



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.1.

10/14/2025

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**Subject:**

Petition to Vacate, Re: A portion of a Plat - Plat of "Harbor Colony" Plat Book 19, Page 16 - Merritt Island - DPS Development LLC - District 2

**Fiscal Impact:**

The petitioners are charged \$640. These fees are deposited in Fund 0002-30265 revenue account for vacatings.

**Dept/Office:**

Public Works Department - Land Acquisition

**Requested Action:**

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating a portion of a Plat, per Plat "Harbor Colony", Plat Book 19, Page 16, in Section 7, Township 25 South, Range 37 East. If approved, it is requested that the Board authorize the Chair to sign the attached Resolution approving the vacating and accepting the drainage easement and drainage and utility easement.

**Summary Explanation and Background:**

Florida Statutes, Chapter 177.101, provide a method for the Board of County Commissioners to vacate and abandon portions of plats. The petitioner owns Lots 3-7 and 20-24, Plat of "Harbor Colony", and is requesting the vacating of a portion of a plat to allow for the development of the property as two single-family home sites. The property is located in Merritt Island, South of Highway 520 and East of Newfound Harbor Drive.

The Land Acquisition Section has prepared two easements required by the vacate to cover utilities in the Via Roma and Via Lugano rights-of-way and historical drainage flowing through several lots. Requesting that the Board accept the easements, which will be recorded after the approval of the vacating of the plat.

On September 29, 2025, the legal notice was advertised in Florida Today informing the public of the date a public hearing would be held to consider the vacating. All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received.

Name: Amber.Holley@brevardfl.gov Phone: 321-350-8346

**Clerk to the Board Instructions:**

Advertise Approved Resolution Notice and Record Vacating Resolution Documents as one resolution type document, which in sequence includes the approved/signed resolution, the proof of publication of the public hearing notice, and the proof of publication of the adopted resolution notice.



**FLORIDA'S SPACE COAST**

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

Telephone: (321) 637-2001

Fax: (321) 264-6972

Kimberly.Powell@brevardclerk.us



October 28, 2025

**M E M O R A N D U M**

TO: Marc Bernath, Public Works Director    Attn: Amber Holley

RE: Resolution Vacating a Portion of a Plat, Plat of "Harbor Colony", Merritt Island, Florida,  
Lying in Section 7, Township 25 South, Range 37 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 25-128, vacating a portion of a plat, Plat of "Harbor Colony", Merritt Island, Florida, lying in Section 7, Township 25 South, Range 37 East, as petitioned by DPS Development LLC. Said Resolution was adopted by the Board of County Commissioners, in regular session on October 14, 2025.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

/ds

Encls. (2)



**FLORIDA'S SPACE COAST**

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

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



October 28, 2025

DPS Development, LLC  
935 Newfound Harbor Drive  
Merritt Island, FL 32952

Dear Sir/Madam:

Re: Resolution Vacating a Portion of a Plat, Plat of "Harbor Colony", Merritt Island, Florida,  
Lying in Section 7, Township 25 South, Range 37 East

The Board of County Commissioners, in regular session on October 14, 2025, adopted Resolution No. 25-128, vacating a portion of a plat, Plat of "Harbor Colony", Merritt Island, Florida, lying in Section 7, Township 25 South, Range 37 East, as petitioned by you. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

cc: Amber Holley

**Resolution 2025 -128**

**Vacating a portion of a Plat, Plat of "Harbor Colony", Merritt Island, Florida, lying in Section 7,  
Township 25 South, Range 37 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **DPS Development LLC** with the Board of County Commissioners to vacate plats in Brevard County, Florida, described as follows:

**SEE ATTACHED BOUNDARY SURVEY**

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating said plat will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said plat is hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED, AND ADOPTED, in regular session, this 14<sup>th</sup> day of October, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

  
Rachel Sadoff, Clerk

  
\_\_\_\_\_  
Rob Feltner, Chairman

As approved by the Board on:  
October 14, 2025

# BOUNDARY SURVEY

SHEET 1 OF 2  
NOT VALID WITHOUT THE  
SKETCH ON SHEET 2 OF 2

Harbor Colony Partial Plat Vacation, road abandonments and public easements

## Legal Description:

All of Lots 20, 21, 22, 23, 24, 25, 26 together with Lots 3, 4, 5, 6 and 7 all in the Plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid Plat that is bounded by a line parallel line, 25.00 feet Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat.

Containing 3.1± acres.

Except the drainage easement recorded in Official Records Book 696, Page 1017.

## LEGEND:

- Set 5/8" iron rebar with cap marked: LB 7978
- Found 5/8" iron rebar, no identification / identification noted
- △ Found 1/4" iron pipe, no identification / identification noted
- ▲ Found 1/2" iron rebar, no identification / identification noted

## ABBREVIATIONS:

WC	Witness Corner
IRC	Iron Rod & Cap
R/W	Right of Way
ORB	Official Record Book
L - #	Line Number
C	Curve
BRG	Bearing
N	North
S	South
E	East
W	West

## SURVEY REPORT:

1. The intended purpose of this survey is for boundary information only, as shown hereon.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property. An Ownership and Encumbrances report was provided by Fidelity National Title Insurance Company, Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: A1A Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554.
3. This survey does not reflect or determine ownership.
4. Measurements shown hereon are expressed in feet and decimal parts thereof.
5. Dimensions shown are taken from the Recorded Plat of Harbor Colony, Plat Book 19, Page 16.
6. Bearings are assumed and based on S 89°50'58" W along the Center Line of Via Roma.
7. This drawing is not valid unless bearing an original signature and embossed land surveyor seal.

PREPARED FOR: DIANA PITTLER  
BREVARD COUNTY BOARD  
OF COUNTY COMMISSIONERS

PREPARED BY: JOHN R CAMPBELL SURVEYING, LLC  
ADDRESS: 115 ALMA BLVD., SUITE 102, MERRIT ISLAND, FL 32953  
PHONE: 321-507-4811 MOBILE: 321-514-6920



VICINITY MAP



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS REGULATED IN CHAPTER 477.027, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.027, FLORIDA STATUTES.

IN THAT IT BEARS THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER. THIS  
DRAWING, SKETCH, PLAT OR MAP IS FOR  
INFORMATIONAL PURPOSES ONLY AND IS  
NOT VALID.

*John R. Campbell*  
John R. Campbell  
Professional Surveyor & Mapper #2551  
State of Florida



SECTION 07  
TOWNSHIP 25 SOUTH  
RANGE 37 EAST

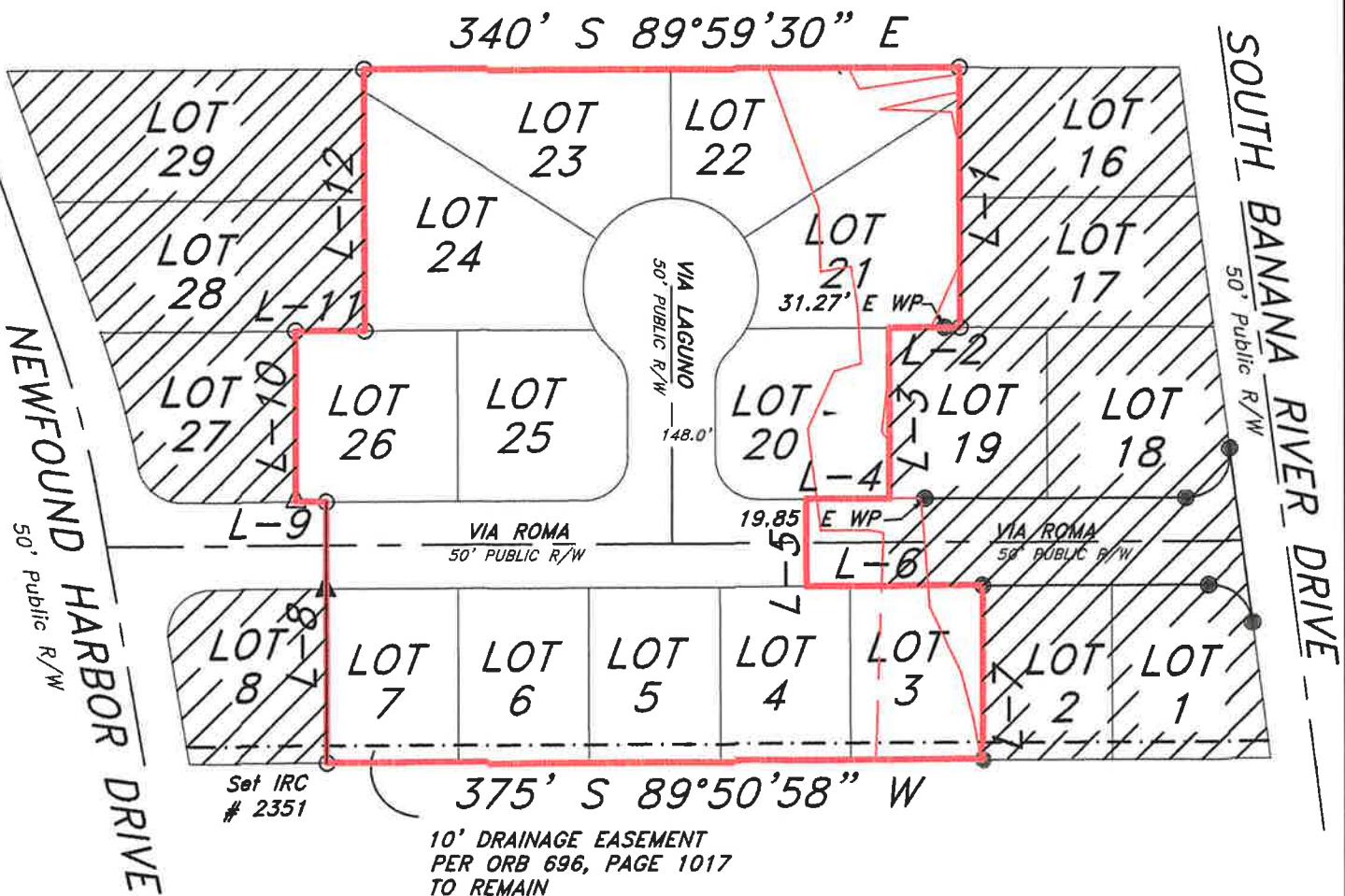
DRAWN BY: ZAD  
DATE: SEPTEMBER 6TH, 2019

CHECKED BY: JRC  
SHEET 1 OF 2

DRAWING: 2019-261  
REVISION 1 - 09/16/19  
REVISION 2 - 03/25/24  
REVISION 3 - 03/17/25

# BOUNDARY SURVEY

SHEET 2 OF 2  
NOT VALID WITHOUT THE  
LEGAL DESCRIPTION ON  
SHEET 1 OF 2



L-1: S 00°09'02" E, 148.71'  
 L-2: S 89°50'58" W, 40.01'  
 L-3: S 00°09'02" E, 98.00'  
 L-4: S 89°50'58" W, 47.48'  
 L-5: S 00°09'02" E, 50.00'  
 L-6: N 89°50'58" E, 100.00'  
 L-7: S 00°09'02" E, 100.00'  
 L-8: N 00°09'02" W, 150.00'  
 L-9: S 89°50'58" W, 17.52'  
 L-10: N 00°09'02" W, 98.00'  
 L-11: N 89°50'58" E, 40.00'  
 L-12: N 00°09'02" W, 149.65'

PREPARED FOR: DIANA PITTLER  
BREVARD COUNTY BOARD  
OF COUNTY COMMISSIONERS

PREPARED BY: JOHN R CAMPBELL SURVEYING, LLC  
ADDRESS: 115 ALMA BLVD., SUITE 102, MERRIT ISLAND, FL 32953  
PHONE: 321-507-4811 MOBILE: 321-514-6920

DRAWN BY: ZAD DATE: SEPTEMBER 6TH, 2019	CHECKED BY: JRC SHEET 2 OF 2	DRAWING: 2019-261 REVISION 1 - 09/16/19 REVISION 2 - 03/25/24 REVISION 3 - 03/17/25	SECTION 07 TOWNSHIP 25 SOUTH RANGE 37 EAST
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**AFFIDAVIT OF PUBLICATION**

Amber Holley  
Amber Holly  
Brevard County Public Works Dept. Surveying & Mapping Program  
2725 Judge Fran Jamieson Way, Room A-220  
Viera FL 32940

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the 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, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 09/29/2025  
BRE floridatoday.com 09/29/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/29/2025



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost:	\$271.73
Tax Amount:	\$0.00
Payment Cost:	\$271.73
Order No:	11691063
Customer No:	1127286
PO #:	4500092228-10
# of Copies: 1	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

DENISE ROBERTS  
Notary Public  
State of Wisconsin

Ad#11691063 09/29/2025  
**LEGAL NOTICE**  
**NOTICE FOR THE VACATING OF A  
PORTION OF A PLAT, PLAT OF  
"HARBOR COLONY", PLAT BOOK  
19, PAGE 16, LYING IN SECTION 7,  
TOWNSHIP 25 SOUTH, RANGE 37  
EAST, MERRITT ISLAND, FL**  
NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by **DPS DEVELOPMENT LLC** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:  
**All of lots 20,21,22,23,24,25, 26, together with Lots 3,4,5,6 and 7, all in the plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid plat that is bounded by a line parallel, 25.00 foot Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat. Containing 3.1 acres, more or less. Except the drainage easement recorded in Official Records Book 656, Page 1017. Prepared by: John R. Campbell, PLS.**

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described Plat at 5:00 P.M. on October 14, 2025, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings; and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

**AFFIDAVIT OF PUBLICATION**

Brevard County Clerk Donna Scott -Survey  
Brevard Cty Public Works Dept  
2725 Judge Fran Jamieson Way Bldg A  
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the 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, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 10/17/2025  
BRE floridatoday.com 10/17/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/17/2025

\_\_\_\_\_  
Legal Clerk

\_\_\_\_\_  
Notary, State of WI, County of Brown

\_\_\_\_\_  
My commission expires

Publication Cost: \$188.48  
Tax Amount: \$0.00  
Payment Cost: \$188.48  
Order No: 11759937 # of Copies:  
Customer No: 1127286 0  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

AD#11759937 10/17/2025  
LEGAL NOTICE  
RESOLUTION VACATING A PORTION  
OF A PLAT, PLAT OF "HARBOR  
COLONY", MERRITT ISLAND,  
FLORIDA, LYING IN SECTION 7,  
TOWNSHIP 25 SOUTH, RANGE 37  
EAST - DPS DEVELOPMENT LLC

TO WHOM IT MAY CONCERN:  
NOTICE IS HEREBY GIVEN that on  
October 14, 2025, the Board of  
County Commissioners of Brevard  
County, Florida, adopted a Resolu-  
tion vacating a portion of a plat,  
Plat of "Harbor Colony", Merritt  
Island, Florida, lying in Section 7,  
Township 25 South, Range 37 East,  
as petitioned by DPS Development  
LLC

LEGAL DESCRIPTION:  
All of lots 20,21,22,23,24,25, 26,  
together with Lots 3,4,5,6 and 7, all  
in the plat of Harbor Colony  
recorded in Plat Book 19 at Page 16  
of the Public Records of Brevard  
County, Florida; together with the  
right of way for Via Roma as shown  
on the aforesaid plat that is  
bounded by a line parallel, 25.00  
feet Westerly of, when measured  
perpendicularly to the East line of  
Lot 4, extending from the South  
line of Lot 20 to the North line of  
Lot 4, and is bounded by the  
Northerly prolongation of the west  
line of Lot 7 in the aforesaid plat;  
together with all of the right of way  
of Via Lugano and together with all  
public utility and public drainage  
easements within the boundaries of  
the above described parcel of land  
in the aforesaid Plat. Containing 3.1  
acres, more or less. Except the  
drainage easement recorded in  
Official Records Book 696, Page  
1017. Prepared by: John R. Camp-  
bell, PLS.

The Board further renounced and  
disclaimed any right of the County  
in and to said portion of a plat.

