

Meeting Date
July 25, 2017



AGENDA	
Section	Consent
Item No.	II.A.7

AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Subordination of Utility Interests for easements #804 and #809, conveyed from Florida Power and Light (FP&L) in favor of Brevard County for the Gandy Road Project in Mims - District 1. (Fiscal Impact: None)
DEPT/OFFICE:	Public Works Department / Land Acquisition Section

Requested Action:

It is requested that the Board of County Commissioners approve, accept, and authorize the Chairman to execute the original Subordination of Utility Interests (#804) and the original Subordination of Utility Interests (#809) from FP&L related to the Gandy Road Project.

Summary Explanation & Background:

The subject right-of-way and easements are located in Section 23, Township 20G South, Range 34 East.

At the Brevard County Board of County Commissioners meeting on May 23, 2017, Board approved and accepted eight (8) easements from the property owners along Gandy Road for paving and drainage improvements.

Two of the parcels (#804 and #809) are encumbered by FP&L easements and the easements must be subordinated.

FP&L will consider subordinating the easements on both parcels once the Brevard County Board of County Commissioners approves the subordinations. The Subordinations of Utility Interests will be sent to FP&L for approval and returned to the County for recording.

Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all subordinations.

Fiscal Impact: FY2016 – 2017: No impact
FY2017 – 2018: No impact

Clerk to the Board Instructions: Return original executed Subordination of Utility Interests (#804), original executed Subordination of Utility Interests (#809) and Board approval memo to the Department.

Exhibits Attached: Original Subordination of Utility Interests (#804) with Exhibit A, original Subordination of Utility Interests (#809) with Exhibit A, Property Fact Sheet #804, Property Fact Sheet #809, Location Map

Contract /Agreement (If attached): Reviewed by County Attorney	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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Interim County Manager	Interim Assistant County Manager	Interim Department Director / Extension
Frank Abbate	John Denninghoff	 Andrew J. Holmes, PE / 57202

BOARD OF COUNTY COMMISSIONERS

AGENDA SUBORDINATION OF UTILITY INTERESTS FOR EASEMENTS #804 AND #809 FROM FLORIDA POWER AND LIGHT - GANDY ROAD, MIMS-DISTRICT 1

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847(52886)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Daniel P. Jones, Supervisor	<u>DPJ</u>	_____	<u>5/23/17</u>
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney	<u>see attached</u>	_____	<u>5/25/17</u>
PUBLIC WORKS Andrew J. Holmes, Interim Director	<u>AJH</u>	_____	<u>2/5/17</u>

AGENDA DUE DATE: JULY 11, 2017 FOR THE JULY 25, 2017 BOARD MEETING

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6316) WHEN READY TO BE PICKED UP.

THANK YOU.

BOARD OF COUNTY COMMISSIONERS

AGENDA SUBORDINATION OF UTILITY INTERESTS FOR EASEMENTS #804 AND #809 FROM FLORIDA POWER AND LIGHT - GANDY ROAD, MIMS-DISTRICT 1

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847(52886)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Daniel P. Jones, Supervisor		_____	5/23/17
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney		_____	5/25/17
PUBLIC WORKS Andrew J. Holmes, Interim Director	_____	_____	_____

AGENDA DUE DATE: JULY 11, 2017 FOR THE JULY 25, 2017 BOARD MEETING

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6316) WHEN READY TO BE PICKED UP.

THANK YOU.



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

July 26, 2017

MEMORANDUM

TO: Andrew Holmes, Interim Public Works Director

RE: Item II.A.7., Approval for Subordination of Utility Interests for Easements #804 and #809, Conveyed from Florida Power and Light (FP&L) in Favor of Brevard County for the Gandy Road Project in Mims

The Board of County Commissioners, in regular session on July 25, 2017, approved and accepted the Subordination of Utility Interests for Easements #804 and #809 from FP&L related to Gandy Road Project in Mims; and authorized the Chairman to execute the same. Enclosed are fully-executed Subordination of Utility Interests for Easements #804 and #809.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/kp

Encls. (2)

cc: Asset Management

SUBORDINATION OF UTILITY INTERESTS
BOARD OF COUNTY COMMISSIONERS, BREVARD COUNTY FLORIDA

THIS AGREEMENT, entered into this 25 day of July, 2017 by and between Brevard County Board of County Commissioners, hereinafter referred to as "Public Entity" and Florida Power and Light Company, a Florida Corporation, hereinafter referred to as "Utility".

