

PROJECT # 43930

REVISION: \_\_\_\_\_

REVISION: \_\_\_\_\_

REVISION: \_\_\_\_\_

SECTION 3,  
TOWNSHIP 30 SOUTH,  
RANGE 38 EAST

# SKETCH OF DESCRIPTION PARCEL 800

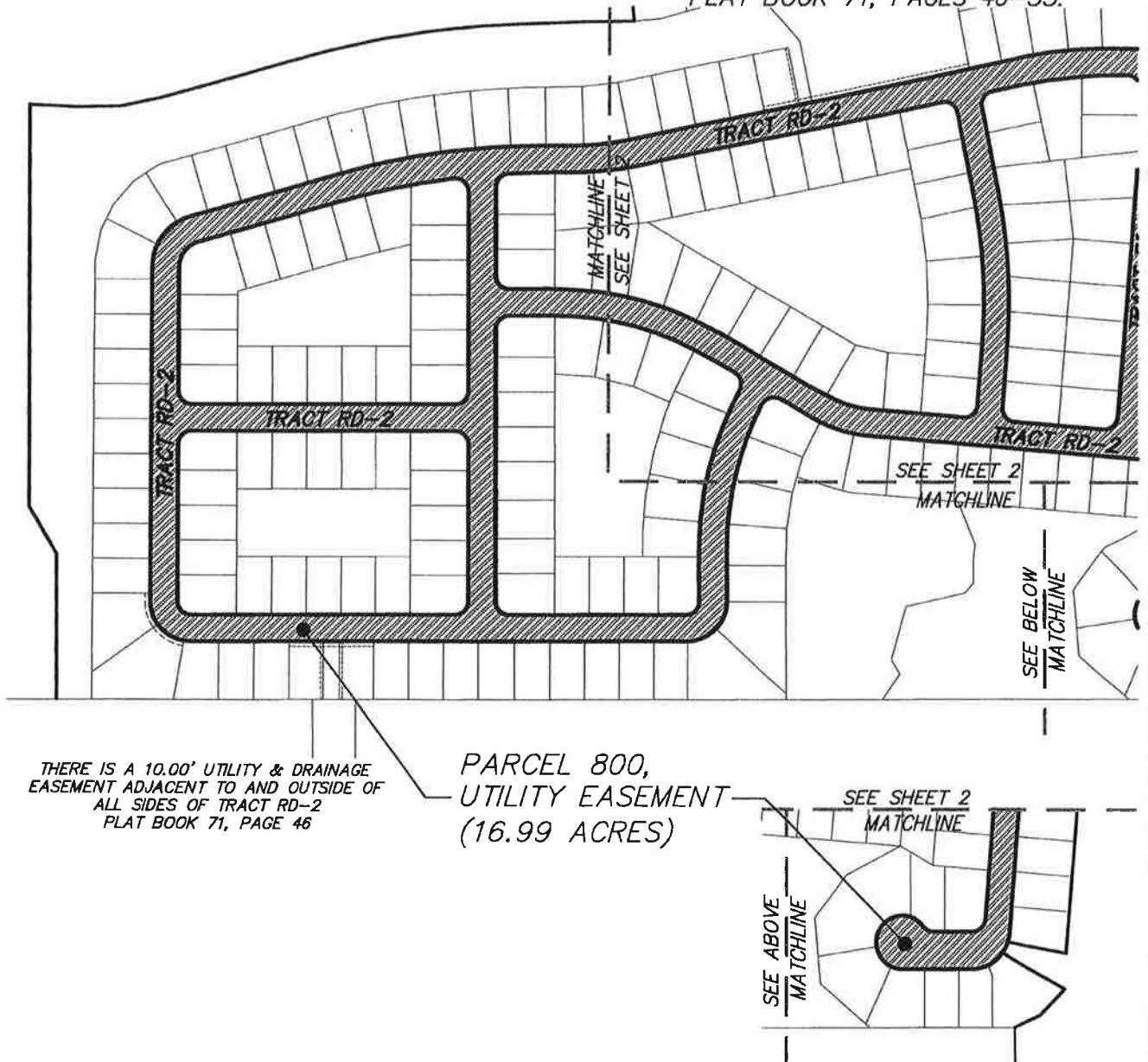
## EXHIBIT "A"

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

PARENT PARCEL ID#: 30-38-3-50-\*-RD.2  
SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT

CRYSTAL BAY PHASE TWO  
PLAT BOOK 71, PAGES 46-53.