BY ORDER OF THE BOARD OF  
COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA  
RACHEL M. SADOFF, CLERK  
BY: Kimberly Powell, Clerk to the  
Board

VICKY FELTY  
Notary Public  
State of Wisconsin

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A211, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID:  
Project: Via Roma Vacate

### **DRAINAGE AND UTILITY EASEMENT**

**THIS INDENTURE**, made this 6 day of October, 2025, between DPS Development LLC, a Florida limited liability, whose address is 935 Newfound Harbor Drive, Merritt Island, Florida 32053, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

**WITNESSETH** that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, perpetual easement commencing on the above date for the purposes of 1) operating, reconstructing, reconfiguring, and maintaining Brevard County force main and sanitary sewer facilities, and 2) reconstructing, reconfiguring, and maintaining drainage, their associated facilities, and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of these easements is located in Section 7, Township 25 South, Range 37 East, Brevard County, Florida, and being more particularly described as follows:

#### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"**

Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

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

(Signatures and Notary on next page)

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

Signed, sealed and delivered in the presence of:

Will Golt

Witness



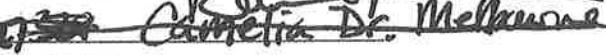
Signature

471 Lucas Merritt Island

Address 32953

Robert Riley

Witness

  
727 Camelia Dr. Melbourne

Signature

727 Camelia Dr. Melbourne

Address 32901

DPS Development LLC, a  
Florida limited liability  
company

By:

  
Robert Donovan, Manager

By:

  
Diana Scarincio, Manager

(Corporate Seal)

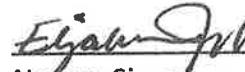
STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 6 day of October, 2025, by Robert Donovan and Diana Scarincio, as Managers for DPS Development LLC, a Florida limited liability company. Is  personally known or  produced \_\_\_\_\_ as identification.



ELIZABETH JOHNSEN  
Commission # HH 470811  
Expires December 6, 2027

  
Notary Signature  
SEAL

# LEGAL DESCRIPTION

## PARCEL 800

PARENT VIA ROMA AND VIA LUGANO  
PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT

# EXHIBIT "A"

## SHEET 1 OF 5

NOT VALID WITHOUT ALL 5 SHEETS  
THIS IS NOT A SURVEY

### LEGAL DESCRIPTION (BY SURVEYOR)

#### PARCEL 800, VIA ROMA AND VIA LUGANO UTILITY EASEMENT

A tract of land being the right-of-way of Via Lugano (a 50 foot wide public right-of-way and a 50 feet radius cul-de-sac) and a portion of the right-of-way of Via Roma (a 50 foot wide public right-of-way), lying West of the Northerly extension of the West line of Lot 3 and the Northerly extension of the West line of Lot 7, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, all of the above lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows:

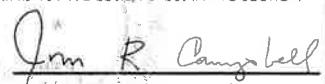
Commence at the Northeast corner of said Harbor Colony; thence N89°59'30"W, along the North line of said Harbor Colony, a distance of 50.42 feet to the West right-of-way line of said South Banana River Drive; thence S72°51'0"E, along said West right-of-way line of South Banana River Drive, also being the East line of Lots 16 through 18, inclusive, a distance of 219.96 feet to a point lying on the North right-of-way line of Via Roma (a 50 foot wide public right-of-way) of said Harbor Colony, being the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a central angle of 97°16'08"; thence run Southwesterly along the arc of said curve 42.44 feet to the point of tangency; thence S89°50'58"W, along said North right-of-way line, also being the South line of Lots 18 through 20, inclusive, a distance of 217.47 feet for the Point of Beginning; thence continue, S89°50'58"W, along said North right-of-way line, also being the South line of Lot 20, a distance of 27.52 feet, to a point lying on the East right-of-way line of Via Lugano (a 50 foot wide public right-of-way and a 50 foot radius cul-de-sac) of said Harbor Colony, being the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly along the arc of said curve 39.27 feet to the point of tangency; thence N0°09'02"W, along said East right-of-way line, also being the West line of Lot 20, a distance of 42.10 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a central angle of 48°11'23"; thence run Northeasterly along the arc of said curve 21.03 feet to the point of (CONTINUED ON SHEET 2)

SEE SHEET 2 FOR DESCRIPTION CONTINUATION AND NOTES

SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

UNLESS IT BEARS THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER THIS  
DRAWING, SKETCH, PLAT OR MAP IS FOR  
INFORMATIONAL PURPOSES ONLY AND IS  
NOT VALID

  
John R. Campbell  
Professional Surveyor & Mapper #2351  
State of Florida

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 07/03/2025	DRAWING: 2019-261-SODUE				

# LEGAL DESCRIPTION PARCEL 800

PARENT VIA ROMA AND VIA LUGANO

PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT

(CONTINUED FROM SHEET 1)

reverse curvature of a curve concave Southerly having a radius of 50.00 feet and a central angle of 276°22'46"; thence run Northerly along the West line of Lots 20 and 21, Westerly along the South line of Lots 22 and 23 and Southerly along the East line of Lots 24 and 25, along the arc of said curve, and also along the perimeter of aforesaid cul-de-sac, 241.19 feet to a point lying on the West right-of-way line of said Via Lugano, being the point of reverse curvature of a curve concave Southwesterly having a radius of 25.00 feet and a central angle of 48°11'23"; thence run Southeasterly along the arc of said curve 21.03 feet to the point of tangency; thence S0°09'02"E, along said West right-of-way line, also being the East line of Lot 25, a distance of 42.10 feet to a point on the aforesaid North right-of-way line, being the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southwesterly along the arc of said curve 39.27 feet to the point of tangency; thence S89°50'58"W, along aforesaid North right-of-way line, also being the South line of Lots 25 and 26, inclusive, a distance of 147.48 feet, to a point of intersection of said North right-of-way line and the Northerly extension of the West line of Lot 7; thence departing said North right-of-way line, run S0°09'02"E, along said Northerly extension, a distance of 50.00 feet to a point on the South right-of-way line of aforesaid Via Roma, said point being the Northwest corner of said Lot 7; thence N89°50'58"E, along said South right-of-way line, being the North line of Lots 4 through 7, inclusive, a distance of 275.00 feet; thence N0°09'02"W a distance of 50.00 feet to the Point of Beginning.

Containing therein 0.59 acres (25672 square feet), more or less.

## SURVEYOR'S NOTES:

1. The intended purpose of this sketch of description is to delineate the entire right-of-way of Via Lugano and a portion of Via Roma lying West of Lot 3 and lying East of the Northerly extension of the West line of Lot 7, Harbor Colony (PB 19, PG 16).
2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: A1A Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the South line of Via Roma right-of-way line per underlying plat of Harbor Colony (PB 19, PG 16), having a bearing of N89°50'58"E.
8. This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.

SEE SHEET 1 FOR DESCRIPTION CONTINUATION

SEE SHEET 3-5 FOR SKETCH (3 FOR LEGEND AND ABBREVIATIONS)

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 07/03/2025	DRAWING: 2019-261-SODUE				

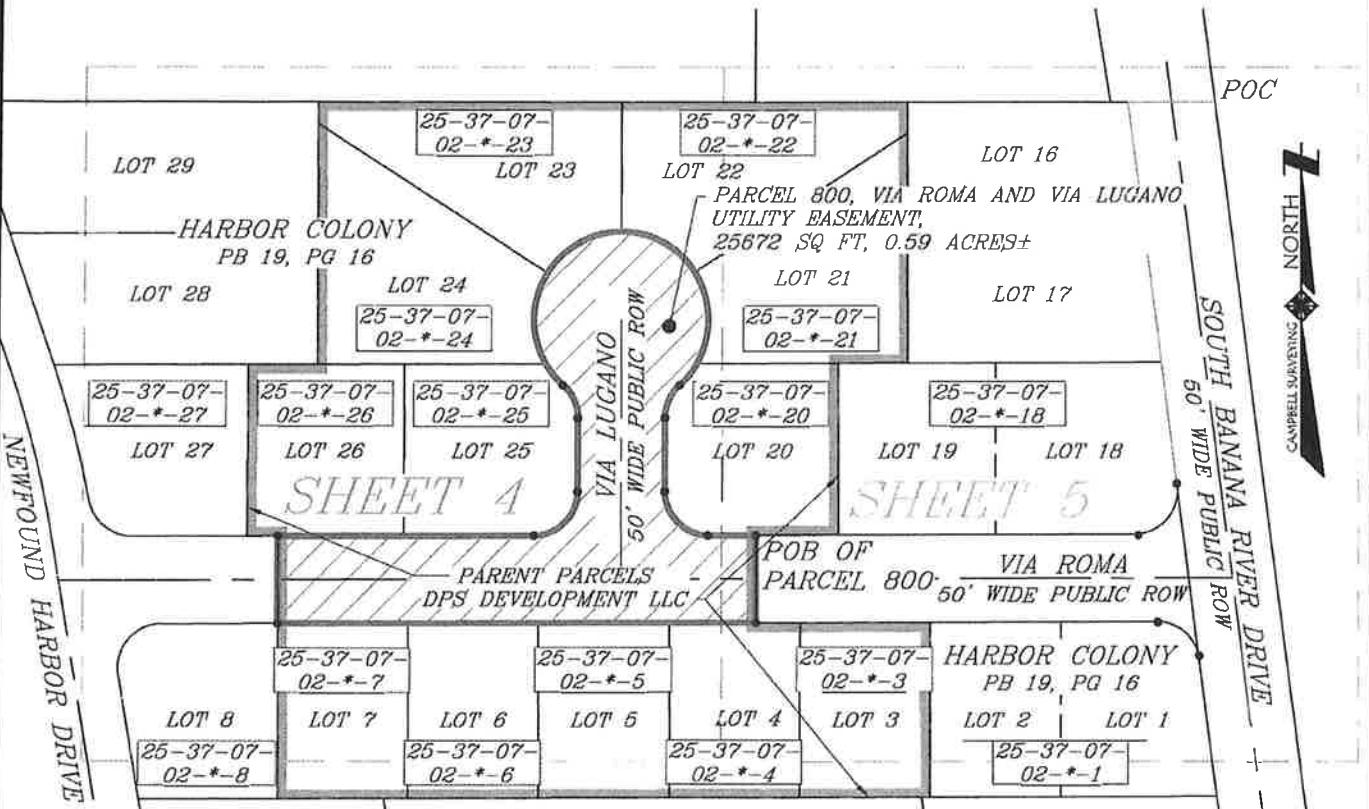
# SKETCH OF DESCRIPTION PARCEL 800

PARENT VIA ROMA AND VIA LUGANO  
PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT

## EXHIBIT "A"

SHEET 3 OF 5

NOT VALID WITHOUT ALL 5 SHEETS  
THIS IS NOT A SURVEY



## LEGEND AND ABBREVIATIONS

L	Arc Length	PC	Point of Curvature
Δ	Central Angle	PRC	Point of Reverse Curvature
CB	Chord Bearing	PT	Point of Tangency
C	Chord Length	R	Radius
ORB	Official Record Book	ROW	Right-of-Way
PG	Page or Pages	SQ FT	Square Feet
PB	Plat Book		
POB	Point of Beginning	<b>25-37-07-02-*-5</b>	
POC	Point of Commencement	Parcel Number	
		<hr/>	
		Parent Parcel Boundary	

SEE SHEET 1 AND 2 FOR DESCRIPTION AND NOTES  
SEE SHEET 4-5 FOR SKETCH of DESCRIPTION

0 100 200

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 07/03/2025	DRAWING: 2019-261-SODUE				

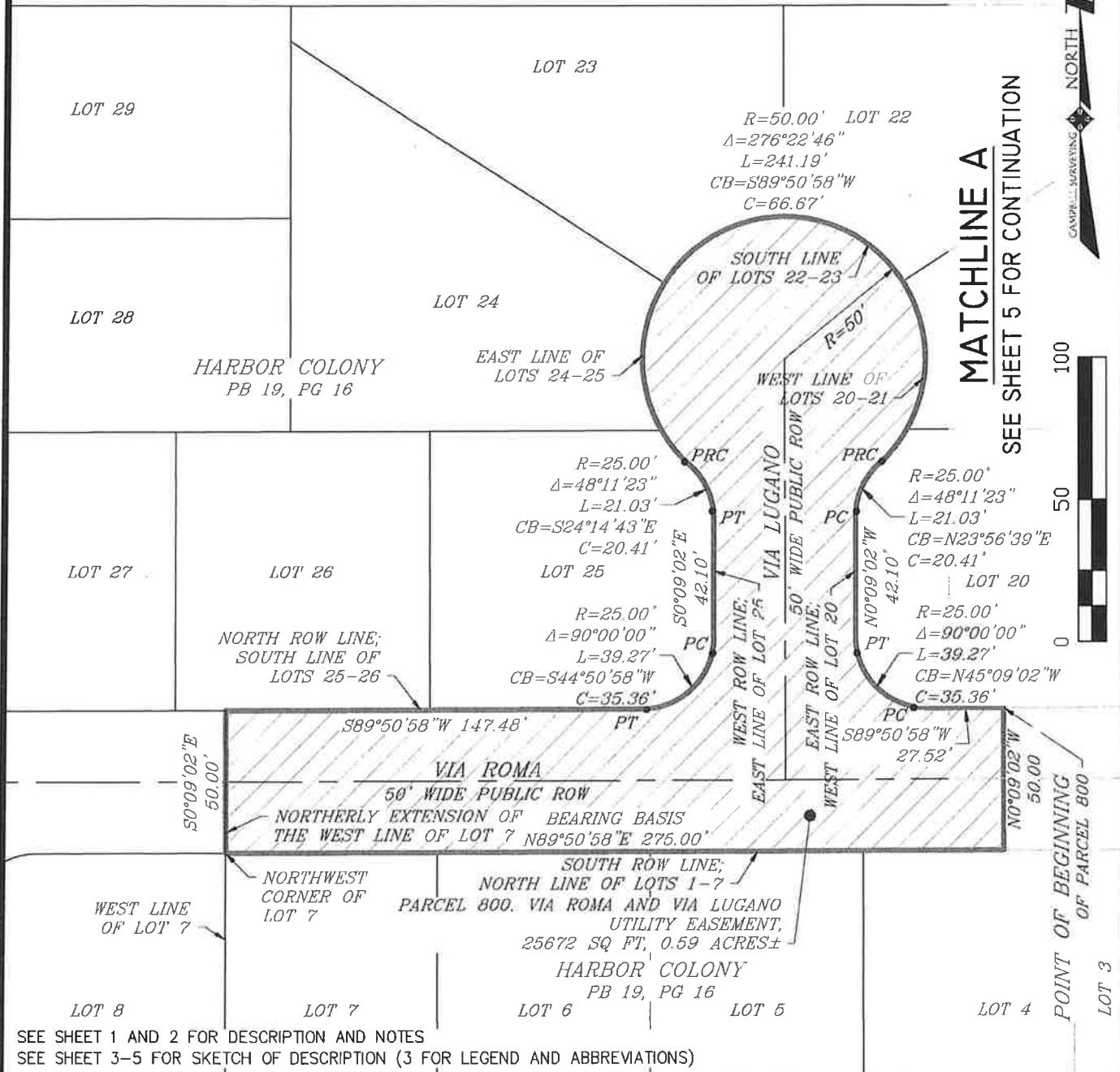
SKETCH OF DESCRIPTION  
PARCEL 800

PARENT SUBDIVISION HARBOR COLONY, PB 19, PG 16  
PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT

**EXHIBIT "A"**

SHEET 4 OF 5

NOT VALID WITHOUT ALL 5 SHEETS  
**THIS IS NOT A SURVEY**



PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC

115 Alma Blvd Suite 102 Mailing Address: P.O. Box 541866, Merritt Island, FL 32952-0000

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
DATE: 07/03/2025	DRAWING: 2019-261-SODUE	REVISIONS	DATE	DESCRIPTION	

