



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.13.

11/14/2023

Subject:

Adopt Resolution and Release Performance Bond: Egret's Reserve - District 2
Developer: Egret's Landing MI, LLC

Fiscal Impact:

None

Dept/Office:

Public Works/Engineering

Requested Action:

In accordance with Section 62-2844(b), it is requested that the Board of County Commissioners adopt the attached Resolution and authorize the Chair to sign the Resolution releasing the Contract and Surety Performance Bond dated February 7, 2023, for Egret's Reserve.

Summary Explanation and Background:

The Egret's Reserve subdivision is located on the east side of North Courtenay Parkway via Norwich Street and on the north side of East Hall Road via Hebron Drive. The public roads within the subdivision are Danbury Lane and Cornwall Drive. The proposed Subdivision contains 34 single-family lots on 62.09 acres.

The Egret's Reserve subdivision received preliminary plat and final engineering plans on January 12, 2021, and final plat and contract approval on February 7, 2023. The developer posted a Surety Performance Bond for guarantee of the completion of the infrastructure improvements according to the approved plans.

Per Section 62-2809(b)(2), "Construction after final plat recordation: ...the applicant shall provide security required in Section 62-2844 for the performance of such construction..." Section 62-2844(a) states: "An applicant shall be required to secure its performance security of the construction required under this article by a surety bond, letter of credit, savings account, certificate of deposit or execution of a tri-party escrow agreement. Such security shall not be required if a certificate of completion has been issued for all the subdivision improvements prior to final plat recordation." Because the applicant chose to plat the subdivision prior to completion of construction, the applicant entered into a Contract with the Board and posted a Surety Performance Bond to guarantee the completion of the infrastructure improvements according to the approved plans.

As of October 23, 2023, the Egret's Reserve subdivision infrastructure improvements have been completed and we are in receipt of a two-year maintenance bond.

Reference: 19SD00013, 22FM00014

Contact: Christine Verrett, Special Projects Coordinator III, Extension 58328

Clerk to the Board Instructions:

Please forward the Board action to the Public Works Department and provide one original of the Resolution.



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

November 15, 2023

MEMORANDUM

TO: Marc Bernath, Public Works Director

RE: Item F.13., Resolution and Release of Performance Bond for Egret's Reserve,
Developer: Egret's Landing MI, LLC

The Board of County Commissioners, in regular session on November 14, 2023, adopted Resolution No. 23-135, authorizing the release of the Contract and Surety Performance Bond dated February 7, 2023, for Egret's Reserve, Developer: Egret's Landing MI, LLC. Enclosed is the fully-executed Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: Donna Scott
Kimberly Powell, Clerk to the Board

Encl. (1)

RESOLUTION 23-135

WHEREAS, the Board of County Commissioners of Brevard County, Florida and Egret's Landing MI, LLC entered into a contract to guarantee the construction of improvements on property commonly known as Egret's Reserve.

WHEREAS, by execution of the Contract, the Board of County Commissioners of Brevard County, Florida agreed to accept said improvements for public use at such time as said improvements were satisfactorily completed; and

WHEREAS, Egret's Landing MI, LLC completed all of the infrastructure improvements and has requested that the executed contract approved on February 7, 2023, be released and release of all undisbursed funds referenced in the Contract hereinabove described.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Brevard County, Florida that:

1. The Board of County Commissioners of Brevard County, Florida hereby acknowledges that there is satisfactory completion of all improvements to that certain real property commonly known as Egret's Reserve.
2. The Board of County Commissioners of Brevard County, Florida hereby releases the contract and performance bond executed on February 7, 2023.
3. This Resolution shall take effect immediately upon adoption.

DONE, ORDERED, AND ADOPTED in Regular Session the 14th day of November 2023.

ATTEST:


Rachel Sadoff, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: 

Rita Pritchett, Chair

As approved by the Board on November 14, 2023

Subdivision No. 19SD00013/22FM00014 Project Name Egrets Reserve

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 7 day of FEBRUARY 2023 by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and Egrets Landing MI, LLC, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:

and all other improvements depicted in subdivision number 19SD00013/22FM00014. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with nondefective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 7 day of FEBRUARY, 2025.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$ 2,749,571.00 . If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not Been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:

Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rita Pritchett, Chair

As approved by the Board on: FEBRUARY 7, 2023.

