



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.4.

7/9/2024

Subject:

Dedication of Ingress/Egress Easement and Sanitary Sewer Easement from Merritt Country Mobile Home Park, LLC Related to Sewer Connection into the Existing County Sewer Line - District 2.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners approve and accept the attached Ingress/Egress Easement and Sanitary Sewer Easement.

Summary Explanation and Background:

The subject property is located in Section 15, Township 24 South, Range 36 East, south of State Road 528 and west of North Tropical Trail in Merritt Island, Florida.

Merritt Country Mobile Home Park, LLC, has a septic to sewer project for its mobile home park known as Merritt Country Mobile Home Park. The project consists of removing a failing septic tank and constructing a new sanitary sewer collection/transmission system that will connect to the existing County sewer line. The Department required the attached Ingress/Egress Easement and Sanitary Sewer Easement, which have been dedicated by the owner.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37, and Brevard County Code 110-184, sections 1.2 and 1.13.2, which outlines the requirement for an easement over sewer lines maintained by Brevard County.

Clerk to the Board Instructions:



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

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

July 10, 2024

MEMORANDUM

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


RE: Item F.4., Dedication of Ingress/Egress Easement and Sanitary Sewer Easement from Merritt Country Mobile Home Park LLC Related to Sewer Connection into the Existing County Sewer Line

The Board of County Commissioners, in regular session on July 9, 2024, approved and accepted the Ingress/Egress Easement and Sanitary Sewer Easement from Merritt Country Mobile Home Park LLC related to sewer connection into the existing County sewer line.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ns

cc: Utility Services

BOARD OF COUNTY COMMISSIONERS



AGENDA REVIEW SHEET

AGENDA: Dedication of Ingress/Egress Easement and Sanitary Sewer Easement
from Merritt Country Mobile Home Park, LLC Related to Sewer
Connection into the Existing County Sewer Line – District 2

AGENCY: Public Works Department / Land Acquisition/ Utility Services Department

AGENCY CONTACT: Jean Kremitzki, Land Acquisition Specialist

CONTACT PHONE: 321-350-8153

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		<hr/>	<u>5-21-24</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		<hr/>	<u>5/31/2024</u>

Prepared by and return to: Jean Kremitzki
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 24-36-15-00-5

INGRESS/EGRESS EASEMENT

THIS INDENTURE, made this 14th day of May, 2024, between Merritt Country Mobile Home Park, LLC, a Florida limited liability company, whose address is 895 Barton Boulevard, Suite B, Rockledge, Florida 32955, 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, a perpetual easement commencing on the above date for the sole purpose ingress and egress, and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 15, Township 24 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

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.

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

(Signatures and Notary on following four pages)

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:

[Signature]
Witness

Theresa Novak

Print Name

959 N Cocoa Blvd #1, COCOA FL 32922

Address

Salayon-Martin

Witness

Salayon-Martin

Print Name

959 N Cocoa Blvd #1

Address Cocoa, FL 32922

Merritt Country Mobile Home
Park, LLC, a Florida limited
liability company

BY: Scott M. Baughan

Scott M. Baughan,
Manager Member

(Corporate Seal)

STATE OF FLORIDA

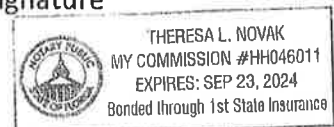
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14th day of May, 2024, by Scott M. Baughan, as Manager Member for Merritt Country Mobile Home Park, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.

[Signature]

Notary Signature

SEAL



(Signatures and Notary continue next three pages)

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:

[Signature]

Witness

Theresa Novak

Print Name

959 N Cocoa Blvd, #1, Cocoa, FL 32922

Address

Joseph Martin

Witness

Dr. Joseph Martin

Print Name

959 N. Cocoa Blvd #1

Address Cocoa, FL 32922

Merritt Country Mobile Home
Park, LLC, a Florida limited
liability company

BY:

[Signature]
Joseph Bachand,
Manager Member

(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 14th day of May, 2024, by Joseph Bachand, as Manager Member for Merritt Country Mobile Home Park, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.