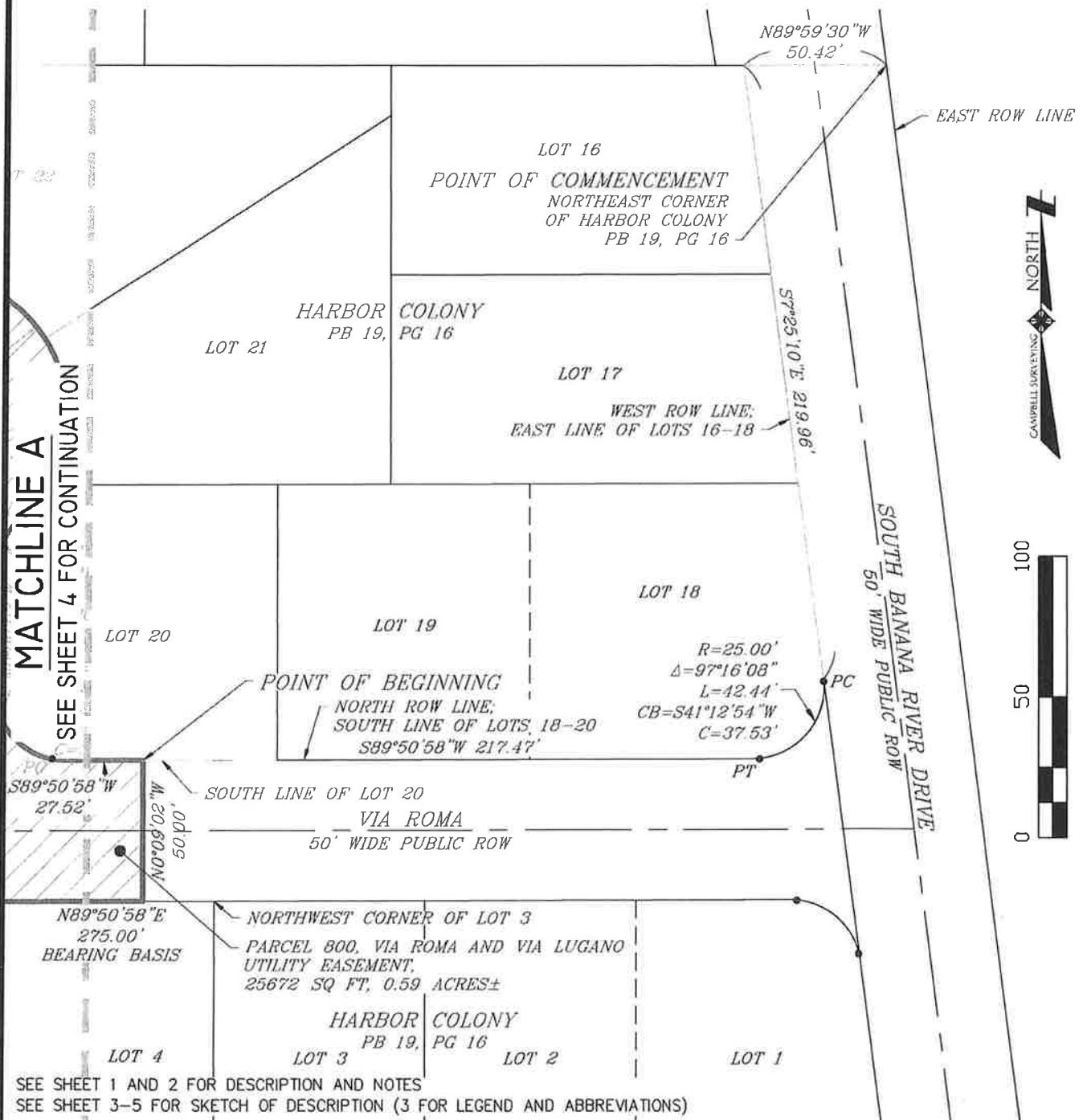
# SKETCH OF DESCRIPTION PARCEL 800

PARENT SUBDIVISION HARBOR COLONY, PB 19, PG 16  
PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT

## EXHIBIT "A"

SHEET 5 OF 5

NOT VALID WITHOUT ALL 5 SHEETS  
THIS IS NOT A SURVEY



PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261		
		REVISIONS	DATE	DESCRIPTION
DATE: 7/9/2025	DRAWING: 2019-261-SODUE			

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A211, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: #25-37-07-02-\*-22; #25-37-07-02-\*-21 & #25-37-07-02-\*-20  
Project: Via Roma Vacate

## DRAINAGE EASEMENTS

**THIS INDENTURE**, made this 14<sup>th</sup> day of August, 2025, between DPS Development LLC, a Florida limited liability company, whose address is 935 Newfound Harbor Drive, Merritt Island, Florida 32952, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

**WITNESSETH** that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, perpetual easements commencing on the above date for the purposes of reconstructing, reconfiguring, and maintaining drainage facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of these easements is located in Section 7, Township 25 South, Range 37 East, Brevard County, Florida, and being more particularly described as follows:

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

Including the right of ingress and egress onto the easement areas as may be necessary for the full use and enjoyment by the second party of its easements. The first party shall have full use and enjoyment of the easement areas but shall not make any improvements within the easement areas which will conflict or interfere with the easements granted herein.

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

(Signatures and Notary on next page)

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

Signed, sealed and delivered in the presence of:

William Gott

Witness

Dawn M.

Signature

971 Lucas Rd. Merritt Island

Address 32953

Krista Spell

Witness

Karen Spell

Signature

571 Nellie Blue

Address Merritt Island  
32953

DPS Development LLC, a  
Florida limited liability  
company

By: Robert Donovan, Manager

By: Diana Scarincio, Manager

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 14 day of August, 2025, by Robert Donovan and Diana Scarincio, as Managers for DPS Development LLC, a Florida limited liability company. Is  personally known or  produced \_\_\_\_\_ as identification.



ELIZABETH JOHNSEN  
Commission # HH 470811  
Expires December 6, 2027

Elizabeth Johnson  
Notary Signature  
SEAL

# LEGAL DESCRIPTION PARCEL 801

PARENT TAX ID 25-37-07-02-\*-22  
TAX ID 25-37-07-02-\*-21  
TAX ID 25-37-07-02-\*-20

PURPOSE: DRAINAGE EASEMENT

SEE SHEET 2 FOR DESCRIPTION AND NOTES

SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)

## EXHIBIT "A"

### SHEET 1 OF 5

NOT VALID WITHOUT ALL 5 SHEETS

THIS IS NOT A SURVEY

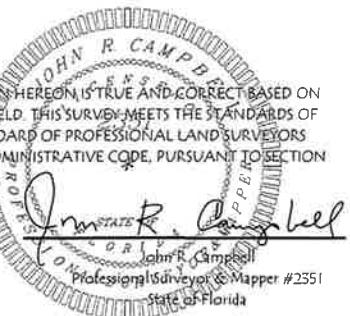
#### LEGAL DESCRIPTION PARCEL 801, DRAINAGE EASEMENT (BY SURVEYOR)

A tract of land being a portion of Lots 20 through 22, inclusive, and a portion of Via Roma right-of-way, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows:

Commence at the Northeast corner of Harbor Colony as recorded in Plat Book 19, Page 16 of said Public Records; thence N89°59'30"W, along the North line of said Harbor Colony, a distance of 177.38 feet for a Point of Beginning; thence departing said North line, run S0°09'02"E, along the West line of the Lots 16 and 17 of said Harbor Colony, a distance of 148.71 feet to the Southwest corner of said Lot 17, said corner lying on the North line of Lot 19 of said Harbor Colony; thence S89°50'58"W, along said North line of Lot 19, a distance of 40.01 feet to the Northwest corner of Lot 19; thence S0°09'02"E, along the West line of said Lot 19, a distance of 98.00 feet to the Southwest corner of said Lot 19, said corner lying on the North right-of-way line of Via Roma, said corner also lying on the South line of Lot 19 of aforesaid Harbor Colony; thence S89°50'58"W, along said North right-of-way line, a distance of 41.43 feet; thence departing said North right-of-way line of Via Roma, run over and across Lots 20 through 22, inclusive, of aforesaid Harbor Colony the following eight (8) courses: thence N7°17'44"W a distance of 40.34 feet; thence N24°41'02"E a distance of 36.58 feet; thence N73°29'10"E a distance of 15.91 feet; thence N3°54'44"W a distance of 32.72 feet; thence N8°36'46"W a distance of 23.20 feet; thence S79°55'56"W a distance of 17.70 feet; thence N1°39'17"W a distance of 36.67 feet; thence N20°09'32"W a distance of 85.23 feet to the North line of said Lot 22; thence S89°59'30"E, along said North line, a distance of 108.96 feet to the Point of Beginning.

Containing therein 0.36 acres (15802 square feet), more or less.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES  
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID



PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 7/9/2025	DRAWING: 2019-261-SOD801				

# LEGAL DESCRIPTION PARCEL 801

PARENT TAX ID 25-37-07-02-\*-22  
TAX ID 25-37-07-02-\*-21  
TAX ID 25-37-07-02-\*-20

PURPOSE: DRAINAGE EASEMENT

SEE SHEET 1 FOR DESCRIPTION

SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)

## EXHIBIT "A"

SHEET 2 OF 5

NOT VALID WITHOUT ALL 5 SHEETS

THIS IS NOT A SURVEY

### SURVEYOR'S NOTES:

1. The intended purpose of this sketch of description is to delineate a drainage easement around an existing ditch.
2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report, Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: A1A Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1: 7500 for a Suburban survey and is not valid without all 5 sheets.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the North right-of-wayline of Via Roma, Harbor Colony (PB 19, PG 16), having a bearing of S89°50'58"W.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 7/9/2025	DRAWING: 2019-261-SOD801				

# SKETCH OF DESCRIPTION PARCEL 801

PARENT TAX ID 25-37-07-02-\*-22  
TAX ID 25-37-07-02-\*-21  
TAX ID 25-37-07-02-\*-20

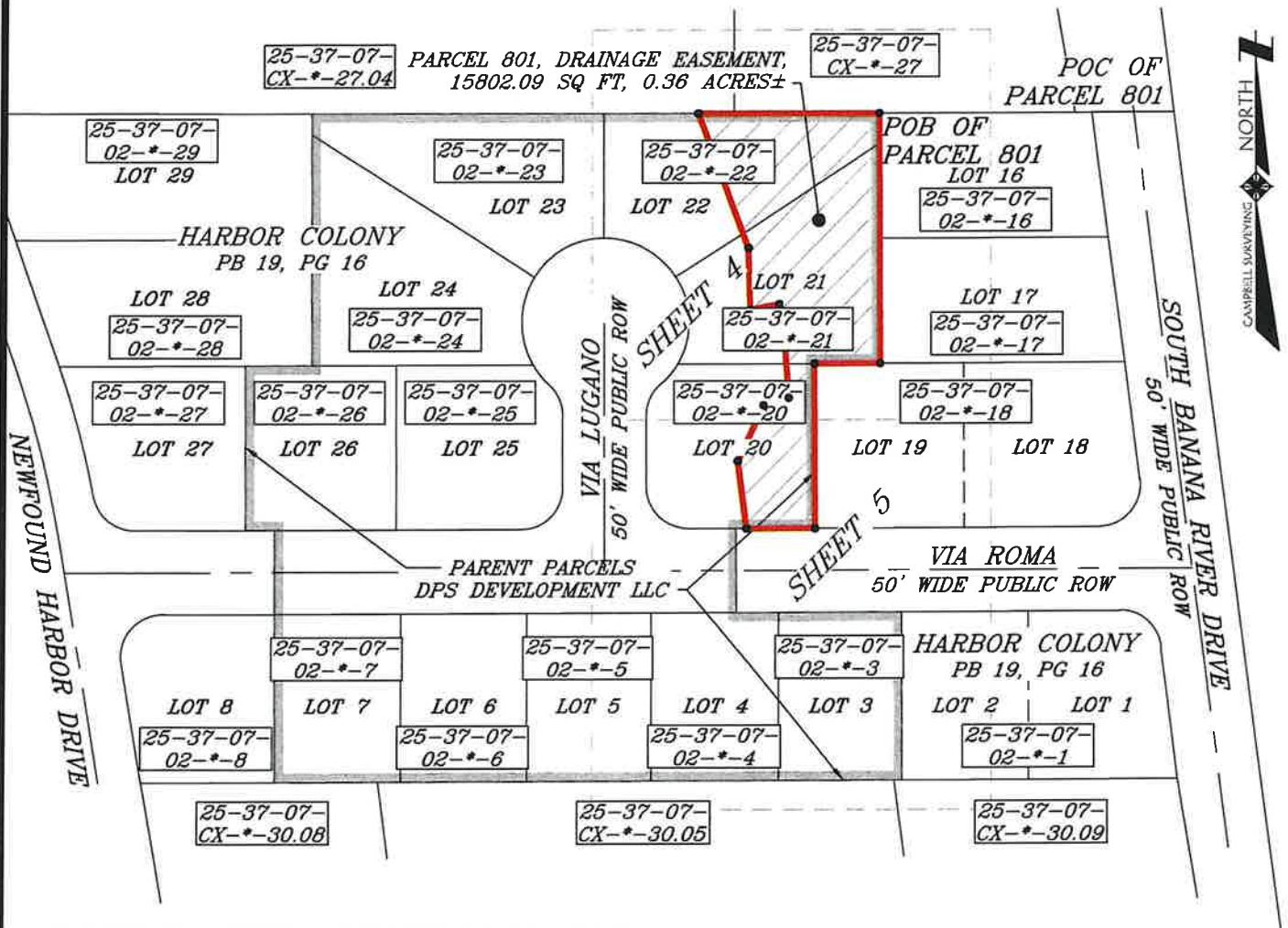
PURPOSE: DRAINAGE EASEMENT

SEE SHEET 1 AND 2 FOR DESCRIPTION AND NOTES  
SEE SHEET 4-5 FOR SKETCH

# EXHIBIT "A"

SHEET 3 OF 5

NOT VALID WITHOUT ALL 5 SHEETS  
THIS IS NOT A SURVEY



## LEGEND AND ABBREVIATIONS

- Angle Change, Point Not Set

ID Identification

ORB Official Records Book

PG Page or Pages

PB Plat Book

POB Point of Beginning

POC Point of Commencement

ROW Right-of-Way

SQ FT Square Feet

25-37-07-02-\*-5

Parcel Number

0 100 200



Parent Parcel Boundary

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC

115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954

Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7
		REVISIONS	DATE	DESCRIPTION	TOWNSHIP 25 SOUTH
DATE: 7/9/2025	DRAWING: 2019-261-SOD801				RANGE 37 EAST

# SKETCH OF DESCRIPTION PARCEL 801

PARENT TAX ID 25-37-07-02-\*-22  
TAX ID 25-37-07-02-\*-21  
TAX ID 25-37-07-02-\*-20

PURPOSE: DRAINAGE EASEMENT

SEE SHEET 1 AND 2 FOR DESCRIPTION AND NOTES  
SEE SHEET 4-5 FOR SKETCH OF DESCRIPTION  
(3 FOR LEGEND AND ABBREVIATIONS)

25-37-07-  
CX-\*27.04  
ORB 8927, PG 2640

25-37-07-  
CX-\*27  
ORB 5889, PG 9379

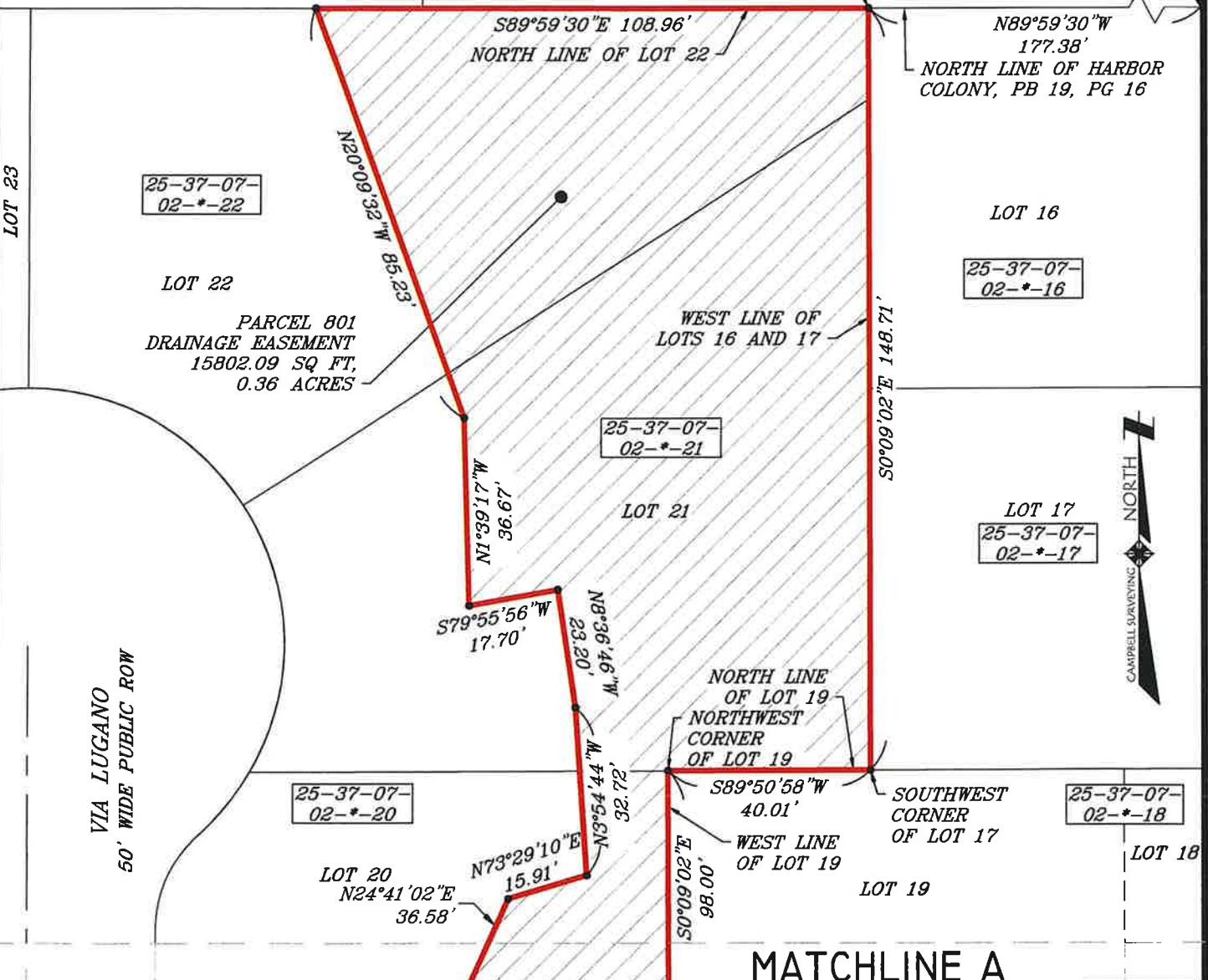
0 30 60  
[Scale bar]