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for roadway purposes; and

WHEREAS, the proposed use of said lands for roadway purposes will require subordination of interest claimed in said lands by Utility to the Public Entity and the request of the Public Entity, the Utility has agreed, subject to the following condition, to relocate its facilities from the Utility's easements lands onto public right-of-way, or has agreed to leave its facilities on the subordinated lands (hereinafter jointly referred to as "Lands" and depicted in "EXHIBIT A" attached hereto:) and

WHEREAS, Public Entity is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained;

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and Public Entity agree as follows:

1. Utility is the owner of the following easement:

Date	From	In Favor of	Recorded in Official Rec. Bk / Pg.
11/01/1985	Kenneth Lucas	FP&L Co.	2645/1943

2. The Utility hereby subordinates any and all of its interest in that portion of said easement(s) lying within the lands described on "EXHIBIT A", attached hereto and made a part hereof, to the interest of the Public Entity, its successors or assigns, for the purpose of constructing, improving, maintaining and operating a road over, through, upon and/or across such lands.

3. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon all lands described. All new construction, major reconstruction or upgrade, removal of relocation of facilities shall be made in accordance with the Public Entity's minimum standards adopted as of the date of this Agreement. All maintenance, operation, non-major upgrade or improvement shall be made under the Public Entity's minimum standards applicable at the time of the original construction. Any new construction or relocation of facilities within the lands will be subject to prior approval by the Public Entity. Should the Public Entity fail to approve any new construction or relocation of its facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities from or within said lands, the Public Entity hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.

4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in paragraph 3 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the Public Entity's facilities.

Prepared by: Meier G. Wise, Area Real Estate Manager
Florida Power & Light Company
P.O. Box 2851, Daytona Beach, FL 32120-2851
Being a portion of interest in Tax Parcel ID # 20G-34-23-AI-5-6 (#804)

5. The Utility agrees to repair any damage to the Public Entity's facilities and indemnify the Department against any loss or damage resulting from the Company exercising its rights outlined in paragraph 3 or 4 above.

6. These terms and conditions shall be expressly referred to in the permit, if any, required by the Public Entity for location of the Utility's facilities on the said land and the terms of the subordination are and shall be made superior and controlling over any conflicting terms in the permit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

Signed, sealed and delivered
In our presence as witnesses:

Witness

(Print Name)

Witness

(Print Name)

UTILITY:
FLORIDA POWER & LIGHT COMPANY
P. O. Box 14000
Juno Beach, FL 33408-0420

BY: _____
Meier G. Wise, Area Real Estate Manager

ATTEST: _____

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by Meier G. Wise, Area Real Estate Manager of Florida Power and Light Company, a Florida Corporation, on behalf of said corporation who is/are personally known to me or who has/have produced _____ as identification and who did/did not take an oath.

Notary Public

Print Name
My Commission Expires: _____
Commission #: _____

ADDITIONAL SIGNATURES ON FOLLOWING PAGE:

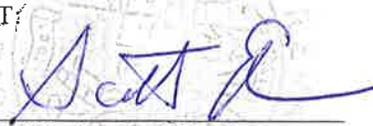
Prepared by: Meier G. Wise, Area Real Estate Manager
Florida Power & Light Company
P.O. Box 2851, Daytona Beach, FL 32120-2851
Being a portion of interest in Tax Parcel ID # 20G-34-23-AI-5-6 (#804)



AS TO THE COUNTY:
BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

ATTEST:

By:



Scott Ellis, Clerk of Court



CURT SMITH, CHAIRMAN, BREVARD
COUNTY BOARD OF COUNTY
COMMISSIONERS

As approved by
the Board: July 25, 2017
Agenda Item # II.A.7

LEGAL DESCRIPTION

PARCEL #804

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 20G-34-23-AI-5-6

PURPOSE: ROADWAY, DRAINAGE, AND UTILITY EASEMENT

LEGAL DESCRIPTION: PARCEL 804, ROADWAY, DRAINAGE, AND UTILITY EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-HALF OF TRACT 6, BLOCK 5, EXCEPT THE EAST 205.75 FEET, SECTION 23, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING THE SAME AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 1005, AND LYING WITHIN THE BERNARDO SEGUI GRANT, BEING SECTION 42, TOWNSHIP 20 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS THE SOUTHERLY 10.00 FEET OF SAID WEST ONE-HALF OF TRACT 6, BLOCK 5, EXCEPT THE EAST 205.75 FEET OF TRACT 5, BLOCK 5, SECTION 23, INDIAN RIVER PARK, CONTAINING 1231 SQUARE FEET (0.03 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH REFERENCED TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2011 (NAD83(2011)) AND REFERENCED TO THE NORTH RIGHT OF WAY LINE OF GANDY ROAD AS BEING SOUTH 47°27'43"EAST.
3. REFERENCE MATERIALS: OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY NEW REVELATIONS, INC., FILE NUMBER 2002441, EFFECTIVE DATE 01/19/2017, WHICH INCLUDE THE FOLLOWING EASEMENTS;
 - a. PLAT BOOK 2, PAGE 33; PLAT DOES NOT STATE ANY EASEMENT AFFECTING SAID TRACT 6, BLOCK 5;
 - b. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 980, PAGE 252; EASEMENT DOES NOT AFFECT PARCEL 804.
 - c. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2450, PAGE 947; EASEMENT DOES NOT AFFECT PARCEL 804.
4. OFFICIAL RECORD BOOK 2645, PAGE 1943 IS A FP&L EASEMENT AS SHOWN HEREON. THIS EASEMENT WAS NOT INCLUDED IN THE ABOVE OWNERSHIP AND ENCUMBRANCE REPORT.

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

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 16-12-007		SECTION 42 TOWNSHIP 20 SOUTH RANGE 34 EAST
		REVISIONS	DATE	
DATE: APRIL 21, 2017	SHEET: 1 OF 2		05/16/2017	

PROPERTY FACT SHEET
Parcel #804

Owner: Martin L. Coffy

Parcel Location: 5090 Gandy Rd Mims FL 32754

Parent Parcel Size: 1.85 Acres

Easement Area to be conveyed: 1,231 Square Feet (0.03 Acres)

Improvements: Manufactured Housing

Topography: Level with road grade

Flood Zone: Zone-X: Area Moderate or minimal Flood Risk

Tax Parcels#: 20G-34-23-AI-5-6

Market Value: \$11,430 (2016 Assessment-Property Appraiser)

Public Utilities: All Utilities Available

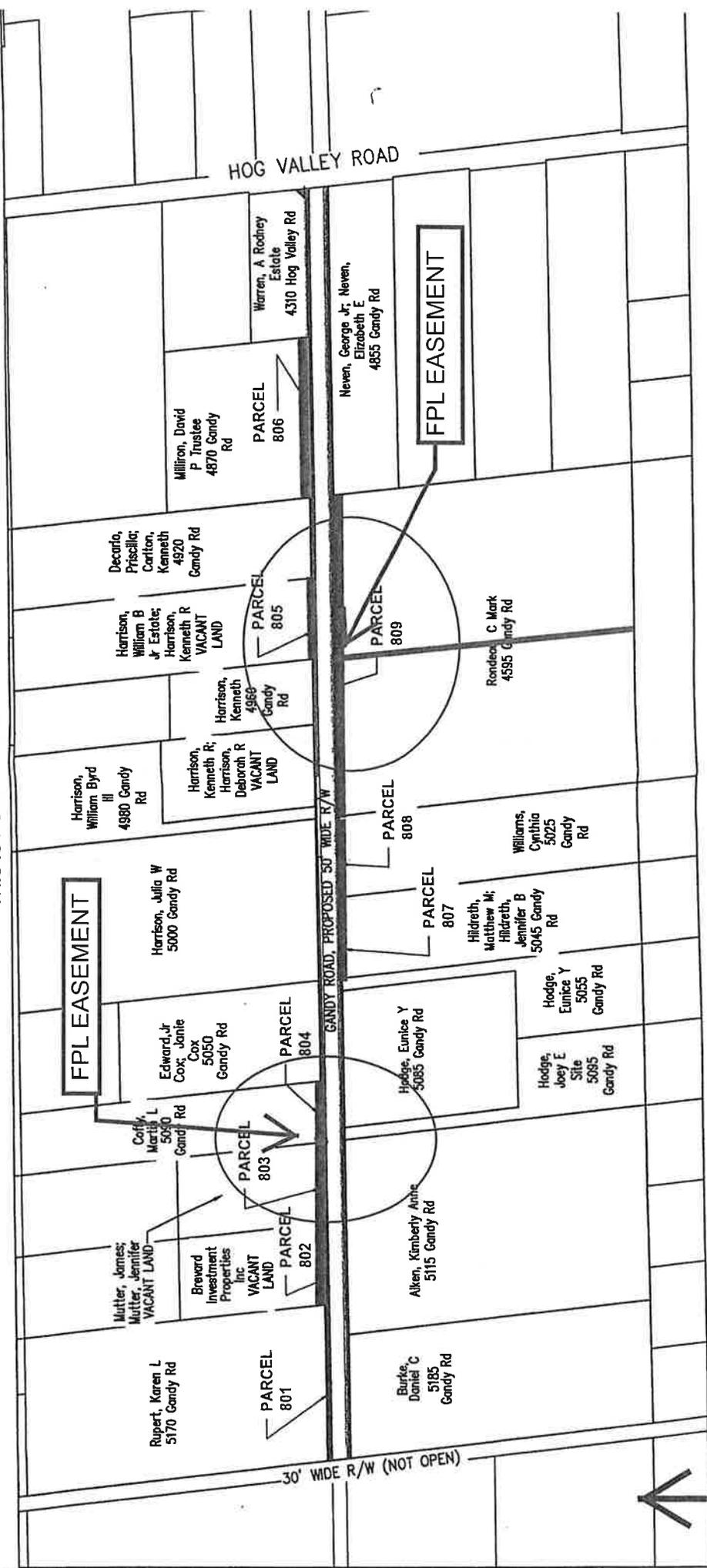
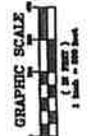
Property Transaction: Purchase Date: 07/28/1981