[Signature]

Notary Signature

SEAL



(Signatures and Notary continue 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:

Deborah Martin

Witness

Deborah Martin

Print Name

959 N. Cocoa Blvd #1

Address Cocoa, FL 32922

Novak

Witness

Theresa Novak

Print Name

959 N. Cocoa Blvd #1, Cocoa, FL 32922

Address

Merritt Country Mobile Home Park, LLC, a Florida limited liability company

BY:

Kendall T Moore,
Manager Member

(Corporate Seal)

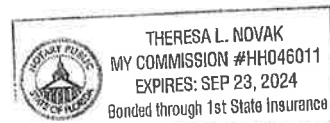
STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14th day of May, 2024, by Kendall T. Moore, as Manager Member for Merritt Country Mobile Home Park, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.

Novak

Notary Signature

SEAL



(Signatures and Notary continue next two pages)

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:

Witness

Dy Agent

Print Name

959 N. Cocoa Blvd #11

Address Cocoa, FL 32922

Witness

Theresa Novak

Print Name

959 N. Cocoa Blvd #11

Address Cocoa, FL 32922

Merritt Country Mobile Home
Park, LLC, a Florida limited
liability company

BY:

William Pentz,
Manager Member

(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 14th day of May, 2024, by
William Pentz, as Manager Member for Merritt Country Mobile Home Park, LLC, a
Florida limited liability company. Is ☒ personally known or ☐ produced
_____ as identification.

Theresa Novak

Notary Signature

SEAL



(Signatures and Notary end page)

LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 24-36-15-00-5

PURPOSE: INGRESS/EGRESS EASEMENT

LEGAL DESCRIPTION: PARCEL #801 INGRESS/EGRESS EASEMENT(PREPARED BY SURVEYOR)

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

A PARCEL OF LAND BEING A PORTION OF OFFICIAL RECORDS BOOK 5431, PAGE 848 LYING IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5431, PAGE 848 AND RUN ALONG THE WEST RIGHT OF WAY LINE OF NORTH TROPICAL TRAIL NORTH 06°26'48" WEST, A DISTANCE OF 263.10 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF NORTH TROPICAL TRAIL RUN SOUTH 83°34'11" WEST, A DISTANCE OF 6.19 FEET, THENCE RUN NORTH 15°04'35" WEST, A DISTANCE OF 55.76 FEET; THENCE RUN SOUTH 89°24'41" WEST, A DISTANCE OF 258.11 FEET; THENCE RUN SOUTH 86°11'01" WEST, A DISTANCE OF 192.11 FEET; THENCE RUN SOUTH 85°16'48" WEST, A DISTANCE OF 41.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 183°45'12", A CHORD DISTANCE OF 179.90 FEET, A CHORD BEARING OF NORTH 02°50'36" WEST, THENCE RUN WESTERLY, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°02'00" EAST, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 89°40'51" EAST, A DISTANCE OF 279.84 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF NORTH TROPICAL TRAIL; THENCE RUN ALONG THE AFOREMENTIONED WEST RIGHT OF WAY LINE SOUTH 11°33'41" EAST, A DISTANCE OF 15.00 FEET; THENCE DEPARTING THE AFOREMENTIONED WEST RIGHT OF WAY LINE, RUN NORTH 89°44'43" WEST, A DISTANCE OF 282.59 FEET; THENCE RUN SOUTH 89°02'00" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 183°45'12", A CHORD DISTANCE OF 149.92 FEET, A CHORD BEARING OF SOUTH 02°50'36" EAST, THENCE RUN WESTERLY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 240.53 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 85°16'48" EAST A DISTANCE OF 41.81 FEET; THENCE RUN NORTH 86°11'08" EAST, A DISTANCE OF 192.91 FEET; THENCE RUN NORTH 89°24'41" EAST, A DISTANCE OF 268.15 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF NORTH TROPICAL TRAIL; THENCE RUN ALONG THE WEST RIGHT OF WAY LINE SOUTH 11°33'41" EAST, A DISTANCE OF 37.14 FEET; THENCE CONTINUE ALONG THE AFOREMENTIONED WEST RIGHT OF WAY LINE SOUTH 06°26'48" EAST, A DISTANCE OF 32.06 FEET TO THE POINT OF BEGINNING.

