



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.9.

9/17/2024

Subject:

Approval, Re: Dedication of Sanitary Sewer Easements from Pulte Home Company, LLC and Del Webb At Viera Homeowners Association, Inc. for the Del Webb Village 2 Neighborhood 8 Amenity Center Project - District 4.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition Office / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners accept the attached Sanitary Sewer Easements.

Summary Explanation and Background:

The subject property is located in Section 29, Township 26 South, Range 36 East, south of Del Webb Circle in Melbourne.

Pulte Home Company, LLC, owner, has submitted site plan number 22SP00024 for review and approval by the County for the development of an Amenity Center. In accordance with County code and standards, the owner has agreed to dedicate the attached Sanitary Sewer Easements 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

September 18, 2024

M E M O R A N D U M

TO: Marc Bernath, Public Works Director

RE: Item F.9., Approval of Dedication of Sanitary Sewer Easements from Pulte Home Company, LLC and Del Webb at Viera Homeowners Association, Inc. for the Del Webb Village 2 Neighborhood 8 Amenity Center Project

The Board of County Commissioners, in regular session on September 17, 2024, approved and accepted Sanitary and Sewer Easements from Pulte Home Company, LLC and Del Webb at Viera Homeowners Association, Inc. for the Del Webb Village 2 Neighborhood 8 Amenity Center Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/tr

cc: Utility Services

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Dedication of Sanitary Sewer Easements from Pulte Home Company, LLC and Del Webb at Viera Homeowners Association, Inc. for the Del Webb Village 2 Neighborhood 8 Amenity Center Project – District 4.

AGENCY: Public Works Department / Land Acquisition Office

CONTACT: Jean Kremitzki, Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>8.28.24</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		_____	<u>9/3/2024</u>

Prepared by and return to: Jean Kremitzki
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 26-36-29-YL-*--OSN8.1 and 26-36-29-YL-*--OSN8.2

SANITARY SEWER EASEMENTS

THIS INDENTURE, made this 21st day of August, 2024, between Pulte Home Company, LLC, a Michigan limited liability company, whose address is 3410 Belle Chase Way, Suite 600, Lansing, MI 48911, and Del Webb At Viera Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is 4901 Vineland Road, Suite 500, Orlando, FL 32811, 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, perpetual easements commencing on the above date for the purposes of operating, reconstructing, reconfiguring, and maintaining sanitary sewer facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easements is located in Section 29, Township 26 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 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.

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.

(Signatures and Notary on next page)

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness

MALEIA STORUM

Print Name

4901 VINELAND RD ORLANDO, FL

Address

Pulte Home Company, LLC a
Michigan limited liability
company

BY: [Signature]

Aaron Struckmeyer,
Land Development Director

[Signature]
Witness

Mallory Downing

Print Name

4901 VINELAND RD ORLANDO, FL

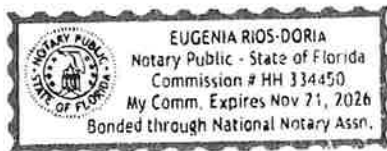
Address

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 21st day of AUGUST, 2024, by Aaron Struckmeyer, as Land Development Director for Pulte Home Company, LLC, a Michigan limited liability company. Is ☒ personally known or ☐ produced _____ as identification.



[Signature]
Notary Signature

SEAL

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

Signed, sealed and delivered in the presence of:


Witness

Maleia Storum

Print Name

4901 Vineland Rd Orlando FL

Address


Witness

Mallory Downing

Print Name

4901 Vineland Rd. Orlando, FL

Address

Del Webb At Viera
Homeowners Association, Inc.,
a Florida not-for-profit
corporation

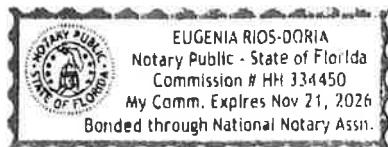
By: 
Eric Baker, President

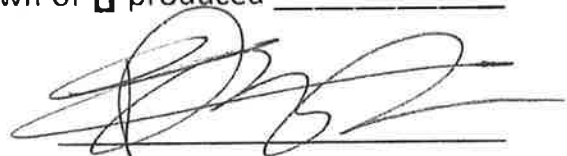
(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 21st day of AUGUST, 2024, by Eric Baker, as President for Del Web At Viera Homeowners Association, Inc., a Florida not-for-profit corporation. Is ☒ personally known or ☐ produced _____ as identification.





