

AGENDA	
Section	New Business
Item No.	VI A 1

Meeting Date
August 8, 2017



AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Public Sidewalk Easement Agreement from The Viera Company, a Florida Corporation, in favor of Brevard County on property located within the Plat of Loren Cove at Addison Village Subdivision -Phase I - District 4 (Fiscal Impact: None)
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DEPT/OFFICE:	Public Works Department / Land Acquisition Section
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Requested Action:

It is requested that the Board of County Commissioners approve and accept a Public Sidewalk Easement Agreement from The Viera Company.

Summary Explanation & Background:

The subject property is located in Section 16, Township 26 South, Range 36 East.

Loren Cove at Addison Village - Phase1 Subdivision is recorded in Plat Book 62, Page 62, Public records of Brevard County. The County approved and accepted the Plat on July 11, 2016.

It has been determined that the sidewalk was constructed outside of the dedicated sidewalk easement on six of the lots within the subdivision; this was done to avoid a conflict with underground utilities. The County has requested additional easement area to accommodate the relocated sidewalk.

The owner has executed the appropriate documents conveying the additional easement area.

There is a mortgage on the property and the Mortgagee has executed a Joinder in Consent to allow The Viera Company to convey the Public Sidewalk Easement in favor of Brevard County. There is also a Community Declarant/Property owner, Viera Builders, Inc., joining in the execution of this agreement.

Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all easements.

Fiscal impact: FY 2016-2017: No impact
FY 2017-2018: No impact

Clerk to the Board instruction: Forward Board approval memo to Department.

Exhibits Attached: Copy of executed Public Sidewalk Easement Agreement with attached Exhibit A and Location Maps

Contract /Agreement (If attached):	Reviewed by County Attorney	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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County Manager	Interim Assistant County Manager	Interim Department Director / Extension
Frank Abbate 	John P. Denninghoff 	Andrew J. Holmes, P.E. / 57202 

BOARD OF COUNTY COMMISSIONERS

AGENDA: PUBLIC SIDEWALK EASEMENT LOCATED ALONG LOREN COVE DRIVE
IN THE LOREN COVE AT ADDISON VILLAGE SUBDIVISION - PHASE I
FROM THE VIERA COMPANY IN FAVOR OF BREVARD COUNTY-
DISTRICT 4

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (52886)

	<u>REVIEW</u>		
	<u>APPROVE</u>	<u>DISAPPROVE</u>	<u>DATE</u>
<u>LAND ACQUISITION</u> Dan P. Jones, Supervisor	<u><i>DAS</i></u>	<u>_____</u>	<u>7/20/17</u>
<u>COUNTY ATTORNEY</u> Eden Bentley Deputy County Attorney	<u><i>EB</i></u>	<u>_____</u>	<u>See email 7/20/17</u>
<u>PUBLIC WORKS</u> Andrew J. Holmes PE, Interim Director	<u><i>AJH</i></u>	<u>_____</u>	<u>8/2/2017</u>

AGENDA DUE DATE: JULY 25, 2017 FOR THE AUGUST 8, 2017 BOARD MEETING

PLEASE CALL: DEBBIE CRUZ, LAND ACQUISITION SECRETARY AT 690-6847 WHEN
READY FOR PICK UP. THANK YOU.

Cruz, Debbie

From: Bentley, Eden
Sent: Thursday, July 20, 2017 11:10 AM
To: Cruz, Debbie
Subject: RE: Loren Cove Sidewalk Easement

It does not appear to be illegal and from the information available appears to be properly executed.

From: Cruz, Debbie
Sent: Thursday, July 20, 2017 10:51 AM
To: Bentley, Eden
Cc: Jones, Daniel; Mancini, Blaise
Subject: Loren Cove Sidewalk Easement

Eden,

Please find attached, for your review, the agenda report regarding the above-referenced project. Also, attached is the Second Amendment to Declarations of Covenants, Conditions, Easements, Reservations and Restrictions for Loren Cove Neighborhood Area. Please let me know when you have signed the attached so I can pick it up from your office.

