



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.2.

2/21/2023

Subject:

Petition to Vacate, Re: Public Right-of-Way- Old Sharpes Road - Per County Commission Minute Book 13, Page 494- Cocoa - Canaveral Landing, LLC - District 1

Fiscal Impact:

The petitioners are charged \$640. These fees are deposited in Fund 0002-30265 revenue account for vacatings.

Dept/Office:

Public Works Department - Surveying & Mapping

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating part of a public right-of-way, established by County Commission Minute Book 13, Page 494 in Section 36, Township 23 South, Range 35 East. If approved, it is requested that the Board authorize the Chair to sign the attached Resolution approving the vacating, accept the drainage and access easements, and accept the conservation easements.

Summary Explanation and Background:

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method for the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioner owns Parcel 501, and is requesting the vacating of a portion of public right-of-way Old Sharpes Road, to allow for the development of Parcel 501. The petitioner has agreed to dedicate several drainage and access easements to Brevard County over the entire right-of-way and throughout the parcel along with conservation easements. The property is located in Cocoa, North of Canaveral Groves Blvd. and West of US Highway 1.

On February 6, 2023, the legal notice was advertised in Florida Today and Brevard County Website informing the public of the date a public hearing would be held to consider the vacating. All pertinent county agencies and public utility companies have been notified. At this time, one objection has been received from Larry Bovee at 785 Ann Way, Cocoa. The objection came by email as follows: "request that it be denied, object to anything petitioner, Nicholas Dottore has in store for access on Ann Way". Road & Bridge and Natural Resources have no objection to the vacate with the dedication of the drainage and access easements for the existing drainage.

Name: Amber.Holley@brevardfl.gov Phone: Ext. 58346

Clerk to the Board Instructions:

Advertise Approved Resolution Notice and Record Vacating Resolution Documents as one resolution type

document which in sequence includes the approved/signed resolution, the proof of publication of the public hearing notice and the proof of publication of the adopted resolution notice.



March 8, 2023

M E M O R A N D U M

TO: Marc Bernath, Public Works Director Attn: Amber Holley

RE: Advertising Bills for Resolution Vacating a Portion of a Public Right-of-Way, Known as Old Sharpes Road, Established by Plat County Commission Minute Book 13, Page 494, Cocoa

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 23-018, vacating a portion of a public right-of-way, known as Old Sharpes Road, established by plat County Commission minute book 13, page 494, Cocoa, as petitioned by Canaveral Landing, LLC. Said Resolution was adopted by the Board of County Commissioners, in regular session on February 21, 2023.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script that reads "Kimberly Powell".

Kimberly Powell, Clerk to the Board

/sm

Encls. (2)



March 8, 2023

Canaveral Landings, LLC
Attn: Nicholas Dottore
44258 Sheridan Avenue
Cocoa, FL 32926

Dear Sir/Madam:


Re: Resolution Vacating a Portion of a Public Right-of-Way, Known as Old Sharpes Road,
Established by Plat County Commission Minute Book 13, Page 494, Cocoa

The Board of County Commissioners, in regular session on February 21, 2023, adopted Resolution No. 23-018, vacating a portion of a public right-of-way, known as Old Sharpes Road, established by plat County Commission Minute Book 13, Page 494, Cocoa, as petitioned by you. Said Resolution has been recorded in ORBK 9733, Pages 2246 through 2325. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/sm

Encl. (1)

cc: Amber Holley, Public Works

Resolution 2023 - 018

Vacating a portion of a public right-of-way, known as Old Sharpes Road, established by plat County Commission Minute Book 13, Page 494, Cocoa, Florida, lying in Section 36, Township 23 South, Range 35 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **CANAVERAL LANDING, LLC** with the Board of County Commissioners to vacate a public right-of-way in Brevard County, Florida, described as follows:

SEE ATTACHED SKETCH & DESCRIPTION

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating the public right-of-way(s) will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public right-of-way(s) are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED AND ADOPTED, in regular session, this 21st day of February, 2023 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:


Rachel Sadoff, Clerk


Rita Pritchett, Chair

As approved by the Board on:
February 21, 2023

LEGAL DESCRIPTION

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: VACATE A PORTION OF OLD SHARPES ROAD

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY


LEGAL DESCRIPTION: (PREPARED BY SURVEYOR)

THAT PORTION OF OLD SHARPES ROAD AS ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494 AND STATE FLORIDA LAWS, CHAPTER 20271, AS LIES WITHIN A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION 36, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 669.58 FEET; THENCE N. 0 DEGREES 20' 47" W., 50 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY R/W OF CANAVERAL GROVES BLVD.; THENCE N. 0 DEGREES 20' 47" W., 2218.02 FEET; THENCE N. 89 DEGREES 32' 10" E., 671.18 FEET; THENCE S 0 DEGREES 18' 07" E., 2222.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN TITLE COMMITMENT PROVIDED BY COMMON WEALTH LAND TITLE INSURANCE COMPANY, POLICY NUMBER 8130609-218744137, DATED DECEMBER 20, 2019 AT 11:53AM.

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
CANAVERAL LANDINGS


ROBERT R. DOERRER JR., PSM 3982
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED



PREPARED BY: **HORIZON SURVEYORS**
OF CENTRAL FLORIDA, INC. LB 6360

390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE: (321) 254-8133

DRAWN BY: HCB	CHECKED BY: RRD	PROJECT NO. 6567			SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST
DATE: 2-11-22	DRAWING: CANAVERAL-EASEMENTS	REVISIONS	DATE	DESCRIPTION	
			04/07/22	COMMENTS	

SKETCH OF DESCRIPTION

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST

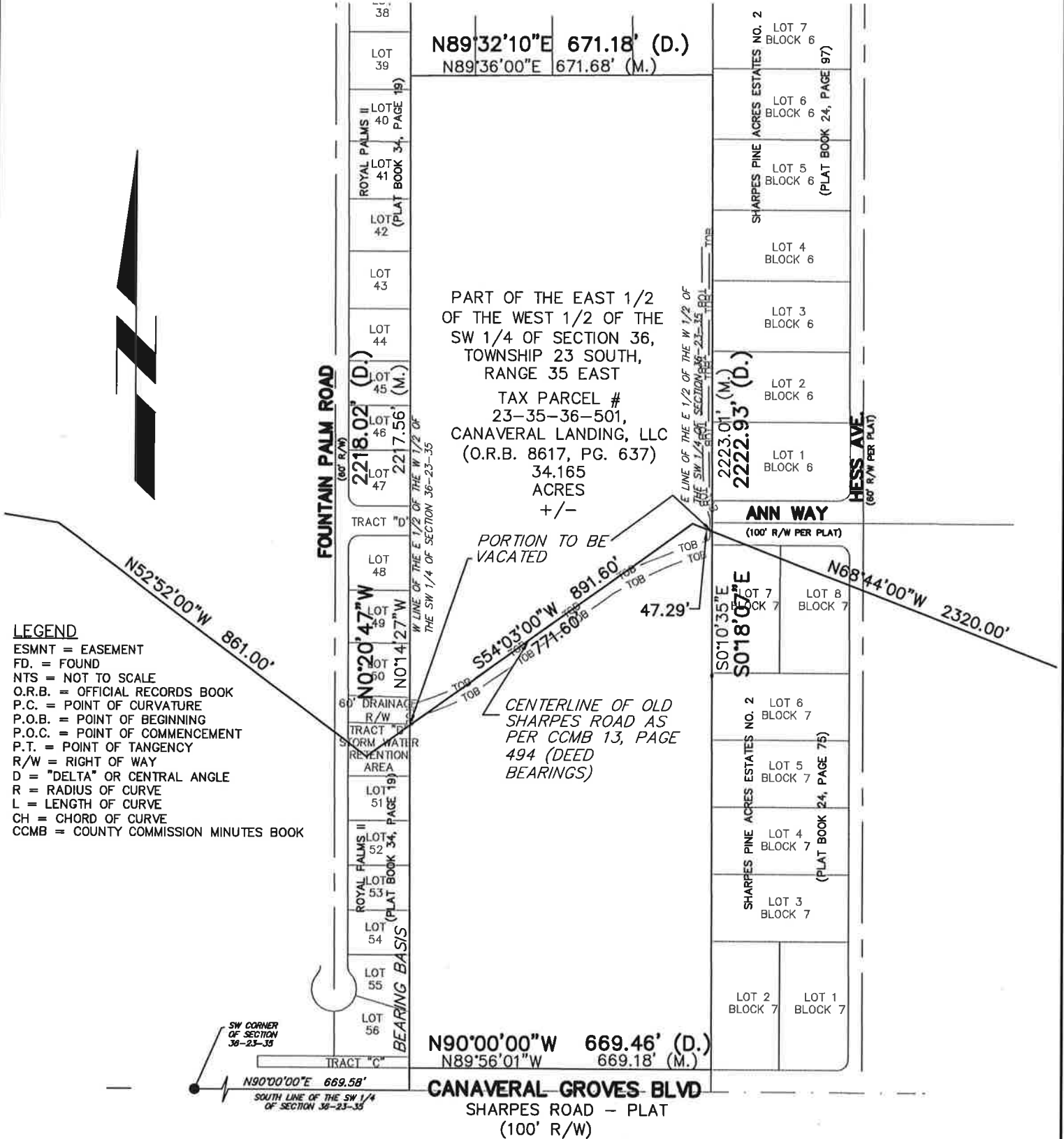
PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: VACATE A PORTION OF OLD SHARPES ROAD

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL
DESCRIPTION ON SHEET 1 OF 2

THIS IS NOT A SURVEY



PREPARED BY:

HORIZON SURVEYORS

OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE: (321) 254-8133

SCALE:

$$1'' = 300'$$

PROJECT NO.:

6567

SECTION 36

TOWNSHIP 23 SOUTH
RANGE 35 EAST

RANGE 35 EAST



Amber Holley
BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A 220
VIERA, FL, 32940

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY**, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Notice Public Hearing

as published in **FLORIDA TODAY** in the issue(s) dated: or by publication on the newspaper's website, if authorized, on

02/06/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 6th of February 2023, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$230.20

Ad No: 0005579227

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

AD#5579227, 2/6/2023
LEGAL NOTICE
NOTICE FOR THE PARTIAL VACATING OF A PUBLIC RIGHT-OF-WAY KNOWN AS OLD SHARPES ROAD, ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494, IN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL. NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by CANAVERAL LANDING, LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:
THAT PORTION OF OLD SHARPES ROAD AS ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494 AND STATE FLORIDA LAWS, CHAPTER 20271, AS LIES WITHIN A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION 36, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 669.58 FEET; THENCE N. 0 DEGREES 20' 47" W., 50 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY R/W OF CANAVERAL GROVES BLVD.; THENCE N. 0 DEGREES 20' 47" W., 2218.02 FEET; THENCE N. 89 DEGREES 32' 10" E., 671.18 FEET; THENCE S 0 DEGREES 18' 07" E., 2222.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING. PREPARED BY: ROBERT R. DOERRER JR., PSM.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on February 21, 2023, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.

The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

NANCY HEYRMAN
Notary Public
State of Wisconsin



Amber Holley
BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A 220
VIERA, FL, 32940

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY**, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated: or by publication on the newspaper's website, if authorized, on

03/01/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 1th of March 2023, by legal clerk who is personally known to me

Affiant


Notary State of Wisconsin County of Brown
5.15.23

My commission expires

Publication Cost: \$178.04

Ad No: 0005610139

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

AD#5610139 03/01/2023

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY, KNOWN AS OLD SHARPES ROAD, ESTABLISHED BY PLAT COUNTY COMMISSION MINUTE BOOK 13, PAGE 494, COCOA, LYING IN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST - CANAVERAL LAND-

ING, LLC.

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on the 21st day of February, 2023, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public right-of-way, known as Old Sharpes Road, established by plat County Commission Minute Book 13, Page 494, Cocoa, lying in Section 36, Township 23 South, Range 35 East as petitioned by Canaveral Landing, LLC.

LEGAL DESCRIPTION:

THAT PORTION OF OLD SHARPES ROAD AS ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494 AND STATE FLORIDA LAWS, CHAPTER 20271, AS LIES WITHIN A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION 36, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 669.58 FEET; THENCE N. 0 DEGREES 20' 47" W., 50 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY R/W OF CANAVERAL GROVES BLVD.; THENCE N. 0 DEGREES 20' 47" W., 2218.02 FEET; THENCE N. 89 DEGREES 32' 1 0" E., 671.18 FEET; THENCE S. 0 DEGREES 18' 07" E., 2222.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING. PREPARED BY: ROBERT R. DOERRER JR., PSM.

The Board further renounced and disclaimed any right of the County in and to said public right-of-way.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the Board

NANCY HEYRMAN
Notary Public
State of Wisconsin

Prepared by and return to: Lucy Hamelers
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 23-35-36-00-501

DRAINAGE AND ACCESS EASEMENTS

THIS INDENTURE, made this 26th day of Jan, 2023, between Canaveral Landing, LLC, a Wyoming limited liability company, whose address is 508 East 18 Street, Cheyenne, Wyoming 82001, 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, the following perpetual easements commencing on the above date: Parcel 800, a drainage and access easement for the purposes of reconstructing and reconfiguring drainage facilities and other allied uses pertaining thereto. Maintenance responsibility for the second party over the easement area in Parcel 800 shall be limited to the drainage ditch only. Any improvements within the easement shall be submitted for approval via a right-of-way / easement permit to the second party and shall be the sole responsibility of the first party, successors, and assigns including any and all maintenance; Parcel 801, a public access easement for the purposes of vehicular and pedestrian access, and other allied uses pertaining thereto, any and all maintenance shall be the responsibility of the owner of the land over which the easement is located; Parcel 802, a drainage easement for the purposes of allowing for drainage and flowage of stormwater, groundwater, and other allied uses pertaining thereto, with any and all maintenance responsibilities solely the responsibility of the owner of the land over which the easement is located. Maintenance includes but is not limited to existing or future culverts and related facilities. All over, under, upon, above, and through the following lands:

The land affected by the granting of these easements is located in Section 36, Township 23 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

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


Including the right of ingress and egress onto the easement areas as may be necessary for the full use and enjoyment by the second party of its easements. The first party 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.

(Signatures and Notary on next page)

TO HAVE AND TO HOLD said easements 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.

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

Signed, sealed and delivered in the presence of:

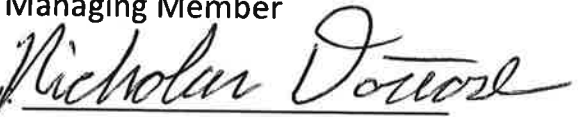


Witness
David Bassford
Print Name

Witness
Bruce Moia
Print Name

Canaveral Landing, LLC, a Wyoming
limited liability company

By: Wyoming American Holdings, LLC,
its Managing Member


By: Nicholas Dottore
Nicholas Dottore, Managing Member

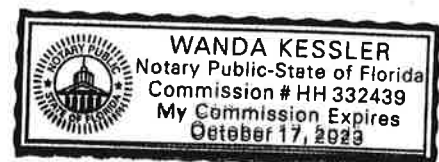
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 26th day of January, 2023, by Nicholas Dottore as Managing Member of Wyoming American Holdings, LLC, as Managing Member of Canaveral Landing, LLC, a Wyoming limited liability company. Is personally known or produced personally known as identification.



Notary Signature

SEAL



LEGAL DESCRIPTION

PARCEL 800

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: DRAINAGE AND ACCESS EASEMENT

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 800, DRAINAGE AND ACCESS EASEMENT (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N 90° 00' 00" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 669.58 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN N 00° 14' 27" W ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 816.99 FEET TO THE SOUTHEAST CORNER OF A 60 FOOT WIDE DRAINAGE RIGHT OF WAY AS PER PLAT OF ROYAL PALMS II, AS RECORDED IN PLAT BOOK 34, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN N 00° 14' 27" W ALONG THE EAST LINE OF SAID ROYAL PALMS II FOR A DISTANCE OF 64.89 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 654.49 FEET, AND WHOSE CHORD BEARS N 68° 00' 55" E FOR A DISTANCE OF 126.55 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 05' 45", FOR A DISTANCE OF 126.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 56° 07' 04" E FOR A DISTANCE OF 103.08 FEET; THENCE RUN N 54° 32' 39" E FOR A DISTANCE OF 106.22 FEET; THENCE RUN N 53° 05' 56" E FOR A DISTANCE OF 99.84 FEET TO POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1676.33 FEET, AND WHOSE CHORD BEARS N 54° 51' 34" E FOR A DISTANCE OF 103.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 31' 15", FOR A DISTANCE OF 103.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 379.64 FEET, AND WHOSE CHORD BEARS N 64° 20' 56" E FOR A DISTANCE OF 102.12 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 27' 30", FOR A DISTANCE OF 102.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 67° 44' 53" E FOR A DISTANCE OF 57.25 FEET; THENCE RUN N 29° 20' 47" E FOR A DISTANCE OF 43.16 FEET; THENCE RUN N 89° 49' 37" E FOR A DISTANCE OF 49.21 FEET TO THE TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 ALSO BEING THE WEST LINE OF SHARPES PINE ACRES ESTATES NO. 1, RECORDED IN PLAT BOOK 24, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA AND THE CENTERLINE OF ANN WAY, A 100 FOOT WIDE RIGHT OF WAY PER PLAT OF SAID SHARPES PINE ACRES ESTATES NO. 1; THENCE RUN S 00° 10' 35" E ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 ALSO BEING THE WEST LINE OF SAID SHARPES PINE ACRES ESTATES NO. 1 FOR A DISTANCE OF 69.25 FEET; THENCE RUN S 74° 46' 07" W FOR A DISTANCE OF 47.90 FEET; THENCE RUN S 67° 44' 53" W FOR A DISTANCE OF 65.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 329.64 FEET, AND WHOSE CHORD BEARS S 64° 30' 27" W FOR A DISTANCE OF 90.47 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 46' 31", FOR A DISTANCE OF 90.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1626.33 FEET, AND WHOSE CHORD BEARS S 54° 51' 34" W FOR A DISTANCE OF 99.93 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 31' 15", FOR A DISTANCE OF 99.94 FEET TO A POINT OF TANGENCY; THENCE RUN S 53° 05' 56" W FOR A DISTANCE OF 100.48 FEET; THENCE RUN S 54° 32' 39" W FOR A DISTANCE OF 107.54 FEET; THENCE RUN S 56° 07' 04" W FOR A DISTANCE OF 106.49 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 728.23 FEET, AND WHOSE CHORD BEARS S 64° 06' 59" W FOR A DISTANCE OF 158.60 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 30' 11", FOR A DISTANCE OF 158.91 FEET TO THE POINT OF BEGINNING; CONTAINING 0.943 ACRES, MORE OR LESS (41058 SQUARE FEET, MORE OR LESS).

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN ON SHEET 3 OF 3.

