



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.5.

7/21/2020

Subject:

Approval Re: Conveyance of Two Perpetual Easements and Two Resolutions from Brevard County to the Florida Department of Transportation (FDOT) for the Northerly Segment of St. Johns Heritage Parkway Project - District 5

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners: 1) approve, accept, and authorize the Chair to execute the Perpetual Easement (Access) and Resolution, and 2) approve, accept, and authorize the Chair to execute the Perpetual Easement (Flood Plain Compensation) and Resolution

Summary Explanation and Background:

The subject property is located in Section 34, Township 27 South, Range 36 East, west of I-95 along the west side of St. Johns Heritage Parkway.

The Board of County Commissioners, in regular session on March 21, 2017, executed a Memorandum of Agreement with FDOT related to the Northerly Segment of the St. Johns Heritage Parkway Project. The Agreement contained a graphic representation of various parcels to be acquired by the County and by FDOT. The parcel known as the Welchwood parcel was to be acquired by the County to meet the needs of both County and FDOT for floodplain compensation. FDOT requires the conveyance of an easement from the County that is sufficient to allow FDOT a flowage of an estimated 76.8 acre-feet floodplain volume, together with an access easement. The Perpetual Easements will fulfill the terms of the Agreement.

The Resolutions are pursuant to Section 125.38, Florida Statute authorizing the conveyance of County property.

The User Department is in agreeance with this request.

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

Clerk to the Board Instructions:

Upon execution by the Chair, please contact Public Works Department (321-617-7202) to make delivery arrangements for the original executed Perpetual Easements (2) and Resolutions (2).

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: APPROVAL RE: CONVEYANCE OF TWO PERPETUAL EASEMENTS AND TWO RESOLUTIONS FROM BREVARD COUNTY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE NORTHERLY SEGMENT OF ST. JOHNS HERITAGE PARKWAY PROJECT – DISTRICT 5.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336 (58336)

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>7-9-2020</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney		_____	<u>7-9-2020</u>

AGENDA DUE DATE: July 14, 2020 for the July 21, 2020 Board meeting



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

July 22, 2020

M E M O R A N D U M

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

RE: Item F.5. Conveyance of Two Perpetual Easements and Two Resolutions from Brevard County to the Florida Department of Transportation (FDOT) for the Northerly Segment of St. Johns Heritage Parkway Project

The Board of County Commissioners, in regular session on July 21, 2020, executed and adopted Resolution No. 20-074, for conveyance of Parcel No. 812.1A; executed and adopted Resolution No. 20-075, for Parcel No. 812.1B; and provided the perpetual easements for access and flood plain compensation from Brevard County to FDOT for the Northerly Segment of the St. Johns Heritage Parkway Project. Enclosed are two fully-executed copies of each Resolution and two fully-executed copies of each Perpetual Easement.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

for: Denna Scott
Kimberly Powell, Deputy Clerk

/ds

Encls. (8)

cc: Finance
Budget

07-PE12-09/01

July 9, 2020

This instrument prepared by

Marika Tremblay

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 812.1A

SECTION 70220

F.P. NO. 426905 3

STATE ROAD 9

COUNTY BREVARD

RESOLUTION 20-074

ON MOTION of Commissioner JOHN TOBIA, seconded by
Commissioner BRYAN ANDREW LOBER, the following Resolution
was adopted:

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 9, Section No. 70220, F.P. No. 426905 3, in Brevard County, Florida: and

WHEREAS, it is necessary that an easement across certain lands now owned by Brevard County be acquired by the State of Florida Department of Transportation: and

WHEREAS, said use is in the best interest of the County: and

WHEREAS, the State of Florida Department of Transportation has made application to said County to execute and deliver to the State of Florida Department of Transportation a perpetual easement, or easements, in favor of the State of Florida Department of Transportation for the purpose of nonexclusive access, and said request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Brevard County, that the application of the State of Florida Department of Transportation for a perpetual easement, or easements, is for transportation purposes which are in the public or community interest and for public welfare; that a perpetual easement, or easements, in favor of the State of Florida Department of Transportation in Brevard County, should be drawn and executed by Bryan Andrew Lober, Chair on behalf of this Board of County Commissioners.

