



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.4.

10/6/2020

Subject:

Approval, Re: Sanitary Sewer Easements for the Viera Charter School Expansion Project - District 4.

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 attached two Sanitary Sewer Easements.

Summary Explanation and Background:

The subject property is located in Section 05, Township 26 South, Range 36 East, south of Viera Boulevard, east of Breslay Drive, along the north side of Judge Fran Jamieson Way in Melbourne.

Viera Charter Schools, Inc. owns the parcel located at 6206 Breslay Drive. The owner has made improvements on the parcel by constructing a new two-story classroom, gymnasium, multipurpose building, soccer field, and athletic track. The Viera Company owns the parcel adjacent to the Viera Charter School. The sewer line is located on both parcels. The Viera Company has agreed to provide an easement to benefit the project.

Brevard County Code 110-184 has adopted and made part of the code the appendix titled "Criteria for Water and Sanitary Sewerage Systems within Brevard County" as the minimum standards for the design, construction and installation of water and sewerage systems. Sections 1.2 and 1.13.2 outlines the requirement for an easement over sewer lines maintained by Brevard County. The owners have agreed to dedicate the necessary Sanitary Sewer Easements.

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:

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Sanitary Sewer Easements for the Viera Charter School Expansion
Project – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Page Whittle, Land Acquisition Specialist

CONTACT PHONE: 321-690-6847 extension 58351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>9-8-2020</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	 _____	_____	<u>9-8-2020</u>

AGENDA DUE DATE: September 29, 2020 for the October 6, 2020 Board meeting



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

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

October 7, 2020

M E M O R A N D U M

TO: Marc Bernath, Public Works Director

RE: Item F.4., Approval for Sanitary Sewer Easements for the Viera Charter School Expansion Project

The Board of County Commissioners, in regular session on October 6, 2020, approved and accepted the two sanitary sewer easements for the Viera Charter School Expansion Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Kimberly Powell, Clerk to the Board

Prepared by and return to: Page Whittle
Brevard County Public Works Dept., Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of Interest in Tax Parcel I.D.: 26-36-05-VJ-A-1

SANITARY SEWER EASEMENT

THIS INDENTURE, made this 24th day of August, 2020, between The Viera Company, a Florida corporation, whose mailing address is 7380 Murrell Road, Suite 201, Viera, Florida 32940, as the first party, and Brevard County, a political subdivision of the State of Florida, whose mailing 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 Ten Dollars (\$10.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual Sanitary Sewer Easement commencing on the above date, for the sole purposes of operating and maintaining a sanitary sewer line and associated facilities, 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, and other allied uses pertaining thereto which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of this easement is located in Section 05, Township 26 South, Range 36 East, Brevard County, Florida, and is 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 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 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 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:

Benjamin E. Wilson

Witness

Benjamin E. Wilson

(Print Name)

Charlene R. Spangler

Witness

Charlene R. Spangler

(Print Name)

The Viera Company, a Florida corporation

Todd J. Pokrywa

Todd J. Pokrywa
President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence [] or online notarization on this 24th day of August, 2020, by Todd J. Pokrywa as President for The Viera Company, a Florida corporation. Is personally known or produced _____ as identification.

SEAL



BENJAMIN E WILSON
Commission # GG 146829
Expires October 10, 2021
Bonded thru Budget Notary Services

Benjamin E. Wilson

Notary Signature

Benjamin E. Wilson

Name typed, printed or stamped

Agenda Item # _____

Board Meeting Date _____

LEGAL DESCRIPTION

PARCEL #801 SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2 OF 3
& SHEET 3 OF 3