PREPARED FOR AND CERTIFIED TO:

CANAVERAL LANDINGS, LLC
BREVARD COUNTY BOARD OF COMMISSIONERS

ROBERT R. DOERRER JR., PSM 3992
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: **HORIZON SURVEYORS**

OF CENTRAL FLORIDA, INC. LB 6360
E-MAIL: INFO@HORIZONSURVEYORS.COM

5445 MURRELL RD, UNIT 101
ROCKLEDGE, FL 32955
PHONE: (321) 806-4171

DRAWN BY: HCB

CHECKED BY: RRD

PROJECT NO. 6567

DATE: 12-29-21

DRAWING:
CANAVERAL-EASEMENTS

REVISIONS

DATE	DESCRIPTION
12-6-22	COMMENTS
1-3-23	COMMENTS

SECTION 36
TOWNSHIP 23 SOUTH
RANGE 35 EAST

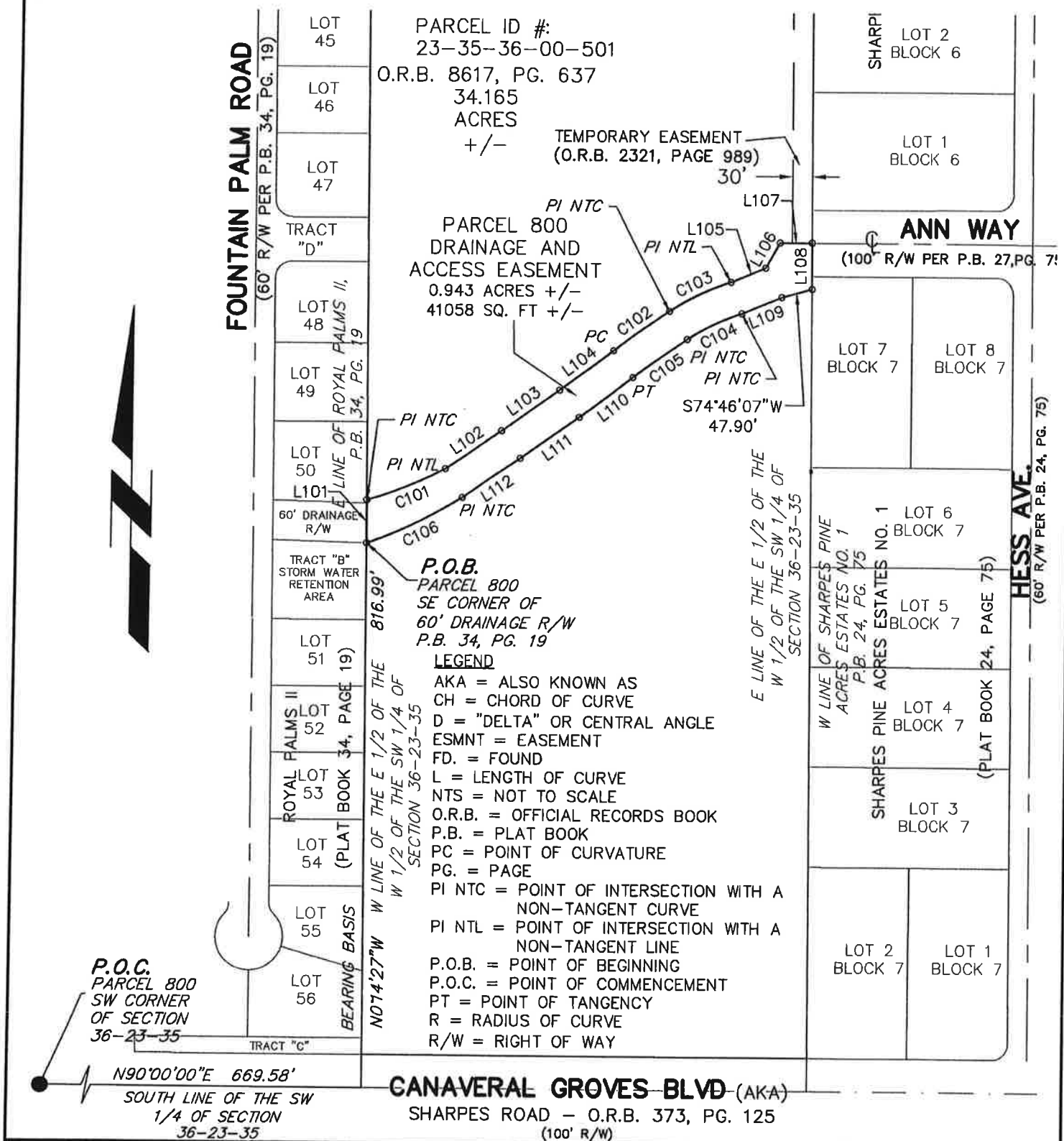
PARCEL 800

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3

THIS IS NOT A SURVEY



PREPARED BY:

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
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PHONE: (321) 806-4171

SCALE:

$$1'' = 200'$$

PROJECT NO.:

6567

SECTION 36

TOWNSHIP 23 SOUTH
RANGE 35 EAST

SKETCH OF DESCRIPTION

PARCEL 800

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: DRAINAGE AND ACCESS EASEMENT

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2

THIS IS NOT A SURVEY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C101	126.75'	654.49'	11°05'45"	N68°00'55"E	126.55'
C102	103.01'	1676.33'	3°31'15"	N54°51'34"E	103.00'
C103	102.43'	379.64'	15°27'30"	N64°20'56"E	102.12'
C104	90.76'	329.64'	15°46'31"	S64°30'27"W	90.47'
C105	99.94'	1626.33'	3°31'15"	S54°51'34"W	99.93'
C106	158.91'	728.23'	12°30'11"	S64°06'59"W	158.60'

Parcel Line Table		
Line #	Direction	Length
L101	N0°14'27"W	64.89'
L102	N56°07'04"E	103.08'
L103	N54°32'39"E	106.22'
L104	N53°05'56"E	99.84'
L105	N67°44'53"E	57.25'
L106	N29°20'47"E	43.16'
L107	N89°49'37"E	49.21'
L108	S0°10'35"E	69.25'
L109	S67°44'53"W	65.07'
L110	S53°05'56"W	100.48'
L111	S54°32'39"W	107.54'
L112	S56°07'04"W	106.49'

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW.

(1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT

(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE

(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; ADJOINS PARCEL 800

(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE

(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)

(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER

PREPARED BY:

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
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ROCKLEDGE, FL 32955
PHONE: (321) 806-4171

PROJECT NO.:
6567

SECTION 36
TOWNSHIP 23 SOUTH
RANGE 35 EAST

LEGAL DESCRIPTION

PARCEL 801

EXHIBIT "B"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: ACCESS EASEMENT

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

A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N 90° 00' 00" E ALONG THE SOUTH LINE OF SAID SECTION 36 FOR A DISTANCE OF 669.58 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN N 00° 14' 27" W ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 1259.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 14' 27" W ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 AND THE EAST LINE OF ROYAL PALMS II, AS RECORDED IN PLAT BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, FOR A DISTANCE OF 25.00 FEET; THENCE RUN N 89° 46' 04" E FOR A DISTANCE OF 105.57 FEET; THENCE RUN S 00° 10' 35" E FOR A DISTANCE OF 187.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 23.50 FEET, AND WHOSE CHORD BEARS S 62° 22' 08" E FOR A DISTANCE OF 41.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124° 23' 06", FOR A DISTANCE OF 51.02 FEET TO A POINT OF TANGENCY; THENCE RUN N 55° 26' 19" E FOR A DISTANCE OF 412.51 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 98.50 FEET, AND WHOSE CHORD BEARS N 87° 23' 33" E FOR A DISTANCE OF 104.26 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63° 54' 28", FOR A DISTANCE OF 109.87 FEET TO A POINT OF TANGENCY; THENCE RUN S 60° 39' 13" E FOR A DISTANCE OF 96.11 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, ALSO BEING THE WEST LINE OF SHARPES PINE ACRES ESTATES NO. 1, AS RECORDED IN PLAT BOOK 24, PAGE 25, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 00° 10' 35" E ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 28.73 FEET; THENCE RUN N 60° 39' 13" W FOR A DISTANCE OF 110.27 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 73.50 FEET, AND WHOSE CHORD BEARS S 87° 23' 33" W FOR A DISTANCE OF 77.80 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63° 54' 28", FOR A DISTANCE OF 81.98 FEET TO A POINT OF TANGENCY; THENCE RUN S 55° 26' 19" W FOR A DISTANCE OF 412.51 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 48.50 FEET, AND WHOSE CHORD BEARS N 62° 22' 08" W FOR A DISTANCE OF 85.80 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 124° 23' 06", FOR A DISTANCE OF 105.29 FEET TO A POINT OF TANGENCY; THENCE RUN N 00° 10' 35" W FOR A DISTANCE OF 148.96 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 13.50 FEET, AND WHOSE CHORD BEARS N 45° 12' 15" W FOR A DISTANCE OF 19.10 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 03' 22", FOR A DISTANCE OF 21.22 FEET TO A POINT OF TANGENCY; THENCE S 89° 46' 04" W A DISTANCE OF 67.02 FEET TO THE POINT OF BEGINNING; CONTAINING 0.551 ACRES, MORE OR LESS (23985 SQUARE FEET, MORE OR LESS).

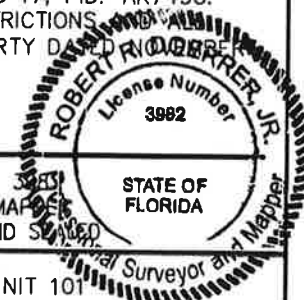
SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN ON SEET 3 OF 3.

PREPARED FOR AND CERTIFIED TO:

CANAVERAL LANDINGS, LLC
BREVARD COUNTY BOARD OF COMMISSIONERS

ROBERT R. DOERRER JR., PSM
PROFESSIONAL SURVEYOR & MAPPER
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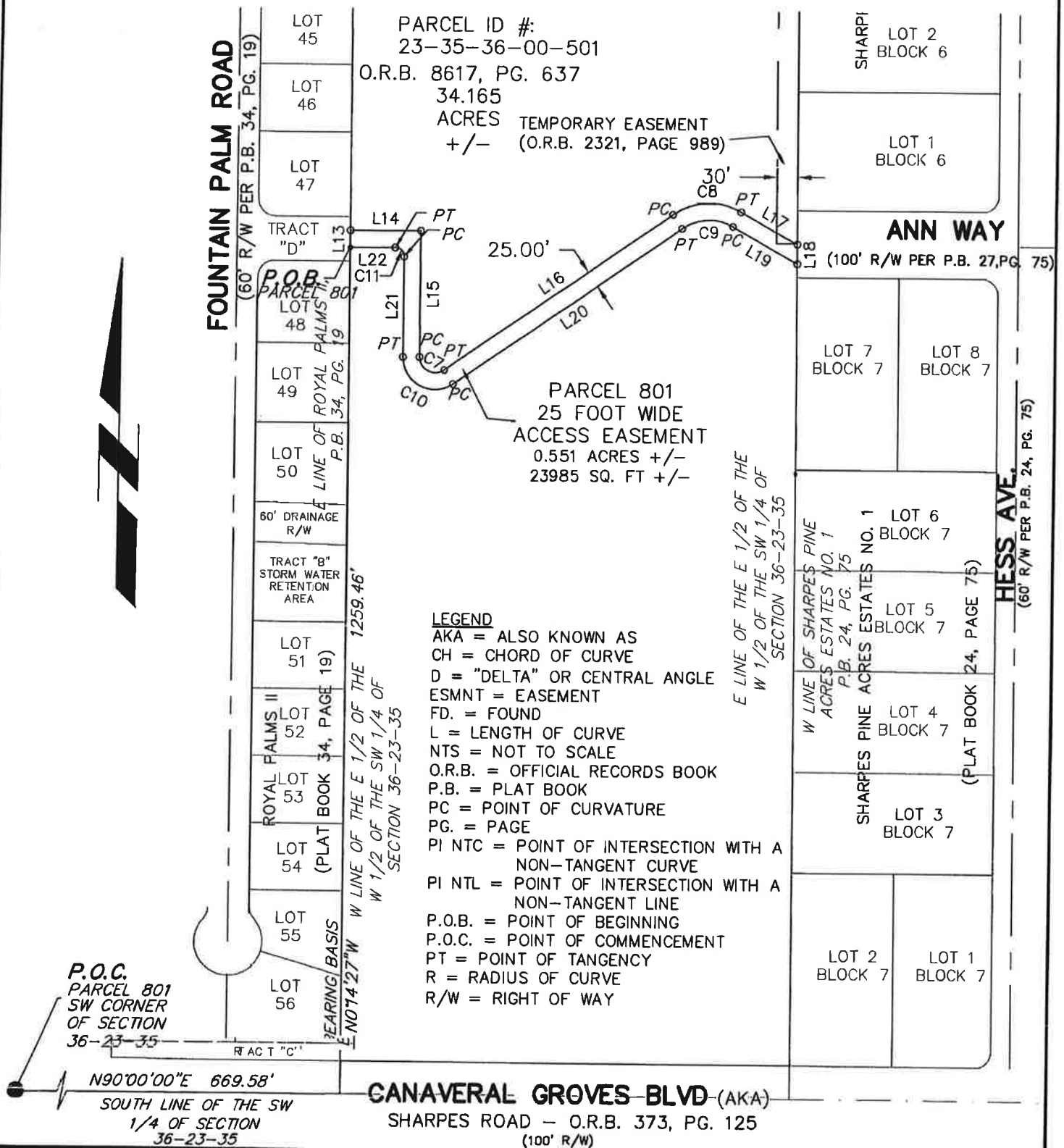
DRAWN BY: HCB	CHECKED BY: RRD	PROJECT NO. 6567	SECTION 36
DATE: 12-29-21	DRAWING: CANAVERAL-EASEMENTS	REVISIONS	TOWNSHIP 23 SOUTH
		DATE	RANGE 35 EAST
		12-6-22	COMMENTS
		1-3-23	COMMENTS

PARCEL 801

PURPOSE: ACCESS EASEMENT

SHEET 2 OF 3

THIS IS NOT A SURVEY



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$$1'' = 200'$$

6567

TOWNSHIP 23 SOUTH
RANGE 35 EAST

SKETCH OF DESCRIPTION

PARCEL 801

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: ACCESS EASEMENT

EXHIBIT "B"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2

THIS IS NOT A SURVEY

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	51.02'	23.50'	124°23'06"	S62°22'08"E	41.57'
C8	109.87'	98.50'	63°54'28"	N87°23'33"E	104.26'
C9	81.98'	73.50'	63°54'28"	S87°23'33"W	77.80'
C10	105.29'	48.50'	124°23'06"	N62°22'08"W	85.80'
C11	21.22'	13.50'	90°03'22"	N45°12'15"W	19.10'

Parcel Line Table

Line #	Direction	Length
L13	N0°14'27"W	25.00'
L14	N89°46'04"E	105.57'
L15	S0°10'35"E	187.50'
L16	N55°26'19"E	412.51'
L17	S60°39'13"E	96.11'
L18	S0°10'35"E	28.73'
L19	N60°39'13"W	110.27'
L20	S55°26'19"W	412.51'
L21	N0°10'35"W	148.96'
L22	S89°46'04"W	67.02'

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
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(1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT

(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE

(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; AFFECTS PARCEL 801

(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE

(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)

(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER

PREPARED BY:

HORIZON SURVEYORS

OF CENTRAL FLORIDA, INC. LB 6360

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5445 MURRELL RD, UNIT 101

ROCKLEDGE, FL 32955

PHONE: (321) 806-4171

PROJECT NO.:

6567

SECTION 36

TOWNSHIP 23 SOUTH

RANGE 35 EAST

LEGAL DESCRIPTION

PARCEL 802

EXHIBIT "C"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: 30 FOOT WIDE DRAINAGE EASEMENT

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

A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8617, PAGE 637; THENCE RUN S 00° 10' 35" E ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, ALSO BEING THE WEST LINE OF SHARPES PINE ACRES ESTATES NO. 2 FOR A DISTANCE OF 1001.01 FEET TO THE CENTERLINE OF ANN WAY (A 100 FOOT WIDE RIGHT OF WAY), SHARPES PINE ACRES ESTATES NO. 1, AS RECORDED IN PLAT BOOK 24, PAGE 75 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 89° 49' 25" W FOR A DISTANCE OF 30.00 FEET; THENCE RUN N 00° 10' 35" W PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, FOR A DISTANCE OF 1000.89 FEET TO THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 8617, PAGE 637; THENCE RUN N 89° 36' 00" E ALONG SAID NORTH LINE FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.689 ACRES, MORE OR LESS (30028 SQUARE FEET, MORE OR LESS).

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS S 00° 10' 35" E AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW.

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(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE

(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; SITUATED WITHIN PARCEL 802

(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE

(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)

(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER

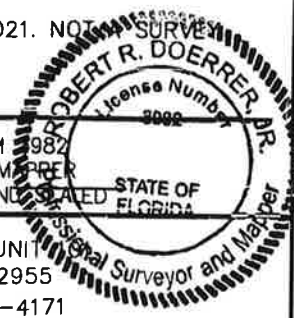
PREPARED FOR AND CERTIFIED TO:

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BREVARD COUNTY BOARD OF COMMISSIONERS

ROBERT R. DOERRER JR., PSM 1982
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PHONE: (321) 806-4171



DRAWN BY: HCB	CHECKED BY: RRD	PROJECT NO. 6567	SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST
DATE: 3-4-22	DRAWING: CANAVERAL-EASEMENTS	REVISIONS	
		DATE DESCRIPTION	
		1-3-23 COMMENTS	
		1-17-23 COMMENTS	

SKETCH OF DESCRIPTION

PARCEL 802

EXHIBIT "C"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

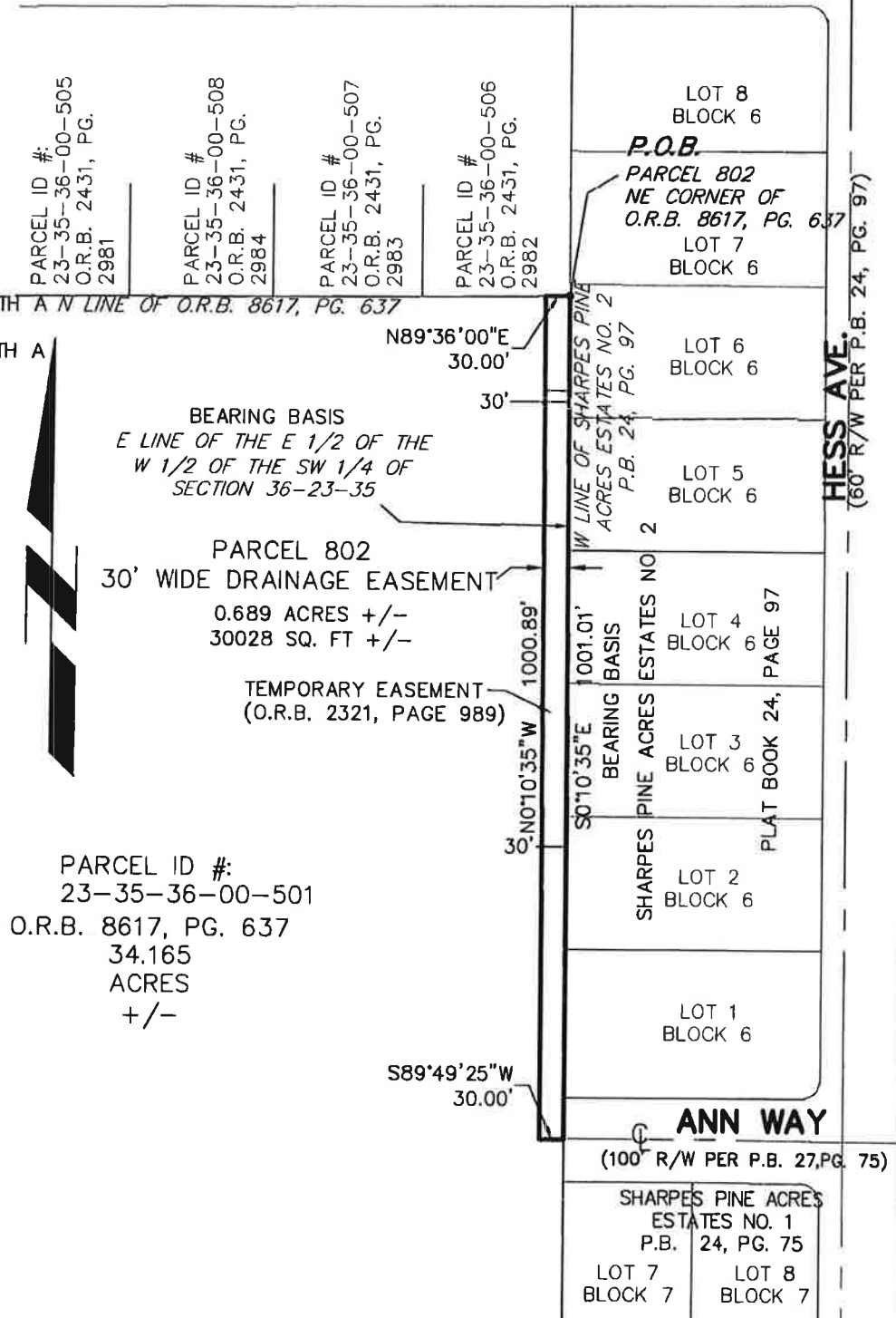
PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: 30 FOOT WIDE DRAINAGE EASEMENT

NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36-23-35

LEGEND

AKA = ALSO KNOWN AS
CH = CHORD OF CURVE
CL = CENTERLINE
D = "DELTA" OR CENTRAL ANGLE
ESMNT = EASEMENT
FD. = FOUND
L = LENGTH OF CURVE
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PG. = PAGE
PI NTC = POINT OF INTERSECTION WITH A N LINE OF O.R.B. 8617, PG. 637
NON-TANGENT CURVE
PI NTL = POINT OF INTERSECTION WITH A
NON-TANGENT LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RADIUS OF CURVE
R/W = RIGHT OF WAY
SQ. FT = SQUARE FEET



PREPARED BY:

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PHONE: (321) 806-4171

SCALE:

1" = 200'

PROJECT NO.:

6567

SECTION 36

TOWNSHIP 23 SOUTH

RANGE 35 EAST

Prepared by:
Kimberly B Rezanka, Esq.
Lacey Lyons Rezanka
1290 U.S. Hwy 1, Ste. 201
Rockledge, FL 32955
A portion of Parcel ID: 23-35-36-00-501

CFN 2023045594. OR BK 9733 PAGE 2311.
Recorded 03/07/2023 at 02:54 PM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs.15

CONSERVATION EASEMENTS

THESE CONSERVATION EASEMENTS are made this 24 day of January, 2023, by and between the following Parties: CANAVERAL LANDING, LLC, a Wyoming limited liability company, whose address is 508 East 18th Street, Cheyenne, Wyoming 82001 ("Grantor"), in favor of BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940 ("Grantee County") and CANAVERAL LANDING COOPERATIVE MANUFACTURED HOME PARK, INC., a Florida corporation, whose address is 4425 Sheridan Avenue, Cocoa, Florida 32926 ("Grantee CLC"). The Grantor and Grantees are collectively the "Parties."