PARCEL NO. 812.1A
SECTION 70220
F.P. NO. 426905 3
PAGE 2

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand, Florida, 32720-6834.

STATE OF FLORIDA


COUNTY OF BREVARD

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Board of County Commissioners of Brevard County, Florida at a meeting held on the 21 day of July, 2020.

ATTEST:


Scott Ellis, Clerk to the Board
Clerk (or Deputy Clerk)

BREVARD COUNTY, FLORIDA,
By Its Board of County
Commissioners

By: 
Bryan Andrew Lober, Chair
Its Chairperson
(or Vice-Chairperson)

June 3, 2020

This instrument prepared by

Marika Tremblay

Under the direction of

DANIEL L. MCDERMOTT, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 812.1A

SECTION 70220

F.P. NO. 426905 3

STATE ROAD 9

COUNTY BREVARD

PERPETUAL EASEMENT

THIS EASEMENT made this 21 day of July, 2020, by BREVARD COUNTY, a political subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for the purpose of nonexclusive access, in, over, under, upon and through the following described land in Brevard County, Florida, viz:


SEE ATTACHED SKETCH OF DESCRIPTION

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever, and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

PARCEL NO. 812.1A
SECTION 70220
F.P. NO. 426905 3
PAGE 2


IN WITNESS WHEREOF the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson (or Vice-Chairperson) of said Board, the day and year aforesaid.

ATTEST:



Scott Ellis, Clerk to the Board
Clerk (or Deputy Clerk)

BREVARD COUNTY, FLORIDA,
By Its Board of County
Commissioners

By: 

Bryan Andrew Lober, Chair
Its Chairperson
(or Vice-Chairperson)

ADDRESS OF GRANTOR:
2727 Judge Fran Jamieson Way
Viera, FL 32940

LEGAL DESCRIPTION

EXHIBIT "A"
SHEET 1 OF 2
NOT VALID WITHOUT
SHEET 2 OF 2

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY PARCEL ID: 27-36-34-00-502
OWNER NAME: BREVARD COUNTY

PREPARED BY DRMP, INC.



A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8184, PAGE 1303, BEING THAT PART OF PARCEL 107 OF EXHIBIT "A", LOCATED IN THE SOUTHWEST 1/4 (ONE-QUARTER) OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 (ONE-QUARTER) OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST; THENCE RUN SOUTH 89°27'21" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 (ONE-QUARTER), A DISTANCE OF 628.84 FEET TO A POINT ON THE CENTERLINE OF THE PROPOSED ST. JOHNS HERITAGE PARKWAY, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 2864.79 FEET AND A CHORD WHICH BEARS NORTH 28°46'44" EAST, A DISTANCE OF 178.08 FEET; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°33'44", FOR A LENGTH OF 178.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°33'36" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 746.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1909.86 FEET; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'28" FOR A LENGTH OF 402.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°30'52" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 105.00 FEET TO THE WESTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE ALONG A CURVE THROUGH A CENTRAL ANGLE OF 01°05'29" FOR A LENGTH OF 34.38 FEET HAVING A RADIUS OF 1804.86 FEET, A CHORD BEARING OF SOUTH 19°01'53" WEST AND A CHORD DISTANCE OF 34.38 FEET; THENCE NORTH 70°25'22" WEST, A DISTANCE OF 35.91 FEET; THENCE SOUTH 89°24'02" WEST, A DISTANCE OF 394.90 FEET; THENCE NORTH 00°50'03" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°24'02" EAST, A DISTANCE OF 440.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 8971 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, AS BEING SOUTH 89°27'21" WEST.
2. THE PURPOSE OF THIS LEGAL DESCRIPTION ACCOMPANIED BY A SKETCH OF DESCRIPTION IS TO PROVIDE A GEOGRAPHICAL DESCRIPTION OF REAL PROPERTY FOR THE PURPOSES OF IDENTIFYING THE PROPERTY FOR LEGAL TRANSACTIONS.
3. THE SKETCH OF DESCRIPTION SHOWN ON SHEET 2 OF 2 HEREIN, DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 5-27-20 TEGAN DESMOND, PSM FLORIDA REGISTRATION No. LS 6083	ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH	
	PARCEL 812A				SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
	BY	DATE	DATA SOURCE:	SCALE:		
DRAWN	TD	05/27/20	N/A			
CHECKED	FL	05/27/20	DRMP PROJECT: 06-0809.008			

