



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.9.

7/7/2020

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### Subject:

Approval Re: Acceptance of Warranty Deed for Right of Way Dedication and Permanent Drainage and Access Easement from Vinings Palm Bay Investment, LLC for the Grand Oaks Apartments as required by Site Plan Number 18SP00026 - District 4.

### Fiscal Impact:

None

### Dept/Office:

Public Works Department / Land Acquisition

### Requested Action:

It is requested that the Board of County Commissioners: 1) approve and accept the Warranty Deed, and 2) approve, accept, and authorize the Chair to execute the acceptance of the Permanent Drainage and Access Easement from Vinings Palm Bay Investment, LLC.

### Summary Explanation and Background:

The subject property is located in Suntree, along the east side of N. Wickham Road, north of Promenade Drive, south of Jordan Blass Drive, and west of Highway US 1 in Section 19, Township 26 South, Range 37 East.

Vinings Palm Bay Investment, LLC, the owner, is developing the parcel for the Grand Oaks Apartments, a new multi-family apartment complex. A turn lane is required in order to comply with Brevard County Code.

The purpose of the easement is to provide drainage and flowage of stormwater and access for emergency maintenance to restore drainage flow. Also, the drainage easement is in part intended to replace the functionality of a proposed drainage easement vacating petition which is the subject of a public hearing on the July 7, 2020 Board meeting agenda.

The owner has agreed to provide the right of way dedication by Warranty Deed and a Permanent Drainage and Access Easement.

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

### Clerk to the Board Instructions:

# BOARD OF COUNTY COMMISSIONERS

## AGENDA REVIEW SHEET

AGENDA: Acceptance of Warranty Deed for Right of Way Dedication and Permanent Drainage and Access Easement from Vinings Palm Bay Investment, LLC for the Grand Oaks Apartments as required by Site Plan Number 18SP00026 – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Page Whittle, Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u>PA</u>	<u>                    </u>	<u>6-25-2020</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney	<u>JMB</u>	<u>                    </u>	<u>6-25-2020</u>

AGENDA DUE DATE: June 30, 2020 for the July 7, 2020 Board meeting



July 8, 2020

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

**TO:** Marc Bernath, Public Works Director

**RE:** Item F.9., Acceptance of Warranty Deed for Right-of-Way Dedication and Permanent Drainage and Access Easement from Vinings Palm Bay Investment, LLC. for the Grand Oaks Apartments as required by Site Plan Number 18SP00026

The Board of County Commissioners, in regular session on July 7, 2020, executed and accepted the Warranty Deed and the Permanent Drainage and Access Easement from Vinings Palm Bay Investment, LLC for the Grand Oaks Apartments as required by Site Plan Number 18SP00026. Enclosed is the fully-executed Warranty Deed and the Permanent Drainage and Access Easement.

Your continued cooperation is greatly appreciated.

Sincerely yours,

**BOARD OF COUNTY COMMISSIONERS**  
**SCOTT ELLIS, CLERK**

*for: Donna Scott*  
Kimberly Powell, Deputy Clerk

/sm

Encl. (1)

cc: Budget  
Finance

Prepared by and return to: Page Whittle  
Public Works, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of interest in Tax Parcel I.D.: 26-37-19-00-253

# WARRANTY DEED

THIS INDENTURE is made this 14 day of MAY, 2020, between Vinings Palm Bay Investment, LLC, a Florida limited liability company, as party of the first part, whose mailing address is 3850 Bird Road, Suite 801, Miami, Florida 33146, and Brevard County, Florida, a political subdivision of the State of Florida, as party of the second part, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH: That the said party of the first part, 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 party of the second part, 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 EXHIBIT "A"

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

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

Signed, sealed and delivered in the presence of:

Witness

Print Name

Witness

Print Name

STATE OF FLORIDA  
COUNTY OF Miami-Dade

GRANTOR:

Vinings Palm Bay Investment, LLC,  
a Florida limited liability company

Tomas Cabrerizo  
Manager

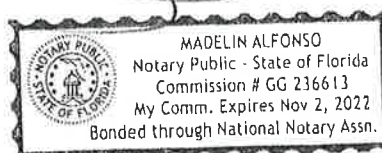
Carlos E. Martinez  
Manager

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14 day of May, 2020, by Tomas Cabrerizo and Carlos E. Martinez as Manager(s) for Vinings Palm Bay Investment, LLC, a Florida limited liability company. Is personally known or produced a \_\_\_\_\_ as identification.

Agenda Item # \_\_\_\_\_

Board Meeting Date \_\_\_\_\_

Notary Signature  
SEAL



## LEGAL DESCRIPTION

### PARCEL 101

PARENT PARCEL#: 26-37-19-00-253

PURPOSE: RIGHT OF WAY DEDICATION (FEE)

## EXHIBIT "A"

SHEET 1 OF 5

NOT VALID WITHOUT SHEETS 2 - 5 OF 5

THIS IS NOT A SURVEY

## LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE, SOUTH 89°16'49" EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 380.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD;

THENCE, NORTH 18°50'02" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 273.11 FEET TO THE SOUTHERLY LINE OF PINEDA LANDINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

THENCE, SOUTH 53°53'31" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 639.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N. WICKHAM ROAD;

THENCE, SOUTH 36°05'10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 199.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1006.60 FEET, A CENTRAL ANGLE OF 31°20'57", A CHORD BEARING OF SOUTH 20°24'41" EAST AND A CHORD DISTANCE OF 543.91 FEET;

THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 550.76 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 85°15'47" EAST A DISTANCE OF 12.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1018.60 FEET, A CENTRAL ANGLE OF 4°35'04", A CHORD BEARING OF SOUTH 02°26'41" EAST AND A CHORD DISTANCE OF 81.48 FEET;

THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.50 FEET;

THENCE, SOUTH 00°09'09" EAST A DISTANCE OF 264.14 FEET ;

THENCE, SOUTH 89°50'51" WEST A DISTANCE OF 12.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE;

THENCE, NORTH 00°09'09" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 264.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1006.60 FEET, A CENTRAL ANGLE OF 4°35'04", A CHORD BEARING OF NORTH 02°26'41" WEST AND A CHORD DISTANCE OF 80.52 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 80.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.10 ACRES MORE OR LESS.

