

Meeting Date
July 7, 2015



AGENDA	
Section	Consent
Item No.	II.A.7

**AGENDA REPORT**  
**BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

<b>SUBJECT:</b>	Approval Re: Exchange Agreement between Lamplighter MHP Associates, LC (Lamplighter) and the Board of County Commissioners of Brevard County, Florida (County) - District 5.
<b>DEPT/OFFICE:</b>	Public Works Department / Land Acquisition Section / Natural Resources Management Department

**Requested Action:**

It is requested that the Board of County Commissioners authorize the Chairman to sign the Exchange Agreement between Lamplighter and County, the County Deed to Lamplighter, the easements to Lamplighter, the Resolution related to the County Deed and instruct the County Manager (or designee) to accept delivery of the Quit Claim deed from Lamplighter to County as well as other activities as presented in the Agreement.

**Summary Explanation & Background:**

This subject property is located in Sections 26 & 27, Township 27 South, Range 36 East.

In an effort to resolve an issue involving the location of platted property versus drainage right-of-way documentation description of the L-16 canal (Lamplighter ditch that runs from John Rhodes westerly to I-95), Lamplighter MHC and Brevard County Board of County Commissioners wish to enter into an agreement that would allow for the exchange of ownership of the land over which the ditch (as it exists) runs from Lamplighter MHC to Brevard County for the land adjacent to the ditch that would benefit Lamplighter MHC.

**Conditions of the Agreement:**

1. Lamplighter MHP Associates, LC (Lamplighter) to quit claim deed lands described in sketch and description of parcel 102A and 102B.
2. County to convey by County Deed lands described in sketch and description of parcel 101. This will occur after Lamplighter's deed to County is reviewed and accepted per the agreement.
3. County to convey easement rights to Lamplighter as described in the sketch and description for parcels 801, 802 & 803 by permanent easement documents per Agreement.
4. County to pay an amount not to exceed \$20,000.00 for cost related to the relocation of the mobile home located on lot 355. This payment will be made only after written notice of the relocation has been provided to the County by Lamplighter.




As required by Section 125.37, F.S. an advertisement regarding the exchange has been published in the local newspaper.

**Fiscal Impact:** FY 2014-2015: \$20,000 budgeted in Fund 1115/260085 as part of Crane Creek/Lamplighter CIP.  
**FY 2015-2016:** No impact

**Clerk to the Board Instructions:** Forward Executed Resolution, Executed Exchange Agreement, Executed County Deed, Executed Easement and Approval Memo to Department.

**Exhibits Attached:** Resolution, Exchange Agreement, County Deed, Easement for 801, 802 & 803, location map, parcel exhibit, property fact sheet

**Contract /Agreement (If attached):** Reviewed by County Attorney    Yes         No     PR

County Manager 	Assistant County Manager	Department Director / Extension  John P Denninghoff / 57202
Stockton Whitten	Assistant County Manager  Venetta Valdengo	 Virginia Barker / 52016



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972

July 8, 2015

MEMORANDUM

TO: John Denninghoff, Public Works Director

RE: Item II.A.7., Resolution, Exchange Agreement, County Deed, and Easement with Lamplighter MHP Associates, LC, for Property Located in Sections 26 and 27, Township 27 South, Range 36 East

The Board of County Commissioners, in regular session on July 7, 2015, adopted Resolution No. 15-094, and executed an Exchange Agreement, County Deed and Easement with Lamplighter MHP Associates, LC, for Property Located in Sections 26 and 27, Township 27 South, Range 36 East. Enclosed are fully-executed Resolution, County Deed, and Easement, and executed Exchange Agreement.

**Upon execution of the Exchange Agreement by Lamplighter MHP Associates, LC, please return a fully-executed copy to this office for inclusion in the official minutes.**

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/af

Encls. (4)

cc: Contracts Administration

RESOLUTION NO. 2015- 094

A RESOLUTION PURSUANT TO SECTION 125.37, FLORIDA STATUTES (2015), AUTHORIZING THE EXCHANGE OF COUNTY PROPERTY FOR OTHER REAL PROPERTY; CONDITIONS PRIOR TO TRANSFER; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Brevard County, Florida (COUNTY), owns certain real property described in Exhibit "A" and desires to exchange it for a parcel of other real property; and,

**WHEREAS**, Lamplighter MHP Associates, LC (LAMPLIGHTER) owns certain real property described in Exhibit "B" and desires to exchange it for a parcel of other real property; and,

**WHEREAS**, the real property owned by the COUNTY is not needed for COUNTY purposes; and,

**WHEREAS**, the exchange is in the best interest of the COUNTY; and


**WHEREAS**, an agreement concerning real property between the COUNTY and LAMPLIGHTER, is contingent upon the exchange of real property.

**NOW, THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:

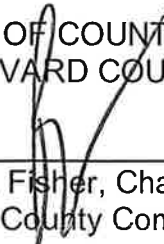
1. The COUNTY hereby agrees to exchange to LAMPLIGHTER, the real property described in Exhibit "A" by County Deed.
2. The COUNTY hereby agrees to accept from LAMPLIGHTER, in exchange, the real property described in Exhibit "B" by Quit Claim Deed.
3. The COUNTY has determined that the real property interest needed by lamplighter is not needed for COUNTY purposes.
4. This Resolution shall become effective immediately upon its adoption.

This Resolution is PASSED AND ADOPTED in Regular Session, this 7th day of July 2015.

ATTEST:

  
\_\_\_\_\_  
Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
\_\_\_\_\_  
Robin L. Fisher, Chairman  
Brevard County Commission

As approved by the Brevard County Commission on: 07-07-15

# SKETCH OF DESCRIPTION

**EXHIBIT "A"**

SHEET 2 OF 2  
NOT VALID WITHOUT SHEET 1 OF 2

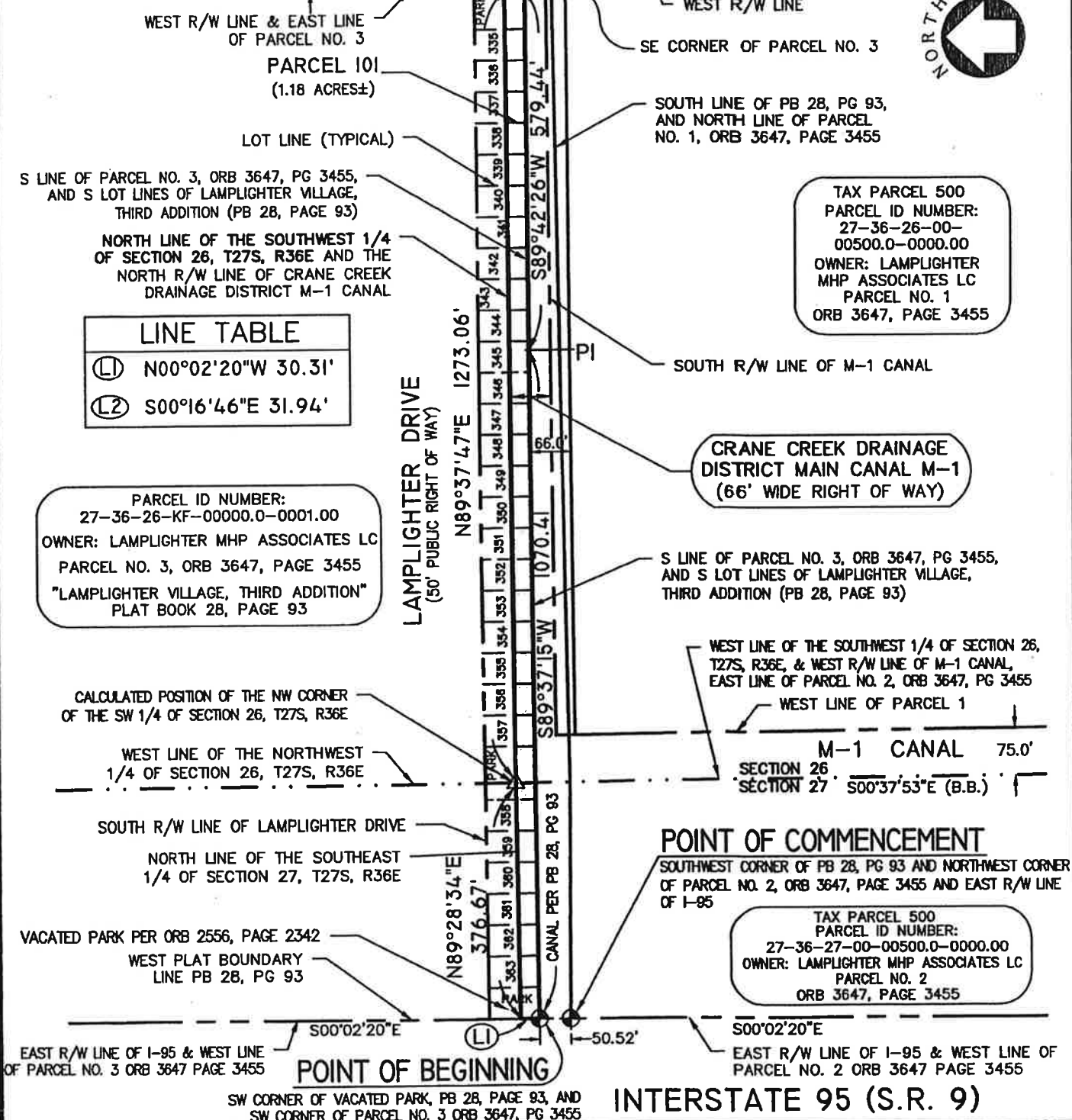
## PARCEL 101

## JOHN RODES BOULEVARD

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

PARENT PARCEL ID#: 27-36-26-00-00000.0-0001.00  
PURPOSE: PARCEL CONVEYANCE



LINE TABLE	
(L1)	N00°02'20"W 30.31'
(L2)	S00°16'46"E 31.94'

PARCEL ID NUMBER:  
27-36-26-KF-00000.0-0001.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 3, ORB 3647, PAGE 3455  
"LAMPLIGHTER VILLAGE, THIRD ADDITION"  
PLAT BOOK 28, PAGE 93

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-26-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 1  
ORB 3647, PAGE 3455

CRANE CREEK DRAINAGE DISTRICT MAIN CANAL M-1 (66' WIDE RIGHT OF WAY)

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, T27S, R36E, & WEST R/W LINE OF M-1 CANAL, EAST LINE OF PARCEL NO. 2, ORB 3647, PG 3455  
WEST LINE OF PARCEL 1  
M-1 CANAL 75.0'  
SECTION 26  
SECTION 27 S00°37'53"E (B.B.)

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-27-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 2  
ORB 3647, PAGE 3455



PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE: 1"=200'  
PROJECT NO.: 15-02-029

SECTIONS 26, 27  
TOWNSHIP 27 SOUTH  
RANGE 36 EAST

**LEGAL DESCRIPTION**

**PARCEL 101**

**EXHIBIT "A"**

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

PARENT PARCEL ID#: 27-36-26-00-00000.0-0001.00  
 PURPOSE: PARCEL CONVEYANCE

LEGAL DESCRIPTION: PARCEL 101 (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF PARCEL NUMBER 3 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3647, PAGE 3455, LYING IN SECTION 26 AND SECTION 27, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:









COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE RUN NORTH 00°02'20" WEST ALONG SAID EAST RIGHT OF WAY LINE OF INTERSTATE 95 FOR A DISTANCE OF 50.52 FEET TO THE SOUTHWEST CORNER OF A PARK PARCEL AS DEPICTED WITHIN SAID PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AND VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 2556, PAGE 2342, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL NUMBER 3, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 00° 02' 20" WEST ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AND ALONG THE WEST LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 30.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27; THENCE NORTH 89° 28' 34" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 376.67 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTH 89° 37' 47" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 1273.06 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NUMBER 3, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF LINE OF JOHN RODES BOULEVARD; THENCE SOUTH 00° 16' 46" EAST SAID EAST LINE OF PARCEL NUMBER THREE AND ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 31.94 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 3; THENCE SOUTH 89° 42' 26" WEST ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 579.44 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF PARCEL NUMBER 3, RUN SOUTH 89° 37' 15" WEST FOR A DISTANCE OF 1070.41 FEET TO THE POINT OF BEGINNING, CONTAINING 1.18 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

**SURVEYORS NOTES:**

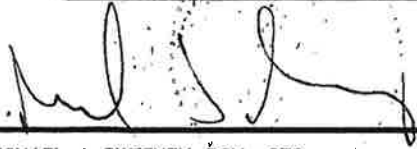
1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS ARE BASED ON GRID NORTH CONSISTENT WITH THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2007 (NAD83(2007)) AND PARTICULARLY REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST AS BEING SOUTH 00°37'53" EAST.
3. REFERENCE MATERIAL: SURVEY BY ROBERT M. SALMON PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, DATED MARCH 1, 1993.
4. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

**LEGEND**

-  PROPERTY LINE
-  PARCEL LINE
-  CENTERLINE
-  SECTION LINE
-  RIGHT OF WAY LINE
-  PLAT LINE
-  SECTION CORNER
-  PARCEL 101

**ABBREVIATIONS**

- B.B. = BASIS OF BEARING
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- PI = POINT OF INTERSECTION
- R/W = RIGHT OF WAY



MICHAEL J. SWEENEY, PSM 4870  
 PROFESSIONAL SURVEYOR & MAPPER  
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR: BREVARD COUNTY  
 LAND ACQUISITION  
 PROJECT MANAGER: BLAISE MANCINI

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
 PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 15-02-029		SECTIONS 26, 27 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	
DATE: APRIL 22, 2015	SHEET: 1 OF 2			

**LEGAL DESCRIPTION**

**PARCEL 102**

PARENT PARCEL ID#:  
27-36-26-00-00000.0-0001.00 &  
27-36-26-00-00500.0-0000.00  
PURPOSE: PARCEL CONVEYANCE

**EXHIBIT "A"**

SHEET 1 OF 4  
NOT VALID WITHOUT SHEETS 2, 3 & 4 OF 4

**THIS IS NOT A SURVEY**  
SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102 (BY SURVEYOR)

PARCEL 102A:  
A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE NORTH 89° 30' 30" EAST ALONG THE NORTH LINE OF SAID PARCEL NUMBER 2 FOR A DISTANCE OF 377.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 89° 05' 17" EAST FOR A DISTANCE OF 75.39 FEET TO THE NORTHWEST CORNER OF PARCEL NUMBER 1 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3647 PAGE 3455, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF CRANE CREEK DRAINAGE DISTRICT MAIN CANAL M-1, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 37' 53" WEST FOR A DISTANCE OF 20.80 FEET; THENCE NORTH 89° 37' 47" EAST FOR A DISTANCE OF 1197.65 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JOHN RODES BOULEVARD; THENCE SOUTH 00° 16' 46" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 9.48 FEET TO THE SOUTHEAST CORNER OF LAMPLIGHTER VILLAGE, THIRD ADDITION; THENCE NORTH 89° 05' 17" EAST ALONG THE NORTH LINE OF SAID PARCEL NUMBER 1 AND ALONG THE RIGHT OF WAY LINE OF SAID JOHN RODES BOULEVARD FOR A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SAID JOHN RODES BOULEVARD; THENCE SOUTH 00° 16' 46" EAST ALONG THE EAST LINE OF SAID PARCEL 1 AND ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 22.64 FEET; THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89° 42' 26" WEST FOR A DISTANCE OF 596.38 FEET; THENCE SOUTH 89° 37' 15" WEST FOR A DISTANCE OF 618.08 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL NUMBER 1, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SAID MAIN CANAL M-1; THENCE NORTH 00° 37' 53" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 10.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING PARCEL OF LAND

PARCEL 102B:  
A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF: PARCEL 102B

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE NORTH 00° 02' 20" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 50.52 FEET THE SOUTHWEST CORNER OF PARCEL NUMBER 3 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455; THENCE NORTH 89° 37' 15" EAST ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 376.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF CRANE CREEK DRAINAGE DISTRICT MAIN CANAL M-1; THENCE SOUTH 00° 37' 53" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 66.00 FEET; THENCE SOUTH 89° 37' 15" WEST FOR A DISTANCE OF 377.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID PARCEL NUMBER 2; THENCE NORTH 00° 02' 20" WEST ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID PARCEL NUMBER 2 FOR A DISTANCE OF 15.48 FEET TO THE POINT OF BEGINNING, CONTAINING 0.57 ACRES, MORE OR LESS.

