



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.14.

5/18/2021

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### Subject:

Approval, Re: Warranty Deed and Utility Easement for the Love's Travel Stops and Country Stores, Inc., Mims Project - District 1.

### Fiscal Impact:

None

### Dept/Office:

Public Works Department / Land Acquisition / Utility Services Department

### Requested Action:

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

### Summary Explanation and Background:

The subject property is located in Section 13, Township 21 South, Range 34 East, west of Interstate 95 on the north side of State Road 46 in Mims.

Love's Travel Stops and Country Stores, Inc., owner, has submitted site plan number 19SP00017 for review and approval by the County for the development of a travel stop with a tire shop and a restaurant area. In accordance with County code and standards, the owner has agreed to donate the attached Warranty Deed for conveyance of the lift station and the attached Utility Easement required as a condition of the site plan approval.

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

May 19, 2021

**MEMORANDUM**

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

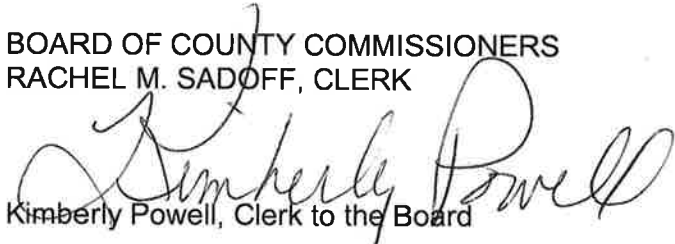
**RE:** Item F.14., Warranty Deed and Utility Easement for the Love's Travel Stops and Country Stores, Inc., Mims Project

The Board of County Commissioners, in regular session on May 18, 2021, approved and accepted the Warranty Deed and Utility Easement for the above Project.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ns

cc: Land Acquisition  
Utility Services

Prepared by and return to: Lucy Hamelers  
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.: 21-34-13-00-5

### UTILITY EASEMENT

**THIS INDENTURE**, made this 28<sup>th</sup> day of April, 2021, between Love's Travel Stops & Country Stores, Inc., an Oklahoma corporation, whose mailing address is 10601 North Pennsylvania Avenue, Oklahoma City, Oklahoma 73120, 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 hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual Utility Easement commencing on the above date, for the sole purposes of operating, reconstructing, maintaining, and reconfiguring a sanitary sewer line, public utilities and associated facilities, and other allied uses pertaining thereto, over, under, upon, above and through the following lands:

The land affected by the granting of this easement is located in Section 13, Township 21 South, Range 34 East, County of Brevard, State of Florida, and is more particularly described as follows:

#### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND "EXHIBIT B"**

Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

**TO HAVE AND TO HOLD** said easement unto the County of Brevard and to its successors and assigns, the first party does hereby 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 having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

Stanley Kelley  
Witness

Stanley Kelley  
Print Name

Marlena Everett  
Witness

Marlena Everett  
Print Name

Love's Travel Stops & Country  
Stores, Inc.

BY: \_\_\_\_\_

Doug Stussi, Vice President  
Print Name and Title



STATE OF Oklahoma  
COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [ ] online notarization on this 28<sup>th</sup> day of April, 2021, by Doug Stussi as Vice President for Love's Travel Stops & Country Stores, Inc. Is personally known or produced \_\_\_\_\_ as identification.

Teri Renee McAlister

Notary Signature

SEAL



# SKETCH OF DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 21-34-13-00-5

PURPOSE: PUBLIC UTILITY EASEMENT - PARCEL 801

### EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**

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

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8560, PAGE 227, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 13; THENCE WITH THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 13, S88°33'57"W, A DISTANCE OF 2349.41 FEET; THENCE LEAVING SAID SOUTH LINE, N01°26'03"W, A DISTANCE OF 59.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, AS PER STATE OF FLORIDA D.O.T. R/W MAP, STATE ROAD NO. 9, SECTION NO. 70225 (VARIABLE-WIDTH RIGHT OF WAY) AND THE POINT OF BEGINNING;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 46, S88°33'22"W, A DISTANCE OF 15.00 FEET; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 46; N00°33'54"W, A DISTANCE OF 386.07 FEET; THENCE N89°26'01"E, A DISTANCE OF 21.03 FEET; THENCE S00°54'30"E, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE LANDS OF 3D DEVELOPMENT, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 8559, PAGE 456 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE LEAVING SAID NORTHWEST CORNER, WITH THE WEST BOUNDARY LINE OF SAID 3D DEVELOPMENT, LLC PARCEL, S00°26'59"E, A DISTANCE OF 5.21 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE, S43°09'20"W, A DISTANCE OF 8.97 FEET; THENCE S00°33'54"E, A DISTANCE OF 344.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.138 ACRES (6025 SQUARE FEET) OF LAND, MORE OR LESS.