THIS "LEGAL DESCRIPTION & SKETCH" COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

*[Signature]* 4/8/20

RICHARD E. BARNES, JR.  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION No. 5173  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR AND CERTIFY TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY:

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
301 S.E. OCEAN BLVD., Suite 301  
STUART, FL 34994

Phone: (772) 283-1413  
Fax: (772) 220-7881  
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Florida Certificate of Authorization No. LB8030

DRAWN BY: RT	CHECKED BY: RB	PROJECT NO. 3075-01-001	SECTION 19
DATE: 11/11/2019	DRAWING: 3075-A-ESMT	REVISIONS	TOWNSHIP 26 SOUTH
		DATE	RANGE 37 EAST
		3/24/20	PER COMMENTS
		4/08/20	PER COMMENTS

# SKETCH OF DESCRIPTION

## PARCEL 101

PARENT PARCEL#: 26-37-19-00-253

PURPOSE: RIGHT OF WAY DEDICATION (FEE)

## EXHIBIT "A"

SHEET 2 OF 5

NOT VALID WITHOUT SHEETS 1, 3, 4 & 5 OF 5

THIS IS NOT A SURVEY

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY. THIS IS A LEGAL DESCRIPTION WITH A SKETCH AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THIS LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE BEARING BASIS SHOWN HEREON REFERS TO THE ASSUMED BEARING OF SOUTH 89°16'49" EAST FOR THE NORTH LINE OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA. THE COORDINATE DATUM IS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT.
3. THIS LEGAL DESCRIPTION WITH A SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. **REFERENCE NOTE:** FOR UPDATED SURVEY REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BOWMAN CONSULTING GROUP, PROJECT NO. 3075-01-001, LAST REVISED FEBRUARY 26, 2020.
6. THE SPECIAL EXCEPTIONS, AS SHOWN BELOW, ARE REFERENCED FROM AN OPINION OF TITLE PREPARED BY RICARDO L. FRAGA, GREENBERG TRAURIG, P.A., DATED DECEMBER 23, 2019. SAID OPINION OF TITLE WAS PREPARED USING A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 5011612-1062-4305818, EFFECTIVE DECEMBER 4, 2019 @ 8:00 A.M.

### SPECIAL EXCEPTIONS:

1. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 3082, PAGE 1403, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL)**
2. EASEMENT IN FAVOR OF BREVARD COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 3217, PAGE 2337, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**
3. EASEMENT IN FAVOR OF BREVARD COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 3493, PAGE 1572, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**
4. TERMS AND PROVISIONS OF THAT CERTAIN BINDING DEVELOPMENT PLAN RECORDED IN OFFICIAL RECORDS BOOK 8345, PAGE 662, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL)**
5. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JUNE 14, 2019 IN OFFICIAL RECORDS BOOK 8463, PAGE 274B. **(AFFECTS PROPOSED PARCEL -- BLANKET IN NATURE -- NOT SHOWN)**
6. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED AT DEED BOOK 262, PAGE 255, TOGETHER WITH AND AS AFFECTED BY THE RELEASE OF RIGHT OF ENTRY AND EXPLORATION FOR PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS, AS TO A PORTION OF THE SUBJECT PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5828, PAGE 117B, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL)**
7. EASEMENT IN FAVOR OF UNITED STATES POSTAL SERVICE, AS RECORDED OFFICIAL RECORDS BOOK 3051, PAGE 475, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL)**
8. EASEMENT IN FAVOR OF BREVARD COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 3217, PAGE 2329, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL)**

PREPARED BY:

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SCALE:

N/A

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH

RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 101

PARENT PARCEL#: 26-37-19-00-253

PURPOSE: RIGHT OF WAY DEDICATION (FEE)

## EXHIBIT "A"

SHEET 3 OF 5

NOT VALID WITHOUT SHEETS 1, 2, 4 & 5 OF 5

THIS IS NOT A SURVEY

## SURVEYOR'S NOTES:

9. UNRECORDED LEASE AGREEMENT BY AND BETWEEN IMPERIAL SOUTH, INC., A FLORIDA CORPORATION ("LESSOR") AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION D/B/A NEXTEL COMMUNICATIONS ("LESSEE") AS EVIDENCED BY THE MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4083, PAGE 1170 AND RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 3288, AS ASSIGNED FROM TO TOWER ASSET SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNOR, LESSEE") TO AMERICAN TOWER ASSET SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNEE, LESSEE") BY THE FLORIDA ASSIGNMENT AND ASSUMPTION OF LEASE OR OTHER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5836, PAGE 8728, TOGETHER WITH AND AS AFFECTED BY THE AMENDMENT TO MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8126, PAGE 2096 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES NOT AFFECT PROPOSED PARCEL)
10. EASEMENT IN FAVOR OF AT&T CORP. AND AT&T COMMUNICATIONS-EAST, INC. (FORMERLY AT&T COMMUNICATIONS, INC.), AS SET FORTH IN THAT CERTAIN SUPPLEMENTAL FINAL ORDER AND JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 5853, PAGE 8175, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES NOT AFFECT PROPOSED PARCEL)
11. EASEMENT IN FAVOR OF AMERICAN TOWER ASSET SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 6342, PAGE 1797, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES NOT AFFECT PROPOSED PARCEL)
12. RECIPROCAL EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN IMPERIAL SOUTH, INC., A FLORIDA CORPORATION AND SUNTREE VIERA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 6772, PAGE 163, TOGETHER WITH AND AS AFFECTED BY THE FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT AND JOINDER OF SUBSEQUENT OWNER RECORDED IN OFFICIAL RECORDS BOOK 7140, PAGE 1556, AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7213, PAGE 155, BY THE PARTIAL RELEASE OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7241, PAGE 1995, AND BY THE PARTIAL RELEASE OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7294, PAGE 2628, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES NOT AFFECT PROPOSED PARCEL)
13. EASEMENT IN FAVOR OF SPRINT COMMUNICATIONS COMPANY, L.P., A DELAWARE LIMITED PARTNERSHIP, AS SET FORTH IN THE AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 6794, PAGE 1234, TOGETHER WITH AND AS AFFECTED BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 6901, PAGE 2361, THE AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 6990, PAGE 225, AND NOTICE OF SUBSTITUTION OF EASEMENT BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 7019, PAGE 1311, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES NOT AFFECT PROPOSED PARCEL)
14. TERMS AND PROVISIONS OF THAT CERTAIN BUILDING DEVELOPMENT PLAN RECORDED IN OFFICIAL RECORDS BOOK 8148, PAGE 974, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PROPOSED PARCEL - BLANKET IN NATURE - NOT SHOWN)
15. NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 8558, PAGE 1638, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PROPOSED PARCEL - BLANKET IN NATURE - NOT SHOWN)

