



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.5.

2/9/2021

Subject:

Approval, Re: Dedication of Drainage Easement and Warranty Deed from Heritage Lakes of West Melbourne, Inc. - District 5.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners approve and accept the Drainage Easement and Warranty Deed.

Summary Explanation and Background:

The subject property is located in Section 34, Township 27 South, Range 36 East, on the east side of St. Johns Heritage Parkway in West Melbourne.

Heritage Lakes of West Melbourne, Inc., the owner, has obtained a Right of Way/Easement permit number 19RW00594 from the County for improvements within the St. John's Heritage Parkway for the single-family residential project known as Heritage Lakes. In accordance with County code and standards, the owner has agreed to dedicate the attached drainage easement and warranty deed for right of way turn lanes as a required condition of the permit.

The User Department approves this request.

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

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

February 10, 2021

MEMORANDUM

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

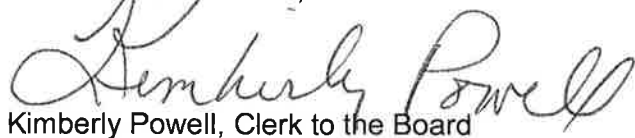
RE: Item F.5., Approval for Dedication of Drainage Easement and Warranty Deed from Heritage Lakes of West Melbourne, Inc.

The Board of County Commissioners, in regular session on February 9, 2021, approved and accepted the Drainage Easement and Warranty Deed from Heritage Lakes of West Melbourne, Inc.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

sm/

Prepared by and return to: Lucy Hamelers
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of interest in Tax Parcel ID: 27-36-35-00-500 & 27-36-34-00-2

WARRANTY DEED

THIS INDENTURE is made this 15th day of January, 2021, by Heritage Lakes of West Melbourne, Inc., a Florida corporation, hereafter called the Grantor, whose mailing address is 304 S. Harbor City Boulevard, Suite 201, Melbourne, Florida 32901 to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, situate, lying and being in the County of Brevard, State of Florida, to-wit:

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

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title & interest forever, and the Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in the presence of:



Heritage Lakes of West Melbourne, Inc.,
a Florida corporation

Witness
Date 17. DECEMBER

Print Name
Stacy Horan

BY: 
It's President

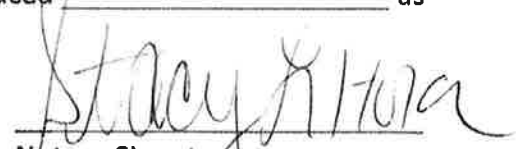
Witness
Stacy Horan

Print Name (SEAL)

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 15 day of January, 2021, by Robert M. Renfro as President for Heritage Lakes of West Melbourne, Inc., a Florida corporation. Is personally known or produced _____ as identification.




Notary Signature
SEAL

Board Meeting Date: _____
Agenda Item # _____

LEGAL DESCRIPTION

PARCEL #100

PARENT PARCEL ID#: 27-36-34-00-500

PURPOSE: FEE SIMPLE RIGHT-OF-WAY

LEGAL DESCRIPTION: PARCEL #100, FEE SIMPLE RIGHT-OF-WAY (PREPARED BY SURVEYOR)

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2&3 OF 3

THIS IS NOT A SURVEY

PART OF PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2982, PAGE 931, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 34 AND RUN N89°26'29"E, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1950.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 AS DESCRIBED IN OFFICIAL RECORDS BOOK 624, PAGE 204, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°01'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4342.44 FEET; THENCE S89°31'12"W A DISTANCE OF 616.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA LANE AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 624, PAGE 204; THENCE N00°01'54"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 128.18 FEET; THENCE N89°55'24"W A DISTANCE OF 80.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID COLUMBIA LANE; THENCE N00°01'54"W A DISTANCE OF 453.60 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE S89°32'19"W, ALONG SAID NORTH LINE, A DISTANCE OF 1093.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S89°32'19"W, ALONG SAID NORTH LINE, A DISTANCE OF 12.44 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF ST. JOHNS HERITAGE PARKWAY ACCORDING TO THE CONSTRUCTION PLANS FOR BREVARD COUNTY, FLORIDA FINANCIAL PROJECT NUMBER: 428346-4-54-01, DATED AUGUST, 2016); THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2014.86 FEET, A CENTRAL ANGLE OF 07°45'29", A CHORD BEARING OF N10°57'23"E AND A CHORD LENGTH OF 272.61 FEET), A DISTANCE OF 272.82 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S82°55'21"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 12.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE SOUTHERLY 12.00 FEET EAST OF, (AS MEASURED PERPENDICULARLY), AND PARALLEL TO SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2026.86 FEET, A CENTRAL ANGLE OF 07°39'55", A CHORD BEARING OF S10°54'36"W AND A CHORD LENGTH OF 270.96 FEET), A DISTANCE OF 271.16 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES, (3263.87 SQUARE FEET) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N89°26'29"E ON THE NORTH LINE OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 9019615, CUSTOMER REFERENCE NUMBER: 44098. NO EASEMENTS AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C0000016C70B79A90000
08416, cn=Leslie E Howard
Date: 2021.01.05 14:17:13 -05'00'

