



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

---

F.4.

11/9/2021

---

### **Subject:**

Approval, Re: Dedication of Sidewalk Easement, Utility Easement and Warranty Deed for CRS Mims - US Highway 1 and Lionel Road from Concept Real Property Holdings, LLLP - District 1

### **Fiscal Impact:**

None

### **Dept/Office:**

Public Works Department / Land Acquisition/Utility Services Department

### **Requested Action:**

It is requested that the Board of County Commissioners approve and accept the attached Sidewalk Easement, Utility Easement and Warranty Deed from Concept Real Property Holdings, LLLP.

### **Summary Explanation and Background:**

The subject property is located in Section 06, Township 21 South, Range 35 East, on the southeast intersection of US Highway 1 and Lionel Road in Mims.

Concept Real Property Holdings, LLLP, a limited liability limited partnership owner, has submitted site plan number 20SP00026 for review and approval by the County for the development of a commercial retail store. In accordance with County code and standards, the owner has agreed to dedicate the attached Sidewalk Easement, Utility Easement and Warranty Deed required as a condition of the site plan approval. The Warranty Deed is conveying additional right-of-way.

The User Department approves this request.

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

### **Clerk to the Board Instructions:**

**BOARD OF COUNTY COMMISSIONERS**

3429


**AGENDA REVIEW SHEET**

AGENDA: Dedication of Sidewalk Easement, Utility Easement and Warranty  
Deed for CRS Mims – US Highway 1 and Lionel Road from Concept Real  
Property Holdings, LLLP - District 1.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lisa Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353 Ext. 58353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u></u>	<u>                    </u>	<u>10-1-2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u>	<u>                    </u>	<u>10-04-2021</u>



November 10, 2021

**MEMORANDUM**

**TO:** Marc Bernath, Public Works Director

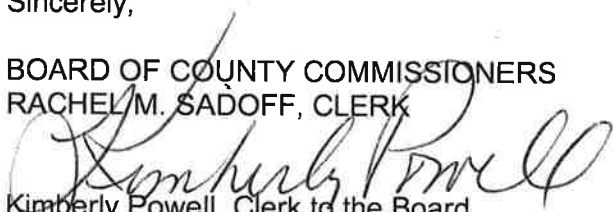
**RE:** Item F.4., Approval for Dedication of Sidewalk Easement, Utility Easement, and Warranty Deed for Commercial Retail Store (CRS) Mims US Highway 1 and Lionel Road from Concept Real Property Holdings, LLP

The Board of County Commissioners, in regular session on November 9, 2021, approved and accepted the Sidewalk Easement, Utility Easement, and Warranty Deed from Concept Real Property Holdings, LLLP for CRS- Mims, US Highway 1 and Lionel Road.

Your continued cooperation is greatly appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ns

cc: County Attorney  
Risk Management  
Purchasing Services  
Finance  
Budget

Prepared by and return to: Lisa Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of interest in Tax Parcel ID: 21-35-06-00-251

WARRANTY DEED

THIS INDENTURE is made this 15 day of July 2021, by Concept Real Property Holdings, LLLP, a Florida limited liability limited partnership, hereafter called the Grantor, whose mailing address is 3324 West University Avenue, PMB 151, Gainesville, Florida 32607, to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

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 grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND EXHIBIT "B"

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title & 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 WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Jeremy L. Scherer

Print Name

Witness

Susan Lynch

Print Name

GRANTOR:

Concept Real Property Holdings, LLLP,  
a Florida limited liability limited  
partnership

By: Concept Development, Inc., a  
Florida corporation

By: Brian S. Crawford

Brian S. Crawford, C.E.O.

(SEAL)

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 15 day of July, 2021, by Brian S. Crawford as C.E.O. of Concept Development, Inc., a Florida corporation General Partner for Concept Real Property Holdings, LLLP, a Florida limited liability limited partnership. Is personally known or produced as identification.



PATRICK R SULLIVAN  
Commission # GG 357749  
Expires July 22, 2023  
Bonded Thru Budget Notary Services

Patrick R. Sullivan  
Notary Signature

SEAL

# LEGAL DESCRIPTION

## PARCEL # 100

PARENT PARCEL ID#: 21-35-06-00-251  
PURPOSE: FEE SIMPLE RIGHT OF WAY

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL 100, FEE SIMPLE RIGHT OF WAY (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.1 (STATE ROAD NO. 5, HAVING A RIGHT OF WAY WIDTH OF 143 FEET) WITH THE NORTH LINE OF SAID SECTION 6, THENCE SOUTH 12°51'41" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.57 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF LIONEL ROAD (HAVING A RIGHT OF WAY WIDTH OF 50 FEET, PER COUNTY COMMISSIONER MINUTES BOOK 6, PAGE 389), AND TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°49'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 31.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 38°29'04" WEST, 39.05 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°41'31", AN ARC LENGTH OF 44.81 FEET TO AFOREMENTIONED EASTERLY RIGHT OF WAY LINE AND THE WEST LINE OF SAID LANDS; THENCE NORTH 12°51'41" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 31.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 221 SQUARE FEET (0.005 ACRES), MORE OR LESS.

ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE YIELDING A BEARING OF N 89°49'50" E FOR THE SOUTHERLY RIGHT OF WAY LINE FOR LIONEL ROAD.
2. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO: 2076-4925155, DATED APRIL 21, 2021. EASEMENTS IN SAID TITLE COMMITMENT DO NOT AFFECT PARCEL 100. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.