Notary Signature

SEAL

LEGAL DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 26--36-29--YL--4--OSNB.1 AND 26-36-29--YL--4--OSNB.2
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #800 SANITARY SEWER EASEMENT (PREPARED BY SURVEYOR)

PART OF TRACTS OS-NB-1 AND OS-NB-2, DEL WEBB AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT OS-NB-1, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT X1 OF SAID DEL WEBB AT VIERA - PHASE 2 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEL WEBB CIRCLE, A 75.00 FOOT WIDE PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA - PHASE 2), AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID DEL WEBB CIRCLE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1197.50 FEET, A CENTRAL ANGLE OF 0°10'39", A CHORD BEARING OF N86°48'31"E, AND A CHORD LENGTH OF 3.71 FEET), A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE CONTINUE ALONG THE ARC OF SAID CURVED SOUTH RIGHT-OF-WAY LINE OF DEL WEBB CIRCLE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1197.50 FEET, A CENTRAL ANGLE OF 1°25'30", A CHORD BEARING OF N86°00'26"E, AND A CHORD LENGTH OF 29.78 FEET), A DISTANCE OF 29.79 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST, THENCE S04°35'30"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 178.07 FEET, THENCE S26°15'15"W, A DISTANCE OF 165.63 FEET, THENCE S63°44'45"W, A DISTANCE OF 20.00 FEET, THENCE N26°15'15"W, A DISTANCE OF 169.45 FEET, THENCE N04°35'30"W, A DISTANCE OF 172.72 FEET, THENCE N50°28'41"W, A DISTANCE OF 13.63 FEET TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, (6996.66 SQUARE FEET), MORE OR LESS.

SURVEYORS NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

BEARING REFERENCE: ASSUMED BEARING OF N04°15'04"W ON THE EAST LINE OF TRACT X1, ACCORDING TO THE PLAT OF DEL WEBB AT VIERA - PHASE 2, AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY PGP TITLE, FILE NO. PL-321060-ANC, DATED JULY 18, 2024 FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LAND DESCRIBED HEREON. OTHER THAN AS SHOWN AND/OR NOTED HEREON, NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.

THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: D.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159


LESLIE E. HOWARD, PSM 5811
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: LEH