Thank you,

Debbie Cruz
Special Projects Coordinator I
Brevard County Public Works Department
Land Acquisition Section
2725 Judge Fran Jamieson Way, A204
Viera, FL 32940
321-690-6847



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

August 9, 2017

MEMORANDUM

TO: Andrew Holmes, Interim Public Works Director

RE: Item VI.A.1., Approval of Public Sidewalk Easement Agreement from The Viera Company in Favor of Brevard County on Property Located within the Plat of Loren Cove at Addison Village Subdivision – Phase I

The Board of County Commissioners, in regular session on August 8, 2017, approved and accepted Public Sidewalk Easement Agreement from The Viera Company in favor of Brevard County on property located within the Plat of Loren Cove at Addison Village Subdivision – Phase I.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

cc: Assistant County Manager Denninghoff
Asset Management

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Benjamin E. Wilson, Esq.
The Viera Company
7380 Murrell Road, Suite 201
Viera, FL 32940
(321) 242-1200

**PUBLIC SIDEWALK EASEMENT AGREEMENT
(LOREN COVE NEIGHBORHOOD AREA)**

THIS PUBLIC SIDEWALK EASEMENT AGREEMENT (this “**Agreement**”) is dated as of the 13th day of July 2017, by THE VIERA COMPANY, a Florida corporation (“**Neighborhood Declarant**”) in favor of BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (the “**County**”). The effective date of this Agreement shall be the date that this Agreement is recorded in the Public Records of Brevard County, Florida (the “**Effective Date**”).

RECITALS:

WHEREAS, Neighborhood Declarant is the “Neighborhood Declarant” under that certain Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Loren Cove Neighborhood Area recorded on May 20, 2016 in Official Records Book 7621, Page 739, of the Public Records of Brevard County, Florida, as amended by that certain First Amendment to Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Loren Cove Neighborhood Area recorded on February 10, 2017 in Official Records Book 7818, Page 173, of the Public Records of Brevard County, Florida (collectively, the “**Declaration**”);

WHEREAS, under Article VIII, Section 4, of the Declaration, Neighborhood Declarant has the right to grant such other, further, and additional easements as may be reasonably necessary or desirable, in Neighborhood Declarant’s sole discretion, for the future orderly development of the Neighborhood in accordance with the objectives and purposes set forth in the Declaration, including, but not limited to, utility, drainage, road right-of-way, or signage easements, subject only to the approval of the Community Declarant;

WHEREAS, pursuant to Article VIII, Section 4, of the Declaration, Neighborhood Declarant desires to grant an additional public sidewalk easement over and across a portion of the following Units (the “**Affected Units**”) to the County, as more particularly provided in this Agreement:

Lots 26, 27, 28, 29, 30, and 31, Block E, according to the Plat of Loren Cove at Addison Village – Phase 1, recorded in Plat Book 62, Pages 62-69, of the Public Records of Brevard County, Florida (the “**Plat**”);

WHEREAS, Viera Builders, Inc., a Florida corporation (“**Viera Builders**”), as owner of the Affected Units Lots not owned by Neighborhood Declarant, is joining in the execution of this Agreement to evidence its consent to the granting of such public sidewalk easement over and across portions of the Affected Units owned by it and the provisions of this Agreement;

WHEREAS, The Viera Company, a Florida corporation, as the “Community Declarant” under the Declaration (the “**Community Declarant**”), is joining in the execution of this Agreement to evidence its consent to the granting of such public sidewalk easement over and across portions of the Affected Units and the provisions of this Agreement; and

WHEREAS, Wells Fargo Bank, National Association, a national banking association (the “**Mortgagee**”) is the holder of a mortgage interest in the Affected Units and is joining in the execution of this Agreement to evidence its consent to the granting of such public sidewalk easement over and across portions of the Affected Units and the provisions of this Agreement.

NOW, THEREFORE, Neighborhood Declarant hereby agrees as follows:

1. RECITALS: The above recitals are true and correct, and are incorporated into this Agreement by this reference.

2. ADDITIONAL PUBLIC SIDEWALK EASEMENT ACROSS THE AFFECTED UNITS: Neighborhood Declarant hereby grants a perpetual public sidewalk easement in favor of the County over and across over the portions of the Affected Units as more particularly set forth in EXHIBIT A attached hereto and incorporated (the “**Sidewalk Area**”) for public sidewalk purposes, together with easement rights of ingress and egress in favor of the County over the area of the Affected Units between the public street right-of-way adjacent to the Affected Units and the Sidewalk Area for the sole purpose of maintaining and repairing the Sidewalk Area and all sidewalk improvements within the Sidewalk Area (said improvements being the “**Sidewalk**” and said easements collectively being the “**Additional Public Sidewalk Easement**”). The Additional Public Sidewalk Easement is in addition to the public sidewalk easement granted to the County in the Plat. The County shall be responsible, at the County’s sole cost and expense, for maintaining and repairing the Sidewalk. Notwithstanding the foregoing, the County shall not be responsible, obligated, or required to construct the Sidewalk, in whole or in part, and the County shall not be responsible for the repair or replacement of any irrigation facilities or landscaping within the area comprising the Additional Sidewalk Easement, including any that may be damaged as a result of the maintenance and repair of the Sidewalk by the County. The granting of the Additional Public Sidewalk Utility Easement is further evidenced by that certain second amendment to the Declaration to be recorded in the Public Records of Brevard County, Florida, immediately after the recording of this Agreement.