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 26-36-05-VJ-A-1

PURPOSE: SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: PARCEL #801, SANITARY SEWER EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8553, PAGE 289, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PORTION OF THE REMAINDER OF THOSE LANDS DESCRIBED AS LOT 1, BLOCK A, PLAT OF BRESLAY COMMONS, AS RECORDED IN PLAT BOOK 58, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, PLAT OF BRESLAY COMMONS, AS RECORDED IN PLAT BOOK 58, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF JUDGE FRAN JAMIESON WAY, A PUBLIC ROAD RIGHT-OF-WAY 120 FEET IN WIDTH AS RECORDED IN OFFICIAL RECORDS BOOK 3325, PAGE 2016, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WITH THE WEST RIGHT-OF-WAY OF STADIUM PARKWAY, A PUBLIC ROAD RIGHT-OF-WAY 150 FEET IN WIDTH AS RECORDED IN OFFICIAL RECORDS BOOK 3417, PAGE 3719, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN S89°11'20"W ALONG SAID NORTH RIGHT-OF-WAY OF JUDGE FRAN JAMIESON WAY A DISTANCE OF 466.18 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:

THENCE CONTINUE S89°11'20"W ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 25.00 FEET;
THENCE DEPARTING SAID NORTH RIGHT-OF-WAY RUN N00°48'40"W A DISTANCE OF 36.52 FEET;
THENCE N89°28'14"E A DISTANCE OF 2.50 FEET;
THENCE N00°31'46"W A DISTANCE OF 387.57 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8029, PAGE 1772;
THENCE N90°00'00"E ALONG SAID SOUTH LINE A DISTANCE OF 9.88 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8029, PAGE 1772;
THENCE N00°00'00"E ALONG THE EAST LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8029, PAGE 1772 A DISTANCE OF 14.93 FEET;
THENCE DEPARTING SAID EAST LINE RUN N89°28'14"E A DISTANCE OF 9.99 FEET;
THENCE S00°31'46"E A DISTANCE OF 4.74 FEET;
THENCE N89°11'20"E A DISTANCE OF 36.98 FEET;
THENCE S00°48'40"E A DISTANCE OF 20.00 FEET;
THENCE S89°11'20"W A DISTANCE OF 37.08 FEET;
THENCE S00°31'46"E A DISTANCE OF 127.71 FEET;
THENCE N89°11'20"E A DISTANCE OF 44.01 FEET;
THENCE S00°48'40"E A DISTANCE OF 20.00 FEET;
THENCE S89°11'20"W A DISTANCE OF 44.11 FEET;
THENCE S00°31'46"E A DISTANCE OF 197.56 FEET;
THENCE N89°11'20"E A DISTANCE OF 43.06 FEET;
THENCE S00°48'40"E A DISTANCE OF 20.00 FEET;
THENCE S89°11'20"W A DISTANCE OF 43.16 FEET;
THENCE S00°31'46"E A DISTANCE OF 12.27 FEET;
THENCE N89°28'14"E A DISTANCE OF 2.50 FEET;
THENCE S00°48'40"E A DISTANCE OF 36.52 FEET TO THE NORTH RIGHT-OF-WAY OF JUDGE FRAN JAMIESON WAY, SAID POINT BEING THE POINT OF BEGINNING.
CONTAINING: 11,295.90 SQUARE FEET, OR 0.259 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
THE VIERA COMPANY

MORGAN & Associates

PREPARED BY: Consulting Engineers, Inc.
504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

CHRISTOPHER S. BOWERS 8/20/2020
PROFESSIONAL SURVEYOR & MAPPER, PSM 5990
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: JTH	CHECKED BY: CSB	PROJECT NO. 2019-100.DWG	SECTION 5
DATE: 6/18/2020	DRAWING: 2019-100 VIERA CHARTER SEWER EASEMENT.DWG	REVISIONS	TOWNSHIP 26 SOUTH RANGE 36 EAST
		1	8/3/2020 UPDATED PROPERTY REPORT
		2	8/20/2020 BREVARD COUNTY COMMENTS

LEGAL DESCRIPTION

PARCEL #801 SANITARY SEWER EASEMENT

PARENT PARCEL ID#: 26-36-05-VJ-A-1

PURPOSE: SANITARY SEWER EASEMENT

SURVEYORS NOTES:

1. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING PROPERTY INFORMATION REPORT BY THE CLIENT:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

ORDER NO.: 8573555; CUSTOMER REFERENCE NO.: 26758.007 (A)

PUBLIC RECORDS SEARCH FROM: 6/23/2005 THROUGH 7/13/2020 AT 8:00 AM

2. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S89°11'20"W FOR THE NORTH RIGHT-OF-WAY JUDGE FRAN JAMIESON WAY, SAID BEARING IS IDENTICAL WITH THE PLAT OF BRESLAY COMMONS, AS RECORDED IN PLAT BOOK 58, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

3. ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

THE FOLLOWING EASEMENTS WERE DISCLOSED BY THE PROPERTY INFORMATION REPORT MENTIONED IN NOTE 1 ABOVE, AND ARE NUMBERED ACCORDING TO SAID PROPERTY INFORMATION REPORT:

6. PLAT OF BRESLAY COMMONS AS RECORDED IN PLAT BOOK 58, PAGE 19 THROUGH 21 INCLUSIVE AFFECTS THE SUBJECT PROPERTY. SPECIFICALLY, THE PLATTED 25 FEET WIDE PRIVATE LANDSCAPE AND DRAINAGE AND PUBLIC SIDEWALK AND UTILITY EASEMENT AFFECTS THE SUBJECT PARCEL AND IS MAPPED AND SHOWN HEREON.

7. ELECTRIC UTILITY EASEMENT RECORDED IN ORB 3044, PG. 53, AFFECTS THE SUBJECT PARCEL AND IS MAPPED AND SHOWN HEREON.

8. THE AFOREMENTIONED PLATTED 25 FEET WIDE PRIVATE LANDSCAPE AND DRAINAGE AND PUBLIC SIDEWALK AND UTILITY EASEMENT IN NOTE 6 ABOVE, AS WELL AS THE AFOREMENTIONED ELECTRIC UTILITY EASEMENT RECORDED IN ORB 3044, PG. 53 IN NOTE 7 ABOVE ARE THE APPLICABLE EASEMENTS RECORDED IN THE VARIOUS RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, AND AFFECT THE SUBJECT PARCEL AND ARE MAPPED AND SHOWN HEREON.

14. TERMS AND CONDITIONS OF THE DECLARATION OF SHARED ROADWAY EASEMENTS FOR BRESLAY COMMONS RECORDED IN OFFICIAL RECORDS BOOK 8553, PAGE 278, AS AMENDED IN OFFICIAL RECORDS BOOK 8586, PAGE 2665 AFFECTS THE SUBJECT PARCEL AND IS MAPPED AND SHOWN HEREON.

15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 8690, PAGE 237 DOES NOT AFFECT THE SUBJECT PARCEL.

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 OF 3

& SHEET 3 OF 3

THIS IS NOT A SURVEY

PREPARED BY:

**MORGAN
& Associates**

Consulting Engineers, Inc.
504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

DATE: 6/18/2020

REVISION 2: 8/20/2020

UPDATED PROPERTY REPORT

PROJECT NO.: 2019-100

SECTION 5

TOWNSHIP 26 SOUTH

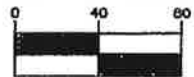
RANGE 36 EAST

LEGAL DESCRIPTION

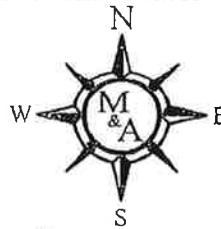
PARCEL #801 SANITARY SEWER EASEMENT

PARENT PARCEL ID# 26-36-05-VJ-A-1
PURPOSE: SANITARY SEWER EASEMENT

GRAPHIC SCALE



(IN FEET)
1 INCH = 80 FEET



VIERA CHARTER SCHOOLS, INC.
ORB 8029, PG. 1772
PARCEL NO. 26-36-05-VJ-A-1.01
PART OF LOT 1, BLOCK A,
BRESLAY COMMONS PLAT BOOK 58, PG 19