PARCEL 102A AND PARCEL 102B COMBINED, CONTAIN 1.44 ACRES, MORE OR LESS.

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(CONTINUED ON SHEET 2 OF 4)

PREPARED FOR: BREVARD COUNTY  
LAND ACQUISITION  
PROJECT MANAGER: BLAISE MANCINI

  
MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 15-02-029			SECTIONS 26 & 27 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: APRIL 22, 2015	SHEET: 1 OF 4				

# LEGAL DESCRIPTION

## PARCEL 102

PARENT PARCEL ID#:  
 27-36-26-00-00000.0-0001.00 &  
 27-36-26-00-00500.0-0000.00  
 PURPOSE: PARCEL CONVEYANCE

# EXHIBIT "A"










SHEET 2 OF 4  
 NOT VALID WITHOUT SHEETS 1, 3 & 4 OF 4  
**THIS IS NOT A SURVEY**  
 SEE SURVEYORS NOTE #1

(CONTINUED FROM SHEET 1 OF 4)

### SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS ARE BASED ON GRID NORTH CONSISTENT WITH THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2007 (NAD83(2007)) AND PARTICULARLY REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST AS BEING SOUTH 00°37'53" EAST.
3. REFERENCE MATERIAL: SURVEY BY ROBERT M. SALMON PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, DATED MARCH 1, 1993.
4. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

### LEGEND

	PROPERTY LINE
	PARCEL LINE
	CENTERLINE
	SECTION LINE
	RIGHT OF WAY LINE
	PLAT LINE
	SECTION CORNER
	PARCEL 102(A)(B)
	PROPOSED EASEMENT PARCELS 801, 802 & 803

### ABBREVIATIONS

B.B.	=	BASIS OF BEARING
ORB	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PG	=	PAGE
PI	=	POINT OF INTERSECTION
R/W	=	RIGHT OF WAY

PREPARED FOR: BREVARD COUNTY  
 LAND ACQUISITION  
 PROJECT MANAGER: BLAISE MANCINI

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
 PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 15-02-029		SECTIONS 26 & 27 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS		
DATE: APRIL 22, 2015	SHEET: 2 OF 4	DATE	DESCRIPTION	

# SKETCH OF DESCRIPTION

## PARCEL 102

EXHIBIT "A"

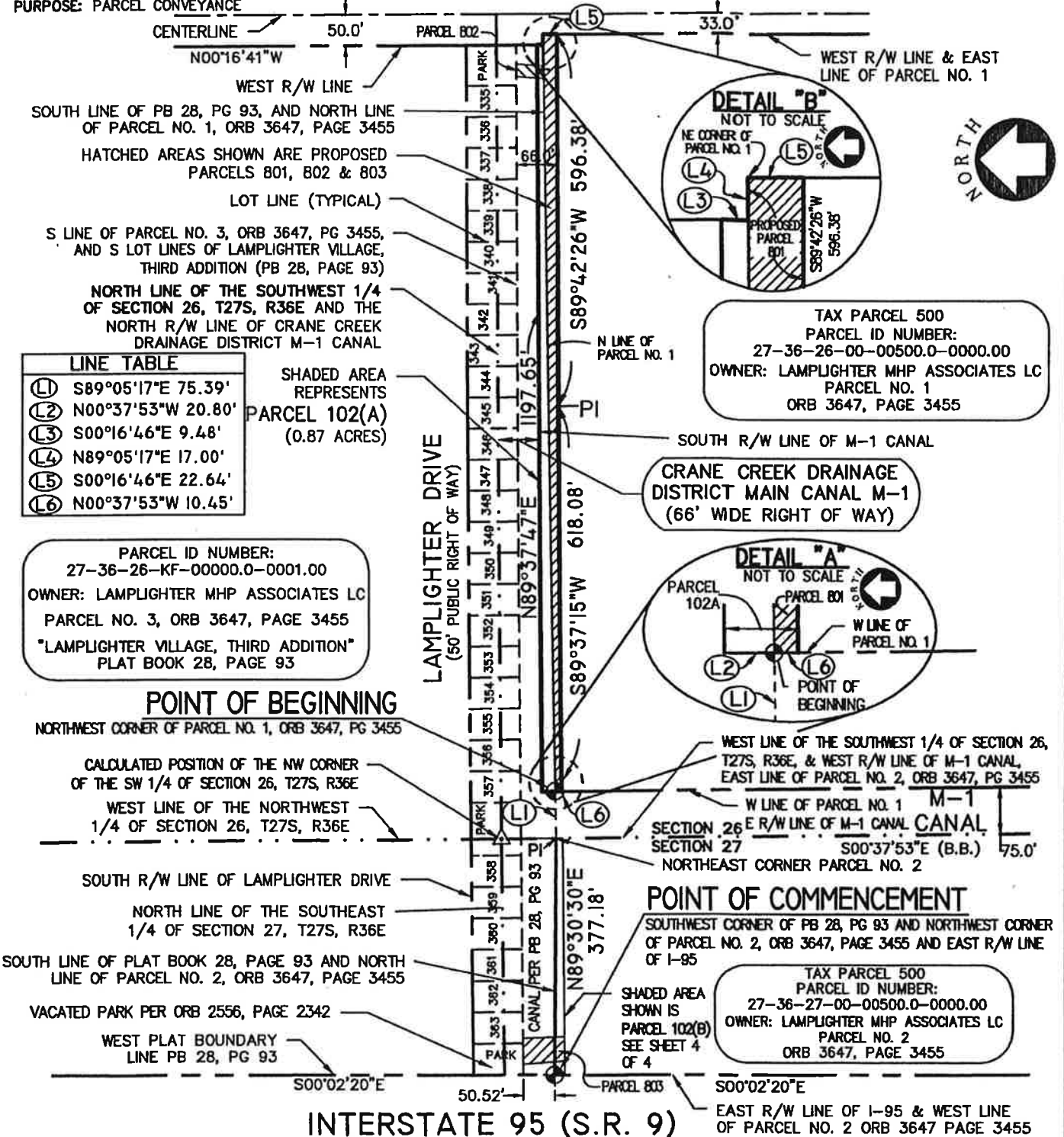
SHEET 3 OF 4

NOT VALID WITHOUT SHEETS 1, 2 & 4 OF 4

THIS IS NOT A SURVEY  
SEE SURVEYORS NOTE #1

PARENT PARCEL ID#:  
27-36-26-00-00000.0-0001.00 &  
27-36-26-00-00500.0-0000.00  
PURPOSE: PARCEL CONVEYANCE

R/W WIDTH VARIES  
**JOHN RODES BOULEVARD**



LINE TABLE	
(L1)	S89°05'17"E 75.39'
(L2)	N00°37'53"W 20.80'
(L3)	S00°16'46"E 9.48'
(L4)	N89°05'17"E 17.00'
(L5)	S00°16'46"E 22.64'
(L6)	N00°37'53"W 10.45'

SHADED AREA REPRESENTS  
**PARCEL 102(A)**  
(0.87 ACRES)

PARCEL ID NUMBER:  
27-36-26-KF-00000.0-0001.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 3, ORB 3647, PAGE 3455  
"LAMPLIGHTER VILLAGE, THIRD ADDITION"  
PLAT BOOK 28, PAGE 93

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-26-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 1  
ORB 3647, PAGE 3455

**DETAIL "A"**  
NOT TO SCALE  
PARCEL 102A, PARCEL 801  
W LINE OF PARCEL NO. 1  
POINT OF BEGINNING

**DETAIL "B"**  
NOT TO SCALE  
NE CORNER OF PARCEL NO. 1  
PROPOSED PARCEL 801  
S89°42'26"W 596.38'

**POINT OF BEGINNING**  
NORTHWEST CORNER OF PARCEL NO. 1, ORB 3647, PG 3455

CALCULATED POSITION OF THE NW CORNER OF THE SW 1/4 OF SECTION 26, T27S, R36E  
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 26, T27S, R36E

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, T27S, R36E, & WEST R/W LINE OF M-1 CANAL, EAST LINE OF PARCEL NO. 2, ORB 3647, PG 3455

SECTION 26 WEST LINE OF PARCEL NO. 1  
SECTION 27 E R/W LINE OF M-1 CANAL  
NORTHEAST CORNER PARCEL NO. 2

SOUTH R/W LINE OF LAMPLIGHTER DRIVE  
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27, T27S, R36E

**POINT OF COMMENCEMENT**  
SOUTHWEST CORNER OF PB 28, PG 93 AND NORTHWEST CORNER OF PARCEL NO. 2, ORB 3647, PAGE 3455 AND EAST R/W LINE OF I-95

SOUTH LINE OF PLAT BOOK 28, PAGE 93 AND NORTH LINE OF PARCEL NO. 2, ORB 3647, PAGE 3455  
VACATED PARK PER ORB 2556, PAGE 2342

SHADED AREA SHOWN IS PARCEL 102(B) SEE SHEET 4 OF 4  
TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-27-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 2  
ORB 3647, PAGE 3455

WEST PLAT BOUNDARY LINE PB 28, PG 93

**INTERSTATE 95 (S.R. 9)**

EAST R/W LINE OF I-95 & WEST LINE OF PARCEL NO. 2 ORB 3647 PAGE 3455



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1"=200'  
PROJECT NO.:  
15-02-029

SECTIONS 26 & 27  
TOWNSHIP 27 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PARENT PARCEL ID#:  
 27-36-26-00-00000.0-0001.00 &  
 27-36-26-00-00500.0-0000.00  
 PURPOSE: PARCEL CONVEYANCE



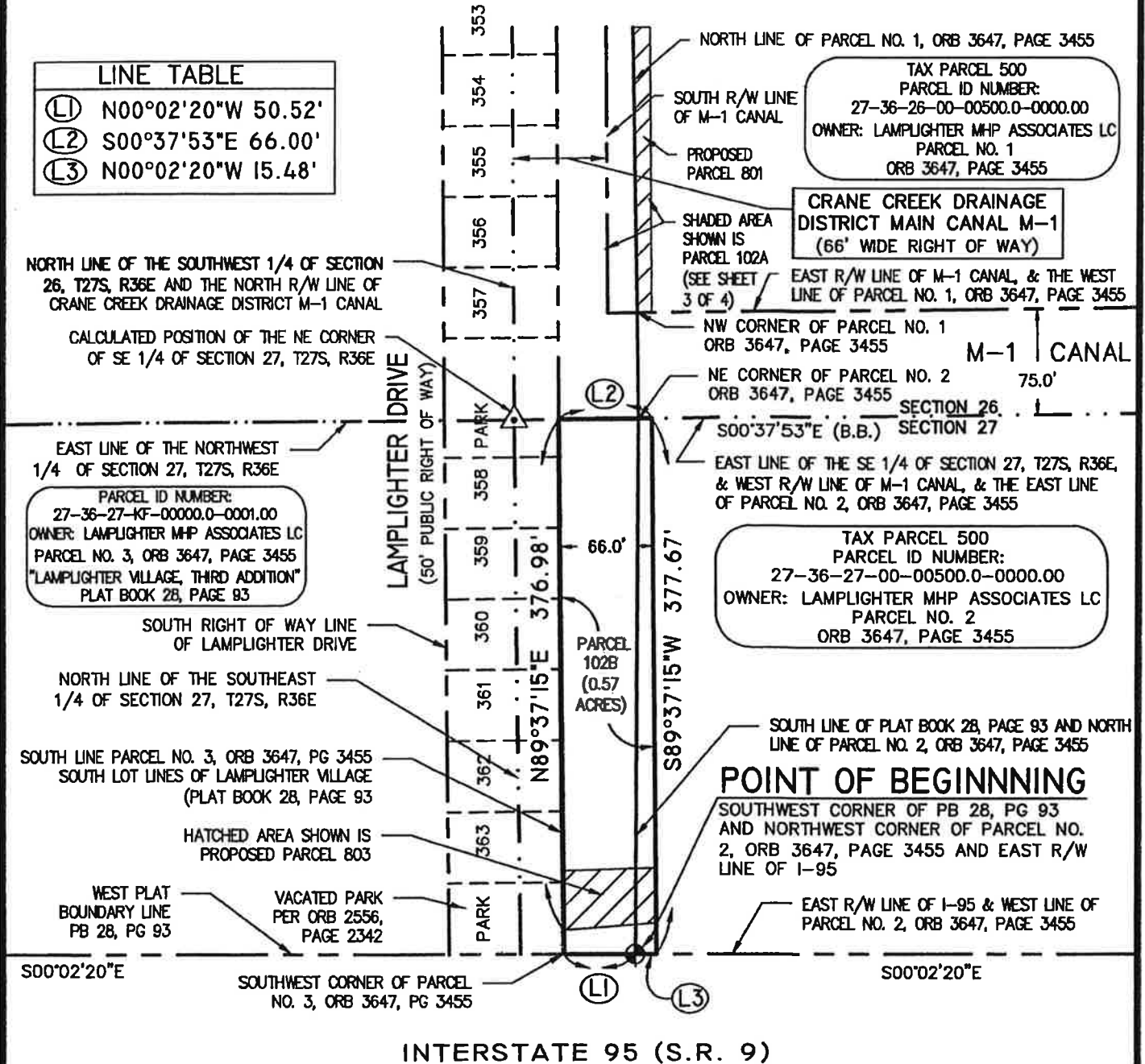
# EXHIBIT "A"

SHEET 4 OF 4  
 NOT VALID WITHOUT SHEETS 1, 2, & 3 OF 4

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LINE TABLE	
(L1)	N00°02'20"W 50.52'
(L2)	S00°37'53"E 66.00'
(L3)	N00°02'20"W 15.48'



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
 SURVEYING AND MAPPING DIVISION  
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
 VIERA, FLORIDA 32940  
 PHONE: (321) 633-2080

SCALE:  
 1"=100'  
 PROJECT NO.:  
 15-02-029

SECTIONS 26 & 27  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

**COUNTY DEED**

**THIS DEED**, made this 7 day of July, 2015 by Brevard County, Florida, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and Lamplighter MHP Associates, LC, whose mailing address is 385 Clinton Street, Costa Mesa, CA 32626, as party of the second part.