PREPARED FOR AND CERTIFIED TO:  
CONCEPT DEVELOPMENT, INC.  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

*M. G. Dardis*  
MARTIN G. DARDIS, PSM 5097  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:  
CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

DRAWN BY: KWM

CHECKED BY: MGD

PROJECT NO. 20-0409

SECTION 6

TOWNSHIP 21 SOUTH

RANGE 35 EAST

DATE: 05/07/2021

DRAWING: 20-0409 PARCEL 100

REVISIONS

DATE

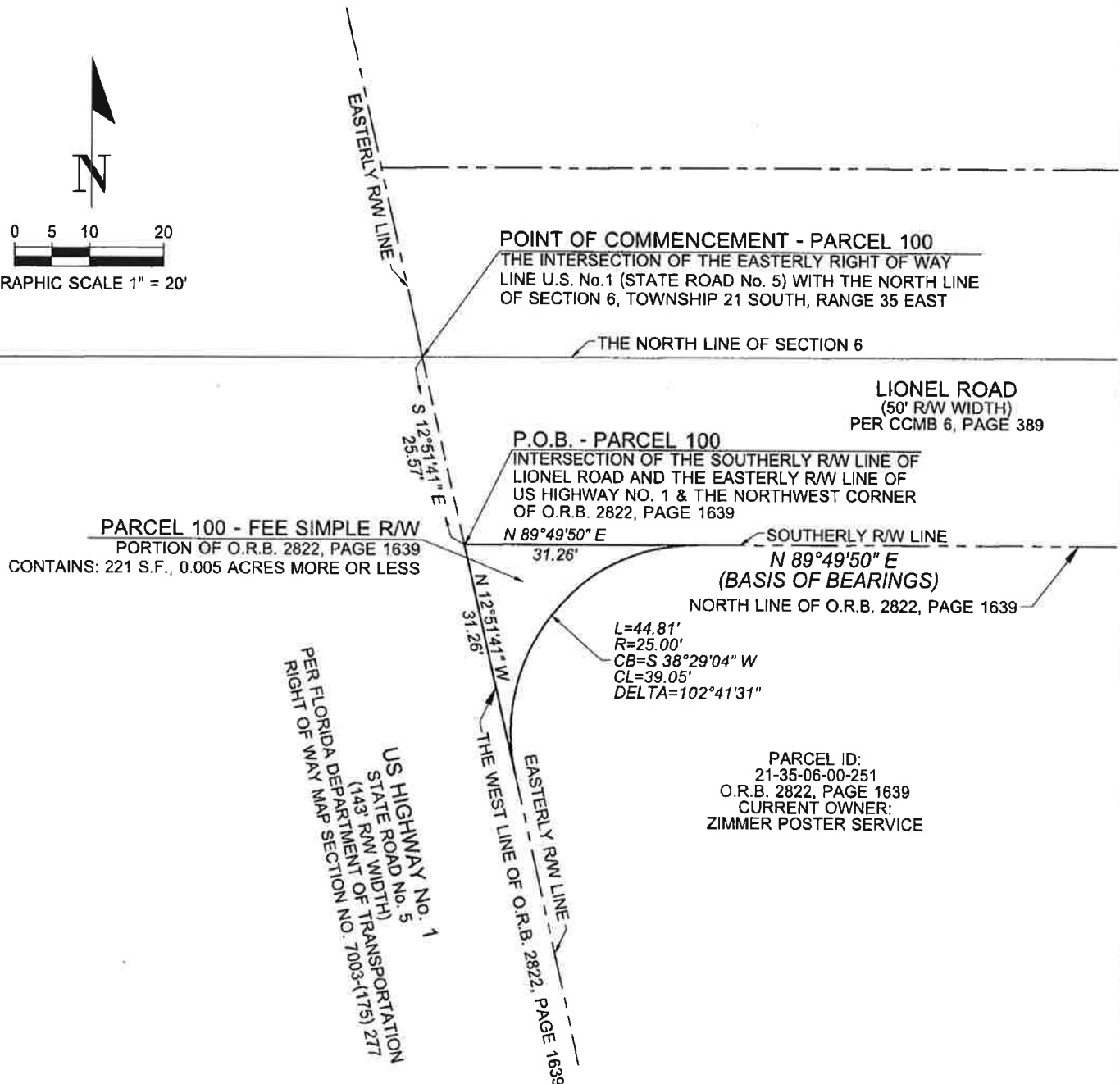
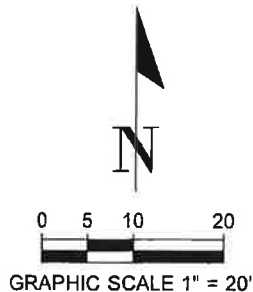
DESCRIPTION

PARCEL # 100

PURPOSE: FEE SIMPLE RIGHT OF WAY

SHEET 2 OF 2

THIS IS NOT A SURVEY



CCMB = COUNTY COMMISSIONER MINUTES BOOK

TOWNSHIP 21 SOUTH  
RANGE 35 EAST

# LEGAL DESCRIPTION

## PARCEL # 101

PARENT PARCEL ID#: 21-35-06-00-251  
PURPOSE: FEE SIMPLE RIGHT OF WAY

EXHIBIT "B"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 101, FEE SIMPLE RIGHT OF WAY (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.1 (STATE ROAD NO. 5, HAVING A RIGHT OF WAY WIDTH OF 143 FEET) WITH THE NORTH LINE OF SAID SECTION 6, THENCE SOUTH 12°51'41" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.57 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF LIONEL ROAD (HAVING A RIGHT OF WAY WIDTH OF 50 FEET, PER COUNTY COMMISSIONER MINUTES BOOK 6, PAGE 389), SAID POINT BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°49'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LANDS, A DISTANCE OF 263.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°49'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LANDS, A DISTANCE OF 20.02 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY (HAVING A RIGHT OF WAY WIDTH OF 50 FEET) SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 12°47'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID LANDS, A DISTANCE OF 20.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°28'50" WEST, 31.25 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID LANDS, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°22'40", AN ARC LENGTH OF 33.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 78 SQUARE FEET (0.002 ACRES), MORE OR LESS.

ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE YIELDING A BEARING OF N 89°49'50" E FOR THE SOUTHERLY RIGHT OF WAY LINE FOR LIONEL ROAD.
2. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO: 2076-4925155, DATED APRIL 21, 2021. EASEMENTS IN SAID TITLE COMMITMENT DO NOT AFFECT PARCEL 101. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.



PREPARED FOR AND CERTIFIED TO:  
CONCEPT DEVELOPMENT, INC.  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MARTIN G. DARDIS, PSM 5097  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:  
CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

DRAWN BY: KWM

CHECKED BY: MGD

PROJECT NO. 20-0409

REVISIONS

DATE

DESCRIPTION

DATE: 05/07/2021

DRAWING: 20-0409 PARCEL 101

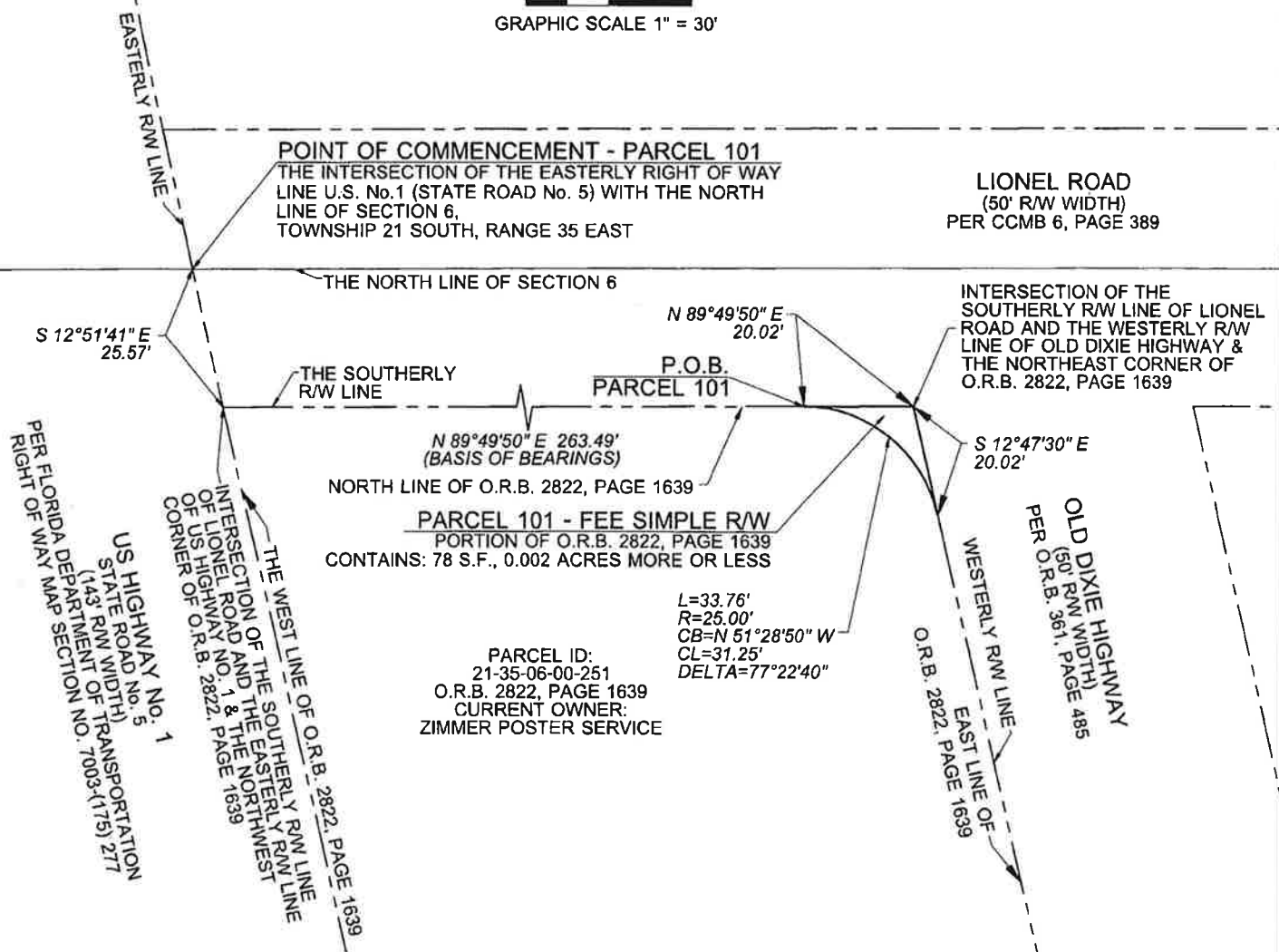
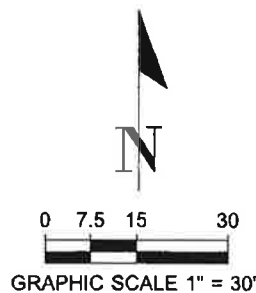
SECTION 6  
TOWNSHIP 21 SOUTH  
RANGE 35 EAST

PARCEL # 101

PURPOSE: FEE SIMPLE RIGHT OF WAY

SHEET 2 OF 2

THIS IS NOT A SURVEY



CCMB = COUNTY COMMISSIONER MINUTES BOOK

SECTION 6  
TOWNSHIP 21 SOUTH  
RANGE 35 EAST



Prepared by and return to: Lisa Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: 21-35-06-00-251

