



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.6.

7/9/2024

Subject:

Approval, Re: Donation of 1) Temporary Construction Easement from Abre Chase and Kimberley Chase, and 2) Drainage Easements from Suntree Master Homeowners Association, Inc. for the Oak Park Drainage Improvements Project - District 4.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition Office

Requested Action:

It is requested that the Board of County Commissioners approve and accept the attached Easements.

Summary Explanation and Background:

The subject property is located in Section 24, Township 26 South, Range 36 East, south of Saint Andrews Boulevard, and west of Oak Park Drive in Suntree.

The Public Works Department is planning drainage improvements utilizing American Rescue Plan Act Funds for the Oak Park Drive area due to portions of Oak Park Drive flooding during heavy rain events. The existing outfall invert and water surface elevations are only about six inches lower than the roadway and require water to percolate into the wetland area. To alleviate the roadway flooding, the drainage will be re-routed to an area that will allow free discharge to the existing maintained ponds. Abre and Kimberley Chase and Suntree Master Homeowners Association, Inc. have agreed to donate the easements required for the drainage improvements.

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

July 10, 2024

M E M O R A N D U M

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

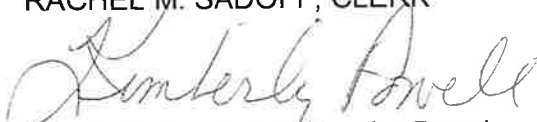
RE: Item F.6., Approval for Donation of Temporary Construction Easement from Abre Chase and Kimberly Chase and Drainage Easements from Suntree Master Homeowners Association, Inc. for the Oak Park Drainage Improvements Project

The Board of County Commissioners, in regular session on July 9, 2024, approved and accepted the Temporary Construction Easement from Abre Chase and Kimberly Chase and Drainage Easements from Suntree Master Homeowners Association, Inc., for the Oakpark Drainage Improvements Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ns

BOARD OF COUNTY COMMISSIONERS



AGENDA REVIEW SHEET

AGENDA: Donation of 1) Temporary Construction Easement from Abre Chase and Kimberley Chase, and 2) Drainage Easements from Suntree Master Homeowners Association, Inc. for the Oak Park Drainage Improvements Project – District 4

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lisa J. Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>5-29-24</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		_____	<u>6/4/2024</u>

Prepared by and return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 26-36-24-NS-1-8

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of the mutual benefits accruing to the parties, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Abre B. Chase and Kimberley S. Chase, husband and wife, hereinafter called the Owner, whose address is 748 Oak Park Drive, Melbourne, Florida 32940, do(es) give, grant, bargain and release to Brevard County, a political subdivision of the State of Florida, hereinafter called the County, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, a temporary construction easement for the purpose(s) of access to construct drainage improvements which will include installing new pipe, drainage inlets, installation and maintenance of wetland restoration plantings, 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 24, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

With construction to be undertaken by or under direct supervision of the County. This easement shall be limited to said purposes, but shall include all rights necessary to accomplish the stated purposes, including, but not limited to the right of ingress and egress onto the easement area as may be necessary for the County to accomplish the work, the right to occupy, possess, and to control the property described herein for the stated purposes, the right to stage and to use equipment on said lands for the stated purposes, and the authority of the County to apply for and to secure any necessary permits or approvals to accomplish the stated purposes.

The Owner does hereby covenant with the County 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.

THIS EASEMENT is granted upon the condition that the property will be restored to a condition as nearly as possible to its original condition that existed prior to the use intended by this easement.

(Signatures and Notary on next page)

THIS EASEMENT shall expire 365 days after final acceptance of the project by Brevard County.

Signed, sealed, and delivered in the presence of:

Presley J
Witness

Presley Jorge
(Print Name)

Address: 2725 Judge Fran Jamieson Way
Viera, FL 32940

Abre B. Chase
Abre B. Chase

Kimberley S. Chase
Kimberley S. Chase

Lisa J. Kruse
Witness

Lisa J. Kruse
(Print Name)

Address: 2725 Judge Fran Jamieson Way
Viera, FL 32940

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this 23rd day of May, 2024, by Abre B. Chase and Kimberley S. Chase, husband and wife. Is ☐ personally known or ☐ produced

Driver License as identification.