**WITNESSETH** that the said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Brevard to wit:

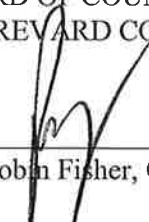
**See Attached Exhibit "A" attached hereto and made a part of the this Agreement**

**IN WITNESS WHEREOF**, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman and said Board, the day and year aforesaid.

ATTEST:

  
\_\_\_\_\_  
Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

By:   
\_\_\_\_\_  
Robin Fisher, Chairman

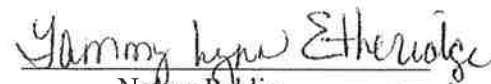
State of Florida,  
County of Brevard

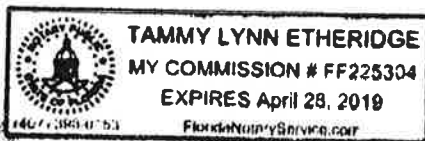
As Approved by the Board 7-7-15

I hereby certify, that on this day personally appeared to me, an officer duly authorized to administer oaths and take acknowledgements, Robin Fisher, well known to me to be the person described in and who executed the foregoing deed, and that she acknowledged before me that she executed the same freely and voluntarily for the purpose therein expressed and that she has produced Personally Known as identification and that she did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this 7<sup>th</sup> day of July, 2015.

Board Meeting: 07-07-15  
Agenda Item #: II.A.7

  
Notary Public  
Tammy Lynn Etheridge  
Print Name  
Commission Expires 4-28-19  
Commission No.: FF225304



# LEGAL DESCRIPTION

## PARCEL 101

PARENT PARCEL ID#: 27-36-26-00-00000.0-0001.00  
 PURPOSE: PARCEL CONVEYANCE

LEGAL DESCRIPTION: PARCEL 101 (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF PARCEL NUMBER 3 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3647, PAGE 3455, LYING IN SECTION 26 AND SECTION 27, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE RUN NORTH 00°02'20" WEST ALONG SAID EAST RIGHT OF WAY LINE OF INTERSTATE 95 FOR A DISTANCE OF 50.52 FEET TO THE SOUTHWEST CORNER OF A PARK PARCEL AS DEPICTED WITHIN SAID PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AND VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 2556, PAGE 2342, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL NUMBER 3, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 00° 02' 20" WEST ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AND ALONG THE WEST LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 30.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27; THENCE NORTH 89° 28' 34" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER FOR A DISTANCE OF 376.67 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTH 89° 37' 47" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 1273.06 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NUMBER 3, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF LINE OF JOHN RODES BOULEVARD; THENCE SOUTH 00° 16' 46" EAST SAID EAST LINE OF PARCEL NUMBER THREE AND ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 31.94 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 3; THENCE SOUTH 89° 42' 26" WEST ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 579.44 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF PARCEL NUMBER 3, RUN SOUTH 89° 37' 15" WEST FOR A DISTANCE OF 1070.41 FEET TO THE POINT OF BEGINNING, CONTAINING 1.18 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

### SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS ARE BASED ON GRID NORTH CONSISTENT WITH THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2007 (NAD83(2007)) AND PARTICULARLY REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST AS BEING SOUTH 00°37'53" EAST.
3. REFERENCE MATERIAL: SURVEY BY ROBERT M. SALMON PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, DATED MARCH 1, 1993.
4. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

EXHIBIT "A"









SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

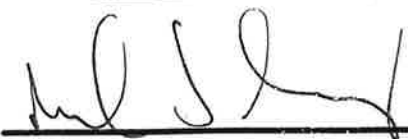
### LEGEND

	PROPERTY LINE
	PARCEL LINE
	CENTERLINE
	SECTION LINE
	RIGHT OF WAY LINE
	PLAT LINE
	SECTION CORNER
	PARCEL 101

### ABBREVIATIONS

B.B.	=	BASIS OF BEARING
ORB	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PG	=	PAGE
PI	=	POINT OF INTERSECTION
R/W	=	RIGHT OF WAY

PREPARED FOR: BREVARD COUNTY  
 LAND ACQUISITION  
 PROJECT MANAGER: BLAISE MANCINI



MICHAEL J. SWEENEY, PSM 4870  
 PROFESSIONAL SURVEYOR & MAPPER  
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
 PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 15-02-029			SECTIONS 26, 27 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: APRIL 22, 2015	SHEET: 1 OF 2				

# SKETCH OF DESCRIPTION

EXHIBIT "A"

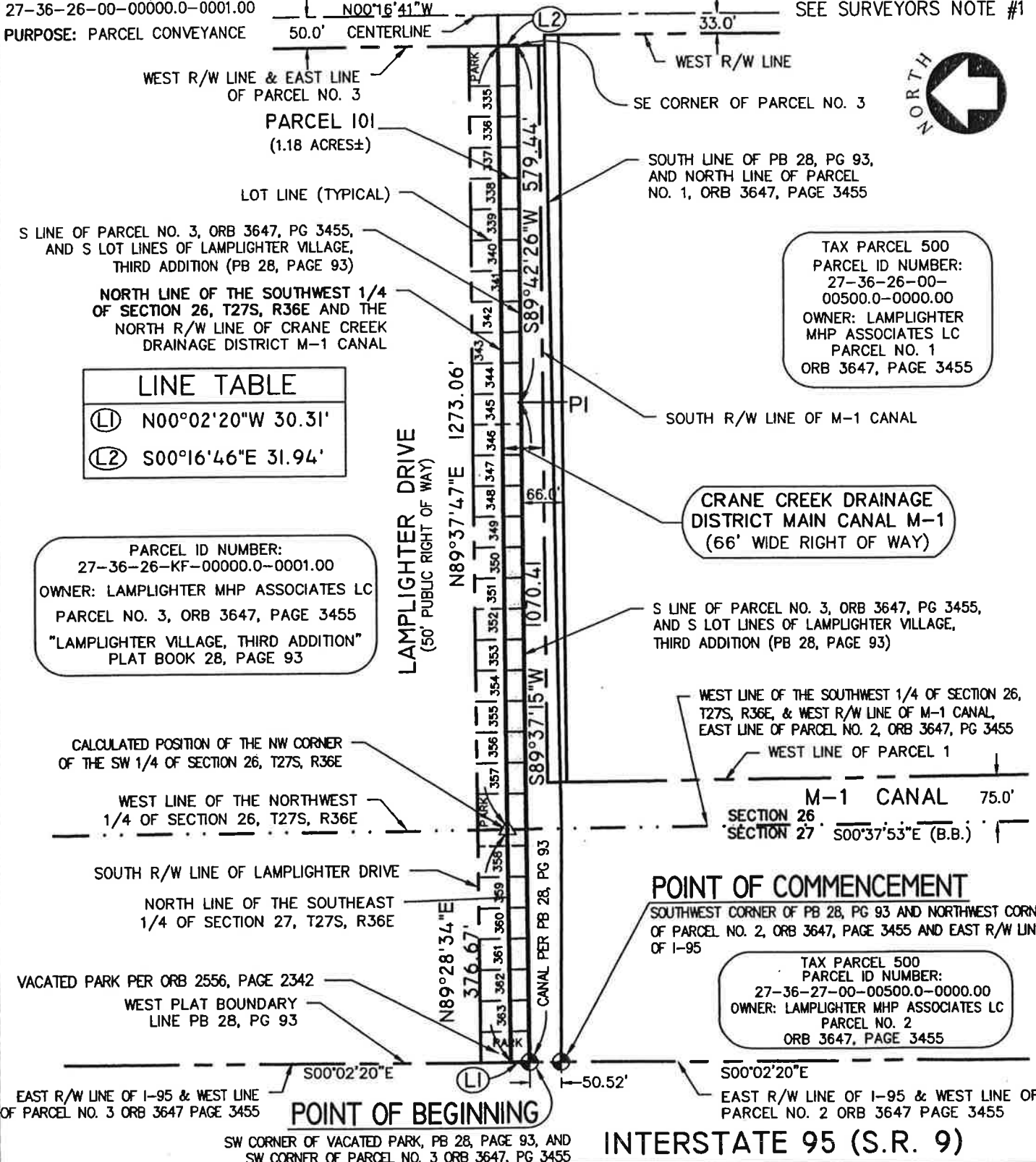
SHEET 2 OF 2  
 NOT VALID WITHOUT SHEET 1 OF 2  
**THIS IS NOT A SURVEY**  
 SEE SURVEYORS NOTE #1

## PARCEL 101

PARENT PARCEL ID#: 27-36-26-00-00000.0-0001.00  
 PURPOSE: PARCEL CONVEYANCE

## JOHN RODES BOULEVARD

R/W WIDTH VARIES



### LINE TABLE

- (L1) N00°02'20"W 30.31'
- (L2) S00°16'46"E 31.94'

PARCEL ID NUMBER:  
 27-36-26-KF-00000.0-0001.00  
 OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
 PARCEL NO. 3, ORB 3647, PAGE 3455  
 "LAMPLIGHTER VILLAGE, THIRD ADDITION"  
 PLAT BOOK 28, PAGE 93

TAX PARCEL 500  
 PARCEL ID NUMBER:  
 27-36-26-00-00500.0-0000.00  
 OWNER: LAMPLIGHTER  
 MHP ASSOCIATES LC  
 PARCEL NO. 1  
 ORB 3647, PAGE 3455

CRANE CREEK DRAINAGE  
 DISTRICT MAIN CANAL M-1  
 (66' WIDE RIGHT OF WAY)

TAX PARCEL 500  
 PARCEL ID NUMBER:  
 27-36-27-00-00500.0-0000.00  
 OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
 PARCEL NO. 2  
 ORB 3647, PAGE 3455



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
 SURVEYING AND MAPPING DIVISION  
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
 VIERA, FLORIDA 32940  
 PHONE: (321) 633-2080

SCALE:  
 1"=200'  
 PROJECT NO.:  
 15-02-029

SECTIONS 26, 27  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

# LEGAL DESCRIPTION

## EXHIBIT "A"

SHEET 1 OF 4

NOT VALID WITHOUT SHEETS 2, 3 & 4 OF 4

### PARCEL 102

PARENT PARCEL ID#:  
27-36-26-00-00000.0-0001.00 &  
27-36-26-00-00500.0-0000.00

**THIS IS NOT A SURVEY**  
SEE SURVEYORS NOTE #1

PURPOSE: PARCEL CONVEYANCE

#### LEGAL DESCRIPTION: PARCEL 102 (BY SURVEYOR)

##### PARCEL 102A:

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE NORTH 89° 30' 30" EAST ALONG THE NORTH LINE OF SAID PARCEL NUMBER 2 FOR A DISTANCE OF 377.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 89° 05' 17" EAST FOR A DISTANCE OF 75.39 FEET TO THE NORTHWEST CORNER OF PARCEL NUMBER 1 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3647 PAGE 3455, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF CRANE CREEK DRAINAGE DISTRICT MAIN CANAL M-1, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 37' 53" WEST FOR A DISTANCE OF 20.80 FEET; THENCE NORTH 89° 37' 47" EAST FOR A DISTANCE OF 1197.65 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JOHN RODES BOULEVARD; THENCE SOUTH 00° 16' 46" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 9.48 FEET TO THE SOUTHEAST CORNER OF LAMPLIGHTER VILLAGE, THIRD ADDITION; THENCE NORTH 89° 05' 17" EAST ALONG THE NORTH LINE OF SAID PARCEL NUMBER 1 AND ALONG THE RIGHT OF WAY LINE OF SAID JOHN RODES BOULEVARD FOR A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SAID JOHN RODES BOULEVARD; THENCE SOUTH 00° 16' 46" EAST ALONG THE EAST LINE OF SAID PARCEL 1 AND ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 22.64 FEET; THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89° 42' 26" WEST FOR A DISTANCE OF 596.38 FEET; THENCE SOUTH 89° 37' 15" WEST FOR A DISTANCE OF 618.08 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL NUMBER 1, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SAID MAIN CANAL M-1; THENCE NORTH 00° 37' 53" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 10.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING PARCEL OF LAND

##### PARCEL 102B:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

##### LEGAL DESCRIPTION OF: PARCEL 102B


BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE NORTH 00° 02' 20" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 50.52 FEET TO THE SOUTHWEST CORNER OF PARCEL NUMBER 3 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455; THENCE NORTH 89° 37' 15" EAST ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 376.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF CRANE CREEK DRAINAGE DISTRICT MAIN CANAL M-1; THENCE SOUTH 00° 37' 53" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 66.00 FEET; THENCE SOUTH 89° 37' 15" WEST FOR A DISTANCE OF 377.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID PARCEL NUMBER 2; THENCE NORTH 00° 02' 20" WEST ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID PARCEL NUMBER 2 FOR A DISTANCE OF 15.48 FEET TO THE POINT OF BEGINNING, CONTAINING 0.57 ACRES, MORE OR LESS.

