



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.6.

3/9/2021

Subject:

Approval, Re: Dedication of Easements from 1) Starbucks Island Partners, LLC and 2) Pioneer Pointe, LLC for the Starbucks Coffee Company Project (Pioneer Road) - District 2

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners approve and accept the two attached Easements

Summary Explanation and Background:

The subject property is located in Section 14, Township 24 South, Range 36 East, at the intersection of State Road 3 and Pioneer Road in Merritt Island.

Ken Welsh is the owner of both Starbucks Island Partners, LLC and Pioneer Pointe, LLC companies. The owner has submitted site plan number 19SP00030 for review and approval by the County for the development of a Starbucks Coffee Company. In accordance with County code and standards, the owner has agreed to dedicate the attached easements for sidewalk, utility and drainage purposes required as a condition of the site plan approval.

The User Department approves this request.

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

Clerk to the Board Instructions:



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

March 10, 2021

M E M O R A N D U M

TO: Marc Bernath, Public Works Director Attn: Lucy Hamelers

RE: Item F.6., Approval of Dedication of Easements from 1) Starbucks Island Partners, LLC and 2) Pioneer Pointe, LLC for the Starbucks Coffee Company Project (Pioneer Road)

The Board of County Commissioners, in regular session on March 9, 2021, approved and accepted the easements from 1) Starbucks Island Partners, LLC and 2) Pioneer Pointe, LLC for the Starbucks Coffee Company Project (Pioneer Road).

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/sm

cc: County Attorney
County Manager

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Easements for the Starbucks Coffee Company Project (Pioneer Road) – District 2.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-690-6847 extension 58351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u></u>	<u> </u>	<u>2-5-2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u><i>cms</i></u>	<u> </u>	<u>2/12/2021</u>

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: 24-36-14-00-546

EASEMENT

THIS INDENTURE, made this 25 day of JANUARY, 2021, between Starbucks Island Partners, LLC, a Florida limited liability company, whose address is 3845 W. Eau Gallie Boulevard, #101, Melbourne, Florida 32934, 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 801 for the purposes of operating, reconstructing, reconfiguring, and maintaining sidewalk, utility and roadway easement facilities and other allied uses pertaining thereto; Parcel 802 for the purposes of public and pedestrian sidewalk access, which said sidewalk shall be maintained by first party, and other allied uses pertaining thereto; Parcel 803 for the purposes of allowing for drainage and flowage of stormwater, groundwater and access for emergency maintenance to restore drainage flow, which said drainage easement shall be maintained by the first party, and other allied uses pertaining thereto, all over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 14, Township 24 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION 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 easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

(Signatures and Notary on next page)

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

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

Signed, sealed and delivered in the presence of:

Jennifer Parkerson
Witness

Jennifer Parkerson

Print Name

Elizabeth A. Stake

Witness

Elizabeth A. Stake

Print Name

Starbucks Island Partners, LLC, a
Florida limited liability company

By: K. Welsh

Ken Welsh, Manager

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this 25 day of January, 2021, by Ken Welsh as Manager of Starbucks Island Partners, LLC, a Florida limited liability company. Is personally known or produced _____ as identification.

Devyn Clute

Notary Signature

SEAL

Board Meeting Date: _____

Agenda Item # _____



LEGAL DESCRIPTION

PARENT PARCEL ID# 24-36-14-00-546

PURPOSE: SIDEWALK, UTILITY & ROADWAY EASEMENT

Parcel 801

EXHIBIT "A"

SHEET 1 OF 2

NOT A SURVEY

NOT VALID WITHOUT SHEET 2 OF 2

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

A parcel of land being a portion of those lands described in Official Records Book 8774, Page 140 of the Public Records of Brevard County, Florida, lying in Section 14, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows: Begin at the intersection of the South right-of-way line of Pioneer Road, a 60 foot wide Public right-of-way as established per Plat Book 23, Page 26, with the Easterly right-of-way of North Courtenay Parkway (State Road No. 3, Section 70140), a 100 foot wide Public right-of-way, said intersection also being the Northwest corner of said lands described in official Records Book 8774, Page 140; thence run N 89°49'42" E along the South right-of-way line of Pioneer Road, a 60 foot wide Public right-of-way as established per Plat Book 23, Page 26, of said Public Records, a distance of 49.73 feet; thence S 75°52'35" W 49.29 feet; to the Easterly right-of-way line of North Courtenay Parkway, (State Road No. 3, Section 70140) as presently occupied; thence N 09°13'11" W along said Easterly right-of-way line 12.03 feet to the Point of Beginning. Containing 295 square feet (0.01 acres) more or less.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE S R/W LINE OF PIONEER ROAD BEING N89°49'42"E AS PER ASSUMED DATUM (SEE SKETCH)

2. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

4. THE SKETCH WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER No. 7839986, DATED JUNE 23, 2020. PLOTTABLE EASEMENTS ARE SHOWN HEREON.