3. JOINDER: Viera Builders, as owner of the Affected Units not owned by Neighborhood Declarant, the Community Declarant, and the Mortgagee, as holder of a mortgage interest in the Affected Units, are joining in the execution of this Agreement to evidence their consent to the granting of the Additional Sidewalk Easement and the provisions of this Agreement.

4. COUNTERPARTS: This Agreement may be executed in counterparts.

IN WITNESS WHEREOF, Neighborhood Declarant has executed this Agreement as of the date set forth above.

WITNESSES:

Charlene R. Spangler
Print Name: Charlene R. Spangler
Benjamin E. Wilson
Print Name: Benjamin E. Wilson

NEIGHBORHOOD DECLARANT:

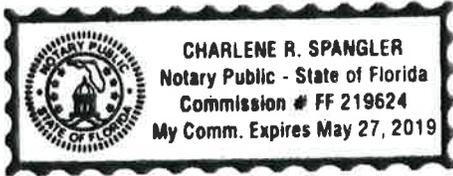
THE VIERA COMPANY,
a Florida corporation

By: [Signature]
Name: Stephen L. Johnson
Title: President

Address: 7380 Murrell Road, Suite 201
Viera, Florida 32940

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me on the 13th day of July, 2017 by Stephen L. Johnson, the President of The Viera Company, a Florida corporation, on behalf of the corporation, who is personally known to me.



Charlene R. Spangler
Print Name: Charlene R. Spangler
Notary Public: Florida
Commission No.: FF219624
My Commission Expires: 5/27/2019

(JOINDERS BEGIN ON THE FOLLOWING PAGE.)

JOINDER

(VIERA BUILDERS)

Viera Builders hereby joins in the execution of this Agreement for the purpose of consenting to the terms and conditions of this Agreement.

WITNESSES:

Charlene R. Spangler
Print Name: Charlene R. Spangler
Benjamin E. Wilson
Print Name: Benjamin E. Wilson

VIERA BUILDERS:

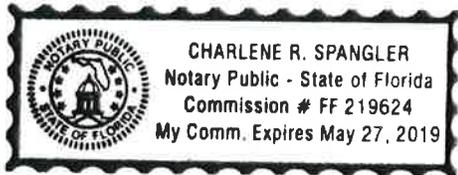
VIERA BUILDERS, INC.,
a Florida corporation

By: [Signature]
Name: Stephen L. Johnson
Title: President

Address: 7380 Murrell Road, Suite 201
Viera, Florida 32940

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me on the 13th day of July, 2017 by Stephen L. Johnson, the President of Viera Builders, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.



Charlene R. Spangler
Print Name: Charlene R. Spangler
Notary Public: Florida
Commission No.: FF 219624
My Commission Expires: 5/27/2019

JOINDER

(COMMUNITY DECLARANT)

The Community Declarant hereby joins in the execution of this Agreement for the purpose of consenting to the terms and conditions of this Agreement

WITNESSES:

Charlene R. Spangler
Print Name: Charlene R. Spangler
Benjamin E. Wilson
Print Name: Benjamin E. Wilson

COMMUNITY DECLARANT:

THE VIERA COMPANY,
a Florida corporation

By: [Signature]
Name: Stephen L. Johnson
Title: President

Address: 7380 Murrell Road, Suite 201
Viera, Florida 32940

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me on the 13th day of July, 2017 by Stephen L. Johnson, the President of The Viera Company, a Florida corporation, on behalf of the corporation, who is personally known to me.