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

B.S.E. PREPARED BY: BSE CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901
321-725-3674

DRAWN BY: RMB	CHECKED BY: LEH	PROJECT NO. 87108.06			SECTION 34 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
			12/15/2020	COUNTY COMMENTS	
DATE: 12/04/2020	DRAWING: 8710806_100_009		12/30/2020	COUNTY COMMENTS	

SKETCH OF DESCRIPTION

PARCEL #100

PARENT PARCEL ID#: 27-36-34-00-500
PURPOSE: FEE SIMPLE RIGHT-OF-WAY

EXHIBIT "A"

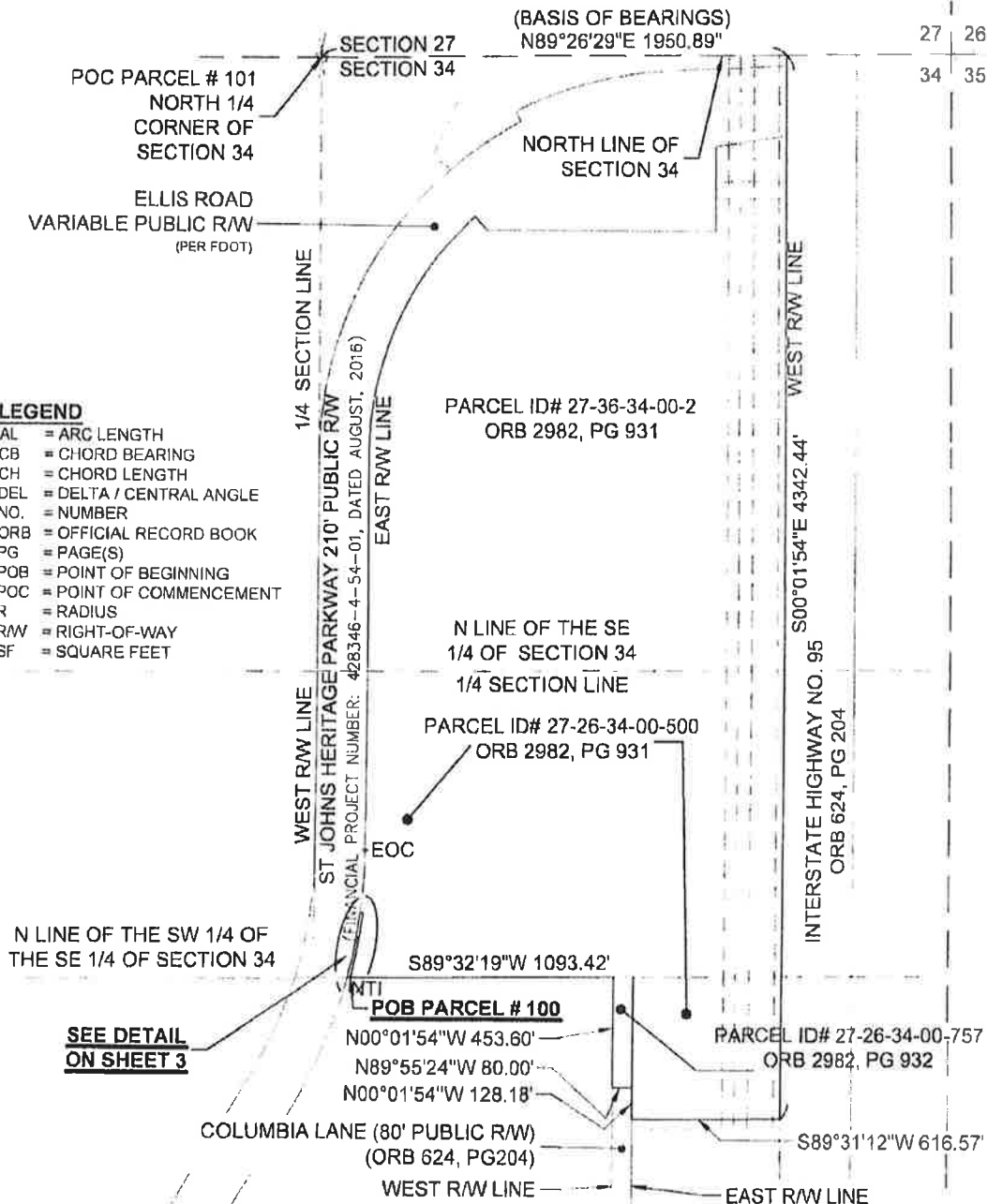
SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1&3 OF 3