EAST LINE OF
ORB 8029, PG 1772

SANITARY SEWER EASEMENT RECORDED SEPARATELY

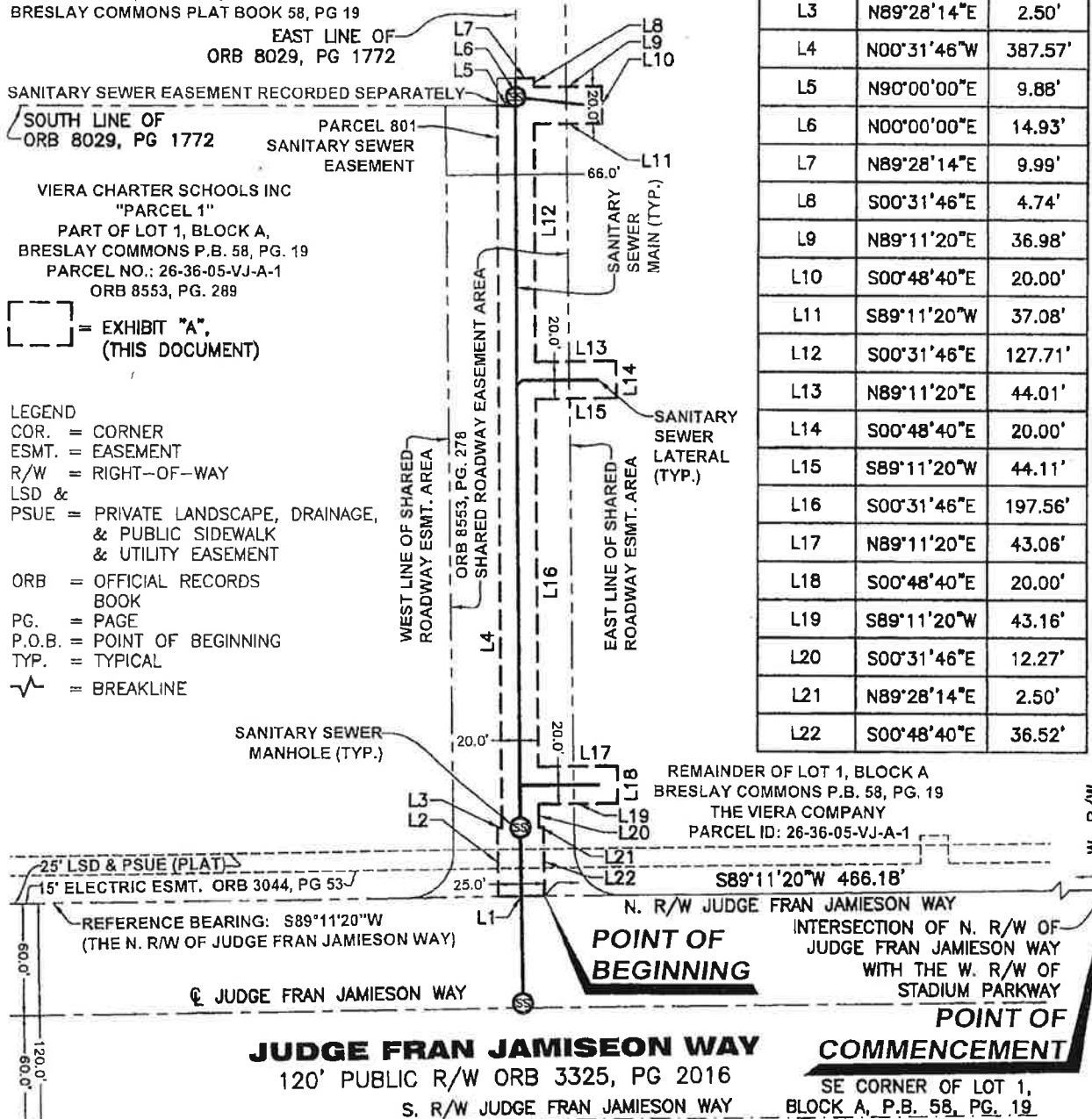
SOUTH LINE OF
ORB 8029, PG 1772

VIERA CHARTER SCHOOLS INC
"PARCEL 1"
PART OF LOT 1, BLOCK A,
BRESLAY COMMONS P.B. 58, PG. 19
PARCEL NO.: 26-36-05-VJ-A-1
ORB 8553, PG. 289