THIS INGRESS/EGRESS EASEMENT CONTAINS 19,237.43 SQUARE FEET OR 0.4416 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS INGRESS/EGRESS EASEMENT CONTAINS 19,237.43 SQUARE FEET OR 0.4416 ACRES, MORE OR LESS.
2. BEARINGS ARE BASED UPON THE WEST RIGHT OF WAY LINE OF, NORTH TROPICAL TRAIL SHOWN TO BEAR N06°26'48"W (STATE PLANE COORDINATES).
3. THE EASEMENTS SHOWN ON PAGE 2 OF THIS SURVEY WERE REFERENCED FROM THE PROPERTY INFORMATION REPORT REFERENCE NUMBER 23-33101 AS OF 1/08/2024 AS COMPLETED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.



Timothy R. Carlie

SURVEYOR, PLS 5170
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

SKETCH OF DESCRIPTION FOR:
MERRITT COUNTRY MOBILE HOME PARK
BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS

INGRESS/EGRESS
EASEMENT

LANDSEA
SURVEYING
CONCEPTS, INC.

605 CHASE HAMMOCK RD. LICENSED BUSINESS #6447
MERRITT ISLAND, FL 32953 PHONE: 321-454-6312
E-MAIL: TCSI78@aol.com FAX: 321-454-6998

DRAWN BY:	MC
CHECKED BY:	TC
SCALE: 1" = 180'	JOB # 2020-106
REVISIONS	BY DATE
UPDATED PIR	MC 02/13/24
UPDATED PIR	DV 02/28/24
COUNTY COMMENTS	MC 03/08/24

SKETCH OF DESCRIPTION PARCEL #801

PARENT PARCEL ID#: 24-36-15-00-5
PURPOSE: INGRESS/EGRESS EASEMENT

EASEMENT AREA
TOWER SITE
PER ORB 7300
PG 2613
(ORB 5811, PG 5493)

ABBREVIATION:

NO.	NUMBER
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PG	PAGE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
R/W	RIGHT OF WAY

GUY WIRE ANCHOR EASEMENT 'A'
PER ORB 7300 PG 2613
12' INGRESS/EGRESS EASEMENT
PER ORB 5811 PG 5493

PARCEL B
(24-36-15-00-4)
OR BOOK: 5431
OR PAGE: 848

EXHIBIT 'A'
PER ORB 3126
PG 0047

ADDITIONAL GROUND SPACE
PARCEL PER ORB 5811
PG 5493

LOT 1.3
PARCEL ID:
24-36-15-
00-1.3

LOT 1.2
PARCEL ID:
24-36-15-
00-1.2

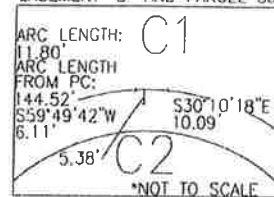
GUY WIRE ANCHOR
EASEMENT 'B'
PER ORB 7300
PG 2613

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY

DETAIL OF GUY WIRE ANCHOR
EASEMENT "B" AND PARCEL 801



FPL EASEMENT
PER ORB 5542
PG 4104

LOT 4, BLOCK A
24-36-15-01-A-4
OR BOOK: 7495
OR PG: 1346

LOT 3, BLOCK A
24-36-15-01-A-3
OR BOOK: 6868
OR PG: 1854

PART OF INDIAN
RIVER VILLAGE
PLAT BOOK 25,
PG 94

LOT 71
24-36-15-LC--71
OR BOOK: 6191
OR PG: 1173

PART OF THE
VILLAS AT
INDIAN RIVER
PLAT BOOK,
PAGES 84-85

VIA MILANO
COURT R/W VARIES

LOT 72
24-36-15-LC--72
OR BOOK: 8454
OR PG: 2264

50' POWER EASEMENT
PER PB 24 PG 84

TRACT D
24-36-15-LC--D
OR BOOK: 1654
OR PAGE: 848

PART OF THE
VILLAS AT
INDIAN RIVER
PLANNED UNIT
DEVELOPMENT-
FINAL DEVELOPMENT
PLAN UNIT ONE
PLAT BOOK 24,
PAGE 84

PARCEL ID: 24-36-15-00-6
OR BOOK: 9551
OR PAGE: 2294

LINE CHART

LINE #	BEARING	DISTANCE
L1	S83°34'11"W	6.19'
L2	N15°04'35"W	55.76'
L3	S89°24'41"W	258.11'
L4	S86°11'01"W	192.11'
L5	S85°16'48"W	41.81'
L6	N89°02'00"E	200.00'
L7	S89°40'51"E	279.84'
L8	S11°33'41"E	15.00'
L9	N89°44'43"W	282.59'
L10	S89°02'00"W	200.00'
L11	N85°16'48"E	41.81'
L12	N86°11'08"E	192.91'
L13	N89°24'41"E	268.15'
L14	S11°33'41"E	37.14'
L15	S06°26'48"E	32.06'