### SURVEYORS NOTES:

1. THIS IS NOT A SURVEY.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH LINE OF THE NE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST BEARS S88°33'57"W.
3. TITLE INFORMATION AND OWNER AND ENCUMBRANCE REPORT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF 12-21-2020. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

BINDING DEVELOPMENT PLAN RECORDED ON 06/04/2019, IN O.R. BOOK 8454, PG. 2241

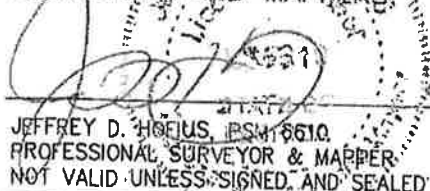
DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED ON 10/09/2019, IN O.R. BOOK 8560, PG. 231

DRAINAGE, CROSS ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED ON 04/13/2020, IN O.R. BOOK 8715, PG. 1201

SIDEWALK ASSESSMENT AGREEMENT RECORDED IN O.R. BOOK 8716, PG. 559

### SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 59-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

 **JEFFREY D. HOFUS, PSM 8610**  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

DATE: 04/23/2021

PREPARED FOR AND CERTIFIED TO:

**BREVARD COUNTY - BOARD OF COUNTY COMMISSIONERS**  
**ADKINSON ENGINEERING**

PREPARED BY:

**LEADING EDGE LAND SERVICES, INC.**

8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691 WEB: [www.leadingedgels.com](http://www.leadingedgels.com)

DRAWN BY: JLY	CHECKED BY: TQ	PROJECT NO. 950-18001	SECTION 13 TOWNSHIP 21 SOUTH RANGE 34 EAST
DATE: 20 JUL 2020	DRAWING: 950-18001ESMT2	REVISIONS	
		DATE	
		DESCRIPTION	

# SKETCH OF DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 21-34-13-00-5  
PURPOSE: UTILITY EASEMENT - PARCEL 801