Charlene R. Spangler
Print Name: Charlene R. Spangler
Notary Public: Florida
Commission No.: FF219624
My Commission Expires: 5/27/2019

JOINDER
(MORTGAGEE)

The Mortgagee hereby joins in the execution of this Amendment for the purpose of consenting to the terms and conditions of this Amendment

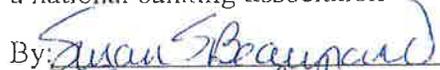
WITNESSES:

MORTGAGEE:


Print Name: Sarah Wicker


Print Name: **Kathryn C. Bateman**

WELLS FARGO BANK, NATIONAL ASSOCIATION,
a national banking association

By: 
Name: Susan S. Beauvais
Title: Senior Vice President

Address: 171 17th Street NW
Atlanta, Georgia 30363

STATE OF FLORIDA)
COUNTY OF ~~BREVARD~~)
 DUAL

The foregoing instrument was acknowledged before me on the 13th day of July, 2017 by Susan S. Beauvais, as SVP of Wells Fargo Bank, National Association, a national banking association, on behalf of the entity, who () is personally known to me or () has produced a _____ Driver's License as proof of identification.


Print Name: **Kathryn C. Bateman**
Notary Public: _____
Commission No.: _____
My Commission Expires: _____

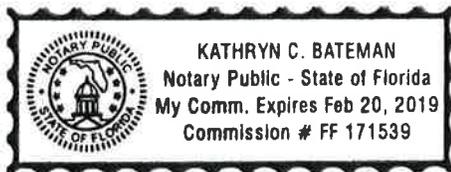


EXHIBIT A

DESCRIPTION OF THE SIDEWALK AREA

LEGAL DESCRIPTION

EXHIBIT A

PARCEL 801

PARENT PARCEL ID NUMBERS: 26-36-16-28-E-26, E-27, E-28, E-29, E-30 & E-31
 PURPOSE: SIDEWALK EASEMENT
 (THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:

PARCEL 801, SIDEWALK EASEMENT (BY SURVEYOR)

A PORTION OF LOTS 26 THROUGH 31, INCLUSIVE BLOCK E, LOREN COVE AT ADDISON VILLAGE-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 62 THROUGH 69, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 26, BLOCK E; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 6.19 FEET; THENCE SOUTH 05°14'49" WEST ALONG THE EAST LINE OF AN EXISTING 7 FOOT WIDE PUBLIC SIDEWALK EASEMENT (PER SAID PLAT), A DISTANCE OF 9.14 FEET TO THE POINT-OF-BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 72.00 FEET AND A CENTRAL ANGLE OF 32°53'50"; THENCE LEAVING SAID EAST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 41.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 184.00 FEET, AND A CENTRAL ANGLE OF 10°55'33"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 35.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 56.00 FEET, AND A CENTRAL ANGLE OF 39°38'22"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.74 FEET TO THE SOUTH LINE OF SAID EXISTING PUBLIC SIDEWALK EASEMENT; THENCE LEAVING SAID SOUTH LINE RUN NORTH 23°08'32" WEST, A DISTANCE OF 7.00 FEET TO THE NORTH LINE OF SAID EXISTING PUBLIC SIDEWALK EASEMENT AND THE NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 49.00 FEET, AND A CENTRAL ANGLE OF 39°38'22"; THENCE LEAVING SAID NORTH LINE OF THE EXISTING PUBLIC SIDEWALK EASEMENT AND FROM A TANGENT BEARING OF NORTH 66°51'28" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 33.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 191.00 FEET, AND A CENTRAL ANGLE OF 05°49'46"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LOREN COVE DRIVE, PER SAID PLAT AND BEING ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 120.00 FEET, AND A CENTRAL ANGLE OF 07°10'36"; THENCE FROM A TANGENT BEARING OF NORTH 38°53'23" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 15.03 FEET TO A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 191.00 FEET, AND A CENTRAL ANGLE OF 00°35'21"; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FROM A TANGENT BEARING OF NORTH 37°33'18" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 1.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 65.00 FEET, AND A CENTRAL ANGLE OF 33°11'57"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 37.66 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN SOUTH 81°57'03" EAST, A DISTANCE OF 7.01 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 777 SQUARE FEET 0.018 ACRES

PREPARED FOR AND CERTIFIED TO:
 THE VIERA COMPANY, VIERA BUILDERS AND
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

JONATHAN M. MOTT, PLS NO. 5060
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:

 **WILLIAM MOTT LAND SURVEYING INC.**

3159 ALZANTE CIRCLE, SUITE 103
 MELBOURNE, FLORIDA 32940
 PHONE (321) 751-4444 FAX (321) 751-4445

LEGEND:

R.B.= REFERENCE BEARING NT =NON TANGENT
 O.R.B.= OFFICIAL RECORDS BOOK PC = POINT OF CURVATURE
 D.B.= DEED BOOK PRC=POINT OF REVERSE CURVATURE
 P.B. = PLAT BOOK BOC=BEGINNING OF CURVATURE
 PG. = PAGE N.T.S.=NOT TO SCALE
 R/W = RIGHT-OF-WAY X=CHANGE OF COURSE
 L# = LINE TABLE TAG
 C# = CURVE TABLE TAG
 P.O.B.= POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT

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DRAWN BY: T.B.	PROJECT NO: 217-0346	REVISION	07/28/17	COUNTY SURVEY COMMENTS	SECTION 16
CHECKED BY: J.M.M.	DRAWING: E-SIDEWALK ESMT.DWG		08/02/17	COUNTY SURVEY COMMENTS	TOWNSHIP 26 SOUTH
DATE: 07/07/17	CLIENT NO: 5492				RANGE 36 EAST

SURVEYOR'S NOTES

PARCEL 801

PARENT PARCEL ID NUMBERS: 26-36-16-28-E-26, E-27, E-28, E-29, E-30 & E-31

PURPOSE: SIDEWALK EASEMENT

(THIS IS NOT A SURVEY)

EXHIBIT A

SHEET 2 OF 4

NOT VALID WITHOUT
LEGAL DESCRIPTION ON SHEET 1 OF 4
& SKETCH ON SHEET 3 OF 4
& DETAIL LOCATION OF
EASEMENT ON SHEET 4 OF 4

1. Easements and Rights-of-Way shown hereon except as called for by the Plat only include those provided to the surveyor in Schedule B - Section II, Old Republic National Title Insurance Company Title Search File #17077975, effective date of July 6, 2017@5:00 PM. The surveyor has made no search of the Public Records for such.
2. Bearings hereon are referred to an assumed value of N 90°00'00" E for the North line of Lot 26, Block E; said bearing is identical with the Plat of record.
3. Per Plat Book 62, Page 62: Where platted public sidewalk easements are located within Lots or Tracts shown hereon, such Lots and Tracts shall be subject to an Ingress/Egress Easement to Brevard County over the area between the Public Street Right-of-Way and the platted Public Sidewalk Easement for the sole purpose of maintaining and repairing the public sidewalks within said Public Sidewalk Easements.

Schedule B - Section II, Old Republic National Title Insurance Company File #17077975

9. Restrictions, conditions, reservations, easements, dedications and other matters contained on the Plat of Loren Cove at Addison Village - Phase I, according to the plat thereof as recorded in Plat Book 62, Pages 62 through 69, Public Records of Brevard County, Florida.

SHOWN HEREON

17. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Loren Cove Neighborhood Area recorded in Official Records Book 7621, Page 739 and amended in Official Records Book 7818, Page 173, Public Records of Brevard County, Florida, as the same may be amended, modified or supplemented from time to time.

SHOWN HEREON

SKETCH OF DESCRIPTION

EXHIBIT A

PARCEL 801

PARENT PARCEL ID NUMBERS: 26-36-16-28-E-26, E-27, E-28, E-29, E-30 & E-31

PURPOSE: SIDEWALK EASEMENT

(THIS IS NOT A SURVEY)

SHEET 3 OF 4

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 4 & NOTES ON SHEET 2 OF 4 & DETAIL LOCATION OF EASEMENT ON SHEET 4 OF 4

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	72.00'	32°53'50"	41.34'	40.77'	S 21°41'44" W
C2	184.00'	10°55'34"	35.09'	35.03'	S 32°40'53" W
C3	56.00'	39°38'22"	38.74'	37.97'	S 47°02'17" W
C4	49.00'	39°38'22"	33.90'	33.23'	N 47°02'17" E
C5	191.00'	5°49'46"	19.43'	19.42'	N 30°07'59" E
C6	120.00'	7°10'36"	15.03'	15.02'	N 35°18'05" E
C7	191.00'	0°35'21"	1.97'	1.96'	N 37°50'59" E
C8	65.00'	33°11'57"	37.66'	37.14'	N 21°32'41" E