Notary Signature

SEAL



LEGAL DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 26--36--24--NS--1--8
PURPOSE: DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3

THIS IS NOT A SURVEY

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

THE NORTHERLY 20.00' FEET OF LOT 8, BLOCK 1 OF THE PLAT OF OAK PARK AT SUNTREE, AS RECORDED IN PLAT BOOK 33, PAGES 20-22 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 76°44'42" W, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 248.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S 30°54'14" E, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 20.99 FEET; THENCE N 76°44'42" E, PARALLEL WITH AND 20.00 FEET SOUTH, BY RIGHT ANGLE MEASURE, OF SAID NORTH LINE, A DISTANCE 241.72 FEET TO THE EAST LINE OF SAID LOT 8 AND A POINT ON A 375.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST AND HAVING A CHORD BEARING OF N 11°43'35" W; THENCE NORTHERLY, ALONG AN ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°03'26", AN ARC DISTANCE OF 20.01 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 0.11 ACRES (4,905 SQUARE FEET), MORE OR LESS, AND BEING SUBJECT TO A 7.50 FOOT WIDE AND 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT PER PLAT BOOK 33, PAGE 20 OF THE BREVARD COUNTY PUBLIC RECORDS AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

NOTE:

- 1.) SEE SHEET 2 FOR SKETCH OF DESCRIPTION.
- 2.) SEE SHEET 3 FOR NOTES, LEGEND AND CERTIFICATION.

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

PREPARED BY:



100 PARNELL STREET • SUITE A • MERRITT ISLAND, FLORIDA 32953
PHONE NO. (321) 453-0010

DRMP, INC. CERTIFICATE NO.: 2648

DRAWN BY: JWS

CHECKED BY: JBC

PROJECT NO. 22--0623.000

REVISIONS

DATE

DESCRIPTION

10/05/23

ADD TITLE INFO

DATE: 2023--09--11

DRAWING: 22--0623.000--SK02

SECTION 24
TOWNSHIP 26 SOUTH
RANGE 36 EAST

PARCEL #800

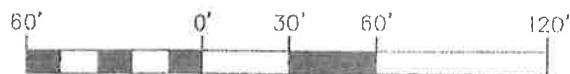
PARENT PARCEL ID#: 26-36-24-NS-1-8
PURPOSE: DRAINAGE EASEMENT

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3

THIS IS NOT A SURVEY

GRAPHIC SCALE

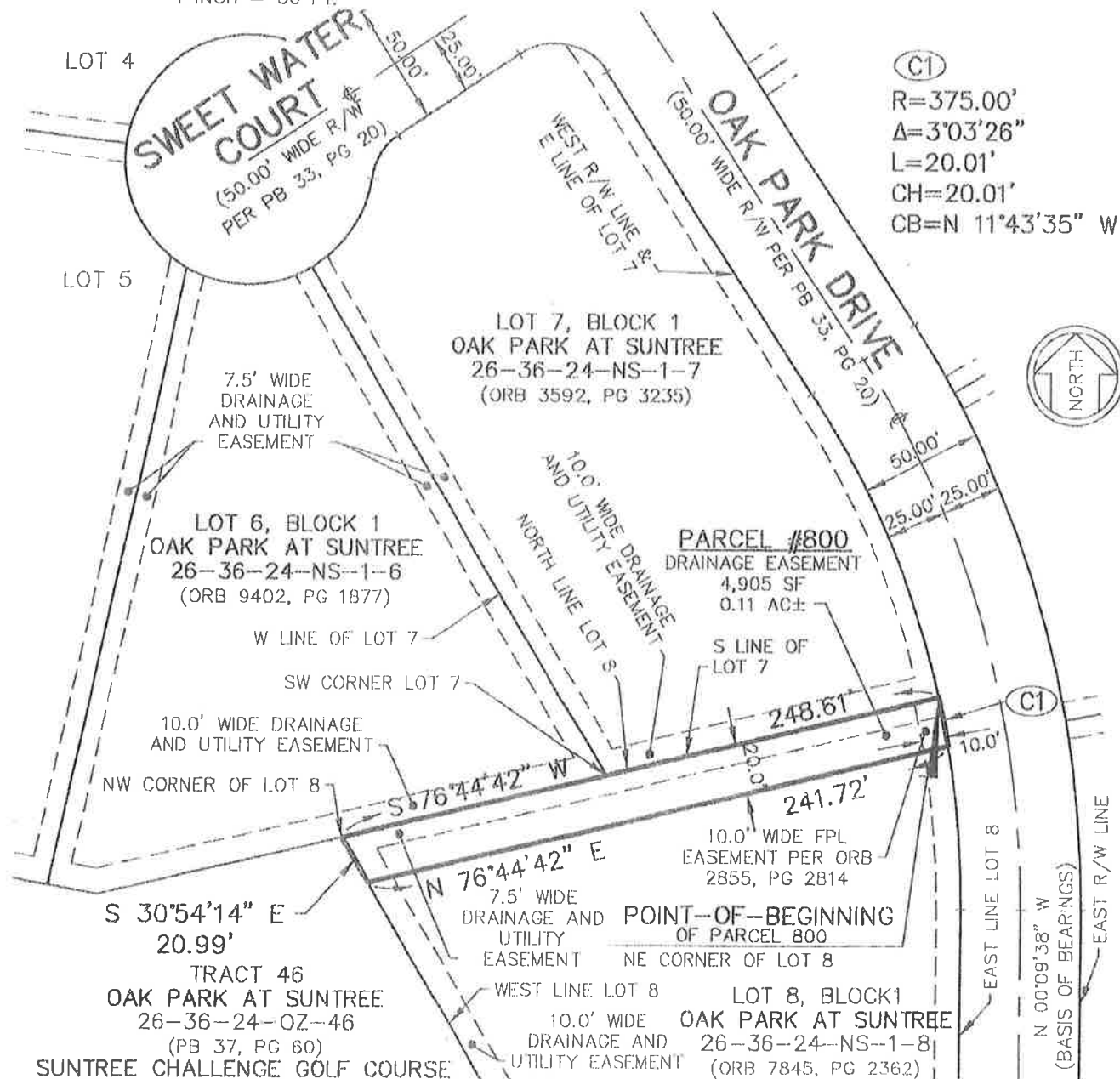


(IN FEET)

1 INCH = 60 FT

NOTE:

- 1.) SEE SHEET 1 FOR LEGAL DESCRIPTION.
- 2.) SEE SHEET 3 FOR NOTES, LEGEND AND CERTIFICATION.



PREPARED BY:
100 PARNELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRMP, INC. CERTIFICATE NO.: 2648



SCALE:

$$1'' = 60'$$

PROJECT NO.:

22-0623,000

SECTION 24
TOWNSHIP 26 SOUTH
RANGE 36 EAST

NOTES, LEGEND & CERTIFICATION

PARCEL #800

PARENT PARCEL ID#: 26-36-24-NS-1-B
PURPOSE: DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2

THIS IS NOT A SURVEY

SURVEYORS NOTES:


1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF OAK PARK DRIVE OF THE PLAT OF OAK PARK AT SUNTREE AS RECORDED IN PLAT BOOK 33, PAGE 20 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING N 00°09'38" W. PLAT BEARINGS ROTATED TO STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD '83/'09)
3. INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY DRMP, INC., PROJECT NUMBER 22--0623.000, DATED JULY 26, 2022.
4. PURSUANT TO O&E REPORT BY NEW REVELATIONS, INC., FILE NO. 23--1280 DATED 08/09/2023 THE FOLLOWING ITEMS WERE REVIEWED BY THE SURVEYOR:
ITEM 5 -- EASEMENT RECORDED IN ORB 2855, PAGE 2814 ENCUMBERS PARCEL 800. - SEE SKETCH
5. SEE SHEET 1 FOR LEGAL DESCRIPTION. SEE SHEET 2 FOR SKETCH OF DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
7. CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LEGEND:

ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PU	PUBLIC UTILITIES
PU & DE	PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
±	PLUS OR MINUS
CL	CENTERLINE
(TYP)	TYPICAL
POB	POINT-OF-BEGINNING
(C1)	CURVE TABLE DESIGNATION

CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05-FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


JOSEPH BARRY CABANISS, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO.:
DRMP, INC. CERTIFICATE NO.:
NOT VALID UNLESS SIGNED AND SEALED

DATE
4524
2648

PREPARED BY:
100 PARNELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRMP, INC. CERTIFICATE NO.: 2648



SCALE:

N/A

PROJECT NO.:

22--0623.000

SECTION 24

TOWNSHIP 26 SOUTH
RANGE 36 EAST

Prepared by and return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 26-36-24-NS-46.A and 26-36-24-OZ-46

DRAINAGE EASEMENTS

THIS INDENTURE, made this 24 day of January, 2024, between Suntree Master Homeowners Association, Inc., a Florida not for profit corporation, whose address is 7550 Spyglass Hill Road, Melbourne, Florida 32940, 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 constructing, 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 24, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO AS "EXHIBIT A" AND EXHIBIT "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:

[Signature]

Witness

Gino McKinney

Print Name

Address: 7550 Spglass Hill Rd
Melbourne FL 32940

[Signature]

Witness

Jessica L Agent

Print Name

Address: 7550 Spglass Hill Rd
Melbourne FL 32940

Suntree Master Homeowners
Association, Inc., a Florida not
for profit corporation

By: *[Signature]*

Mark Martorano, President

(SEAL)



STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 24 day of January 2024, by Mark Martorano, as President for Suntree Master Homeowners Association, Inc., a Florida not for profit corporation. Is ☒ personally known or ☐ produced _____ as identification.

[Signature]

Notary Signature

SEAL



LEGAL DESCRIPTION

PARCEL #801

PARENT PARCEL ID#: 26-36-24-0Z-46
PURPOSE: DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3

THIS IS NOT A SURVEY

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

A PORTION OF PARCEL 46 OF THE PLAT OF SUNTREE CHALLENGE GOLF COURSE, AS RECORDED IN PLAT BOOK 37, PAGES 60-64 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 8, BLOCK 1 OF THE PLAT OF OAK PARK AT SUNTREE, AS RECORDED IN PLAT BOOK 33, PAGES 20-22 OF SAID PUBLIC RECORDS; THENCE S 76°44'42" W, ALONG THE SOUTH LINE OF LOT 6 OF SAID PLAT, A DISTANCE OF 100.00 FEET; THENCE N 79°18'30" W, ALONG THE SOUTH LINE OF SAID LOT 6 AND LOT 5, A DISTANCE OF 184.29 FEET; THENCE S 25°32'57" E, A DISTANCE OF 24.80 FEET; THENCE S 79°18'30" E, PARALLEL WITH AND 20.00 FEET SOUTH, BY RIGHT ANGLE MEASURE, OF THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 173.88 FEET; THENCE N 76°44'42" E, A DISTANCE OF 110.60 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8; THENCE N 30°54'14" W, ALONG SAID WEST LINE, A DISTANCE OF 20.99 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 0.13 ACRES (5,688 SQUARE FEET), MORE OR LESS, AND BEING SUBJECT TO ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

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

NOTE:

- 1.) SEE SHEET 2 FOR SKETCH OF DESCRIPTION.
- 2.) SEE SHEET 3 FOR NOTES, LEGEND AND CERTIFICATION.