SKETCH OF DESCRIPTION

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY PARCEL ID: 27-36-34-00-502
OWNER NAME: BREVARD COUNTY

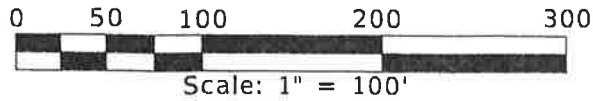


EXHIBIT "A"
SHEET 2 OF 2
NOT VALID WITHOUT
SHEET 1 OF 2

HERITAGE LAKES OF WEST
MELBOURNE, INC.
PARCEL ID: 27-36-34-00-500
O.R.B. 2982, PG. 931

CURVE
CONCAVE
NORTHWESTERLY
 $\Delta=01^{\circ}05'29''$
 $L=34.38'$
 $R=1,804.86'$
 $CH=34.38'$
 $CB=N19^{\circ}01'53''E$

N

N. LINE OF THE S. 1/2 OF THE S.W. 1/4 OF SEC. 34

$N00^{\circ}50'03''W$
20.00'

$N89^{\circ}24'02''E$ 440.24'

$S89^{\circ}24'02''W$ 394.90'

$N70^{\circ}25'22''W$ 35.91'

PROPOSED WESTERLY R/W LINE

POINT OF
BEGINNING

(RADIAL)
 $N71^{\circ}30'52''W$
105.00'

POC

NOT PLATTED

812A

LEGEND

Δ	=	CENTRAL ANGLE
CB	=	CHORD BEARING
CH	=	CHORD DISTANCE
ID	=	IDENTIFICATION
L	=	LENGTH
L.B.	=	LICENSED BUSINESS
No.	=	NUMBER
O.R.B.	=	OFFICIAL RECORDS BOOK
\square	=	PROPERTY LINE
P.B.	=	PLAT BOOK
PC	=	POINT OF CURVATURE
PG.	=	PAGE
POC	=	POINT ON CURVE
PT	=	POINT OF TANGENCY
R	=	RADIUS
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
T	=	TOWNSHIP

CURVE
CONCAVE
NORTHWESTERLY
 $\Delta=12^{\circ}04'28''$
 $L=402.48'$
 $R=1,909.86'$
 $CH=401.74'$
 $CB=N24^{\circ}31'22''E$

NOT PLATTED

O.R.B. 8184, PG. 1303
PARCEL ID: 27-36-34-00-502

SW 1/4 SEC. 34

CURVE CONCAVE
SOUTHEASTERLY
 $\Delta=03^{\circ}33'44''$
 $L=178.11'$
 $R=2,864.79'$
 $CH=178.08'$
 $CB=N28^{\circ}46'44''E$

S.E. 1/4
SEC. 34

E. LINE OF
THE S.W. 1/4
OF SEC. 34

S. LINE OF THE S.W. 1/4 OF SEC. 34


TOWNSHIP 27 SOUTH
TOWNSHIP 28 SOUTH

SEC.3-T28S-R36E

FLORIDA INDIAN RIVER
LAND COMPANY SUBDIVISION
(P.B. 2, PG. 80)

POINT OF COMMENCEMENT
S.E. CORNER OF THE S.W. 1/4 OF
SEC.34-T27S-R36E

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH	
			PARCEL 812A				SKETCH PREPARED BY  DRMP <small>ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS</small> 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISION	BY	DATE	DRAWN	TD	05/27/20	DATA SOURCE:	SCALE: 1" = 100"	
						N/A		
						DRMP PROJECT: 06-0809,008		
			CHECKED	FL	05/27/20			