NOT VALID WITHOUT ALL 5 SHEETS  
THIS IS NOT A SURVEY

EAST ROW LINE  
POINT OF COMMENCEMENT  
OF PARCEL 801;  
NORTHEAST CORNER  
OF HARBOR COLONY

POINT OF BEGINNING  
OF PARCEL 801;  
NORTHWEST  
CORNER OF LOT 16

N89°59'30"W  
177.38'  
NORTH LINE OF HARBOR  
COLONY, PB 19, PG 16



## MATCHLINE A

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

SEE SHEET 5 FOR CONTINUATION

25-37-07-  
02-\*18  
LOT 18

LOT 19

25-37-07-  
02-\*20  
LOT 20

LOT 21

25-37-07-  
02-\*21  
LOT 22

LOT 23

CAMPBELL SURVEYING  
NORTH

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 7/9/2025	DRAWING: 2019-261-SOD801				

**SKETCH OF DESCRIPTION  
PARCEL 801**

PARENT TAX ID 25-37-07-02-\*-22  
TAX ID 25-37-07-02-\*-21  
TAX ID 25-37-07-02-\*-20

PURPOSE: DRAINAGE EASEMENT

SEE SHEET 1 AND 2 FOR DESCRIPTION AND NOTES  
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION  
(3 FOR LEGEND AND ABBREVIATIONS)

VIA LUGANO  
50' WIDE PUBLIC ROW

25-37-07-  
02-\*-20

LOT 20

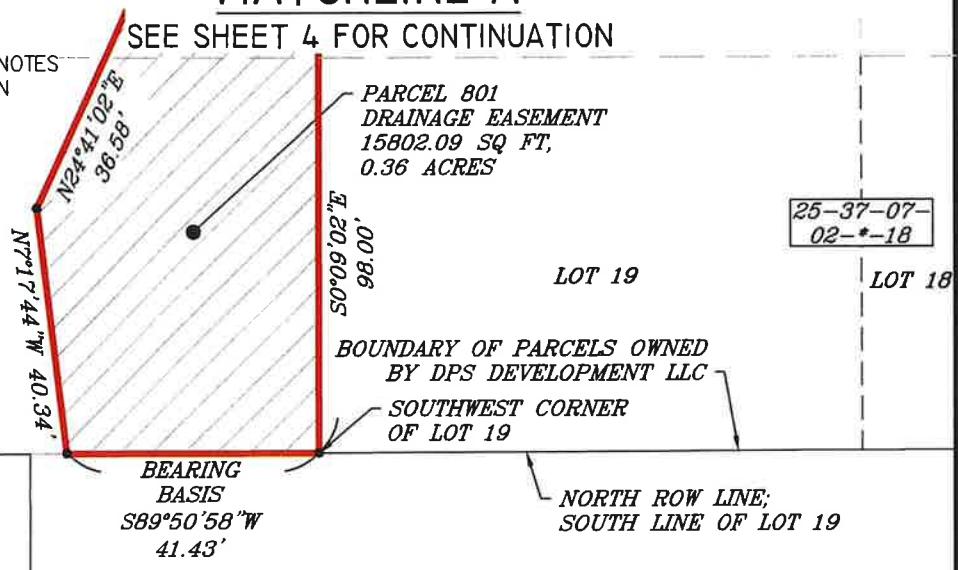
**MATCHLINE A**

SEE SHEET 4 FOR CONTINUATION

**EXHIBIT "A"**

**SHEET 5 OF 5**

NOT VALID WITHOUT ALL 5 SHEETS  
**THIS IS NOT A SURVEY**



VIA ROMA

50' WIDE PUBLIC ROW

NORTH  
CAMPBELL SURVEYING

25-37-07-  
02-\*-4

LOT 3

HARBOR COLONY  
PB 19, PG 16

LOT 4

LOT 2

LOT 5

25-37-07-  
02-\*-3

25-37-07-  
02-\*-1

0 30 60

25-37-07-  
CX-\*-30.05  
ORB 7372, PG 830

25-37-07-  
CX-\*-30.09  
ORB 7942, PG 1291

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
DATE: 7/9/2025	DRAWING: 2019-261-SOD801	REVISIONS	DATE	DESCRIPTION	

# LEGAL DESCRIPTION PARCEL 802

PARENT TAX ID 25-37-07-02-\*-3  
PURPOSE: DRAINAGE EASEMENT

## EXHIBIT "B"

### SHEET 1 OF 3

NOT VALID WITHOUT ALL 3 SHEETS  
THIS IS NOT A SURVEY

SEE SHEET 2-3 FOR SKETCH OF DESCRIPTION (2 FOR LEGEND AND ABBREVIATIONS)

### LEGAL DESCRIPTION PARCEL 802, DRAINAGE EASEMENT (BY SURVEYOR)

A tract of land being a portion of Lot 3, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows:

Commence at a point lying on the South right-of-way line of Via Roma, also being the Northeast corner of Lot 3, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public Records of Brevard County, Florida; thence S89°50'58"W, along said South right-of-way line, a distance of 30.94 feet for the Point of Beginning; thence departing said South right-of-way line, over and across said Lot 3 the following four (4) courses: run S4°29'11"E a distance of 12.87 feet; thence S25°06'02"E a distance of 40.90 feet; thence S14°56'20"E a distance of 28.47 feet; thence S9°55'09"E a distance of 22.90 feet to a point lying on the South line of said Lot 3, said point lying 1.56 feet Westerly of the Southeast corner of said Lot 3; thence S89°50'58"W, along said South line of Lot 3, a distance of 59.19 feet to a point lying 14.24 feet Easterly of the Southwest corner of Lot 3; thence departing said South line, run N1°54'34"E, over and across said Lot 3, a distance of 100.06 feet to a point lying on the aforesaid South right-of-way line, said point lying 17.84 feet Easterly of the Northwest corner of Lot 3; thence N89°50'58"E, along said South right-of-way line, a distance of 26.22 feet to the Point of Beginning.

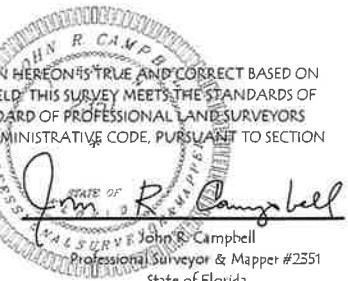
Containing therein 0.10 acres (4385 square feet), more or less.

#### SURVEYOR'S NOTES:

1. The intended purpose of this sketch of description is to a drainage easement lying within Lot 3, Harbor Colony (PB 19, PG 16).
2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: A1A Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the South line of Via Roma right-of-way line per underlying plat of Harbor Colony (PB 19, PG 16), having a bearing of S89°50'58"W.
8. This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

UNLESS IT BEARS THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER THIS  
DRAWING, SKETCH, PLAT OR MAP IS FOR  
INFORMATIONAL PURPOSES ONLY AND IS  
NOT VALID.



PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 7/9/2025	DRAWING: 2019-261-SOD802				

# SKETCH OF DESCRIPTION PARCEL 802

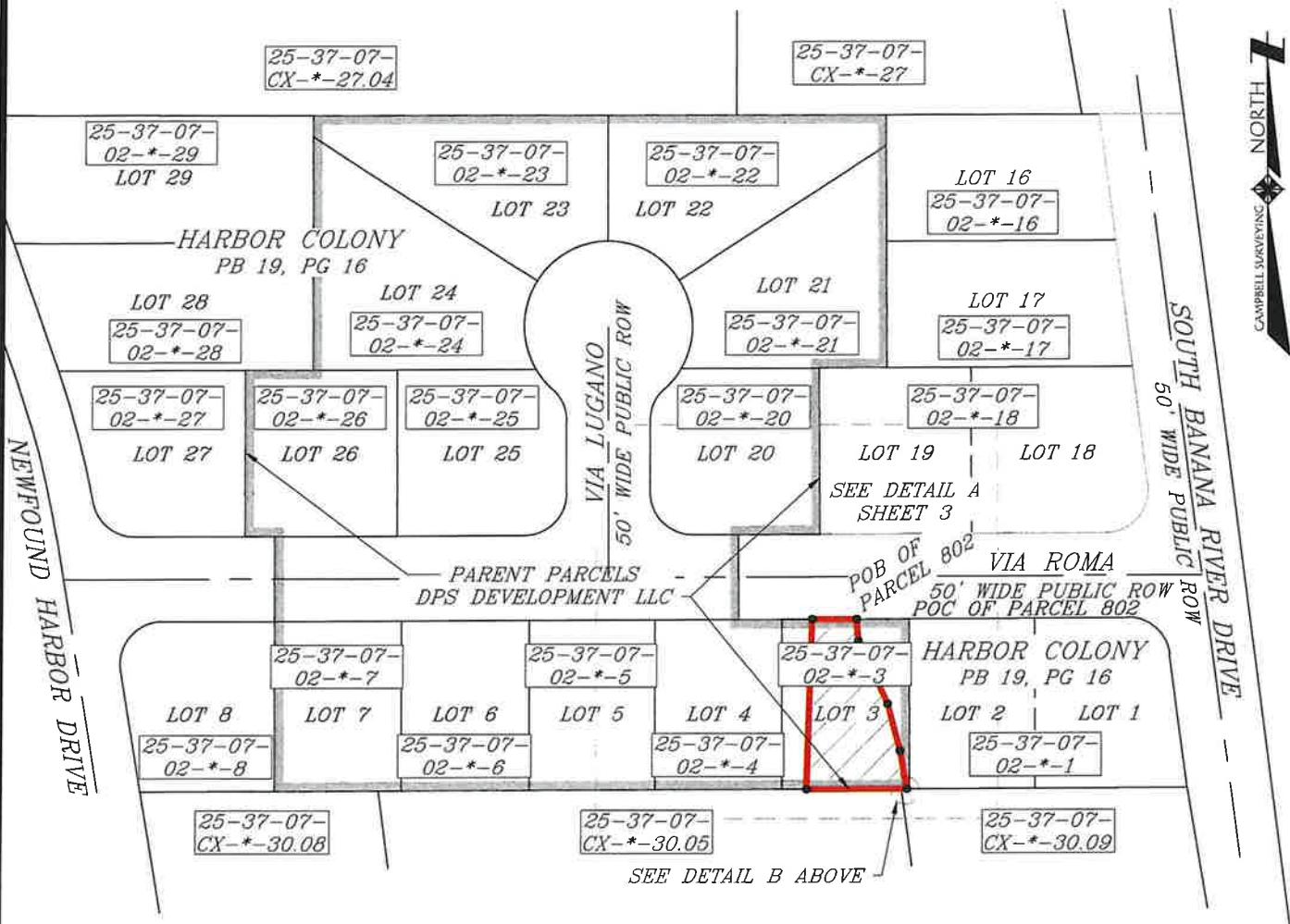
PARENT TAX ID 25-37-07-02-\*-3  
PURPOSE: DRAINAGE EASEMENT

SEE SHEET 1 FOR DESCRIPTION AND NOTES  
SEE SHEET 2-3 FOR SKETCH

## EXHIBIT "B"

SHEET 2 OF 3

NOT VALID WITHOUT ALL 3 SHEETS  
THIS IS NOT A SURVEY



## LEGEND AND ABBREVIATIONS

• Angle Change, Point Not Set

ROW Right-of-Way

PG Page or Pages

25-37-07-  
02-\*-5

Parcel Number

PB Plat Book

0 100 200

POB Point of Beginning

—————

Parent Parcel Boundary

POC Point of Commencement

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
REVISIONS	DATE	DESCRIPTION			
DATE: 7/9/2025	DRAWING: 2019-261-SOD802				

# SKETCH OF DESCRIPTION PARCEL 802

PARENT TAX ID 25-37-07-02-\*-3  
PURPOSE: DRAINAGE EASEMENT

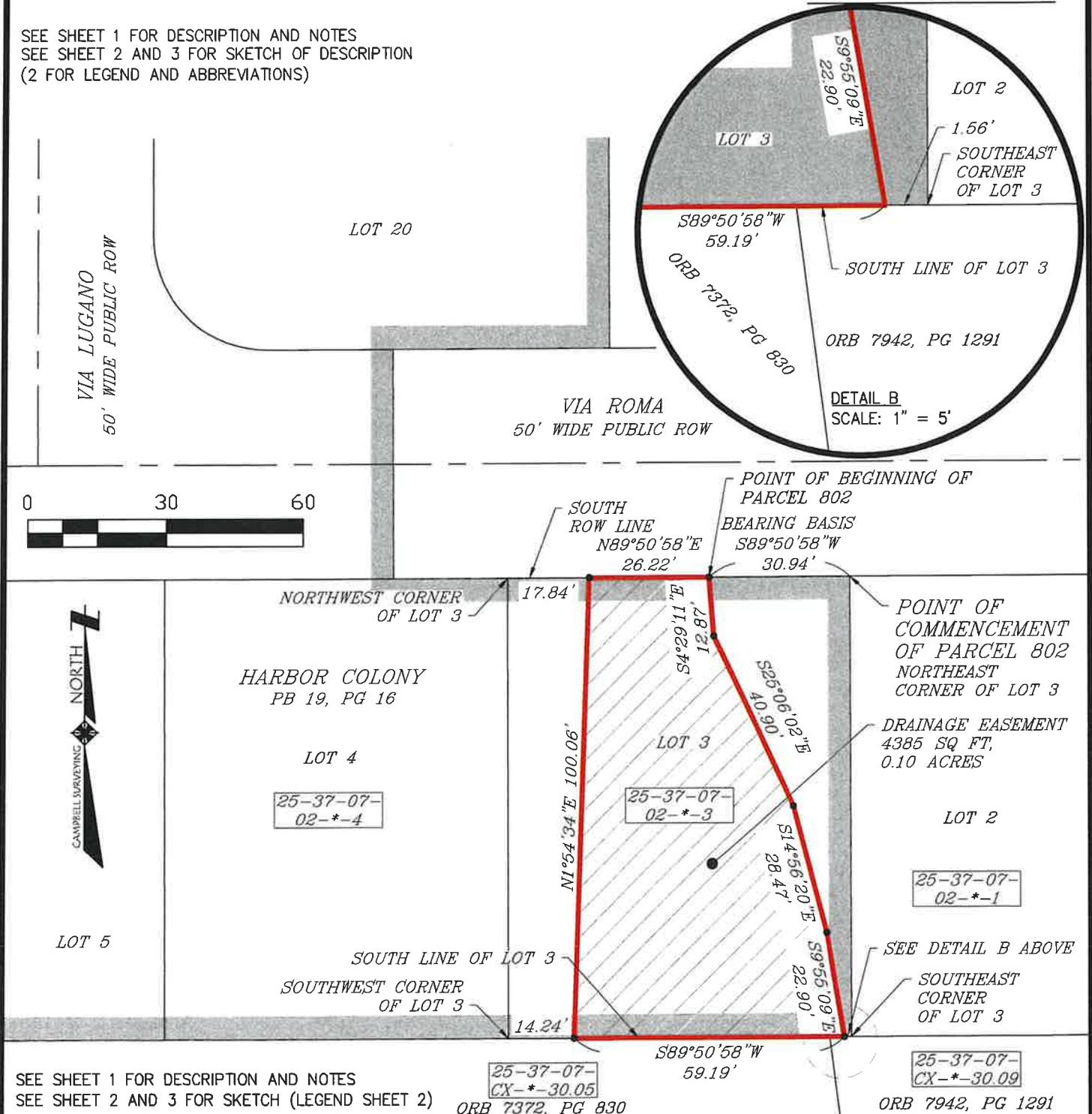
SEE SHEET 1 FOR DESCRIPTION AND NOTES  
SEE SHEET 2 AND 3 FOR SKETCH OF DESCRIPTION  
(2 FOR LEGEND AND ABBREVIATIONS)

## EXHIBIT "B"

SHEET 3 OF 3

NOT VALID WITHOUT ALL 3 SHEETS

THIS IS NOT A SURVEY



SEE SHEET 1 FOR DESCRIPTION AND NOTES

SEE SHEET 2 AND 3 FOR SKETCH (LEGEND SHEET 2)

25-37-07-CX-\*-30.05

ORB 7372, PG 830

S89°50'58"W

59.19'

25-37-07-CX-\*-30.09

ORB 7942, PG 1291

DETAIL A  
SCALE: 1" = 30'

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 7/9/2025	DRAWING: 2019-261-SOD802				

## LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PLAT, PLAT OF "HARBOR COLONY", MERRITT ISLAND, FLORIDA, LYING IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 37 EAST – DPS DEVELOPMENT LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on October 14, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a plat, Plat of "Harbor Colony", Merritt Island, Florida, lying in Section 7, Township 25 South, Range 37 East, as petitioned by DPS Development LLC

### LEGAL DESCRIPTION:

All of lots 20,21,22,23,24,25, 26, together with Lots 3,4,5,6 and 7, all in the plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid plat that is bounded by a line parallel, 25.00 feet Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat. Containing 3.1 acres, more or less. Except the drainage easement recorded in Official Records Book 696, Page 1017. Prepared by: John R. Campbell, PLS.