THIS IS NOT A SURVEY

LEGEND

AL = ARC LENGTH
CB = CHORD BEARING
CH = CHORD LENGTH
DEL = DELTA / CENTRAL ANGLE
NO. = NUMBER
ORB = OFFICIAL RECORD BOOK
PG = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FEET



PREPARED BY: BSE CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901
321-725-3674

SCALE:
1" = 600'

PROJECT NO.:
87108.06

SECTION 34
TOWNSHIP 27 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #100

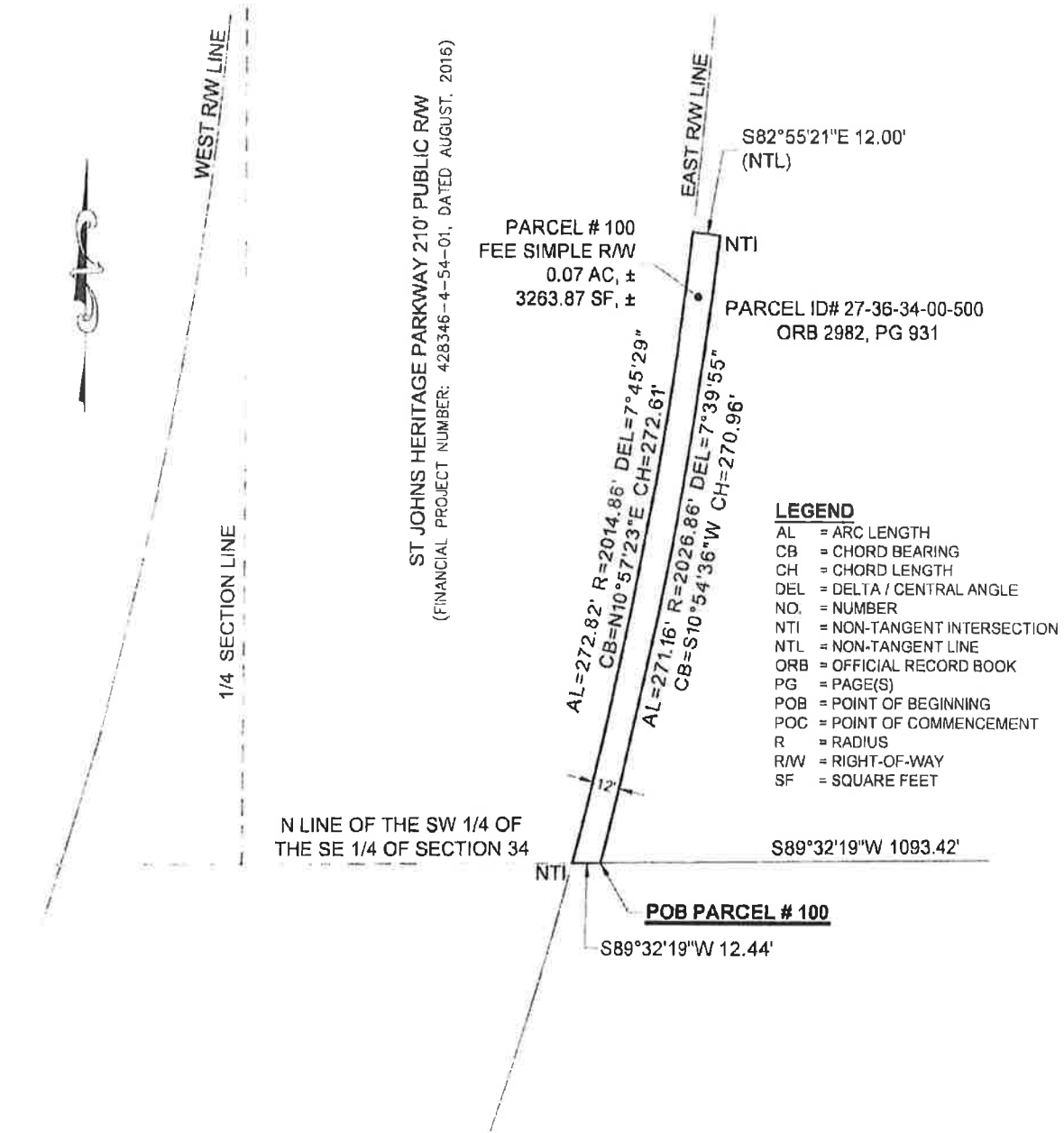
PARENT PARCEL ID#: 27-36-34-00-500
PURPOSE: FEE SIMPLE RIGHT-OF-WAY

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1&2 OF 3

THIS IS NOT A SURVEY



PREPARED BY: BSE CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901
321-725-3674

SCALE:

1" = 60'

PROJECT NO.:

87108.06

SECTION 34

TOWNSHIP 27 SOUTH

RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #101

PARENT PARCEL ID#: 27-36-34-00-2

PURPOSE: FEE SIMPLE RIGHT-OF-WAY

LEGAL DESCRIPTION: PARCEL #101, FEE SIMPLE RIGHT-OF-WAY (PREPARED BY SURVEYOR)

EXHIBIT "B"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2&3 OF 3

THIS IS NOT A SURVEY

PART OF PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2982, PAGE 931, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 34 AND RUN N89°26'29"E, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1950.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 AS DESCRIBED IN OFFICIAL RECORDS BOOK 624, PAGE 204, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°01'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4342.44 FEET; THENCE S89°31'12"W A DISTANCE OF 616.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA LANE AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 624, PAGE 204; THENCE N00°01'54"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 128.18 FEET; THENCE N89°55'24"W A DISTANCE OF 80.