Official Record Book / Page 2316/1005

(Property Appraisers' Records) Property Sale amount: \$200.00

LOCATION MAP OF
TWO FPL EASEMENTS - 804 and 809
TO BE SUBORDINATED
GANDY ROAD PAVING PROJECT

PARCEL ACQUISITION SKETCH OF GANDY ROAD
FROM HOG VALLEY ROAD WESTWARD TO UNNAMED 30-FOOT RIGHT OF WAY
BREVARD COUNTY, FLORIDA
SECTION 42, TOWNSHIP 20 SOUTH, RANGE 34 EAST
THIS IS NOT A SURVEY



	SURVEYING & MAPPING DIVISION 2725 JUDGE FRAN JAMESON WAY BLDG A, STE. A220 VERA, FL 32940 PHONE: (321) 633-2080
	DATE: _____ REVISION: _____
DATE: 04/24/21 SCALE: 1"=200' PARTY: CSD: MA DRAWN BY: M. BRIDNEY CHECKED BY: M. BRIDNEY FIELD BOOK: N.A. PAGES: 1A PROJECT NUMBER: 14-03-014-03 REFERENCE PROJECT: N.A. DRAWING NAME: _____ SHEETS: 1 OF 1	PARCEL ACQUISITION SKETCH OF GANDY ROAD PREPARED FOR: BREVARD COUNTY PUBLIC WORKS DEPARTMENT ROAD AND BRIDGE PROGRAM SECTION 42, TOWNSHIP 20 SOUTH, RANGE 34 EAST

* EXISTING 30' SEE OF RIGHT OF WAY PER PLAT D-10004-R PER PAR 68-PA
PLAT BOOK 1, PAGE 21

* 10 FEET (MINIMUM) RIGHT OF WAY TO BE ACQUIRED FROM EXISTING OWNER

* EXISTING 30' SEE OF RIGHT OF WAY PER COUNTY RIGHT OF WAY DEEDS. SUT CLAIM DEEDS TO THE COUNTY OR EXCLUSION FROM ABUTTING PARCEL DEEDS.

SHOW THE PROPOSED PARCELS NEEDED

NOTES:
1. THE

NORTH

SUBORDINATION OF UTILITY INTERESTS
BOARD OF COUNTY COMMISSIONERS, BREVARD COUNTY FLORIDA

THIS AGREEMENT, entered into this 25 day of July, 2017 by and between Brevard County Board of County Commissioners, hereinafter referred to as "Public Entity" and Florida Power and Light Company, a Florida Corporation, hereinafter referred to as "Utility".