LEGEND:

BRG = BEARING
C/L = CENTERLINE
ESMT = EASEMENT
IRS = SET 5/8" REBAR
WITH CAP STAMPED "KSI-LB 7838"
NDS = SET NAIL & 1 1/2" WASHER
STAMPED STAMPED "KSI-LB 7838"
P.B. = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
REF = REFERENCE
R/W = RIGHT OF WAY

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

PREPARED BY: **Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448


Joel Seymour
JOEL A. SEYMOUR, LS 6133
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: JAS	PROJECT NO. 35137	DESCRIPTION	DATE: 11/16/20		SECTION 14
		REVISED	DATE: 12/1/20	COUNTY COMMENTS	TOWNSHIP 24 SOUTH
DATE: 1/11/21	14-24-36/SB_PIO_ESMT	REVISED	DATE: 1/11/21	COUNTY COMMENTS	RANGE 36 EAST

SKETCH OF DESCRIPTION

PARENT PARCEL ID# 24-36-14-00-546

PURPOSE: SIDEWALK, UTILITY & ROADWAY EASEMENT

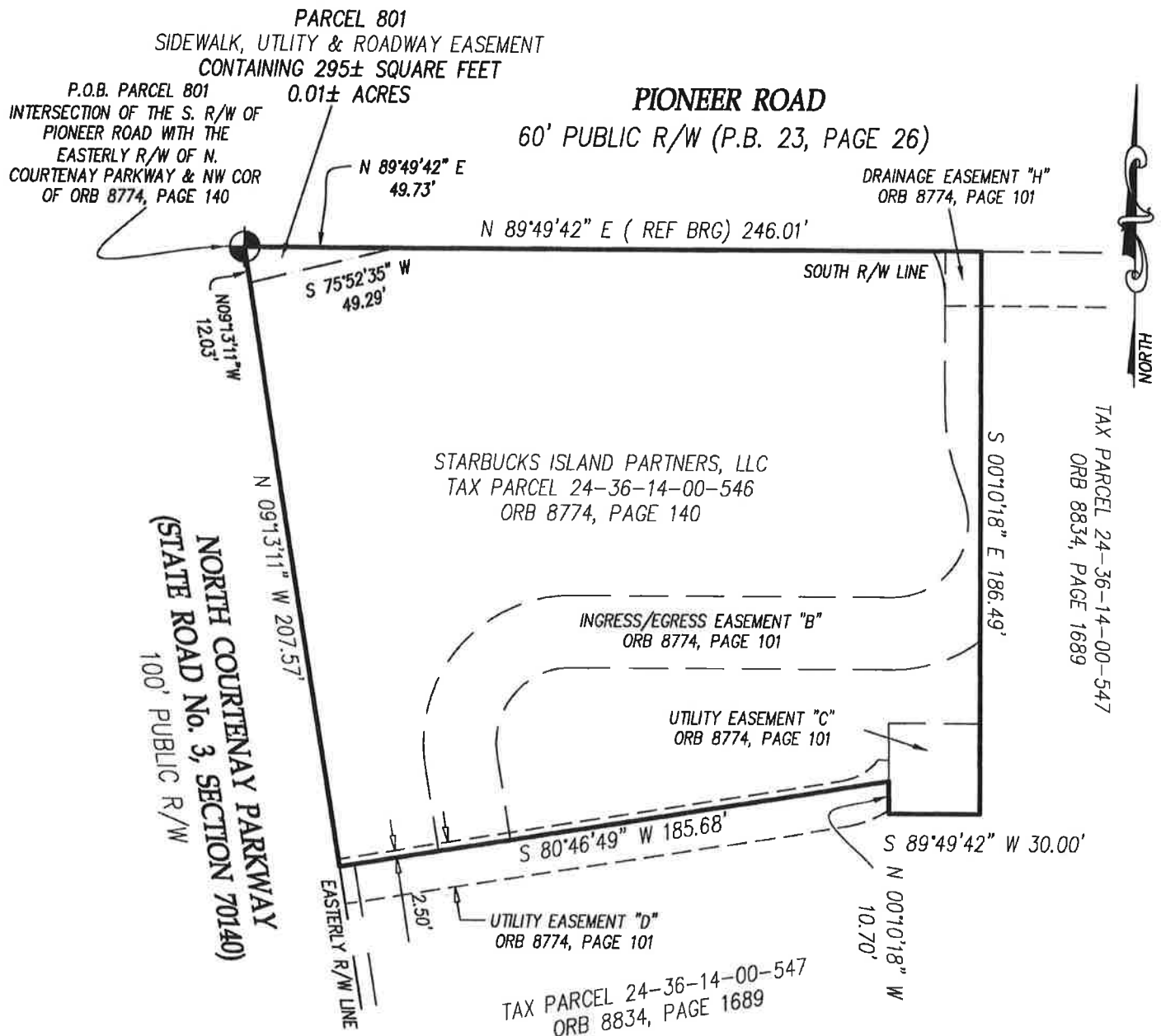
Parcel 801

EXHIBIT "A"

SHEET 2 OF 2

NOT A SURVEY

NOT VALID WITHOUT SHEET 1 OF 2



PREPARED BY:

Kane Surveying, Inc.

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448

SCALE: 1 INCH = 50 FEET

PROJECT NO. 35137

SECTION 14
TOWNSHIP 24 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARENT PARCEL ID# 24-36-14-00-546

PURPOSE: SIDEWALK & UTILITY EASEMENT

PARCEL 802

EXHIBIT B

SHEET 1 OF 2

NOT A SURVEY

NOT VALID WITHOUT SHEET 2 OF 2

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

A parcel of land being a portion of those lands described in Official Records Book 8774, Page 140 of the Public Records of Brevard County, Florida, lying in Section 14, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows: Commence at the intersection of the South right-of-way line of Pioneer Road, a 60 foot wide Public