## ABBREVIATIONS:

F.P.L. FLORIDA POWER & LIGHT COMPANY  
 LB LICENSED BUSINESS  
 O.R.B. OFFICIAL RECORDS BOOK  
 P.B. PLAT BOOK  
 PG. PAGE  
 P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT  
 RGE RANGE  
 R/W RIGHT OF WAY  
 SEC. SECTION  
 S.F. SQUARE FEET  
 TWS TOWNSHIP

PREPARED BY:

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SCALE:

N/A

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH

RANGE 37 EAST



# SKETCH OF DESCRIPTION

## PARCEL 101

PARENT PARCEL#: 26-37-19-00-253

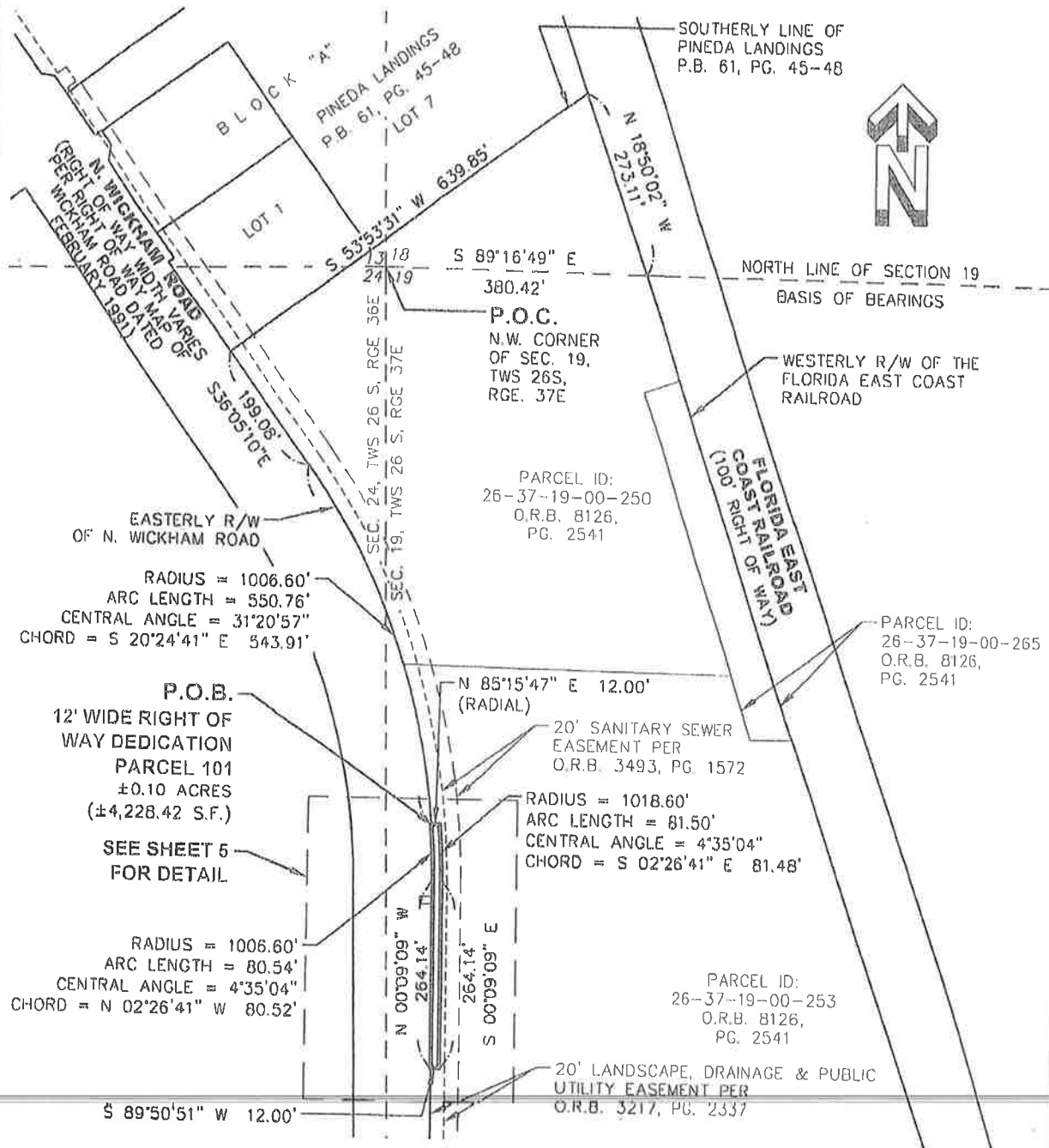
PURPOSE: RIGHT OF WAY DEDICATION (FEE)

## EXHIBIT "A"

SHEET 4 OF 5

NOT VALID WITHOUT SHEETS 1 - 3 & 5 OF 5

THIS IS NOT A SURVEY



PREPARED BY:

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SCALE:

1" = 200'