12' INGRESS/EGRESS EASEMENT
PER ORB 7300 PG 2613

THE SOUTHEAST CORNER OF
OR BOOK 5431, PAGE 848
POINT OF COMMENCEMENT
INGRESS/EGRESS EASEMENT
PARCEL 801

WEST RIGHT OF WAY OF
NORTH TROPICAL TRAIL
PER ORB 5431, PAGE 848



POINT OF BEGINNING
INGRESS/EGRESS EASEMENT
PARCEL 801

NORTH TROPICAL TRAIL
AKA STATE ROAD NO. 3

CURVE CHART

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90.00'	183°45'12"	288.64'	N2 50°36'W	179.90'
C2	75.00'	183°45'12"	240.53'	S2 50°36'E	149.92'

SKETCH OF DESCRIPTION FOR:
MERRITT COUNTRY MOBILE HOME PARK
BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS

INGRESS/EGRESS
EASEMENT

**LAND & SEA
SURVEYING**
CONCEPTS, INC.

685 CHASE HAMMOCK RD. LICENSED BUSINESS #6447
MERRITT ISLAND, FL 32953 PHONE: 321-454-6316
E-MAIL: TCS17@AOL.COM FAX: 321-454-6998

DRAWN BY:	MC
CHECKED BY:	TC
SCALE:	1" = 180' JOB # 2020-106
REVISIONS	BY DATE
UPDATED PIR	MC 02/13/24
UPDATED PIR	DV 02/28/24
COUNTY COMMENTS	MC 03/08/24

SHEET 2 OF 2

Prepared by and return to: Jean Kremitzki
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 24-36-15-00-5

SANITARY SEWER EASEMENT

THIS INDENTURE, made this 14th day of May, 2024, between Merritt Country Mobile Home Park, LLC, a Florida limited liability company, whose address is 895 Barton Boulevard, Suite B, Rockledge, Florida 32955, 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, a perpetual easement commencing on the above date for the purposes of operating, reconstructing, reconfiguring, and maintaining sanitary sewer facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 15, Township 24 South, Range 36 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 following four pages)

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:

[Signature]

Witness

Theresa Novak

Print Name

959 N. Cocoa Blvd. #4, Cocoa, FL 32922

Address

Deborah Martin

Witness

Deborah Martin

Print Name

959 N. Cocoa Blvd. #4

Address

Cocoa, FL 32922

Merritt Country Mobile Home
Park, LLC, a Florida limited
liability company

BY: Scott M. Baughan

Scott M. Baughan,
Manager Member

(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 14th day of May, 2024, by Scott M. Baughan, as Manager Member for Merritt Country Mobile Home Park, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.

[Signature]

Notary Signature

SEAL



(Signatures and Notary continue next three pages)

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:

Debra Martin

Witness

DEBRA ALAN-MARTIN

Print Name

959 N. COCOA BLVD #1

Address COCOA, FL 32922

Theresa Novak

Witness

THERESA NOVAK

Print Name

959 N. COCOA BLVD #1, COCOA, FL 32922

Address

Merritt Country Mobile Home
Park, LLC, a Florida limited
liability company

BY: *Joseph Bachand*
Joseph Bachand,
Manager Member

(Corporate Seal)

STATE OF FLORIDA

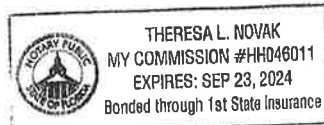
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14th day of May, 2024, by Joseph Bachand, as Manager Member for Merritt Country Mobile Home Park, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.

Theresa Novak

Notary Signature

SEAL



(Signatures and Notary continue 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:

Alayon Martin

Witness

ALAYON MARTIN

Print Name

959 N. COCOA BLVD #1

Address

COCOA, FL 32922

Novak

Witness

THERESA NOYAK

Print Name

959 N. COCOA BLVD, #1, COCOA, FL 32922

Address

Merritt Country Mobile Home
Park, LLC, a Florida limited
liability company

BY:

Kendall T Moore,
Manager Member

(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 14th day of May, 2024, by Kendall T. Moore, as Manager Member for Merritt Country Mobile Home Park, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.