The Board further renounced and disclaimed any right of the County in and to said portion of a plat.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA  
RACHEL M. SADOFF, CLERK  
BY: Kimberly Powell, Clerk to the Board

### **Florida TODAY:**

Please advertise in the **October 17, 2025**, issue of the Florida TODAY. **Bill the Board of County Commissioners Account Number BRE-6BR327 and forward bill and proof of publication to: Amber Holley, Public Works Department, 2725 Judge Fran Jamieson Way, Bldg. A-220, Viera, FL 32940.**

**Order Confirmation****Not an Invoice**

<b>Account Number:</b>	1127286
<b>Customer Name:</b>	Brevard Cty Public Works Dept
<b>Customer Address:</b>	Brevard Cty Public Works Dept 2725 Judge Fran Jamieson Way Bldg A Brevard County Clerk Donna Scott -Survey Viera FL 32940-6605
<b>Contact Name:</b>	<Not Provided>
<b>Contact Phone:</b>	
<b>Contact Email:</b>	amanda.guido@brevardfl.gov
<b>PO Number:</b>	

<b>Date:</b>	10/15/2025
<b>Order Number:</b>	11759937
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	56.0000
<b>Height in Inches:</b>	4.6400

**Print**

Product	#Insertions	Start - End	Category
BRE Brevard Florida Today	1	10/17/2025 - 10/17/2025	Public Notices
BRE floridatoday.com	1	10/17/2025 - 10/17/2025	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$188.48
Tax Amount	\$0.00
Service Fee 3.99%	\$7.52
Cash/Check/ACH Discount	-\$7.52
Payment Amount by Cash/Check/ACH	\$188.48
Payment Amount by Credit Card	\$196.00

Order Confirmation Amount	\$188.48
---------------------------	----------

## Ad Preview

AD#11759937 10/17/2025

### LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PLAT, PLAT OF "HARBOR COLONY", MERRITT ISLAND, FLORIDA, LYING IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 37 EAST - DPS DEVELOPMENT LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on October 14, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a plat, Plat of "Harbor Colony", Merritt Island, Florida, lying in Section 7, Township 25 South, Range 37 East, as petitioned by DPS Development LLC

### LEGAL DESCRIPTION:

All of lots 20,21,22,23,24,25, 26, together with Lots 3,4,5,6 and 7, all in the plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid plat that is bounded by a line parallel, 25.00 feet Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat. Containing 3.1 acres, more or less. Except the drainage easement recorded in Official Records Book 696, Page 1017. Prepared by: John R. Campbell, PLS.

The Board further renounced and disclaimed any right of the County in and to said portion of a plat.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF

BREVARD COUNTY, FLORIDA

RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the

Board

## Brevard County Property Appraiser Detail Sheet

Account: 2515187, 2515188, 2515189, 2515190, 2515191, 2515204, 2515205, 2515206, 2515207, 2515208

Owners DPS DEVELOPMENT LLC

Mailing Address 935 NEWFOUND HARBOR DR MERRITT ISLAND FL 32952

Site Address NONE

Parcel ID 25-37-07-02-\*-3

Taxing District 2200 - UNINCORP DISTRICT 2

Exemptions NONE

Property Use 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)

Total Acres 0.17

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0019/0016

Subdivision HARBOR COLONY

Land Description HARBOR COLONY LOT 3, 4, 5, 6, 7, 20, 21, 22, 23, 24

### VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$10,000	\$10,000	\$4,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$4,840	\$4,840	\$4,000
Assessed Value School	\$10,000	\$68,870	\$4,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$4,840	\$4,840	\$4,000
Taxable Value School	\$10,000	\$10,000	\$4,000

### SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
03/30/2020	--	WD	--	8708/1794
05/04/2017	\$230,000	WD	--	7599/729

All of lots 20,21,22,23,24,25, 26, together with Lots 3,4,5,6 and 7, all in the plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid plat that is bounded by a line parallel, 25.00 feet Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat. Containing 3.1 acres, more or less. Except the drainage easement recorded in Official Records Book 696, Page 1017. Prepared by: John R. Campbell, PLS.

## Vicinity Map

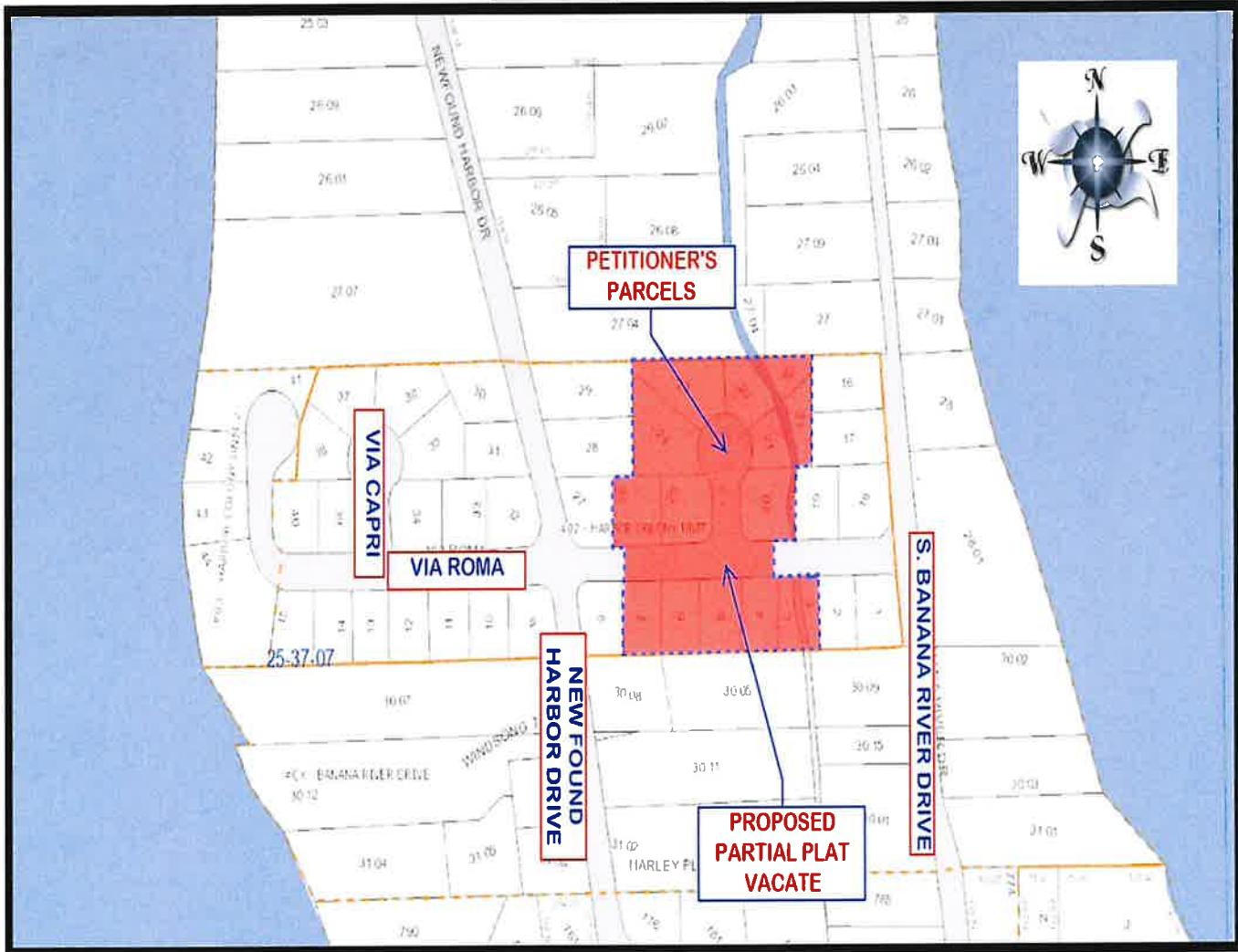


Figure 1: Map of a portion of the Plat of "Harbor Colony" to be vacated, Merritt Island, Florida.

DPS Development LLC – Lots 3-7 and 20-24, Plat of "Harbor Colony" – Plat Book 19, Page 16 – Section 7, Township 25 South, Range 37 East – District 2 – Proposed Vacating of a portion of a Plat

## Aerial Map



Figure 2: Aerial Map of a portion of the Plat of "Harbor Colony" to be vacated, Merritt Island, Florida.

DPS Development LLC – Lots 3-7 and 20-24, Plat of "Harbor Colony" – Plat Book 19, Page 16 – Section 7, Township 25 South, Range 37 East – District 2 – Proposed Vacating of a portion of a Plat



# Petitioner's Boundary Survey Sheet 1 of 2

## BOUNDARY SURVEY

Harbor Colony Partial Plat Vacation, road abandonments and public easements

SHEET 1 OF 2  
NOT VALID WITHOUT THE  
SKETCH ON SHEET 2 OF 2

### Legal Description:

All of Lots 20, 21, 22, 23, 24, 25, 26 together with Lots 3, 4, 5, 6 and 7 all in the Plat of Harbor Colony recorded in Plat Book 19 at Page 16 of the Public Records of Brevard County, Florida; together with the right of way for Via Roma as shown on the aforesaid Plat that is bounded by a line parallel line, 25.00 feet Westerly of, when measured perpendicularly to the East line of Lot 4, extending from the South line of Lot 20 to the North line of Lot 4, and is bounded by the Northerly prolongation of the west line of Lot 7 in the aforesaid plat; together with all of the right of way of Via Lugano and together with all public utility and public drainage easements within the boundaries of the above described parcel of land in the aforesaid Plat.

Containing 5.1± acres.

Except the drainage easement recorded in Official Records Book 696, Page 1017

### LEGEND:

- Set 5/8" iron rebar with cap marked: L3 7979
- Found 5/8" iron rebar, no identification / identification noted
- △ Found 1 1/4" iron pipe, no identification / identification noted
- ▲ Found 1 1/2" iron rebar, no identification / identification noted

### ABBREVIATIONS:

WC	Witness Corner
IRC	Iron Rod & Cap
R/W	Right of Way
ORB	Official Record Book
L - #	Line Number
C	Curve
B&G	Pearing
N	North
S	South
E	East
W	West

### SURVEY REPORT:

1. The intended purpose of this survey is for boundary information only, as shown herein.
2. The undersigned surveyor has not been provided a current title opinion or abstract of title affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property. An Ownership and Encumbrances report was provided by Fidelity National Title Insurance Company, Order No.: 1229HHS4, Customer Reference Number Pittner PLL, Address: AIA Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32951, 321-868-1554.
3. This survey does not reflect or determine ownership.
4. Measurements shown herein are expressed in feet and decimal parts thereof.
5. Dimensions shown are taken from the Recorded Plat of Harbor Colony, Plat Book 19, Page 16.
6. Bearings are assumed and based on S 19° 50' 58" Walking the Center Line of Via Roma.
7. This drawing is not valid unless bearing an original signature and embossed land surveyor seal.



VICINITY MAP



PREPARED FOR: DIANA PITTLER  
BREVARD COUNTY BOARD  
OF COUNTY COMMISSIONERS

PREPARED BY: JOHN R CAMPBELL SURVEYING, LLC  
ADDRESS: 115 ALMA BLVD, SUITE 102, MERRIT ISLAND, FL 32953  
PHONE: 321-507-4811 MOBILE: 321-514-6920

DRAWN BY: ZAP DATE: SEPTEMBER 6TH, 2019	CHECKED BY: JRC SHEET 1 OF 2	DRAWING: 2019-261 REVISION 1 - 09/16/19 REVISION 2 - 03/25/24 REVISION 3 - 03/17/25	SECTION 07 TOWNSHIP 25 SOUTH RANGE 37 EAST
--	---------------------------------	--	--

Figure 4: Boundary Survey, Sheet 1 of 2. Section 7, Township 25 South, Range 3 East. Plat of Harbor Colony.

**Petitioner's Boundary Survey Sheet 2 of 2**

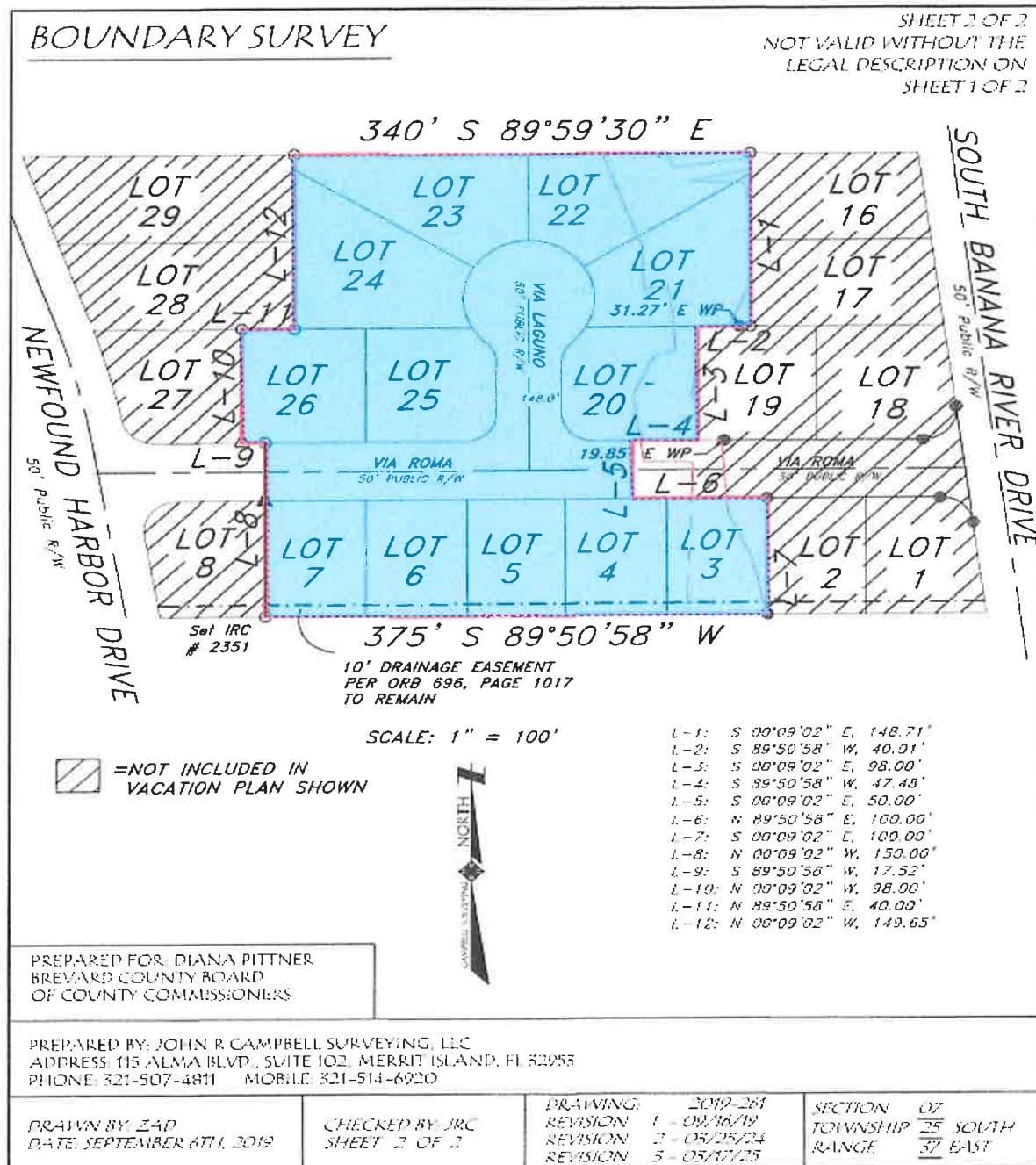


Figure 5: Boundary Survey. Sheet 2 of 2. Section 7, Township 25 South, Range 3 East. Plat of Harbor Colony.

The sketch illustrates a portion of the plat of "Harbor Colony", to be vacated. The coordinates of the lot are as follows: North boundary – S 89°59'30" E 340.00 feet; South boundary – S 89°50'58" W. 375.00 Feet; Prepared by: John R. Campbell, PLS.