NORTH

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
3970 MINTON ROAD, WEST MELBOURNE, FL 32904  
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com)

SCALE: 1" = 300'

PROJECT # 43930

REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_

SECTION 3,  
TOWNSHIP 30 SOUTH,  
RANGE 38 EAST

# LEGAL DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 30-38-3-50-\*-W.5  
PARENT PARCEL ID#: 30-38-3-50-\*-ST.12

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT


LEGAL DESCRIPTION: PARCEL 801, UTILITY EASEMENT  
(PREPARED BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN TRACTS W-5 AND ST-12 AS CREATED BY THE PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND BEING THE EASTERLY 25.00 FEET OF SAID TRACT ST-12 AND THE WESTERLY 20.00 FEET OF SAID TRACT W-5, ALL LYING SOUTHERLY OF TRACT LS-2, CONTAINING 14,948 SQUARE FEET OR 0.343 ACRES, MORE OR LESS.

### SURVEYORS NOTES:

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 AND INFORMATION FURNISHED TO THE SURVEYOR BY PROPERTY INFORMATION REPORT BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 20074317, DATED JUNE 27, 2022.  
A. EASEMENT CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 9199, PAGE 298, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PARCELS.
5. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE EAST LINE OF LOT 35, BLOCK F, AS BEING N11°38'46"W, ASSUMED.

PREPARED FOR:  
BREVARD COUNTY  
BOARD OF COUNTY COMMISSIONERS

  
**ANDREW W. POWSHOK, PLS 5383**  
**PROFESSIONAL LICENSED SURVEYOR**

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
**3970 MINTON ROAD, WEST MELBOURNE, FL 32904**  
**PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com) LICENSE BUSINESS #6623**

DRAWN BY: ANDREW POWSHOK	CHECKED BY: ANDREW W. POWSHOK	REVISION: _____	SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST
DATE: 08-11-22	PROJECT # 43930	REVISION: _____	
		REVISION: _____	