Novak

Notary Signature

SEAL



(Signatures and Notary continue next two pages)

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:

Isabel Martin

Witness

BY ALAYAN MARTIN

Print Name

939 N. Cocoa Blvd #1

Address

Cocoa, FL 32922

DNail

Witness

TERESA NOVAK

Print Name

939 N. Cocoa Blvd. #1, Cocoa, FL 32922

Address

Merritt Country Mobile Home
Park, LLC, a Florida limited
liability company

BY:

William Pentz,
Manager Member

(Corporate Seal)

STATE OF FLORIDA

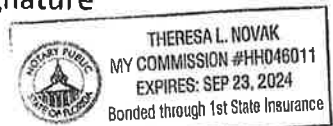
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14th day of May, 2024, by William Pentz, as Manager Member for Merritt Country Mobile Home Park, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.

DNail

Notary Signature

SEAL



(Signatures and Notary end page)

LEGAL DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 24-36-15-00-5
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

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

A PARCEL OF LAND BEING A PORTION OF OFFICIAL RECORDS BOOK 5431, PAGE 848 LYING IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5431, PAGE 848 AND RUN ALONG THE WEST RIGHT OF WAY LINE OF NORTH TROPICAL TRAIL NORTH 06°26'48" WEST, A DISTANCE OF 263.10 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING AFOREMENTIONED WEST RIGHT OF WAY LINE RUN SOUTH 83°34'11" WEST, A DISTANCE OF 6.19 FEET, THENCE RUN NORTH 15°04'35" WEST, A DISTANCE OF 55.76 FEET; THENCE RUN SOUTH 89°24'41" WEST, A DISTANCE OF 258.11 FEET; THENCE RUN SOUTH 87°17'24" WEST, A DISTANCE OF 192.59 FEET; THENCE RUN SOUTH 84°55'57" WEST, A DISTANCE OF 49.19 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 67.50 FEET, A CENTRAL ANGLE OF 19°13'26", A CHORD BEARING OF NORTH 85°27'20" WEST, A CHORD LENGTH OF 22.54 FEET), A DISTANCE OF 22.65 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 14°09'23" EAST, A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE RUN ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 52.50 FEET, A CENTRAL ANGLE OF 19°13'26", A CHORD BEARING OF SOUTH 85°27'20" EAST, A CHORD LENGTH OF 17.53 FEET), A DISTANCE OF 17.61 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 84°55'57" EAST, A DISTANCE OF 49.50 FEET; THENCE RUN NORTH 87°17'24" EAST, A DISTANCE OF 193.17 FEET; THENCE RUN NORTH 89°24'41" EAST, A DISTANCE OF 268.15 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF NORTH TROPICAL TRAIL; THENCE ALONG THE AFOREMENTIONED WEST RIGHT OF WAY LINE, RUN SOUTH 11°33'41" EAST, A DISTANCE OF 37.14 FEET; THENCE CONTINUE ALONG THE WEST RIGHT OF WAY LINE SOUTH 06°26'48" EAST A DISTANCE OF 32.06 FEET TO THE POINT OF BEGINNING.

THIS SANITARY SEWER EASEMENT CONTAINS 8,517.35 SQUARE FEET OR 0.1955 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
THIS SANITARY SEWER EASEMENT CONTAINS 8,517.35 SQUARE FEET OR 0.1955 ACRES, MORE OR LESS.
2. BEARINGS ARE BASED UPON THE WEST RIGHT OF WAY LINE OF, NORTH TROPICAL TRAIL SHOWN TO BEAR N06°26'48"W (STATE PLANE COORDINATES).
3. THE EASEMENTS SHOWN ON PAGE 2 OF THIS SURVEY WERE REFERENCED FROM THE PROPERTY INFORMATION REPORT REFERENCE NUMBER 23-33101 AS OF 01/08/2024 AS COMPLETED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THESE EASEMENTS DOES NOT AFFECT PARCEL 800.