## Comment Sheet

Applicant: DPS Development LLC

Updated by: Amber Holley 20231018 at 19:00 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20190925	20190926	Yes	No Comment
FL Power & Light	20190925	20191029	Yes	No Objection
At&t	20190925	20191014	Yes	No Objection
Charter/Spectrum	20190925	20191014	Yes	No Objection
Florida Gas Tran.	20190925	20190925	Yes	No Objections
City of Cocoa	20190925	20190925	Yes	Np Objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20190925	20231018	Yes	No Objections with a drainage easement
Land Planning	20190925	20190925	Yes	No objections
Utility Services	20190925	20190925	Yes	No objections with a utility easement
Storm Water	20190925	20191003	Yes	No Objections with a drainage easement
Zoning	20190925	20190927	Yes	No objections
Land Acquisition	20190925	20191014	Yes	No objections
Fire Dept	20190925	20190925	Yes	No Objection
Traffic Eng	20190925	20191018	Yes	No Objections

## Public Hearing Legal Advertisement

Ad#11691063 09/29/2025

### **LEGAL NOTICE**

**NOTICE FOR THE VACATING OF A  
PORTION OF A PLAT, PLAT OF  
"HARBOR COLONY", PLAT BOOK  
19, PAGE 16, LYING IN SECTION 7,  
TOWNSHIP 25 SOUTH, RANGE 37  
EAST, MERRITT ISLAND, FL**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by **DPS DEVELOPMENT LLC** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**All of lots 20,21,22,23,24,25, 26,  
together with Lots 3,4,5,6 and 7,  
all in the plat of Harbor Colony  
recorded in Plat Book 19 at Page  
16 of the Public Records of  
Brevard County, Florida; together  
with the right of way for Via Roma  
as shown on the aforesaid plat  
that is bounded by a line parallel,  
25.00 feet Westerly of, when  
measured perpendicularly to the  
East line of Lot 4, extending from  
the South line of Lot 20 to the  
North line of Lot 4, and is bounded  
by the Northerly prolongation of  
the west line of Lot 7 in the afore-  
said plat; together with all of the  
right of way of Via Lugano and  
together with all public utility and  
public drainage easements within  
the boundaries of the above  
described parcel of land in the  
aforesaid Plat. Containing 3.1  
acres, more or less. Except the  
drainage easement recorded in  
Official Records Book 696, Page  
1017. Prepared by: John R. Camp-  
bell, PLS.**

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described Plat at 5:00 P.M. on October 14, 2025, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

*Figure 6: Copy of public hearing advertisement published on September 29, 2025. See the next page for full text.*

## Legal Notice Text

### LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF A PLAT, PLAT OF "HARBOR COLONY", PLAT BOOK 19, PAGE 16, LYING IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 37 EAST, MERRITT ISLAND, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by DPS DEVELOPMENT LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

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## Drainage Easements

Prepared by and return to: Lisa J. Kruse Public Works Department, Land Acquisition

2725 Judge Fran Jamieson Way, A211, Viera, Florida 32940

A portion of Interest in Tax Parcel ID: #25-37-07-02-\*-22; #25-37-07-02-\*-21 & #25-37-07-02-\*-20

Project: Via Roma Vacate

### **DRAINAGE EASEMENTS**

**THIS INDENTURE**, made this 14<sup>th</sup> day of August, 2025, between DPS Development LLC, a Florida limited liability company, whose address is 935 Newfound Harbor Drive, Merritt Island, Florida 32952, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

**WITNESSETH** that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, perpetual easements commencing on the above date for the purposes of reconstructing, reconfiguring, and maintaining drainage facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of these easements is located in Section 7, Township 25 South, Range 37 East, Brevard County, Florida, and being more particularly described as follows:

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

Including the right of ingress and egress onto the easement areas as may be necessary for the full use and enjoyment by the second party of its easements. The first party shall have full use and enjoyment of the easement areas, but shall not make any improvements within the easement areas which will conflict or interfere with the easements granted herein.

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

(Signatures and Notary on next page)

## Drainage Easements

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

Signed, sealed and delivered in the presence of:

William Goff

Witness

Wm. Goff

Signature

471 Lucas Rd. Montezuma

Address

Krista Spell

Witness

Krista Spell

Signature

571 Middle Blvd

Address Montezuma

DPS Development LLC, a  
Florida limited liability  
company

By: Robert Donovan, Manager

By: Diana Scarincio, Manager

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 14 day of August, 2025, by Robert Donovan and Diana Scarincio, as Managers for DPS Development LLC, a Florida limited liability company. Is  personally known or  produced \_\_\_\_\_ as identification.



ELIZABETH JOHNSON  
Commission #HH 470811  
Expires December 6, 2027

Elizabeth Johnson  
Notary Signature  
SEAL

Figure 7: Signature page executing the drainage easement.

## Drainage Easements

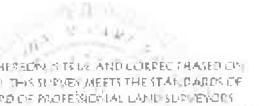
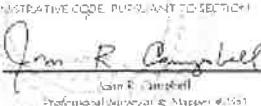
<b>LEGAL DESCRIPTION PARCEL 801</b>		<b>EXHIBIT "A"</b> <b>SHEET 1 OF 5</b> NOT VALID WITHOUT ALL 5 SHEETS <b>THIS IS NOT A SURVEY</b>												
PARENT TAX ID 25-37-07-02-*22 TAX ID 25-37-07-02-*21 TAX ID 25-37-07-02-*20 PURPOSE: DRAINAGE EASEMENT SEE SHEET 2 FOR DESCRIPTION AND NOTES SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)		<b>LEGAL DESCRIPTION PARCEL 801, DRAINAGE EASEMENT (BY SURVEYOR)</b> <p>A tract of land being a portion of Lots 20 through 22, inclusive, and a portion of Via Roma right-of-way, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows:</p> <p>Commence at the Northeast corner of Harbor Colony as recorded in Plat Book 19, Page 16 of said Public Records; thence N89°59'30"W, along the North line of said Harbor Colony, a distance of 177.38 feet for a Point of Beginning; thence departing said North line, run S0°09'02"E, along the West line of the Lots 16 and 17 of said Harbor Colony, a distance of 148.71 feet to the Southwest corner of said Lot 17, said corner lying on the North line of Lot 19 of said Harbor Colony; thence S89°50'58"W, along said North line of Lot 19, a distance of 40.01 feet to the Northwest corner of Lot 19; thence S0°09'02"E, along the West line of said Lot 19, a distance of 98.00 feet to the Southwest corner of said Lot 19, said corner lying on the North right-of-way line of Via Roma, said corner also lying on the South line of Lot 19 of aforesaid Harbor Colony; thence S89°50'58"W, along said North right-of-way line, a distance of 41.43 feet; thence departing said North right-of-way line of Via Roma, run over and across Lots 20 through 22, inclusive, of aforesaid Harbor Colony the following eight (8) courses: thence N7°17'44"W a distance of 40.34 feet; thence N24°41'02"E a distance of 36.58 feet; thence N73°29'10"E a distance of 15.91 feet; thence N3°54'44"W a distance of 32.72 feet; thence N8°36'46"W a distance of 23.20 feet; thence S79°55'56"W a distance of 17.70 feet; thence N1°39'17"W a distance of 36.67 feet; thence N20°09'32"W a distance of 85.23 feet to the North line of said Lot 22; thence S89°59'30"E, along said North line, a distance of 108.96 feet to the Point of Beginning.</p> <p>Containing therein 0.36 acres (15802 square feet), more or less.</p>												
<b>PREPARED FOR AND CERTIFIED TO:</b> BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 36-17.022, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. I HEREBY BEAR THIS CERTIFICATE AND  I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 36-17.022, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. <b>John R. Campbell</b> John R. Campbell Professional Surveyor & Mapper #7978 State of Florida												
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954 Phone: (321) 507-4811 LICENSED BUSINESS #7978		PROJECT NO. 2019-261 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">DRAWN BY: DASH</th> <th style="width: 33%;">CHECKED BY: JOHN R. CAMPBELL</th> <th style="width: 33%;">REVISIONS</th> <th style="width: 33%;">DATE</th> <th style="width: 33%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>DATE: 7/9/2025</td> <td>DRAWING: 2019-261-S00801</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST			DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	REVISIONS	DATE	DESCRIPTION	DATE: 7/9/2025	DRAWING: 2019-261-S00801			
DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	REVISIONS	DATE	DESCRIPTION										
DATE: 7/9/2025	DRAWING: 2019-261-S00801													

Figure 8: Legal Description. Sheet 1 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

## Drainage Easements

<b>LEGAL DESCRIPTION</b>		<b>EXHIBIT "A"</b>		
<b>PARCEL 801</b>		<b>SHEET 2 OF 5</b>		
PARENT TAX ID 25-37-07-02--*--22		NOT VALID WITHOUT ALL 5 SHEETS		
TAX ID 25-37-07-02--*--21		THIS IS NOT A SURVEY		
TAX ID 25-37-07-02--*--20				
PURPOSE: DRAINAGE EASEMENT				
SEE SHEET 1 FOR DESCRIPTION				
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)				
<b><u>SURVEYOR'S NOTES:</u></b>				
1. The intended purpose of this sketch of description is to delineate a drainage easement around an existing ditch.				
2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report, Order No.: 12298854, Customer Reference Number Pittner PIR, Addressed: A1A Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.				
3. This sketch of description does not reflect or determine ownership.				
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1: 7500 for a Suburban survey and is not valid without all 5 sheets.				
5. Measurements shown hereon are expressed in feet and decimal parts thereof.				
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.				
7. Bearings shown hereon are based on the North right-of-way line of Via Roma, Harbor Colony (PB 19, PC 16), having a bearing of S89°50'58"W.				
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.				
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954 Phone: (321) 507.4811 LICENSED BUSINESS #7978				
DRAWN BY: DASH		CHECKED BY: JOHN R. CAMPBELL		PROJECT NO. 2019-261
DATE: 7/9/2025		DRAWING: 2019-261-500801		REVISIONS
				DATE
				DESCRIPTION
SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST				

Figure 9: Legal Description. Sheet 2 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

## Drainage Easements

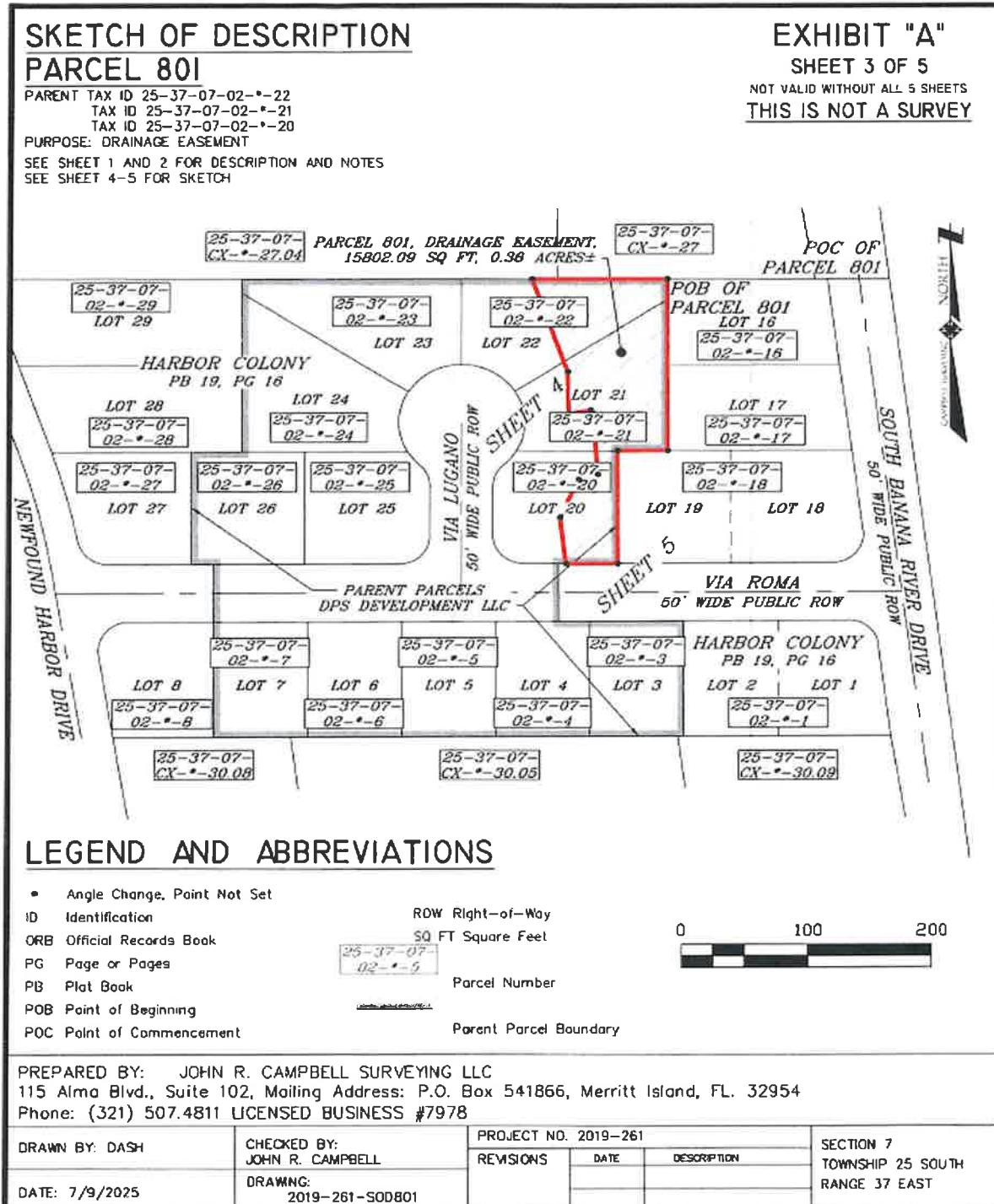


Figure 10: Sketch of Description. Sheet 3 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

## Drainage Easements

**SKETCH OF DESCRIPTION**  
**PARCEL 801**

PARENT TAX ID 25-37-07-02-\*-22  
TAX ID 25-37-07-02-\*-21  
TAX ID 25-37-07-02-\*-20

PURPOSE: DRAINAGE EASEMENT

SEE SHEET 1 AND 2 FOR DESCRIPTION AND NOTES  
SEE SHEET 4-5 FOR SKETCH OF DESCRIPTION  
(3 FOR LEGEND AND ABBREVIATIONS)

**EXHIBIT "A"**  
SHEET 4 OF 5  
NOT VALID WITHOUT ALL 5 SHEETS  
THIS IS NOT A SURVEY

0 30 60

**POINT OF COMMENCEMENT OF PARCEL 801; NORTHEAST CORNER OF HARBOR COLONY**

**POINT OF BEGINNING OF PARCEL 801; NORTHWEST CORNER OF LOT 16**

**EAST ROW LINE**

**LOT 16**

**LOT 22**

**PARCEL 801 DRAINAGE EASEMENT 15802.09 SQ FT, 0.36 ACRES**

**LOT 21**

**LOT 17**

**LOT 18**

**LOT 19**

**LOT 20**

**VIA LUGANO 50' WIDE PUBLIC ROW**

**MATCHLINE A**

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC SEE SHEET 5 FOR CONTINUATION  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL. 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
DATE: 7/9/2025	DRAWING: 2019-261-SOD801	REVISIONS	DATE	DESCRIPTION	

Figure 11: Sketch of Description. Sheet 4 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