WITNESSES:

PRINCIPAL:

, as President

January 6, 2023

DATE

State of: Pennsylvania

County of: Allegheny

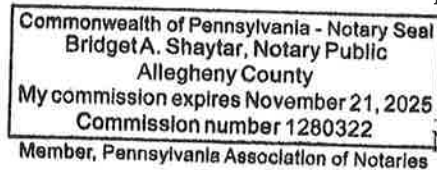
The foregoing instrument was acknowledged before me this 6th day of January, 2023, by Ronald W. Wolf who is personally known to me or who has produced Personally known as identification and who did (did not) take an oath.

My commission expires: 11-21-25

S E A L

Commission Number:

1280322



Notary Public

Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

Bond No. 800142977

Re: Egrets Reserve Ph 5
Subdivision No. 19SD00013/22FM00014

KNOW ALL MEN BY THESE PRESENTS:

That we, Egrets Landing MI, LLC, hereinafter referred to as "Owner" and, Atlantic Specialty Insurance Company, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$ 2,749,571.00, for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 6 day of January, 2023, which contract is made a part hereof by reference.

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by January 6, 2024, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 6th day of January, 2023.

OWNER: Egrets Landing MI, LLC

SURETY: Atlantic Specialty Insurance Company

Karen Bachy
Karen Bachy, Attorney in Fact
Florida NR License# P110956

Pre-approved Form reviewed for
Legal form and content: 12/18/07



Power of Attorney

Surety Bond No: 800142977

Principal: Egret's Landing MI, LLC

Obligee: Board of County Commissioners of Brevard County, Florida

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Karen Bachy, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: sixty million dollars (\$60,000,000) and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this fifth day of March, 2020.

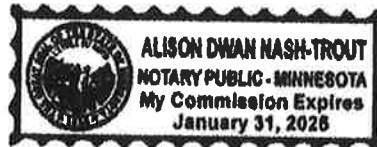
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Paul J. Brehm, Senior Vice President

On this fifth day of March, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 6th day of January, 2023



Christopher V. Jerry, Secretary

EGRET'S RESERVE

A REPLAT OF TRACT FF EGRET'S LANDING PHASE 2 AS RECORDED IN PLAT BOOK 65, PAGE 86
BREVARD COUNTY PUBLIC RECORDS
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 2 OF 3