## EXHIBIT "A"

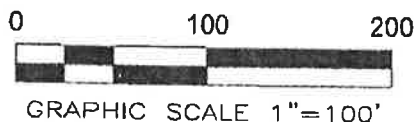
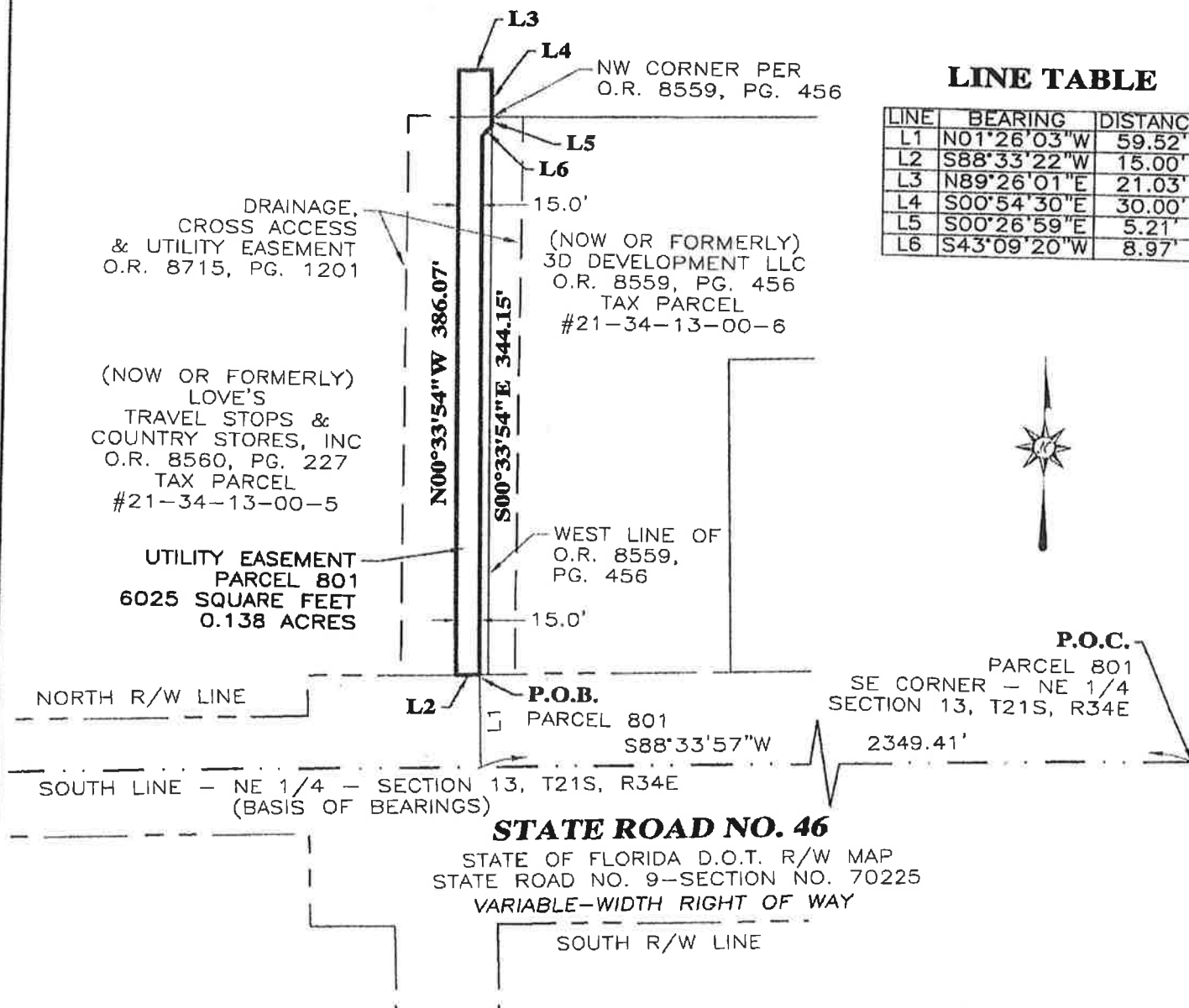
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

**THIS IS NOT A SURVEY**

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°26'03"W	59.52'
L2	S88°33'22"W	15.00'
L3	N89°26'01"E	21.03'
L4	S00°54'30"E	30.00'
L5	S00°26'59"E	5.21'
L6	S43°09'20"W	8.97'



### LEGEND

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
O.R. OFFICIAL RECORDS BOOK  
PG. PAGE  
T TOWNSHIP  
R RANGE  
R/W RIGHT OF WAY  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR &  
MAPPER  
ID IDENTIFICATION  
D.O.T. DEPARTMENT OF TRANSPORTATION  
NO. NUMBER

DRAWING: 950-18001ESMT2

PREPARED BY: **LEADING EDGE LAND SERVICES, INC.**  
8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691 WEB: www.leadingedgels.com

SCALE: 1" = 100'  
PROJECT NO.: 950-18001

SECTION 13  
TOWNSHIP 21 SOUTH  
RANGE 34 EAST

# SKETCH OF DESCRIPTION

## PARCEL 802

PARENT PARCEL ID#: 21-34-13-00-5

PURPOSE: UTILITY EASEMENT - PARCEL 802

EXHIBIT "B"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**

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

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8560, PAGE 227, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 13; THENCE WITH THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 13, S88°33'57"W, A DISTANCE OF 2420.76 FEET; THENCE LEAVING SAID SOUTH LINE, N01°26'03"W, A DISTANCE OF 59.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, AS PER STATE OF FLORIDA D.O.T. R/W MAP, STATE ROAD NO. 9, SECTION NO. 70225 (VARIABLE-WIDTH RIGHT OF WAY) AND THE POINT OF BEGINNING;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, S88°33'22"W, A DISTANCE OF 15.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, THENCE N01°26'38"W, A DISTANCE OF 15.00 FEET; THENCE N88°33'22"E, A DISTANCE OF 15.00 FEET; THENCE S01°26'38"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET (0.005 ACRES) OF LAND, MORE OR LESS.