# Drainage Easements

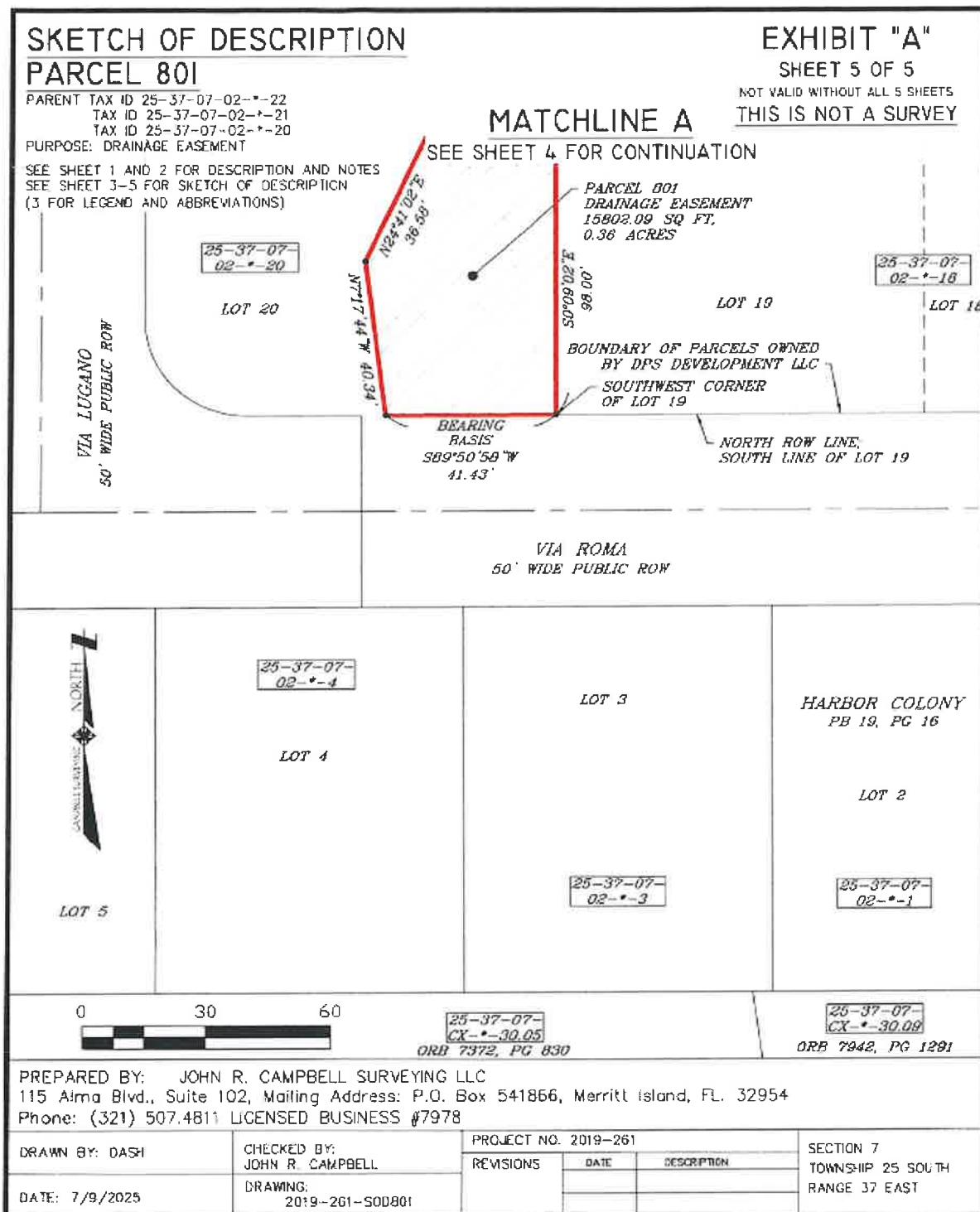


Figure 12: Sketch of Description. Sheet 5 of 5. Section 7, Township 25 South, Range 37 East. Parcel 801, Drainage Easement.

# Drainage Easements

## LEGAL DESCRIPTION PARCEL 802

PARENT TAX ID 25-37-07-02--3  
PURPOSE: DRAINAGE EASEMENT

## EXHIBIT "B"

### SHEET 1 OF 3

NOT VALID WITHOUT ALL 3 SHEETS

THIS IS NOT A SURVEY

SEE SHEET 2-3 FOR SKETCH OF DESCRIPTION (2 FOR LEGEND AND ABBREVIATIONS)

### LEGAL DESCRIPTION PARCEL 802, DRAINAGE EASEMENT (BY SURVEYOR)

A tract of land being a portion of Lot 3, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows:

Commence at a point lying on the South right-of-way line of Via Roma, also being the Northeast corner of Lot 3, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public Records of Brevard County, Florida; thence S89°50'58" W, along said South right-of-way line, a distance of 30.94 feet for the Point of Beginning; thence departing said South right-of-way line, over and across said Lot 3 the following four (4) courses: run S4°29'11" E a distance of 12.87 feet; thence S25°06'02" E a distance of 40.90 feet; thence S14°56'20" E a distance of 28.47 feet; thence S9°55'09" E a distance of 22.90 feet to a point lying on the South line of said Lot 3, said point lying 1.56 feet Westerly of the Southeast corner of said Lot 3; thence S89°50'58" W, along said South line of Lot 3, a distance of 59.19 feet to a point lying 14.24 feet Easterly of the Southwest corner of Lot 3; thence departing said South line, run N1°54'34" E, over and across said Lot 3, a distance of 100.06 feet to a point lying on the aforesaid South right-of-way line, said point lying 17.84 feet Easterly of the Northwest corner of Lot 3; thence N89°50'58" E, along said South right-of-way line, a distance of 26.22 feet to the Point of Beginning.

Containing therein 0.10 acres (4385 square feet), more or less.

#### SURVEYOR'S NOTES:

1. The intended purpose of this sketch of description is to a drainage easement lying within Lot 3, Harbor Colony (PB 19, PG 16).
2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report Order No.: 12298854, Customer Reference Number Pittner PIR, Address: AIA Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the South line of Via Roma right-of-way line per underlying plat of Harbor Colony (PB 19, PG 16), having a bearing of S89°50'58" W.
8. This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.

I HEREBY CERTIFY THAT THE WORKS KNOWN HEREIN ARE TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 575.515 USA, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 727.07, FLORIDA STATUTE.

JOHN R. CAMPBELL  
John R. Campbell  
Professional Surveyor & Member ASCE  
State of Florida

#### PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261	SECTION 7			
DATE: 7/9/2025	DRAWING: 2019-261-SOD802	REVISIONS	DATE	DESCRIPTION	TOWNSHIP 25 SOUTH	RANGE 37 EAST

Figure 13: Legal Description. Sheet 1 of 3. Section 7, Township 25 South, Range 37 East. Parcel 802, Drainage Easement.

# Drainage Easements

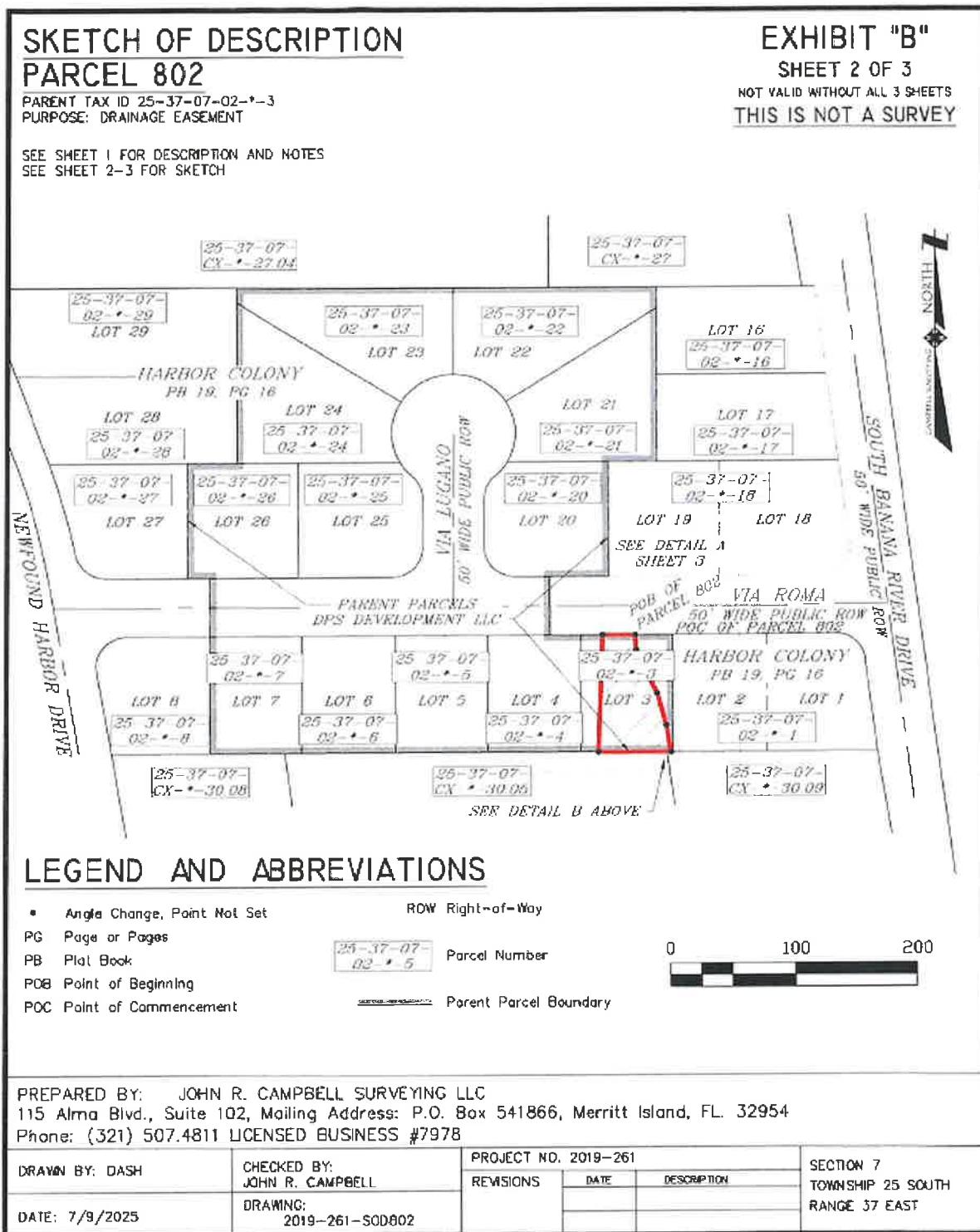


Figure 14: Sketch of Description. Sheet 2 of 3. Section 7, Township 25 South, Range 37 East. Parcel 802, Drainage Easement.

# Drainage Easements

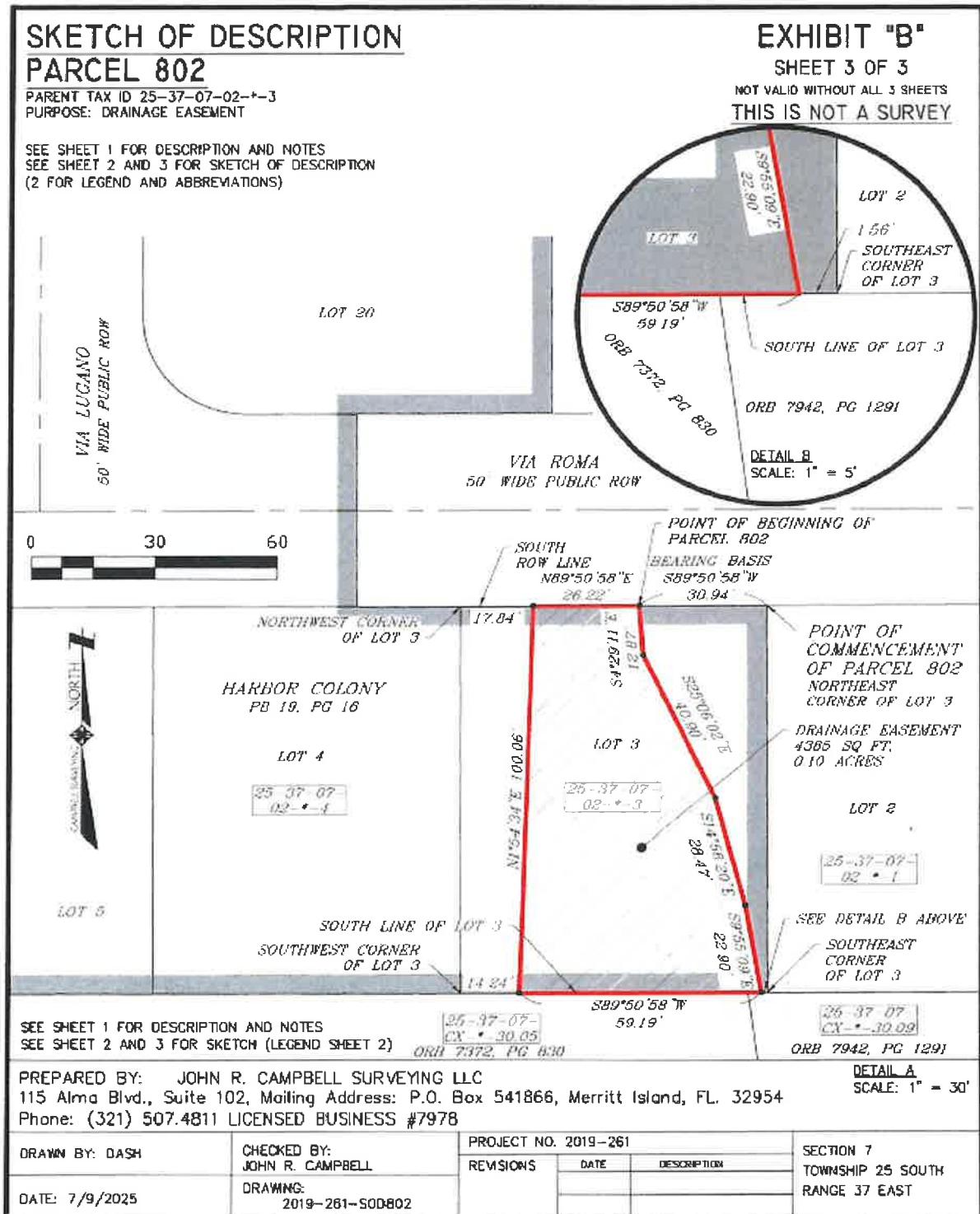


Figure 15: Sketch of Description. Sheet 3 of 3. Section 7, Township 25 South, Range 37 East. Parcel 802, Drainage Easement.

## Drainage and Utility Easement

Prepared by and return to: Lisa J. Kruse, Public Works  
Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A211, Viera, Florida 32940 A portion of  
Interest in Tax Parcel ID:  
Project: Via Roma Vacate

### **DRAINAGE AND UTILITY EASEMENT**

**THIS INDENTURE**, made this 6<sup>th</sup> day of October, 2025, between DPS Development LLC, a Florida limited liability, whose address is 935 Newfound Harbor Drive, Merritt Island, Florida 32053, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

**WITNESSETH** that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, perpetual easement commencing on the above date for the purposes of 1) operating, reconstructing, reconfiguring, and maintaining Brevard County force main and sanitary sewer facilities, and 2) reconstructing, reconfiguring, and maintaining drainage, their associated facilities, and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of these easements is located in Section 7, Township 25 South, Range 37 East, Brevard County, Florida, and being more particularly described as follows:

#### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"**

Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

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

(Signatures and Notary on next page)

## Drainage and Utility Easement

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

Signed, sealed and delivered in the presence of:

Will Galt

Witness



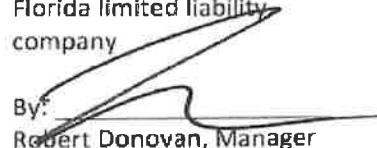
Signature

471 Lucas Merritt Island

Address

DPS Development LLC, a  
Florida limited liability  
company

By:

  
Robert Donovan, Manager

Robert Riley

Witness

  
Robert Riley

Signature

727 Camellia Dr. Melbourne

Address

By:

  
Diana Scarincio, Manager

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 6 day of October, 2025, by Robert Donovan and Diana Scarincio, as Managers for DPS Development LLC, a Florida limited liability company. Is  personally known or  produced \_\_\_\_\_ as identification.



ELIZABETH JOHNSON  
Commission # HH 470811  
Expires December 6, 2027

  
Elizabeth Johnson

Notary Signature

SEAL

Figure 16: Signature page executing the utility easement.

# Drainage and Utility Easement

## LEGAL DESCRIPTION PARCEL 800

PARENT VIA ROMA AND VIA LUGANO  
PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT

## EXHIBIT "A"

SHEET 1 OF 5

NOT VALID WITHOUT ALL 5 SHEETS  
THIS IS NOT A SURVEY

### LEGAL DESCRIPTION (BY SURVEYOR)

#### PARCEL 800, VIA ROMA AND VIA LUGANO UTILITY EASEMENT

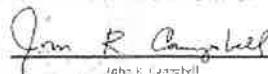
A tract of land being the right-of-way of Via Lugano (a 50 foot wide public right-of-way and a 50 foot radius cul-de-sac) and a portion of the right-of-way of Via Roma (a 50 foot wide public right-of-way), lying West of the Northerly extension of the West line of Lot 3 and the Northerly extension of the West line of Lot 7, Harbor Colony as recorded in Plat Book 19, Page 16 of the Public records of Brevard County, Florida, all of the above lying in Section 7, Township 25 South, Range 37 East of said county, being more particularly described as follows:

Commence at the Northeast corner of said Harbor Colony; thence N89°59'30"W, along the North line of said Harbor Colony, a distance of 50.42 feet to the West right-of-way line of said South Banana River Drive; thence S7°25'10"E, along said West right-of-way line of South Banana River Drive, also being the East line of Lots 16 through 18, inclusive, a distance of 219.96 feet to a point lying on the North right-of-way line of Via Roma (a 50 foot wide public right-of-way) of said Harbor Colony, being the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a central angle of 97°16'08"; thence run Southwesterly along the arc of said curve 42.44 feet to the point of tangency; thence S89°50'58"W, along said North right-of-way line, also being the South line of Lots 18 through 20, inclusive, a distance of 217.47 feet for the Point of Beginning; thence continue, S89°50'58"W, along said North right-of-way line, also being the South line of Lot 20, a distance of 27.52 feet, to a point lying on the East right-of-way line of Via Lugano (a 50 foot wide public right-of-way and a 50 foot radius cul-de-sac) of said Harbor Colony, being the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly along the arc of said curve 39.27 feet to the point of tangency; thence N0°09'02"W, along said East right-of-way line, also being the West line of Lot 20, a distance of 42.10 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a central angle of 48°11'23"; thence run Northeasterly along the arc of said curve 21.03 feet to the point of (CONTINUED ON SHEET 2)

SEE SHEET 2 FOR DESCRIPTION CONTINUATION AND NOTES  
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION (3 FOR LEGEND AND ABBREVIATIONS)

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, FOUND IN CHAPTER 577.762, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA STATUTES.

THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A PLAT.

  
John R. Campbell  
Professional Surveyor & Mapper #2256  
State of Florida

PREPARED FOR AND CERTIFIED TO:		<small>THE STATE OF FLORIDA LAW ENFORCED PLAT OR MAP DRAWING, WHICH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A PLAT.</small>		
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS				
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alme Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954 Phone: (321) 507.4811 LICENSED BUSINESS #7978		<small>PROJECT NO. 2019-261</small>		
DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	REVISIONS	DATE	DESCRIPTION
DATE: 07/03/2025	DRAWING: 2019-261-SODUE			
		<small>SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST</small>		

Figure 17: Legal Description. Sheet 1 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

# Drainage and Utility Easement

## **LEGAL DESCRIPTION PARCEL 800**

PARENT VIA ROMA AND VIA LUGANO

PURPOSE: VIA ROMA AND VIA LUGANO UTILITY EASEMENT

(CONTINUED FROM SHEET 1)

reverse curvature of a curve concave Southerly having a radius of 50.00 feet and a central angle of 276°22'46"; thence run Northerly along the West line of Lots 20 and 21, Westerly along the South line of Lots 22 and 23 and Southerly along the East line of Lots 24 and 25, along the arc of said curve, and also along the perimeter of aforesaid cul-de-sac, 241.19 feet to a point lying on the West right-of-way line of said Via Lugano, being the point of reverse curvature of a curve concave Southwesterly having a radius of 25.00 feet and a central angle of 48°11'23"; thence run Southeasterly along the arc of said curve 21.03 feet to the point of tangency, thence S0°09'02"E, along said West right-of-way line, also being the East line of Lot 25, a distance of 42.10 feet to a point on the aforesaid North right-of-way line, being the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southwesterly along the arc of said curve 39.27 feet to the point of tangency, thence S89°50'58"W, along aforesaid North right-of-way line, also being the South line of Lots 25 and 26, inclusive, a distance of 147.48 feet, to a point of intersection of said North right-of-way line and the Northerly extension of the West line of Lot 7; thence departing said North right-of-way line, run S0°09'02"E, along said Northerly extension, a distance of 50.00 feet to a point on the South right-of-way line of aforesaid Via Roma, said point being the Northwest corner of said Lot 7; thence N89°50'58"E, along said South right-of-way line, being the North line of Lots 4 through 7, inclusive, a distance of 275.00 feet; thence N0°09'02"W a distance of 50.00 feet to the Point of Beginning.

Containing therein 0.59 acres (25672 square feet), more or less.

### **SURVEYOR'S NOTES:**

1. The intended purpose of this sketch of description is to delineate the entire right-of-way of Via Lugano and a portion of Via Roma lying West of Lot 3 and lying East of the Northerly extension of the West line of Lot 7, Harbor Colony (PB 19, PG 16).
2. The undersigned surveyor has been provided: Fidelity National Title Insurance Company Ownership and Encumbrances Report Order No.: 12298854, Customer Reference Number Pittner PIR, Addressee: A1A Beachside Title, Inc., 1980 N. Atlantic Avenue Suite 305, Cocoa Beach, FL 32931, 321-868-1554. ORB 665 PG 135 is an agreement to provide gas services and affects the property and can not be shown.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the South line of Via Roma right-of-way line per underlying plat of Harbor Colony (PB 19, PG 16), having a bearing of N89°50'58"E.
8. This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.

SEE SHEET 1 FOR DESCRIPTION CONTINUATION

SEE SHEET 3-5 FOR SKETCH (3 FOR LEGEND AND ABBREVIATIONS)

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: P.O. Box 541866, Merritt Island, FL 32954  
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2019-261			SECTION 7 TOWNSHIP 25 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 07/03/2025	DRAWING: 2019-261-SODUE				

Figure 18: Legal Description. Sheet 2 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

# Drainage and Utility Easement

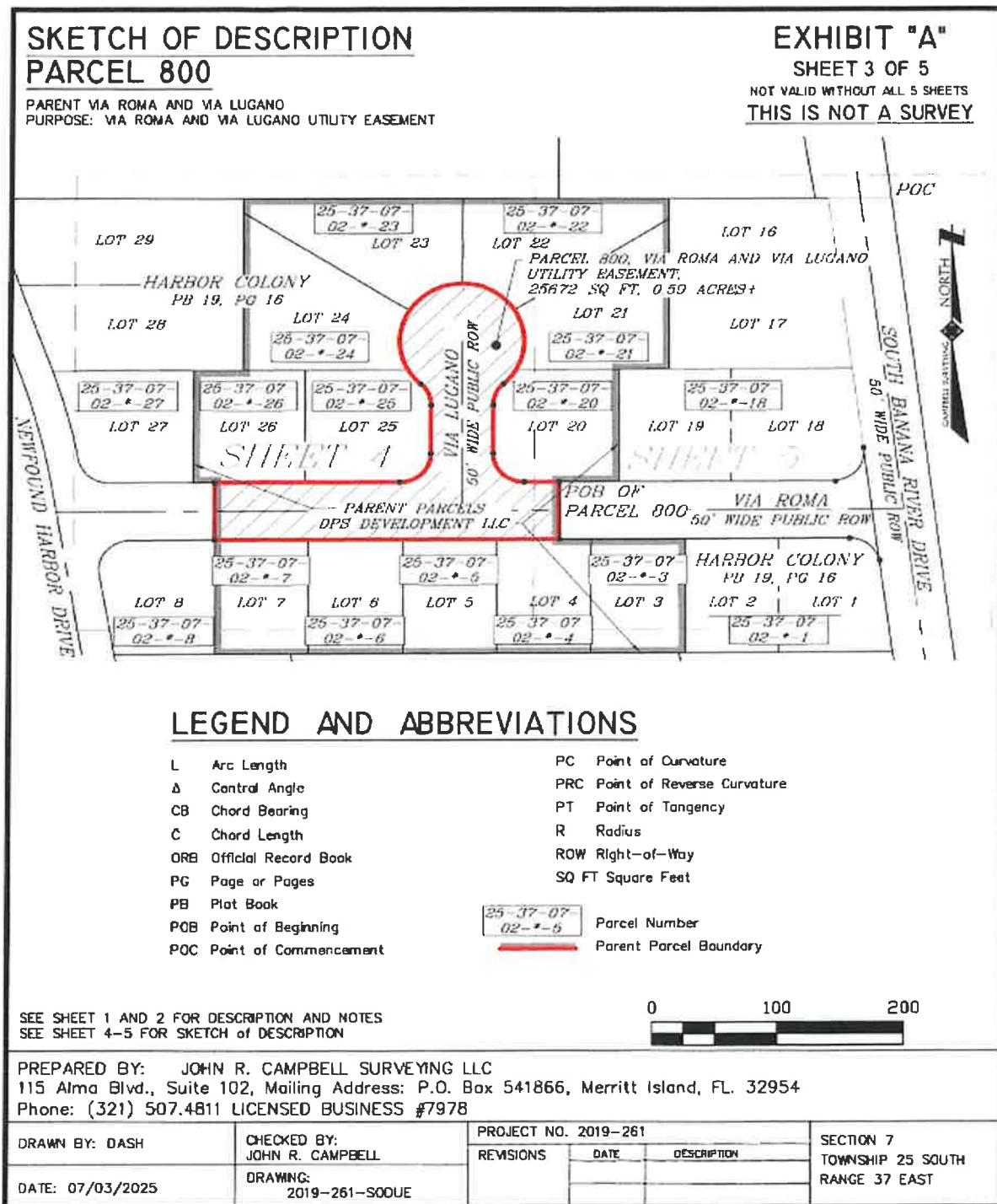


Figure 19: Sketch of Description. Sheet 3 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

# Drainage and Utility Easement

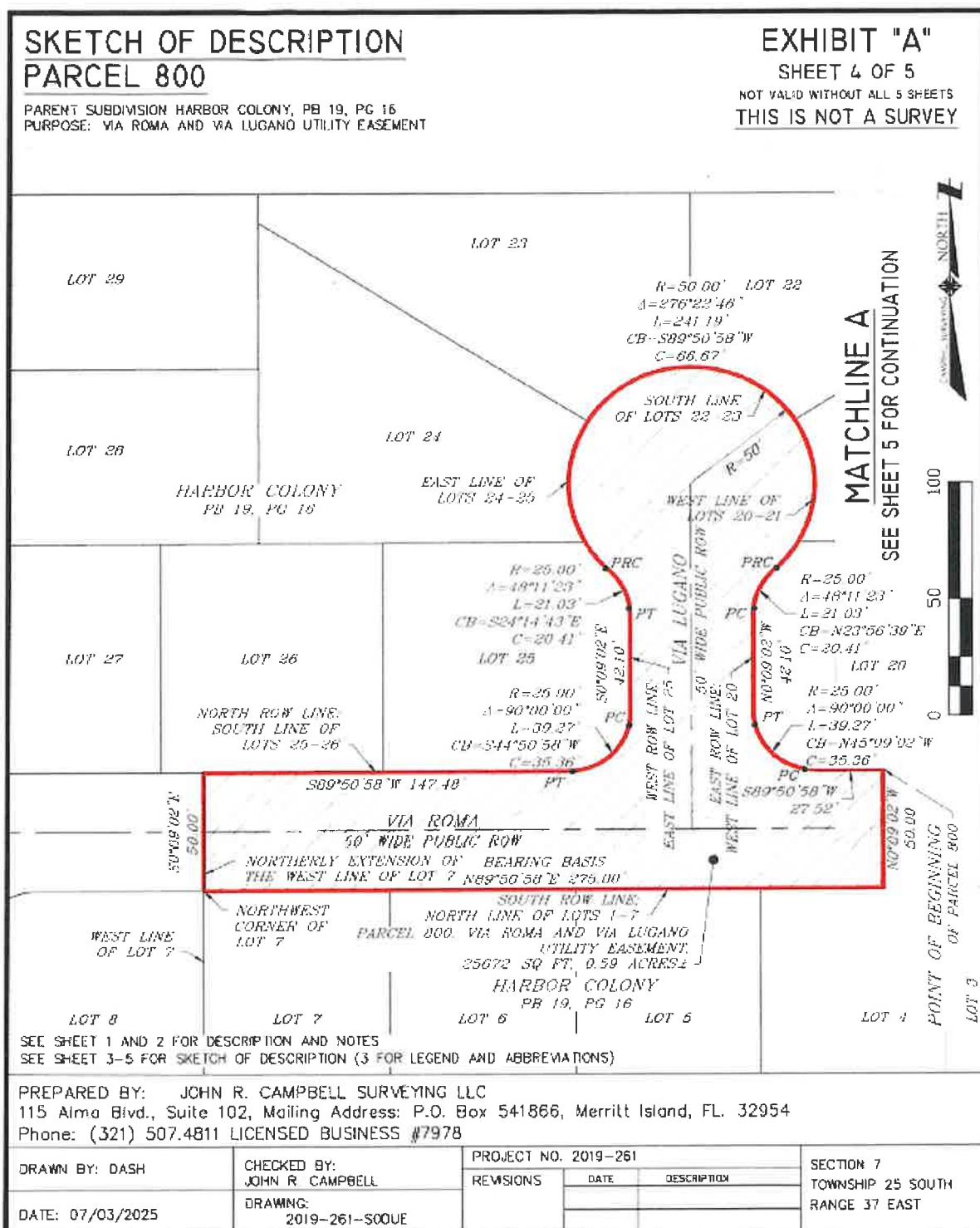


Figure 20: Sketch of Description. Sheet 4 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

# Drainage and Utility Easement

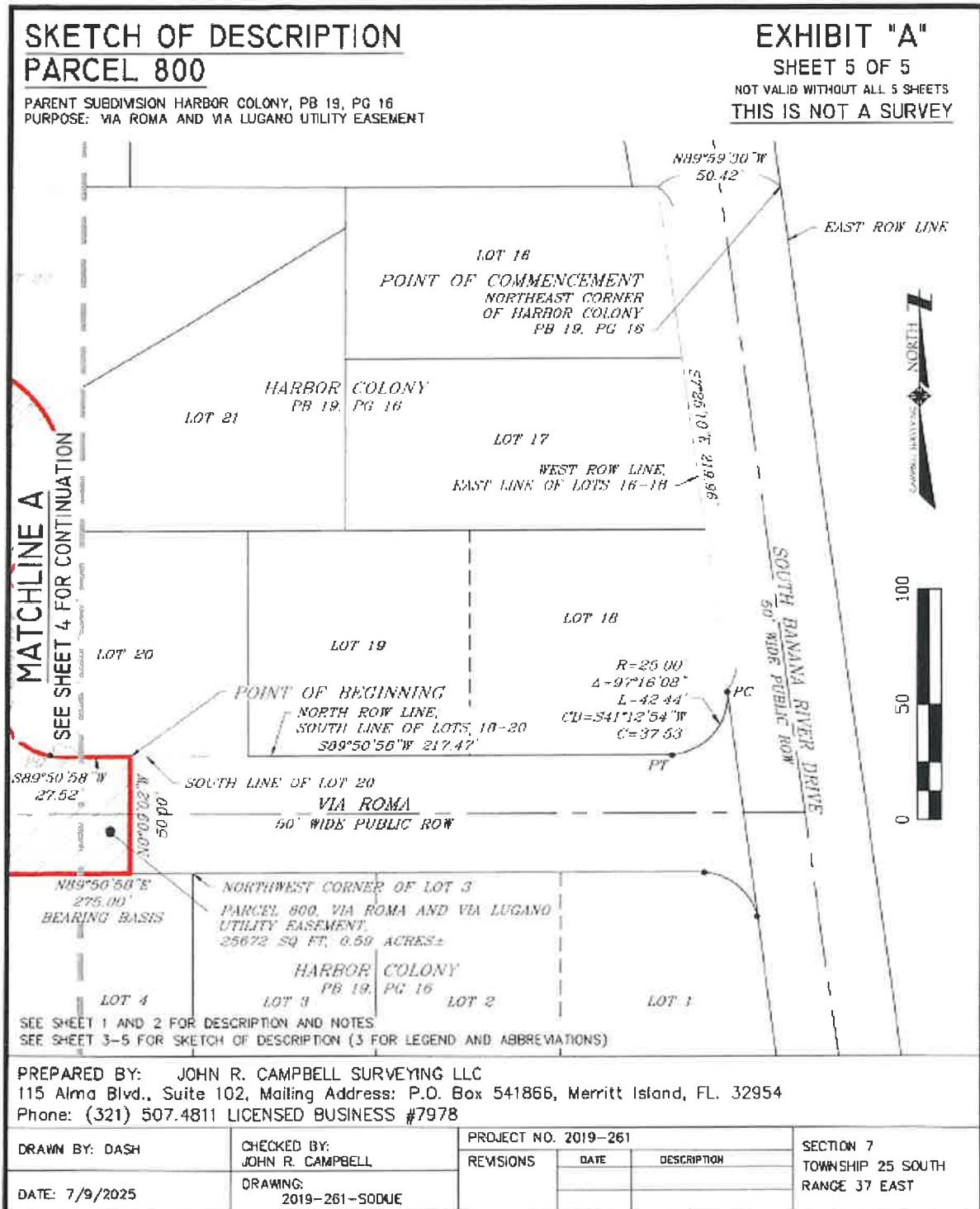


Figure 21: Sketch of Description. Sheet 5 of 5. Section 7, Township 25 South, Range 37 East. Parcel 800, Utility Easement.

**Board Meeting Date**

10-14-25

**Item Number:** 100- H-1

**Motion By:** TG

**Second By:** KD

**Nay By:** \_\_\_\_\_

<b>Commissioner</b>	<b>DISTRICT</b>	<b>AYE</b>	<b>NAY</b>
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	