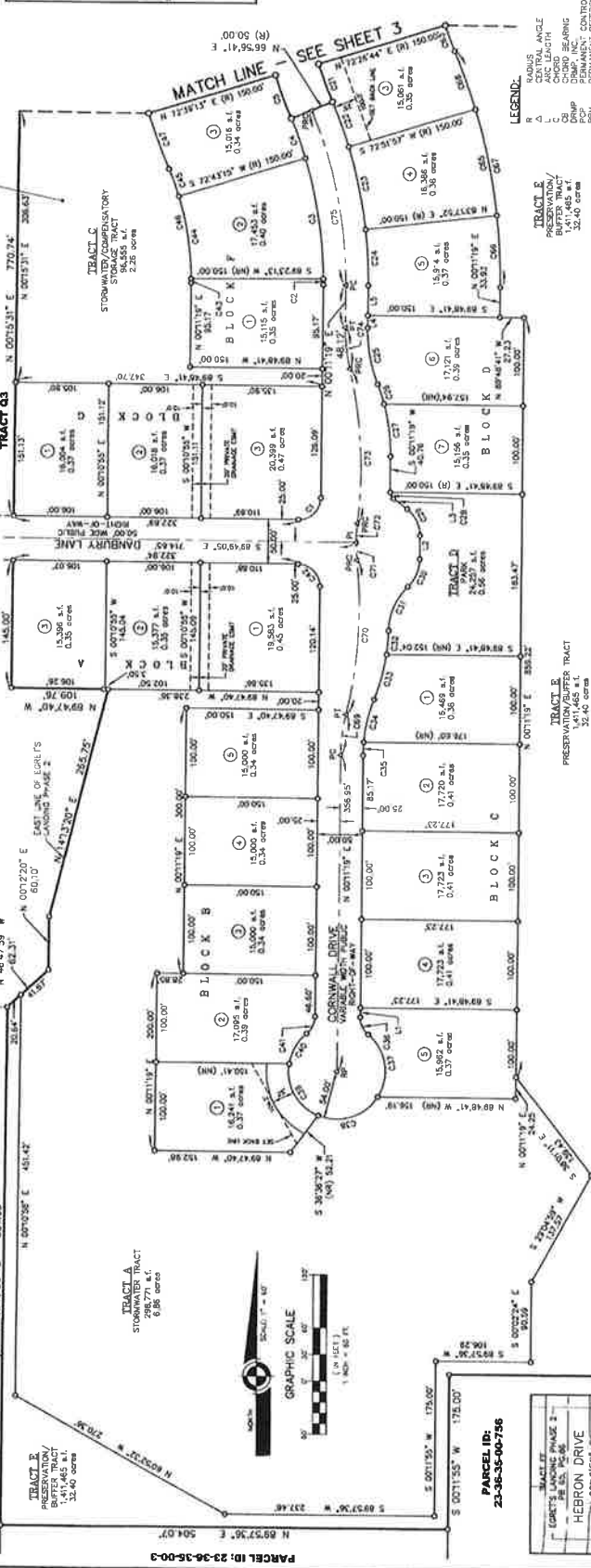
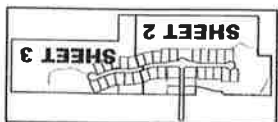
SECTION 35 TWP. 23 S., RANGE 36 E.

PARCEL ID:
23-36-35-00-519

EGRET'S LANDING SUBDIVISION
PHASE 2
PG 86, PL 86

EGRET'S LANDING SUBDIVISION
PHASE 2
PG 86, PL 86

EGRET'S LANDING SUBDIVISION
PHASE 2
PG 86, PL 86



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD	BEARING
C1	25.00'	180.00°	50.00'	N 0°00'00" E
C2	25.00'	180.00°	50.00'	S 0°00'00" E
C3	25.00'	180.00°	50.00'	N 0°00'00" E
C4	25.00'	180.00°	50.00'	S 0°00'00" E
C5	25.00'	180.00°	50.00'	N 0°00'00" E
C6	25.00'	180.00°	50.00'	S 0°00'00" E
C7	25.00'	180.00°	50.00'	N 0°00'00" E
C8	25.00'	180.00°	50.00'	S 0°00'00" E
C9	25.00'	180.00°	50.00'	N 0°00'00" E
C10	25.00'	180.00°	50.00'	S 0°00'00" E

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD	BEARING
C11	25.00'	180.00°	50.00'	N 0°00'00" E
C12	25.00'	180.00°	50.00'	S 0°00'00" E
C13	25.00'	180.00°	50.00'	N 0°00'00" E
C14	25.00'	180.00°	50.00'	S 0°00'00" E
C15	25.00'	180.00°	50.00'	N 0°00'00" E
C16	25.00'	180.00°	50.00'	S 0°00'00" E
C17	25.00'	180.00°	50.00'	N 0°00'00" E
C18	25.00'	180.00°	50.00'	S 0°00'00" E
C19	25.00'	180.00°	50.00'	N 0°00'00" E
C20	25.00'	180.00°	50.00'	S 0°00'00" E

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD	BEARING
C21	25.00'	180.00°	50.00'	N 0°00'00" E
C22	25.00'	180.00°	50.00'	S 0°00'00" E
C23	25.00'	180.00°	50.00'	N 0°00'00" E
C24	25.00'	180.00°	50.00'	S 0°00'00" E
C25	25.00'	180.00°	50.00'	N 0°00'00" E
C26	25.00'	180.00°	50.00'	S 0°00'00" E
C27	25.00'	180.00°	50.00'	N 0°00'00" E
C28	25.00'	180.00°	50.00'	S 0°00'00" E
C29	25.00'	180.00°	50.00'	N 0°00'00" E
C30	25.00'	180.00°	50.00'	S 0°00'00" E