07-PE12-09/01

July 9, 2020

This instrument prepared by

Marika Tremblay

Under the direction of

DANIEL L. MCDERMOTT, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 812.1B

SECTION 70220

F.P. NO. 426905 3

STATE ROAD 9

COUNTY BREVARD

RESOLUTION 20-075

ON MOTION of Commissioner JOHN TOBIA, seconded by
Commissioner BRYAN ANDREW LOBER, the following Resolution
was adopted:

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 9, Section No. 70220, F.P. No. 426905-3, in Brevard County, Florida; and

WHEREAS, it is necessary that an easement across certain lands now owned by Brevard County be acquired by the State of Florida Department of Transportation; and

WHEREAS, said use is in the best interest of the County; and

WHEREAS, the State of Florida Department of Transportation has made application to said County to execute and deliver to the State of Florida Department of Transportation a perpetual easement, or easements, in favor of the State of Florida Department of Transportation for the purpose of constructing and performing necessary maintenance of a flood plain compensation pond, and said request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Brevard County, that the application of the State of Florida Department of Transportation for a perpetual easement, or easements, is for transportation purposes which are in the public or community interest and for public welfare; that a perpetual easement, or easements, in favor of the State of Florida Department of Transportation in Brevard County, should be drawn and executed by Bryan Andrew Lober, Chair on behalf of this Board of County Commissioners.

PARCEL NO. 812.1B
SECTION 70220
F.P. NO. 426905 3
PAGE 2


BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand, Florida, 32720-6834.

STATE OF FLORIDA

COUNTY OF BREVARD


I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Board of County Commissioners of Brevard County, Florida at a meeting held on the 21 day of July, 2020.

ATTEST:



Scott Ellis, Clerk to the Board
Clerk (or Deputy Clerk)

BREVARD COUNTY, FLORIDA,
By Its Board of County
Commissioners

By: 

Bryan Andrew Lober, Chair
Its Chairperson
(or Vice-Chairperson)

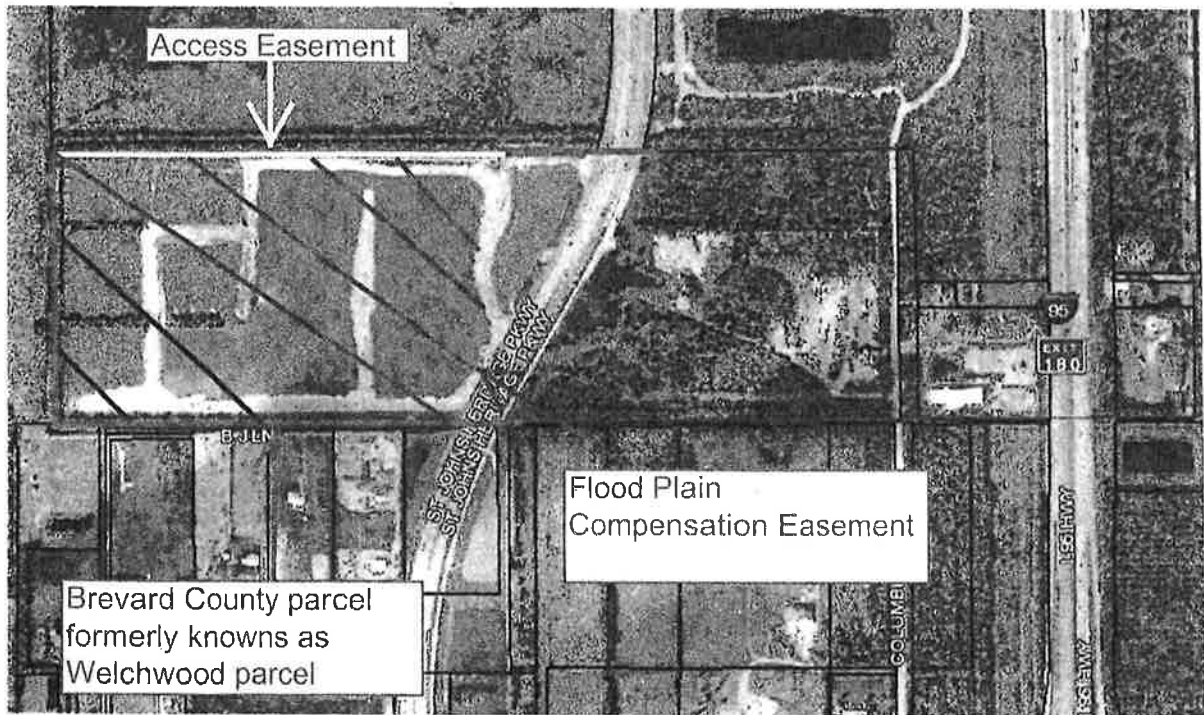
As approved by Board July 21, 2020.