LINE TABLE

LINE	LENGTH	BEARING
L1	6.19'	N 90°00'00" E
L2	9.14'	S 05°14'49" W
L3	7.00'	N 23°08'32" W
L4	7.01'	S 81°57'03" E



LOT 25, BLOCK E,
PER PLAT BOOK 62, PG. 62

1/2" ROD
"BSE LB 4905"
(TYPICAL 2 PLACES)

P.O.C.
NORTHWEST
CORNER OF

124.01'
(REFERENCE BEARING)
N 90°00'00" E

WEST LINE OF EXISTING
PUBLIC SIDEWALK
EASEMENT (B)

LOT 26, BLOCK E

P.O.B.
NORTH LINE OF
LOT 26, BLOCK E

LOT 26, BLOCK E
(PARCEL E-26)

EAST LINE OF EXISTING
PUBLIC SIDEWALK
EASEMENT (B)

LOT 27, BLOCK E
(PARCEL E-27)

INGRESS/EGRESS
EASEMENT
SEE SURVEYORS
NOTE 3
ON SHEET 2 OF 4

EASEMENT NOTE:

- A. 10' PERPETUAL PUBLIC UTILITY EASEMENT
- B. 7' PUBLIC SIDEWALK EASEMENT
- C. 5' PRIVATE DRAINAGE EASEMENT
INCLUSIVE OF PLAT BOOK 62, PAGE 62
- D. 15' ADDITIONAL UTILITY EASEMENT
O.R.B. 7818, PG. 173

NORTH LINE OF EXISTING
PUBLIC SIDEWALK
EASEMENT

**BLOCK E
LOREN COVE AT
ADDISON VILLAGE—
PHASE 1,
PLAT BOOK 62,
PAGE 62**

LOT 28, BLOCK E
(PARCEL E-28)

LOT 29
BLOCK E
(PARCEL E-29)

LOT 30
BLOCK E
(PARCEL E-30)

LOT 31
BLOCK E
(PARCEL E-31)

SOUTH LINE OF EXISTING PUBLIC SIDEWALK EASEMENT (B)

TRACT B

PREPARED BY: WILLIAM MOTT LAND SURVEYING, INC.
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SCALE: 1" = 20'
PROJECT NO. 217-0346