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD	BEARING
C31	25.00'	180.00°	50.00'	N 0°00'00" E
C32	25.00'	180.00°	50.00'	S 0°00'00" E
C33	25.00'	180.00°	50.00'	N 0°00'00" E
C34	25.00'	180.00°	50.00'	S 0°00'00" E
C35	25.00'	180.00°	50.00'	N 0°00'00" E
C36	25.00'	180.00°	50.00'	S 0°00'00" E
C37	25.00'	180.00°	50.00'	N 0°00'00" E
C38	25.00'	180.00°	50.00'	S 0°00'00" E
C39	25.00'	180.00°	50.00'	N 0°00'00" E
C40	25.00'	180.00°	50.00'	S 0°00'00" E



PARCEL ID: 23-36-35-00-2
UNPLATTED

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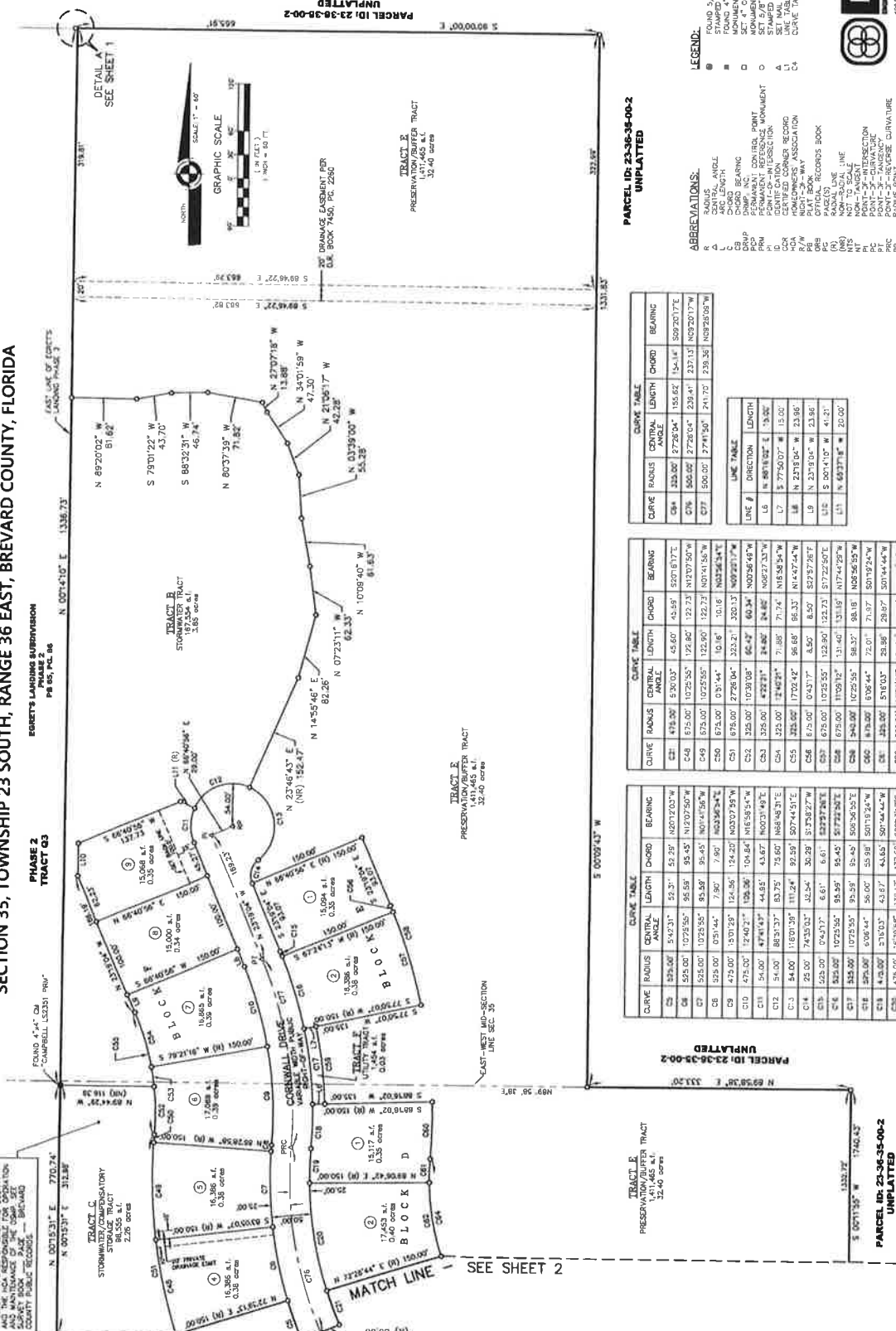
EGRET'S RESERVE