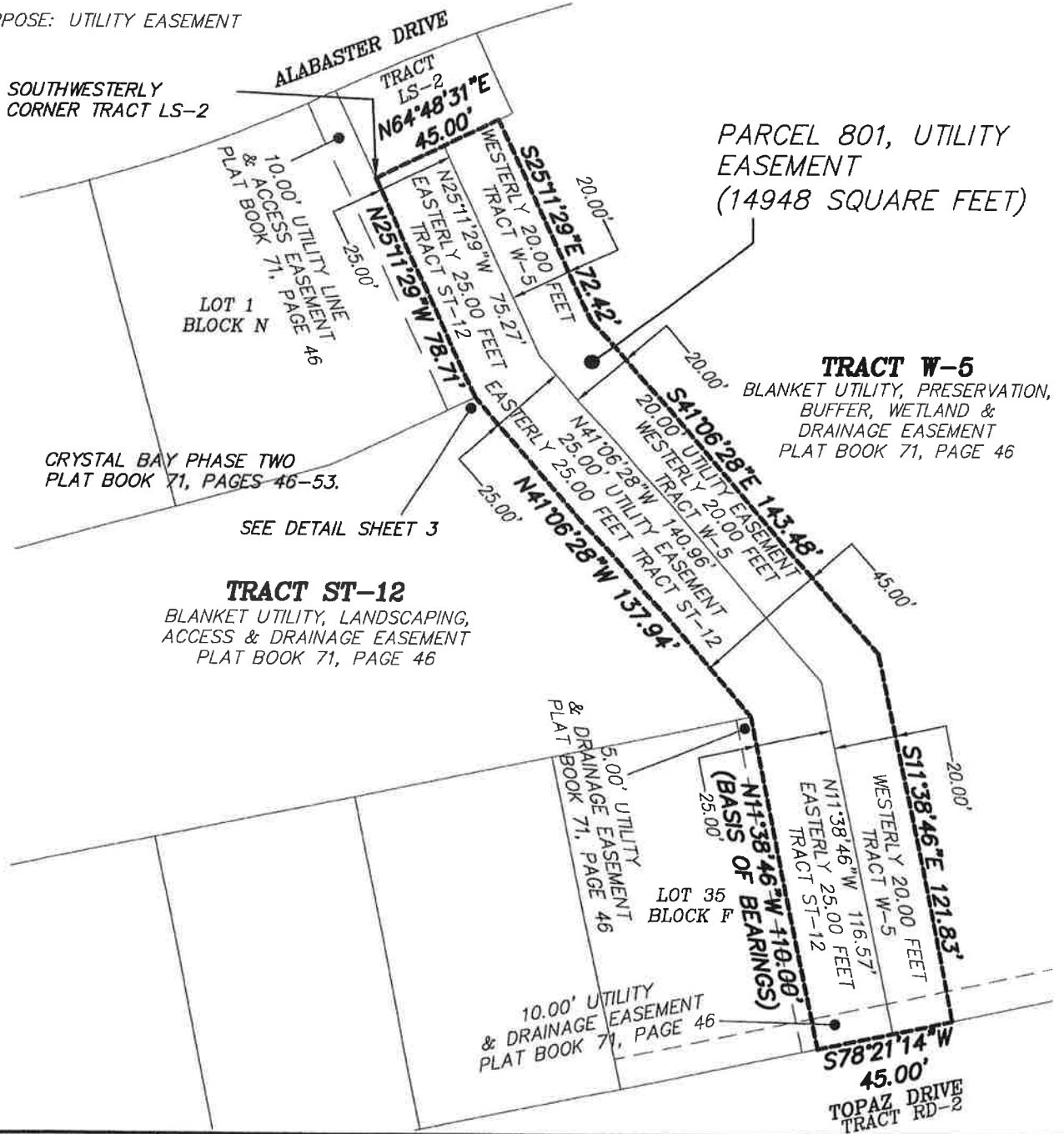
PARCEL 801

PARENT PARCEL ID#: 30-38-3-50-\* - W.5  
PARENT PARCEL ID#: 30-38-3-50-\* - ST.12

PURPOSE: UTILITY EASEMENT

EXHIBIT "B"

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



NORTH

**PREPARED BY: AAL LAND SURVEYING SERVICES, INC.**  
**3970 MINTON ROAD, WEST MELBOURNE, FL 32904**  
**PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com)**

SCALE: 1" = 50'

PROJECT # 43930

**REVISION:**

REVISION:

**REVISION:**

SECTION 3  
TOWNSHIP 30 SOUTH,  
RANGE 38 EAST

# SKETCH OF DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 30-38-3-50-\*-W.5  
PARENT PARCEL ID#: 30-38-3-50-\*-ST.12

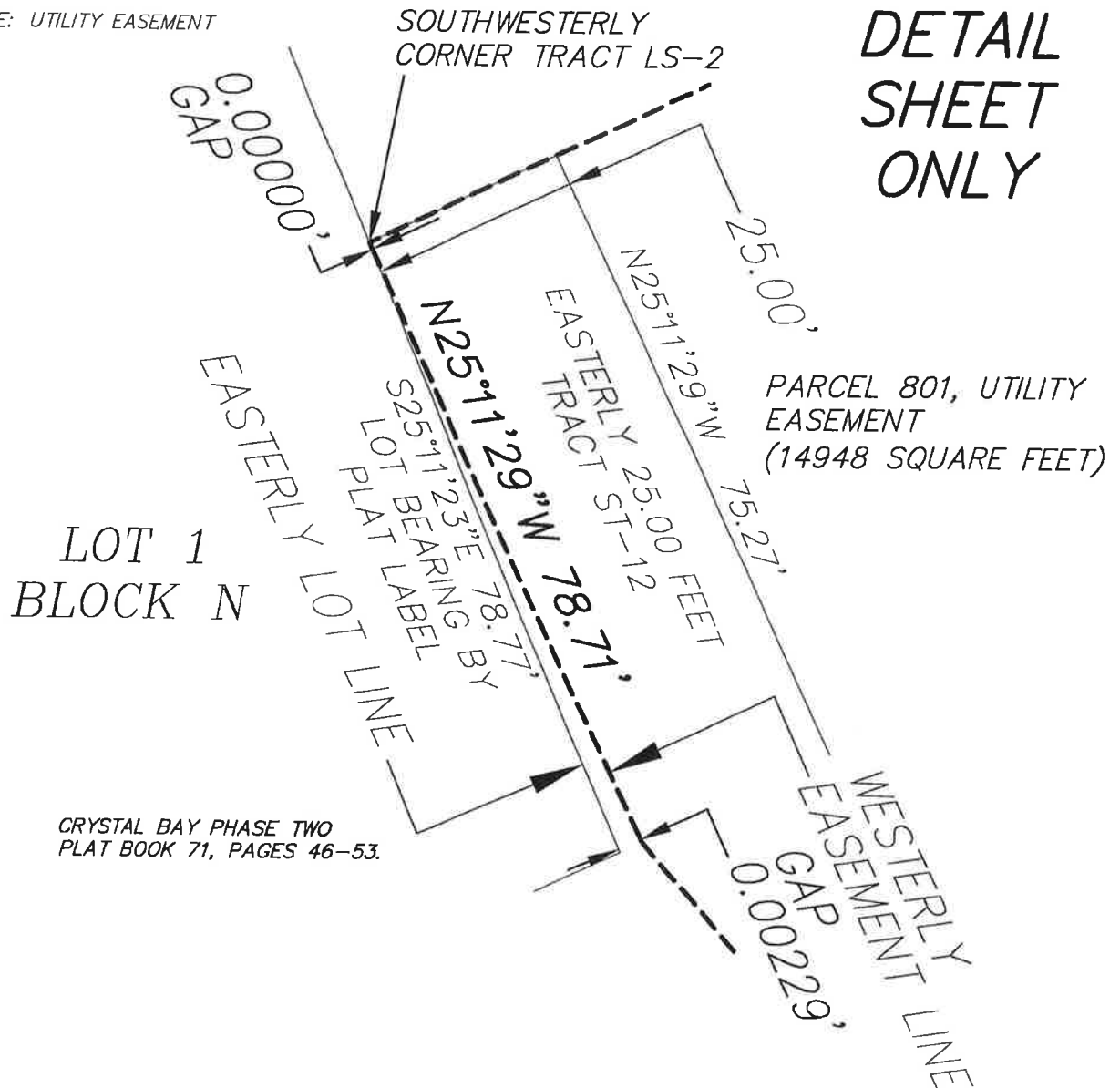
SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT

## EXHIBIT "B"

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

DETAIL  
SHEET  
ONLY



LOT 1  
BLOCK N

CRYSTAL BAY PHASE TWO  
PLAT BOOK 71, PAGES 46-53.



NORTH

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
3970 MINTON ROAD, WEST MELBOURNE, FL 32904  
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com)

SCALE: NOT TO SCALE

PROJECT # 43930

REVISION:

REVISION:

REVISION:

SECTION 3  
TOWNSHIP 30 SOUTH,  
RANGE 38 EAST

# LEGAL DESCRIPTION

## PARCEL 802

PARENT PARCEL ID#: 30-38-3-50--\*-AC.1

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT

EXHIBIT "C"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2

THIS IS NOT A SURVEY

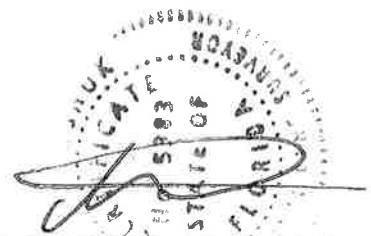
### LEGAL DESCRIPTION: PARCEL 802, UTILITY EASEMENT (PREPARED BY SURVEYOR)

A PARCEL OF LAND BEING ALL OF TRACT AC-1 AS CREATED BY THE PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 3,300 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

### SURVEYORS NOTES:

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 AND INFORMATION FURNISHED TO THE SURVEYOR BY PROPERTY INFORMATION REPORT BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 20074317, DATED JUNE 27, 2022.
  - A. EASEMENT CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 9199, PAGE 298, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PARCELS.
5. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE EAST LINE OF LOT 1, BLOCK F, AS BEING N0°10'16"W, ASSUMED.

PREPARED FOR:  
BREVARD COUNTY  
BOARD OF COUNTY COMMISSIONERS



ANDREW W. POWSHOK, PLS 5383  
PROFESSIONAL LICENSED SURVEYOR

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
**3970 MINTON ROAD, WEST MELBOURNE, FL 32904**  
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com) LICENSE BUSINESS #6623

DRAWN BY: ANDREW POWSHOK	CHECKED BY: ANDREW W. POWSHOK	REVISION: _____ REVISION: _____ REVISION: _____	SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST
DATE: 08-11-22	PROJECT # 43930		