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for roadway and Drainage Purposes; and

WHEREAS, the proposed use of said lands for roadway purposes will require subordination of interest claimed in said lands by Utility to the Public Entity and the request of the Public Entity, the Utility has agreed, subject to the following condition, to relocate its facilities from the Utility's easements lands onto public right-of-way, or has agreed to leave its facilities on the subordinated lands (hereinafter jointly referred to as "Lands" and depicted in "EXHIBIT A" attached hereto:) and

WHEREAS, Public Entity is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained;

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and Public Entity agree as follows:

1. Utility is the owner of the following easement:

Date	From	In Favor of:	Rec. O.R.B. / Page
06/04/1990	Paul Kleyle	F.P.L	3063/3406

2. The Utility hereby subordinates any and all of its interest in that portion of said easement(s) lying within the lands described on "EXHIBIT A", Sheets 1 and 2, attached hereto and made a part hereof, to the interest of the Public Entity, its successors or assigns, for the purpose of constructing, improving, maintaining and operating a road over, through, upon and/or across such lands.

3. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon all lands described. All new construction, major reconstruction or upgrade, removal or relocation of facilities shall be made in accordance with the Public Entity's minimum standards adopted as of the date of this Agreement. All maintenance, operation, non-major upgrade or improvement shall be made under the Public Entity's minimum standards applicable at the time of the original construction. Any new construction or relocation of facilities within the lands will be subject to prior approval by the Public Entity. Should the Public Entity fail to approve any new construction or relocation of its facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities from or within said lands, the Public Entity hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.

4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in paragraph 3 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the Public Entity's facilities.

Prepared by: Meier G. Wise, Area Real Estate Manager
Florida Power & Light Company
P.O. Box 2851, Daytona Beach, FL 32120-2851
Being a portion of interest in Tax Parcel ID # 20G-34-23-A1-8-2(#809)

5. The Utility agrees to repair any damage to the Public Entity's facilities and indemnify the Department against any loss or damage resulting from the Company exercising its rights outlined in paragraph 3 or 4 above.

6. These terms and conditions shall be expressly referred to in the permit, if any, required by the Public Entity for location of the Utility's facilities on the said land and the terms of the subordination are and shall be made superior and controlling over any conflicting terms in the permit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

Signed, sealed and delivered
In our presence as witnesses:

Witness
(Print Name)

Witness
(Print Name)

UTILITY:
FLORIDA POWER & LIGHT COMPANY
P. O. Box 14000
Juno Beach, FL 33408-0420

BY: _____
Meier G. Wise, Area Real Estate Manager

ATTEST: _____

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by Meier G. Wise, respectively the Area Real Estate Manager of Florida Power & Light Company, a Florida Corporation, on behalf of said corporation who is/are personally known to me or who has/have produced _____ as identification and who did/did not take an oath.

Notary Public

Print Name
My Commission Expires: _____
Commission #: _____

ADDITIONAL SIGNATURES ON FOLLOWING PAGE:

Prepared by: Meier G. Wise, Area Real Estate Manager
Florida Power & Light Company
P.O. Box 2851, Daytona Beach, FL 32120-2851
Being a portion of interest in Tax Parcel ID # 20G-34-23-AI-8-2(#809)

ATTEST:

By: _____
Scott Ellis, Clerk of Court

AS TO THE COUNTY:
BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA



CURT SMITH, CHAIRMAN OF THE BREVARD
COUNTY BOARD OF COUNTY
COMMISSIONERS

As approved by
the Board: July 25, 2017
Agenda Item # II.A.7

LEGAL DESCRIPTION

PARCEL #809

PARENT PARCEL ID#: 206-34-23-AI-8-2
PURPOSE: ROADWAY, DRAINAGE, AND UTILITY EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 809, ROADWAY, DRAINAGE, AND UTILITY EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF TRACT 2, BLOCK 8, SECTION 23, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING THE SAME AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5901, PAGE 131, AND LYING WITHIN THE BERNARDO SEGUI GRANT, BEING SECTION 42, TOWNSHIP 20 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS THE NORTHERLY 10.00 FEET OF SAID TRACT 2, BLOCK 8, SECTION 23, INDIAN RIVER PARK, CONTAINING 6600 SQUARE FEET (0.15 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED. NO INSTRUMENTS OF RECORD AND/OR TITLE COMMITMENT REFLECTING OWNERSHIP, ENCUMBRANCES OF EXISTING EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WERE PROVIDED TO THIS SURVEYOR.

SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH REFERENCED TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE 0901 NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2011 (NAD83(2011)) AND REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF GANDY ROAD AS BEING SOUTH 47°27'43"EAST.
3. REFERENCE MATERIALS: OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY NEW REVELATIONS, INC., FILE NUMBER 2002521, EFFECTIVE DATE 01/19/2017, WHICH INCLUDE THE FOLLOWING EASEMENTS;
 - a. PLAT BOOK 2, PAGE 33; PLAT DOES NOT STATE ANY EASEMENT AFFECTING SAID TRACT 2, BLOCK 8.
 - b. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3063, PAGE 3406; EASEMENT IS SHOWN AND DENOTED HEREON.