CHECKED BY: LEH

PROJECT NO. 11568.01

REVISIONS

DATE

DESCRIPTION

DATE: 07/19/2024

DRAWING: 1156801_100_002

SECTION 29

TOWNSHIP 26 SOUTH

RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #800

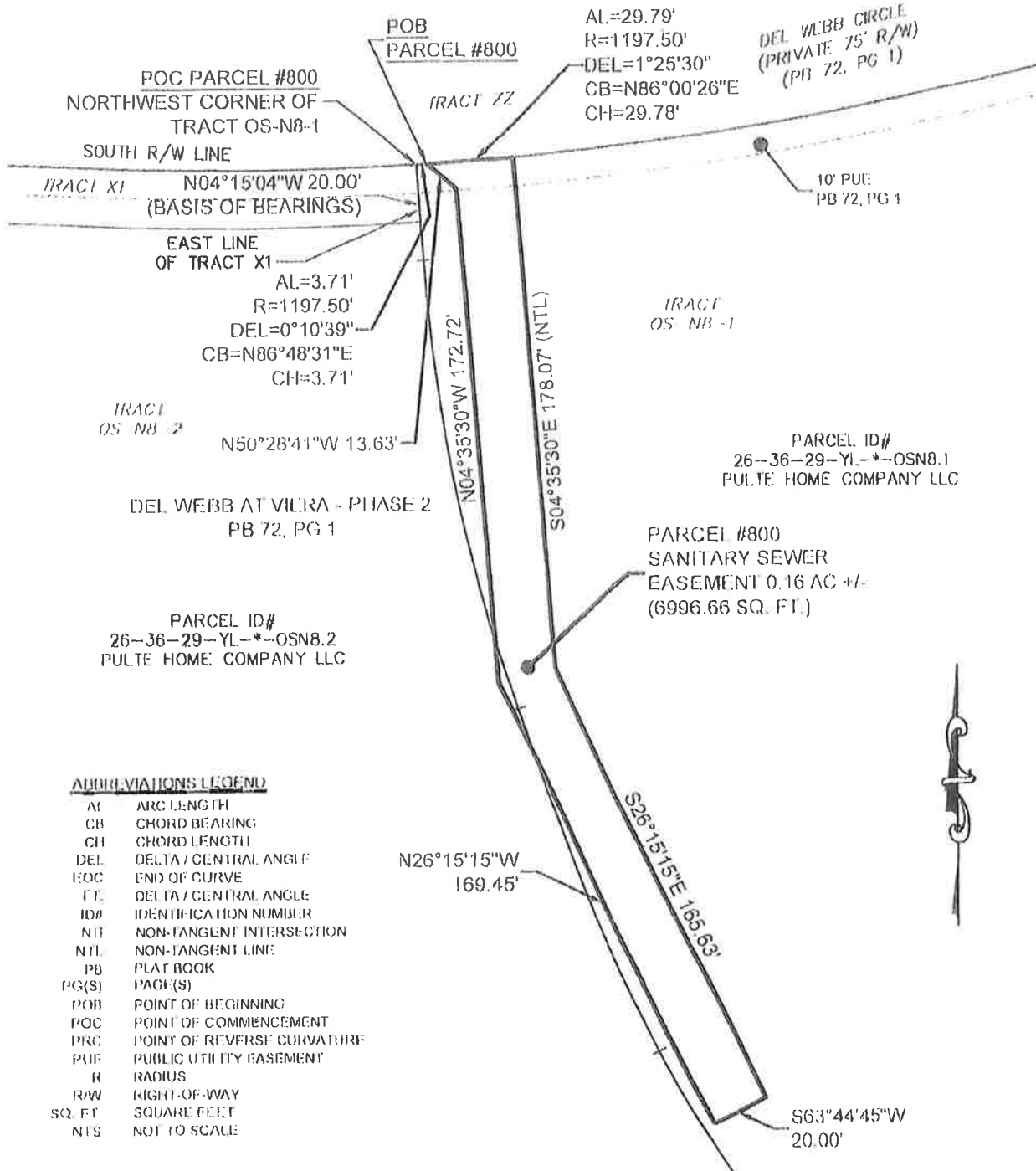
PARENT PARCEL ID#: 26-36-29-YL--*-OSN8.1 AND 26-36-29-YL--*-OSN8.2
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



ABBREVIATIONS LEGEND

AL	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
ET	DELTA / CENTRAL ANGLE
ID#	IDENTIFICATION NUMBER
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
SQ. FT	SQUARE FEET
NTS	NOT TO SCALE

PREPARED BY:
B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE:
1"=50'
PROJECT NO.:
11568.01

SECTION 29
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-29-YL-*--OSNB.1
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "B"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #801 SANITARY SEWER EASEMENT (PREPARED BY SURVEYOR)

PART OF TRACT OS-NB-1, DEL WEBB AT VIERA PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT OS NB 1, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT X1 OF SAID DEL WEBB AT VIERA PHASE 2 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEL WEBB CIRCLE, A 75.00 FOOT WIDE PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA PHASE 2), AND RUN ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID DEL WEBB CIRCLE THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1197.50 FEET, A CENTRAL ANGLE OF 12°26'52", A CHORD BEARING OF N80°40'24"E, AND A CHORD LENGTH OF 239.65 FEET), A DISTANCE OF 260.16 FEET TO A POINT OF REVERSE CURVATURE, 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 502.50 FEET, A CENTRAL ANGLE OF 12°51'39", A CHORD BEARING OF N80°52'48"E, AND A CHORD LENGTH OF 112.56 FEET), A DISTANCE OF 112.79 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 20.00 FOOT WIDE SANITARY SEWER EASEMENT ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA PHASE 2); THENCE S10°55'35"E, ALONG SAID NON-TANGENT LINE, (SAID LINE ALSO BEING THE WEST LINE OF SAID SANITARY SEWER EASEMENT), A DISTANCE OF 31.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S11°53'48"E, A DISTANCE OF 252.40 FEET; THENCE N78°06'10"E, A DISTANCE OF 20.00 FEET; THENCE N11°53'50"W, A DISTANCE OF 252.06 FEET TO THE SOUTHEAST CORNER OF SAID SANITARY SEWER EASEMENT; THENCE S79°04'25"W, ALONG THE SOUTH LINE OF SAID SANITARY SEWER EASEMENT, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES, (5044.22 SQUARE FEET), MORE OR LESS.