### SURVEYORS NOTES:

1. THIS IS NOT A SURVEY.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH LINE OF THE NE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST BEARS S88°33'57"W.
3. TITLE INFORMATION AND OWNER AND ENCUMBRANCE REPORT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF 12-21-2020. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

WARRANTY DEED FROM 3-D DEVELOPMENT, LLC, A KENTUCKY LIMITED LIABILITY COMPANY TO LOVE'S TRAVEL STOPS & COUNTRY STORES, INC., AN OKLAHOMA CORPORATION RECORDED IN O.R. BOOK 8560, PG. 227.

BINDING DEVELOPMENT PLAN RECORDED ON 06/04/2019, IN O.R. BOOK 8454, PG. 2241

DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED ON 10/09/2019, IN O.R. BOOK 8560, PG. 231

SIDEWALK ASSESSMENT AGREEMENT RECORDED IN O.R. BOOK 8716, PG. 559

### SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

JEFFREY D. HOFIUS, BSM 6610  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

DATE: 04/23/21

PREPARED FOR AND CERTIFIED TO:

**BREVARD COUNTY - BOARD OF COUNTY COMMISSIONERS**  
**ADKINSON ENGINEERING**

PREPARED BY:

**LEADING EDGE LAND SERVICES, INC.**

8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691 WEB: [www.leadingedgesls.com](http://www.leadingedgesls.com)

DRAWN BY: JLY	CHECKED BY: TQ	PROJECT NO. 950-18001	SECTION 13 TOWNSHIP 21 SOUTH RANGE 34 EAST
DATE: 20 JUL 2020	DRAWING: 950-18001ESMT3	REVISIONS	
		DATE	
		DESCRIPTION	