[] = EXHIBIT "A",
(THIS DOCUMENT)

LEGEND

COR. = CORNER
ESMT. = EASEMENT
R/W = RIGHT-OF-WAY
LSD & PSUE = PRIVATE LANDSCAPE, DRAINAGE,
& PUBLIC SIDEWALK
& UTILITY EASEMENT
ORB = OFFICIAL RECORDS
BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
TYP. = TYPICAL
~ = BREAKLINE



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°11'20"W	25.00'
L2	N00°48'40"W	36.52'
L3	N89°28'14"E	2.50'
L4	N00°31'46"W	387.57'
L5	N90°00'00"E	9.88'
L6	N00°00'00"E	14.93'
L7	N89°28'14"E	9.99'
L8	S00°31'46"E	4.74'
L9	N89°11'20"E	36.98'
L10	S00°48'40"E	20.00'
L11	S89°11'20"W	37.08'
L12	S00°31'46"E	127.71'
L13	N89°11'20"E	44.01'
L14	S00°48'40"E	20.00'
L15	S89°11'20"W	44.11'
L16	S00°31'46"E	197.56'
L17	N89°11'20"E	43.06'
L18	S00°48'40"E	20.00'
L19	S89°11'20"W	43.16'
L20	S00°31'46"E	12.27'
L21	N89°28'14"E	2.50'
L22	S00°48'40"E	36.52'

REMAINDER OF LOT 1, BLOCK A
BRESLAY COMMONS P.B. 58, PG. 19
THE VIERA COMPANY
PARCEL ID: 26-36-05-VJ-A-1

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

JUDGE FRAN JAMIESEON WAY

120' PUBLIC R/W ORB 3325, PG 2016

S. R/W JUDGE FRAN JAMIESEON WAY

SE CORNER OF LOT 1,
BLOCK A, P.B. 58, PG. 19

PREPARED BY:

MORGAN & Associates
Consulting Engineers, Inc.

504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 • LB 7040

SCALE: 1" = 80'

DATE: 6/18/2020

REVISION 2: 8/20/2020

PROJECT NO.: 2019-100

SECTION 5

TOWNSHIP 26 SOUTH

RANGE 36 EAST

150' PUBLIC R/W
ORB 3417, PG. 3719
STADIUM PARKWAY

Prepared by and return to: Page Whittle
Brevard County Public Works Dept., Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of Interest in Tax Parcel I.D.: 26-36-05-VJ-A-1.01

SANITARY SEWER EASEMENT

THIS INDENTURE, made this 24 day of August, 2020, between Viera Charter Schools, Inc., a Florida not-for-profit corporation, whose mailing address is 5471 North University Drive, Coral Springs, Florida 33067, as the first party, and Brevard County, a political subdivision of the State of Florida, whose mailing 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 Ten Dollars (\$10.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual Sanitary Sewer Easement commencing on the above date, for the sole purposes of operating and maintaining a sanitary sewer line and associated facilities, 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, and other allied uses pertaining thereto which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of this easement is located in Section 05, Township 26 South, Range 36 East, Brevard County, Florida, and is 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 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 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 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:

Julie A. Cady
Witness

Julie A. Cady
(Print Name)

Michelle Norcross
Witness
Michelle Norcross
(Print Name)

Viera Charter Schools, Inc., a
Florida not-for-profit
corporation

Robert Jordan
Robert Jordan
Chairman

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 August, 2020, by Robert Jordan as Chairman for Viera Charter Schools, Inc., a Florida not-for-profit corporation. Is personally known or produced _____ as identification.