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID COLUMBIA LANE; THENCE N00°01'54"W A DISTANCE OF 453.60 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE S89°32'19"W, ALONG SAID NORTH LINE, A DISTANCE OF 1105.86 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF ST. JOHNS HERITAGE PARKWAY ACCORDING TO THE CONSTRUCTION PLANS FOR BREVARD COUNTY, FLORIDA FINANCIAL PROJECT NUMBER: 428346-4-54-01, DATED AUGUST, 2016); THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2014.86 FEET, A CENTRAL ANGLE OF 14°56'56", A CHORD BEARING OF N07°21'39"E AND A CHORD LENGTH OF 524.20 FEET), A DISTANCE OF 525.69 FEET TO THE END OF SAID CURVE; THENCE N00°06'47"W CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 771.81 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N00°06'47"W CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 389.85 FEET; THENCE N89°53'13"E, A DISTANCE OF 12.00 FEET; THENCE S00°06'47"E, PARALLEL TO AND 12.00 FEET EAST OF, (AS MEASURED PERPENDICULARLY), SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 389.85 FEET; THENCE S89°53'13"W, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.11 ACRES, (4678.22 SQUARE FEET) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N89°26'29"E ON THE NORTH LINE OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
4. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 9019615, CUSTOMER REFERENCE NUMBER: 44098. NO EASEMENTS AFFECTING THE LANDS DESCRIBED HEREON WERE FOUND IN SAID REPORT.
5. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
6. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS



Digitally signed by Leslie E. Howard
DN: c US, o BSE CONSULTANTS INC.,
ou A01410C000016C70879A91D00008416,
cn=Leslie E. Howard
Date: 2021.01.05 18:39:25 -0500

LESLIE E. HOWARD, PSM 5811
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

B.S.E. PREPARED BY: BSE CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901
321-725-3674

DRAWN BY: RMB	CHECKED BY: LEH	PROJECT NO. 87108.06	SECTION 34
		REVISIONS	TOWNSHIP 27 SOUTH
		DATE	RANGE 36 EAST
		12/15/2020	COUNTY COMMENTS
DATE: 12/04/2020	DRAWING: 8710806_100_011	12/30/2020	COUNTY COMMENTS
		01/05/2021	COUNTY COMMENTS