# SKETCH OF DESCRIPTION PARCEL 802

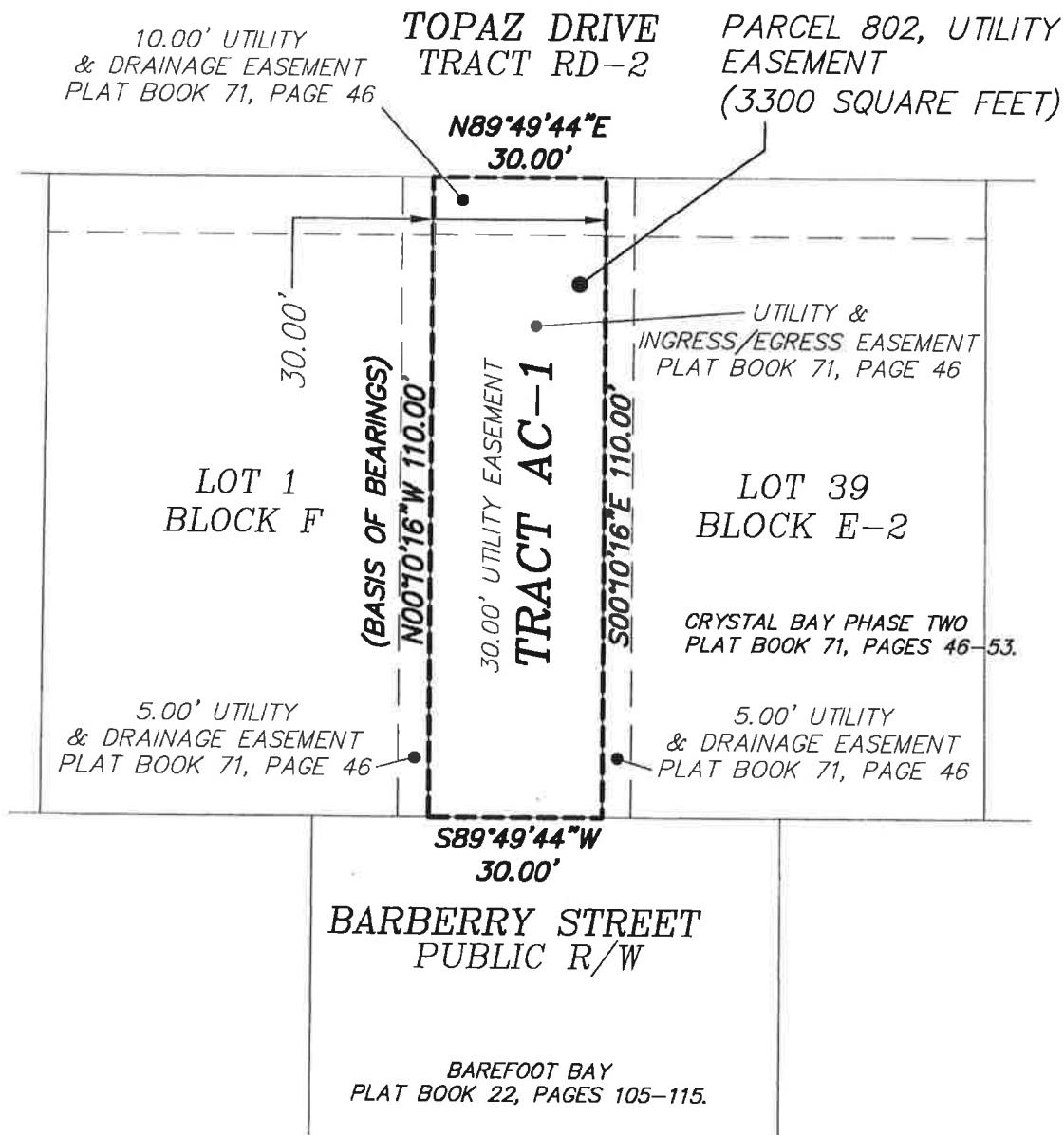
EXHIBIT "C"

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

PARENT PARCEL ID#: 30-38-3-50-\*--AC.1

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT



NORTH

PREPARED BY: AAL LAND SURVEYING SERVICES, INC.