# SKETCH OF DESCRIPTION

## PARCEL 802

PARENT PARCEL ID#: 21-34-13-00-5

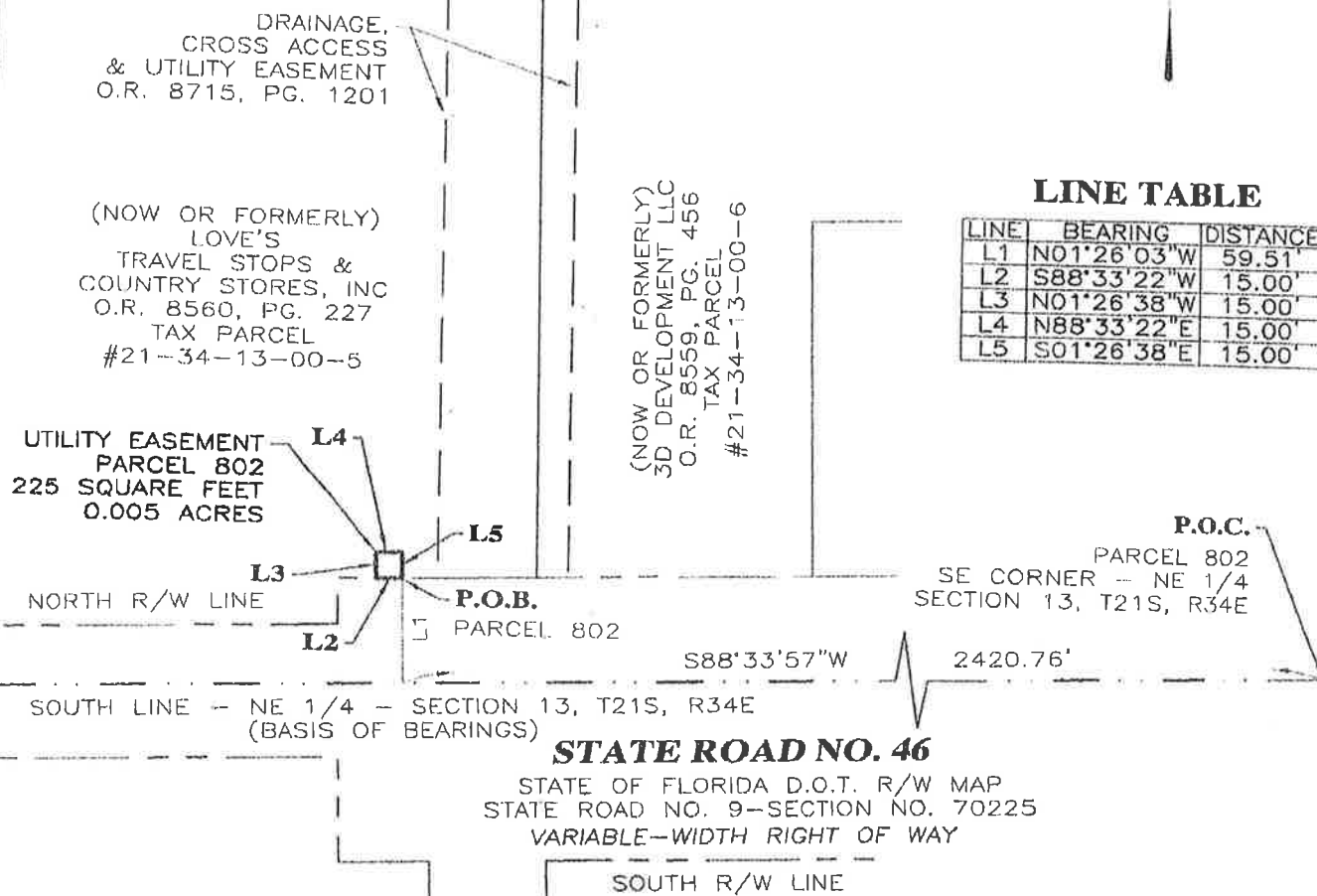
PURPOSE: PUBLIC UTILITY EASEMENT - PARCEL 802

## EXHIBIT "B"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

**THIS IS NOT A SURVEY**



### LINE TABLE

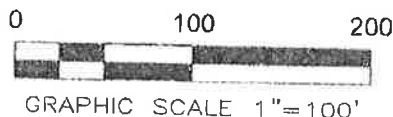
LINE	BEARING	DISTANCE
L1	N01°26'03"W	59.51'
L2	S88°33'22"W	15.00'
L3	N01°26'38"W	15.00'
L4	N88°33'22"E	15.00'
L5	S01°26'38"E	15.00'

### STATE ROAD NO. 46

STATE OF FLORIDA D.O.T. R/W MAP  
STATE ROAD NO. 9-SECTION NO. 70225  
VARIABLE-WIDTH RIGHT OF WAY

### LEGEND

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
O.R. OFFICIAL RECORDS BOOK  
PG. PAGE  
T TOWNSHIP  
R RANGE  
R/W RIGHT OF WAY  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR &  
MAPPER  
ID IDENTIFICATION  
D.O.T. DEPARTMENT OF TRANSPORTATION  
NO. NUMBER



DRAWING: 950-18001ESMT3

PREPARED BY: **LEADING EDGE LAND SERVICES, INC.**  
8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691 WEB: [www.leadingedges.com](http://www.leadingedges.com)

SCALE: 1" = 100'  
PROJECT NO.: 950-18001

SECTION 13  
TOWNSHIP 21 SOUTH  
RANGE 34 EAST



Prepared by and return to: Lucy Hamelers  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of interest in Tax Parcel ID: 21-34-13-00-5

## WARRANTY DEED

**THIS INDENTURE** is made this 28<sup>th</sup> day of April, 2021, by Love's Travel Stops & Country Stores, Inc., an Oklahoma corporation, hereafter called the Grantor, whose mailing address is 10601 North Pennsylvania Avenue, Oklahoma City, Oklahoma 73120, to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS 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 Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

(Signatures and Notary on next page)

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

Signed, sealed and delivered in the presence of:

Stanley Kelley  
Witness

Stanley Kelley  
Print Name

Marlena Everett  
Witness

Marlena Everett  
Print Name

Love's Travel Stops & Country  
Stores, Inc.

BY: \_\_\_\_\_

Doug Stussi, Vice President  
Print Name and Title



STATE OF Oklahoma  
COUNTY OF Okla-homa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 28th day of April, 2021 by Doug Stussi as Vice President for Love's Travel Stops & Country Stores, Inc. Is personally known or produced \_\_\_\_\_ as identification.