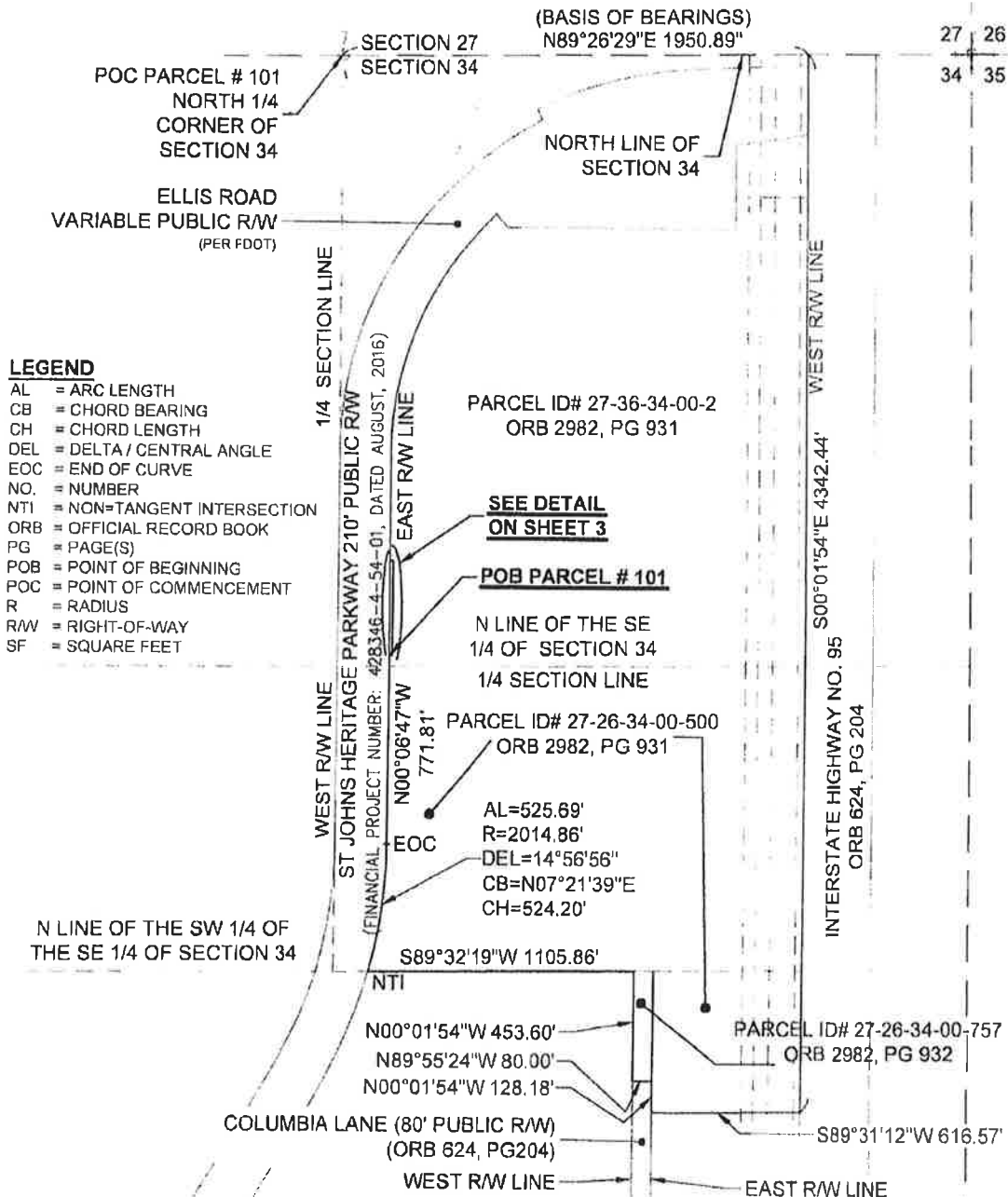
SKETCH OF DESCRIPTION

PARCEL #101

PARENT PARCEL ID#: 27-36-34-00-2
PURPOSE: FEE SIMPLE RIGHT-OF-WAY

EXHIBIT "B"

SHEET 2 OF 3
NOT VALID WITHOUT SHEET 1&3 OF 3
THIS IS NOT A SURVEY



PREPARED BY: BSE CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901
321-725-3674