DETAIL LOCATION OF EASEMENT

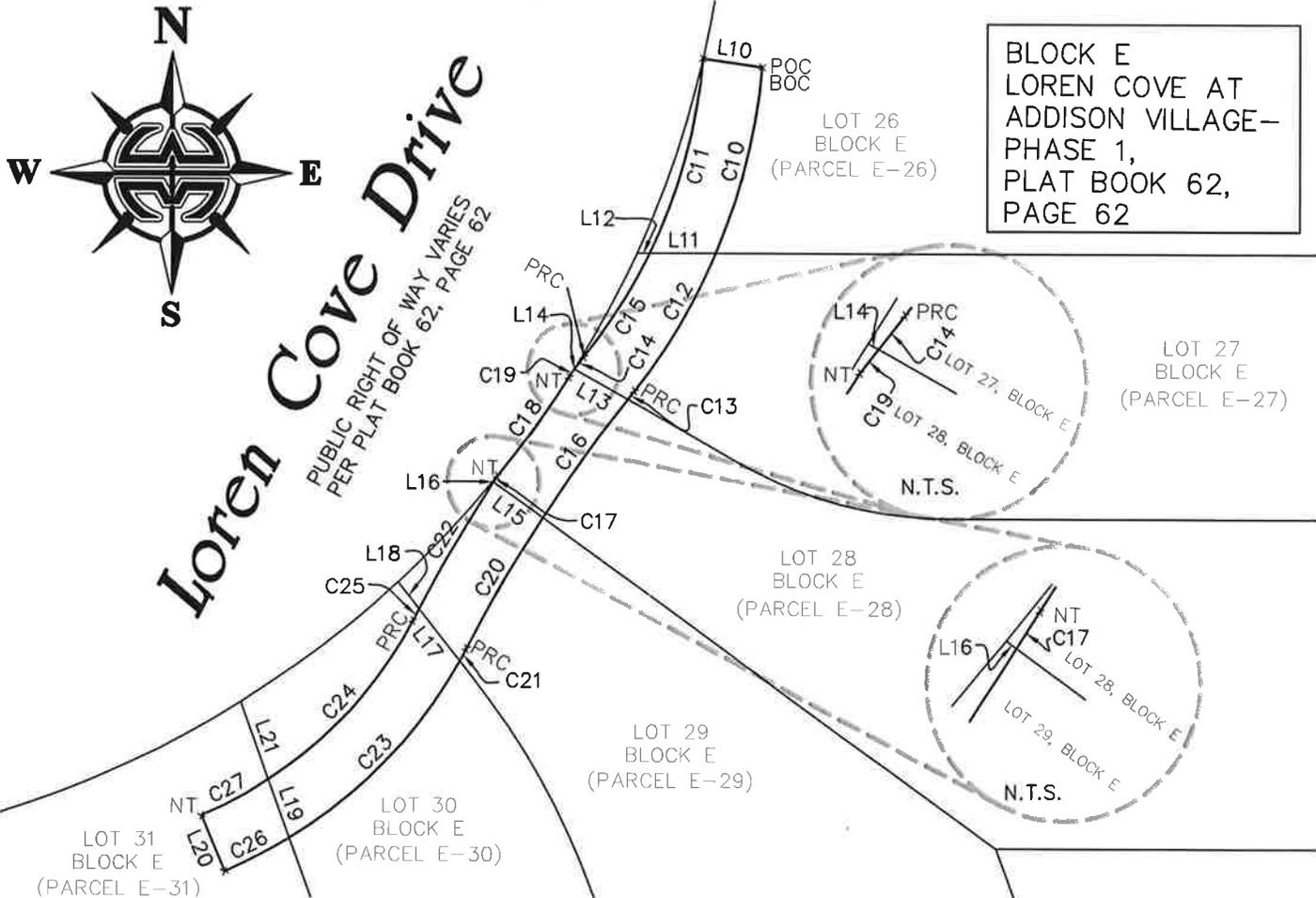
EXHIBIT A

PARCEL 80I

PARENT PARCEL ID NUMBERS: 26-36-16-28-E-26, E-27, E-28, E-29, E-30 & E-31
 PURPOSE: SIDEWALK EASEMENT
 (THIS IS NOT A SURVEY)

SHEET 4 OF 4

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 4 & NOTES ON SHEET 2 OF 4 & SKETCH ON SHEET 3 OF 4



LINE TABLE		
LINE	LENGTH	BEARING
L10	7.01'	S 81°57'03" E
L11	7.68'	N 90°00'00" E
L12	1.46'	N 90°00'00" E
L13	7.07'	N 60°32'40" W
L14	0.01'	N 60°32'40" W
L15	7.01'	N 54°00'00" W
L16	0.09'	N 54°00'00" W
L17	7.66'	N 38°17'03" W
L18	3.93'	N 38°17'03" W
L19	7.17'	N 20°00'00" W
L20	7.00'	N 23°08'32" W
L21	9.56'	N 20°00'00" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C10	72.00'	17°46'08"	22.33'	22.24'	S 14°07'53" W
C11	65.00'	20°43'08"	23.50'	23.38'	N 15°18'16" E
C12	72.00'	15°07'42"	19.01'	18.96'	S 30°34'48" W
C13	184.00'	0°14'10"	0.76'	0.76'	S 38°01'35" W
C14	191.00'	0°32'52"	1.83'	1.83'	N 37°52'13" E
C15	65.00'	12°28'49"	14.16'	14.13'	N 31°54'15" E
C16	184.00'	5°14'09"	16.81'	16.81'	S 35°17'25" W
C17	191.00'	0°15'12"	0.84'	0.84'	S 32°55'16" W
C18	120.00'	7°10'36"	15.03'	15.02'	N 35°18'05" E
C19	191.00'	0°02'29"	0.14'	0.14'	N 37°34'32" E
C20	184.00'	5°27'15"	17.52'	17.51'	S 29°56'44" W
C21	56.00'	1°39'26"	1.62'	1.62'	S 28°02'49" W
C22	191.00'	5°06'33"	17.03'	17.03'	N 30°14'24" E
C23	56.00'	29°20'00"	28.67'	28.36'	S 43°32'32" W
C24	49.00'	29°16'35"	25.04'	24.77'	N 41°51'23" E
C25	191.00'	0°28'01"	1.56'	1.56'	N 27°27'07" E
C26	56.00'	8°38'56"	8.45'	8.45'	S 62°32'00" W
C27	49.00'	10°21'47"	8.86'	8.85'	N 61°40'34" E