RECITALS:

WHEREAS, Grantor solely owns in fee simple certain real property in Brevard County, Florida, more particularly described and sketched in Exhibits "A, B and C" attached hereto and incorporated by this reference (the "Property");

WHEREAS, Grantor grants these conservation easements to Grantee County and Grantee CLC in accordance with Section 704.06, Florida Statutes, as a condition of the Binding Development Plan accepted and approved by Grantee County and as part of Planning and Development Application 20Z00006 as submitted by Grantor, solely to offset adverse impacts to natural resources and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in

perpetuity.

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, the Parties agree as follows:

1. Recitals. The recitals are true and correct and incorporated herein by this reference.

2. Grant of Easements. Pursuant to the provisions of section 704.06, Florida Statutes, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby voluntarily grants and conveys to Grantee County, its successors and assigns, and Grantee CLC, its successors and assigns, these conservation easements in perpetuity commencing on the above date, over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easements"). The Property is located in Section 36, Township 23 South, Range 35 East, Brevard County Florida, being more particularly described in Exhibits A, B and C. Grantor does covenant with Grantee County and Grantee CLC that it is lawfully seized and possessed of the lands above described, that it has good and lawful right to convey it or any part thereof, and that Grantor will warrant and defend the same against the lawful claims of all persons whomsoever.

3. Purpose. The purpose of these Conservation Easements is to ensure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the conservation value of the Property.

4. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of these Conservation Easements is prohibited, unless such activity or use is required by any governmental agency. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.

(b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.

(c) Removal or destruction of native trees, shrubs, or other vegetation, unless required by government regulations.

(d) Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance in such a manner as to affect the surface.

(e) Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition.

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

(g) Acts or uses detrimental to such retention of land or water areas.

(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

5. Rights of Grantees. To accomplish the purposes stated herein, Grantor conveys the following rights to each Grantee:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in these Conservation Easements.

(b) To proceed at law or in equity to enforce the provisions of these Conservation Easements and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or

features of the Property that may be damaged by any activity inconsistent with these Conservation Easements.

(c) The Grantor shall be responsible for all reasonable costs incurred by Brevard County or Grantee CLC in enforcing these Conservation Easements, including, without limitation, costs of suit, attorneys' fees, and expenses related to restoration of the conserved areas.

6. Grantees' Discretion. Either Grantee may enforce the terms of these Conservation Easements at its discretion, but if Grantor breaches any term of these Conservation Easements and either Grantee does not exercise its rights under these Conservation Easements, Grantees' forbearance shall not be construed to be a waiver by either Grantee of such term, or of any subsequent breach of the same, or any other term of these Conservation Easements, or of any of the Grantees' rights under these Conservation Easements. No delay or omission by either Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantees shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of these Conservation Easements.

7. Grantor's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantor, nor any person or entity claiming by or through Grantor, shall hold one or both Grantees liable for any damage or injury to person or personal property which may occur on the Property unless the damage or injury is caused by that Grantee's negligent or intentional acts. Nothing contained herein shall be construed as a waiver of Grantee County's right of sovereign immunity beyond that as set forth under Section 768.28, Florida Statutes. Grantor shall, within a

reasonable time after notice by either Grantee, remove from the conserved areas all nonnative plants that are listed as invasive or harmful in the laws of Florida and Brevard County. If Grantor fails to remove such plants within a reasonable time, either Grantee may remove the nonnative plants at Grantor's expense.

8. Enforcement. The terms and conditions of these Conservation Easements may be enforced by either Grantee by injunctive relief or other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court in Brevard County Florida.

9. Recordation. Grantor shall record these Conservation Easements in timely fashion in the Official Records of Brevard County, Florida, and shall rerecord it at any time that either Grantee may require it to be rerecorded to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record these Conservation Easements in the public records. Grantor will hold each Grantee harmless from any recording costs or taxes necessary to record these Conservation Easements in the public records.

10. Successors. The covenants, terms, conditions and restrictions of these Conservation Easements shall be binding upon, and inure to the benefit of the Parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

11. Expenses; Taxes. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Conservation Easement Areas, including the maintenance of adequate comprehensive general liability insurance coverage.

12. Severability. If any provision of these Conservation Easements or the

application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of these Conservation Easements, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected.

13. Amendment. These Conservation Easements may be amended, altered, released or revoked only by written agreement between the Parties hereto, their successors or assigns. Any such written agreement shall be recorded in the public records of Brevard County, Florida.

14. Assignability. Pursuant to section 704.06(2), Florida Statutes, these easements are assignable to other governmental bodies or agencies, charitable organizations, or trusts authorized to acquire such easements. Any such assignment shall be recorded in the public records of Brevard County, Florida.

15. Liberal Construction. These Conservation Easements shall be liberally construed to affect the purpose of these Conservation Easements and the policy and purpose of section 704.06, Florida Statutes. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of these Conservation Easements that would render the provision valid shall be favored over any interpretation that would render is invalid.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

IN WITNESS WHEREOF, Grantor, by its duly authorized representative, has
executed these Conservation Easements on the day and year first above written.

Signed, sealed and delivered in the presence of:

Carol Grove

Witness

Carol Grove

Print Name

[Signature]

Witness

David Bassford

Print Name

CANAVERAL LANDING, LLC, a Wyoming
limited liability company

BY:

WYOMING AMERICAN HOLDINGS, LLC,
a Wyoming limited liability company, its
Managing Member

BY:

Nicholas Dottore
Nicholas Dottore, Managing Member

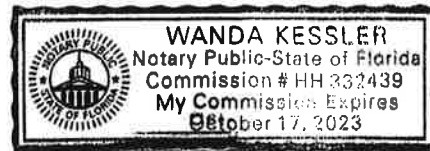
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization on this 26th day of January, 2023, by
Nicholas Dottore, as Managing Member of Wyoming American Holdings, LLC, as
Managing Member of Canaveral Landing, LLC, a Wyoming limited liability company. Is
personally known or produced personally known as identification.

[Signature]

Notary Signature

SEAL



ACCEPTANCE OF CONSERVATION EASEMENT

The Grantee hereby accepts these Conservation Easements and agrees to be bound by its terms.

Signed, sealed and delivered in the presence of:

Nicole Summers

Witness

Nicole Summers

Print Name

Kimberly Powell

Witness

Kimberly Powell

Print Name

BREVARD COUNTY, FLORIDA

Rita Pritchett

Rita Pritchett, Chair of the Brevard

County Board of County

Commissioners

As approved by the Board 2/21/23

Rachel M. Sadoff, Clerk

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of Feb, 2023, by Rita Pritchett, as Chair of the Board of County Commissioners of Brevard County, Florida. Is personally known or produced _____ as identification.

WITNESS my hand and official seal at County of Brevard, State of Florida, on this

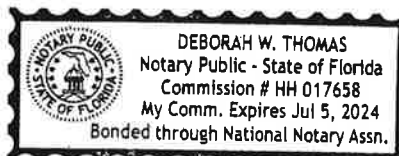
21 day of February 2023.

Deborah W. Thomas
Notary Public, State of Florida at Large.

My Commission Expires:

July 5, 2024

Serial No. HH 017658



IN WITNESS WHEREOF, Grantee, by its duly authorized representative, has
executed these Conservation Easements on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Carol Grate
Witness

Carol Grate
Print Name

[Signature]
Witness

David Bassford
Print Name

GRANTEE:

CANAVERAL LANDING COOPERATIVE
MANUFACTURED HOME PARK, INC., a
Florida corporation

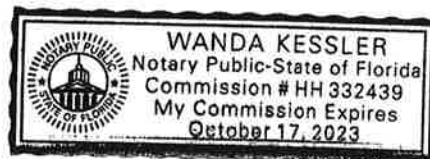
BY:

HOMEIN PROJECT ADMINISTRATION, LLC.,
a Florida limited liability company, President

BY: Nicholas J. Dottore Jr
Nicholas J. Dottore, Jr., Authorized Member

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 26th day of January, 2023 by
Nicholas J. Dottore, Jr. as Authorized Member of Homein Project Administration, LLC,
a Florida limited liability company, President of Canaveral Landing Cooperative
Manufactured Home Park, Inc. Is personally known or
produced personally known as identification.



Wanda Kessler
Notary Public, State of Florida
At Large.

My Commission Expires:

10-17-2023

Serial No. HH 332439

LEGAL DESCRIPTION

PARCEL 803

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: CONSERVATION EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

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

A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8617, PAGE 637;
THENCE RUN S 00° 10' 35" E ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, FOR A DISTANCE OF 148.67 FEET; THENCE RUN S 89° 49' 25" W FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00° 10' 35" E PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 289.35 FEET;
THENCE RUN S 89° 49' 25" W FOR A DISTANCE OF 14.34 FEET; THENCE RUN N 53° 12' 07" W FOR A DISTANCE OF 113.17 FEET; THENCE RUN N 61° 18' 34" W FOR A DISTANCE OF 51.85 FEET; THENCE RUN N 10° 46' 32" W FOR A DISTANCE OF 46.74 FEET; THENCE RUN N 30° 17' 38" E FOR A DISTANCE OF 187.07 FEET; THENCE RUN S 69° 08' 33" E FOR A DISTANCE OF 30.46 FEET; THENCE RUN N 89° 49' 25" E FOR A DISTANCE OF 35.47 FEET TO THE POINT OF BEGINNING; CONTAINING 0.729 ACRES, MORE OR LESS (31747 SQUARE FEET, MORE OR LESS).

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS S 00° 10' 35" E AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW.

(1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT

(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE

(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; ADJOINS PARCEL 803

(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE

(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)

(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER

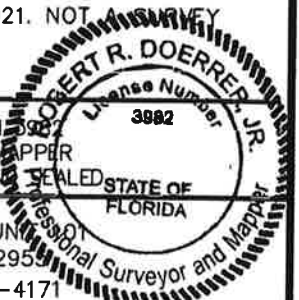
PREPARED FOR:

CANAVERAL LANDINGS, LLC
BREVARD COUNTY BOARD OF COMMISSIONERS

ROBERT R. DOERRER JR., PSM 3982
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: **HORIZON SURVEYORS**
OF CENTRAL FLORIDA, INC. LB 6360
E-MAIL: INFO@HORIZONSURVEYORS.COM

5445 MURRELL RD, UNIT 101
ROCKLEDGE, FL 32955
PHONE: (321) 806-4171



DRAWN BY: HCB

CHECKED BY: RRD

PROJECT NO. 6567

DATE: 12-6-22

DRAWING: CONSERVATION

REVISIONS

DATE

DESCRIPTION

1-3-23

COMMENTS

1-17-23

COMMENTS

SECTION 36

TOWNSHIP 23 SOUTH

RANGE 35 EAST

PARCEL 803

PURPOSE: CONSERVATION EASEMENT

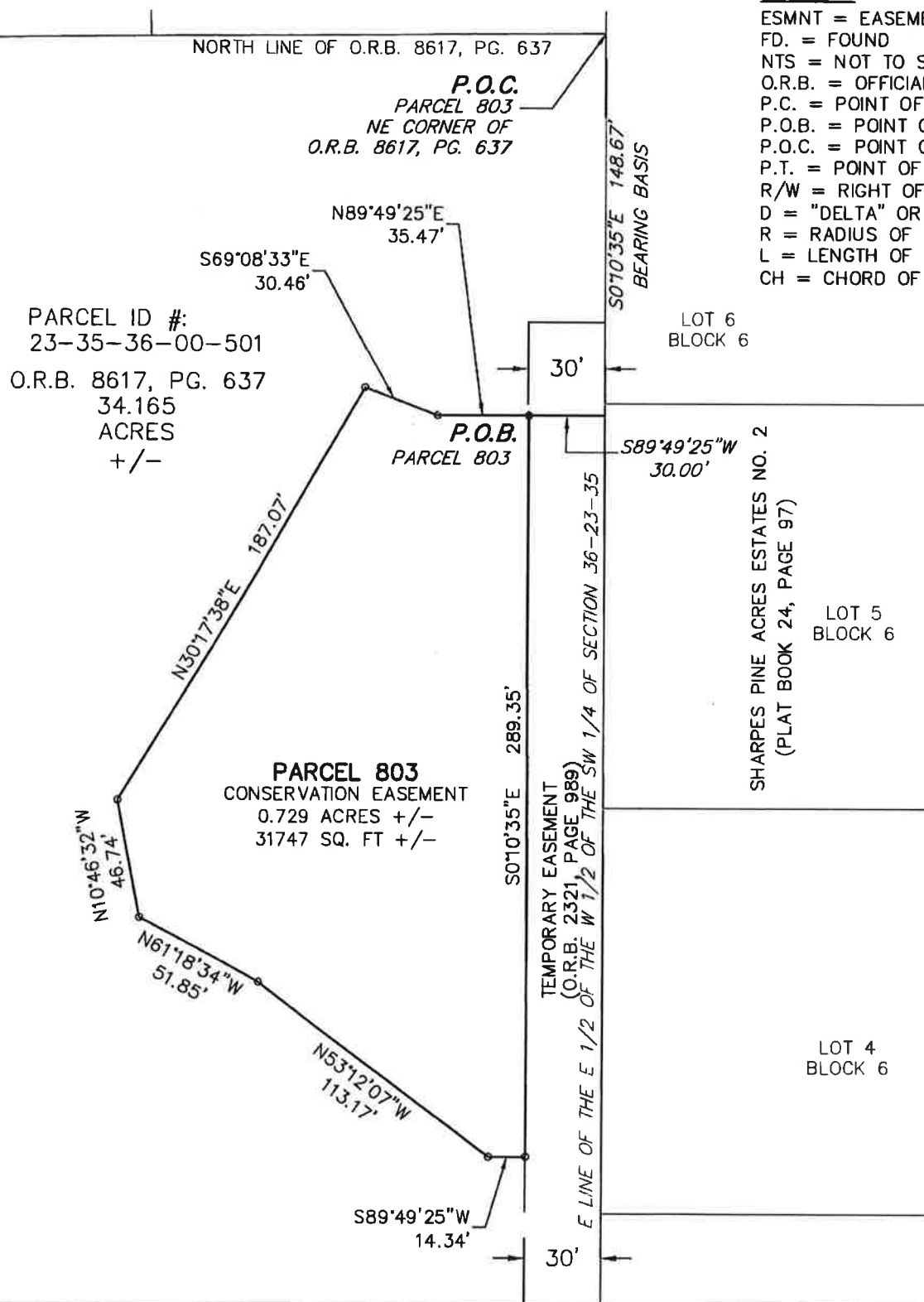
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

LEGEND

ESMNT = EASEMENT
FD. = FOUND
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY
D = "DELTA" OR CENTRAL ANGLE
R = RADIUS OF CURVE
L = LENGTH OF CURVE
CH = CHORD OF CURVE



PREPARED BY:

HORIZON SURVEYORS

OF CENTRAL FLORIDA, INC. LB 6360

E-MAIL: INFO@HORIZONSURVEYORS.COM

5445 MURRELL RD, UNIT 101

ROCKLEDGE, FL 32955

PHONE: (321) 806-4171

SCALE:

$$1'' = 60'$$

PROJECT NO.:

6567

SECTION 36

TOWNSHIP 23 SOUTH

RANGE 35 EAST

LEGAL DESCRIPTION

PARCEL 804

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: CONSERVATION EASEMENT

EXHIBIT "B"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 804, CONSERVATION EASEMENT (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8617, PAGE 637; THENCE RUN N 89° 36' 00" E ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, FOR A DISTANCE OF 198.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89° 36' 00" E ALONG SAID THE NORTH LINE FOR A DISTANCE OF 112.25 FEET; THENCE RUN S 00° 24' 00" E FOR A DISTANCE OF 73.59 FEET; THENCE RUN S 08° 18' 44" E FOR A DISTANCE OF 49.04 FEET; THENCE RUN S 31° 11' 42" W FOR A DISTANCE OF 73.93 FEET; THENCE RUN N 65° 43' 25" W FOR A DISTANCE OF 71.35 FEET; THENCE RUN N 11° 26' 30" W FOR A DISTANCE OF 58.73 FEET; THENCE RUN N 05° 22' 17" E FOR A DISTANCE OF 37.25 FEET; THENCE RUN N 07° 51' 13" W FOR A DISTANCE OF 61.15 FEET TO THE POINT OF BEGINNING; CONTAINING 0.406 ACRES, MORE OR LESS (17695 SQUARE FEET, MORE OR LESS).

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF OFFICIAL RECORDS BOOK 8617, PAGE 637, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 89° 36' 00" E AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW.