PREPARED BY:



100 PARNELL STREET • SUITE A • MERRITT ISLAND, FLORIDA 32953

PHONE NO.: (321) 453-0010

DRMP, INC. CERTIFICATE NO.: 2648

DRAWN BY: JWS

CHECKED BY: JBC

PROJECT NO. 22-0623.000

REVISIONS

DATE

DESCRIPTION

DATE: 2023-09-11

DRAWING: 22-0623.000-SK02

10/05/23

ADD TITLE INFO

SECTION 24
TOWNSHIP 26 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION PARCEL #801

PARENT PARCEL ID#: 26-36-24-0Z-46
PURPOSE: DRAINAGE EASEMENT

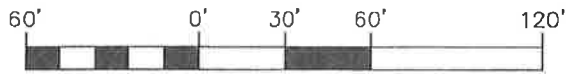
EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3

THIS IS NOT A SURVEY

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.



PARCEL 46A
OAK PARK AT SUNTREE
26-36-24-NS-46.A
(PB 33, PG 20)

LOT 5, BLOCK 1
OAK PARK AT SUNTREE
26-36-24-NS-1-5
(ORB 8249, PG 2938)

SWEET WATER COURT
(50.00' WIDE R/W
PER PB 33, PG 20)

LOT 6, BLOCK 1
OAK PARK AT SUNTREE
26-36-24-NS-1-6
(ORB 9402, PG 1877)

OAK PARK DRIVE
(50.00' WIDE R/W PER PB 33, PG 20)

10.0' WIDE DRAINAGE
AND UTILITY EASEMENT

W LINE OF LOT 5

E LINE OF LOT 5

10.0' WIDE DRAINAGE
AND UTILITY EASEMENT

PARCEL #801
DRAINAGE EASEMENT
5,688 SF 0.13 AC±

SW CORNER
OF LOT 5

S LINE OF
LOT 5

S 25°32'57" E
24.80'

TRACT 46
OAK PARK AT SUNTREE
26-36-24-0Z-46
(PB 37, PG 60)

SUNTREE CHALLENGE GOLF COURSE

**POINT-OF-BEGINNING
OF PARCEL 801**
NW CORNER OF LOT 8

S LINE OF LOT 6

S 76°44'42" W
100.00'

S 76°44'42" W
100.00'

N 76°44'42" E
110.60'

N 30°54'14" W 20.99'

W LINE OF LOT 8

7.5' WIDE
DRAINAGE
AND UTILITY
EASEMENT

10.0' WIDE DRAINAGE
AND UTILITY EASEMENT

WEST R/W LINE &
E LINE OF LOT 7

S LINE OF LOT 7

7.5' WIDE
DRAINAGE AND
UTILITY
EASEMENT

10.0' WIDE
DRAINAGE AND
UTILITY
EASEMENT

10.0' WIDE
DRAINAGE AND
UTILITY
EASEMENT

PREPARED BY:
100 PARNELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRMP, INC. CERTIFICATE NO.: 2648



SCALE:

1" = 60'

PROJECT NO.:

22-0623.000

SECTION 24

TOWNSHIP 26 SOUTH

RANGE 36 EAST

NOTES, LEGEND & CERTIFICATION

PARCEL #801

PARENT PARCEL ID#: 26-36-24-OZ-46
PURPOSE: DRAINAGE EASEMENT

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2

THIS IS NOT A SURVEY

SURVEYORS NOTES:

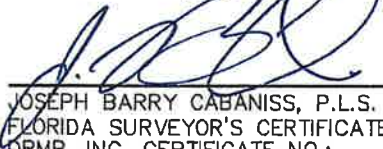
1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF OAK PARK DRIVE OF THE PLAT OF OAK PARK AT SUNTREE AS RECORDED IN PLAT BOOK 33, PAGE 20 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING N 00°09'38" W. PLAT BEARINGS ROTATED TO STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD '83/'09)
3. INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY DRMP, INC., PROJECT NUMBER 22-0623.000, DATED JULY 26, 2022.
4. PURSUANT TO AN O&E REPORT BY NEW REVELATIONS, INC. FILE NO. 23-1237 DATED 6/28/2023 THE FOLLOWING ITEMS WERE REVIEWED BY THE SURVEYOR:
ITEM 8 - EASEMENT RECORDED IN O.R. BOOK 3484, PG 2188, DOES NOT ENCUMBER PARCEL 801.
5. SEE SHEET 1 FOR LEGAL DESCRIPTION. SEE SHEET 2 FOR SKETCH OF DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
7. CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LEGEND:

ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PU	PUBLIC UTILITIES
PU & DE	PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
±	PLUS OR MINUS
CL	CENTERLINE
(TYP)	TYPICAL
POB	POINT-OF-BEGINNING
(C1)	CURVE TABLE DESIGNATION

CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


JOSEPH BARRY CABANISS, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO.:
DRMP, INC. CERTIFICATE NO.:
NOT VALID UNLESS SIGNED AND SEALED

10/25/23

DATE
4524
2648



PREPARED BY:
100 PARNELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRMP, INC. CERTIFICATE NO.: 2648



SCALE:

N/A

PROJECT NO.:

22-0623.000

SECTION 24

TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-24-NS-46.A
PURPOSE: DRAINAGE EASEMENT

EXHIBIT "B"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #802 DRAINAGE EASEMENT (PREPARED BY SURVEYOR)

A PORTION OF PARCEL 46A OF THE PLAT OF OAK PARK AT SUNTREE, AS RECORDED IN PLAT BOOK 33, PAGES 20-22 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 1 OF SAID PLAT; THENCE N 25°32'57" W, A DISTANCE OF 121.32 FEET; THENCE S 64°27'03" W, A DISTANCE OF 20.00 FEET; THENCE S 25°32'57" E, A DISTANCE OF 106.66 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 46A; THENCE S 79°18'30" E, ALONG SAID SOUTH LINE, A DISTANCE OF 24.80 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 0.05 ACRES (2,280 SQUARE FEET), MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

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

NOTE:

- 1.) SEE SHEET 2 FOR SKETCH OF DESCRIPTION.
- 2.) SEE SHEET 3 FOR NOTES, LEGEND AND CERTIFICATION.

PREPARED BY:



100 PARNELL STREET • SUITE A • MERRITT ISLAND, FLORIDA 32953
PHONE NO. (321) 453-0010

DRMP, INC. CERTIFICATE NO.: 2648

DRAWN BY: JWS

CHECKED BY: JBC

PROJECT NO. 22-0623.000

REVISIONS

DATE

DESCRIPTION

10/05/23

ADD TITLE INFO

DATE: 2023-09-11

DRAWING: 22-0623.000-SK02

SECTION 24

TOWNSHIP 26 SOUTH

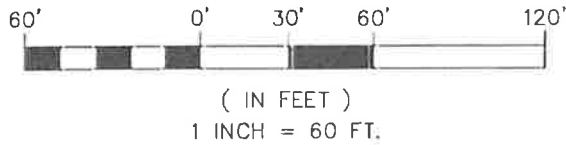
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #802

PARENT PARCEL ID#: 26-36-24-NS-46.A
PURPOSE: DRAINAGE EASEMENT

GRAPHIC SCALE



PARCEL 46A
OAK PARK AT SUNTREE
26-36-24-NS-46.A
(PB 33, PG 20)

LOT 5, BLOCK 1
OAK PARK AT SUNTREE
26-36-24-NS-1-5
(ORB 8249, PG 2938)

SWEET WATER COURT
(50.00' WIDE R/W)
PER PB 33, PG 20)

PARCEL #802
DRAINAGE EASEMENT
2,280 SF 0.05 AC±

S 64°27'03" W
20.00'

N 25°32'57" W
121.372'

S 25°32'57" E
106.66'

S 79°18'30" E
24.80'