SURVEYORS NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

BEARING REFERENCE: ASSUMED BEARING OF N04°15'04"W ON THE EAST LINE OF TRACT X1, ACCORDING TO THE PLAT OF DEL WEBB AT VIERA PHASE 2, AS RECORDED IN PLAT BOOK 72, PAGE 1 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY PGP TITLE, FILE NO. TL-321056-ANG DATED JULY 18, 2024 FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LAND DESCRIBED HEREON. OTHER THAN AS SHOWN AND/OR NOTED HEREON, NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.

THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

LESLIE E. HOWARD, P.S.M. 5610
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: LEH

CHECKED BY: LEH

PROJECT NO. 11568.01

REVISIONS

DATE

DESCRIPTION

DATE: 07/19/2024

DRAWING: 1156801_100_003

SECTION 29

TOWNSHIP 26 SOUTH
RANGE 36 EAST

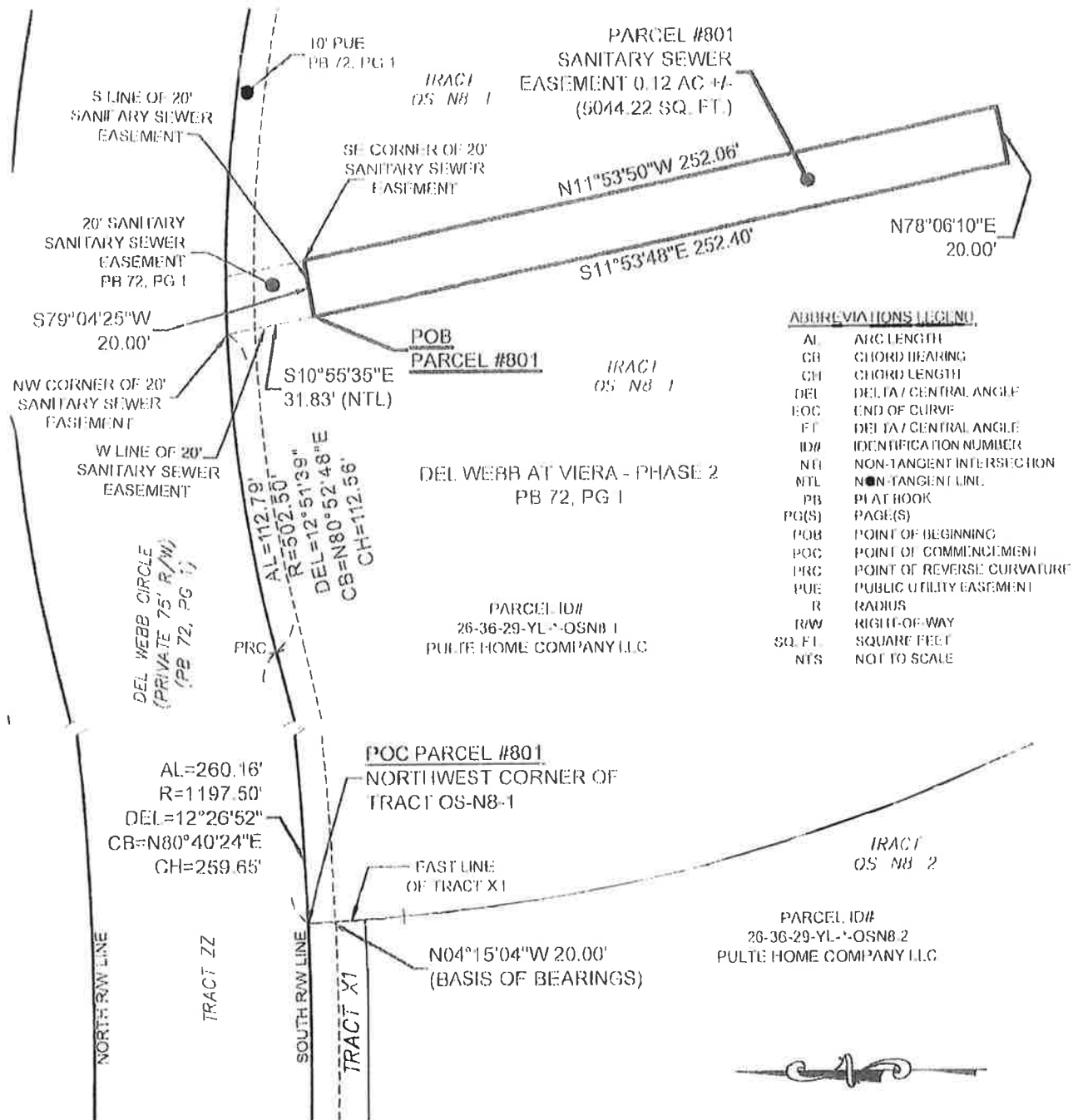
PARCEL #801

PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "B"