SCALE:
1" = 600'
PROJECT NO.:
87108.06

SECTION 34
TOWNSHIP 27 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #101

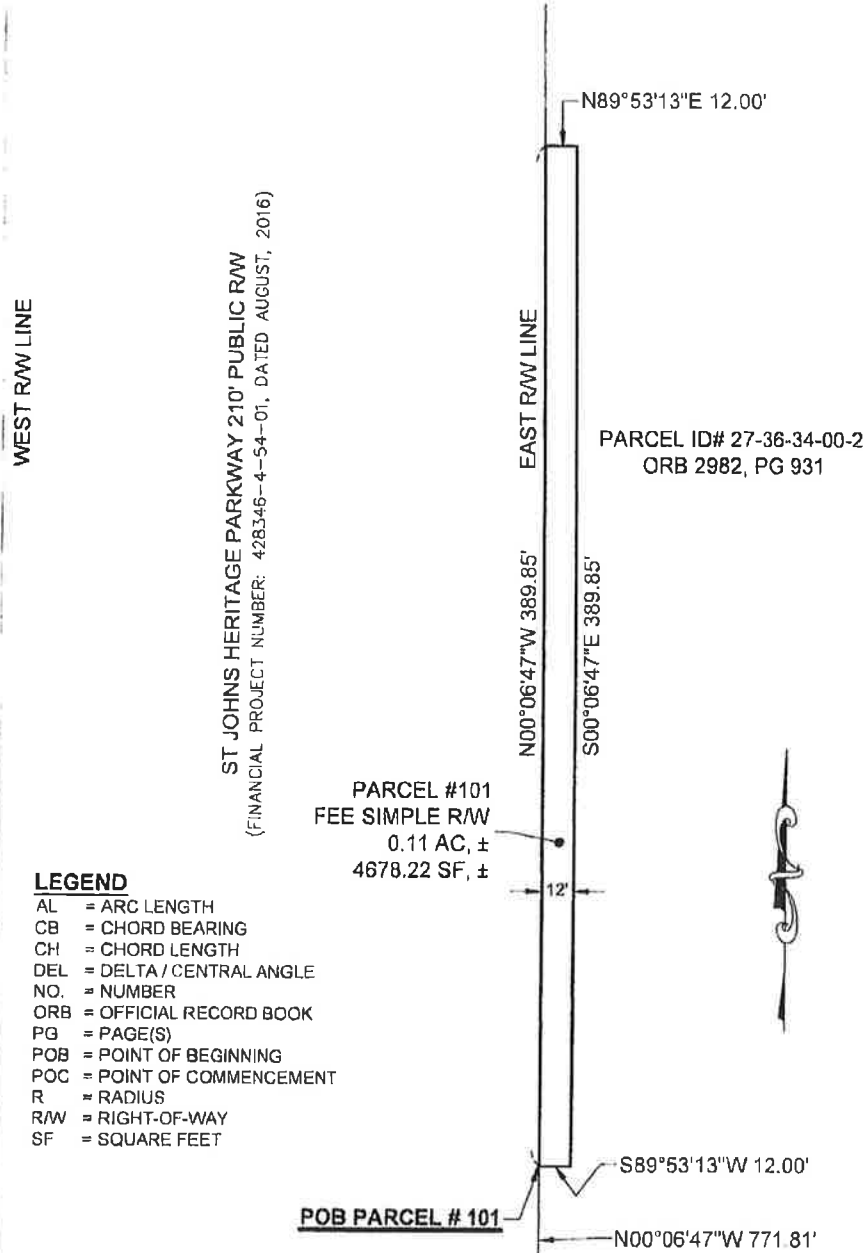
PARENT PARCEL ID#: 27-36-34-00-2
PURPOSE: FEE SIMPLE RIGHT-OF-WAY

EXHIBIT "B"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1&2 OF 3

THIS IS NOT A SURVEY



PREPARED BY: BSE CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901
321-725-3674

SCALE:
1" = 60'

PROJECT NO.:
67108.06

SECTION 34
TOWNSHIP 27 SOUTH
RANGE 36 EAST

Prepared by and return to: Lucy Hamelers
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 27-36-34-00-500

DRAINAGE EASEMENT

THIS INDENTURE, made this 15th day of January, 2021, between Heritage Lakes of West Melbourne, Inc., a Florida corporation, whose address is 304 S. Harbor City Boulevard, Suite 201, Melbourne, Florida 32901, 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 drainage 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 34, Township 27 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 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:

Witness

Dale A. Dettmer

Print Name

Stacy Horan

Witness

Stacy Horan

Print Name

Heritage Lakes of West Melbourne, Inc.
a Florida corporation

BY: Robert M. Renfro

It's President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization on this 15 day of January, 2021, by
Robert M. Renfro as President for Heritage Lakes of West Melbourne, Inc., a
Florida corporation. Is personally known or produced _____ as
identification.