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH

RANGE 37 EAST



# SKETCH OF DESCRIPTION PARCEL 101

PARENT PARCEL#: 26-37-19-00-253

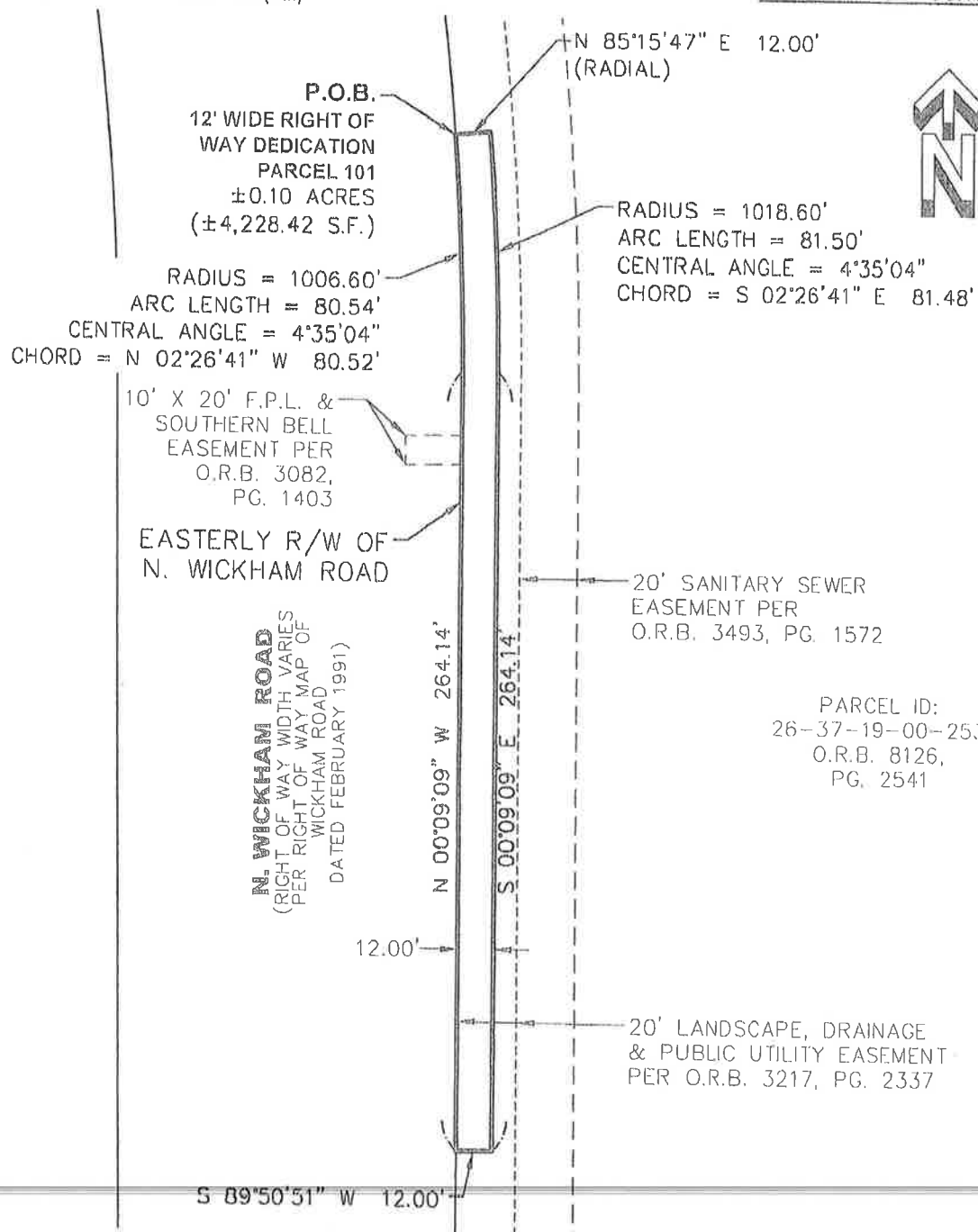
PURPOSE: RIGHT OF WAY DEDICATION (FEE)

## EXHIBIT "A"

SHEET 5 OF 5

NOT VALID WITHOUT SHEETS 1 - 4 OF 5

THIS IS NOT A SURVEY



PREPARED BY:

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SCALE:

1" = 50'

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH

RANGE 37 EAST

Prepared by and return to: Page Whittle  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of Interest in Tax Parcel I.D.: 26-37-19-00-253, 26-37-19-00-254

#### PERMANENT DRAINAGE AND ACCESS EASEMENT

**THIS EASEMENT** is given this 14 day of MAY, 2020, by Vinings Palm Bay Investment, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 3850 Bird Road, Suite 801, Miami, Florida 33146, to Brevard County, Florida, a political subdivision of the State of Florida ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

**WITNESSETH:** That the Grantor, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns, a perpetual easement ("Easement") for the purposes of allowing for drainage and flowage of stormwater and groundwater, and access for emergency maintenance to restore drainage flow and other allied uses pertaining thereto, over, under, upon, above, across, and through the Property, for the specific purposes set forth herein.

**WHEREAS,** Grantor is the fee simple owner of that certain lands situated in Brevard County, Florida and more specifically described in Exhibit "A" attached hereto; and

**NOW, THEREFORE,** in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys and establishes a perpetual easement for drainage and flowage of stormwater and groundwater, and a perpetual access easement for and in favor of Grantee upon the Property described on Exhibit "A" which shall run with the land and be binding upon Grantor.

The scope, nature and character of this Easement shall be as follows:

1. **Recitals.** The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.
2. **Purpose.** It is the purpose of this Easement is to grant a perpetual easement for drainage and flowage of stormwater and groundwater, and a perpetual access easement for the purposes of emergency maintenance to restore drainage flow and other allied uses.
3. **Acknowledgment.** The land affected by the granting of this Easement is located in Section 19, Township 26 South, Range 37 East, County of Brevard, State of Florida.
4. **Agreement.** Grantee shall have the right of ingress and egress onto the Easement area as may be necessary for the full use and enjoyment by Grantee of the Easement. Grantor(s) shall

have full use and enjoyment of the Easement area, but shall not make any improvements within the Easement area that will conflict or interfere with the Easement granted herein.

**Maintenance.** Grantor, its successors and assigns, does hereby agree they shall solely be responsible for any and all construction, maintenance, repairs, and reconstruction of any stormwater drainage system or appurtenances thereto in the Easement area. Grantor shall timely perform all necessary maintenance, repairs, and replacement to ensure proper functioning of the stormwater system in the Easement area and shall provide an annual inspection report of maintenance. Grantor, upon request by Grantee, will make available annual inspection reports within ten days of request by Grantee. In the event of a lapse in maintenance, Grantee will give Grantor a 30-day notice to maintain or repair the stormwater system. If the stormwater system is not maintained or repaired at the end of the 30-day notice, this Easement shall give Grantee the right, but not the obligation, to perform the required maintenance or make the required repairs to restore stormwater drainage flow and to demand immediate reimbursement from the Grantor. Should Grantor fail to reimburse Grantee for required maintenance or repair, Grantee may file a claim of lien within ninety (90) days of completion of the work against all property described by the plat which maybe foreclosed by any action brought by us on behalf of the Grantee on the property for the costs incurred by the Grantee in connection with performing the repairs or maintenance. In no event shall Grantee have any obligation to pay any part of the cost of such maintenance, repair, or replacement.