right-of-way as established per Plat Book 23, Page 26, with the Easterly right-of-way of North Courtenay Parkway (State Road No. 3, Section 70140), a 100 foot wide Public right-of-way, said intersection also being the Northwest corner of said lands described in Official Records Book 8774, Page 140; thence run S 09°13'11" E along the said Easterly right-of-way line of North Courtenay Parkway, a distance of 12.03 feet to the Point of Beginning; thence N 75°52'35" E 4.62 feet; thence S 09°19'17" E 195.93 feet; thence S 80°46'49" W 4.95 feet to the said Easterly right-of-way line of North Courtenay Parkway; thence N 09°13'11" W along said Easterly right-of-way line 195.53 feet to the Point of Beginning. Containing 0.02 acres (935 square feet) more or less.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE S R/W LINE OF PIONEER ROAD BEING N89°49'42"E AS PER ASSUMED DATUM (SEE SKETCH)

2. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

4. THE SKETCH WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER No. 7839986, DATED JUNE 23, 2020. PLOTTABLE EASEMENTS ARE SHOWN HEREON.

LEGEND:

BRG = BEARING
C/L = CENTERLINE
ESMT = EASEMENT
P.B. = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
REF = REFERENCE
R/W = RIGHT OF WAY

PREPARED FOR AND CERTIFIED TO:
SOUTHGATE INVESTMENTS, INC.

PREPARED BY: **Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448

Joel Seymour

JOEL A. SEYMOUR, LS 6133
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: JAS	PROJECT NO. 35137	DESCRIPTION	DATE: 11/16/20		SECTION 14
DATE: 1/11/21	14-24-36/SB_PIO_ESMT	REVISED	DATE: 12/1/20	COUNTY COMMENTS	TOWNSHIP 24 SOUTH
		REVISED	DATE: 1/11/21	COUNTY COMMENTS	RANGE 36 EAST

