

Meeting Date
July 26, 2016



AGENDA	
Section	Consent
Item No.	<i>II.A.10</i>

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Sanitary Sewer Easement and Sidewalk Easement from PSJ Pediatrics, Inc. in favor of Brevard County for property located at 3765 Kings Highway – District 1 (Fiscal Impact: None)		
DEPT/OFFICE:	Public Works Department / Land Acquisition Section / Utility Services Department		
Requested Action:	It is requested that the Board of County Commissioners approve and accept a Sanitary Sewer Easement and a Sidewalk Easement from PSJ Pediatrics, Inc.		
Summary Explanation & Background:	<p>The subject property is located in Section 13, Township 23 South, Range 35 East.</p> <p>PSJ Pediatrics, Inc. recently developed the property located at 3765 Kings Highway, Cocoa. The improvements made to the site included utilities and an office building that will house a pediatrics doctor's office. In order to meet County requirements for this project, a sidewalk and sanitary sewer had to be installed.</p> <p>There is a mortgage on the property. Mortgagee (Florida Business Bank) has executed a Joinder in Dedication of Sanitary Sewer Easement in favor of Brevard County and Joinder in Dedication of Sidewalk Easement in favor of Brevard County.</p> <p>Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all easements.</p> <p>Fiscal impact: FY 2016-2017 : No impact FY 2017-2018 : No impact</p>		
Clerk to the Board Instructions:	Forward the Board approval memo to Department.		
Exhibits Attached:	Copy of executed Sanitary Sewer Easement with Exhibit A , Copy of Sidewalk Easement with Exhibit A, Copy of Joinder in Dedication of Sanitary Sewer Easement in favor of Brevard County with Exhibit A, Copy of Joinder in Dedication of Sidewalk Easement in favor of Brevard County with Exhibit A, Location Map, Property Fact Sheet		
Contract /Agreement (If attached):	Reviewed by County Attorney	Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> PR <input type="checkbox"/>
County Manager	Assistant County Manager	Department Director / Extension	
<i>[Signature]</i> Stockton Whitten	<i>[Signature]</i> Assistant County Manager	<i>[Signature]</i> John Denninghoff / 57202	
		<i>[Signature]</i> Jim Helmer / 52019	



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 27, 2016

MEMORANDUM

TO: John Denninghoff, Public Works Department

RE: Item II.A.10., Sanitary Sewer Easement form PSJ Pediatrics, Inc. in favor of Brevard County for Property Located at 3765 Kings Highway

The Board of County Commissioners, in regular session on July 26, 2016, approved and accepted a Sanitary Sewer Easement and a Sidewalk Easement from PSJ Pediatrics, Inc. for property located at 3765 Kings Highway.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/cm

cc: Contracts Administration
Asset Management
Finance
Budget

BOARD OF COUNTY COMMISSIONERS

AGENDA: SANITARY SEWER EASEMENT AND SIDEWALK EASEMENT TO
BREVARD COUNTY FROM PSJ PEDIATRICS, INC. (OWNER) – 3765
KINGS HIGHWAY – DISTRICT 1

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION /
UTILITY SERVICES DEPARTMENT

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DP I</u>	_____	<u>6/24/16</u>
UTILITY SERVICES DEPARTMENT Jim E. Helmer, Director	<u>JEH</u>	_____	<u>6/27/16</u>
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney	<u>See attached</u>	_____	<u>6/24/16</u>
PUBLIC WORKS John Denninghoff, Director	<u>[Signature]</u>	_____	<u>7/1/16</u>

AGENDA DUE DATE: July 12, 2016 for the July 26, 2016 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 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.

BOARD OF COUNTY COMMISSIONERS

AGENDA: SANITARY SEWER EASEMENT AND SIDEWALK EASEMENT TO
BREVARD COUNTY FROM PSJ PEDIATRICS, INC. (OWNER) – 3765
KINGS HIGHWAY – DISTRICT 1

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION /
UTILITY SERVICES DEPARTMENT

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DP I</u>	_____	<u>6/24/16</u>
UTILITY SERVICES DEPARTMENT Jim E. Helmer, Director	_____	_____	_____
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney	<u>[Signature]</u>	_____	<u>6/24/16</u>
PUBLIC WORKS John Denninghoff, Director	<u>[Signature]</u>	_____	<u>7/14/16</u>

AGENDA DUE DATE: July 12, 2016 for the July 26, 2016 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 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.