PARCEL 102A AND PARCEL 102B COMBINED, CONTAIN 1.44 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

(CONTINUED ON SHEET 2 OF 4)

PREPARED FOR: BREVARD COUNTY  
LAND ACQUISITION  
PROJECT MANAGER: BLAISE MANCINI

  
MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: R. HENNING

CHECKED BY: M. J. SWEENEY

PROJECT NO. 15-02-029

SECTIONS 26 & 27  
TOWNSHIP 27 SOUTH  
RANGE 36 EAST

DATE: APRIL 22, 2015

SHEET: 1 OF 4

REVISIONS

DATE

DESCRIPTION

# LEGAL DESCRIPTION

## PARCEL 102

PARENT PARCEL ID#:  
 27-36-26-00-00000.0-0001.00 &  
 27-36-26-00-00500.0-0000.00  
 PURPOSE: PARCEL CONVEYANCE










**EXHIBIT "A"**  
 SHEET 2 OF 4  
 NOT VALID WITHOUT SHEETS 1, 3 & 4 OF 4  
THIS IS NOT A SURVEY  
 SEE SURVEYORS NOTE #1

(CONTINUED FROM SHEET 1 OF 4)

### SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS ARE BASED ON GRID NORTH CONSISTENT WITH THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2007 (NAD83(2007)) AND PARTICULARLY REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST AS BEING SOUTH 00°37'53" EAST.
3. REFERENCE MATERIAL: SURVEY BY ROBERT M. SALMON PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, DATED MARCH 1, 1993.
4. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

### LEGEND

	PROPERTY LINE
	PARCEL LINE
	CENTERLINE
	SECTION LINE
	RIGHT OF WAY LINE
	PLAT LINE
	SECTION CORNER
	PARCEL 102(A)(B)
	PROPOSED EASEMENT PARCELS 801, 802 & 803

### ABBREVIATIONS

B.B.	=	BASIS OF BEARING
ORB	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PG	=	PAGE
PI	=	POINT OF INTERSECTION
R/W	=	RIGHT OF WAY

PREPARED FOR: BREVARD COUNTY  
 LAND ACQUISITION  
 PROJECT MANAGER: BLAISE MANCINI

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
 PHONE: (321) 633-2080



DRAWN BY: R. HENNING

CHECKED BY: M. J. SWEENEY

PROJECT NO. 15-02-029

SECTIONS 26 & 27  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

DATE: APRIL 22, 2015

SHEET: 2 OF 4

REVISIONS

DATE

DESCRIPTION

# SKETCH OF DESCRIPTION

## PARCEL 102

EXHIBIT "A"

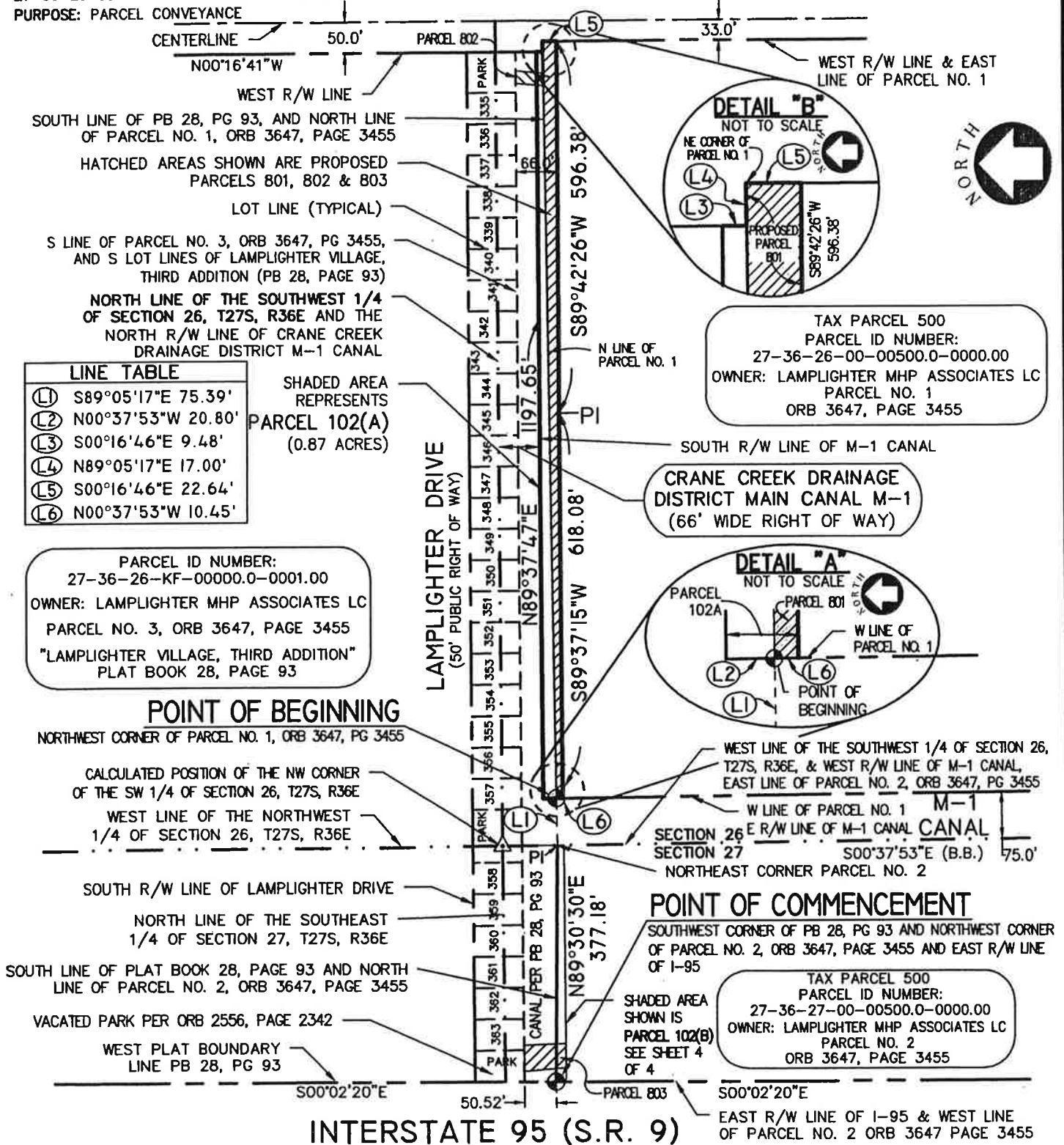
SHEET 3 OF 4

NOT VALID WITHOUT SHEETS 1, 2 & 4 OF 4

THIS IS NOT A SURVEY  
SEE SURVEYORS NOTE #1

PARENT PARCEL ID#:  
27-36-26-00-00000.0-0001.00 &  
27-36-26-00-00500.0-0000.00  
PURPOSE: PARCEL CONVEYANCE

R/W WIDTH VARIES  
**JOHN RODES BOULEVARD**

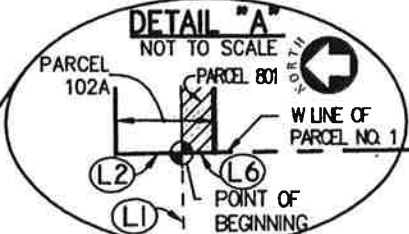


LINE TABLE	
①	S89°05'17"E 75.39'
②	N00°37'53"W 20.80'
③	S00°16'46"E 9.48'
④	N89°05'17"E 17.00'
⑤	S00°16'46"E 22.64'
⑥	N00°37'53"W 10.45'

PARCEL ID NUMBER:  
27-36-26-KF-00000.0-0001.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 3, ORB 3647, PAGE 3455  
"LAMPLIGHTER VILLAGE, THIRD ADDITION"  
PLAT BOOK 28, PAGE 93

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-26-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 1  
ORB 3647, PAGE 3455

CRANE CREEK DRAINAGE  
DISTRICT MAIN CANAL M-1  
(66' WIDE RIGHT OF WAY)



WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26,  
T27S, R36E, & WEST R/W LINE OF M-1 CANAL,  
EAST LINE OF PARCEL NO. 2, ORB 3647, PG 3455

W LINE OF PARCEL NO. 1  
E R/W LINE OF M-1 CANAL  
SECTION 26  
SECTION 27  
S00°37'53"E (B.B.) 75.0'  
NORTHEAST CORNER PARCEL NO. 2

**POINT OF COMMENCEMENT**  
SOUTHWEST CORNER OF PB 28, PG 93 AND NORTHWEST CORNER  
OF PARCEL NO. 2, ORB 3647, PAGE 3455 AND EAST R/W LINE  
OF I-95

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-27-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 2  
ORB 3647, PAGE 3455

**POINT OF BEGINNING**  
NORTHWEST CORNER OF PARCEL NO. 1, ORB 3647, PG 3455

CALCULATED POSITION OF THE NW CORNER  
OF THE SW 1/4 OF SECTION 26, T27S, R36E  
WEST LINE OF THE NORTHWEST  
1/4 OF SECTION 26, T27S, R36E

SOUTH R/W LINE OF LAMPLIGHTER DRIVE  
NORTH LINE OF THE SOUTHEAST  
1/4 OF SECTION 27, T27S, R36E  
SOUTH LINE OF PLAT BOOK 28, PAGE 93 AND NORTH  
LINE OF PARCEL NO. 2, ORB 3647, PAGE 3455  
VACATED PARK PER ORB 2556, PAGE 2342  
WEST PLAT BOUNDARY  
LINE PB 28, PG 93

**INTERSTATE 95 (S.R. 9)**



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1"=200'  
PROJECT NO.:  
15-02-029

SECTIONS 26 & 27  
TOWNSHIP 27 SOUTH  
RANGE 36 EAST

# SKETCH OF DESCRIPTION PARCEL 102

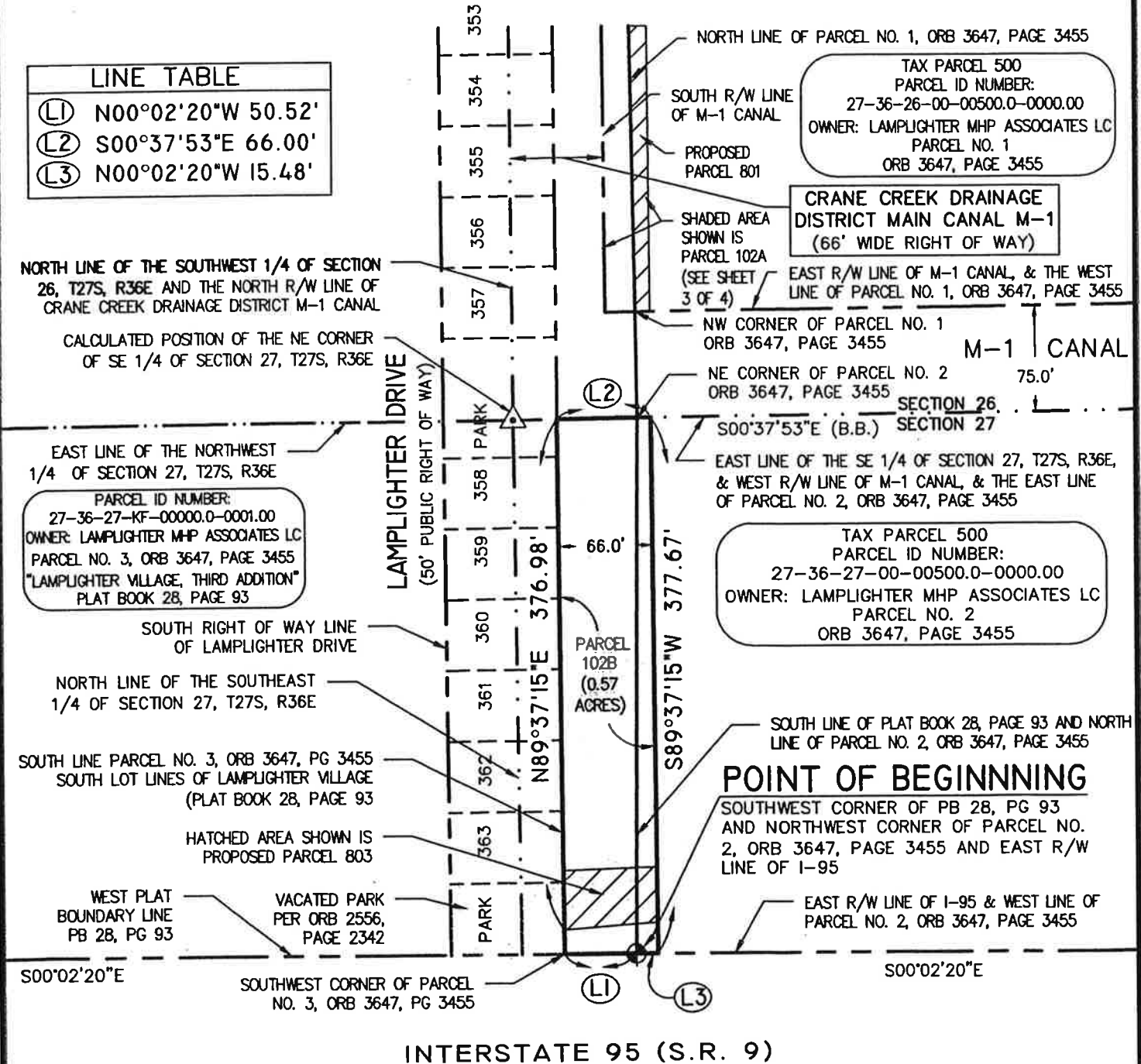
PARENT PARCEL ID#:  
27-36-26-00-00000.0-0001.00 &  
27-36-26-00-00500.0-0000.00  
PURPOSE: PARCEL CONVEYANCE



## EXHIBIT "A"

SHEET 4 OF 4  
NOT VALID WITHOUT SHEETS 1, 2, & 3 OF 4  
**THIS IS NOT A SURVEY**  
SEE SURVEYORS NOTE #1

LINE TABLE	
(L1)	N00°02'20"W 50.52'
(L2)	S00°37'53"E 66.00'
(L3)	N00°02'20"W 15.48'



INTERSTATE 95 (S.R. 9)



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1"=100'  
PROJECT NO.:  
15-02-029

SECTIONS 26 & 27  
TOWNSHIP 27 SOUTH  
RANGE 36 EAST

Prepared by &  
Return to:  
Scott L. Knox,  
Brevard County Attorney

**EASEMENT**

**THIS GRANT OF EASEMENT**, is made this 7 day of July A.D. 2015, between **BREVARD COUNTY**, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Viera, FL 32940, as the first party in favor of **LAMPLIGHTER MHP ASSOCIATES, LC**, a Florida Limited Liability Company, as the second party, for the use and benefit of the second party in the manner described below.

**WITNESSETH:** That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, three perpetual easements commencing on the above date, over the property and for the sole purposes described in the three parcels numbered below:

The land affected by the granting of this easement is located in Section \_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East, County of Brevard, State of Florida, and is more particularly described as follows:

**Parcel 801:** an easement for access over an existing pedestrian bridge crossing and connecting sidewalk between existing mobile home parks and crossing over the M-1 canal, as said easement is more particularly described in Exhibit A, attached hereto;

**Parcel 802:** an easement along the north side of Waterbrook Street, a private street, for pedestrians and roadway signage, as said easement is more particularly described in Exhibit B, attached hereto;

**Parcel 803:** an easement over an existing roadway and crossing over the M-1 canal to connect two existing mobile home parks, as said easement is more particularly described in Exhibit C, attached hereto.