(1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT

(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE

(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; DOES NOT AFFECT PARCEL 804

(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE

(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)

(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER

PREPARED FOR:

CANAVERAL LANDINGS, LLC
BREVARD COUNTY BOARD OF COMMISSIONERS

ROBERT R. DOERRER JR.,
PROFESSIONAL SURVEYOR
NOT VALID UNLESS SIGNED AND SEALED

5445 MURRELL RD, SUITE 101
ROCKLEDGE, FL 32955
PHONE: (321) 806-4111

PREPARED BY: **HORIZON SURVEYORS**
OF CENTRAL FLORIDA, INC. LB 6360
E-MAIL: INFO@HORIZONSURVEYORS.COM

DRAWN BY: HCB

CHECKED BY: RRD

PROJECT NO. 6567

DATE: 12-6-22

DRAWING: CONSERVATION

REVISIONS

DATE	DESCR	FONT
1-3-23	COMMENTS	
1-17-23	COMMENTS	

SECTION 36

TOWNSHIP 23 SOUTH
RANGE 35 EAST

SKETCH OF DESCRIPTION

PARCEL 804

EXHIBIT "B"

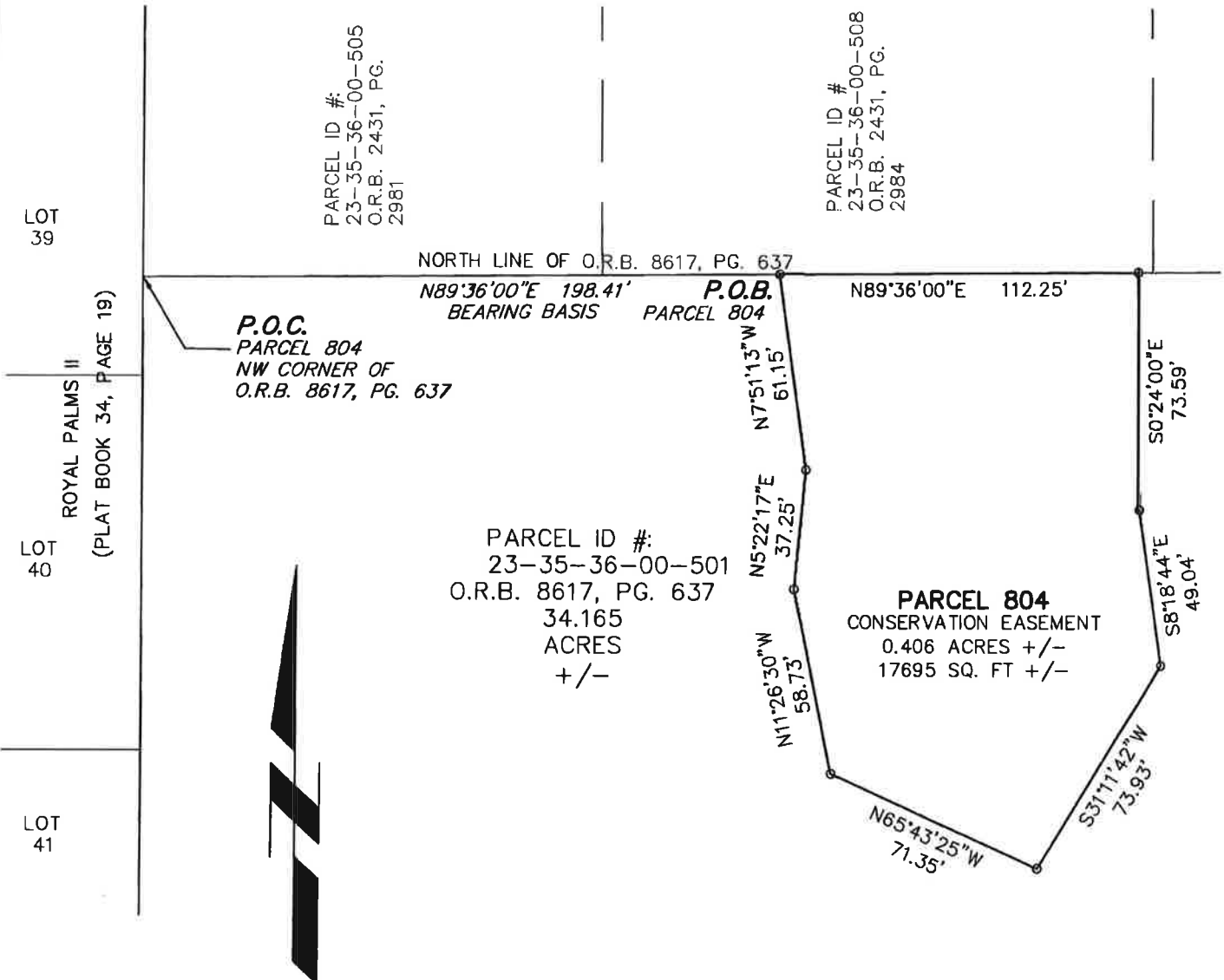
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: CONSERVATION EASEMENT



LEGEND

ESMNT = EASEMENT
FD. = FOUND
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY
D = "DELTA" OR CENTRAL ANGLE
R = RADIUS OF CURVE
L = LENGTH OF CURVE
CH = CHORD OF CURVE

PREPARED BY:

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
E-MAIL: INFO@HORIZONSURVEYORS.COM

5445 MURRELL RD, UNIT 101
ROCKLEDGE, FL 32955
PHONE: (321) 806-4171

SCALE:

1" = 50'

PROJECT NO.:

6567

SECTION 36

TOWNSHIP 23 SOUTH
RANGE 35 EAST

LEGAL DESCRIPTION

PARCEL 805

EXHIBIT "C"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: CONSERVATION EASEMENT

LEGAL DESCRIPTION: PARCEL 805, CONSERVATION EASEMENT (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N 90° 00' 00" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 669.58 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN N 00° 14' 27" W ALONG SAID WEST LINE FOR A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CANAVERAL GROVES BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY) AND TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 14' 27" W ALONG SAID WEST LINE FOR A DISTANCE OF 766.99 FEET TO THE SOUTHEAST CORNER OF A 60 FOOT WIDE DRAINAGE RIGHT OF WAY PER PLAT OF ROYAL PALMS II, AS RECORDED IN PLAT BOOK 34, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA ALSO BEING A POINT OF THE SOUTHERLY LINE OF PROPOSED PARCEL 800 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 728.23 FEET, AND WHOSE CHORD BEARS N 64° 06' 59" E FOR A DISTANCE OF 158.60 FEET; THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE SOUTHERLY LINES OF SAID PARCEL 800; (1) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 30' 11", FOR A DISTANCE OF 158.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; (2) THENCE RUN N 56° 07' 04" E FOR A DISTANCE OF 106.49 FEET; (3) THENCE RUN N 54° 32' 39" E FOR A DISTANCE OF 62.82 FEET; THENCE RUN S 87° 41' 06" E FOR A DISTANCE OF 20.43 FEET; THENCE RUN S 66° 08' 17" E FOR A DISTANCE OF 86.29 FEET; THENCE RUN S 07° 46' 00" E FOR A DISTANCE OF 34.61 FEET; THENCE RUN S 51° 48' 45" E FOR A DISTANCE OF 61.98 FEET; THENCE RUN S 83° 01' 27" E FOR A DISTANCE OF 11.37 FEET; THENCE RUN N 50° 26' 24" E FOR A DISTANCE OF 19.93 FEET; THENCE RUN N 60° 07' 06" E FOR A DISTANCE OF 24.64 FEET; THENCE RUN N 39° 54' 34" E FOR A DISTANCE OF 6.80 FEET; THENCE RUN N 09° 17' 13" W FOR A DISTANCE OF 52.50 FEET; THENCE RUN N 66° 09' 39" E FOR A DISTANCE OF 50.74 FEET; THENCE RUN N 36° 27' 37" E FOR A DISTANCE OF 49.60 FEET; THENCE RUN N 30° 18' 49" E FOR A DISTANCE OF 47.35 FEET; THENCE RUN N 03° 04' 51" E FOR A DISTANCE OF 31.55 FEET; THENCE RUN N 50° 55' 43" W FOR A DISTANCE OF 10.50 FEET; THENCE RUN N 19° 55' 00" W FOR A DISTANCE OF 56.10 FEET; THENCE RUN N 33° 46' 02" E FOR A DISTANCE OF 24.08 FEET TO THE SOUTHERLY LINES OF SAID PROPOSED PARCEL 800; THENCE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHERLY LINES OF SAID PARCEL 800; (1) THENCE RUN N 67° 44' 53" E FOR A DISTANCE OF 60.85 FEET; (2) THENCE RUN N 74° 46' 07" E FOR A DISTANCE OF 47.90 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN S 00° 10' 35" E ALONG SAID EAST LINE FOR A DISTANCE OF 1152.75 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID CANAVERAL GROVES BOULEVARD; THENCE RUN N 89° 56' 01" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 669.18 FEET TO THE POINT OF BEGINNING; CONTAINING 13.971 ACRES, MORE OR LESS (608569 SQUARE FEET, MORE OR LESS).

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW.

(1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT PARCEL 805

(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE

(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; DOES NOT AFFECT PARCEL 805

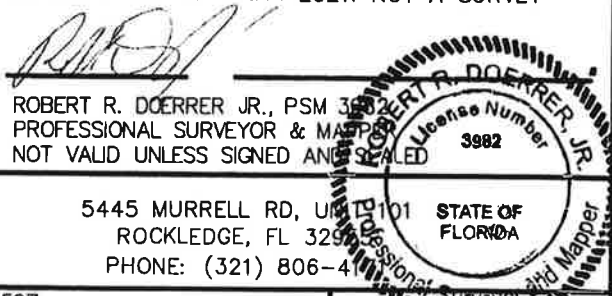
(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE

(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)

(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER

PREPARED FOR:

CANAVERAL LANDINGS, LLC
BREVARD COUNTY BOARD OF COMMISSIONERS



ROBERT R. DOERR JR., PSM 3982
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: **HORIZON SURVEYORS**
OF CENTRAL FLORIDA, INC. LB 6360
E-MAIL: INFO@HORIZONSURVEYORS.COM

5445 MURRELL RD, UNIT 101
ROCKLEDGE, FL 32955
PHONE: (321) 806-4111

DRAWN BY: HCB

CHECKED BY: RRD

PROJECT NO. 6567

DATE: 12-6-22

DRAWING: CONSERVATION

REVISIONS

DATE	DESCRIPTION
1-3-23	COMMENTS
1-11-23	COMMENTS

SECTION 36
TOWNSHIP 23 SOUTH
RANGE 35 EAST

SKETCH OF DESCRIPTION

PARCEL 805

EXHIBIT "C"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: CONSERVATION EASEMENT

FOUNTAIN PALM ROAD

(60' R/W PER P.B. 34, PG. 19)

LOT 45

LOT 46

LOT 47

TRACT "D"

LOT 48

LOT 49

LOT 50

60' DRAINAGE R/W
SE CORNER
60' DRAINAGE R/W
TRACT "B"
STORM WATER
RETENTION
AREA

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

P.O.C.
PARCEL 805
SW CORNER
OF SECTION
36-23-35

N01°4'27"W
50.00'
TRACT "C"

N90°00'00"E 669.58'
SOUTH LINE OF THE SW
1/4 OF SECTION
36-23-35

PARCEL ID #:
23-35-36-00-501
O.R.B. 8617, PG. 637
34.165
ACRES
+/-

PROPOSED
PARCEL 800
(HATCHED)

SOUTHERLY LINES
OF PROPOSED
PARCEL 800

S87°41'06"E
20.43'
N54°32'39"E
62.62'

S7°46'00"E
34.61'
S51°48'45"E
61.98'

S83°01'27"E
11.37'

L=158.91'
R=728.23'
Δ=12°30'11"
CB=N64°06'59"E
CH=158.60'

PARCEL 805

CONSERVATION EASEMENT

13.971 ACRES +/-

608569 SQ. FT +/-

LEGEND

ESMNT = EASEMENT

FD. = FOUND

NTS = NOT TO SCALE

O.R.B. = OFFICIAL RECORDS BOOK

P.C. = POINT OF CURVATURE

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

P.T. = POINT OF TANGENCY

R/W = RIGHT OF WAY

D = "DELTA" OR CENTRAL ANGLE

R = RADIUS OF CURVE

L = LENGTH OF CURVE

CH = CHORD OF CURVE

PI NTL = POINT OF INTERSECTION

WITH A NON-TANGENT LINE

P.O.B.

PARCEL 805 N89°56'01"W 669.18'

NORTH R/W LINE

CANAVERAL GROVES BLVD - AKA

SHARPES ROAD - O.R.B. 373, PG. 125

(100' R/W)

30' TEMPORARY EASEMENT
(O.R.B. 2321, PAGE 989)

LOT 2
BLOCK 6

LOT 1
BLOCK 6

ANN WAY

(100' R/W PER P.B. 27, PG. 75)

N50°55'43"W
10.50'
LOT 7
BLOCK 7

LOT 8
BLOCK 7

N3°04'51"E
31.55'
N30°18'49"E
47.35'

N36°27'37"E
49.60'
N9°17'13"W
52.50'
N39°54'34"E
6.80'

N60°07'06"E
24.64'
N50°26'24"E
19.93'

LOT 6
BLOCK 7

LOT 5
BLOCK 7

LOT 4
BLOCK 7

LOT 3
BLOCK 7

LOT 2
BLOCK 7

LOT 1
BLOCK 7

SHARPES PINE ACRES ESTATES NO. 1

(FLAT BOOK 24, PAGE 75)

SHARPES PINE ACRES ESTATES NO. 1

(FLAT BOOK 24, PAGE 75)

SHARPES PINE ACRES ESTATES NO. 1

(FLAT BOOK 24, PAGE 75)

SHARPES PINE ACRES ESTATES NO. 1

(FLAT BOOK 24, PAGE 75)

SHARPES PINE ACRES ESTATES NO. 1

(FLAT BOOK 24, PAGE 75)

SHARPES PINE ACRES ESTATES NO. 1

(FLAT BOOK 24, PAGE 75)

SHARPES PINE ACRES ESTATES NO. 1

(FLAT BOOK 24, PAGE 75)

SHARPES PINE ACRES ESTATES NO. 1

(FLAT BOOK 24, PAGE 75)

HESS AVE.

(60' R/W PER P.B. 24, PG. 75)

PREPARED BY:

HORIZON SURVEYORS

OF CENTRAL FLORIDA, IN C.L.B. 6360

E-MAIL: INFO@HORIZONSURVEYORS.COM

5445 MURRELL RD, UNIT 101

ROCKLEDGE, FL 32955

PHONE: (321) 806-4171

SCALE:

1" = 200'

PROJECT NO.:

6567

SECTION 36

TOWNSHIP 23 SOUTH

RANGE 35 EAST

Samantha McDaniel

From: Holley, Amber <Amber.Holley@brevardfl.gov>
Sent: Thursday, February 23, 2023 10:51 AM
To: Samantha McDaniel; Nicole Summers; Deborah Thomas; Priyanka Patel
Cc: Donna Scott; Kimberly Powell
Subject: February 21, 2023 Commission Meeting
Attachments: Legal Description-Canaveral Landing.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Ladies, please find attached the legal description from the approval on the 2/21 meeting.

Owner information:

- Canaveral Landing, LLC, Attention: Nicholas Dottore, 4425 Sheridan Ave., Cocoa, FL 32926.

Sincerely,
Amber Holley
Public Works/ Survey Dept.
321-350-8346

"Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

This email was scanned by Bitdefender

THAT PORTION OF OLD SHARPES ROAD AS ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494 AND STATE FLORIDA LAWS, CHAPTER 20271, AS LIES WITHIN A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION 36, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 669.58 FEET; THENCE N. 0 DEGREES 20' 47" W., 50 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY R/W OF CANAVERAL GROVES BLVD.; THENCE N. 0 DEGREES 20' 47" W., 2218.02 FEET; THENCE N. 89 DEGREES 32' 10" E., 671.18 FEET; THENCE S 0 DEGREES 18' 07" E., 2222.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING. PREPARED BY: ROBERT R. DOERRER JR., PSM.

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY, KNOWN AS OLD SHARPES ROAD, ESTABLISHED BY PLAT COUNTY COMMISSION MINUTE BOOK 13, PAGE 494, COCOA, LYING IN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST –
CANAVERAL LANDING, LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 21st day of February, 2023, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public right-of-way, known as Old Sharpes Road, established by plat County Commission minute book 13, page 494, Cocoa, lying in Section 36, Township 23 South, Range 35 East as petitioned by Canaveral Landing, LLC.

LEGAL DESCRIPTION:

THAT PORTION OF OLD SHARPES ROAD AS ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494 AND STATE FLORIDA LAWS, CHAPTER 20271, AS LIES WITHIN A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION 36, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 669.58 FEET; THENCE N. 0 DEGREES 20' 47" W., 50 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY R/W OF CANAVERAL GROVES BLVD.; THENCE N. 0 DEGREES 20' 47" W., 2218.02 FEET; THENCE N. 89 DEGREES 32' 1 O" E., 671.18 FEET; THENCE S 0 DEGREES 18' 07" E., 2222.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING. PREPARED BY: ROBERT R. DOERRER JR., PSM.

The Board further renounced and disclaimed any right of the County in and to said public right-of-way.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA

RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the Board

Florida TODAY:

Please advertise in the March 1, 2023, issue of the Florida TODAY. Bill the Board of County Commissioners Account Number BRE-6BR327 and forward bill and proof of publication to: Amber Holley, Public Works Department, 2725 Judge Fran Jamieson Way, Bldg. A-220, Viera, FL 32940.

Brevard County Property Appraiser Detail Sheet

Account 2314846
 Owners CANAVERAL LANDING LLC
 Mailing Address 1712 PIONEER AVE, # 285 CHEYENNE WY 82001
 Site Address Not Assigned
 Parcel ID 23-35-36-00-501
 Property Use 9909 - VACANT RESIDENTIAL LAND (SINGLEFAMILY, UNPLATTED)
 Exemptions NONE
 Taxing District 1900 - UNINCORP DISTRICT 1
 Total Acres 33.80
 Subdivision --
 Site Code 0318 - CANAVERAL GROVES
 Plat Book/Page 0000/0000
 Land Description E 1/2 OF W 1/2 OF SW 1/4 EX ORB 2296 PG 264 & S 50 FT & ORB 2375 PG 206

VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$257,500	\$198,500	\$198,50
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$218,350	\$198,500	\$198,500
Assessed Value School	\$257,500	\$198,500	\$198,500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$218,350	\$198,500	\$198,500
Taxable Value School	\$257,500	\$198,500	\$198,500

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
12/16/2019	\$300,000	WD	--	8617/637
06/08/2005	\$59,800	WD	--	5810/1758
05/26/2005	\$140,300	--	--	5482/2105

Vicinity Map

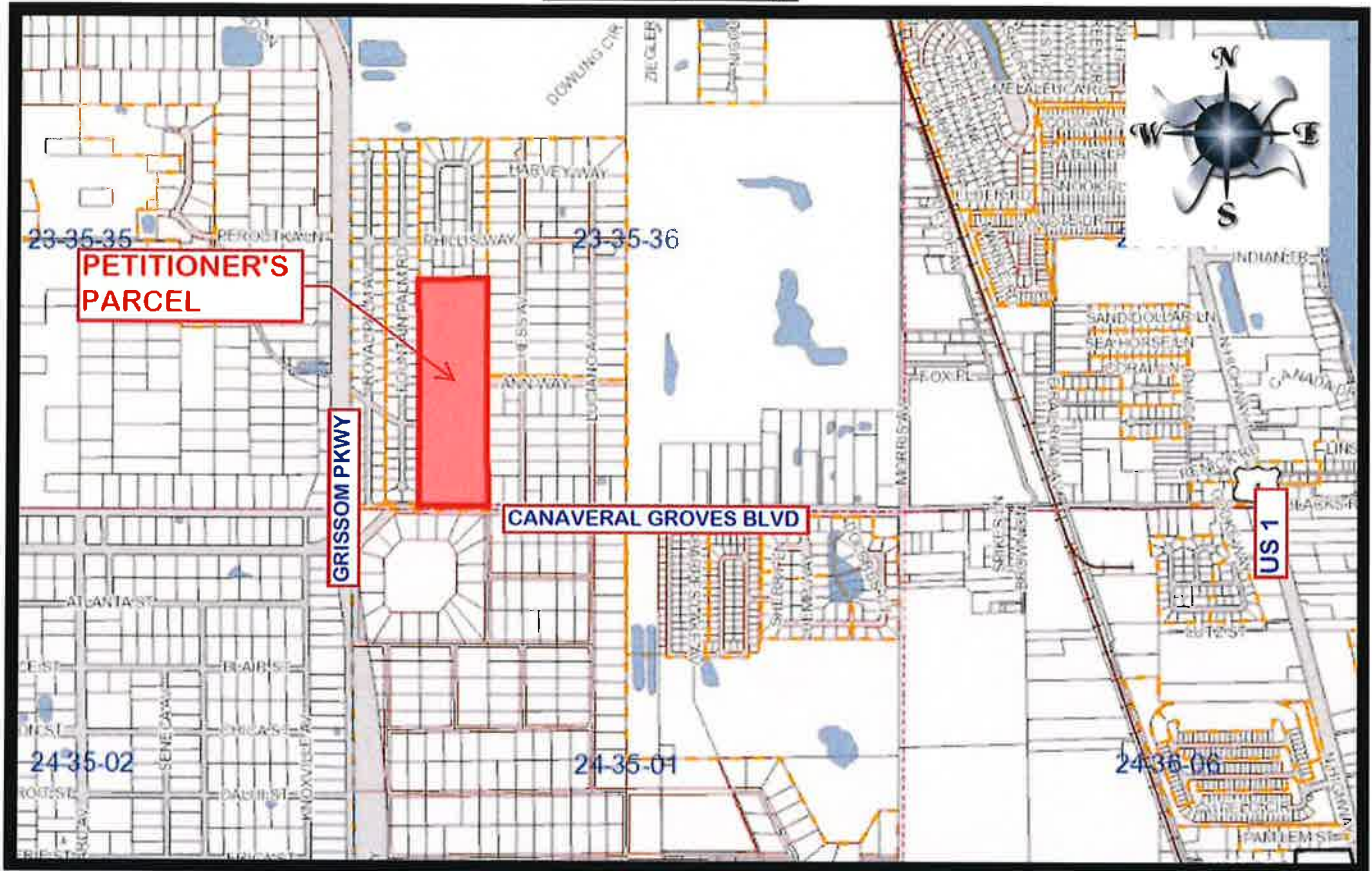


Figure 1: Map of Canaveral Landing LLC property located on Canaveral Groves Blvd, Cocoa, FL 32926.

Canaveral Landing LLC – Old Sharpes Road –
Cocoa, FL, 32926 – Established by County
Commission Minute Book 13, Page 494 –
Section 36, Township 23 South, Range 35 East
– District 1 – Proposed Vacating of a portion
of a Public Right-of-Way

Aerial Map



Figure 2: Aerial Map of Old Sharpes Road, Cocoa, Florida, 32926.