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

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 16-12-007		SECTION 42
		REVISIONS	DATE	
DATE: APRIL 21, 2017	SHEET: 1 OF 2			TOWNSHIP 20 SOUTH
				RANGE 34 EAST

LEGAL DESCRIPTION

PARCEL #809

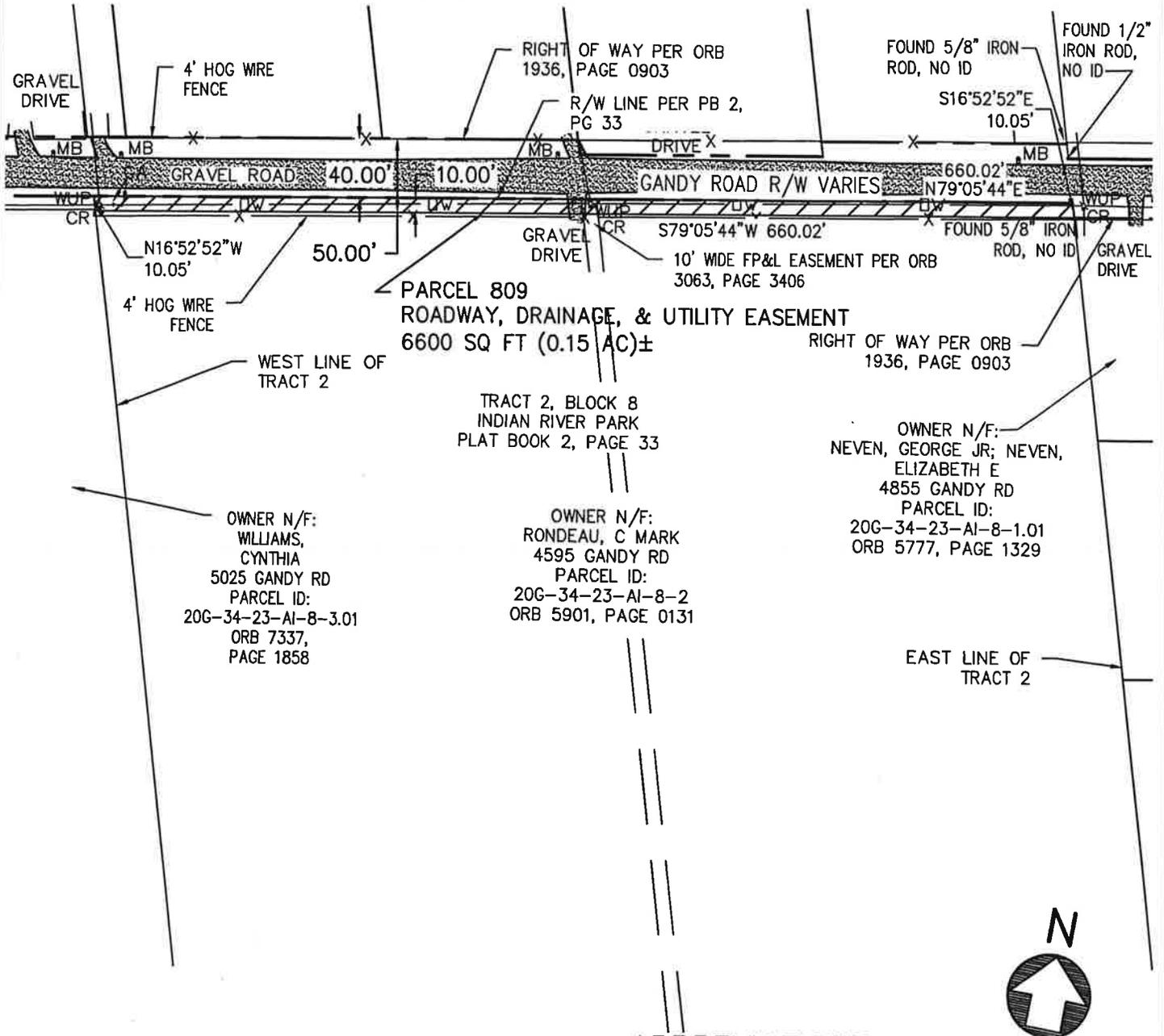
PARENT PARCEL ID#: 20G-34-23-AI-8-2
 PURPOSE: ROADWAY, DRAINAGE, AND UTILITY EASEMENT