SKETCH OF DESCRIPTION PARCEL 802

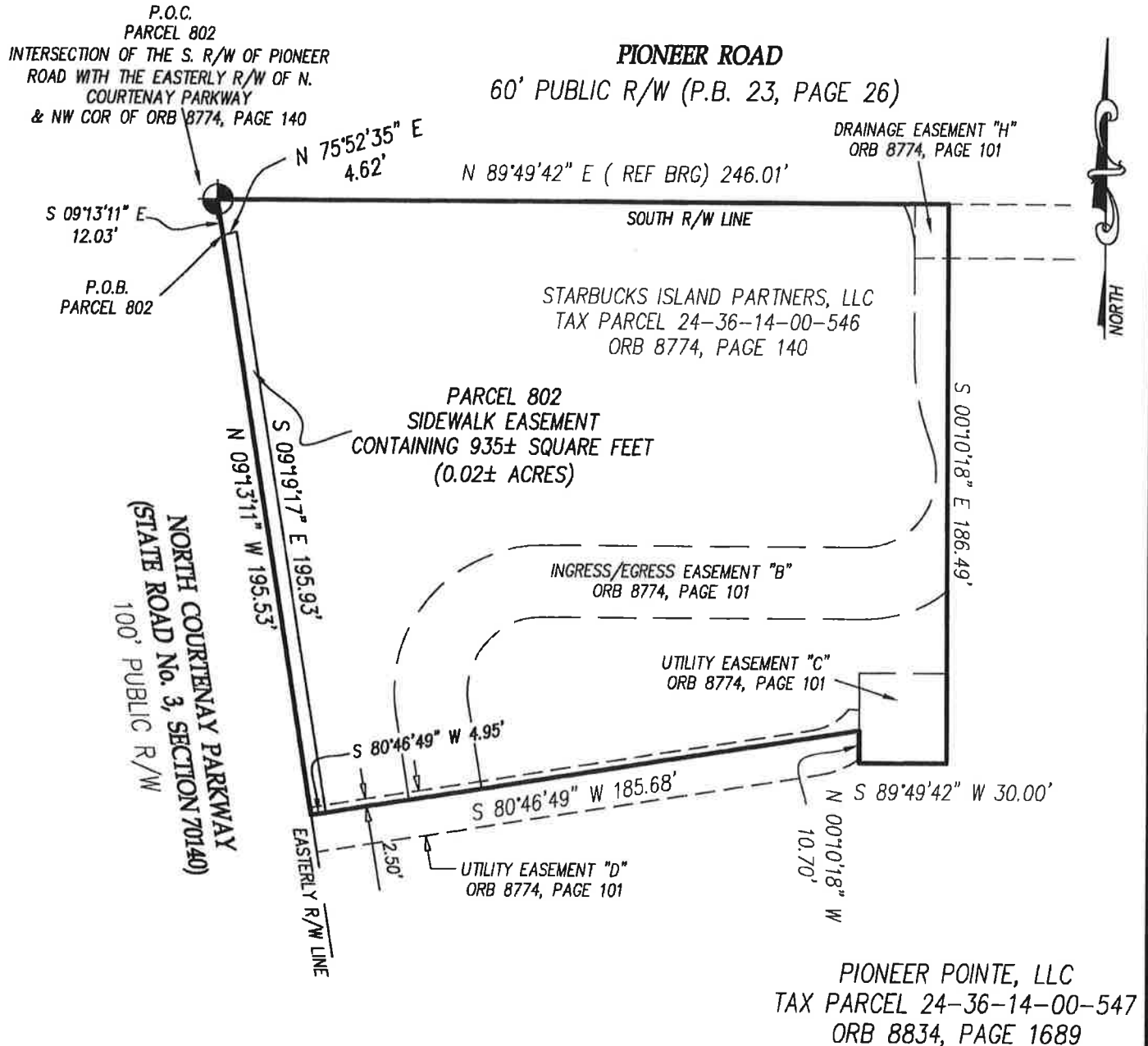
PARENT PARCEL ID# 24-36-14-00-546
PURPOSE: SIDEWALK & UTILITY EASEMENT

EXHIBIT B

SHEET 2 OF 2

NOT A SURVEY

NOT VALID WITHOUT SHEET 1 OF 2



PREPARED BY:

Kane Surveying, Inc.