LOCATION MAP

Section 34, Township 27 South, Range 36 East District: 5

PROPERTY LOCATION: West of I-95 along the west side of St. Johns Heritage Parkway

OWNERS NAME: Brevard County, Florida



07-PE11-09/01

July 8, 2020

This instrument prepared by

Marika Tremblay

Under the direction of

DANIEL L. MCDERMOTT, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 812.1B

SECTION 70220

F.P. NO. 426905 3

STATE ROAD 9

COUNTY BREVARD

PERPETUAL EASEMENT

THIS EASEMENT made this 21 day of July, 2020, by BREVARD COUNTY, a political subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual and non-exclusive easement for the limited purpose of providing up to 78.6 acre feet of flood plain compensation to grantee as required for FDOT F.P. No. 426905-3 (a/k/a the SR 9/Ellis Rd. Interchange Project), together with access as may be necessary to perform emergency maintenance in the event the St. Johns River Water Management District or Brevard County fails to adequately maintain the flood plain compensation area, over, under, upon and through the following described land in Brevard County, Florida, viz:

SEE ATTACHED SKETCH OF DESCRIPTION

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever.


PARCEL NO. 812.1B
SECTION 70220
F.P. NO. 426905 3
PAGE 2

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson (or Vice-Chairperson) of said Board, the day and year aforesaid.

ATTEST:


Scott Ellis, Clerk to the Board
Clerk (or Deputy Clerk)

BREVARD COUNTY, FLORIDA,
By Its Board of County
Commissioners

By: 
Bryan Andrew Lober, Chair
Its Chairperson
(or Vice-Chairperson)

ADDRESS OF GRANTOR:
2727 Judge Fran Jameison Way
Viera, FL 32940

LEGAL DESCRIPTION

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY PARCEL ID: 27-36-34-00-502
OWNER NAME: BREVARD COUNTY

EXHIBIT "A"
SHEET 1 OF 2
NOT VALID WITHOUT SHEETS
2 OF 2

812B:

PREPARED BY DRMP, INC.

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8184, PAGE 1303, BEING THAT PART OF PARCEL 107 OF EXHIBIT "A", LOCATED IN THE SW 1/4 (ONE-QUARTER) OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

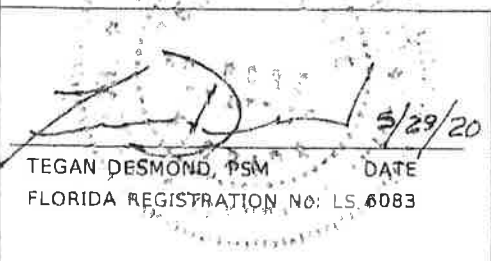

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 (ONE-QUARTER) OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST; THENCE SOUTH 89°27'21" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 (ONE-QUARTER), A DISTANCE OF 746.70 FEET TO THE PROPOSED WESTERLY RIGHT OF WAY LINE OF PROPOSED ST. JOHNS HERITAGE PARKWAY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'21" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1902.35 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE RUN NORTH 00°09'33" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1249.85 FEET TO THE NORTH LINE OF THE SOUTH 1/2 (ONE-HALF) OF SAID SOUTHWEST 1/4; THENCE, DEPARTING SAID WEST LINE, NORTH 89°31'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2114.83 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°50'03" EAST, A DISTANCE OF 359.60 FEET; THENCE SOUTH 29°23'16" WEST, A DISTANCE OF 116.10 FEET; THENCE SOUTH 07°27'10" WEST, A DISTANCE OF 122.86 FEET; THENCE SOUTH 14°28'56" EAST, A DISTANCE OF 293.33 FEET TO SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF PROPOSED ST. JOHNS HERITAGE PARKWAY; THENCE RUN SOUTH 30°33'36" WEST, A DISTANCE OF 199.72 FEET ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2969.79 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 239.13 FEET THROUGH A CENTRAL ANGLE OF 04°36'49" TO THE POINT OF BEGINNING.