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



PARCEL 809
 ROADWAY, DRAINAGE, & UTILITY EASEMENT
 6600 SQ FT (0.15 AC)±

TRACT 2, BLOCK 8
 INDIAN RIVER PARK
 PLAT BOOK 2, PAGE 33

OWNER N/F:
 WILLIAMS,
 CYNTHIA
 5025 GANDY RD
 PARCEL ID:
 20G-34-23-AI-8-3.01
 ORB 7337,
 PAGE 1858

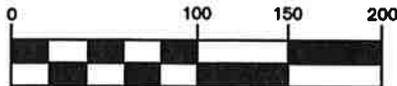
OWNER N/F:
 RONDEAU, C MARK
 4595 GANDY RD
 PARCEL ID:
 20G-34-23-AI-8-2
 ORB 5901, PAGE 0131

OWNER N/F:
 NEVEN, GEORGE JR; NEVEN,
 ELIZABETH E
 4855 GANDY RD
 PARCEL ID:
 20G-34-23-AI-8-1.01
 ORB 5777, PAGE 1329

ABBREVIATIONS

- | | |
|-----------------------------|-------------------------|
| AC = ACRES | PB = PLAT BOOK |
| CR = CABLE RISER | PG = PAGE |
| GA = GUY ANCHOR | R = RANGE OR RADIUS |
| ID = IDENTIFICATION | R/W = RIGHT OF WAY |
| MB = MAIL BOX | SQ FT = SQUARE FEET |
| N/F = NOW OR FORMERLY | SEC = SECTION |
| ORB = OFFICIAL RECORDS BOOK | T = TOWNSHIP |
| OW = OVERHEAD WIRES | WUP = WOOD UTILITY POLE |

GRAPHIC SCALE



(IN FEET)
 1 inch = 100feet



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
 SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
 VIERA, FLORIDA 32940
 PHONE: (321) 633-2080

SCALE:
 1"=100'
 PROJECT NO. 16-12-007

SECTION 42
 TOWNSHIP 20 SOUTH
 RANGE 34 EAST

PROPERTY FACT SHEET
Parcel #809

Owner: C. Mark Rondeau

Parcel Location: 4945 Gandy Road, Mims

Parent Parcel Size: 9.79 Acres

Easement Area to be conveyed: 6,600 Square Feet (0.15 Acres)

Improvements: Mobile Homes

Topography: Level with road grade

Flood Zone: Zone-X: Area Moderate or Minimal Flood Hazard Area

Tax Parcels#: 20G-34-23-AI-8-2

Market Value: \$54,360.00 (2016 Assessment-Property Appraiser)