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PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com)

SCALE: 1" = 30'

PROJECT # 43930

REVISION:

REVISION:

REVISION:

SECTION 3  
TOWNSHIP 30 SOUTH,  
RANGE 38 EAST

# LEGAL DESCRIPTION

## PARCEL 803

PARENT PARCEL ID#: 30-38-3-50-F-5  
PARENT PARCEL ID#: 30-38-3-50-F-6  
PARENT PARCEL ID#: 30-38-3-50-\*-ST.12

## EXHIBIT "D"

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

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT


LEGAL DESCRIPTION: PARCEL 803, UTILITY EASEMENT  
(PREPARED BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN LOTS 5 AND 6, BLOCK F, AND TRACT ST-12, AS CREATED BY THE PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND BEING THE NORTHERLY 10.00 FEET OF SAID LOT 5 AND THE SOUTHERLY 10.00 FEET OF SAID LOT 6, AND THE EASTERLY 20.00 FEET OF THE SOUTHERLY 64.18 FEET OF SAID TRACT ST-12 AND THE SOUTHERLY 20.00 FEET LESS THE EASTERLY 20.00 FEET OF SAID TRACT ST-12, CONTAINING 5,241 SQUARE FEET OR 0.12 ACRES, MORE OR LESS.

### SURVEYORS NOTES:

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 AND INFORMATION FURNISHED TO THE SURVEYOR BY PROPERTY INFORMATION REPORT BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 20074317, DATED JUNE 27, 2022.  
A. EASEMENT CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 9199, PAGE 298, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PARCELS.
5. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE SOUTH LINE OF TRACT ST-12, AS BEING S89°49'44"W, ASSUMED.

PREPARED FOR:  
BREVARD COUNTY  
BOARD OF COUNTY COMMISSIONERS

  
**ANDREW W. POWSHOK, PLS 5383**  
**PROFESSIONAL LICENSED SURVEYOR**

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
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DRAWN BY: ANDREW POWSHOK	CHECKED BY: ANDREW W. POWSHOK	REVISION: _____ REVISION: _____ REVISION: _____	SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST
DATE: 08-11-22	PROJECT # 43930		

PARCEL 803

PARENT PARCEL ID#: 30-38-3-50-F-5  
PARENT PARCEL ID#: 30-38-3-50-F-6  
PARENT PARCEL ID#: 30-38-3-50-\*-ST.12

PURPOSE: UTILITY EASEMENT

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

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1

THIS IS NOT A SURVEY



PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**

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**REVISION:**

REVISION:

REVISION:

SECTION 3  
TOWNSHIP 30 SOUTH,  
RANGE 38 EAST

# LEGAL DESCRIPTION

## PARCEL 802

PARENT PARCEL ID#: 30-38-3-XY-\*--AC.1

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT

## EXHIBIT "C"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2

THIS IS NOT A SURVEY

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

A PARCEL OF LAND BEING ALL OF TRACT AC-1 AS CREATED BY THE PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 3,300 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

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PREPARED FOR:  
BREVARD COUNTY  
BOARD OF COUNTY COMMISSIONERS

  
ANDREW W. POWSHOK, PLS 5383  
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DRAWN BY: ANDREW POWSHOK	CHECKED BY: ANDREW W. POWSHOK	REVISION: _____	SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST
DATE: 06-28-22	PROJECT # 43930	REVISION: _____	
		REVISION: _____	

# SKETCH OF DESCRIPTION PARCEL 802

EXHIBIT "C"