Canaveral Landing LLC – Old Sharpes Road –
Cocoa, FL, 32926 – Established by County
Commission Minute Book 13, Page 494 –
Section 36, Township 23 South, Range 35 East
– District 1 – Proposed Vacating of a portion
of a Public Right-of-Way

Reference

494

-13-

The petition of H.N. Guice, et al to establish a County Road along the following described route:

Beginning at the point where the center line of the existing pavement on Sharpes Station Road intersects the center line of the 100 foot Right of Way of the Florida East Coast Railway; thence S. $88^{\circ}-06'$ W. 1541.5 feet to the Southeast corner of Twp. 23 South R. 36 East; thence N. $87^{\circ}-54'$ W. 621.3 feet; thence due West 1199.7 feet; thence N. $66^{\circ}-44'$ W. 2320.0 feet; thence S. $54^{\circ}-05'$ W. 891.6 feet; thence N. $52^{\circ}-52'$ W. 861.0 feet; thence N. $80^{\circ}-30'$ W. 670.5 feet; thence N. $23^{\circ}-50'$ W. 1367.7 feet to the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Twp. 23 S. R. 36 E. thence S. $89^{\circ}-10'$ W. through the center of said Section 35, 3973.3 feet to the West line thereof; thence S. $65^{\circ}-55'$ W. 2407.2 feet; thence S. $89^{\circ}-35'$ W. through Sections 34, 33 and 32, Twp. 23 S. R. 36 E. 10465.0 feet.

was received and filed, and upon motion of Commissioner Copeland, seconded by Commissioner Fortenberry, M. D. Pruitt, M. W. Weinberg and A. Moss Wilson being disinterested freeholders of Brevard County, be and they are hereby ordered and directed to view and mark out the best route for the said proposed road and report to this Board at their earliest convenience. Carried unanimously.

-14-

Bids on Dragline from Hield Bros. Land Company and J. L. Hart Machinery Company were received, opened and read.

-15-

The Board recessed until 9:30 o'clock, A. M. February 2nd, 1932.

Figure 3: Copy of County Commission Minute Book dedicated to Brevard County on February 1932.

Petitioner's Sketch & Description Sheet 1 of 2

LEGAL DESCRIPTION SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST PARENT PARCEL ID#: 23-35-36-00-501 PURPOSE: VACATE A PORTION OF OLD SHARPES ROAD		SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2 OF 2 THIS IS NOT A SURVEY					
LEGAL DESCRIPTION: (PREPARED BY SURVEYOR) THAT PORTION OF OLD SHARPES ROAD AS ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494 AND STATE FLORIDA LAWS, CHAPTER 20271, AS LIES WITHIN A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION 36, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 669.58 FEET; THENCE N. 0 DEGREES 20' 47" W., 50 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY R/W OF CANAVERAL GROVES BLVD.; THENCE N. 0 DEGREES 20' 47" W., 2218.02 FEET; THENCE N. 89 DEGREES 32' 10" E., 671.18 FEET; THENCE S 0 DEGREES 18' 07" E., 2222.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING.							
SURVEYORS NOTES: 1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493. 2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN TITLE COMMITMENT PROVIDED BY COMMON WEALTH LAND TITLE INSURANCE COMPANY, POLICY NUMBER B130609-218744137, DATED DECEMBER 20, 2019 AT 11:53AM.							
PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS CANAVERAL LANDINGS		<div style="text-align: center;">   ROBERT R. DOERRER JR., PSM 3982 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED </div>					
PREPARED BY: HORIZON SURVEYORS <small>OF CENTRAL FLORIDA, INC. LB 6360</small>		<small>380 POMODIANA DR., MELBOURNE, FL 32936 E-MAIL: INFO@HORIZONSURVEYORS.COM PHONE: (321) 254-8133</small>					
DRAWN BY: HCB	CHECKED BY: RRD	PROJECT NO. 6567					
DATE: 2-11-22	DRAWING: CANAVERAL-EASEMENTS	REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">04/07/22</td> <td>COMMENTS</td> </tr> </tbody> </table>	DATE	DESCRIPTION	04/07/22	COMMENTS
DATE	DESCRIPTION						
04/07/22	COMMENTS						
SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST							

Figure 4: Sketch & Legal Description. Sheet 1 of 2. Section 36, Township 23 South, Range 35 East.

Petitioner's Sketch & Description Sheet 2 of 2

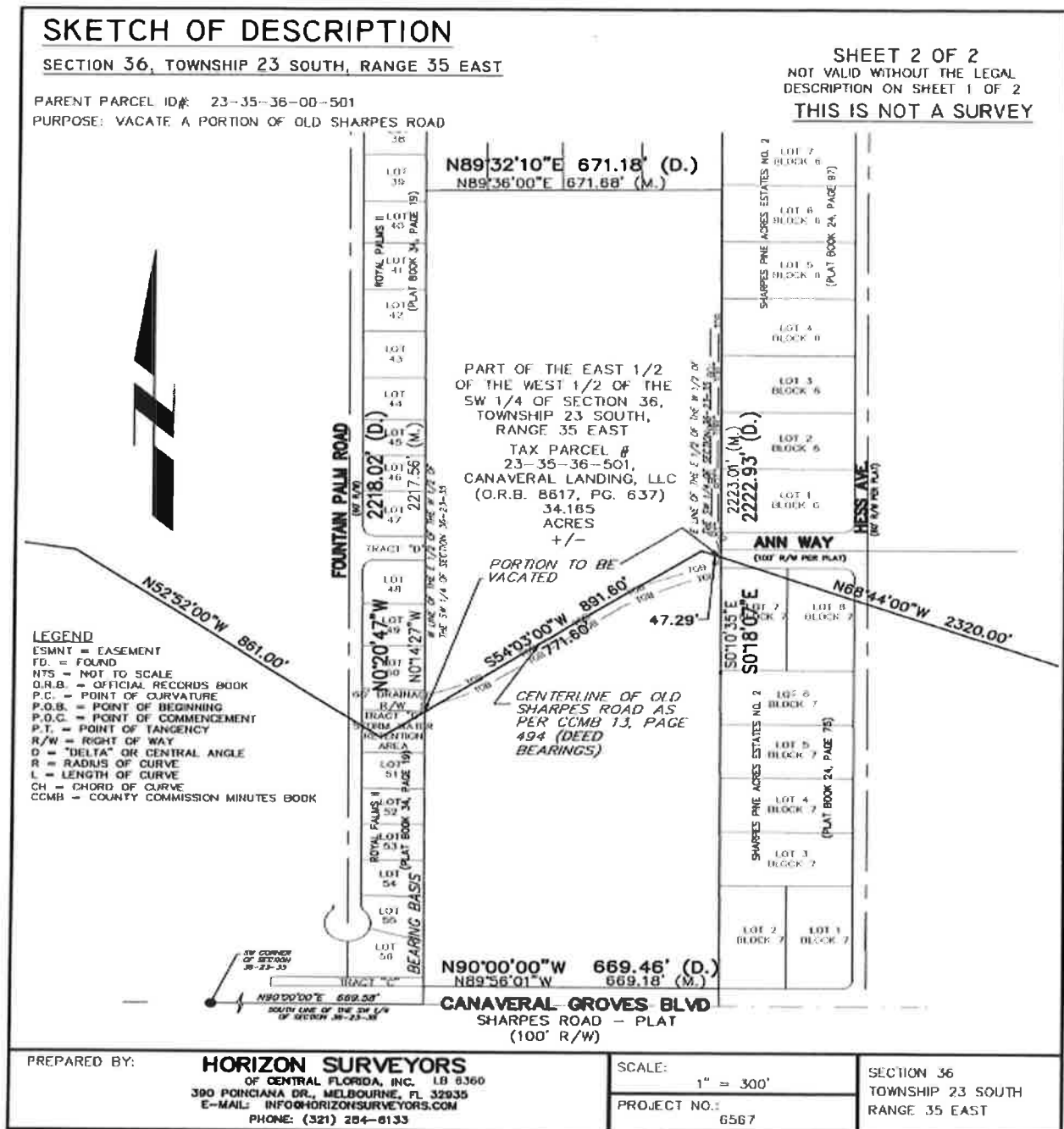


Figure 5: Sketch & Legal Description. Sheet 2 of 2. Section 36, Township 23 South, Range 35 East.

The sketch illustrates the centerline of a portion of a public right-of-way (Old Sharpes Road) lying between Royal Palms II and Sharpes Pine Acres Estates No. 1, Cocoa, Florida. The coordinate of the centerline depicted is as follows: South 54°03'00" West 891.60'. Prepared by: Robert R. Doerr Jr., Project NO: 6567.

Petitioner's Parcel Boundary Survey

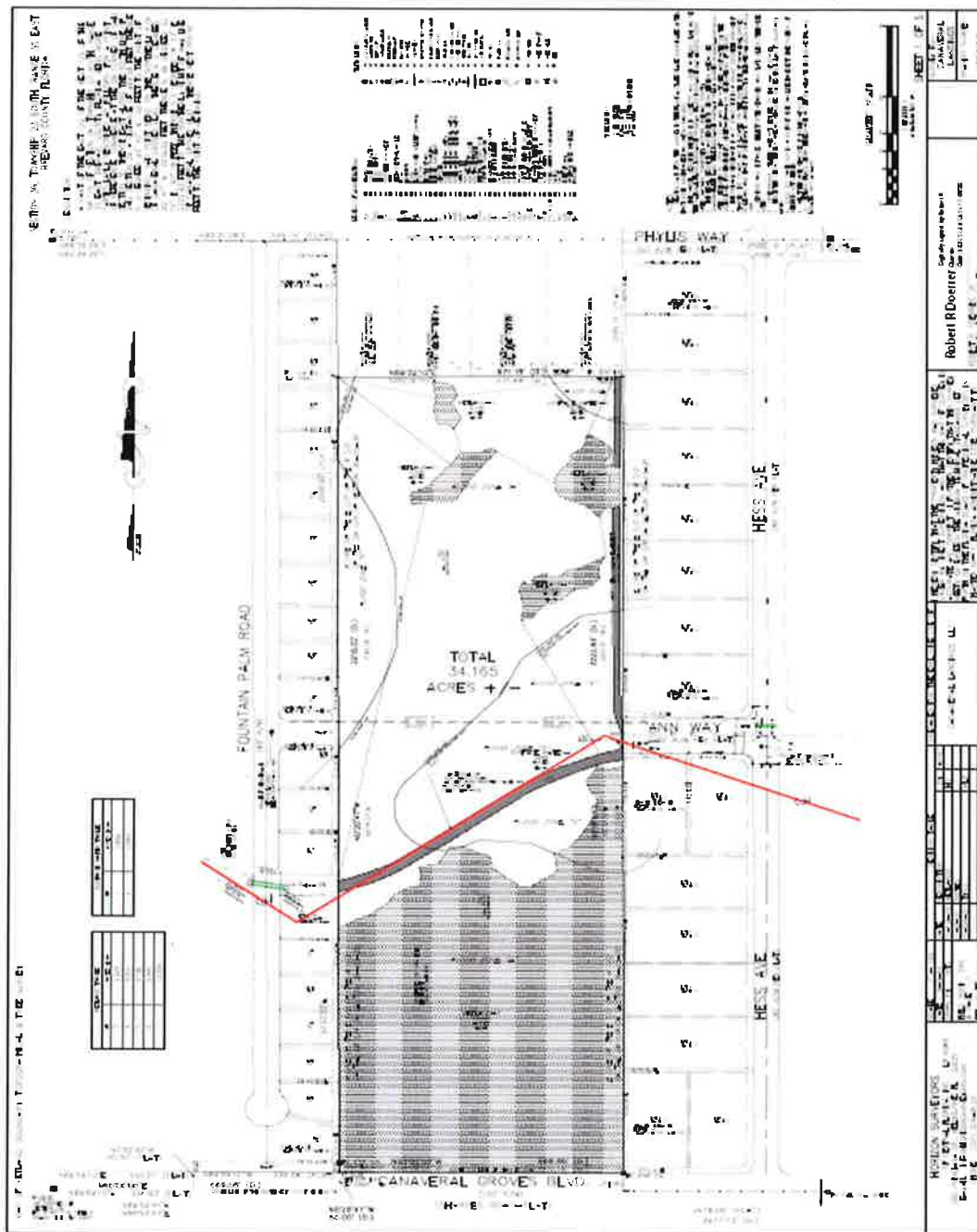


Figure 6: Boundary survey of Parcel 501, lying in Section 36, Township 23 South, Range 35 East, Cocoa, FL, 32926.

The boundary survey illustrates the overall Parcel 501 with the centerline of the Right-of-way Old Sharpes Road in red.

Comment Sheet

Applicant: Canaveral Landing LLC

Updated by: Amber Holley 20221021 at 14:30 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20220502	20220502	Yes	No Objection
FL Power & Light	20220502	20221021	Yes	No Objection
At&t	20220502	20220510	Yes	No Objection
Charter/Spectrum	20220502	20220510	Yes	No Objection
Florida Gas Tran.	20220502	20220503	Yes	No Objections
City of Cocoa	20220502	20220503	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20220502	20220614	Yes	No Objections with easement
Land Planning	20220502	20220503	Yes	No objections
Utility Services	20220502	20220503	Yes	No objections
Storm Water	20220502	20220511	Yes	No Objections with easement
Zoning	20220502	20220503	Yes	No objections
Land Acquisition	20220502	20220503	Yes	No objections
Fire Dept	20220502	20220520	Yes	No Objection
Traffic Eng	20220502	20220503	Yes	No Objections

Public Hearing Legal Advertisement

AD#5579227, 2/6/2023

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A PUBLIC RIGHT-OF-WAY KNOWN AS OLD SHARPES ROAD, ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494, IN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by CANAVERAL LANDING, LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THAT PORTION OF OLD SHARPES ROAD AS ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494 AND STATE FLORIDA LAWS, CHAPTER 20271, AS LIES WITHIN A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION 36, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 669.58 FEET; THENCE N. 0 DEGREES 20' 47" W., 50 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY R/W OF CANAVERAL GROVES BLVD.; THENCE N. 0 DEGREES 20' 47" W., 2218.02 FEET; THENCE N. 89 DEGREES 32' 1 0" E., 671.18 FEET; THENCE S 0 DEGREES 18' 07" E., 2222.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING. PREPARED BY: ROBERT R. DOERRER JR., PSM.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on February 21, 2023, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.

The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

Figure 7: Copy of public hearing advertisement as published on February 6, 2023. See the next page for the full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A PUBLIC RIGHT-OF-WAY KNOWN AS OLD SHARPES ROAD, ESTABLISHED BY COUNTY COMMISSION MINUTE BOOK 13, PAGE 494, IN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL

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The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

Drainage Easement: 1 of 10

THIS INDENTURE, made this _____ day of _____, 2023, between Canaveral Landing, LLC, a Wyoming limited liability company, whose address is 508 East 18 Street, Cheyenne, Wyoming 82001, 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, the following perpetual easements commencing on the above date: Parcel 800, a drainage and access easement for the purposes of reconstructing and reconfiguring drainage facilities and other allied uses pertaining thereto. Maintenance responsibility for the second party over the easement area in Parcel 800 shall be limited to the drainage ditch only. Any improvements within the easement shall be submitted for approval via a right-of-way / easement permit to the second party and shall be the sole responsibility of the first party, successors, and assigns including any and all maintenance; Parcel 801, a public access easement for the purposes of vehicular and pedestrian access, and other allied uses pertaining thereto, any and all maintenance shall be the responsibility of the owner of the land over which the easement is located; Parcel 802, a drainage easement for the purposes of allowing for drainage and flowage of stormwater, groundwater, and other allied uses pertaining thereto, with any and all maintenance responsibilities solely the responsibility of the owner of the land over which the easement is located. Maintenance includes but is not limited to existing or future culverts and related facilities. All over, under, upon, above, and through the following lands:

The land affected by the granting of these easements is located in Section 36, Township 23 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

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

Including the right of ingress and egress onto the easement areas as may be necessary for the full use and enjoyment by the second party of its easements. The first party 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.

Drainage Easement: 2 of 10

TO HAVE AND TO HOLD said easements 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.

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

Signed, sealed and delivered in the presence of:

Witness

David Bussard

Print Name

Witness

Bruce Moir

Print Name

Canaveral Landing, LLC, a Wyoming
limited liability company

By: Wyoming American Holdings, LLC,
its Managing Member

By

Nicholas Dottore
Nicholas Dottore, Managing Member

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 26th day of January, 2023, by Nicholas Dottore as Managing Member of Wyoming American Holdings, LLC, as Managing Member of Canaveral Landing, LLC, a Wyoming limited liability company. Is personally known or produced personally known as identification.

Wanda Kessler
Notary Signature

SEAL

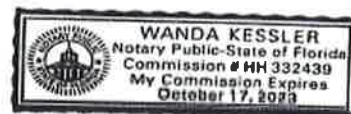


Figure 8: Drainage and Access Easements to be dedicated to Brevard County signed by Nicholas Dottore, January 26, 2023.

Drainage Easement: 3 of 10

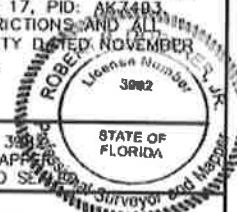
LEGAL DESCRIPTION		EXHIBIT "A"	
PARCEL 800		SHEET 1 OF 3	
PARENT PARCEL ID#: 23-35-36-00-501		NOT VALID WITHOUT SHEETS 2 & 3	
PURPOSE: DRAINAGE AND ACCESS EASEMENT		THIS IS NOT A SURVEY	
<p>LEGAL DESCRIPTION: PARCEL 800, DRAINAGE AND ACCESS EASEMENT (PREPARED BY SURVEYOR)</p> <p>A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8817, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N 90° 00' 00" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 669.58 FEET TO THE WEST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN N 00° 14' 27" W ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 816.99 FEET TO THE SOUTHEAST CORNER OF A 60 FOOT WIDE DRAINAGE RIGHT OF WAY AS PER PLAT OF ROYAL PALMS II, AS RECORDED IN PLAT BOOK 34, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN N 00° 14' 27" W ALONG THE EAST LINE OF SAID ROYAL PALMS II FOR A DISTANCE OF 84.89 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 654.49 FEET, AND WHOSE CHORD BEARS N 88° 00' 55" E FOR A DISTANCE OF 128.55 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 05' 45", FOR A DISTANCE OF 128.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 56° 07' 04" E FOR A DISTANCE OF 103.08 FEET; THENCE RUN N 54° 32' 39" E FOR A DISTANCE OF 106.22 FEET; THENCE RUN N 53° 05' 56" E FOR A DISTANCE OF 99.84 FEET TO POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1676.33 FEET, AND WHOSE CHORD BEARS N 54° 51' 34" E FOR A DISTANCE OF 103.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 31' 15", FOR A DISTANCE OF 103.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 379.64 FEET, AND WHOSE CHORD BEARS N 64° 20' 56" E FOR A DISTANCE OF 102.12 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 27' 30", FOR A DISTANCE OF 102.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 87° 44' 53" E FOR A DISTANCE OF 57.25 FEET; THENCE RUN N 29° 20' 47" E FOR A DISTANCE OF 43.18 FEET; THENCE RUN N 89° 49' 37" E FOR A DISTANCE OF 49.21 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 ALSO BEING THE WEST LINE OF SHARPES PINE ACRES ESTATES NO. 1, RECORDED IN PLAT BOOK 24, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA AND THE CENTERLINE OF ANN WAY, A 100 FOOT WIDE RIGHT OF WAY PER PLAT OF SAID SHARPES PINE ACRES ESTATES NO. 1; THENCE RUN S 00° 10' 35" E ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 ALSO BEING THE WEST LINE OF SAID SHARPES PINE ACRES ESTATES NO. 1 FOR A DISTANCE OF 69.25 FEET; THENCE RUN S 74° 46' 07" W FOR A DISTANCE OF 47.90 FEET; THENCE RUN S 87° 44' 53" W FOR A DISTANCE OF 85.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 329.64 FEET, AND WHOSE CHORD BEARS S 64° 30' 27" W FOR A DISTANCE OF 90.47 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 46' 31", FOR A DISTANCE OF 90.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1826.33 FEET, AND WHOSE CHORD BEARS S 54° 51' 34" W FOR A DISTANCE OF 99.93 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 31' 15", FOR A DISTANCE OF 99.94 FEET TO A POINT OF TANGENCY; THENCE RUN S 53° 05' 56" W FOR A DISTANCE OF 100.48 FEET; THENCE RUN S 54° 32' 39" W FOR A DISTANCE OF 107.54 FEET; THENCE RUN S 56° 07' 04" W FOR A DISTANCE OF 108.49 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 728.23 FEET, AND WHOSE CHORD BEARS S 64° 08' 59" W FOR A DISTANCE OF 158.60 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 30' 11", FOR A DISTANCE OF 158.91 FEET TO THE POINT OF BEGINNING; CONTAINING 0.943 ACRES, MORE OR LESS (41058 SQUARE FEET, MORE OR LESS).</p>			
<p>SURVEYORS NOTES:</p> <p>1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.</p> <p>2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN ON SHEET 3 OF 3.</p>			
<p>PREPARED FOR AND CERTIFIED TO:</p> <p>CANAVERAL LANDINGS, LLC</p> <p>BREVARD COUNTY BOARD OF COMMISSIONERS</p>		 <p>ROBERT R. DOERRER JR., PSM 3992 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED</p>	
<p>PREPARED BY: HORIZON SURVEYORS</p> <p>OF CENTRAL FLORIDA, INC. LB 6360</p> <p>E-MAIL: INFO@HORIZONSURVEYORS.COM</p>		<p>5445 MURRELL RD, UNIT 101 ROCKLEDGE, FL 32955 PHONE: (321) 806-4171</p>	
DRAWN BY: HCB	CHECKED BY: RRD	PROJECT NO. 6567	
DATE: 12-29-21		REVISIONS	
		DATE	DESCRIPTION
		12-6-22	COMMENTS
DRAWING: CANAVERAL-EASEMENTS		1-3-23	COMMENTS
		SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST	

Figure 9: Sketch & description located in Section 36, Township 23 South, Range 35 East.