**SEE ATTACHED LEGAL DESCRIPTIONS**

**TO HAVE AND TO HOLD** said easement unto the second party and to its successors and assigns.

**AND**, the said party of the first part does hereby fully warrant the title to said easement, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the first party having set their hand and seal this, the day and year first above written.

Signed, sealed and delivered in the presence of:

Tommy Etheridge  
Witness

Tommy Etheridge  
(Type or Print Name)

Donna Scott  
Witness

Donna Scott  
(Type or Print Name)

**STATE OF FLORIDA  
COUNTY OF BREVARD**

Brevard County

BY: [Signature]  
Robin Fisher, Chairman

(as approved by the Board on 07-07-15)

ATTEST:

[Signature]  
Scott Ellis, Clerk

The foregoing instrument was acknowledged before me this 7th day of July, 2015 by \_\_\_\_\_ who is/are personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

WITNESS my hand and official seal at Titusville, Florida, County of Brevard,

State of Florida, this 7th day of July, 2015.

Tammy Lynn Etheridge  
NOTARY PUBLIC  
Tammy Lynn Etheridge  
Type or Print Name

Commission No. FF225304

Commission Expires: 4-28-19



# LEGAL DESCRIPTION

## PARCEL 801

SHEET 1 OF 2  
NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**  
SEE SURVEYORS NOTE #1

PARENT PARCEL ID#: 27-36-26-00-00500.0-0000.00

PURPOSE: EASEMENT

LEGAL DESCRIPTION: PARCEL 801, EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED AS PARCEL NUMBER 1 IN OFFICIAL RECORD BOOK 3647, PAGE 3455 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF SAID DESCRIBED LANDS IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE RUN NORTH 89°30'30" EAST ALONG SOUTH LINE OF SAID PLAT BOOK 28 PAGE 93 AND THE NORTH LINE OF SAID PARCEL NUMBER 2 FOR A DISTANCE OF 377.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NUMBER 1; THENCE ALONG SAID SOUTH LINE OF SAID PLAT BOOK 28 PAGE 93, RUN NORTH 89°05'17"E FOR A DISTANCE OF 75.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NUMBER 1, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT: THENCE CONTINUING ALONG SAID SOUTH LINE OF PLAT BOOK 28, PAGE 93, AND THE NORTH LINE OF SAID PARCEL NUMBER 2, RUN NORTH 89°05'17" EAST FOR A DISTANCE OF 1214.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF JOHN RODES BOULEVARD; THENCE SOUTH 00°16'46" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 22.64 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89°42'26" WEST FOR A DISTANCE OF 596.38 FEET; THENCE SOUTH 89°37'15" WEST FOR A DISTANCE OF 618.08 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL NUMBER 1, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF THE M-1 CANAL; THENCE NORTH 00°37'53" WEST ALONG SAID WEST LINE OF PARCEL NUMBER 1 AND ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 10.45 FEET TO THE POINT OF BEGINNING; CONTAINING 0.67 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

### SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS ARE BASED ON GRID NORTH CONSISTENT WITH THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2007 (NAD83(2007)) AND PARTICULARLY REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST AS BEING SOUTH 00°37'53" EAST.
3. REFERENCE MATERIAL: SURVEY BY ROBERT M. SALMON PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, DATED MARCH 1, 1993.
4. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

LEGEND	
	PROPERTY LINE
	PARCEL LINE
	CENTERLINE
	SECTION LINE
	RIGHT OF WAY LINE
	PLAT LINE
	SECTION CORNER
	PARCEL 801 EASEMENT
	PROPOSED PARCEL 102A

### ABBREVIATIONS

B.B. = BASIS OF BEARING  
ORB = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
PI = POINT OF INTERSECTION  
R/W = RIGHT OF WAY

PREPARED FOR: BREVARD COUNTY  
LAND ACQUISITION  
PROJECT MANAGER: BLAISE MANCINI

MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 15-02-029			SECTION 26 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: APRIL 22, 2015	SHEET: 1 OF 2				

# SKETCH OF DESCRIPTION

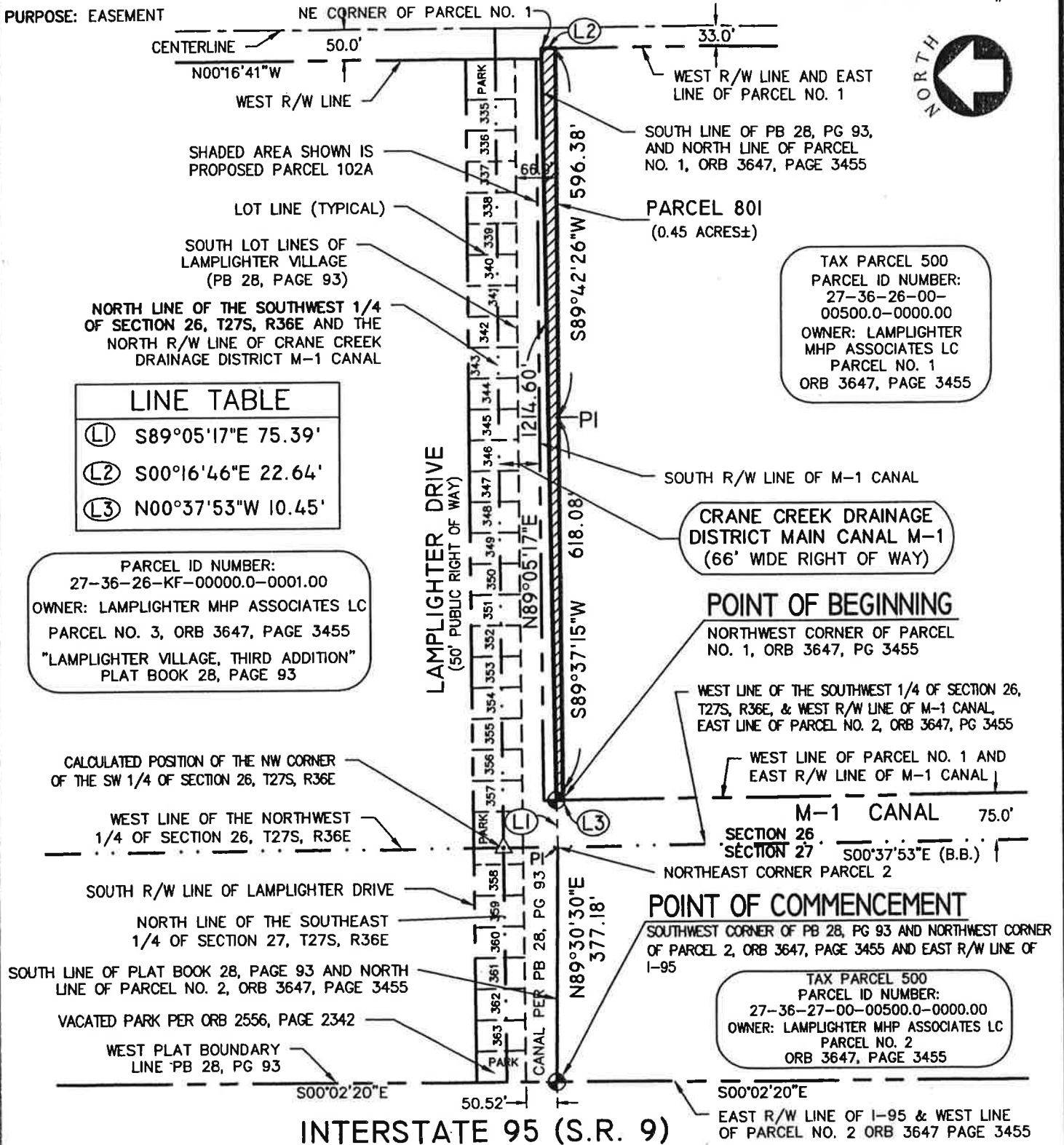
## PARCEL 801

PARENT PARCEL ID#: 27-36-26-00-00500.0-0000.00

PURPOSE: EASEMENT

R/W WIDTH VARIES  
**JOHN RODES BOULEVARD**

SHEET 2 OF 2  
NOT VALID WITHOUT SHEET 1 OF 2  
**THIS IS NOT A SURVEY**  
SEE SURVEYORS NOTE #1



LINE TABLE	
(L1)	S89°05'17"E 75.39'
(L2)	S00°16'46"E 22.64'
(L3)	N00°37'53"W 10.45'

PARCEL ID NUMBER:  
27-36-26-KF-00000.0-0001.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 3, ORB 3647, PAGE 3455  
"LAMPLIGHTER VILLAGE, THIRD ADDITION"  
PLAT BOOK 28, PAGE 93

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-26-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 1  
ORB 3647, PAGE 3455

CRANE CREEK DRAINAGE DISTRICT MAIN CANAL M-1 (66' WIDE RIGHT OF WAY)

POINT OF BEGINNING  
NORTHWEST CORNER OF PARCEL NO. 1, ORB 3647, PG 3455  
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, T27S, R36E, & WEST R/W LINE OF M-1 CANAL, EAST LINE OF PARCEL NO. 2, ORB 3647, PG 3455

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF PB 28, PG 93 AND NORTHWEST CORNER OF PARCEL 2, ORB 3647, PAGE 3455 AND EAST R/W LINE OF I-95

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-27-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 2  
ORB 3647, PAGE 3455

CALCULATED POSITION OF THE NW CORNER OF THE SW 1/4 OF SECTION 26, T27S, R36E  
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 26, T27S, R36E  
SOUTH R/W LINE OF LAMPLIGHTER DRIVE  
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27, T27S, R36E  
SOUTH LINE OF PLAT BOOK 28, PAGE 93 AND NORTH LINE OF PARCEL NO. 2, ORB 3647, PAGE 3455  
VACATED PARK PER ORB 2556, PAGE 2342  
WEST PLAT BOUNDARY LINE PB 28, PG 93

# LEGAL DESCRIPTION

## PARCEL 802

SHEET 1 OF 2  
NOT VALID WITHOUT SHEET 1 OF 2  
**THIS IS NOT A SURVEY**  
SEE SURVEYORS NOTE #1

PARENT PARCEL ID#: 27-36-26-00-00000.0-0001.00

PURPOSE: PEDESTRIAN ACCESS EASEMENT

LEGAL DESCRIPTION: PARCEL 802, PEDESTRIAN ACCESS EASEMENT (BY SURVEYOR)

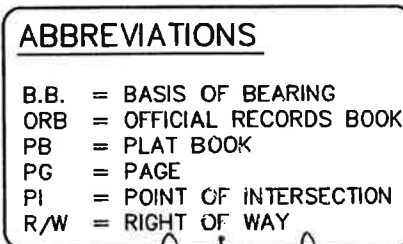
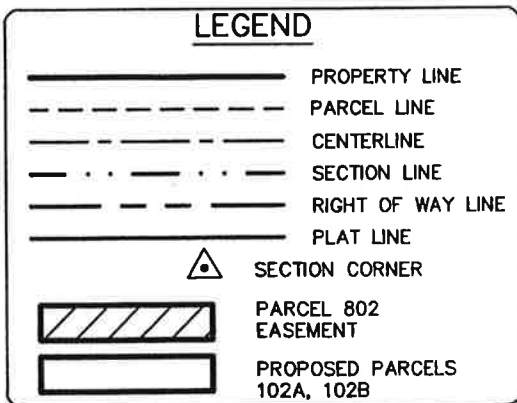
A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE , THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE RUN NORTH 89°30'30" EAST ALONG SOUTH LINE OF SAID PLAT BOOK 28 PAGE 93 AND THE NORTH LINE OF SAID PARCEL NUMBER 2 FOR A DISTANCE OF 377.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NUMBER 2; THENCE ALONG SAID SOUTH LINE OF SAID PLAT BOOK 28 PAGE 93, RUN NORTH 89°05'17" EAST FOR A DISTANCE OF 75.39 FEET TO THE NORTHWEST CORNER OF PARCEL NUMBER 1 OF SAID DESCRIBED LANDS IN OFFICIAL RECORDS BOOK 3647 PAGE 3455; THENCE RUN NORTH 89°05'17" EAST ALONG SAID SOUTH LINE OF SAID PLAT BOOK 28 PAGE 93 AND ALONG THE NORTH LINE OF SAID PARCEL NUMBER 1 FOR A DISTANCE OF 1143.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN NORTH 03°53'10" EAST FOR A DISTANCE OF 44.25 FEET TO A POINT ON THE SOUTH LINE OF A PARK PARCEL ADJACENT TO LOT 335 PER SAID PLAT BOOK 28, PAGE 93; THENCE NORTH 89°42'26" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 20.01 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 03°47'50" WEST FOR A DISTANCE OF 44.02 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT BOOK 28, PAGE 93 AND THE NORTH LINE OF SAID PARCEL NUMBER 1; THENCE SOUTH 89°05'17" WEST ALONG SAID SOUTH LINE OF PLAT BOOK 28, PAGE 93 AND SAID NORTH LINE OF PARCEL NUMBER 1 FOR A DISTANCE OF 20.10 FEET TO THE POINT OF BEGINNING; CONTAINING 0.07 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

### SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS ARE BASED ON GRID NORTH CONSISTENT WITH THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2007 (NAD83(2007)) AND PARTICULARLY REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST AS BEING SOUTH 00°37'53" EAST.
3. REFERENCE MATERIAL: SURVEY BY ROBERT M. SALMON PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, DATED MARCH 1, 1993.
4. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.