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448

SCALE: 1 INCH = 50 FEET

PROJECT NO. 35137

SECTION 14
TOWNSHIP 24 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARENT PARCEL ID# 24-36-14-00-546

PURPOSE: PUBLIC DRAINAGE EASEMENT

PARCEL 803

EXHIBIT "C"

SHEET 1 OF 2

NOT A SURVEY

NOT VALID WITHOUT SHEET 2 OF 2

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

A parcel of land lying in Section 14, Township 24 South, Range 36 East, Brevard County, Florida being a portion of those lands described in Official Records Book 8774, Page 140 of the Public Records of Brevard County, Florida and being more particularly described as follows: Commence at the intersection of the South right-of-way line of Pioneer Road, a 60 foot wide Public right-of-way as established per Plat Book 23, Page 26 of the Public Records of Brevard County, Florida, with the Easterly right-of-way of North Courtenay Parkway (State Road No. 3, Section 70140), a 100 foot wide Public right-of-way, said intersection also being the Northwest corner of said lands described in Official Records Book 8774, Page 140; thence run N 89°49'42" E along the said South right-of-way line of Pioneer Road a distance of 142.95 feet to the Point of Beginning of the herein described parcel; thence continue N 89°49'42" E along said South right-of-way line a distance of 103.06 feet to the East line of lands described in Official Records Book 8774, Page 140; thence S 00°10'18" E along said East line, a distance of 18.00 feet; thence S 89°49'42" W 103.06 feet; thence N 00°10'18" W 18.00 feet to the Point of Beginning. Containing 0.04 acres (1855 square feet) more or less.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE S R/W LINE OF PIONEER ROAD BEING N89°49'42"E AS PER ASSUMED DATUM (SEE SKETCH)

2. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

4. THE SKETCH WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER No. 7839986, DATED JUNE 23, 2020 AND FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER No. 8659966, DATED 8/25/2020. PLOTTABLE EASEMENTS ARE SHOWN HEREON.


LEGEND:

BRG = BEARING
C/L = CENTERLINE
ESMT = EASEMENT
ORB = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
REF = REFERENCE
R/W = RIGHT OF WAY

PREPARED FOR AND CERTIFIED TO:
SOUTHGATE INVESTMENTS, INC.

PREPARED BY: **Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448


JOEL A. SEYMOUR, LS 6133
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: JAS	PROJECT NO. 35137	DESCRIPTION	DATE: 11/5/20		SECTION 14
		REVISED	DATE: 12/1/20	COUNTY COMMENTS	TOWNSHIP 24 SOUTH
DATE: 1/11/21	14-24-36/SB_PIO_ESMT	REVISED	DATE: 1/11/21	COUNTY COMMENTS	RANGE 36 EAST

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: 24-36-14-00-547

EASEMENT

THIS INDENTURE, made this 25 day of JANUARY, 2021, between Pioneer Pointe, LLC, a Florida limited liability company, whose address is 3845 W. Eau Gallie Boulevard, #101, Melbourne, Florida 32934, 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 804 for the purposes of public and pedestrian sidewalk access and other allied uses pertaining thereto; Parcel 805 for the purposes of allowing for drainage and flowage of stormwater, groundwater and access for emergency maintenance to restore drainage flow and other allied uses pertaining thereto, all over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 14, Township 24 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

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

Any and all maintenance shall be the responsibility of the owner of the land over which the Easements are located.

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 easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

(Signatures and Notary on next page)

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

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

Signed, sealed and delivered in the presence of:

Jennifer Park
Witness

Jennifer Parkerson
Print Name

Elizabeth A. Stoke
Witness

Elizabeth A. Stoke
Print Name

Pioneer Pointe, LLC, a
Florida limited liability company

By: K.R. Welsh
K.R. Welsh, Manager

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 3rd day of February, 2021, by K.R. Welsh as Manager of Pioneer Pointe, LLC, a Florida limited liability company. Is personally known or produced _____ as identification.

Elizabeth J. Lowry
Notary Signature

SEAL

Board Meeting Date: _____
Agenda Item # _____



Elizabeth J. Lowry
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG287071
Expires 1/21/2023