Public Utilities: All Utilities Available

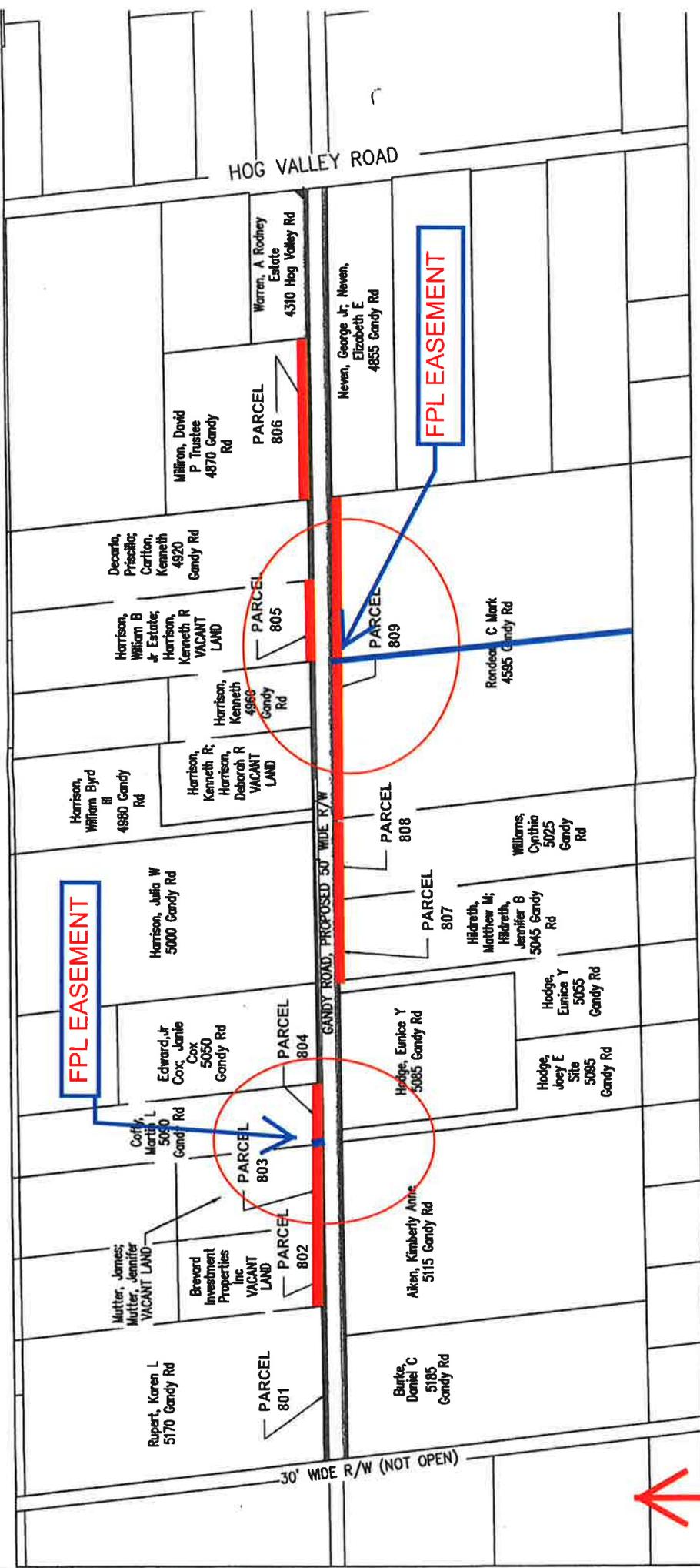
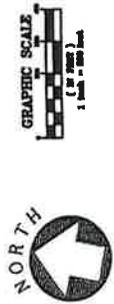
Property Transaction: Purchase Date: 11/24/08

Official Record Book / Page 5901/0131

(Property Appraisers' Records) Property Sale amount: \$175,000.00

**LOCATION MAP OF
TWO FPL EASEMENTS - 804 and 809
TO BE SUBORDINATED
GANDY ROAD PAVING PROJECT**

PARCEL ACQUISITION SKETCH OF GANDY ROAD
FROM HOG VALLEY ROAD WESTWARD TO UNNAMED 30-FOOT RIGHT OF WAY
BREVARD COUNTY, FLORIDA
SECTION 42, TOWNSHIP 20 SOUTH, RANGE 34 EAST
THIS IS NOT A SURVEY



DATE: 8/24/07 SCALE: 1"=200' DRAWN BY: J. J. HENNING CHECKED BY: J. J. HENNING FIELD BOOK: N.L. PAGES, N.A. PROJECT NUMBER: 82-02-02-02 REFERENCE PARCEL: N.A. DRAWING NAME: PARCEL ACQUISITION SKETCH SHEET: 1 OF 1		SURVEYING & MAPPING DIVISION 2725 JUDGE FRANK JAMESON WAY BLDG. A, STE. A220 VERA, FL 32940 PHONE: (321) 633-2080
PARCEL ACQUISITION SKETCH OF GANDY ROAD PREPARED FOR: BREVARD COUNTY PUBLIC WORKS DEPARTMENT ROAD AND BRIDGE PROGRAM		REVISED C. O. U. V. PUBLIC WORKS DATE: _____ REVISION: _____

NOTES:

- 1. THE 30' WIDE R/W (NOT OPEN) IS THE PROPERTY OF THE COUNTY OF BREVARD, FLORIDA.
- 2. THE 14 FEET EASEMENT RIGHT OF WAY TO BE ACQUIRED FROM EXISTING OWNERS IS SHOWN BY THE HATCHED AREA.
- 3. THE 14 FEET EASEMENT RIGHT OF WAY TO BE ACQUIRED FROM EXISTING OWNERS IS SHOWN BY THE HATCHED AREA.
- 4. EXISTING RIGHTS OF WAY FOR COUNTY RIGHT OF WAY DEEDS, OUT CLAIM DEEDS TO THE COUNTY, OR EXCLUSION FROM ADJUTING PARCEL DEEDS, ARE SHOWN BY THE HATCHED AREA.

SHOW THE PROPOSED PARCELS NEEDED

NORTH