Stacy L. Horan
Notary Signature
SEAL

Board Meeting Date: _____

Agenda Item # _____

LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 27-36-34-00-500

PURPOSE: PUBLIC DRAINAGE EASEMENT

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

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2&3 OF 3

THIS IS NOT A SURVEY

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COMMENCE AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 34 AND RUN N89°26'29"E, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1950.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 AS DESCRIBED IN OFFICIAL RECORDS BOOK 624, PAGE 204, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°01'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4342.44 FEET; THENCE S89°31'12"W A DISTANCE OF 616.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA LANE AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 624, PAGE 204; THENCE N00°01'54"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 128.18 FEET; THENCE N89°55'24"W A DISTANCE OF 80.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID COLUMBIA LANE; THENCE N00°01'54"W A DISTANCE OF 453.60 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE S89°32'19"W, ALONG SAID NORTH LINE, A DISTANCE OF 1093.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2026.86 FEET, A CENTRAL ANGLE OF 01°04'10", A CHORD BEARING OF N14°12'29"E AND A CHORD LENGTH OF 37.83 FEET), A DISTANCE OF 37.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2026.86 FEET, A CENTRAL ANGLE OF 00°38'44", A CHORD BEARING OF N13°21'02"E AND A CHORD LENGTH OF 22.83 FEET), A DISTANCE OF 22.83 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE EAST; THENCE N87°49'42"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 23.00 FEET; THENCE S02°10'18"E, A DISTANCE OF 22.00 FEET; THENCE S87°49'42"W, A DISTANCE OF 29.11 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES, (572.72 SQUARE FEET) MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARING REFERENCE: ASSUMED BEARING OF N89°26'29"E ON THE NORTH LINE OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
3. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
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Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS INC.,
ou=A01410C000016C70B79A9D0000841
6, cn=Leslie E Howard
Date: 2021.01.05 14:18:13 -05'00'

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

B.S.E. PREPARED BY: BSE CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD., MELBOURNE, FLA 32901
321-725-3674

DRAWN BY: RMB	CHECKED BY: LEH	PROJECT NO. 87108.06			SECTION 34 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
			12/15/2020	COUNTY COMMENTS	
DATE: 12/04/2020	DRAWING: 8710806_100_010		12/30/2020	COUNTY COMMENTS	