LEGAL DESCRIPTION

PARENT PARCEL ID# 24-36-14-00-547

PURPOSE: SIDEWALK EASEMENT

PARCEL 804**EXHIBIT "A"****SHEET 1 OF 2****NOT A SURVEY**

NOT VALID WITHOUT SHEET 2 OF 2

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

A parcel of land being a portion of those lands described in Official Records Book 8834, Page 1689 of the Public Records of Brevard County, Florida, lying in Section 14, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows: Commence at the intersection of the South right-of-way line of Pioneer Road, a 60 foot wide Public right-of-way as established per Plat Book 23, Page 26, with the Easterly right-of-way of North Courtenay Parkway (State Road No. 3, Section 70140), a 100 foot wide Public right-of-way; thence run S 09°13'11" E along the said Easterly right-of-way line of North Courtenay Parkway a distance of 207.57 feet to the Point of Beginning of the herein described parcel; thence N 80°46'49" E 4.95 feet; thence S 09°19'17" E 437.26 feet to the South line of lands described in Official Records Book 8834, Page 1689; thence S 89°50'23" W along said South line 5.80 feet to the intersection with the said Easterly right-of-way line of North Courtenay Parkway; thence N 09°13'11" W along said Easterly right-of-way line 436.36 feet to the Point of Beginning. Containing 0.05 acres (2331 square feet) more or less.

All of the above being also known as Sidewalk Easement "G", as recorded in Official Records Book 8774, Page 101 of the Public Records of Brevard County, Florida.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE S R/W LINE OF PIONEER ROAD BEING N89°49'42"E AS PER ASSUMED DATUM (SEE SKETCH)

2. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

4. THE SKETCH WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER No. 8659966, DATED 8/25/2020.

LEGEND:

BRG = BEARING
C/L = CENTERLINE
ESMT = EASEMENT
ORB = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
REF = REFERENCE
R/W = RIGHT OF WAY

PREPARED FOR AND CERTIFIED TO:
SOUTHGATE INVESTMENTS, INC.

PREPARED BY: **Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
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Joel Seymour

JOEL A. SEYMOUR, LS 6133
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: JAS	PROJECT NO. 35137	DESCRIPTION	DATE: 11/16/20		SECTION 14
		REVISED	DATE: 12/1/20	COUNTY COMMENTS	TOWNSHIP 24 SOUTH
DATE: 1/11/21	14-24-36/SB_PIO_ESMT	REVISED	DATE: 1/11/21	COUNTY COMMENTS	RANGE 36 EAST

SKETCH OF DESCRIPTION**PARCEL 804**

PARENT PARCEL ID# 24-36-14-00-547

PURPOSE: SIDEWALK EASEMENT

EXHIBIT "A"**SHEET 2 OF 2****NOT A SURVEY**

NOT VALID WITHOUT SHEET 1 OF 2

PIONEER ROAD

60' PUBLIC R/W (P.B. 23, PAGE 26)

INGRESS/EGRESS

EASEMENT "F"

ORB 8774, PAGE 101

SOUTH R/W LINE

P.O.C.

PARCEL 804

INTERSECTION OF THE S. R/W OF PIONEER
ROAD WITH THE EASTERLY R/W OF N.
COURTENAY PARKWAY & NW COR OF ORB
8774, PAGE 140

N 89°49'42" E (REF BRG) 246.01'

STARBUCKS ISLAND PARTNERS, LLC
TAX PARCEL 24-36-14-00-546
ORB 8774, PAGE 140

EASTERLY R/W LINE
S 09°13'11" E 207.57'

S 00°10'18" E 186.49'

S 80°46'49" W 185.68'

S 89°49'42" W 30.00'

UTILITY EASEMENT "D"
ORB 8774, PAGE 101

P.O.B.
PARCEL 804
SEE OVERLAP DETAIL

N 80°46'49" E 4.95'

NORTH COURTENAY PARKWAY
(STATE ROAD No. 3, SECTION 70140)
100' PUBLIC R/W

N 09°13'11" W 436.36'

UTILITY EASEMENT "C"
INGRESS/EGRESS
ORB 8774, PAGE 101

S 09°19'17" E 437.26'

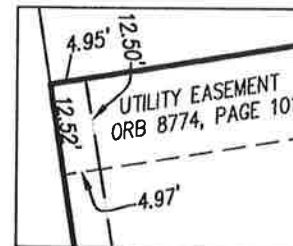
PARCEL 804
SIDEWALK EASEMENT
CONTAINING 2331± SQUARE FEET
0.05± ACRES

SIDEWALK EASEMENT "G"
ORB 8774, PAGE 101

S 89°50'23" W 1287.45'

S LINE OF ORB 8834, PAGE 1689

S 89°50'23" W 5.80'

EASEMENT OVERLAP DETAIL
NOT TO SCALE

① INGRESS/EGRESS
EASEMENT "B"
ORB 8774, PAGE 101

② UTILITY EASEMENT "C"
ORB 8774, PAGE 101

PREPARED BY:

Kane Surveying, Inc.