Drainage Easement: 4 of 10

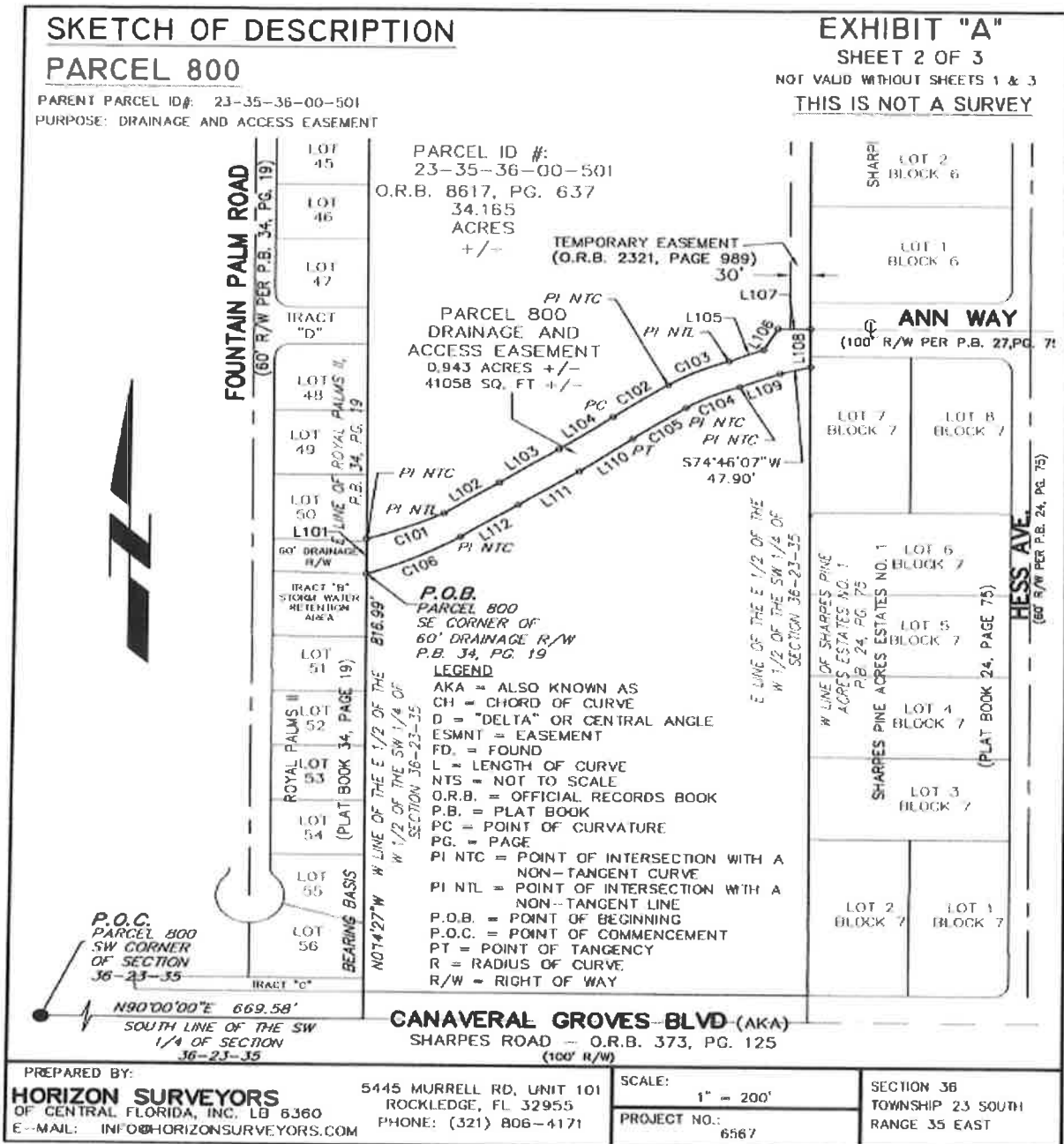


Figure 10: Sketch & description located in Section 36, Township 23 South, Range 35 East.

The sketch & description illustrates a varying width portion of an easement to be dedicated as a drainage and access easement to Brevard County lying between Plat Royal Palms II & Sharpes Pine Acres Estates No. 1, Cocoa, Florida. Prepared by: Robert R. Doerr Jr., Project NO: 6567.

Drainage Easement: 5 of 10

SKETCH OF DESCRIPTION

PARCEL 800

PARENT PARCEL ID#: 23-35-36-00-501

PURPOSE: DRAINAGE AND ACCESS EASEMENT

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2

THIS IS NOT A SURVEY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C101	126.75'	654.49'	11°05'45"	N68°00'55"E	126.55'
C102	103.01'	1676.33'	3°31'15"	N54°51'34"E	103.00'
C103	102.43'	379.64'	15°27'30"	N64°20'56"E	102.12'
C104	00.76'	329.64'	15°46'31"	S64°30'27"W	90.47'
C105	99.94'	1626.33'	3°31'15"	S54°51'34"W	99.93'
C106	158.91'	728.23'	12°30'11"	S64°06'59"W	158.60'

Parcel Line Table		
Line #	Direction	Length
L101	N0°14'27"W	64.89'
L102	N56°07'04"E	103.08'
L103	N54°32'39"E	106.22'
L104	N53°05'56"E	99.84'
L105	N67°44'53"E	57.25'
L106	N29°20'47"E	43.16'
L107	N89°49'37"E	49.21'
L108	S0°10'35"E	69.25'
L109	S67°44'53"W	65.07'
L110	S53°05'56"W	100.48'
L111	S54°32'39"W	107.54'
L112	S56°07'04"W	106.49'

SURVEYOR'S NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.
 2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW.

(1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT

(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE

(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; ADJOINS PARCEL 800

(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE

(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)

(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER

PREPARED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6360 E-MAIL: INFO@HORIZONSURVEYORS.COM	5445 MURRELL RD, UNIT 101 ROCKLEDGE, FL 32955 PHONE: (321) 806-4171		
		PROJECT NO.:	6567

SECTION 36
 TOWNSHIP 23 SOUTH
 RANGE 35 EAST

Figure 11: Sketch & description located in Section 36, Township 23 South, Range 35 East.

Drainage Easement: 6 of 10

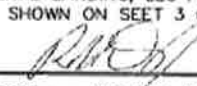
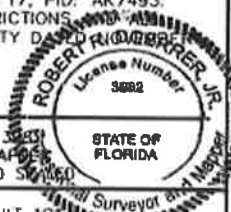
LEGAL DESCRIPTION PARCEL 801 PARENT PARCEL ID#: 23-35-36-00-501 PURPOSE: ACCESS EASEMENT LEGAL DESCRIPTION: PARCEL 801, ACCESS EASEMENT (PREPARED BY SURVEYOR)		EXHIBIT "B" SHEET 1 OF 3 NOT VALID WITHOUT SHEETS 2 & 3 THIS IS NOT A SURVEY							
<p>A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N 90° 00' 00" E ALONG THE SOUTH LINE OF SAID SECTION 36 FOR A DISTANCE OF 889.58 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN N 00° 14' 27" W ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 1259.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 14' 27" W ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 AND THE EAST LINE OF ROYAL PALMS II, AS RECORDED IN PLAT BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, FOR A DISTANCE OF 25.00 FEET; THENCE RUN N 89° 48' 04" E FOR A DISTANCE OF 105.57 FEET; THENCE RUN S 00° 10' 35" E FOR A DISTANCE OF 187.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 23.50 FEET, AND WHOSE CHORD BEARS S 62° 22' 08" E FOR A DISTANCE OF 41.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124° 23' 08", FOR A DISTANCE OF 51.02 FEET TO A POINT OF TANGENCY; THENCE RUN N 55° 26' 19" E FOR A DISTANCE OF 412.51 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 98.50 FEET, AND WHOSE CHORD BEARS N 87° 23' 33" E FOR A DISTANCE OF 104.28 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63° 54' 28", FOR A DISTANCE OF 109.87 FEET TO A POINT OF TANGENCY; THENCE RUN S 80° 39' 13" E FOR A DISTANCE OF 96.11 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, ALSO BEING THE WEST LINE OF SHARPES PINE ACRES ESTATES NO. 1, AS RECORDED IN PLAT BOOK 24, PAGE 25, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 00° 10' 35" E ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 28.73 FEET; THENCE RUN N 60° 39' 13" W FOR A DISTANCE OF 110.27 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 73.50 FEET, AND WHOSE CHORD BEARS S 87° 23' 33" W FOR A DISTANCE OF 77.80 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63° 54' 28", FOR A DISTANCE OF 81.98 FEET TO A POINT OF TANGENCY; THENCE RUN S 55° 26' 19" W FOR A DISTANCE OF 412.51 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 48.50 FEET, AND WHOSE CHORD BEARS N 62° 22' 08" W FOR A DISTANCE OF 85.80 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 124° 23' 08", FOR A DISTANCE OF 105.29 FEET TO A POINT OF TANGENCY; THENCE RUN N 00° 10' 35" W FOR A DISTANCE OF 148.98 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 13.50 FEET, AND WHOSE CHORD BEARS N 45° 12' 15" W FOR A DISTANCE OF 19.10 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 03' 22", FOR A DISTANCE OF 21.22 FEET TO A POINT OF TANGENCY; THENCE S 89° 46' 04" W A DISTANCE OF 67.02 FEET TO THE POINT OF BEGINNING; CONTAINING 0.551 ACRES, MORE OR LESS (23985 SQUARE FEET, MORE OR LESS).</p> <p>SURVEYORS NOTES:</p> <p>1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.</p> <p>2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATA REPORT NO. 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN ON SEET 3 OF 3.</p>									
PREPARED FOR AND CERTIFIED TO: CANAVERAL LANDINGS, LLC BREVARD COUNTY BOARD OF COMMISSIONERS		<div style="text-align: center;">  ROBERT R. DOERRER JR., PSM 3683 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED </div> <div style="text-align: center;">  </div>							
PREPARED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6360 E-MAIL: INFO@HORIZONSURVEYORS.COM		5445 MURRELL RD, UNIT 101 ROCKLEDGE, FL 32955 PHONE: (321) 806-4171							
DRAWN BY: HCB	CHECKED BY: RRD	PROJECT NO. 6587							
DATE: 12-29-21		DRAWING: CANAVERAL-EASEMENTS							
REVISIONS		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12-8-22</td> <td>COMMENTS</td> </tr> <tr> <td>1-3-23</td> <td>COMMENTS</td> </tr> </tbody> </table>		DATE	DESCRIPTION	12-8-22	COMMENTS	1-3-23	COMMENTS
DATE	DESCRIPTION								
12-8-22	COMMENTS								
1-3-23	COMMENTS								
SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST									

Figure 12: Sketch & description located in Section 36, Township 23 South, Range 35 East.

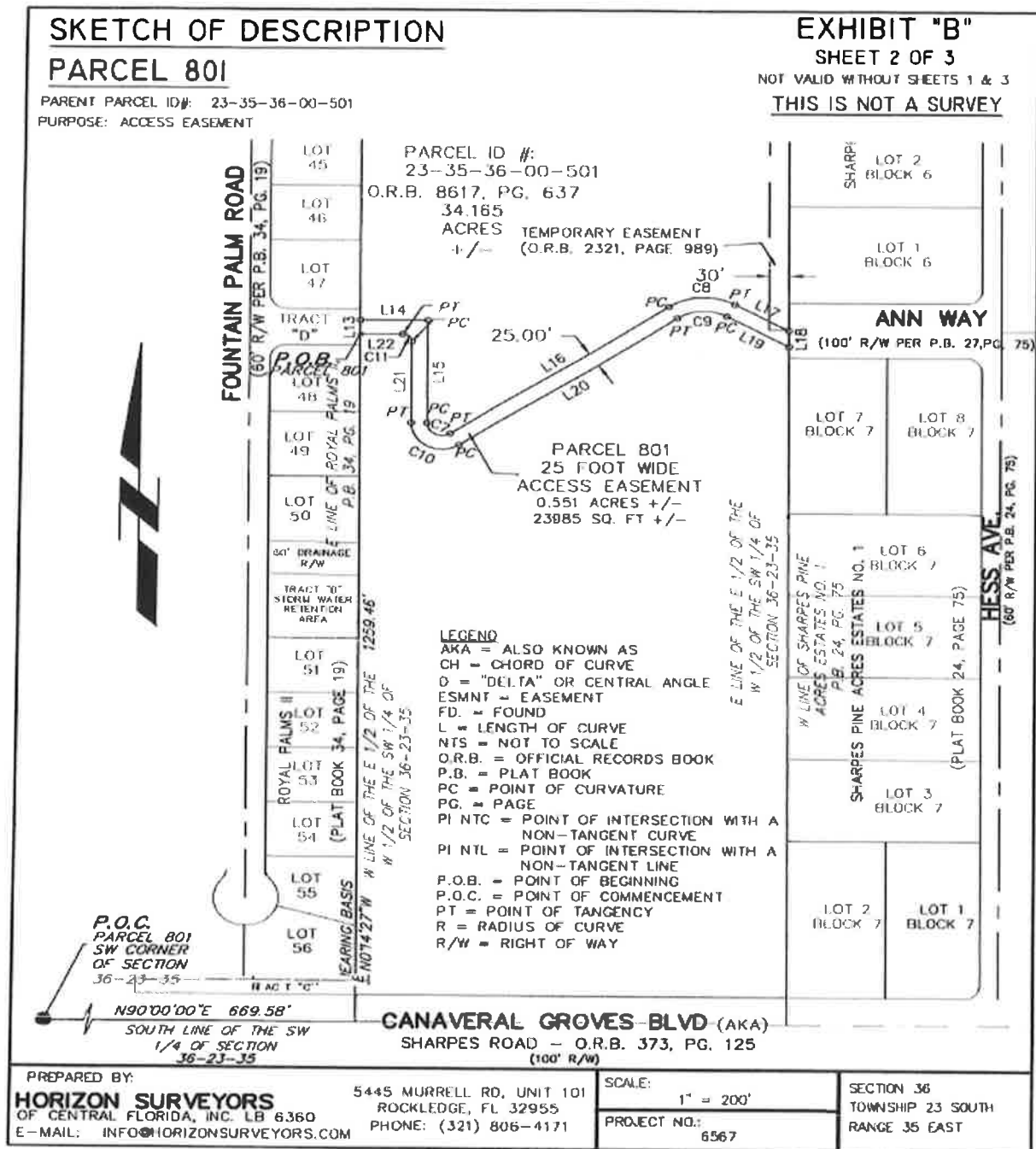


Figure 13: Sketch & Description located in Section 36, Township 23 South, Range 35 East.

The sketch & description illustrates a varying width portion of an easement to be dedicated as an access easement to Brevard County lying between Plat Royal Palms II & Sharpes Pine Acres Estates No. 1, Cocoa, Florida. Prepared by: Robert R. Doerr Jr., Project NO: 6567.

Drainage Easement: 8 of 10

SKETCH OF DESCRIPTION						EXHIBIT "B"																																																																						
PARCEL 801						SHEET 3 OF 3																																																																						
PARENT PARCEL ID#: 23-35-36-00-501						NOT VALID WITHOUT SHEETS 1 & 2																																																																						
PURPOSE: ACCESS EASEMENT						<u>THIS IS NOT A SURVEY</u>																																																																						
<div style="display: flex; justify-content: space-between;"> <table border="1" style="width: 48%; border-collapse: collapse; text-align: center;"> <caption>Curve Table</caption> <thead> <tr> <th>Curve #</th> <th>Length</th> <th>Radius</th> <th>Delta</th> <th>Chord Direction</th> <th>Chord Length</th> </tr> </thead> <tbody> <tr><td>C7</td><td>51.02'</td><td>23.50'</td><td>124°23'06"</td><td>S62°22'08"E</td><td>41.57'</td></tr> <tr><td>C8</td><td>109.87'</td><td>98.50'</td><td>63°54'28"</td><td>N87°23'33"E</td><td>104.26'</td></tr> <tr><td>C9</td><td>81.98'</td><td>73.50'</td><td>63°54'28"</td><td>S87°23'33"W</td><td>77.80'</td></tr> <tr><td>C10</td><td>105.29'</td><td>48.50'</td><td>124°23'06"</td><td>N62°22'08"W</td><td>85.80'</td></tr> <tr><td>C11</td><td>21.22'</td><td>13.50'</td><td>90°03'22"</td><td>N45°12'15"W</td><td>19.10'</td></tr> </tbody> </table> <table border="1" style="width: 48%; border-collapse: collapse; text-align: center;"> <caption>Parcel Line Table</caption> <thead> <tr> <th>Line #</th> <th>Direction</th> <th>Length</th> </tr> </thead> <tbody> <tr><td>L13</td><td>N0°14'27"W</td><td>25.00'</td></tr> <tr><td>L14</td><td>N89°46'04"E</td><td>105.57'</td></tr> <tr><td>L15</td><td>S0°10'35"E</td><td>187.50'</td></tr> <tr><td>L16</td><td>N55°26'19"E</td><td>412.51'</td></tr> <tr><td>L17</td><td>S60°39'13"E</td><td>96.11'</td></tr> <tr><td>L18</td><td>S0°10'35"E</td><td>28.73'</td></tr> <tr><td>L19</td><td>N60°39'13"W</td><td>110.27'</td></tr> <tr><td>L20</td><td>S55°26'19"W</td><td>412.51'</td></tr> <tr><td>L21</td><td>N0°10'35"W</td><td>148.96'</td></tr> <tr><td>L22</td><td>S89°46'04"W</td><td>67.02'</td></tr> </tbody> </table> </div>								Curve #	Length	Radius	Delta	Chord Direction	Chord Length	C7	51.02'	23.50'	124°23'06"	S62°22'08"E	41.57'	C8	109.87'	98.50'	63°54'28"	N87°23'33"E	104.26'	C9	81.98'	73.50'	63°54'28"	S87°23'33"W	77.80'	C10	105.29'	48.50'	124°23'06"	N62°22'08"W	85.80'	C11	21.22'	13.50'	90°03'22"	N45°12'15"W	19.10'	Line #	Direction	Length	L13	N0°14'27"W	25.00'	L14	N89°46'04"E	105.57'	L15	S0°10'35"E	187.50'	L16	N55°26'19"E	412.51'	L17	S60°39'13"E	96.11'	L18	S0°10'35"E	28.73'	L19	N60°39'13"W	110.27'	L20	S55°26'19"W	412.51'	L21	N0°10'35"W	148.96'	L22	S89°46'04"W	67.02'
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<p><u>SURVEYORS NOTES:</u></p> <p>1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493.</p> <p>2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW.</p> <p>(1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT</p> <p>(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE</p> <p>(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; AFFECTS PARCEL 801</p> <p>(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE</p> <p>(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)</p> <p>(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER</p>																																																																												
PREPARED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6360 E-MAIL: INFO@HORIZONSURVEYORS.COM						5445 MURRELL RD, UNIT 101 ROCKLEDGE, FL 32955 PHONE: (321) 806-4171																																																																						
						SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST																																																																						
						PROJECT NO.: 6567																																																																						

Figure 14: Sketch & description located in Section 36, Township 23 South, Range 35 East.