**Duration.** This Easement shall remain in full force and effect in perpetuity.

**Indemnification.** Grantor agrees that it will indemnify and save harmless Grantee from any and all liability, claims, damages, expenses, proceedings and causes of action of every kind and nature arising out of or connected with the Grantor's use, occupation, management or control of the Easement area, or any improvement placed thereon by Grantor, or any equipment or fixtures used by Grantor in connection with the Easement area. Grantor agrees that it will, at their own expense, defend any and all actions, suits or proceedings which may be brought against the Grantee in connection with any negligent, reckless, or intentional wrongful act or omission of the Grantor and persons employed or utilized by the Grantor as it relates to the Easement area, and that it will satisfy, pay and discharge any and all judgments that may be entered against the Grantee in any such action or proceedings. The parties acknowledge specific consideration has been exchanged for the provision. Nothing herein is intended to be or shall be construed as a waiver of the Grantee's sovereign immunity beyond statutory provisions.

**Modification.** This Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors – in – interest, which shall be filed in the public records of Brevard County, Florida.

---

Signatures on page 3

IN WITNESS WHEREOF Vinings Palm Bay Investment, LLC, Grantor, has hereunto set its authorized hand this 14 day of MAY, 2020.

Witness

Print Name

Witness

Print Name

STATE OF FLORIDA

COUNTY OF Miami-Dade

Vinings Palm Bay Investment, LLC,  
a Florida limited liability company

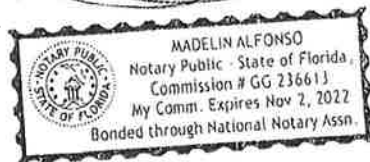
Tomas Cabrerizo  
Manager

Carlos E. Martinez  
Manager

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14th day of May, 2020, by Tomas Cabrerizo and Carlos E. Martinez as Manager(s) for Vinings Palm Bay Investments, LLC, a Florida limited liability company. Is personally known or produced \_\_\_\_\_ as identification.

Notary Signature

SEAL



#### Acceptance

The Grantee hereby accepts the Permanent Access Easement and agrees to be bound by its terms.

Dated: 7th day of July, 2020.

ATTEST:

Scott Ellis, Clerk of the Board

GRANTEE:

BREVARD COUNTY, FLORIDA

Bryan Lober, Chair

Agenda Item # F.9

Board Meeting Date 7/7/2020

## LEGAL DESCRIPTION

### PARCEL 801

PARENT PARCEL#: 26-37-19-00-253, 26-37-19-00-254

PURPOSE: PERMANENT DRAINAGE AND ACCESS EASEMENT

## EXHIBIT "A"

SHEET 1 OF 6

NOT VALID WITHOUT SHEETS 2 - 6 OF 6

THIS IS NOT A SURVEY

## LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE, SOUTH 89°16'49" EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 380.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD;

THENCE, NORTH 18°50'02" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 273.11 FEET TO THE SOUTHERLY LINE OF PINEDA LANDINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

THENCE, SOUTH 53°53'31" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 639.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N. WICKHAM ROAD;

THENCE, SOUTH 36°05'10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 199.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1006.60 FEET, A CENTRAL ANGLE OF 35°56'01", A CHORD BEARING OF SOUTH 18°07'09" EAST AND A CHORD DISTANCE OF 621.00 FEET;

THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 631.30 FEET;

THENCE, SOUTH 00°09'09" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 420.65 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 89°50'51" EAST A DISTANCE OF 161.84 FEET;

THENCE, SOUTH 00°08'43" EAST A DISTANCE OF 120.55 FEET;

THENCE, SOUTH 87°34'31" EAST A DISTANCE OF 136.62 FEET;

THENCE, SOUTH 65°04'19" EAST A DISTANCE OF 73.65 FEET;

THENCE, SOUTH 87°37'26" EAST A DISTANCE OF 289.39 FEET;

THENCE, NORTH 71°10'21" EAST A DISTANCE OF 129.43 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD;

THENCE, SOUTH 18°50'02" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 896.25 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3330, PAGE 1469 OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

THENCE, NORTH 87°35'09" WEST ALONG SAID NORTH LINE A DISTANCE OF 85.83 FEET;

THENCE, NORTH 18°50'02" WEST A DISTANCE OF 815.15 FEET;

THENCE, SOUTH 71°10'21" WEST A DISTANCE OF 58.79 FEET;

THENCE, NORTH 87°37'26" WEST A DISTANCE OF 308.72 FEET;

THENCE, NORTH 65°04'19" WEST A DISTANCE OF 73.67 FEET;

THENCE, NORTH 87°34'31" WEST A DISTANCE OF 174.48 FEET;

THENCE, NORTH 00°08'43" WEST A DISTANCE OF 118.35 FEET;

THENCE, SOUTH 89°50'51" WEST A DISTANCE OF 111.84 FEET TO

SAID EASTERLY RIGHT OF WAY LINE OF N. WICKHAM ROAD;

THENCE, NORTH 00°09'09" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.58 ACRES MORE OR LESS.

THIS "LEGAL DESCRIPTION & SKETCH" COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

*Richard E. Barnes, Jr.* 5/14/20

RICHARD E. BARNES, JR.  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION No. 5173  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR AND CERTIFY TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY:

**Bowman**  
CONSULTING

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Florida Certificate of Authorization No. LB8030

DRAWN BY: RT

CHECKED BY: RB

PROJECT NO. 3075-01-001

SECTION 19

REVISIONS

DATE

REVISION

TOWNSHIP 26 SOUTH

DATE: 11/11/2019

DRAWING:

3075-A-ESMT

3/24/20

PER COMMENTS

5/04/20

EASEMENT PURPOSE

RANGE 37 EAST

# SKETCH OF DESCRIPTION PARCEL 801

PARENT PARCEL#: 26-37-19-00-253, 26-37-19-00-254  
PURPOSE: PERMANENT DRAINAGE AND ACCESS EASEMENT

EXHIBIT "A"

SHEET 2 OF 6

NOT VALID WITHOUT SHEETS 1 & 3 - 6 OF 6

THIS IS NOT A SURVEY

## SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY. THIS IS A LEGAL DESCRIPTION WITH A SKETCH AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THIS LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE BEARING BASIS SHOWN HEREON REFERS TO THE ASSUMED BEARING OF SOUTH 89°16'49" EAST FOR THE NORTH LINE OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA. THE COORDINATE DATUM IS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT.
3. THIS LEGAL DESCRIPTION WITH A SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. **REFERENCE NOTE:** FOR UPDATED SURVEY REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BOWMAN CONSULTING GROUP, PROJECT NO. 3075-01-001, LAST REVISED FEBRUARY 26, 2020.
6. THE SPECIAL EXCEPTIONS, AS SHOWN BELOW, ARE REFERENCED FROM AN OPINION OF TITLE PREPARED BY RICARDO L. FRAGA, GREENBERG TRAURIG, P.A., DATED DECEMBER 23, 2019. SAID OPINION OF TITLE WAS PREPARED USING A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 5011612-1062-4305818, EFFECTIVE DECEMBER 4, 2019 @ 8:00 A.M.