Teri Renee McAlister

Notary Signature

SEAL



# SKETCH OF DESCRIPTION

## PARCEL 101

PARENT PARCEL ID#: 21-34-13-00-5

PURPOSE: FEE SIMPLE CONVEYANCE

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL 101 (PREPARED BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8560, PAGE 227, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 13; THENCE WITH THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 13, S88°33'57"W, A DISTANCE OF 2344.11 FEET; THENCE LEAVING SAID SOUTH LINE, N01°26'03"W, A DISTANCE OF 59.52 FEET TO SOUTHWEST CORNER OF THE LANDS OF 3D DEVELOPMENT, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 8559, PAGE 456 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND TO THE SOUTHEAST CORNER OF THE LANDS OF LOVE'S TRAVEL STOP'S & COUNTRY STORES, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 8560, PAGE 227 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, AS PER STATE OF FLORIDA D.O.T. R/W MAP, STATE ROAD NO. 9, SECTION NO. 70225 (VARIABLE-WIDTH RIGHT OF WAY); THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, WITH THE WEST BOUNDARY LINE OF SAID 3D DEVELOPMENT, LLC PARCEL, AND WITH THE EAST BOUNDARY LINE OF SAID LOVE'S TRAVEL STOP'S & COUNTRY STORES, INC. PARCEL, N00°26'59"W, A DISTANCE OF 355.76 FEET TO THE NORTHWEST CORNER OF SAID 3D DEVELOPMENT, LLC PARCEL AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE LEAVING SAID NORTHWEST CORNER, N00°54'30"W, A DISTANCE OF 30.00 FEET; THENCE N89°05'30"E, A DISTANCE OF 30.00 FEET; THENCE S00°54'30"E, A DISTANCE OF 30.00 FEET TO THE NORTH BOUNDARY OF SAID OF 3D DEVELOPMENT, LLC PARCEL; THENCE WITH SAID NORTH BOUNDARY LINE, S89°05'30"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.021 ACRES (900 SQUARE FEET) OF LAND, MORE OR LESS.

### SURVEYORS NOTES:

1. THIS IS NOT A SURVEY.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH LINE OF THE NE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST BEARS S88°33'57"W.
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DRAINAGE, CROSS ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED ON 04/13/2020, IN O.R. BOOK 8715, PG. 1201

SIDEWALK ASSESSMENT AGREEMENT RECORDED IN O.R. BOOK 8716, PG. 559

### SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE D. FOR PROFESSIONAL SURVEYORS AND MAPPERS.

JEFFREY D. HOFIUS, PSM 6618  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

DATE: 04/23/2021

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY - BOARD OF COUNTY COMMISSIONERS  
ADKINSON ENGINEERING

PREPARED BY:

LEADING EDGE LAND SERVICES, INC.

8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691 WEB: www.leadingedgels.com