### UTILITY EASEMENT

**THIS INDENTURE**, made this 26<sup>th</sup> day of September, 2021, between Concept Real Property Holdings, LLLP, a Florida limited liability limited partnership, whose address is 3324 West University Avenue, PMB 151, Gainesville, Florida 32607, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

**WITNESSETH** that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of operating, reconstructing, maintaining, and reconfiguring public utilities and associated facilities, and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 06, Township 21 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

### SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

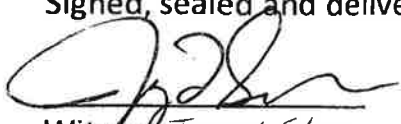
Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

**TO HAVE AND TO HOLD** said easement unto Brevard County, a political subdivision of the State of Florida, and to its successors and/or assigns. The first party does 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 has caused this easement to be executed,  
the day and year first above written,

Signed, sealed and delivered in the presence of:

  
Witness Jeremy L. Scheer

  
Witness Patrick R. Sullivan

Concept Real Property Holdings,  
LLLP, a Florida limited liability  
Partnership

By: Concept Development, Inc.,  
a Florida corporation

By:   
Brian S. Crawford, C.E.O.

(SEAL)

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical  
presence or [ ] online notarization on this 28<sup>th</sup> day of September, 2021, by Brian S.  
Crawford, as C.E.O. of Concept Development, Inc. General Partner for Concept  
Real Property Holdings, LLLP, a Florida limited liability limited partnership. Is  
personally known or produced \_\_\_\_\_ as identification.



PATRICK R SULLIVAN  
Commission # GG 357749  
Expires July 22, 2023  
Bonded Thru Budget Notary Services

  
Notary Signature  
SEAL

# LEGAL DESCRIPTION

## PARCEL # 802

PARENT PARCEL ID#: 21-35-06-00-251  
PURPOSE: UTILITY EASEMENT

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

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

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.1 (STATE ROAD NO. 5, HAVING A RIGHT OF WAY WIDTH OF 143 FEET) WITH THE NORTH LINE OF SAID SECTION 6, THENCE SOUTH 12°51'41" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.57 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF LIONEL ROAD (HAVING A RIGHT OF WAY WIDTH OF 50 FEET, PER COUNTY COMMISSIONER MINUTES BOOK 6, PAGE 389) SAID POINT BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°49'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 283.51 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY (HAVING A RIGHT OF WAY WIDTH OF 50 FEET, PER O.R.B. 361, PAGE 485) SAID POINT BEING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 12°47'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 68.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12°47'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 28.60 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID LANDS, SOUTH 17°12'30" WEST, A DISTANCE OF 9.00 FEET; THENCE NORTH 12°47'30" WEST, A DISTANCE OF 28.60 FEET; THENCE NORTH 17°12'30" EAST, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 257 SQUARE FEET (0.006 ACRES), MORE OR LESS.

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE YIELDING A BEARING OF N 89°49'50" E FOR THE SOUTHERLY RIGHT OF WAY LINE FOR LIONEL ROAD.
2. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO: 2076-4925155, DATED JUNE 10, 2021. EASEMENTS IN SAID TITLE COMMITMENT DO NOT AFFECT PARCEL 802. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.



### PREPARED FOR AND CERTIFIED TO:

CONCEPT DEVELOPMENT, INC.  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

*Mt. G. Dardis*  
MARTIN G. DARDIS, PSM 5097  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