PREPARED FOR: BREVARD COUNTY  
LAND ACQUISITION  
PROJECT MANAGER: BLAISE MANCINI

MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 15-02-029			SECTION 26 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: APRIL 22, 2015	SHEET: 1 OF 2				

# SKETCH OF DESCRIPTION

## PARCEL 802

PARENT PARCEL ID#: 27-36-26-00-0000.0-0001.00

PURPOSE: PEDESTRIAN ACCESS EASEMENT

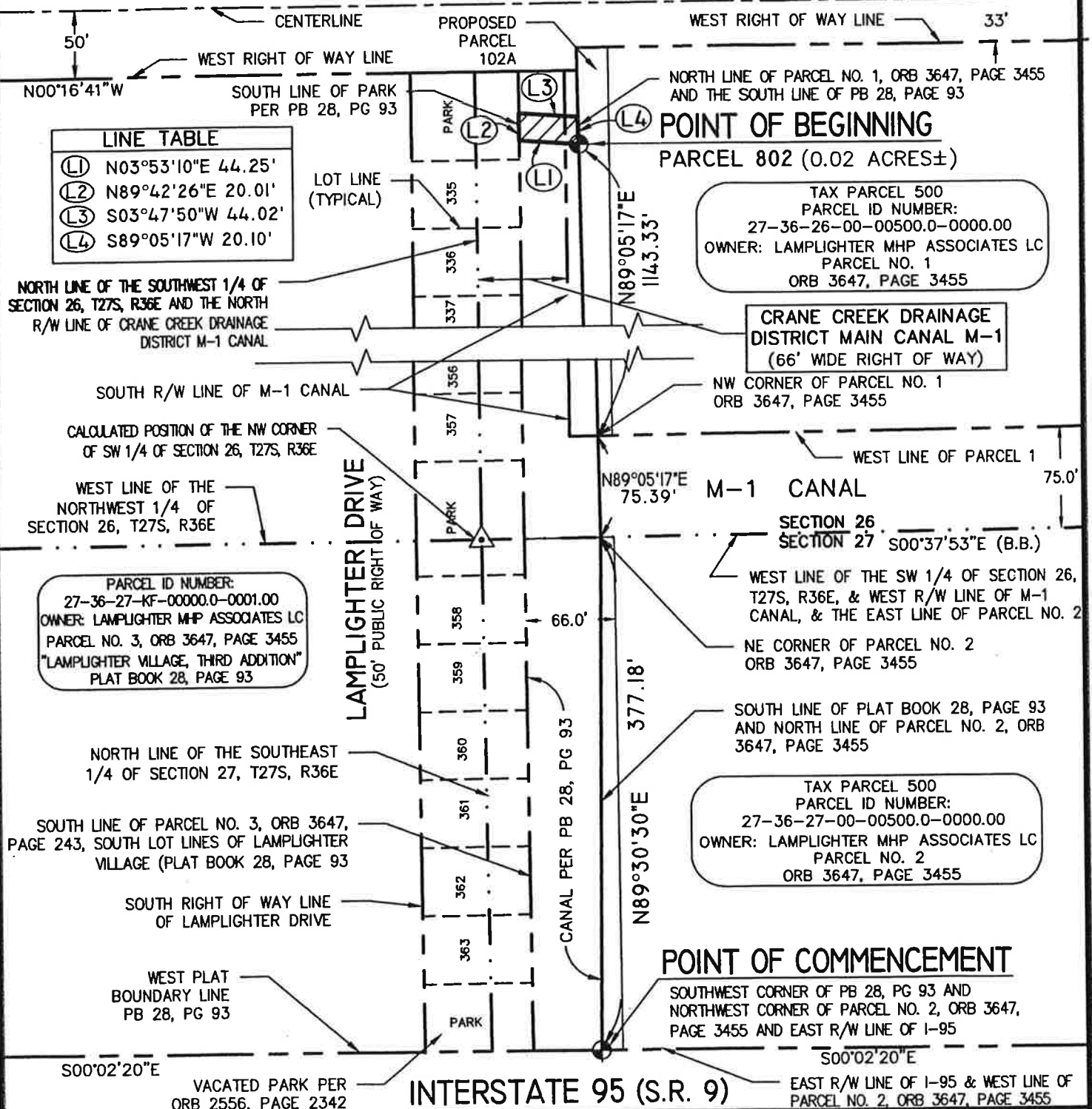
R/W WIDTH VARIES

### JOHN RODES BOULEVARD



SHEET 2 OF 2  
NOT VALID WITHOUT SHEET 2 OF 2  
**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1



LINE TABLE	
(L1)	N03°53'10"E 44.25'
(L2)	N89°42'26"E 20.01'
(L3)	S03°47'50"W 44.02'
(L4)	S89°05'17"W 20.10'

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-26-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 1  
ORB 3647, PAGE 3455

CRANE CREEK DRAINAGE  
DISTRICT MAIN CANAL M-1  
(66' WIDE RIGHT OF WAY)

PARCEL ID NUMBER:  
27-36-27-KF-00000.0-0001.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 3, ORB 3647, PAGE 3455  
"LAMPLIGHTER VILLAGE, THIRD ADDITION"  
PLAT BOOK 28, PAGE 93

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-27-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 2  
ORB 3647, PAGE 3455



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE: 1"=100'  
PROJECT NO.: 15-02-029

SECTION 26  
TOWNSHIP 27 SOUTH  
RANGE 36 EAST

# LEGAL DESCRIPTION

## PARCEL 803

PARENT PARCEL ID#:  
27-36-26-00-00000.0-0001.00 &  
27-36-26-00-00500.0-0000.00

PURPOSE: EASEMENT

SHEET 1 OF 2  
NOT VALID WITHOUT SHEET 2 OF 2  
**THIS IS NOT A SURVEY**  
SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 803, EASEMENT (BY SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE RUN NORTH 00°02'20" WEST ALONG SAID EAST RIGHT OF WAY LINE OF INTERSTATE 95 FOR A DISTANCE OF 50.52 FEET TO THE SOUTHWEST CORNER OF PARCEL NUMBER 3 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN NORTH 89°37'15" EAST ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 17.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG THE SOUTH LINE OF PARCEL NUMBER 3, RUN NORTH 89° 37' 15" EAST FOR A DISTANCE OF 41.55 FEET; THENCE RUN SOUTH 01° 55' 18" EAST FOR A DISTANCE OF 66.02 FEET; THENCE RUN SOUTH 89° 37' 15" WEST FOR A DISTANCE OF 38.81 FEET; THENCE RUN NORTH 04° 17' 44" WEST A DISTANCE OF 66.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

### SURVEYORS NOTES:

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2. BEARINGS ARE BASED ON GRID NORTH CONSISTENT WITH THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2007 (NAD83(2007)) AND PARTICULARLY REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST AS BEING SOUTH 00°37'53" EAST.
3. REFERENCE MATERIAL: SURVEY BY ROBERT M. SALMON PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, DATED MARCH 1, 1993.
4. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

LEGEND	
	PROPERTY LINE
	PARCEL LINE
	CENTERLINE
	SECTION LINE
	RIGHT OF WAY LINE
	PLAT LINE
	SECTION CORNER
	PARCEL 803 EASEMENT
	PROPOSED PARCELS 102A, 102B

ABBREVIATIONS	
B.B.	= BASIS OF BEARING
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PI	= POINT OF INTERSECTION
R/W	= RIGHT OF WAY

PREPARED FOR: BREVARD COUNTY  
LAND ACQUISITION  
PROJECT MANAGER: BLAISE MANCINI

MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 15-02-029		SECTION 27 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	
DATE: APRIL 22, 2015	SHEET: 1 OF 2			

# SKETCH OF DESCRIPTION

## PARCEL 803

PARENT PARCEL ID#:  
 27-36-26-00-00000.0-0001.00 &  
 27-36-26-00-00500.0-0000.00

PURPOSE: EASEMENT

LINE TABLE	
(L1)	N89°37'15"E 17.13'
(L2)	N89°37'15"E 41.55'
(L3)	S01°55'18"E 66.02'
(L4)	N89°37'15"W 38.81'
(L5)	N04°17'44"W 66.15'

NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, T27S, R36E AND THE NORTH R/W LINE OF CRANE CREEK DRAINAGE DISTRICT M-1 CANAL

CALCULATED POSITION OF THE NE CORNER OF SE 1/4 OF SECTION 27, T27S, R36E

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 27, T27S, R36E

PARCEL ID NUMBER:  
 27-36-27-KF-00000.0-0001.00  
 OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
 PARCEL NO. 3, ORB 3647, PAGE 3455  
 "LAMPLIGHTER VILLAGE, THIRD ADDITION"  
 PLAT BOOK 28, PAGE 93

SOUTH RIGHT OF WAY LINE OF LAMPLIGHTER DRIVE

NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27, T27S, R36E

S LINE OF PARCEL NO. 3, ORB 3647, PAGE 3455  
 S LINE OF LOT 363 & VACATED PARK  
 LAMPLIGHTER VILLAGE PLAT BOOK 28, PAGE 93

### POINT OF BEGINNING

PARCEL 803 (0.06 ACRES±)

W LINE OF PARCEL NO. 3 AND W PLAT BOUNDARY LINE PB 28, PG 93

VACATED PARK PER ORB 2556, PAGE 2342

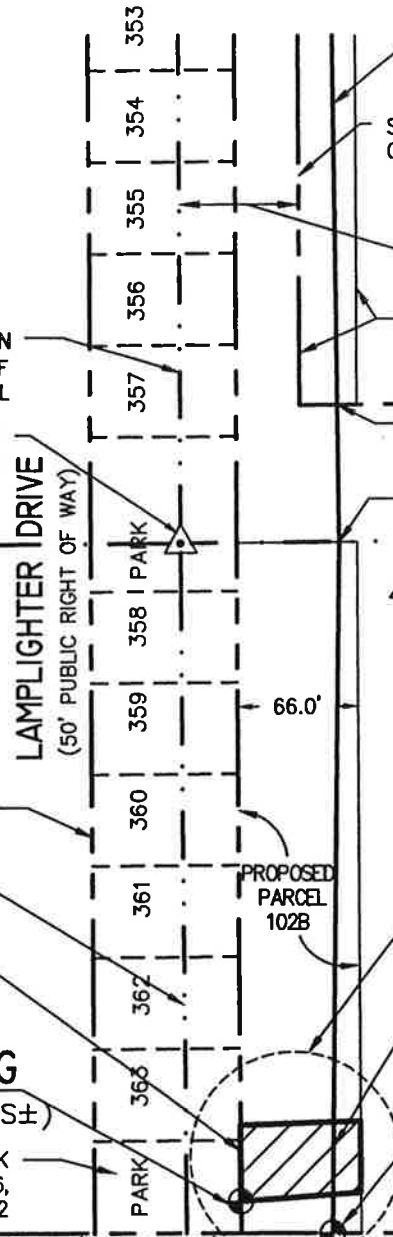
S00°02'20"E INTERSTATE 95 (S.R. 9)

S LINE OF LOT 363 & VACATED PARK LAMPLIGHTER VILLAGE, PB 28, PG 93

S LINE OF PARCEL NO. 3

W LINE OF VACATED PARK PARCE, AND W LINE OF PARCEL NO. 3

POINT OF BEGINNING  
 SW CORNER PARCEL NO. 3



SHEET 2 OF 2 NOT VALID WITHOUT SHEET 1 OF 2

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

TAX PARCEL 500  
 PARCEL ID NUMBER:  
 27-36-26-00-00500.0-0000.00  
 OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
 PARCEL 1  
 ORB 3647, PAGE 3455

CRANE CREEK DRAINAGE DISTRICT MAIN CANAL M-1 (66' WIDE RIGHT OF WAY)

NORTH LINE OF PARCEL NO. 1, ORB 3647, PAGE 3455

SOUTH R/W LINE OF M-1 CANAL

PROPOSED PARCEL 102A

EAST R/W LINE OF M-1 CANAL, & THE WEST LINE OF PARCEL NO. 1, ORB 3647, PAGE 3455

NW CORNER OF PARCEL 1 ORB 3647, PAGE 3455

M-1 CANAL

NE CORNER OF PARCEL NO. 2 ORB 3647, PAGE 3455

75.0'

S00°37'53"E (B.B.) SECTION 27

EAST LINE OF THE SE 1/4 OF SECTION 27, T27S, R36E, & WEST R/W LINE OF M-1 CANAL, & THE EAST LINE OF PARCEL NO. 2, ORB 3647, PAGE 3455

TAX PARCEL 500  
 PARCEL ID NUMBER:  
 27-36-27-00-00500.0-0000.00  
 OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
 PARCEL NO. 2  
 ORB 3647, PAGE 3455

SEE DETAIL "A"

SOUTH LINE OF PLAT BOOK 28, PAGE 93 AND NORTH LINE OF PARCEL NO. 2, ORB 3647, PAGE 3455

### POINT OF COMMENCEMENT

SOUTHWEST CORNER OF PB 28, PG 93 AND NORTHWEST CORNER OF PARCEL NO. 2, ORB 3647, PAGE 3455 AND EAST R/W LINE OF I-95

EAST R/W LINE OF I-95 & WEST LINE OF PARCEL NO. 2, ORB 3647, PAGE 3455  
 S00°02'20"E

### DETAIL "A"

NOT TO SCALE

SOUTH LINE OF PLAT BOOK 28, PAGE 93 AND NORTH LINE OF PARCEL NO. 2, ORB 3647, PAGE 3455



EAST R/W LINE OF I-95 & WEST LINE OF PARCEL NO. 2, ORB 3647, PAGE 3455

N00°02'20"W 50.52'

INTERSTATE 95 (S.R. 9)

### POINT OF COMMENCEMENT



PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
 PHONE: (321) 633-2080

SCALE: 1"=100'  
 PROJECT NO.: 15-02-029

SECTION 27  
 TOWNSHIP 27 SOUTH  
 RANGE 36 EAST

## EXCHANGE AGREEMENT

**THIS AGREEMENT** is made and entered into this 7 day of July, 2015, by and between Lamplighter MHP Associates, LC (hereinafter referred to LAMPLIGHTER), and the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as COUNTY).

### WITNESSETH:

**Section 1. Agreement to Exchange.** LAMPLIGHTER and the COUNTY, in consideration of the mutual covenants and promises set forth in this Agreement and other valuable consideration, hereby agree to exchange with one another parcels of real property, described in this Agreement, on the terms and conditions set forth in this Agreement. The parties acknowledge that the exchange is conditioned on compliance with the notice and adoption by resolution requirements of section 125.37 Florida Statutes.

**Section 2. Property to be Transferred to the COUNTY.** LAMPLIGHTER will transfer to the COUNTY that property described as Parcel 102, attached hereto -, a survey prepared for the County indicates that title to the property described in the sketch and description of Parcel 102 is held by Lamplighter MHP Associates, LC.

**Section 3. Property to be Transferred to LAMPLIGHTER .** The COUNTY will transfer to LAMPLIGHTER that property described as Parcel 101, attached hereto subject to LAMPLIGHTER's performance under section 2, above.

The County will record three easements in favor of Lamplighter those easements described as Parcels 801, 802, and 803, attached hereto. Parcel 801 is to allow continued use, maintenance, and improvement by Lamplighter of the lighting, signs, and other amenities currently located in the parcel. Parcel 802 is for the use, maintenance, and replacement of the pedestrian bridge currently existing in the parcel. Parcel 803 is for the use, maintenance, and replacement of the roadway, bridge, and landscaping currently existing in the parcel.