Drainage Easement: 9 of 10

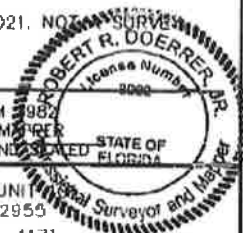
LEGAL DESCRIPTION		EXHIBIT "C"	
PARCEL 802		SHEET 1 OF 2	
PARENT PARCEL ID#: 23-35-36-00-501		NOT VALID WITHOUT SHEET 2 OF 2	
PURPOSE: 30 FOOT WIDE DRAINAGE EASEMENT		THIS IS NOT A SURVEY	
LEGAL DESCRIPTION: PARCEL 802, DRAINAGE EASEMENT (PREPARED BY SURVEYOR)			
A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8617, PAGE 637; THENCE RUN S 00° 10' 35" E ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, ALSO BEING THE WEST LINE OF SHARPES PINE ACRES ESTATES NO. 2 FOR A DISTANCE OF 1001.01 FEET TO THE CENTERLINE OF ANN WAY (A 100 FOOT WIDE RIGHT OF WAY), SHARPES PINE ACRES ESTATES NO. 1, AS RECORDED IN PLAT BOOK 24, PAGE 75 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 89° 49' 25" W FOR A DISTANCE OF 30.00 FEET; THENCE RUN N 00° 10' 35" W PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, FOR A DISTANCE OF 1000.89 FEET TO THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 8617, PAGE 637; THENCE RUN N 89° 36' 00" E ALONG SAID NORTH LINE FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.689 ACRES, MORE OR LESS (30028 SQUARE FEET, MORE OR LESS).			
SURVEYORS NOTES:			
1. THE BEARING BASIS FOR THIS SURVEY IS THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS S 00° 10' 35" E AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493. 2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW. (1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1987, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT (2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE (3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; SITUATED WITHIN PARCEL 802 (4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 675; BLANKET IN NATURE (5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE) (6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER			
PREPARED FOR AND CERTIFIED TO: CANAVERAL LANDINGS, LLC BREVARD COUNTY BOARD OF COMMISSIONERS		ROBERT R. DOERRER JR., PSM 1982 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED 	
PREPARED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6360 E-MAIL: INFO@HORIZONSURVEYORS.COM		5445 MURRELL RD, UNIT 100 ROCKLEDGE, FL 32955 PHONE: (321) 806-4171	
DRAWN BY: HCB	CHECKED BY: RRD	PROJECT NO. 6567	
DATE: 3-4-22	DRAWING: CANAVERAL-EASEMENTS	REVISIONS	SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST
		DATE	DESCRIPTION
		1-3-23	COMMENTS
		1-17-23	COMMENTS

Figure 15: Sketch & description located in Section 36, Township 23 South, Range 35 East.

Drainage Easement: 10 of 10

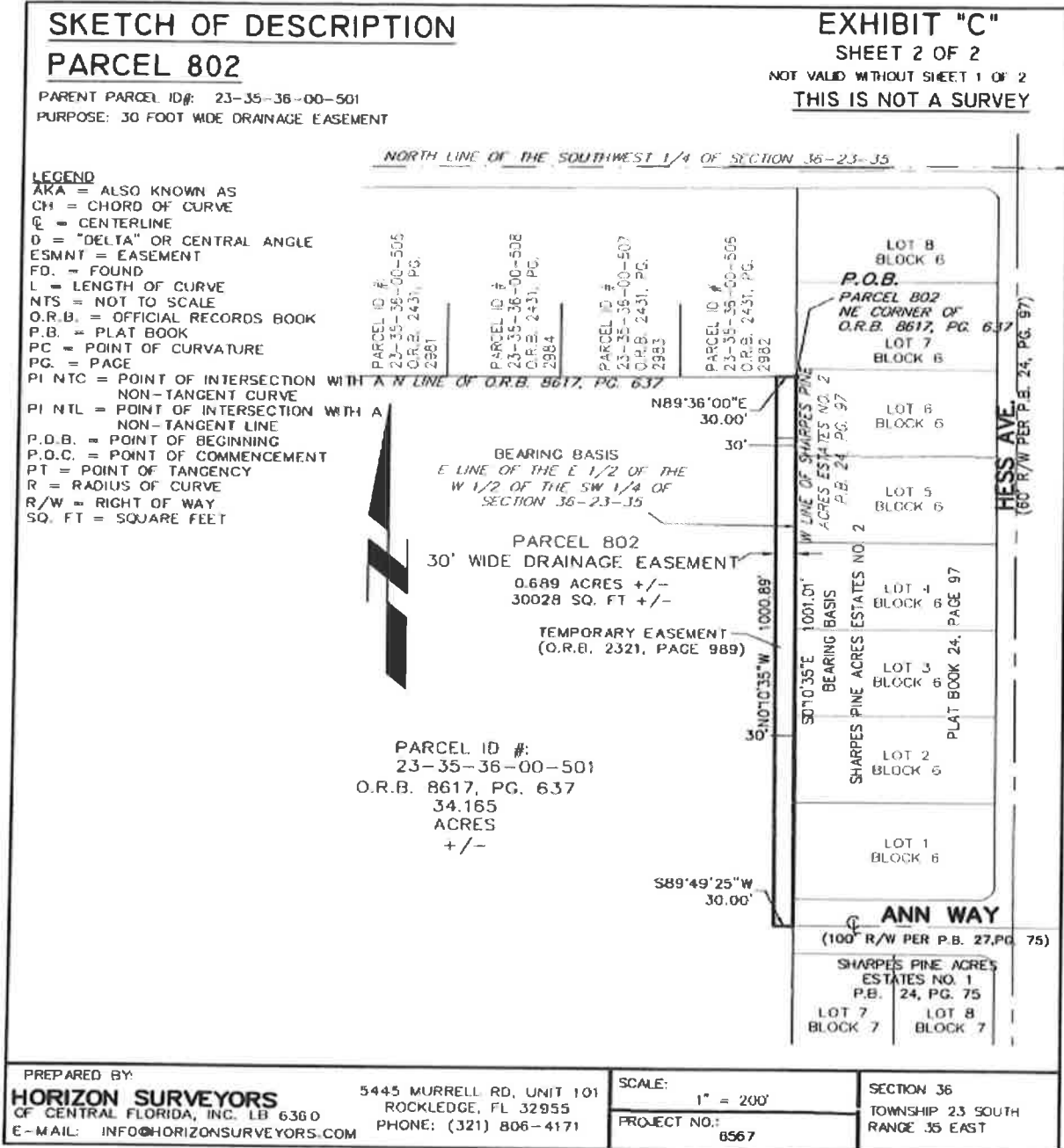


Figure 16: Sketch & description located in Section 36, Township 23 South, Range 35 East.

The sketch illustrates a 30-foot-wide easement to be dedicated as a drainage easement to Brevard County lying on the east side of the parcel adjacent to the Plat Sharpes Pine Acres Estates No. 2, Cocoa, Florida. Prepared by: Robert R. Doerr Jr., Project NO: 6567.

Conservation Easements: 1 of 15

Prepared by:
Kimberly B Rezanka, Esq. Lacey Lyons
Rezanka 1290 U.S. Hwy 1, Ste. 201
Rockledge, FL 32955
A portion of Parcel ID: 23-35-36-00-501

CONSERVATION EASEMENTS

THESE CONSERVATION EASEMENTS are made this _____ day of January,

2023, by and between the following Parties: CANAVERAL LANDING, LLC, a Wyoming limited liability company, whose address is 508 East 18th Street, Cheyenne, Wyoming 82001 ("Grantor"), in favor of BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940 ("Grantee County") and CANAVERAL LANDING COOPERATIVE MANUFACTURED HOME PARK, INC., a Florida corporation, whose address is 4425 Sheridan Avenue, Cocoa, Florida 32926 ("Grantee CLC"). The Grantor and Grantees are collectively the "Parties."

RECITALS:

WHEREAS, Grantor solely owns in fee simple certain real property in Brevard County, Florida, more particularly described and sketched in Exhibits "A, B and C" attached hereto and incorporated by this reference (the "Property");

WHEREAS, Grantor grants these conservation easements to Grantee County and Grantee CLC in accordance with Section 704.06, Florida Statutes, as a condition of the Binding Development Plan accepted and approved by Grantee County and as part of Planning and Development Application 20Z00006 as submitted by Grantor, solely to offset adverse impacts to natural resources and wetland functions; and WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity.

Conservation Easements: 2 of 15

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, the Parties agree as follows:

1. Recitals. The recitals are true and correct and incorporated herein by this reference.

2. Grant of Easements. Pursuant to the provisions of section 704.06, Florida Statutes, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby voluntarily grants and conveys to Grantee County, its successors and assigns, and Grantee CLC, its successors and assigns, these conservation easements in perpetuity commencing on the above date, over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easements"). The Property is located in Section 36, Township 23 South, Range 35 East, Brevard County Florida, being more particularly described in Exhibits A, B and C. Grantor does covenant with Grantee County and Grantee CLC that it is lawfully seized and possessed of the lands above described, that it has good and lawful right to convey it or any part thereof, and that Grantor will warrant and defend the same against the lawful claims of all persons whomsoever.

3. Purpose. The purpose of these Conservation Easements is to ensure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the conservation value of the Property.

4. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of these Conservation Easements is prohibited, unless such activity or use is required by any governmental agency. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

Conservation Easements: 3 of 15

- (a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
- (c) Removal or destruction of native trees, shrubs, or other vegetation, unless required by government regulations.
- (d) Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance in such a manner as to affect the surface.
- (e) Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (g) Acts or uses detrimental to such retention of land or water areas.
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

5. Rights of Grantees. To accomplish the purposes stated herein, Grantor conveys the following rights to each Grantee:

- (a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in these Conservation Easements.

To proceed at law or in equity to enforce the provisions of these Conservation Easements and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or

Conservation Easements: 4 of 15

(b) features of the Property that may be damaged by any activity inconsistent with these

Conservation Easements.

(c) The Grantor shall be responsible for all reasonable costs incurred by Brevard County or Grantee CLC in enforcing these Conservation Easements, including, without limitation, costs of suit, attorneys' fees, and expenses related to restoration of the conserved areas.

6. Grantees' Discretion. Either Grantee may enforce the terms of these Conservation Easements at its discretion, but if Grantor breaches any term of these Conservation Easements and either Grantee does not exercise its rights under these Conservation Easements, Grantees' forbearance shall not be construed to be a waiver by either Grantee of such term, or of any subsequent breach of the same, or any other term of these Conservation Easements, or of any of the Grantees' rights under these Conservation Easements. No delay or omission by either Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantees shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of these Conservation Easements.

7. Grantor's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantor, nor any person or entity claiming by or through Grantor, shall hold one or both Grantees liable for any damage or injury to person or personal property which may occur on the Property unless the damage or injury is caused by that Grantee's negligent or intentional acts. Nothing contained herein shall be construed as a waiver of Grantee County's right of sovereign immunity beyond that as set forth under Section 768.28, Florida Statutes. Grantor shall, within a

Conservation Easements: 5 of 15

reasonable time after notice by either Grantee, remove from the conserved areas all nonnative plants that are listed as invasive or harmful in the laws of Florida and Brevard County. If Grantor fails to remove such plants within a reasonable time, either Grantee may remove the nonnative plants at Grantor's expense.

8. Enforcement. The terms and conditions of these Conservation Easements may be enforced by either Grantee by injunctive relief or other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court in Brevard County Florida.

9. Recordation. Grantor shall record these Conservation Easements in timely fashion in the Official Records of Brevard County, Florida, and shall rerecord it at any time that either Grantee may require it to be rerecorded to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record these Conservation Easements in the public records. Grantor will hold each Grantee harmless from any recording costs or taxes necessary to record these Conservation Easements in the public records.

10. Successors. The covenants, terms, conditions and restrictions of these Conservation Easements shall be binding upon, and inure to the benefit of the Parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

11. Expenses; Taxes. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Conservation Easement Areas, including the maintenance of adequate comprehensive general liability insurance coverage.

12. Severability. If any provision of these Conservation Easements or the

Conservation Easements: 6 of 15

application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of these Conservation Easements, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected.

13. Amendment. These Conservation Easements may be amended, altered, released or revoked only by written agreement between the Parties hereto, their successors or assigns. Any such written agreement shall be recorded in the public records of Brevard County, Florida.

14. Assignability. Pursuant to section 704.06(2), Florida Statutes, these easements are assignable to other governmental bodies or agencies, charitable organizations, or trusts authorized to acquire such easements. Any such assignment shall be recorded in the public records of Brevard County, Florida.

15. Liberal Construction. These Conservation Easements shall be liberally construed to affect the purpose of these Conservation Easements and the policy and purpose of section 704.06, Florida Statutes. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of these Conservation Easements that would render the provision valid shall be favored over any interpretation that would render is invalid.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

Conservation Easements: 7 of 15

IN WITNESS WHEREOF, Grantor, by its duly authorized representative, has
executed these Conservation Easements on the day and year first above written.

Signed, sealed and delivered in the presence of:

Carol Grove
Witness

Carol Grove
Print Name

[Signature]
Witness

David Bassford
Print Name

CANAVERAL LANDING, LLC, a Wyoming
limited liability company

BY:

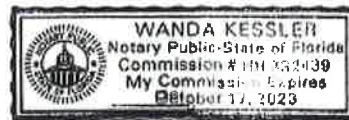
WYOMING AMERICAN HOLDINGS, LLC,
a Wyoming limited liability company, its
Managing Member

BY: Nicholas Dottore
Nicholas Dottore, Managing Member

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing Instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization on this 26th day of January, 2023, by
Nicholas Dottore, as Managing Member of Wyoming American Holdings, LLC, as
Managing Member of Canaveral Landing, LLC, a Wyoming limited liability company. Is
personally known or produced personally known as identification.

Wanda Kessler
Notary Signature
SEAL



Conservation Easements: 9 of 15

IN WITNESS WHEREOF, Grantee, by its duly authorized representative, has
executed these Conservation Easements on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Carol Grout
Witness

Carol Grout
Print Name

[Signature]
Witness

David Bassford
Print Name

GRANTEE:

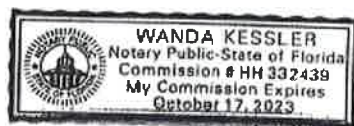
CANAVERAL LANDING COOPERATIVE
MANUFACTURED HOME PARK, INC., a
Florida corporation

BY:
HOMEIN PROJECT ADMINISTRATION, LLC.,
a Florida limited liability company, President

BY: Nicholas J. Dottore Jr.
Nicholas J. Dottore, Jr., Authorized Member

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 26th day of January, 2023 by
Nicholas J. Dottore, Jr. as Authorized Member of Homein Project Administration, LLC,
a Florida limited liability company, President of Canaveral Landing Cooperative
Manufactured Home Park, Inc. Is personally known or
produced personally known as identification.



Wanda Kessler
Notary Public, State of Florida
At Large.

My Commission Expires:

10-17-2023

Serial No. HH 332439

Figure 18: Conservation Easements signature page signed January 26, 2023.

Conservation Easements: 10 of 15


<h3 style="margin: 0;">LEGAL DESCRIPTION</h3> <h3 style="margin: 0;">PARCEL 803</h3> <p style="margin: 0;">PARENT PARCEL ID#: 23-35-36-00-501 PURPOSE: CONSERVATION EASEMENT</p>		<h3 style="margin: 0;">EXHIBIT "A"</h3> <p style="margin: 0;">SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2 OF 2 <u>THIS IS NOT A SURVEY</u></p>							
<p>LEGAL DESCRIPTION: PARCEL 803, CONSERVATION EASEMENT (PREPARED BY SURVEYOR)</p> <p>A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8617, PAGE 637; THENCE RUN S 00° 10' 35" E ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, FOR A DISTANCE OF 148.67 FEET; THENCE RUN S 89° 49' 25" W FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00° 10' 35" E PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 289.35 FEET; THENCE RUN S 89° 49' 25" W FOR A DISTANCE OF 14.34 FEET; THENCE RUN N 53° 12' 07" W FOR A DISTANCE OF 113.17 FEET; THENCE RUN N 61° 18' 34" W FOR A DISTANCE OF 51.85 FEET; THENCE RUN N 10° 46' 32" W FOR A DISTANCE OF 46.74 FEET; THENCE RUN N 30° 17' 38" E FOR A DISTANCE OF 187.07 FEET; THENCE RUN S 69° 08' 33" E FOR A DISTANCE OF 30.48 FEET; THENCE RUN N 89° 49' 25" E FOR A DISTANCE OF 35.47 FEET TO THE POINT OF BEGINNING; CONTAINING 0.729 ACRES, MORE OR LESS (31747 SQUARE FEET, MORE OR LESS).</p>									
<p>SURVEYORS NOTES:</p> <ol style="list-style-type: none"> 1. THE BEARING BASIS FOR THIS SURVEY IS THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS S 00° 10' 35" E AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493. 2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW. (1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT (2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE (3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; ADJOINS PARCEL 803 (4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE (5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE) (6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER 									
PREPARED FOR: CANAVERAL LANDINGS, LLC BREVARD COUNTY BOARD OF COMMISSIONERS		 ROBERT R. DOERRER JR., PSM 2882 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED							
PREPARED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6360 E-MAIL: INFO@HORIZONSURVEYORS.COM		5445 MURRELL RD, UNIT 101 ROCKLEDGE, FL 32955 PHONE: (321) 808-4171							
DRAWN BY: HOB	CHECKED BY: RRD	PROJECT NO. 6567							
DATE: 12-8-22	DRAWING: CONSERVATION	REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">DATE</th> <th style="width: 70%;">DESCRIPTION</th> </tr> <tr> <td style="text-align: center;">1-3-23</td> <td>COMMENTS</td> </tr> <tr> <td style="text-align: center;">1-17-23</td> <td>COMMENTS</td> </tr> </table>	DATE	DESCRIPTION	1-3-23	COMMENTS	1-17-23	COMMENTS
		DATE	DESCRIPTION						
		1-3-23	COMMENTS						
1-17-23	COMMENTS								
SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST									

Figure 19: Conservation Easements sketch & description lying in Section 36, Township 23 South, Range 35 East, Cocoa, Florida.

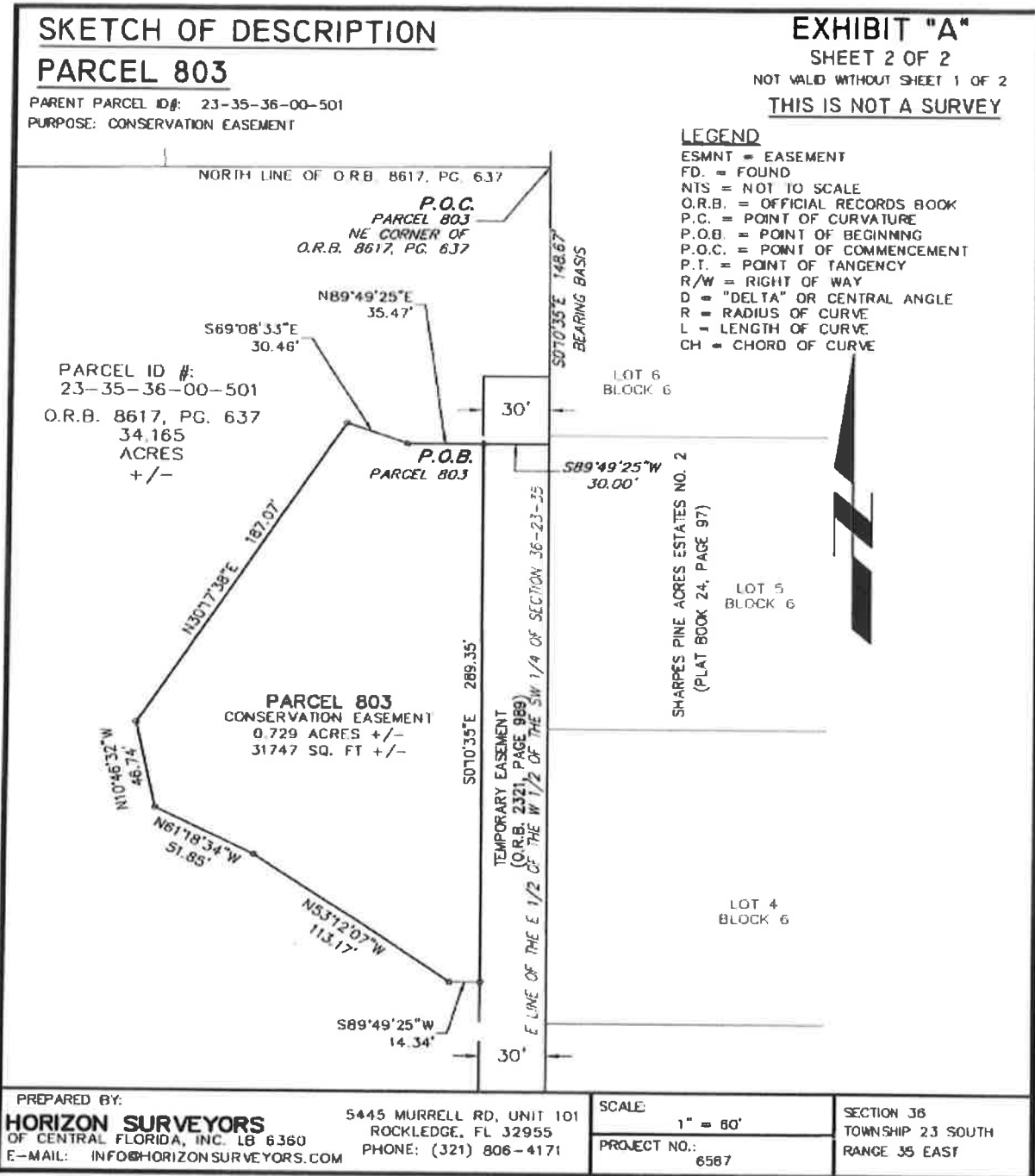


Figure 20: Conservation Easements sketch & description lying in Section 36, Township 23 South, Range 35 East, Cocoa, Florida.