CONTAINING 59.243 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, AS BEING SOUTH 89°27'21" WEST.
2. THE PURPOSE OF THIS LEGAL DESCRIPTION ACCOMPANIED BY A SKETCH OF DESCRIPTION IS TO PROVIDE A GEOGRAPHICAL DESCRIPTION OF REAL PROPERTY FOR THE PURPOSES OF IDENTIFYING THE PROPERTY FOR LEGAL TRANSACTIONS.
3. THE SKETCH OF DESCRIPTION SHOWN ON SHEET 2 OF 2 HEREIN, DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SKETCH IS NOT A SURVEY

 TEGAN DESMOND, PSM FLORIDA REGISTRATION NO: LS 6083	ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH	
	PARCEL 812B					 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648
	BY	DATE	DATA SOURCE	SCALE		
	DRAWN	TD	11/08/19	N/A		
CHECKED	FL	11/08/19	DRMP PROJECT: 06-0809.008	N/A		

SKETCH OF DESCRIPTION

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY PARCEL ID: 27-36-34-00-502
OWNER NAME: BREVARD COUNTY

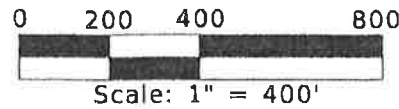


EXHIBIT "A"
SHEET 2 OF 2
NOT VALID WITHOUT SHEETS
1 OF 2



S.W. CORNER OF
THE S.W. 1/4 OF
SEC. 34-T27S-R36E

W. LINE OF THE S.W. 1/4 OF SEC. 34

N00°09'33"W 1249.85'

O.R.B. 2962, PG. 1918
PARCEL ID: 27-36-34-00-502

NOT PLATTED

NOT PLATTED

SEC. 3
T28S
T27S
S. LINE OF THE
S.W. 1/4 OF SEC. 34
S89°27'21"W 1902.35'

SEC. 34

812B

CURVE
CONCAVE
EASTERLY
Δ=04°36'49"
L=239.13'
R=2969.79'
CH=239.07'
CB=S28°15'11"W

N. LINE OF THE S. 1/2
OF THE S.W. 1/4 OF SEC. 34
N89°31'48"E 2114.83'

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD DISTANCE
ID	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P	PROPERTY LINE
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PG.	PAGE
R	RANGE/RADIUS
R/W	RIGHT OF WAY
SEC.	SECTION
T	TOWNSHIP

HERITAGE LAKES OF
WEST MELBOURNE, INC.
27-36-34-00-500
O.R. 2982, PG. 931

L1	S00°50'03"E	359.60'
L2	S29°23'16"W	116.10'
L3	S07°27'10"W	122.86'
L4	S14°28'56"E	293.33'

POINT OF
BEGINNING

POINT OF
COMMENCEMENT
S.E. CORNER OF
THE S.W. 1/4 OF
SEC. 34-T27S-R36E

S89°27'21"W
746.70'

S30°33'36"W
199.72'

PROPOSED ST. JOHNS
HERITAGE PARKWAY

N. 1/2 OF
THE S.W. 1/4
OF SEC. 34

S.E. 1/4 OF SEC. 34

THIS SKETCH IS NOT A SURVEY

ST. JOHNS HERITAGE PARKWAY
BREVARD COUNTY, FLORIDA

RIGHT OF WAY
PARCEL SKETCH

PARCEL 812B

SKETCH PREPARED BY



ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

DRAWN	TD	11/08/19	DATA SOURCE	N/A	SCALE	1" = 400'
CHECKED	FL	11/08/19	DRMP PROJECT	06-0809.008		