### SPECIAL EXCEPTIONS:

1. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 3082, PAGE 1403, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL - SHOWN FOR REFERENCE)**
2. EASEMENT IN FAVOR OF BREVARD COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 3217, PAGE 2337, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**
3. EASEMENT IN FAVOR OF BREVARD COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 3493, PAGE 1572, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**
4. TERMS AND PROVISIONS OF THAT CERTAIN BINDING DEVELOPMENT PLAN RECORDED IN OFFICIAL RECORDS BOOK 8345, PAGE 662, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL)**
5. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JUNE 14, 2019 IN OFFICIAL RECORDS BOOK 8463, PAGE 2748. **(AFFECTS PROPOSED PARCEL - BLANKET IN NATURE - NOT SHOWN)**
6. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED AT DEED BOOK 262, PAGE 255, TOGETHER WITH AND AS AFFECTED BY THE RELEASE OF RIGHT OF ENTRY AND EXPLORATION FOR PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS, AS TO A PORTION OF THE SUBJECT PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5828, PAGE 1178, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL - BLANKET IN NATURE - NOT SHOWN)**
7. EASEMENT IN FAVOR OF UNITED STATES POSTAL SERVICE, AS RECORDED OFFICIAL RECORDS BOOK 3051, PAGE 475, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**
8. EASEMENT IN FAVOR OF BREVARD COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 3217, PAGE 2329, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**

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SCALE:

N/A

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH

RANGE 37 EAST



**SKETCH OF DESCRIPTION  
PARCEL 801**

PARENT PARCEL#: 26-37-19-00-253, 26-37-19-00-254

PURPOSE: PERMANENT DRAINAGE AND ACCESS EASEMENT

**EXHIBIT "A"**

SHEET 3 OF 6

NOT VALID WITHOUT SHEETS 1, 2, 4-6 OF 6

THIS IS NOT A SURVEY

**SURVEYOR'S NOTES:**

9. UNRECORDED LEASE AGREEMENT BY AND BETWEEN IMPERIAL SOUTH, INC., A FLORIDA CORPORATION ("LESSOR") AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION D/B/A NEXTEL COMMUNICATIONS ("LESSEE") AS EVIDENCED BY THE MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4083, PAGE 1170 AND RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 328B, AS ASSIGNED FROM TO TOWER ASSET SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNOR, LESSEE") TO AMERICAN TOWER ASSET SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNEE, LESSEE") BY THE FLORIDA ASSIGNMENT AND ASSUMPTION OF LEASE OR OTHER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5836, PAGE 8728, TOGETHER WITH AND AS AFFECTED BY THE AMENDMENT TO MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8126, PAGE 2096 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL)**
10. EASEMENT IN FAVOR OF AT&T CORP. AND AT&T COMMUNICATIONS-EAST, INC. (FORMERLY AT&T COMMUNICATIONS, INC., AS SET FORTH IN THAT CERTAIN SUPPLEMENTAL FINAL ORDER AND JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 5853, PAGE 8175, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**
11. EASEMENT IN FAVOR OF AMERICAN TOWER ASSET SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 6342, PAGE 1797, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT PROPOSED PARCEL)**
12. RECIPROCAL EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN IMPERIAL SOUTH, INC., A FLORIDA CORPORATION AND SUNTREE VERA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 6772, PAGE 163, TOGETHER WITH AND AS AFFECTED BY THE FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT AND JOINDER OF SUBSEQUENT OWNER RECORDED IN OFFICIAL RECORDS BOOK 7140, PAGE 1556, AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7213, PAGE 155, BY THE PARTIAL RELEASE OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7241, PAGE 1995, AND BY THE PARTIAL RELEASE OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7294, PAGE 2628, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**
13. EASEMENT IN FAVOR OF SPRINT COMMUNICATIONS COMPANY, L.P., A DELAWARE LIMITED PARTNERSHIP, AS SET FORTH IN THE AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 6794, PAGE 1234, TOGETHER WITH AND AS AFFECTED BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 6901, PAGE 2361, THE AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 6990, PAGE 225, AND NOTICE OF SUBSTITUTION OF EASEMENT BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 7019, PAGE 1311, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL AS SHOWN)**
14. TERMS AND PROVISIONS OF THAT CERTAIN BUILDING DEVELOPMENT PLAN RECORDED IN OFFICIAL RECORDS BOOK 8148, PAGE 974, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL - BLANKET IN NATURE - NOT SHOWN)**
15. NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 8558, PAGE 1638, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS PROPOSED PARCEL - BLANKET IN NATURE - NOT SHOWN)**

**ABBREVIATIONS:**

B.C. BEGINNING OF CURVE  
F.P.L. FLORIDA POWER & LIGHT COMPANY  
LB. LICENSED BUSINESS  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGE  
P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT  
RGE. RANGE  
R/W. RIGHT-OF-WAY  
SEC. SECTION  
S.F. SQUARE FEET  
TWS. TOWNSHIP

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SCALE:

N/A

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH  
RANGE 37 EAST



# SKETCH OF DESCRIPTION PARCEL 801

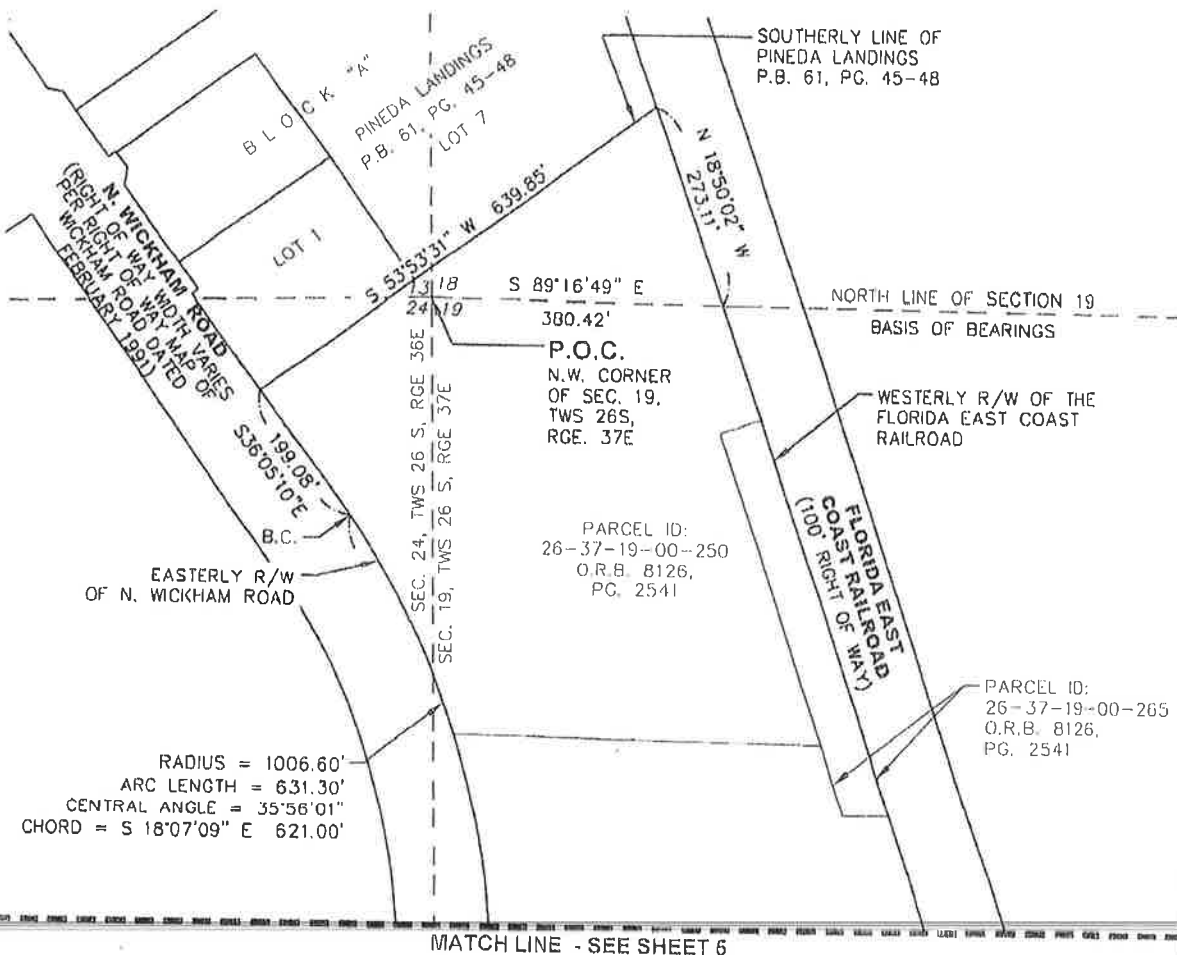
PARENT PARCEL#: 26-37-19-00-253, 26-37-19-00-254  
PURPOSE: PERMANENT DRAINAGE AND ACCESS EASEMENT

## EXHIBIT "A"

SHEET 4 OF 6

NOT VALID WITHOUT SHEETS 1 - 3, 5 & 6 OF 6

THIS IS NOT A SURVEY



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SCALE:

1" = 200'

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH

RANGE 37 EAST

# SKETCH OF DESCRIPTION PARCEL 801

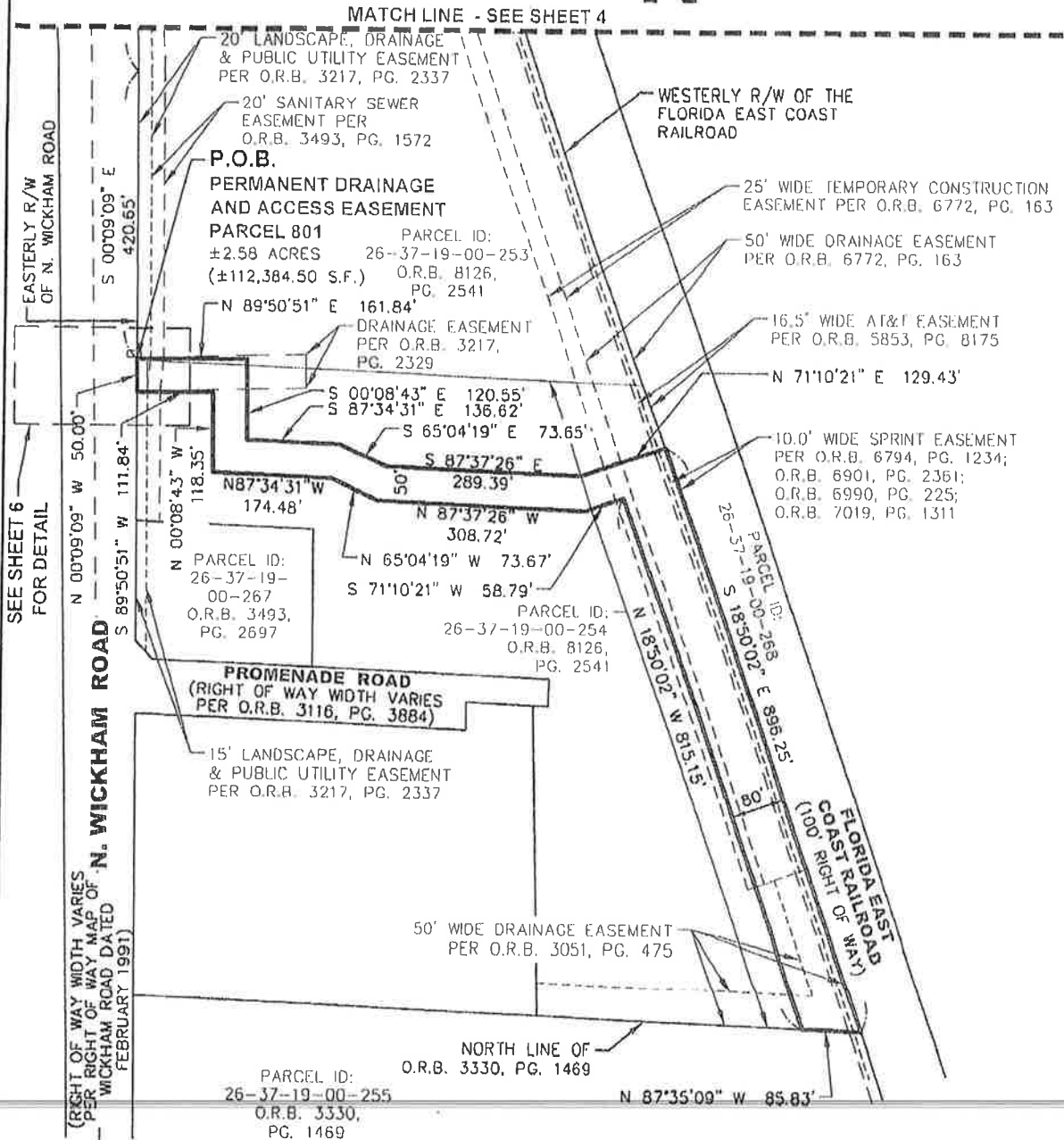
PARENT PARCEL#: 26-37-19-00-253, 26-37-19-00-254  
PURPOSE: PERMANENT DRAINAGE AND ACCESS EASEMENT