Michelle Norcross
Notary Signature
SEAL

Agenda Item # D4
Board Meeting Date 4/09/2019



Board Meeting Date : _____
Agenda Item #: _____

LEGAL DESCRIPTION

PARCEL #804 SANITARY SEWER EASEMENT

PARENT PARCEL ID#: 26-36-05-VJ-A-1.01
PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

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

LEGAL DESCRIPTION: PARCEL #804, SANITARY SEWER EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8029, PAGE 1772, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LYING IN SECTION 5, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, PLAT OF BRESLAY COMMONS, AS RECORDED IN PLAT BOOK 58, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF JUDGE FRAN JAMIESON WAY, A PUBLIC ROAD RIGHT-OF-WAY 120 FEET IN WIDTH AS RECORDED IN OFFICIAL RECORDS BOOK 3325, PAGE 2016, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WITH THE WEST RIGHT-OF-WAY OF STADIUM PARKWAY, A PUBLIC ROAD RIGHT-OF-WAY 150 FEET IN WIDTH AS RECORDED IN OFFICIAL RECORDS BOOK 3417, PAGE 3719, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN S89°11'20"W ALONG SAID NORTH RIGHT-OF-WAY OF JUDGE FRAN JAMIESON WAY A DISTANCE OF 540.31 FEET TO A POINT OF CUSP OF A SHARED ROADWAY EASEMENT AREA AS RECORDED IN OFFICIAL RECORDS BOOK 8553, PAGE 278, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT OF CUSP BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N44°11'20"E, AND A CHORD LENGTH OF 35.36 FEET) TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON THE WEST LINE OF SAID SHARED ROADWAY EASEMENT AREA; THENCE N00°48'40"W ALONG SAID WEST LINE OF SAID SHARED ROADWAY EASEMENT A DISTANCE OF 399.48 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8029, PAGE 1772, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N90°00'00"E ALONG SAID SOUTH LINE A DISTANCE OF 28.54 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:

THENCE DEPARTING SAID SOUTH LINE, RUN N00°31'46"W A DISTANCE OF 14.83 FEET;
THENCE N89°28'14"E A DISTANCE OF 10.01 FEET TO THE EAST LINE OF OFFICIAL RECORDS BOOK 8029, PAGE 1772, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
THENCE S00°00'00"E ALONG SAID EAST LINE OF OFFICIAL RECORDS BOOK 8029, PAGE 1772 A DISTANCE OF 14.93 FEET TO SAID SOUTH LINE OF OFFICIAL RECORDS BOOK 8029, PAGE 1772;
THENCE N90°00'00"W A DISTANCE OF 9.88 FEET, TO THE POINT OF BEGINNING.
CONTAINING: 148.00 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
VIERA CHARTER SCHOOLS, INC.

MORGAN & Associates

PREPARED BY: *Consulting Engineers, Inc.*
304 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 • LB 7040

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

REVISION 3
8/21/2020
BREVARD
COUNTY
COMMENTS

CHRISTOPHER S. BOWERS
PROFESSIONAL SURVEYOR & MAPPER, PSM 5990
NOT VALID UNLESS SIGNED AND SEALED

8/21/2020

DRAWN BY: JTH

CHECKED BY: CSB

PROJECT NO. 2019-100.DWG

DATE: 6/18/2020

DRAWING: 2019-100 VIERA
CHARTER SEWER EASEMENT.DWG

REVISIONS

DATE

DESCRIPTION

1

8/3/2020

UPDATED PROPERTY REPORT

2

8/20/2020

BREVARD COUNTY COMMENTS

SECTION 5

TOWNSHIP 26 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #804 SANITARY SEWER EASEMENT