Should LAMPLIGHTER instruct the COUNTY to do so, the conveyance from the COUNTY shall be made to the record owner of Parcel 102, if affiliated with LAMPLIGHTER or another entity affiliated with LAMPLIGHTER.

**Section 4. County to Relocate Mobile Home.** As additional consideration for this agreement, the County shall pay LAMPLIGHTER \$20,000 within 20 days after the date LAMPLIGHTER provides notice in writing that relocating the mobile home located on lot 355 has been relocated outside the boundaries of the easement being acquired by the County under this agreement.

**Section 5. Occupancy; Brokers.** The COUNTY represents with respect to Parcel 101 that there are no occupants in possession of such property except the COUNTY and that there is no brokerage commission or like fee compensation due to any party with respect to the conveyance of the property contemplated herein. LAMPLIGHTER represents with respect to Parcel 102 that there is no brokerage commission or like fee compensation due to any party with

respect to the conveyance of the property contemplated herein. Each party shall be entitled to possession of the property to be conveyed to it at the time of closing.

**Section 6. Evidence of Title/Survey.** COUNTY, at COUNTY's cost, shall order a title insurance commitment evidencing the record owner of the property being transferred to the County at least five (5) days prior to closing. The evidence of title shall be a title insurance commitment in accordance with Standard A of the Standards for Real Estate Transactions in the insured amount of \$20,000 for Parcel 102 and \$20,000 for Parcel 101. Each party shall have five (5) days to review the title commitment applicable to the parcel to be conveyed to it. If either title commitment discloses that title to the applicable property is subject to matters which render title unmarketable to the COUNTY, with respect to the commitment applicable to Parcel 102, and/or LAMPLIGHTER with respect to the commitment to Parcel 101, as the case may be, shall notify the other party, in writing, specifying the defect. Such other party shall have ten (10) days from the date of receipt of such notice to remove the defect or defects and shall use diligent efforts in connection therewith. If such other party is unsuccessful in rendering the defects within such ten (10) day period, the objecting party shall have the right to either (a) accept title as it then is, without any claim for damages, or (b) terminate this Agreement, in which event the COUNTY and LAMPLIGHTER shall be released from any and all further obligations and liabilities hereunder.

**Section 7. Closing.** Closing shall take place on \_\_\_\_\_. At the time of closing all documents of transfer and all other closing documents shall be delivered and all expenses of closing shall be paid. Both conveyances (i.e., the conveyance from LAMPLIGHTER to the COUNTY and the conveyance from the COUNTY to LAMPLIGHTER ) shall occur simultaneously as an exchange of properties upon the terms and conditions set forth in this Agreement, and each conveyance shall be a condition precedent to the other.

**Section 8. Closing Costs and Other Expenses.** The cost of performing or obtaining the surveys, any state documentary stamps which are required to be affixed to the deeds, the cost of the title insurance commitments and policies issued pursuant to this Agreement, the cost of recording the deeds, and any other normal and customary closing costs shall be paid by the COUNTY. Each party shall pay its own attorney's fees incurred in connection with the negotiation, preparation, execution, and closing of this Agreement.

**Section 9. Conveyance.** The COUNTY'S conveyance to LAMPLIGHTER shall be made by County Deed pursuant to Chapter 125.411, Florida Statutes. LAMPLIGHTER 'S conveyance to the COUNTY shall be made by quitclaim deed.

**Section 10.** Each grantee shall take title subject only to:

- a. Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority (including without limitation the Development Order for the Viera Development of Regional Impact);
- b. Taxes for the year of closing and subsequent years.
- c. Recorded agreements and other matters of public record.

d. With respect to Parcel 102, title shall be conveyed to County subject to the same rights of reverter and restrictive covenants which currently affect Parcel 101, and the terms and conditions applicable thereto, as are set forth in that certain Warranty Deed which conveyed Parcel 102 to the County.

**Section 11. Notices.** Any notice to be delivered to either party under this Agreement or by any statute, decision, or rule of law shall be in writing and may be served personally or sent by registered or certified mail until a different address is furnished in writing addressed as follows:

**LAMPLIGHTER :**

385 Clinton Street  
Costa Mesa, CA 32626

**COUNTY:**

Stockton Whitten, County Manager  
Brevard County Board of County Commissioners  
2725 Judge Fran Jamieson Way, Building C  
Viera, FL 32940

Any such notice shall be deemed given as of the date delivered, if served personally, or as of the date when deposited in any post office box regularly maintained by the United States Postal Service, if mailed.

**Section 12. Default.** If a party fails to perform its obligations, covenants, and warranties under this Agreement, the other party shall be relieved of all obligations under this Agreement and may proceed in law or equity to enforce its legal rights under this Agreement. This Section 11 shall survive closing and County's delivery of the deed for Parcel 101.

**Section 13. Standards for Real Estate Transactions.** The standards for real estate transactions attached to this Agreement as Exhibit C, as printed on the reverse side of the form of contract for sale and purchase approved for general use by a majority of the members of the Florida Bar and the Florida Association of Realtors, are hereby made applicable to this transaction, to the extent that the same apply and are not in conflict with the terms of this Agreement. All references to the seller in the standards shall be construed to mean the respective grantor in a conveyance of real property called for under this Agreement, and all references to the buyer shall be construed to mean the respective grantee of such property. All properties to be conveyed hereunder shall be conveyed free of mortgages or other encumbrances and any security interests in personal property.

**Section 14. Assigns, Choice of Law, Venue, Attorney's Fees, Entire Agreement, Paragraph Headings.**

A. The terms, conditions, warranties, covenants, and obligations contained in this Agreement shall in every case apply to and be binding on the parties and their respective successors and assigns.

- B. This Agreement shall be interpreted under the laws of the State of Florida and the terms, rights, and remedies provided for under this Agreement, and at law or equity shall be those given under the laws under the State of Florida, or when the laws of the State of Florida are preempted by the laws of the United States, under the laws of the United States of America. The venue of any litigation arising out of this Agreement shall be in Brevard County, Florida. In the event of any litigation arising out of this Agreement, each party shall bear its own attorney's fees and costs.
- C. The section and paragraph headings given throughout this Agreement have been inserted only for convenience in reference and in no way limit, describe, or define the scope of this Agreement or any sections, paragraphs, or provisions thereof.
- D. This Agreement contains the entire Agreement of the parties. There are no oral understandings, terms, or conditions and neither party has relied upon any representations, express or implied, not contained in this Agreement. All prior understandings, terms, or conditions are deemed merged into this Agreement. This Agreement cannot be amended, changed, or supplemented orally.

Executed this 7 day of July, 2015.

LAMPLIGHTER MHP ASSOCIATES, LC  
 By: \_\_\_\_\_, President

\_\_\_\_\_  
 Witness signature

\_\_\_\_\_  
 Witness typed


\_\_\_\_\_  
 Witness signature

\_\_\_\_\_  
 Witness typed

Attest:

BREVARD COUNTY  
 BOARD OF COUNTY COMMISSIONERS  
 A political subdivision of the State of Florida

  
 \_\_\_\_\_  
 Scott Ellis, Clerk

  
 By: \_\_\_\_\_  
 Robin Fisher, Chairman  
 As Approved by the Board of County  
 Commissioners on 07-07-15.

# LEGAL DESCRIPTION

## PARCEL 101

PARENT PARCEL ID#: 27-36-26-00-00000.0-0001.00  
 PURPOSE: PARCEL CONVEYANCE

LEGAL DESCRIPTION: PARCEL 101 (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF PARCEL NUMBER 3 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3647, PAGE 3455, LYING IN SECTION 26 AND SECTION 27, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AS RECORDED IN PLAT BOOK 28 PAGE 93, ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 2 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3647 PAGE 3455, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (ALSO KNOWN AS STATE ROAD NO. 9); THENCE RUN NORTH 00°02'20" WEST ALONG SAID EAST RIGHT OF WAY LINE OF INTERSTATE 95 FOR A DISTANCE OF 50.52 FEET TO THE SOUTHWEST CORNER OF A PARK PARCEL AS DEPICTED WITHIN SAID PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AND VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 2556, PAGE 2342, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL NUMBER 3, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 00° 02' 20" WEST ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID PLAT OF LAMPLIGHTER VILLAGE, THIRD ADDITION AND ALONG THE WEST LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 30.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27; THENCE NORTH 89° 28' 34" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 376.67 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTH 89° 37' 47" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 1273.06 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NUMBER 3, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF LINE OF JOHN RODES BOULEVARD; THENCE SOUTH 00° 16' 46" EAST SAID EAST LINE OF PARCEL NUMBER THREE AND ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 31.94 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 3; THENCE SOUTH 89° 42' 26" WEST ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 3 FOR A DISTANCE OF 579.44 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF PARCEL NUMBER 3, RUN SOUTH 89° 37' 15" WEST FOR A DISTANCE OF 1070.41 FEET TO THE POINT OF BEGINNING, CONTAINING 1.18 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

### SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS ARE BASED ON GRID NORTH CONSISTENT WITH THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2007 (NAD83(2007)) AND PARTICULARLY REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST AS BEING SOUTH 00°37'53" EAST.
3. REFERENCE MATERIAL: SURVEY BY ROBERT M. SALMON PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, DATED MARCH 1, 1993.
4. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

LEGEND	
	PROPERTY LINE
	PARCEL LINE
	CENTERLINE
	SECTION LINE
	RIGHT OF WAY LINE
	PLAT LINE
	SECTION CORNER
	PARCEL 101

ABBREVIATIONS	
B.B.	= BASIS OF BEARING
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PI	= POINT OF INTERSECTION
R/W	= RIGHT OF WAY

PREPARED FOR: BREVARD COUNTY  
 LAND ACQUISITION  
 PROJECT MANAGER: BLAISE MANCINI

MICHAEL J. SWEENEY, PSM 4870  
 PROFESSIONAL SURVEYOR & MAPPER  
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
 PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 15-02-029		SECTIONS 26, 27 TOWNSHIP 27 SOUTH RANGE 36 EAST
DATE: APRIL 22, 2015	SHEET: 1 OF 2	REVISIONS	DESCRIPTION	

# SKETCH OF DESCRIPTION

**EXHIBIT "A"**

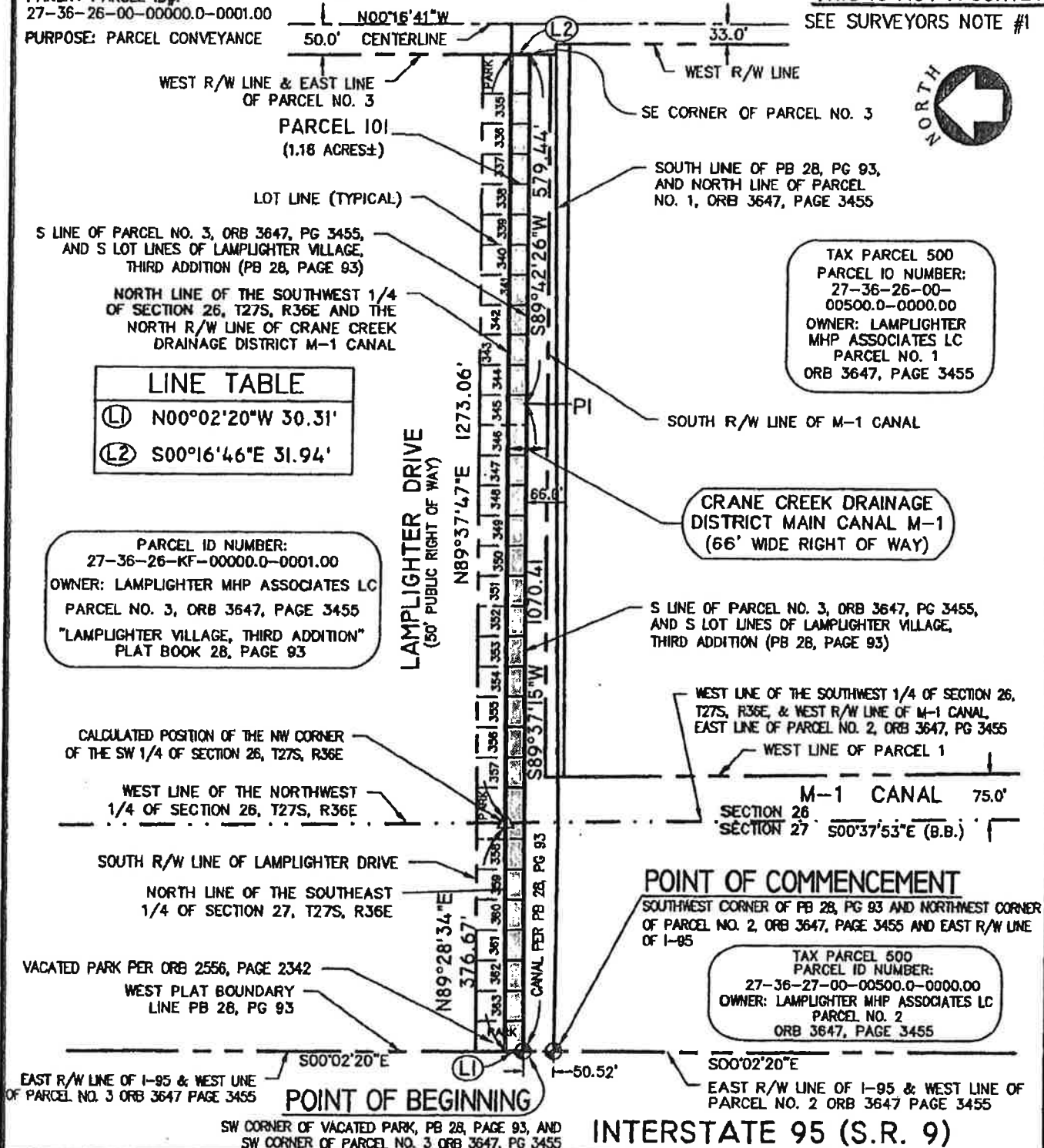
SHEET 2 OF 2  
NOT VALID WITHOUT SHEET 1 OF 2

## PARCEL 101

PARENT PARCEL ID#: 27-36-26-00-00000.0-0001.00  
PURPOSE: PARCEL CONVEYANCE

## JOHN RODES BOULEVARD

**THIS IS NOT A SURVEY**  
SEE SURVEYORS NOTE #1



LINE TABLE	
(L1)	N00°02'20"W 30.31'
(L2)	S00°16'46"E 31.94'

PARCEL ID NUMBER:  
27-36-26-KF-00000.0-0001.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 3, ORB 3647, PAGE 3455  
"LAMPLIGHTER VILLAGE, THIRD ADDITION"  
PLAT BOOK 28, PAGE 93

TAX PARCEL 500  
PARCEL IO NUMBER:  
27-36-26-00-00500.0-0000.00  
OWNER: LAMPLIGHTER  
MHP ASSOCIATES LC  
PARCEL NO. 1  
ORB 3647, PAGE 3455

CRANE CREEK DRAINAGE  
DISTRICT MAIN CANAL M-1  
(66' WIDE RIGHT OF WAY)

M-1 CANAL 75.0'  
SECTION 26  
SECTION 27 S00°37'53"E (B.B.)