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



PREPARED BY:
B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 IB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=50'

PROJECT NO.: 11568.01

SECTION 29
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-29-YL--OSN8.1

PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "C"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

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

PART OF TRACT OS-N8-1, DEL WEBB AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT OS-N8-1, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT X OF SAID DEL WEBB AT VIERA - PHASE 2 AND ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEL WEBB CIRCLE, A 75.00 FOOT WIDE PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA - PHASE 2), AND RUN ALONG THE ARC OF THE CURVED WEST RIGHT-OF-WAY LINE OF SAID DEL WEBB CIRCLE THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1402.50 FEET, A CENTRAL ANGLE OF 9°16'42", A CHORD BEARING OF N14°40'46"W, AND A CHORD LENGTH OF 226.87 FEET), A DISTANCE OF 227.12 FEET TO A POINT OF REVERSE CURVATURE, 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 502.50 FEET, A CENTRAL ANGLE OF 14°50'37", A CHORD BEARING OF N17°27'43"W, AND A CHORD LENGTH OF 129.82 FEET), A DISTANCE OF 130.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST, (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A 20.00 FOOT WIDE SANITARY SEWER EASEMENT ACCORDING TO THE PLAT OF SAID DEL WEBB AT VIERA - PHASE 2); THENCE S68°09'03"W, ALONG SAID NON-TANGENT LINE AND ALSO BEING THE SOUTH LINE OF SAID SANITARY SEWER EASEMENT, A DISTANCE OF 17.94 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S40°07'03"W, A DISTANCE OF 321.57 FEET; THENCE N50°00'57"W, A DISTANCE OF 20.00 FEET; THENCE N40°06'52"E, A DISTANCE OF 318.13 FEET TO THE WEST LINE OF SAID SANITARY SEWER EASEMENT; THENCE S21°50'57"E, ALONG THE WEST LINE OF SAID SANITARY SEWER EASEMENT, A DISTANCE OF 16.03 FEET TO THE SOUTHWEST CORNER OF SAID SANITARY SEWER EASEMENT; THENCE N68°09'03"E, ALONG THE SOUTH LINE OF SAID SANITARY SEWER EASEMENT, A DISTANCE OF 12.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, (6299.59 SQUARE FEET), MORE OR LESS.

SURVEYORS NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

BEARING REFERENCE ASSUMED BEARING OF N70°40'53"E ON THE NORTH LINE OF TRACT X, ACCORDING TO THE PLAT OF DEL WEBB AT VIERA - PHASE 2, AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY PGP TITLE, FILE NO. FL-321056-ANG, DATED JULY 18, 2024 FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LAND DESCRIBED HEREON. OTHER THAN AS SHOWN AND/OR NOTED HEREON, NO PLOTTABLE EASEMENTS ADVERSELY AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.

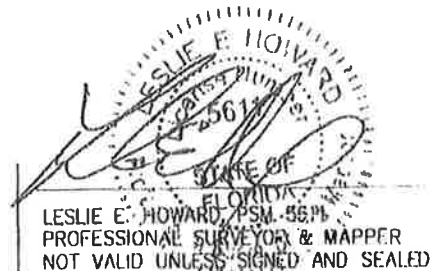
THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: D.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159