PARENT PARCEL ID# 26-36-05-VJ-A--1.01

PURPOSE: SANITARY SEWER EASEMENT

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 OF 3
& SHEET 3 OF 3

THIS IS NOT A SURVEY

SURVEYORS NOTES:

1. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING PROPERTY INFORMATION REPORT BY THE CLIENT:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

ORDER NO.: 8573505; CUSTOMER REFERENCE NO.: 26758.007 (B)

PUBLIC RECORDS SEARCH FROM: 5/15/2015 THROUGH 7/13/2020 AT 8:00 AM

2. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S89°11'20"W FOR THE NORTH RIGHT-OF-WAY JUDGE FRAN JAMIESON WAY, SAID BEARING IS IDENTICAL WITH THE PLAT OF BRESLAY COMMONS, AS RECORDED IN PLAT BOOK 58, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

3. ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

THE FOLLOWING EASEMENTS WERE DISCLOSED BY THE PROPERTY INFORMATION REPORT MENTIONED IN NOTE 1 ABOVE, AND ARE NUMBERED ACCORDING TO SAID PROPERTY INFORMATION REPORT:

3. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF BRESLAY COMMONS, RECORDED IN PLAT BOOK 58, PAGE 19 DOES NOT AFFECT THE SUBJECT PARCEL.

11. RESTRICTIONS, COVENANTS, CONDITIONS, AND RESERVATION OF EASEMENTS AS CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7367, PAGE 1258, TOGETHER WITH NOTICE OF MODIFICATION OF RESTRICTIVE COVENANT IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7998, PAGE 2807. DOES NOT AFFECT THE SUBJECT PARCEL.

13. TERMS AND CONDITIONS OF THE DECLARATION OF SHARED ROADWAY EASEMENTS FOR BRESLAY COMMONS RECORDED IN OFFICIAL RECORDS BOOK 8553, PAGE 278, AS AMENDED IN OFFICIAL RECORDS BOOK 8586, PAGE 2865 DOES NOT AFFECT THE SUBJECT PARCEL.

14. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 8690, PAGE 237 DOES NOT AFFECT THE SUBJECT PARCEL.

PREPARED BY:

MORGAN & Associates
Consulting Engineers, Inc.
504 N Harbor City Blvd. Melbourne, FL 32905
Phone (321) 751-6688 Fax (321) 751-6689 • 1-B 5046

DATE: 6/18/2020

REVISION 3: 8/21/2020

UPDATED PROPERTY REPORT

PROJECT NO.: 2019-100

SECTION 5

TOWNSHIP 26 SOUTH

RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL #804 SANITARY SEWER EASEMENT

PARENT PARCEL ID# 26-36-05-VJ-A-1.01
PURPOSE: SANITARY SEWER EASEMENT

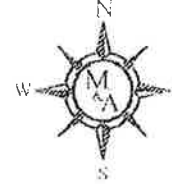
EXHIBIT "A"

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

VIERA CHARTER SCHOOLS, INC.
ORB 8029, PG. 1772
PARCEL NO. 26-36-05-VJ-A-1.01
PART OF LOT 1, BLOCK A,
BRESLAY COMMONS PLAT BOOK 58, PG 19

EAST LINE OF ORB 8029, PG 1772
PARCEL 804 SANITARY SEWER EASEMENT -
SEE DETAIL "A"
N00°31'46"W 14.83'
N90°00'00"E 28.54'

REMAINDER OF LOT 1,
BLOCK A
BRESLAY COMMONS
P.B. 58, PG. 19
THE VIERA COMPANY
PARCEL ID: 26-36-05-VJ-A-1



GRAPHIC SCALE
0 40 80
(IN FEET)
1 INCH = 80 FEET

POINT OF BEGINNING

SOUTH LINE OF
ORB 8029, PG 1772

N90°00'00"W
9.88'

EXHIBIT "A",
(THIS DOCUMENT)