A REPLAY OF TRACT FF EGRET'S LANDING PHASE 2 AS RECORDED IN PLAT BOOK 65, PAGE 86

BREVARD COUNTY PUBLIC RECORDS

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

NOTE: THIS PLAN INCLUDES AN EXPANSION OF THE VOLUNTARY COMPENSATORY STORAGE PROVIDED AS A PART OF THE OPEN SPACE MANAGEMENT PLAN (OSMP) FOR FOREST LANDING SUBDIVISION, AS WELL AS PARTIAL RELOCATION OF THE LITTORAL ZONE, AND IS SUBJECT TO THE PROVISIONS AND CONDITIONS OF THE APPROVED OSM AND FOREST LANDING, MID-USED USES AND LITTORAL ZONES CANNOT BE MODIFIED UNLESS APPROVED BY BREWSTER COUNTY AND THE HCA RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE OSM SET SURVEY BOOK # PAGE -- BREWSTER COUNTY PUBLIC RECORDS.



CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	BEARING
C#4	325.00'	27°26'04"	155.62'	S09°20'17"E
C#5	560.00'	27°26'04"	239.41'	N09°20'17"W
C#7	500.00'	32°48'56"	295.30'	N09°20'17"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N 58°16'02" E	15.00'
L7	S 77°50'07" W	15.00'
L8	N 23°19'04" W	23.96'
L9	N 23°19'04" W	23.96'
L10	S 00°14'10" W	41.21'
L11	N 64°33'35" E	30.00'

CURVE	CURVE DATA				
	CURVE ID	CURVE RADIUS	CURVE LENGTH	CURVE CHORD	CURVE BEARING
C1	479.50	5.70033	48.60	43.88	82.00172
C2	479.50	10.72355	92.80	29.23	117.50750
C3	572.00	17.05555	122.90	12.23	120.14587
C4	675.00	27.26634	162.40	10.16	121.50750
C5	675.00	32.24241	200.30	6.03	120.97187
C6	675.00	37.03038	242.40	3.04	120.36149
C7	675.00	41.74281	284.80	0.48	119.67333
C8	675.00	46.37811	327.40	7.18	118.74158
C9	675.00	50.93634	369.30	16.33	117.43744
C10	675.00	55.41747	410.50	8.50	115.92376
C11	675.00	59.82250	451.00	32.23	113.22200
C12	675.00	64.15253	490.80	33.18	111.47190
C13	675.00	68.40756	529.80	38.18	109.64655
C14	675.00	72.58759	568.00	71.37	107.69232
C15	675.00	76.69262	605.40	23.86	105.44474