SHEET 2 OF 2

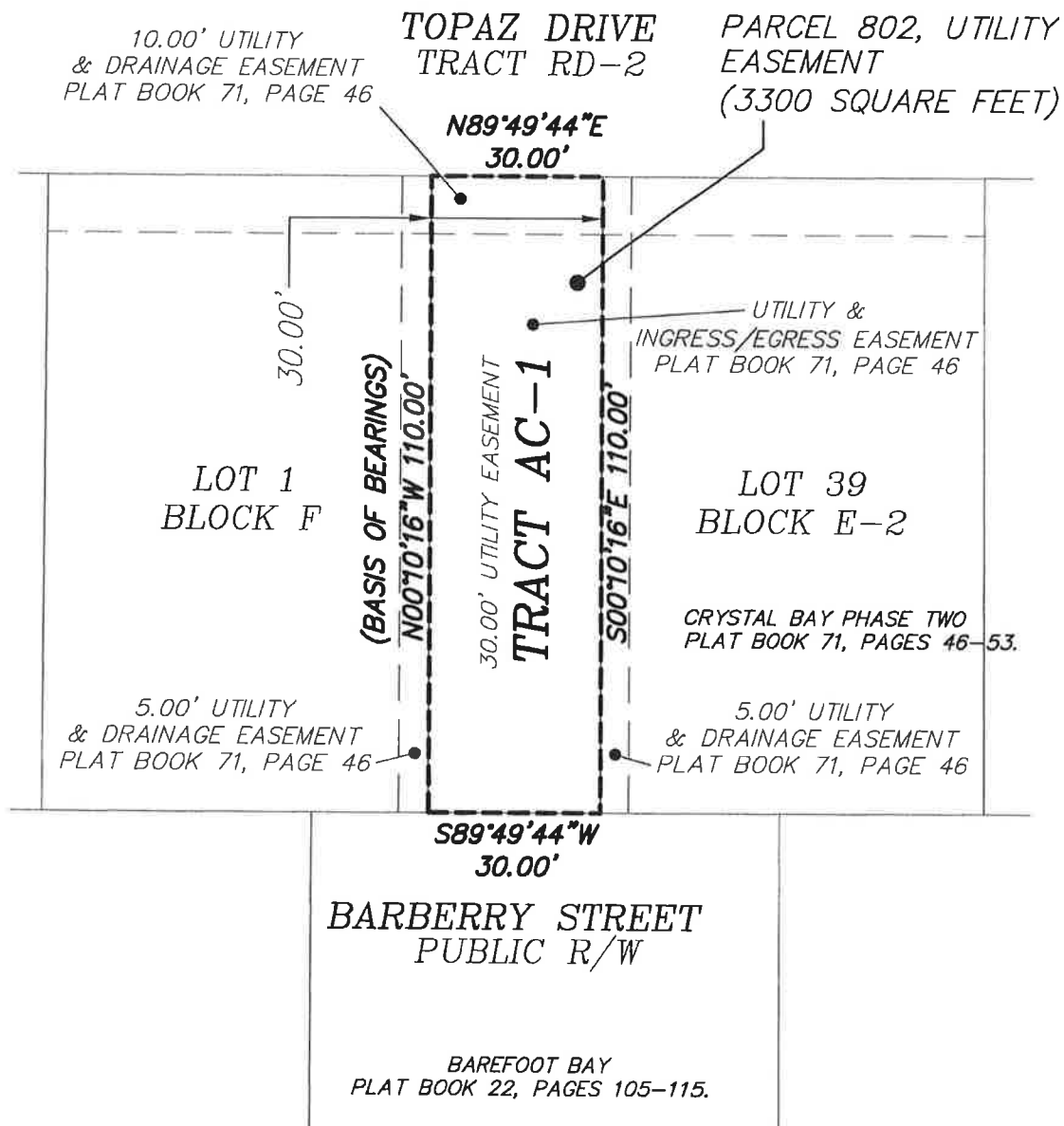
NOT VALID WITHOUT SHEET 1

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 30-38-3-XY-\*-AC.1

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT



NORTH

PREPARED BY:

**AAL LAND SURVEYING SERVICES, INC.**

**3970 MINTON ROAD, WEST MELBOURNE, FL 32904**

**PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com)**

SCALE: 1" = 30'

PROJECT # 43930

REVISION:

REVISION:

REVISION:

SECTION 3  
TOWNSHIP 30 SOUTH,  
RANGE 38 EAST



# LEGAL DESCRIPTION

## PARCEL 803

PARENT PARCEL ID#: 30-38-3-XY-F-5  
PARENT PARCEL ID#: 30-38-3-XY-F-6  
PARENT PARCEL ID#: 30-38-3-XY-\*-ST.12

## EXHIBIT "D"

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

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT

### LEGAL DESCRIPTION: PARCEL 803, UTILITY EASEMENT (PREPARED BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN LOTS 5 AND 6, BLOCK F, AND TRACT ST-12, AS CREATED BY THE PLAT OF CRYSTAL BAY PHASE TWO, AS RECORDED IN PLAT BOOK 71, PAGES 46-53 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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PREPARED FOR:  
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DRAWN BY: ANDREW POWSHOK	CHECKED BY: ANDREW W. POWSHOK	REVISION: _____ REVISION: _____ REVISION: _____	SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST
DATE: 06-28-22	PROJECT # 43930		