### PREPARED BY:

CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

DRAWN BY: KWM

CHECKED BY: MGD

PROJECT NO. 20-0409

REVISIONS

DATE

DESCRIPTION

SECTION 6

TOWNSHIP 21 SOUTH  
RANGE 35 EAST

DATE: 07/28/2021

DRAWING: 20-0409 PARCEL 802

# SKETCH OF DESCRIPTION

## PARCEL # 802

PARENT PARCEL ID#: 21-35-06-00-251

PURPOSE: UTILITY EASEMENT

### LEGEND:

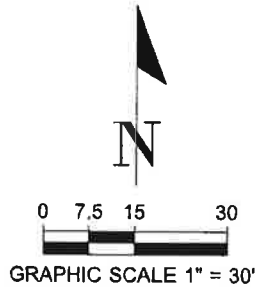
O.R.B. = OFFICIAL RECORDS BOOK

P.O.B. = POINT OF BEGINNING

S.F. = SQUARE FEET

R/W = RIGHT OF WAY

CCMB = COUNTY COMMISSIONER MINUTES BOOK



## EXHIBIT "A"

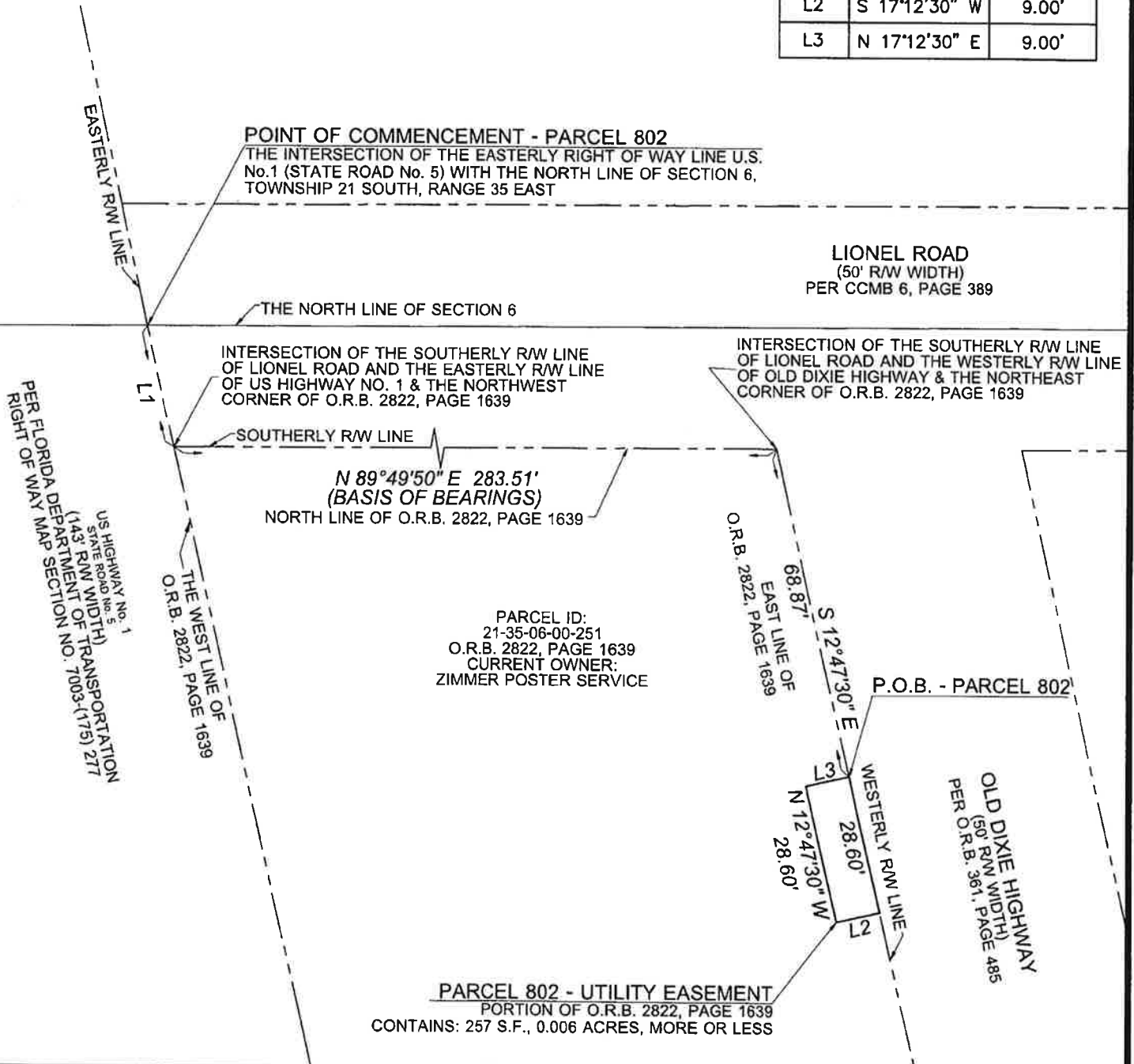
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 12°51'41" E	25.57'
L2	S 17°12'30" W	9.00'
L3	N 17°12'30" E	9.00'



PREPARED BY:

CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

SCALE:

1" = 30'

PROJECT NO.:

20-0409

SECTION 6

TOWNSHIP 21 SOUTH  
RANGE 35 EAST

42

Prepared by and return to: Lisa Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: 21-35-06-00-251

### **SIDEWALK EASEMENT**

**THIS INDENTURE**, made this 15 day of July, 2021, between Concept Real Property Holdings, LLLP, a Florida limited liability limited partnership, whose address is 3324 West University Avenue, PMB 151, Gainesville, Florida 32607, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

**WITNESSETH** that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date: Parcel 800 for the purposes of public and pedestrian sidewalk access which said sidewalk shall be maintained by first party, and other allied uses pertaining thereto; Parcel 801 for the purposes of reconstructing, repairing, and maintaining sidewalk and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 06, Township 21 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

#### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND EXHIBIT "B"**

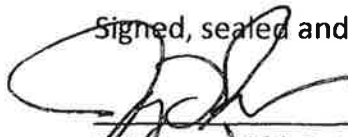
Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

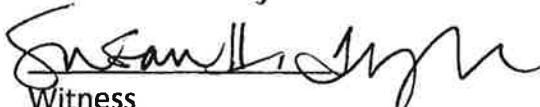
**TO HAVE AND TO HOLD** said easement unto Brevard County, a political subdivision of the State of Florida, and to its successors and/or assigns. The first party does covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful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

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party has caused this easement to be executed,  
the day and year first above written,


Signed, sealed and delivered in the presence of:

  
Witness Jeremy T. Suarez

  
Witness  
Susan Lynch

Concept Real Property Holdings,  
LLLP, a Florida limited liability  
Partnership

By: Concept Development, Inc.,  
a Florida corporation

By:   
Brian S. Crawford, C.E.O.

(SEAL)

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical  
presence or ☐ online notarization on this 15 day of July, 2021, by Brian S.  
Crawford, as C.E.O. of Concept Development, Inc. General Partner for Concept  
Real Property Holdings, LLLP, a Florida limited liability limited partnership. Is  
personally known or produced \_\_\_\_\_ as identification.