DRAWN BY: JLY

CHECKED BY: TQ

PROJECT NO. 950-18001

REVISIONS

DATE

DESCRIPTION

SECTION 13

TOWNSHIP 21 SOUTH

RANGE 34 EAST

DATE: 20 JUL 2020

DRAWING: 950-18001ESMT1

# SKETCH OF DESCRIPTION

## PARCEL 101

PARENT PARCEL ID#: 21-34-13-00-5

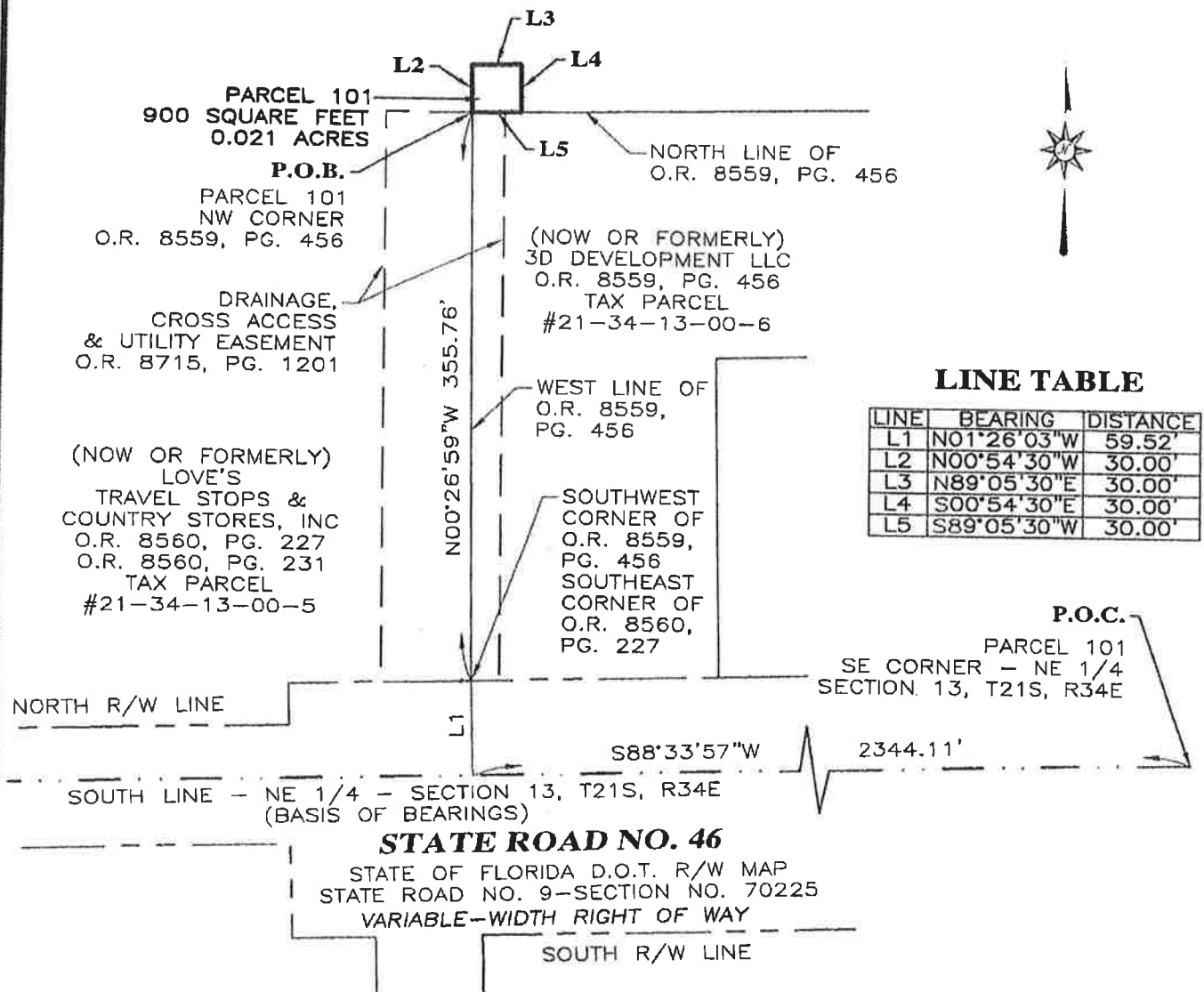
PURPOSE: FEE SIMPLE CONVEYANCE

## EXHIBIT "A"

SHEET 2 OF 2

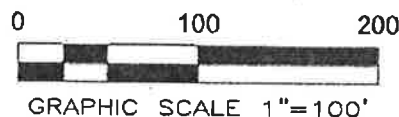
NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



### LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°26'03"W	59.52'
L2	N00°54'30"W	30.00'
L3	N89°05'30"E	30.00'
L4	S00°54'30"E	30.00'
L5	S89°05'30"W	30.00'



### LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
T	TOWNSHIP
R	RANGE
R/W	RIGHT OF WAY
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
ID	IDENTIFICATION
D.O.T. NO.	DEPARTMENT OF TRANSPORTATION NUMBER

DRAWING: 950-18001ESMT1

PREPARED BY: **LEADING EDGE LAND SERVICES, INC.**  
8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691 WEB: www.leadingedgels.com