LEGEND

COR. = CORNER

ESMT = EASEMENT

R/W = RIGHT-OF-WAY

PSUE &

PRIVATE LANDSCAPE, DRAINAGE,
& PUBLIC SIDEWALK
& UTILITY EASEMENT

ORB = OFFICIAL RECORDS
BOOK

PT = POINT OF TANGENCY

PG. = PAGE

P.O.B. = POINT OF BEGINNING

TYP. = TYPICAL

~ = BREAKLINE

VIERA CHARTER SCHOOLS INC
"PARCEL 1"

PART OF LOT 1, BLOCK A,
BRESLAY COMMONS P.B. 58, PG. 19

PARCEL NO.: 26-36-05-VJ-A-1

ORB 8553, PG. 289

$\Delta=90^{\circ}00'00''$

$R=25.00'$

$L=39.27'$

$CB=N44^{\circ}11'20''E$

$CHD.=35.36'$

SANITARY SEWER
MANHOLE (TYP.)

WEST LINE OF SHARED
ROADWAY ESMT. AREA
N00°48'40"W 399.48'

ORB 8553, PG. 278

SHARED ROADWAY EASEMENT AREA

EAST LINE OF SHARED
ROADWAY ESMT. AREA

SANITARY SEWER
SEWER
LATERAL (TYP.)

REMAINDER OF LOT 1, BLOCK A
BRESLAY COMMONS P.B. 58, PG. 19
THE VIERA COMPANY
PARCEL ID: 26-36-05-VJ-A-1

N. R/W JUDGE FRAN JAMIESON WAY

S89°11'20"W 540.31'

REFERENCE BEARING: S89°11'20"W
(THE N. R/W OF JUDGE
FRAN JAMIESON WAY)

POINT OF COMMENCEMENT

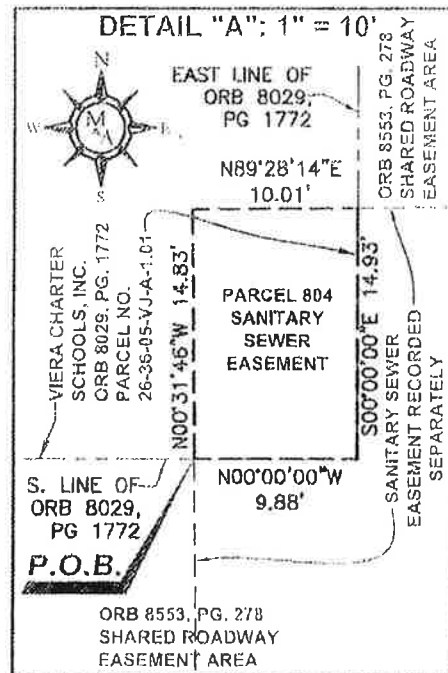
JUDGE FRAN JAMIESON WAY

120' PUBLIC R/W ORB 3325, PG 2016

S. R/W JUDGE FRAN JAMIESON WAY

SE CORNER OF LOT 1,
BLOCK A, P.B. 58, PG. 19
AKA THE INTERSECTION OF N. R/W OF
JUDGE FRAN JAMIESON WAY WITH
THE W. R/W OF STADIUM PARKWAY

150' PUBLIC R/W
ORB 3417, PG. 3719
STADIUM PARKWAY



PREPARED BY:

MORGAN & Associates

Consulting Engineers, Inc.
301 N. Harbor City Blvd., Melbourne, FL 32915
Phone (321) 751-0085 Fax (321) 751-6082 • LB 9340

SCALE: 1" = 80'

DATE: 6/18/2020

REVISION 3: 8/21/2020

PROJECT NO.: 2019-100

SECTION 5

TOWNSHIP 26 SOUTH

RANGE 36 EAST

LOCATION MAP

Section 05, Township 26 South, Range 36 East - District 4

PROPERTY LOCATION: South of Viera Boulevard, east of Breslay Drive, along the north side of Judge Fran Jamieson Way in Melbourne.

OWNERS NAME: Viera Charter Schools, Inc.