PATRICK R SULLIVAN  
Commission # GG 357749  
Expires July 22, 2023  
Bonded Thru Budget Notary Services

  
Notary Signature  
SEAL

# LEGAL DESCRIPTION

## PARCEL # 800

PARENT PARCEL ID#: 21-35-06-00-251  
PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3 OF 3

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL # 800 (PREPARED BY SURVEYOR)

A SIDEWALK EASEMENT LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.1 (STATE ROAD NO. 5, HAVING A RIGHT OF WAY WIDTH OF 143 FEET) WITH THE NORTH LINE OF SAID SECTION 6, THENCE SOUTH 12°51'41" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 14°24'48" EAST, 22.91 FEET AND TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING THE WEST LINE OF SAID LANDS, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'58", AN ARC LENGTH OF 23.80 FEET; THENCE SOUTH 12°51'41" EAST, A DISTANCE OF 174.97 FEET; THENCE NORTH 89°49'50" EAST, A DISTANCE OF 2.08 FEET; THENCE SOUTH 12°51'41" EAST, A DISTANCE OF 16.40 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3720, PAGES 1139 & 1140 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID LINE ALSO BEING THE SOUTH LINE OF AFOREMENTIONED LANDS; THENCE SOUTH 89°49'50" WEST, ALONG SAID NORTH LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 6.15 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH LINE, NORTH 12°51'41" WEST, A DISTANCE OF 10.25 FEET; THENCE SOUTH 89°49'50" WEST, A DISTANCE OF 6.70 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED WEST LINE OF SAID LANDS; THENCE NORTH 12°51'41" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WEST LINE OF SAID LANDS, A DISTANCE OF 158.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1,899 SQUARE FEET (0.043 ACRES), MORE OR LESS.

ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE YIELDING A BEARING OF N 89°49'50" E FOR THE SOUTHERLY RIGHT OF WAY LINE FOR LIONEL ROAD.
2. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO: 2076-4925155, DATED APRIL 21, 2021. PARCEL 800 IS SUBJECT TO THE EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 2462, PAGE 2449. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.



PREPARED FOR AND CERTIFIED TO:  
CONCEPT DEVELOPMENT, INC.  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MARTIN G. DARDIS, PSM 5097  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:  
CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

DRAWN BY: KWM	CHECKED BY: MGD	PROJECT NO. 20-0409			SECTION 6 TOWNSHIP 21 SOUTH RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 05/07/2021	DRAWING: 20-0409 PARCEL 800				

# SKETCH OF DESCRIPTION

## PARCEL # 800

PARENT PARCEL ID#: 21-35-06-00-251

PURPOSE: SIDEWALK EASEMENT

## EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3 OF 3

THIS IS NOT A SURVEY



0 10 20 40

GRAPHIC SCALE 1" = 40'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	23.80'	25.00'	54°32'58"	12.89'	22.91'	N 14°24'48" E

### POINT OF COMMENCEMENT - PARCEL 800

THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE U.S. No. 1 (STATE ROAD No. 5) WITH THE NORTH LINE OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST

THE NORTH LINE OF SECTION 6

LIONEL ROAD  
(50' R/W WIDTH)  
PER CCMB 6, PAGE 389

SOUTHERLY R/W LINE

THE NORTH LINE OF O.R.B. 2822, PAGE 1639

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 12°51'41" E	56.83'
L2	N 89°49'50" E	2.06'
L3	S 12°51'41" E	16.40'
L4	S 89°49'50" W	6.15'
L5	N 12°51'41" W	10.25'
L6	S 89°49'50" W	6.70'

P.O.B.  
PARCEL 800

### PARCEL 800 - SIDEWALK EASEMENT

PORTION OF O.R.B. 2822, PAGE 1639  
CONTAINS: 1,899 S.F., 0.043 ACRES, MORE OR LESS

PARCEL ID:  
21-35-06-00-251  
O.R.B. 2822, PAGE 1639  
CURRENT OWNER:  
ZIMMER POSTER SERVICE

THE WEST LINE OF O.R.B. 2822, PAGE 1639  
N 12°51'41" W 158.39'  
(BASIS OF BEARINGS)  
US HIGHWAY No. 5  
STATE ROAD No. 5  
(143' R/W WIDTH)  
PER FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP SECTION NO. 7003-(175) 277

THE NORTH LINE OF THE LANDS DESCRIBED  
IN O.R.B. 3720, PAGES 1139 & 1140 &  
THE SOUTH LINE OF O.R.B. 2822, PAGE 1639

SEE DETAIL ON SHEET 3 OF 3  
FLORIDA POWER & LIGHT  
COMPANY EASEMENT  
O.R.B. 2462, PAGE 2449

PARCEL ID:  
21-35-06-00-254  
O.R.B. 3720, PAGES 1139 & 1140  
OWNER:  
BELFLOWER, BILLY EUGENE JR

### LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK

P.O.B. = POINT OF BEGINNING

S.F. = SQUARE FEET

R/W = RIGHT OF WAY

CCMB = COUNTY COMMISSIONER MINUTES BOOK

PREPARED BY:

CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

SCALE:

1" = 40'

PROJECT NO.:

20-0409

SECTION 6

TOWNSHIP 21 SOUTH  
RANGE 35 EAST



# DETAIL OF SKETCH

## PARCEL # 800

PARENT PARCEL ID#: 21-35-06-00-251

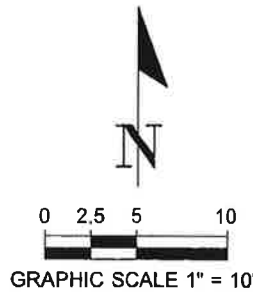
PURPOSE: SIDEWALK EASEMENT

# EXHIBIT "A" DETAIL

SHEET 3 OF 3

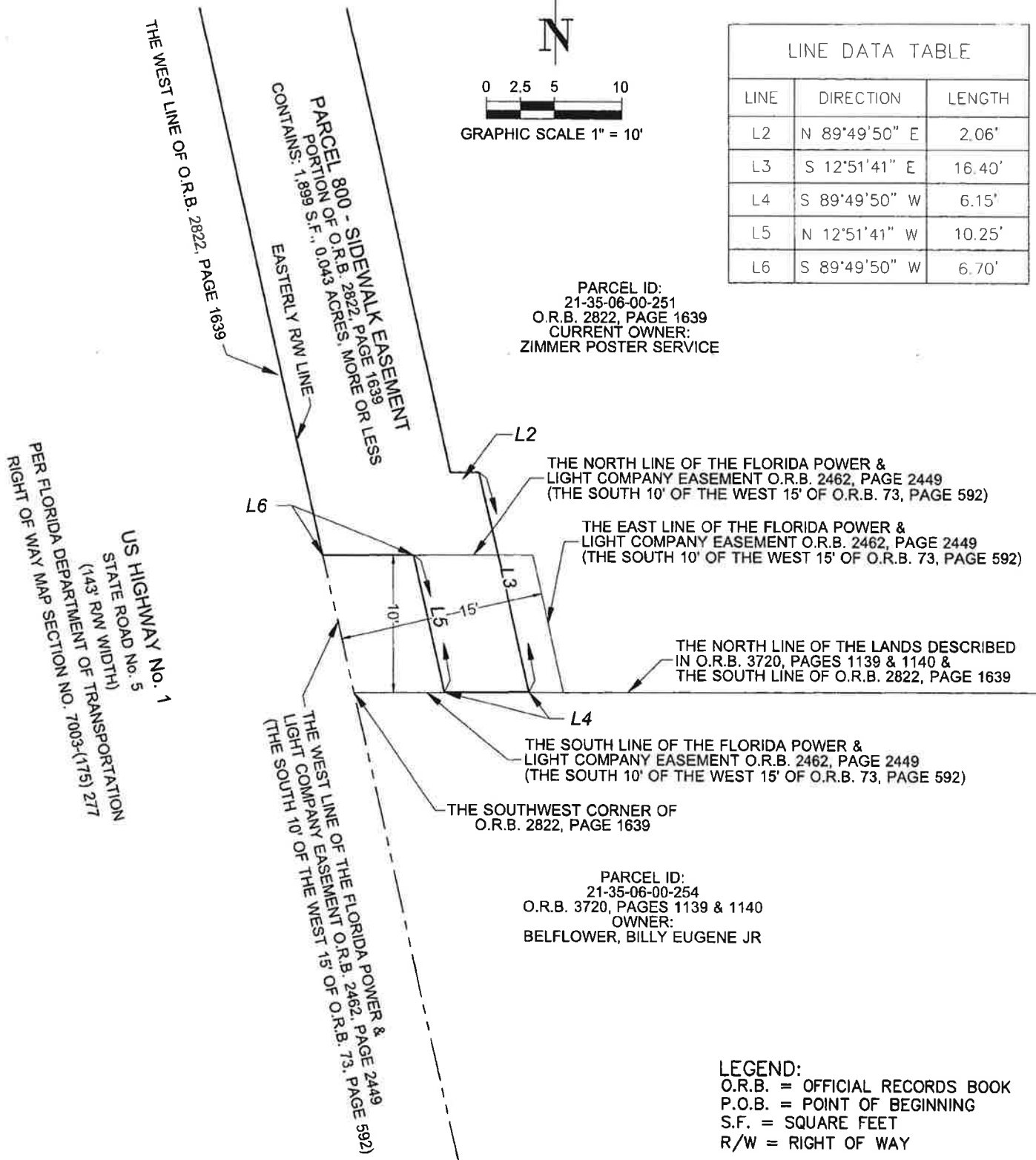
NOT VALID WITHOUT SHEETS 1 & 2 OF 3

THIS IS NOT A SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L2	N 89°49'50" E	2.06'
L3	S 12°51'41" E	16.40'
L4	S 89°49'50" W	6.15'
L5	N 12°51'41" W	10.25'
L6	S 89°49'50" W	6.70'

PARCEL ID:  
21-35-06-00-251  
O.R.B. 2822, PAGE 1639  
CURRENT OWNER:  
ZIMMER POSTER SERVICE



LEGEND:  
O.R.B. = OFFICIAL RECORDS BOOK  
P.O.B. = POINT OF BEGINNING  
S.F. = SQUARE FEET  
R/W = RIGHT OF WAY

PREPARED BY:

CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

SCALE:

1" = 10'

PROJECT NO.:

20-0409

SECTION 6

TOWNSHIP 21 SOUTH  
RANGE 35 EAST

47

# LEGAL DESCRIPTION

## PARCEL # 801

PARENT PARCEL ID#: 21-35-06-00-251  
PURPOSE: SIDEWALK EASEMENT

# EXHIBIT

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL # 801 (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.1 (STATE ROAD NO. 5, HAVING A RIGHT OF WAY WIDTH OF 143 FEET) WITH THE NORTH LINE OF SAID SECTION 6, THENCE SOUTH 12°51'41" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.57 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF LIONEL ROAD (HAVING A RIGHT OF WAY WIDTH OF 50 FEET, PER COUNTY COMMISSIONER MINUTES BOOK 6, PAGE 389) SAID POINT BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2822, PAGE 1639 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°49'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 261.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°49'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 2.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°28'50" EAST, 31.25 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LANDS, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°22'40", AN ARC LENGTH OF 33.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY (HAVING A RIGHT OF WAY WIDTH OF 50 FEET) AND THE EAST LINE OF SAID LANDS; THENCE SOUTH 12°47'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 9.20 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID LANDS, NORTH 45°10'10" WEST, A DISTANCE OF 40.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 237 SQUARE FEET (0.005 ACRES), MORE OR LESS.

ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE YIELDING A BEARING OF N 89°49'50" E FOR THE SOUTHERLY RIGHT OF WAY LINE FOR LIONEL ROAD.
2. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO: 2076-4925155, DATED APRIL 21, 2021. EASEMENTS IN SAID TITLE COMMITMENT DO NOT AFFECT PARCEL 801. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.