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF PB 28, PG 93 AND NORTH CORNER  
OF PARCEL NO. 2, ORB 3647, PAGE 3455 AND EAST R/W LINE  
OF I-95

TAX PARCEL 500  
PARCEL ID NUMBER:  
27-36-27-00-00500.0-0000.00  
OWNER: LAMPLIGHTER MHP ASSOCIATES LC  
PARCEL NO. 2  
ORB 3647, PAGE 3455

CALCULATED POSITION OF THE NW CORNER  
OF THE SW 1/4 OF SECTION 26, T27S, R36E

WEST LINE OF THE NORTHWEST  
1/4 OF SECTION 26, T27S, R36E

SOUTH R/W LINE OF LAMPLIGHTER DRIVE

NORTH LINE OF THE SOUTHEAST  
1/4 OF SECTION 27, T27S, R36E

VACATED PARK PER ORB 2556, PAGE 2342

WEST PLAT BOUNDARY  
LINE PB 26, PG 93

EAST R/W LINE OF I-95 & WEST LINE  
OF PARCEL NO. 3 ORB 3647 PAGE 3455

POINT OF BEGINNING

SW CORNER OF VACATED PARK, PB 28, PAGE 93, AND  
SW CORNER OF PARCEL NO. 3 ORB 3647, PG 3455

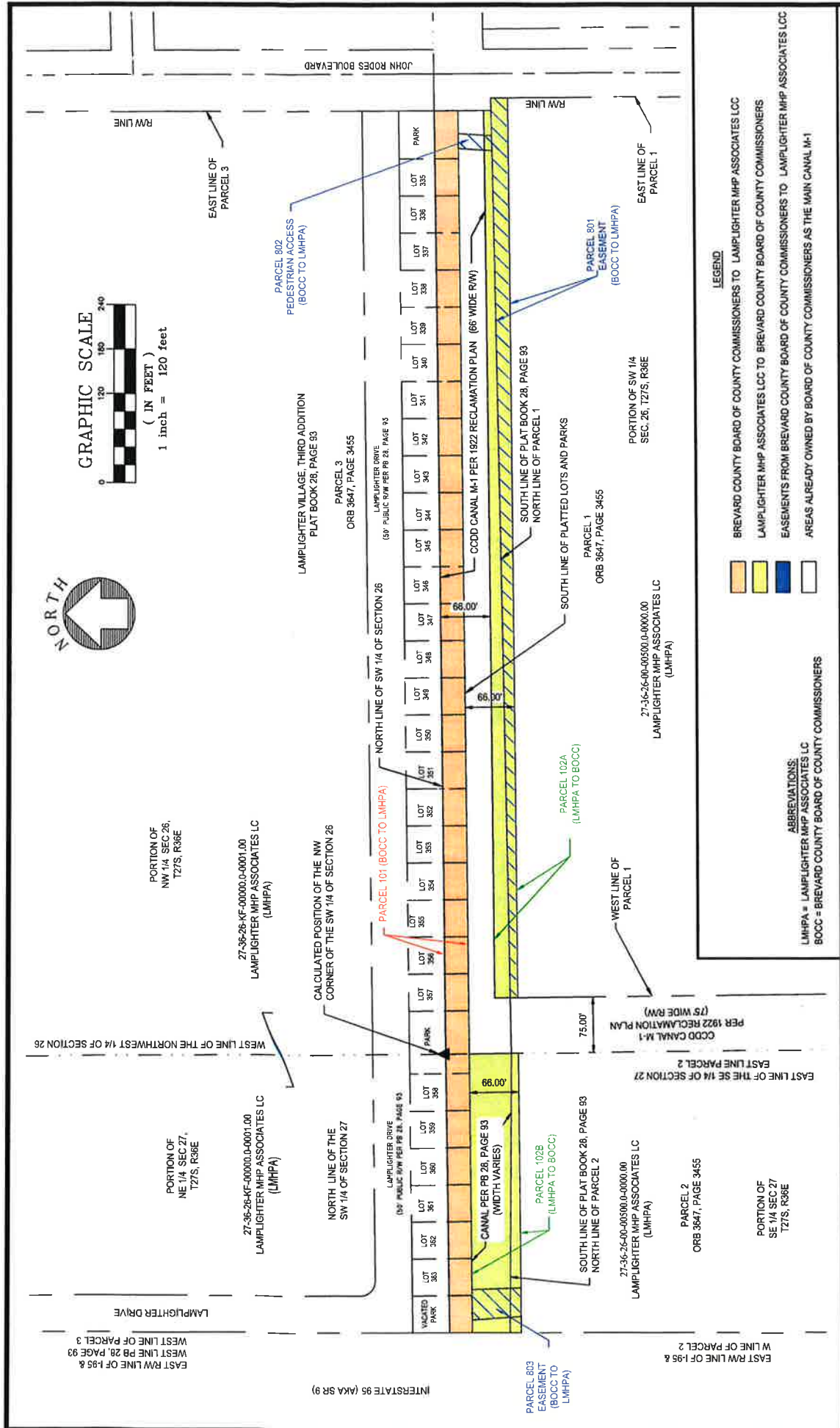
## INTERSTATE 95 (S.R. 9)



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1"=200'  
PROJECT NO.:  
15-02-029

SECTIONS 26, 27  
TOWNSHIP 27 SOUTH  
RANGE 36 EAST



**LEGEND**

- BREAVARD COUNTY BOARD OF COUNTY COMMISSIONERS TO LAMPLIGHTER MHP ASSOCIATES LCC
- LAMPLIGHTER MHP ASSOCIATES LCC TO BREAVARD COUNTY BOARD OF COUNTY COMMISSIONERS
- EASEMENTS FROM BREAVARD COUNTY BOARD OF COUNTY COMMISSIONERS TO LAMPLIGHTER MHP ASSOCIATES LCC
- AREAS ALREADY OWNED BY BOARD OF COUNTY COMMISSIONERS AS THE MAIN CANAL M-1

**ABBREVIATIONS:**  
 LMHPA = LAMPLIGHTER MHP ASSOCIATES LC  
 BOCC = BREAVARD COUNTY BOARD OF COUNTY COMMISSIONERS

 Public Works	<b>PARCEL CONVEYANCE &amp; EASEMENT EXHIBIT</b>	<b>BREAVARD COUNTY NRMO</b>
	SECTION: 26 & 27, TWN: 27 SOUTH, RANG: 36 EAST	BACH McCLURE P.E.
SURVEYING & MAPPING DIVISION 2775 JUDGE FRANK JACOBSON WAY BLDG. A, STE. A220 VERA, FL 32940 PHONE: (321) 633-2080	DRAWING NAME: PARCEL EXHIBIT.DWG. SHEET: 1 OF 1	PREPARED FOR:
SCALE: 1" = 120' DATE: 4/22/15	PROJECT NUMBER: 15-02-029	DATE: _____ REVISION: _____



**Dana Blickley, CFA**  
Brevard County Property Appraiser

Location Map for Lamplighter



**North Government Complex**  
400 South St, 5th Floor  
Titusville, FL 32780  
Phone: (321) 264-6700  
Fax: (321) 264-6954

**Merritt Island Services Complex**  
2675 N Courtenay Pkwy  
Merritt Island, FL 32953  
Phone: (321) 454-6620  
Fax: (321) 454-6618

**Viera Government Center**  
2725 Judge Fran Jamieson Wy  
Viera, FL 32940  
Phone: (321) 690-6880  
Fax: (321) 690-6883

**South Services Complex**  
1515 Sarno Rd  
Melbourne, FL 32935  
Phone: (321) 255-4440  
Fax: (321) 255-4439

**Palm Bay Service Complex**  
450 Cogan Dr, SE  
Palm Bay, FL 32909  
Phone: (321) 952-4574  
Fax: (321) 952-4573

Document content intended for assessment purposes only. Not a survey. Map layers may not precisely align. Other disclaimers apply.

Printed Wednesday, May 13, 2015 at 4:00 PM. www.bcpao.us

**PROPERTY FACT SHEET**  
**PROJECT: Lamplighter MHP Associates, LC**

<b>OWNER:</b>	Lamplighter MHP Associates, LC
<b>PARCEL LOCATION:</b>	John Rhodes Blvd., Melbourne, Florida
<b>PARCEL SIZE:</b>	68.78 Acre (per Property Appraiser)
<b>EASEMENT AREA:</b>	0.80 acre (801, 802 & 803)
<b>PARCEL SIZE:</b>	1.44 Acres (from Lamplighter to BC)
<b>PARCEL SIZE:</b>	1.18 acres (from BC to Lamplighter)
<b>ZONING/LANDUSE:</b>	C – Manufactured Housing
<b>IMPROVEMENTS:</b>	Mobile Home Park
<b>TOPOGRAPHY:</b>	Level with road grade
<b>FLOOD ZONE:</b>	AE (elevation varies)
<b>TAX PARCEL ID#:</b>	27-36-26-KF-00000.0-0001.00
<b>MARKET VALUE:</b> (Property Appraiser's Records)	\$6,410,000.00 (2014 Assessment)
<b>PUBLIC UTILITIES:</b>	All utilities
<b>PROPERTY TRANSACTION:</b> (Clerk of the Court Records)	Purchase date: 02/01/97 Sale amount: \$18,000,000.00

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: EXCHANGE AGREEMENT BETWEEN LAMPLIGHTER MHP ASSOCIATES, LC AND THE BOARD OF COUNTY COMMISSIONERS BREVARD COUNTY – DISTRICT 5

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION / NATURAL RESOURCES MANAGEMENT DEPARTMENT

AGENCY CONTACT: DAN JONES LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847 (5-2726)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPS</u>	_____	<u>6/17/15</u>
COUNTY ATTORNEY Scott Knox County Attorney	<u>see attached</u>	_____	<u>6/17/15</u>
PUBLIC WORKS John Denninghoff, Director	<u>JDX</u>	_____	<u>6/22/15</u>
NRMD Virginia Barker, Director	<u>VJB</u>	_____	<u>6/22/15</u>

AGENDA DUE DATE: June 22, 2015 for the July 7, 2015 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: EXCHANGE AGREEMENT BETWEEN LAMPLIGHTER MHP ASSOCIATES, LC AND THE BOARD OF COUNTY COMMISSIONERS BREVARD COUNTY – DISTRICT 5

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION / NATURAL RESOURCES MANAGEMENT DEPARTMENT

AGENCY CONTACT: DAN JONES LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847 (5-2726)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPS</u>	_____	<u>6/17/15</u>
COUNTY ATTORNEY Scott Knox County Attorney	<u>SK</u>	_____	<u>6/17/15</u>
PUBLIC WORKS John Denninghoff, Director	_____	_____	_____
NRMD Virginia Barker, Director	_____	_____	_____

AGENDA DUE DATE: June 22, 2015 for the July 7, 2015 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

**PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.**

**THANK YOU.**

J.A.7

A Daily Publication By:



CLERK TO THE BOARD OF COUNTY C  
400 SOUTH ST  
TITUSVILLE, FL 32780

STATE OF FLORIDA COUNTY OF BREVARD:  
Before the undersigned authority personally appeared Kim Curro, who on oath says that he or she is a Legal Advertising Representative of the FLORIDA TODAY, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Public Notices

as published in FLORIDA TODAY in the issue(s) of:

06/15/15, 06/22/15

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

Sworn to and Subscribed before me this 1th of July 2015, by

  
Ruby Royer  
Notary Public for the State of Florida  
My Commission expires January 30, 2018

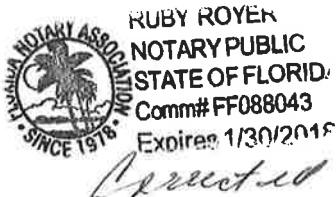
Publication Cost: \$183.30  
Ad No: 0000523113  
Customer No: BRE-6BR427

AD #523113 06/15/2015, 06/22/2015  
PUBLIC NOTICE  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS  
As provided in Chapter 125.37 F.S., notice is hereby given that the Board of County Commissioners will hold a public hearing at 9:00 a.m. on July 07, 2015, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida. The purpose of the hearing will be to consider an Exchange Agreement between Brevard County and Lamplighter MHP Associates, L.C. The above-referenced property to be utilized to allow for the location of existing M-1 Canal.  
In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify Dan Jones at 321-690-6847 in the Public Works Department, Land Acquisition Section, no later than 48 hours prior to the meeting.  
A copy of the proposed agreement may be obtained by contacting Dan Jones at 321-690-6847 or Bach McClure at 321-633-2016.  
Persons seeking to preserve a verbatim transcript of the record meeting must make those arrangements at their own expense.

RECEIVED

JUL 10 2015

Board of County Commissioners

  
RUBY ROYER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF088043  
Expires 1/30/2018  
*Corrected*

H.A.M

A Daily Publication By:



CLERK TO THE BOARD OF COUNTY C  
400 SOUTH ST  
TITUSVILLE, FL 32780

STATE OF FLORIDA COUNTY OF BREVARD:

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

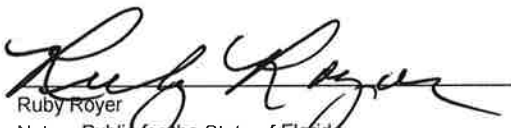
**Public Notices**

as published in FLORIDA TODAY in the issue(s) of:

06/15/15, 06/22/15

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

Sworn to and Subscribed before me this 22th of June 2015, by

  
Ruby Royer  
Notary Public for the State of Florida  
My Commission expires January 30, 2018

AD #523113 06/15/2015, 06/22/2015  
PUBLIC NOTICE  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

As provided in Chapter 125.37 F.S., notice is hereby given that the Board of County Commissioners will hold a public hearing at 9:00 a.m. on July 07, 2015, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida. The purpose of the hearing will be to consider an Exchange Agreement between Brevard County and Lamplighter MHP Associates, LC. The above-referenced property to be utilized to allow for the location of existing M-1 Canal.

In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify Dan Jones at 321-690-6847 in the Public Works Department, Land Acquisition Section, no later than 48 hours prior

to the meeting. A copy of the proposed agreement may be obtained by contacting Dan Jones at 321-690-6847 or Bach McClure at 321-633-2016.

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

RECEIVED

JUN 26 2015

Board of County Commissioners

Publication Cost: \$183.30  
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