W LINE OF LOT 5

LOT 5

10.0' WIDE DRAINAGE
AND UTILITY EASEMENT

POINT-OF-BEGINNING

PARCEL 802
SW CORNER OF
LOT 5

S LINE OF LOT 5

10.0' WIDE DRAINAGE
AND UTILITY EASEMENT

TRACT 46
OAK PARK AT SUNTREE
26-36-24-OZ-46
(PB 37, PG 60)

SUNTREE CHALLENGE GOLF COURSE

7.5' WIDE
DRAINAGE
AND UTILITY
EASEMENT

LOT 6

10.0' WIDE DRAINAGE
AND UTILITY EASEMENT

S LINE OF LOT 6

10.0' WIDE DRAINAGE
AND UTILITY EASEMENT

LOT 8

NOTE:

- 1.) SEE SHEET 1 FOR LEGAL DESCRIPTION.
- 2.) SEE SHEET 3 FOR NOTES, LEGEND AND CERTIFICATION.

EXHIBIT "B"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3

THIS IS NOT A SURVEY.

PREPARED BY:
100 PARNELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRMP, INC. CERTIFICATE NO.: 2648



SCALE:

1" = 60'

PROJECT NO.:

22-0623.000

SECTION 24

TOWNSHIP 26 SOUTH
RANGE 36 EAST

NOTES, LEGEND & CERTIFICATION

PARCEL #802

PARENT PARCEL ID#: 26-36-24-NS-46.A
PURPOSE: DRAINAGE EASEMENT

EXHIBIT "B"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2

THIS IS NOT A SURVEY

SURVEYORS NOTES:

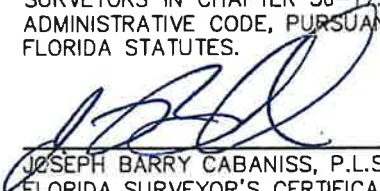
1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF OAK PARK DRIVE OF THE PLAT OF OAK PARK AT SUNTREE AS RECORDED IN PLAT BOOK 33, PAGE 20 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING N 00°09'38" W. PLAT BEARINGS ROTATED TO STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD '83/'09)
3. INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY DRMP, INC., PROJECT NUMBER 22-0623.000, DATED JULY 26, 2022.
4. PURSUANT TO AN O&E REPORT BY NEW REVELATIONS, INC. FILE NO. 23-1233-A, DATED 6/20/2023 THE FOLLOWING ITEMS WERE REVIEWED BY THE SURVEYOR:
ITEM 9 - EASEMENT RECORDED IN O.R. BOOK 2855, PAGE 2814 DOES NOT ENCUMBER PARCEL 802.
ITEM 12 - DRAINAGE EASEMENT RECORDED IN PLAT BOOK 33, PAGE 20 - ENCUMBERS ALL OF PARCEL 802 AND IS BLANKET IN NATURE.
5. SEE SHEET 1 FOR LEGAL DESCRIPTION. SEE SHEET 2 FOR SKETCH OF DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
7. CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

LEGEND:

ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PU	PUBLIC UTILITIES
PU & DE	PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
±	PLUS OR MINUS
CL	CENTERLINE
(TYP)	TYPICAL
POB	POINT-OF-BEGINNING
(C1)	CURVE TABLE DESIGNATION

CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


JOSEPH BARRY CABANISS, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO.:
DRMP, INC. CERTIFICATE NO.:
NOT VALID UNLESS SIGNED AND SEALED



10/25/23

DATE
4524
2648

PREPARED BY:
100 PARNELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRMP, INC. CERTIFICATE NO.: 2648



SCALE:

N/A

PROJECT NO.:

22-0623.000

SECTION 24
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 24, Township 26 South, Range 36 East - District 4

PROPERTY LOCATION: South of Saint Andrews Boulevard, and west of Oak Park Drive in Suntree.

OWNERS NAME(S): Abre and Kimberley Chase as to Parcel 1, and
Suntree Master Homeowners Association, Inc. as to Parcels 2 and 3