The sketch illustrates a varying-width portion of an easement to be dedicated as a conservation easement to Brevard County lying within Parcel 501, Cocoa, Florida. Prepared by: Robert R. Doerr Jr., Project NO: 6567.

Conservation Easements: 12 of 15


<h2 style="margin: 0;">LEGAL DESCRIPTION</h2> <h3 style="margin: 0;">PARCEL 804</h3> <p style="margin: 0;">PARENT PARCEL ID#: 23-35-36-00-501 PURPOSE: CONSERVATION EASEMENT</p>		<h2 style="margin: 0;">EXHIBIT "B"</h2> <p style="margin: 0;">SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2 OF 2 THIS IS NOT A SURVEY</p>							
<p>LEGAL DESCRIPTION: PARCEL 804, CONSERVATION EASEMENT (PREPARED BY SURVEYOR)</p> <p>A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8617, PAGE 637; THENCE RUN N 89° 36' 00" E ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8617, PAGE 637, FOR A DISTANCE OF 198.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89° 36' 00" E ALONG SAID THE NORTH LINE FOR A DISTANCE OF 112.25 FEET; THENCE RUN S 00° 24' 00" E FOR A DISTANCE OF 73.59 FEET; THENCE RUN S 08° 18' 44" E FOR A DISTANCE OF 49.04 FEET; THENCE RUN S 31° 11' 42" W FOR A DISTANCE OF 73.93 FEET; THENCE RUN N 65° 43' 25" W FOR A DISTANCE OF 71.35 FEET; THENCE RUN N 11° 26' 30" W FOR A DISTANCE OF 58.73 FEET; THENCE RUN N 05° 22' 17" E FOR A DISTANCE OF 37.25 FEET; THENCE RUN N 07° 51' 13" W FOR A DISTANCE OF 61.15 FEET TO THE POINT OF BEGINNING; CONTAINING 0.406 ACRES, MORE OR LESS (17695 SQUARE FEET, MORE OR LESS).</p>									
<p>SURVEYORS NOTES:</p> <ol style="list-style-type: none"> 1. THE BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF OFFICIAL RECORDS BOOK 8617, PAGE 637, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 89° 36' 00" E AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7493. 2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW. <ol style="list-style-type: none"> (1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT (2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE (3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; DOES NOT AFFECT PARCEL 804 (4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE (5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE) (6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER 									
PREPARED FOR: CANAVERAL LANDINGS, LLC BREVARD COUNTY BOARD OF COMMISSIONERS									
PREPARED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6380 E-MAIL: INFO@HORIZONSURVEYORS.COM		5445 MURRELL RD., SUITE 101 ROCKLEDGE, FL 32955 PHONE: (321) 806-1111							
DRAWN BY: HCB	CHECKED BY: RRD	PROJECT NO. 6567							
DATE: 12-6-22	DRAWING: CONSERVATION	REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">DATE</th> <th style="width: 70%;">DESCR. FROM</th> </tr> <tr> <td style="text-align: center;">1-3-23</td> <td>COMMENTS</td> </tr> <tr> <td style="text-align: center;">1-17-23</td> <td>COMMENTS</td> </tr> </table>	DATE	DESCR. FROM	1-3-23	COMMENTS	1-17-23	COMMENTS
		DATE	DESCR. FROM						
		1-3-23	COMMENTS						
1-17-23	COMMENTS								
SECTION 36 TOWNSHIP 23 SOUTH RANGE 35 EAST									

Figure 21: Conservation Easements sketch & description lying in Section 36, Township 23 South, Range 35 East, Cocoa, Florida.

Conservation Easements: 13 of 15

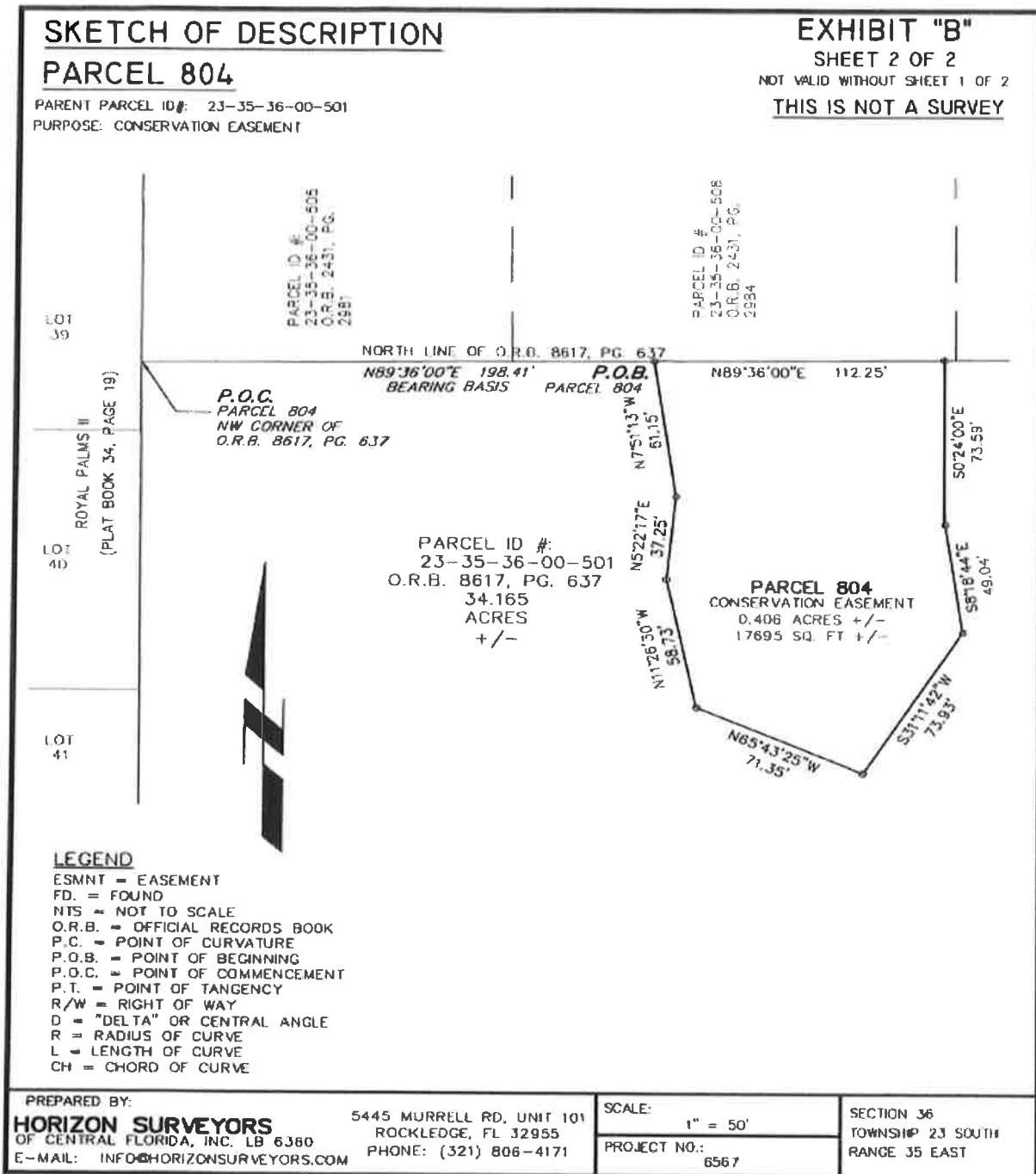


Figure 22: Conservation Easements sketch & description lying in Section 36, Township 23 South, Range 35 East, Cocoa, Florida.

The sketch illustrates a varying-width portion of an easement to be dedicated as a conservation easement to Brevard County lying within Parcel 501, Cocoa, Florida. Prepared by: Robert R. Doerr Jr., Project NO: 6567.

Conservation Easements: 14 of 15

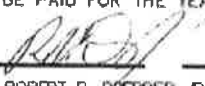
LEGAL DESCRIPTION		EXHIBIT "C"										
PARCEL 805		SHEET 1 OF 2										
PARENT PARCEL ID#: 23-35-36-00-501		NOT VALID WITHOUT SHEET 2 OF 2										
PURPOSE: CONSERVATION EASEMENT		THIS IS NOT A SURVEY										
LEGAL DESCRIPTION: PARCEL 805, CONSERVATION EASEMENT (PREPARED BY SURVEYOR)												
<p>A PARCEL OF LAND LYING IN PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8817, PAGE 637, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N 90° 00' 00" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 669.58 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN N 00° 14' 27" W ALONG SAID WEST LINE FOR A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CANAVERAL GROVES BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY) AND TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 14' 27" W ALONG SAID WEST LINE FOR A DISTANCE OF 766.99 FEET TO THE SOUTHEAST CORNER OF A 60 FOOT WIDE DRAINAGE RIGHT OF WAY PER PLAT OF ROYAL PALMS I, AS RECORDED IN PLAT BOOK 34, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA ALSO BEING A POINT OF THE SOUTHERLY LINE OF PROPOSED PARCEL 800 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 728.23 FEET, AND WHOSE CHORD BEARS N 84° 08' 59" E FOR A DISTANCE OF 158.60 FEET; THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE SOUTHERLY LINES OF SAID PARCEL 800: (1) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 30' 11", FOR A DISTANCE OF 158.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; (2) THENCE RUN N 58° 07' 04" E FOR A DISTANCE OF 108.49 FEET; (3) THENCE RUN N 54° 32' 38" E FOR A DISTANCE OF 82.82 FEET; THENCE RUN S 87° 41' 06" E FOR A DISTANCE OF 20.43 FEET; THENCE RUN S 66° 08' 17" E FOR A DISTANCE OF 86.29 FEET; THENCE RUN S 07° 46' 00" E FOR A DISTANCE OF 34.61 FEET; THENCE RUN S 51° 48' 45" E FOR A DISTANCE OF 61.88 FEET; THENCE RUN S 83° 01' 27" E FOR A DISTANCE OF 11.37 FEET; THENCE RUN N 50° 26' 24" E FOR A DISTANCE OF 19.93 FEET; THENCE RUN N 60° 07' 08" E FOR A DISTANCE OF 24.84 FEET; THENCE RUN N 38° 54' 34" E FOR A DISTANCE OF 6.80 FEET; THENCE RUN N 08° 17' 13" W FOR A DISTANCE OF 52.50 FEET; THENCE RUN N 86° 08' 39" E FOR A DISTANCE OF 50.74 FEET; THENCE RUN N 36° 27' 37" E FOR A DISTANCE OF 49.60 FEET; THENCE RUN N 30° 18' 49" E FOR A DISTANCE OF 47.35 FEET; THENCE RUN N 03° 04' 51" E FOR A DISTANCE OF 31.55 FEET; THENCE RUN N 50° 55' 43" W FOR A DISTANCE OF 10.50 FEET; THENCE RUN N 18° 55' 00" W FOR A DISTANCE OF 58.10 FEET; THENCE RUN N 33° 48' 02" E FOR A DISTANCE OF 24.08 FEET TO THE SOUTHERLY LINES OF SAID PROPOSED PARCEL 800; THENCE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHERLY LINES OF SAID PARCEL 800: (1) THENCE RUN N 67° 44' 53" E FOR A DISTANCE OF 80.85 FEET; (2) THENCE RUN N 74° 46' 07" E FOR A DISTANCE OF 47.90 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN S 00° 10' 36" E ALONG SAID EAST LINE FOR A DISTANCE OF 1152.75 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID CANAVERAL GROVES BOULEVARD; THENCE RUN N 89° 56' 01" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 669.16 FEET TO THE POINT OF BEGINNING; CONTAINING 13.971 ACRES, MORE OR LESS (608569 SQUARE FEET, MORE OR LESS).</p>												
<p>SURVEYORS NOTES:</p> <p>1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983 (NAD83), WHICH BEARS N 00° 14' 27" W AND AS SHOWN HEREON; UTILIZED MONUMENTS ARE BREVARD GPS 1074, PID: AK7523 AND 70 92 GPS 17, PID: AK7483.</p> <p>2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS FURNISHED AND SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS CONTAINED IN UPDATED OPINION OF TITLE FOR CANAVERAL LANDING, LLC PROPERTY DATED NOVEMBER 11, 2022 PROVIDED BY LACEY LYONS REZANKA ATTORNEYS AT LAW AS SHOWN BELOW.</p> <p>(1) EASEMENT AND RIGHT-TO-ACCESS IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, RECORDED ON SEPTEMBER 18, 1967, IN OFFICIAL RECORDS BOOK 977, PAGE 1037; DOES NOT AFFECT PARCEL 805</p> <p>(2) DECLARATION OF RESTRICTIVE COVENANTS AND RECORDED ON AUGUST 21, 1981, IN OFFICIAL RECORDS BOOK 2321, PAGE 990; BLANKET IN NATURE</p> <p>(3) DRAINAGE EASEMENT IN FAVOR OF BREVARD COUNTY, RECORDED ON AUGUST 21, 1981 IN BOOK 2321 AT PAGE 989; DOES NOT AFFECT PARCEL 805</p> <p>(4) BINDING DEVELOPMENT PLAN RECORDED ON NOVEMBER 17, 2020, IN OFFICIAL RECORD BOOK 8923, AT PAGE 875; BLANKET IN NATURE</p> <p>(5) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED ON JUNE 8, 2022, OFFICIAL RECORD BOOK 9527, PAGE 2717; AND (BLANKET IN NATURE)</p> <p>(6) GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR THE YEAR 2021. NOT A SURVEY MATTER</p>												
<p>PREPARED FOR:</p> <p>CANAVERAL LANDINGS, LLC</p> <p>BREVARD COUNTY BOARD OF COMMISSIONERS</p>		 <p>ROBERT R. DOERRLER JR., PSM 100 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED</p>										
<p>PREPARED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6360 E-MAIL: INFO@HORIZONSURVEYORS.COM</p>		<p>5445 MURRELL RD, UNIT 101 ROCKLEDGE, FL 32955 PHONE: (321) 806-4101</p>										
DRAWN BY: HOB	CHECKED BY: RRD	PROJECT NO. 6567										
DATE: 12-6-22		DRAWING: CONSERVATION										
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">REVISIONS</th> <th style="width: 20%;">DATE</th> <th style="width: 50%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1-3-23</td> <td></td> <td>COMMENTS</td> </tr> <tr> <td>1-11-23</td> <td></td> <td>COMMENTS</td> </tr> </tbody> </table>		REVISIONS	DATE	DESCRIPTION	1-3-23		COMMENTS	1-11-23		COMMENTS
		REVISIONS	DATE	DESCRIPTION								
1-3-23		COMMENTS										
1-11-23		COMMENTS										
SECTION TOWNSHIP 23 SOUTH RANGE 35 EAST												

Figure 23: Conservation Easements sketch & description lying in Section 36, Township 23 South, Range 35 East, Cocoa, Florida.

Conservation Easements: 15 of 15

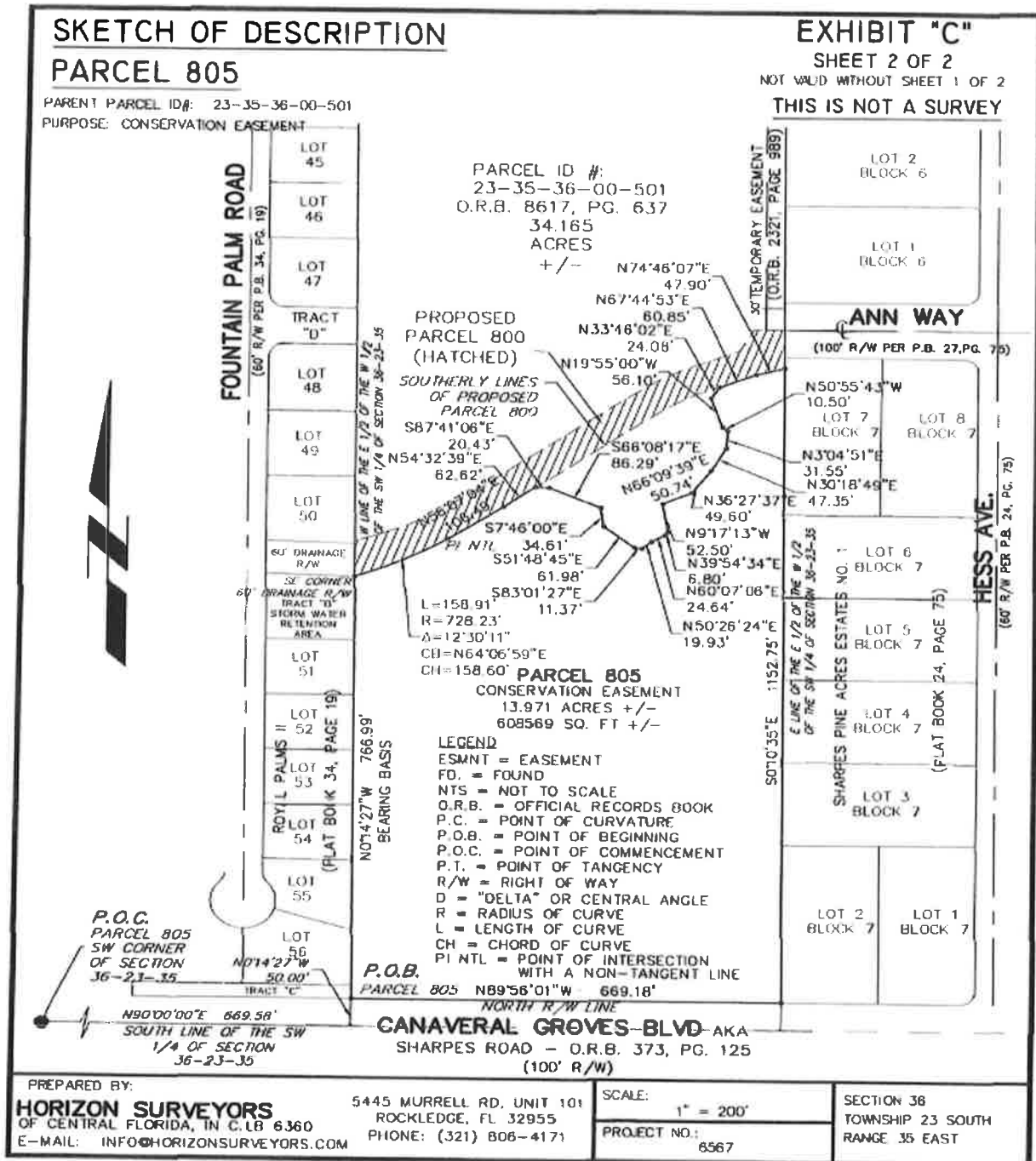


Figure 24: Conservation Easements sketch & description lying in Section 36, Township 23 South, Range 35 East, Cocoa, Florida.

The sketch illustrates a varying-width portion of an easement to be dedicated as a conservation easement to Brevard County lying within Parcel 501, Cocoa, Florida. Prepared by: Robert R. Doerr Jr., Project NO: 6567.