SCALE: 1" = 100'  
PROJECT NO.: 950-18001

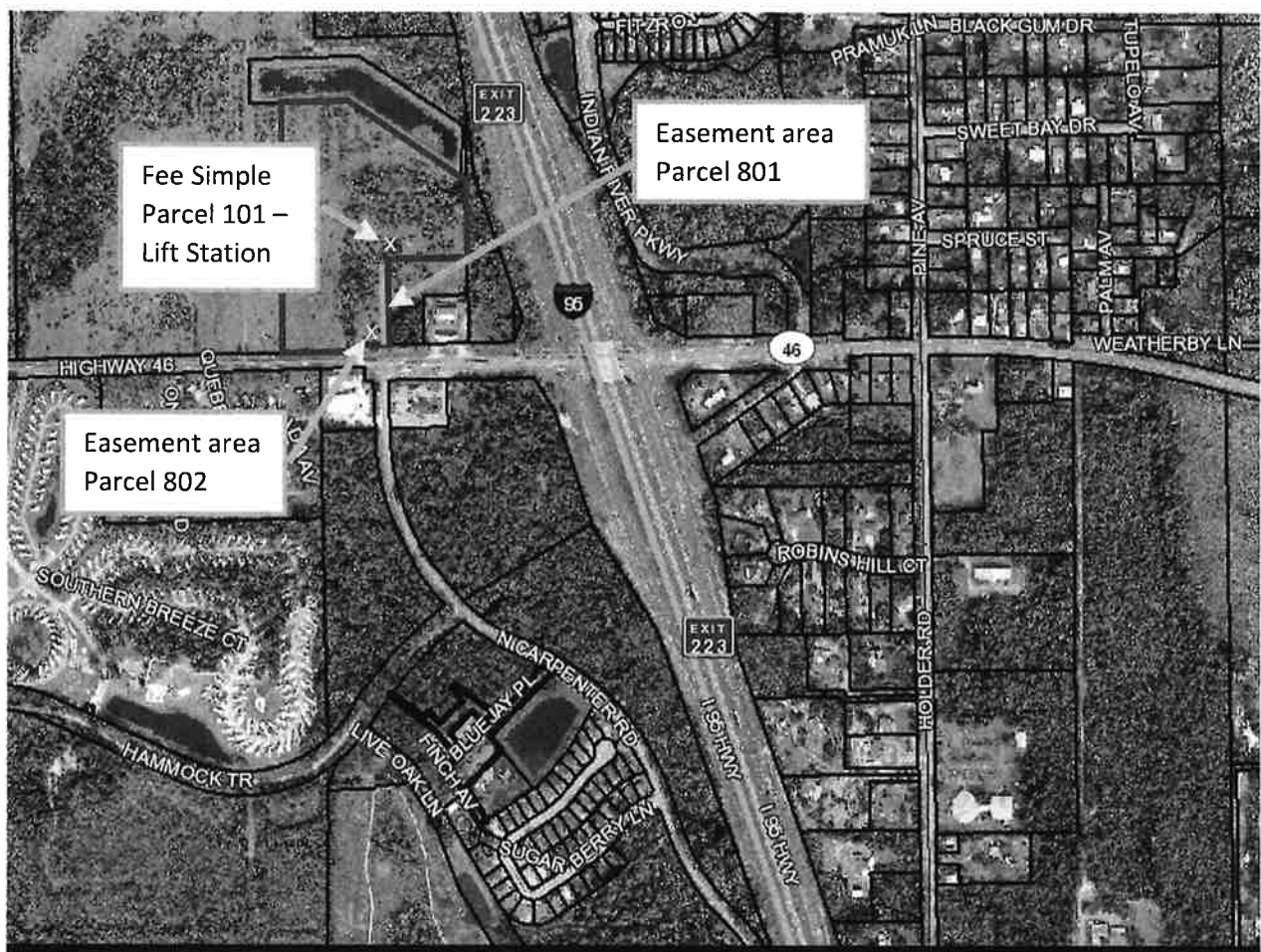
SECTION 13  
TOWNSHIP 21 SOUTH  
RANGE 34 EAST

## LOCATION MAP

### Section 13, Township 21 South, Range 34 East - District 1

PROPERTY LOCATION: West of Interstate 95 on the north side of State Road 46 in Mims.

OWNERS NAME: Love's Travel Stops & Country Stores, Inc.



# BOARD OF COUNTY COMMISSIONERS

## AGENDA REVIEW SHEET

AGENDA: Warranty Deed and Utility Easement for the Love's Travel Stops and Country Stores, Inc., Mims Project – District 1.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Specialist

CONTACT PHONE: 321-350-8336 (58336)

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>5-4-2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u> _____	_____	<u>5-5-2021</u>