DRAWN BY: LEH

CHECKED BY: LEH

PROJECT NO. 11568.01

REVISIONS

DATE

DESCRIPTION

SECTION 29

TOWNSHIP 26 SOUTH
RANGE 36 EAST

DATE: 07/19/2024

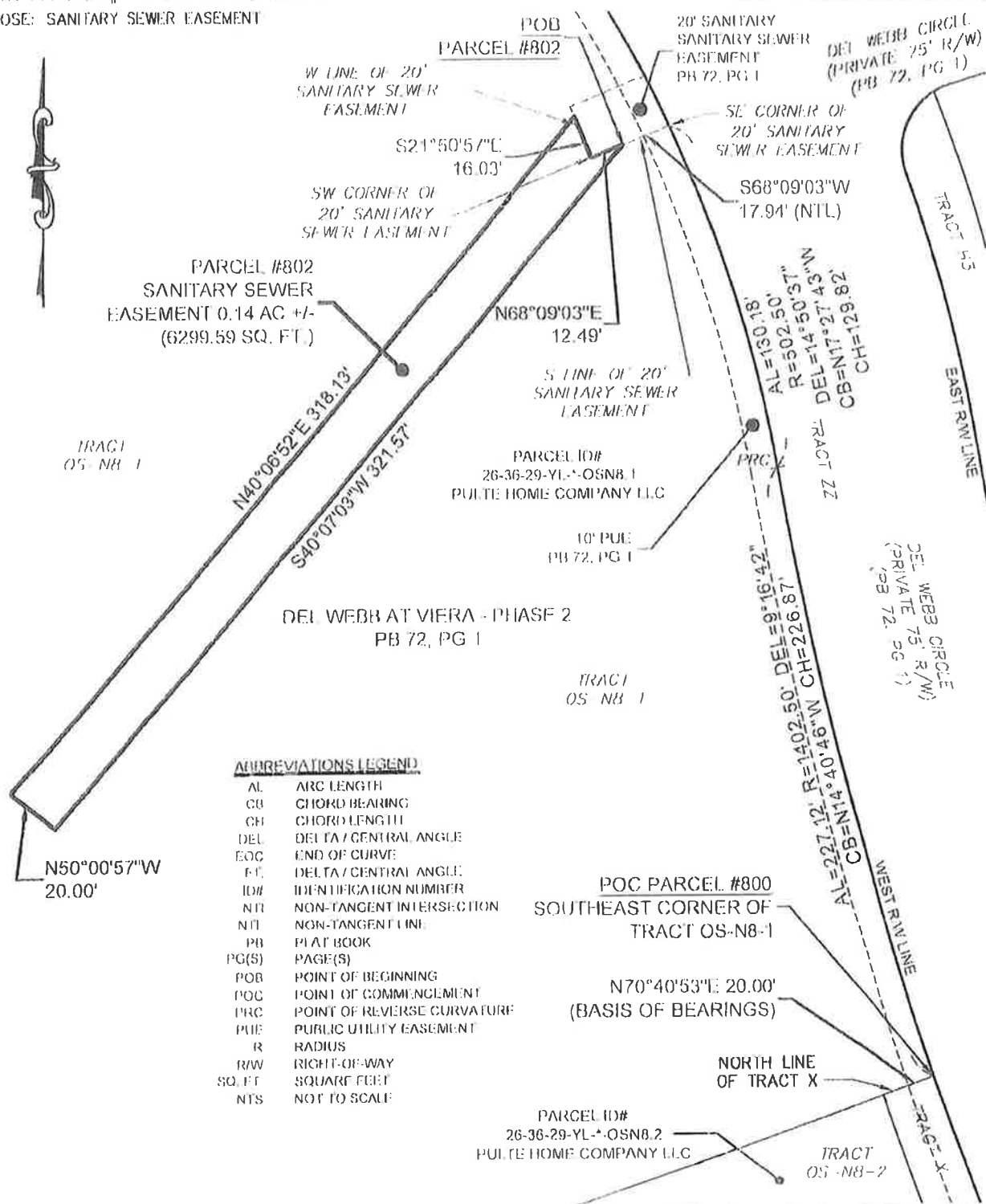
DRAWING: 1156801_100_004

PARCEL #802

PURPOSE: SANITARY SEWER EASEMENT

SHEET 2 OF 2

THIS IS NOT A SURVEY



ABBREVIATIONS LEGEND

AL	AIRC LENGTH
CH	CHORD BEARING
CH	CHORD LENGTH
DEL	DELTA / CENTRAL ANGLE
EOC	END OF CURVE
F/L	DELTA / CENTRAL ANGLE
ID#	IDENTIFICATION NUMBER
INT	NON-TANGENT INTERSECTION
N/T	NON-TANGENT LINE
PB	PLAT BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
SQ. FT	SQUARE FEET
NTS	NOT TO SCALE

PREPARED BY:
D.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321) 725-3674 FAX: (321) 723-1159

SCALE: 1"=50'

PROJECT NO.: 11568.01

SECTION 29
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 29, Township 26 South, Range 36 East - District: 4

PROPERTY LOCATION: Property is located south of Del Webb Circle in Melbourne.

OWNERS NAME(S): Pulte Home Company, LLC and Del Webb At Viera Homeowners Association, Inc.