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448

SCALE: 1 INCH = 100 FEET

PROJECT NO. 35137

SECTION 14
TOWNSHIP 24 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARENT PARCEL ID# 24-36-14-00-547

PURPOSE: PUBLIC DRAINAGE EASEMENT

PARCEL 805**EXHIBIT B****SHEET 1 OF 2****NOT A SURVEY**

NOT VALID WITHOUT SHEET 2 OF 2

LEGAL DESCRIPTION: PARCEL 805, PUBLIC DRAINAGE EASEMENTS (PREPARED BY SURVEYOR):

A parcel of land being a portion of those lands described in Official Records Book 8834, Page 1689 and lying in Section 14, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows: Commence at the intersection of the South right-of-way line of Pioneer Road, a 60 foot wide Public right-of-way as established per Plat Book 23, Page 26 of the Public Records of Brevard County, Florida, with the Easterly right-of-way of North Courtenay Parkway (State Road No. 3, Section 70140), a 100 foot wide Public right-of-way; thence run N 89°49'42" E along the said South right-of-way line of Pioneer Road a distance of 246.01 feet to the intersection with the East line of lands described in Official Records Book 8774, Page 140 of the Public Records of Brevard County, Florida and to the Point of Beginning of the herein described parcel; thence continue N 89°49'42" E along said South right-of-way line 432.08 feet; thence S 09°13'11" E 177.54 feet; thence S 80°46'48" W 67.03 feet; thence N 73°57'58" W 20.65 feet; thence S 80°46'48" W 32.27 feet; thence N 71°26'54" W 39.41 feet to the point of curvature of a circular curve concave to the Northeast and having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 71°16'35" an arc distance of 31.10 feet to a point of tangency; thence N 00°10'18" W 122.03 feet; thence S 84°12'05" W 113.91 feet; thence S 89°49'42" W 35.34 feet; thence N 00°39'06" W 20.00 feet; thence S 89°49'42" W 138.94 feet to the said East line of lands described in Official Records Book 8774, Page 140; thence N 00°10'18" W along said East line 18.00 feet to the Point of Beginning. Containing 0.83 acres (35,976 square feet) more or less.

All of the above being also known as Drainage Easement H, as described in Official Records Book 8774, Page 101 of the Public Records of Brevard County, Florida.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE S R/W LINE OF PIONEER ROAD BEING N89°49'42"E AS PER ASSUMED DATUM (SEE SKETCH)

2. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

4. THE SKETCH WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER No. 8659966, DATED 8/25/2020.

PLOTTABLE EASEMENTS ARE SHOWN HEREON.

LEGEND:

BRG = BEARING
C/L = CENTERLINE
ESMT = EASEMENT
ORB = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
REF = REFERENCE
R/W = RIGHT OF WAY

PREPARED FOR AND CERTIFIED TO:
SOUTHGATE INVESTMENTS, INC.

PREPARED BY: **Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448

Joel Seymour

JOEL A. SEYMOUR, LS 6133
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: JAS	PROJECT NO. 35137	DESCRIPTION	DATE: 11/5/20	REVISIONS:	SECTION 14
DATE: 1/11/21	14-24-36/SB_PIO_ESMT	REVISED	DATE: 12/1/20	COUNTY COMMENTS	TOWNSHIP 24 SOUTH
		REVISED	DATE: 1/11/21	COUNTY COMMENTS	RANGE 36 EAST