EXHIBIT "A"  
SHEET 5 OF 6

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SCALE:

1" = 200'

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH

RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 801

PARENT PARCEL#: 26-37-19-00-253, 26-37-19-00-254

PURPOSE: PERMANENT DRAINAGE AND ACCESS EASEMENT

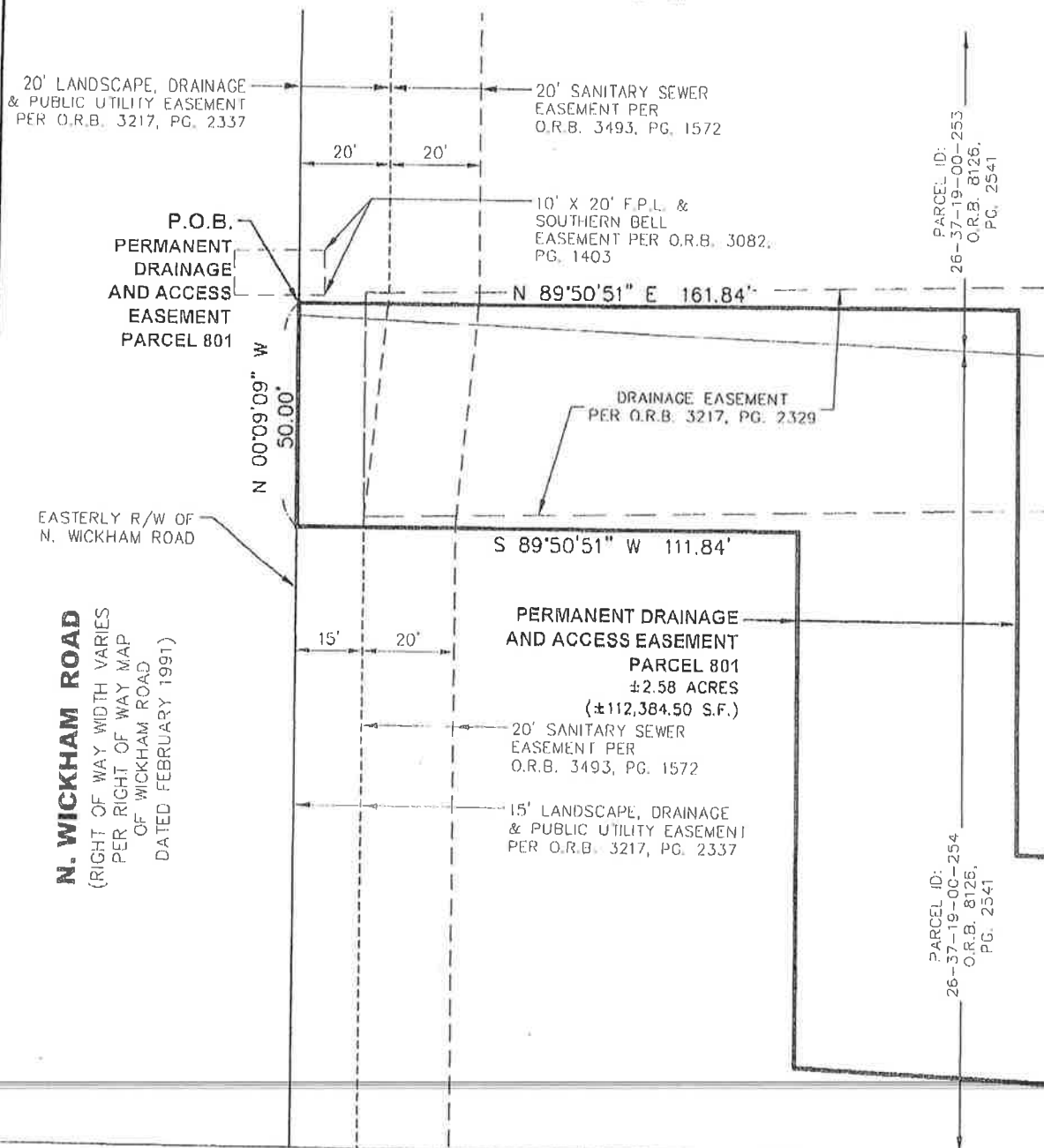


## EXHIBIT "A"

SHEET 6 OF 6

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SCALE:

1" = 30'

PROJECT NO.:

3075-01-001

SECTION 19

TOWNSHIP 26 SOUTH

RANGE 37 EAST

## LOCATION MAP

Section 19, Township 26 South, Range 37 East District: 4

PROPERTY LOCATION: North of Promenade Drive, west of US1 along the east side of North Wickham Road in Suntree.

OWNERS NAME: Vinings Palm Bay Investment, LLC