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	BEARING
C1	500.00	60.00°	20.31	50.39	465.72/103.3°
C2	400.00	72.00°	26.58	58.58	415.20/107.50°
C3	300.00	102.86°	36.58	95.45	407.47/106.76°
C4	250.00	127.35°	43.59	95.45	402.96/106.76°
C5	200.00	157.14°	47.97	7.97	302.96/104.7°
C6	150.00	182.86°	43.59	124.24	302.96/104.7°
C7	100.00	212.86°	36.58	104.84	302.96/104.7°
C8	75.00	242.86°	26.58	104.84	302.96/104.7°
C9	50.00	272.86°	20.31	50.39	302.96/104.7°
C10	400.00	72.00°	26.58	58.58	352.48/107.50°
C11	300.00	102.86°	36.58	95.45	344.75/106.76°
C12	250.00	127.35°	43.59	95.45	339.26/106.76°
C13	200.00	157.14°	47.97	7.97	239.26/104.7°
C14	150.00	182.86°	43.59	124.24	239.26/104.7°
C15	100.00	212.86°	36.58	104.84	239.26/104.7°
C16	75.00	242.86°	26.58	104.84	239.26/104.7°
C17	50.00	272.86°	20.31	50.39	239.26/104.7°
C18	400.00	72.00°	26.58	58.58	289.78/107.50°
C19	300.00	102.86°	36.58	95.45	282.05/106.76°
C20	250.00	127.35°	43.59	95.45	276.56/106.76°
C21	200.00	157.14°	47.97	7.97	176.56/104.7°
C22	150.00	182.86°	43.59	124.24	176.56/104.7°
C23	100.00	212.86°	36.58	104.84	176.56/104.7°
C24	75.00	242.86°	26.58	104.84	176.56/104.7°
C25	50.00	272.86°	20.31	50.39	176.56/104.7°
C26	400.00	72.00°	26.58	58.58	227.08/107.50°
C27	300.00	102.86°	36.58	95.45	219.35/106.76°
C28	250.00	127.35°	43.59	95.45	213.86/106.76°
C29	200.00	157.14°	47.97	7.97	113.86/104.7°
C30	150.00	182.86°	43.59	124.24	113.86/104.7°
C31	100.00	212.86°	36.58	104.84	113.86/104.7°
C32	75.00	242.86°	26.58	104.84	113.86/104.7°
C33	50.00	272.86°	20.31	50.39	113.86/104.7°
C34	400.00	72.00°	26.58	58.58	164.38/107.50°
C35	300.00	102.86°	36.58	95.45	156.65/106.76°
C36	250.00	127.35°	43.59	95.45	151.16/106.76°
C37	200.00	157.14°	47.97	7.97	51.16/104.7°
C38	150.00	182.86°	43.59	124.24	51.16/104.7°
C39	100.00	212.86°	36.58	104.84	51.16/104.7°
C40	75.00	242.86°	26.58	104.84	51.16/104.7°
C41	50.00	272.86°	20.31	50.39	51.16/104.7°
C42	400.00	72.00°	26.58	58.58	101.68/107.50°
C43	300.00	102.86°	36.58	95.45	93.95/106.76°
C44	250.00	127.35°	43.59	95.45	88.46/106.76°
C45	200.00	157.14°	47.97	7.97	8.46/104.7°
C46	150.00	182.86°	43.59	124.24	8.46/104.7°
C47	100.00	212.86°	36.58	104.84	8.46/104.7°
C48	75.00	242.86°	26.58	104.84	8.46/104.7°
C49	50.00	272.86°	20.31	50.39	8.46/104.7°
C50	400.00	72.00°	26.58	58.58	58.58/107.50°
C51	300.00	102.86°	36.58	95.45	50.85/106.76°
C52	250.00	127.35°	43.59	95.45	45.36/106.76°
C53	200.00	157.14°	47.97	7.97	4.36/104.7°

UNFED

- FOUND 5/8" REBAR WITH SURVEYOR'S CAP
STAMPED "PRM L23215"
- FOUND 4" CONCRETE PERMANENT REFERENCE
MONUMENT WITH DISK "CAMPBELL L23215 PRM"
- SET 4" CONCRETE PERMANENT REFERENCE
MONUMENT WITH DISK "PRM L23248 PRM"
- SET 5/8" REBAR WITH SURVEYOR'S CAP
STAMPED "DAMP L23248"
- SET NAIL & DISK "DAMP L23764B POP"
- LINE TABLE NUMBER
- CURVE TABLE NUMBER

ABBREVIATIONS:

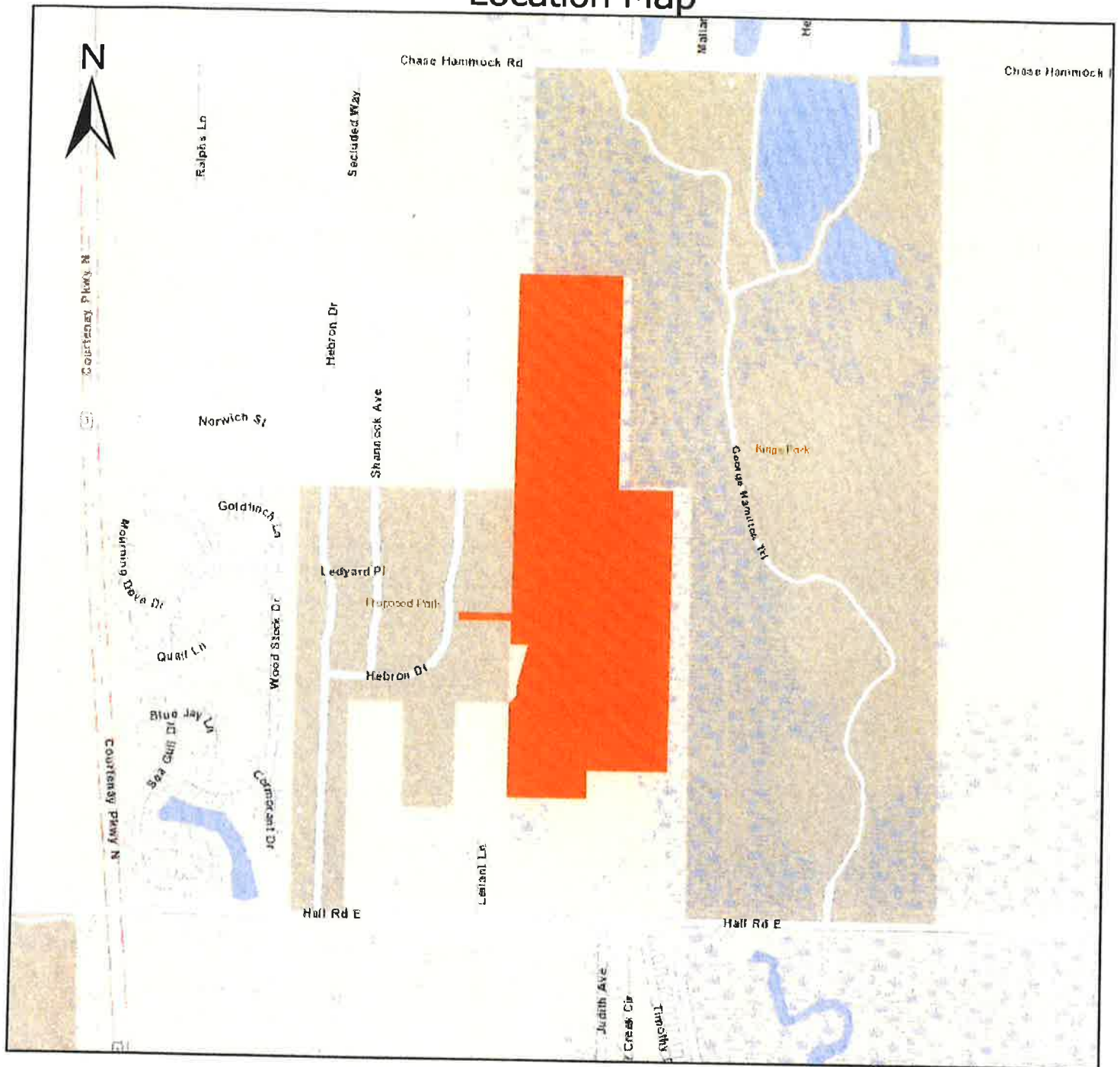
- [illegible]



DRMP

100 PARKWELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRIP, INC. CERTIFICATE NO.: 2648
J. BARRY CABANISS PLS. NO. 4524

Location Map



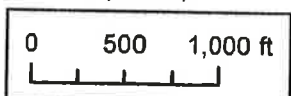
Subject Property in Orange

General County Information Layers

 County Boundary

Disclaimer: This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Scale: 1:12,000
1 inch equals 1,000 feet



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