PREPARED FOR AND CERTIFIED TO:  
CONCEPT DEVELOPMENT, INC.  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

*Martin G. Dardis*  
MARTIN G. DARDIS, PSM 5097  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:  
CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

DRAWN BY: KWM

CHECKED BY: MGD

PROJECT NO. 20-0409

SECTION 6  
TOWNSHIP 21 SOUTH  
RANGE 35 EAST

DATE: 05/07/2021

DRAWING: 20-0409 PARCEL 801

REVISIONS

DATE

DESCRIPTION

# SKETCH OF DESCRIPTION

## PARCEL # 801

PARENT PARCEL ID#: 21-35-06-00-251

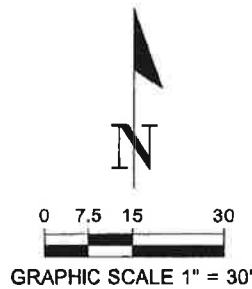
PURPOSE: SIDEWALK EASEMENT

EXHIBIT "B"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



### LEGEND:

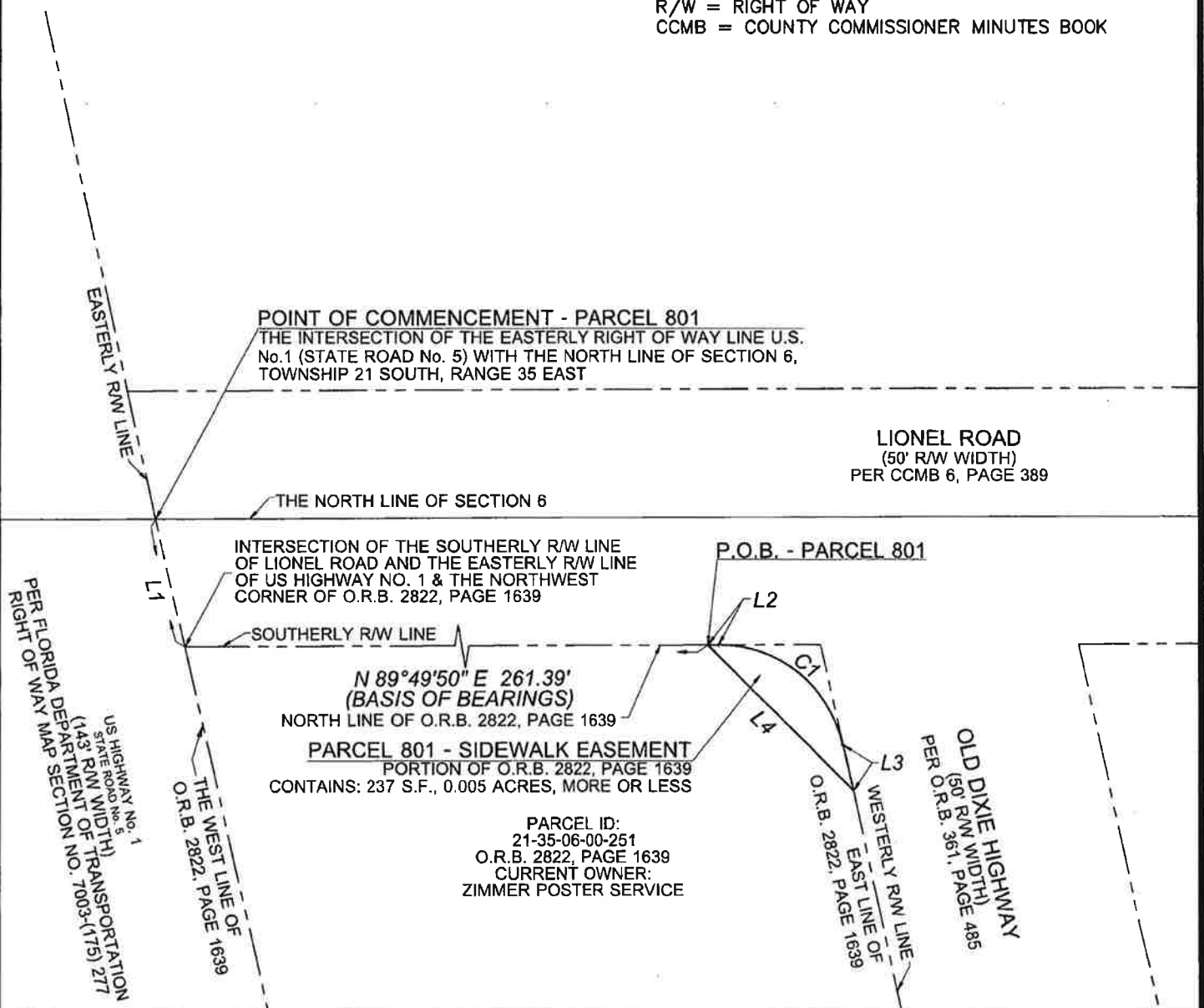
O.R.B. = OFFICIAL RECORDS BOOK

P.O.B. = POINT OF BEGINNING

S.F. = SQUARE FEET

R/W = RIGHT OF WAY

CCMB = COUNTY COMMISSIONER MINUTES BOOK



PREPARED BY:

CHW, INC.  
PROFESSIONAL CONSULTANTS

11801 RESEARCH DRIVE  
ALACHUA, FLORIDA 32615  
(352) 331-1976  
WWW.CHW-INC.COM

SCALE:

1" = 30'

PROJECT NO.:

20-0409

SECTION 6

TOWNSHIP 21 SOUTH  
RANGE 35 EAST

## LOCATION MAP

**Section 06, Township 21 South, Range 35 East - District: 1**

**PROPERTY LOCATION:** The parcel is located east of US Highway 1 and south of Lionel Road in Mims.

**OWNERS NAME(S):** Concept Real Property Holdings, LLLP