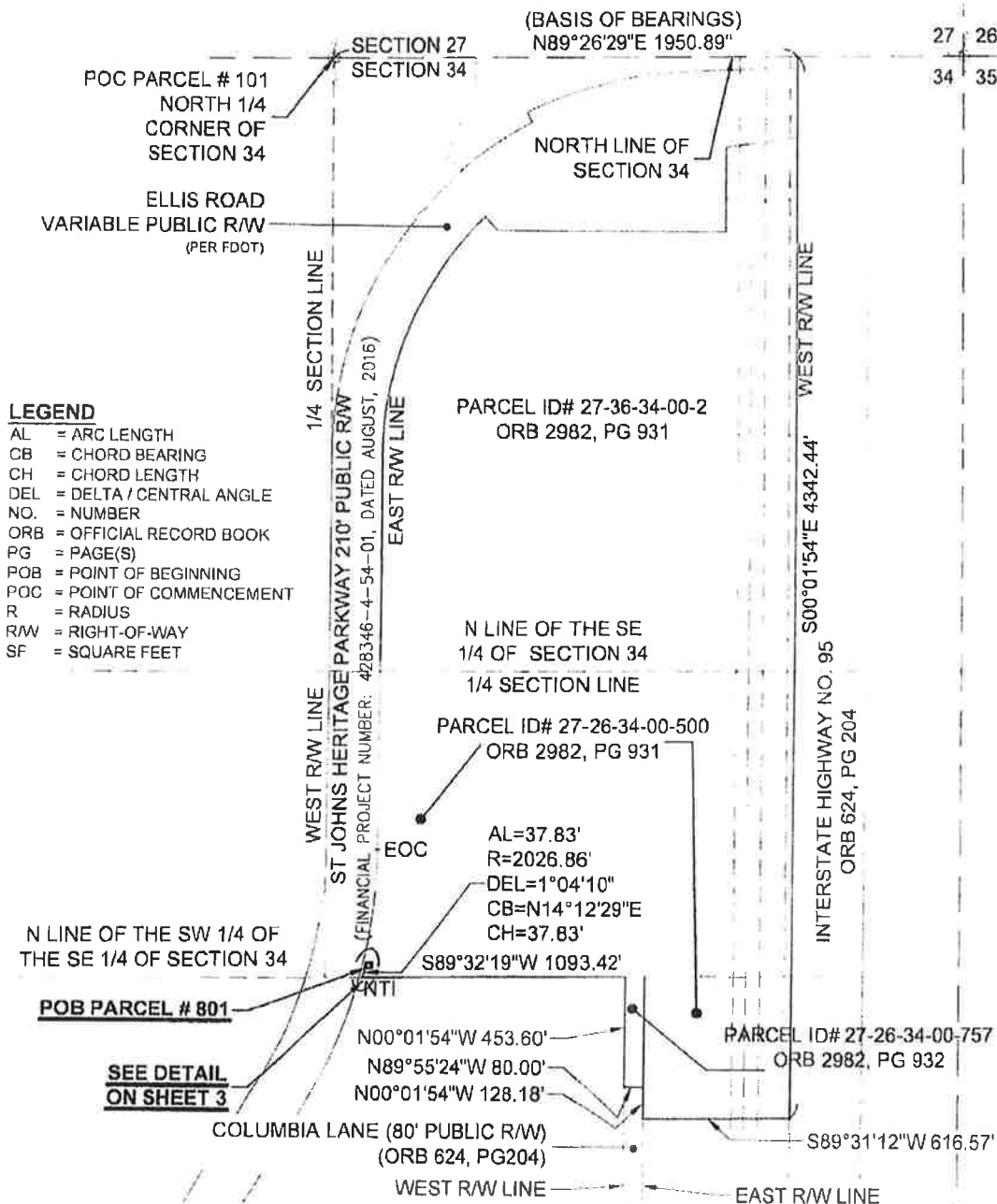
PARCEL #801

EXHIBIT "A"

NOT VALID WITHOUT SHEET 1&3 OF 3

LEGEND

AL = ARC LENGTH
CB = CHORD BEARING
CH = CHORD LENGTH
DEL = DELTA / CENTRAL ANGLE
NO. = NUMBER
ORB = OFFICIAL RECORD BOOK
PG = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FEET



SECTION 34
TOWNSHIP 27 SOUTH
RANGE 36 EAST

PARCEL #801

EXHIBIT "A"

NOT VALID WITHOUT SHEET 1&2 OF 3

THIS IS NOT A SURVEY

ST JOHNS HERITAGE PARKWAY 210' PUBLIC R/W
(FINANCIAL PROJECT NUMBER: 428346-4-54-01, DATED AUGUST, 2016)

AL=22.83'
 R=2026.86'
 DEL=0°38'44"
 CB=N13°21'02"E
 CH=22.83'
 S87°49'42"W 29.11'
 S89°32'19"W 109.3'
 S02°10'18"E 22.00'
 N87°49'42"E 23.00'(NTL)

PROPOSED PARCEL # 100,
 FEE SIMPLE ROW

AL=37.83'
 R=2026.86'
 DEL=1°04'10"
 CB=N14°12'29"E
 CH=37.83'

PARCEL #801
 DRAINAGE
 EASEMENT
 0.01 AC, ±
 572.72 SF, ±

POB PARCEL # 801

NTL

S89°32'19"W 1093.42'

AL = ARC LENGTH
CB = CHORD BEARING
CH = CHORD LENGTH
DEL = DELTA / CENTRAL ANGLE
NO. = NUMBER
NTI = NON-TANGENT INTERSECTION
NTL = NON-TANGENT LINE
ORB = OFFICIAL RECORD BOOK
PG = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
RW = RIGHT-OF-WAY
SF = SQUARE FEET

SCALE: 1" = 20'

PROJECT NO.: 87108.06

SECTION 34
TOWNSHIP 27 SOUTH
RANGE 36 EAST

LOCATION MAP

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

PROPERTY LOCATION: East side of St. Johns Heritage Parkway

OWNERS NAME: Heritage Lakes of West Melbourne, Inc.



BOARD OF COUNTY COMMISSIONERS


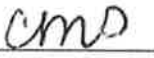
AGENDA REVIEW SHEET

AGENDA: Drainage Easement and Warranty Deed from Heritage Lakes of West Melbourne, Inc. – District 5.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Specialist

CONTACT PHONE: 321-350-8336 extension 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>1-19-2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney		_____	<u>1-20-2021</u>