PREPARED BY: WILLIAM MOTT LAND SURVEYING, INC.
 SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SCALE: 1" = 20'
 PROJECT NO. 217-0346

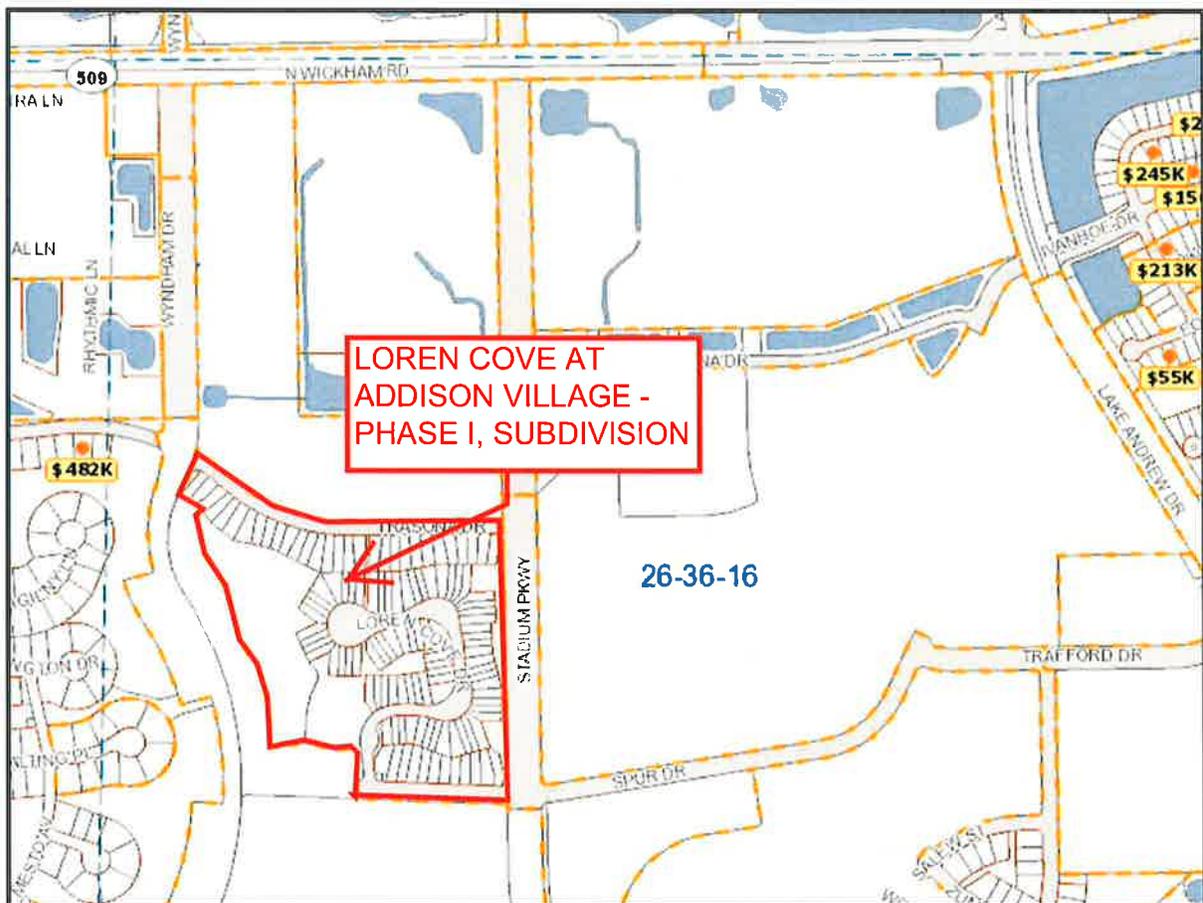
LOCATION MAP

SEC: 16 TWP: 26 RNG: 36 DISTRICT: 4

SUBDIVISION: LOREN COVE AT ADDISON VILLAGE-PHASE I

STREET NAME: LOREN COVE DRIVE

OWNER'S NAME: THE VIERA COMPANY



LOCATION MAP

SEC: 16 TWP: 26 RNG: 36 DISTRICT: 4

SUBDIVISION: LOREN COVE AT ADDISON VILLAGE-PHASE I

STREET NAME: LOREN COVE DRIVE

OWNER'S NAME: THE VIERA COMPANY

EFFECTED LOTS: 26, 27, 28, 29, 30, AND 31