SKETCH OF DESCRIPTION**PARCEL 805**

PARENT PARCEL ID# 24-36-14-00-547

PURPOSE: PUBLIC DRAINAGE EASEMENT

EXHIBIT B

SHEET 2 OF 2

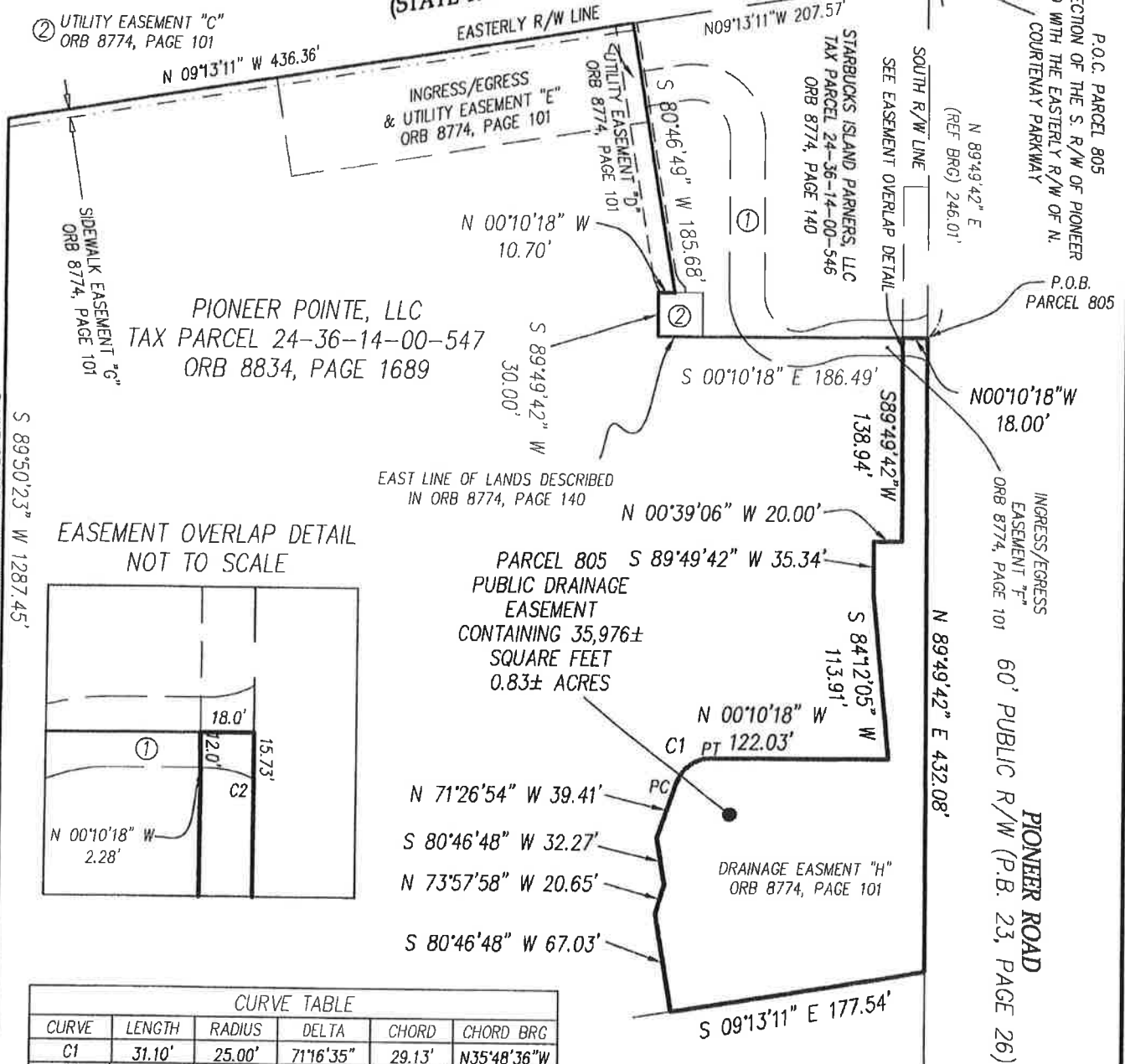
NOT A SURVEY

NOT VALID WITHOUT SHEET 1 OF 2

- ① INGRESS/EGRESS
EASEMENT "B"
ORB 8774, PAGE 101

- ② UTILITY EASEMENT "C"
ORB 8774, PAGE 101

**NORTH COURTENAY PARKWAY
(STATE ROAD No. 3)**



PREPARED BY:

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SCALE: 1 INCH = 100 FEET

PROJECT NO. 35137

SECTION 14

TOWNSHIP 24 SOUTH

RANGE 36 EAST

LOCATION MAP

Section 14, Township 24 South, Range 36 East - District 2

PROPERTY LOCATION: Corner of North Courtenay Parkway and Pioneer Road in Merritt Island.

OWNER(S) NAME: Starbucks Island Partners, LLC and Pioneer Pointe, LLC