# SKETCH OF DESCRIPTION

## PARCEL 803

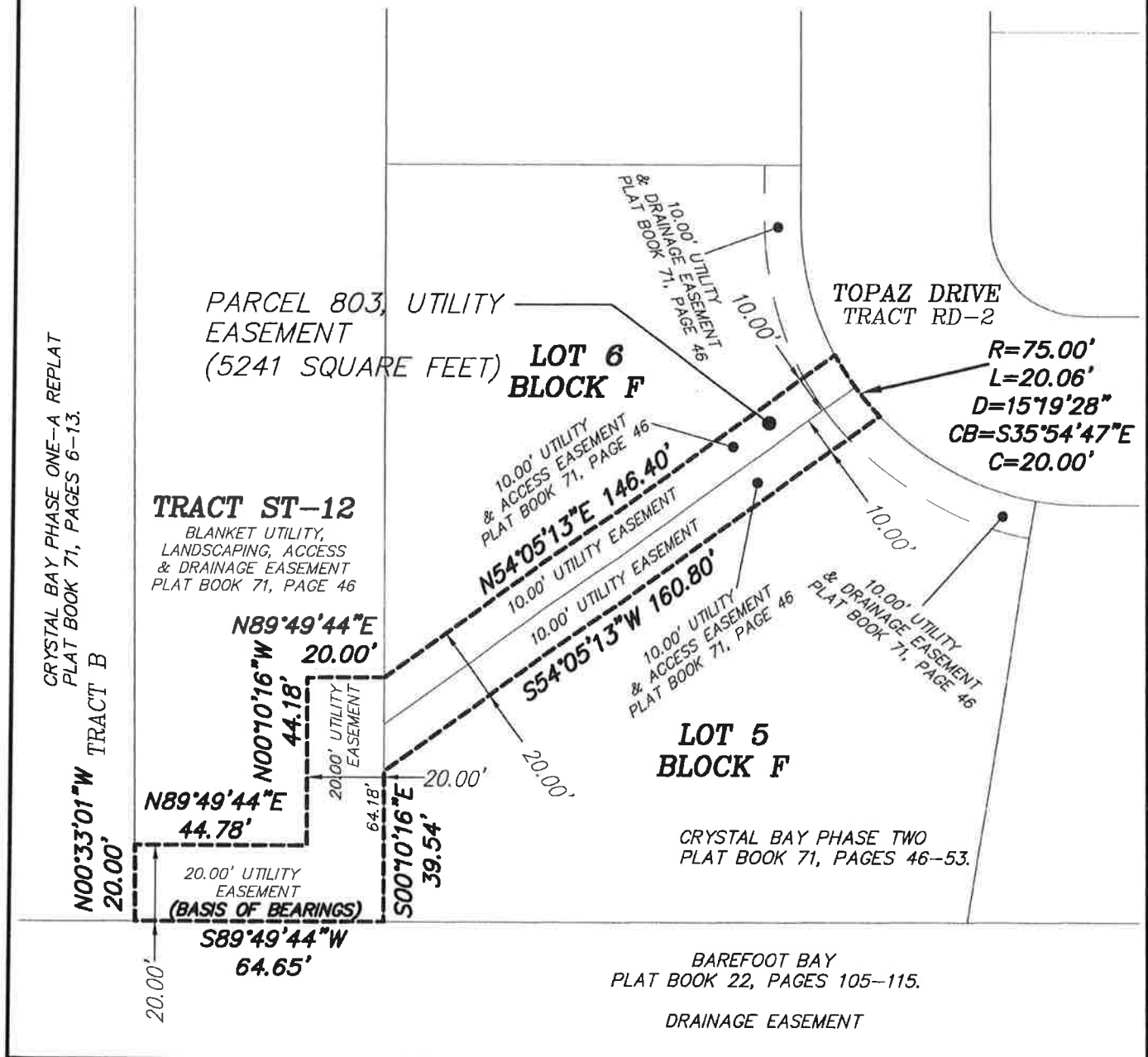
PARENT PARCEL ID#: 30-38-3-XY-F-5  
 PARENT PARCEL ID#: 30-38-3-XY-F-6  
 PARENT PARCEL ID#: 30-38-3-XY-\*-ST.12

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: UTILITY EASEMENT

## EXHIBIT "D"

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



NORTH

PREPARED BY:

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SCALE: 1" = 40'

PROJECT # 43930

REVISION:

REVISION:

REVISION:

SECTION 3  
 TOWNSHIP 30 SOUTH,  
 RANGE 38 EAST

## LOCATION MAP

**Section 3, Township 30 South, Range 38 East - District: 3**

PROPERTY LOCATION: West of US Highway 1 in Grant-Valkaria

OWNERS NAME(S): D.R. Horton, Inc.