Tim R. Carlile
TIM R. CARLILE, PLS 5170
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

SKETCH OF DESCRIPTION FOR:
MERRITT COUNTRY MOBILE HOME PARK
BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS

SANITARY SEWER
EASEMENT

**LAND-SEA
SURVEYING**
CONCEPTS, INC.

605 CHASE HAMMOCK RD. LICENSED BUSINESS #6447
MERRITT ISLAND, FL 32953 PHONE: 321-454-6310
E-MAIL: TC5170@aol.com FAX: 321-454-6998

DRAWN BY:	MC
CHECKED BY:	TC
SCALE: 1" = 160'	JOB#2020-106
REVISIONS	BY DATE
UPDATED PIR	MC 02/13/24
UPDATED PIR	DV 02/28/24

SKETCH OF DESCRIPTION

PARCEL #800

EASEMENT AREA TOWER SITE
PER ORB 7300 PG 2613
(ORB 5811, PG 5493)

PARENT PARCEL ID#: 24-36-15-00-5

PURPOSE: SANITARY SEWER EASEMENT

PARCEL B
(24-36-15-00-4)
OR BOOK: 5431
OR PAGE: 848

EXHIBIT 'A'
PER ORB 3126
PG 0047

GUY WIRE ANCHOR EASEMENT 'A'
PER ORB 7300 PG 2613

12' INGRESS/ EGRESS EASEMENT
PER ORB 5811 PG 5493

FP&L EASEMENT
PER ORB 5542,
PG 4104 & 12'
INGRESS/EGRESS
EASEMENT PER
ORB 7300, PG 2613

PARCEL ID:
24-36-15-00-6
OR BOOK: 9551
OR PAGE: 2294

ABBREVIATION:

NO.	NUMBER
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
EOC	END OF CURVE
PG	PAGE
BOC	BEGINNING OF CURVE
R/W	RIGHT OF WAY

THE SOUTHEAST CORNER
OF OR BOOK 5431
PAGE 848 POINT OF
COMMENCEMENT SANITARY
SEWER EASEMENT
PARCEL 800

WEST RIGHT OF WAY OF
NORTH TROPICAL TRAIL
PER ORB 5431, PAGE 848

POINT OF
BEGINNING
SANITARY SEWER
EASEMENT
PARCEL 800

NORTH TROPICAL TRAIL
AKA STATE ROAD NO. 3

WEST RIGHT OF WAY OF
NORTH TROPICAL TRAIL
PER ORB 5431, PAGE 848

ADDITIONAL GROUND SPACE
PARCEL PER ORB 5811
PG 5493

LOT 1.3 PARCEL ID:
24-36-15-00-1.3

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



LOT 1.2
PARCEL ID:
24-36-15-
00-1.2

GUY WIRE ANCHOR
EASEMENT 'B'
PER ORB 7300
PG 2613

FPL EASEMENT
PER ORB 5542
PG 4104

LOT 4, BLOCK A
24-36-15-01-A-4
OR BOOK: 7495
OR PAGE: 1346

LOT 3, BLOCK A
24-36-15-01-A-3
OR BOOK: 6868
OR PAGE: 1854

LOT 71
24-36-15
-LC--71
OR BOOK: 6191
OR PAGE: 1173

LOT 72
24-36-15-LC--72
OR BOOK: 8454
OR PAGE: 2264

POWER EASEMENT
PER PB 24 PG 84

TRACT D
24-36-15-LC--D
OR BOOK: 1654
OR PAGE: 848

PART OF THE
VILLAS AT
INDIAN RIVER
PLANNED UNIT
DEVELOPMENT-
FINAL DEVELOPMENT
PLAN UNIT ONE
PLAT BOOK 24,
PAGE 84

PART OF INDIAN RIVER VILLAGE
PLAT BOOK 25, PAGE 94

SHEET 2 OF 2

SKETCH OF DESCRIPTION FOR:
MERRITT COUNTRY MOBILE HOME PARK
BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS

SANITARY SEWER
EASEMENT

LAND & SEA
SURVEYING
CONCEPTS, INC.

605 CHASE HAMMOCK RD. LICENSED BUSINESS #6447
MERRITT ISLAND, FL 32953 PHONE: 321-454-6310
E-MAIL: TC5170@aol.com FAX: 321-454-6998

DRAWN BY:	MC
CHECKED BY:	TC
SCALE: 1" = 160'	JOB# 2020-106
REVISIONS	BY DATE
UPDATED PIR	MC 02/13/24
UPDATED PIR	DV 02/28/24

LOCATION MAP

Section 15, Township 24 South, Range 36 East - District: 2

PROPERTY LOCATION: south of State Road 528 and west of North Tropical Trail in Merritt Island.

OWNERS NAME(S): Merritt Country Mobile Home Park, LLC