Prepared by and Return to: Lucy Hamelers, Land Acquisition Specialist
Brevard County Public Works Dept., Land Acquisition Section (321-690-6847)
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
Being a portion of Interest in Tax Parcel # 23-35-13-01-00008.0-0005.00; 23-35-13-01-00008.0-0007.00

SANITARY SEWER EASEMENT

THIS INDENTURE, made this 22nd day of June, 2016, between **PSJ PEDIATRICS, INC.**, whose mailing address is 6705 N US Highway 1, Cocoa, Florida 32927 as the first party and **BREVARD COUNTY, FLORIDA**, 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;

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 Sanitary Sewer, easement commencing on the above date, for the purpose of constructing and maintaining a Sanitary Sewer 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 13, Township 23 South, Range 35 East, County of Brevard, State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO (LEGAL DESCRIPTION)

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 a good and lawful right to convey it or any part thereof.

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:

PSJ PEDIATRICS, INC.

By: _____
Title: President

Stephanie Smith
Witness
Stephanie Smith
(Print)
Kelsey Zwick
Witness
Kelsey Zwick
(Print)

STATE OF FLORIDA
COUNTY OF BREVARD

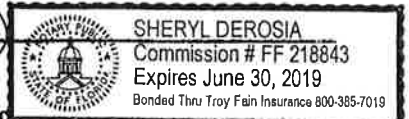
The foregoing instrument was acknowledged before me this 23rd day of June 2016, by Tarun Jain its president who is personally known to me and has produced _____ as identification and who did/did not take an oath.

WITNESS my hand and official seal at County of Brevard, State of Florida, and this 23rd day of June 2016.

Board Meeting Date _____
Agenda Item # _____

NOTARY PUBLIC

Print Name _____
Commission No. _____
Commission Expires: _____



LEGAL DESCRIPTION

EXHIBIT A
SHEET 1 OF 2
THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 2 OF 2

PARCEL # 801

PARENT PARCEL ID.#: 23-35-13-01-8-7
23-35-13-01-8-5

PURPOSE: SANITARY SEWER EASEMENT

LEGAL DESCRIPTION PARCEL 801, 15' WIDE SANITARY SEWER EASEMENT (PREPARED BY SURVEYOR)

A 15' WIDE STRIP OF LAND, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7085, PAGE 1956, LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING 7.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE CENTERLINE INTERSECTION OF AVON STREET AND COQUINA AVENUE, AS SHOWN ON THE PLAT OF NORTH PORT ST. JOHN UNIT THREE, AS RECORDED IN PLAT BOOK 23, PAGES 50 THRU 52, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N.00°05'34"W., ALONG THE CENTERLINE OF SAID COQUINA AVENUE, A DISTANCE OF 121.19 FEET; THENCE DEPARTING SAID CENTERLINE, RUN EAST, A DISTANCE OF 82.46 FEET; THENCE RUN NORTH 25.15 FEET, TO THE POINT OF BEGINNING OF AFORESAID CENTERLINE; THENCE RUN EAST, A DISTANCE OF 142.00 FEET; THENCE RUN N.78°57'28"E., A DISTANCE OF 41.01 FEET; THENCE RUN S.78°10'35"E., A DISTANCE OF 89.54 FEET TO THE WEST RIGHT OF WAY LINE OF OSCEOLA AVENUE AND THE POINT OF TERMINUS.

CONTAINING 4,090 SQUARE FEET, 0.09 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY THIS FIRM.
2. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF OSCEOLA AVENUE, AS BEING S.00°05'34"E., PER MAP OF DELESPINE, AS RECORDED IN PLAT BOOK 2, PAGE 2, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA..
3. OWNERSHIP & ENCUMBRANCE REPORT FILE NO. 116050084 DATED 5/6/2016, AS PROVIDED BY CLIENT HAS BEEN REVIEWED. NO ADDITIONAL EASEMENTS AFFECT THE PROPERTY SHOWN HEREON.

CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SURVEYOR & MAPPER, PSM NO. 6104
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: GAGE INDUSTRIES, INC., LICENSED BUSINESS NO. 8507

ADDRESS: 965 ARABELLA LANE, COCOA, FL 32927

PHONE: (321)607-6389

DRAWN BY: SEK

CHECKED BY: RDK

DRAWING NO.: 150176-SEWER

SECTION 13

TOWNSHIP 23 SOUTH

DATE: 4/5/16

SHEET 1 OF 2

REVISIONS: 6-8-2016

RANGE 35 EAST

PROJECT NO. 150176

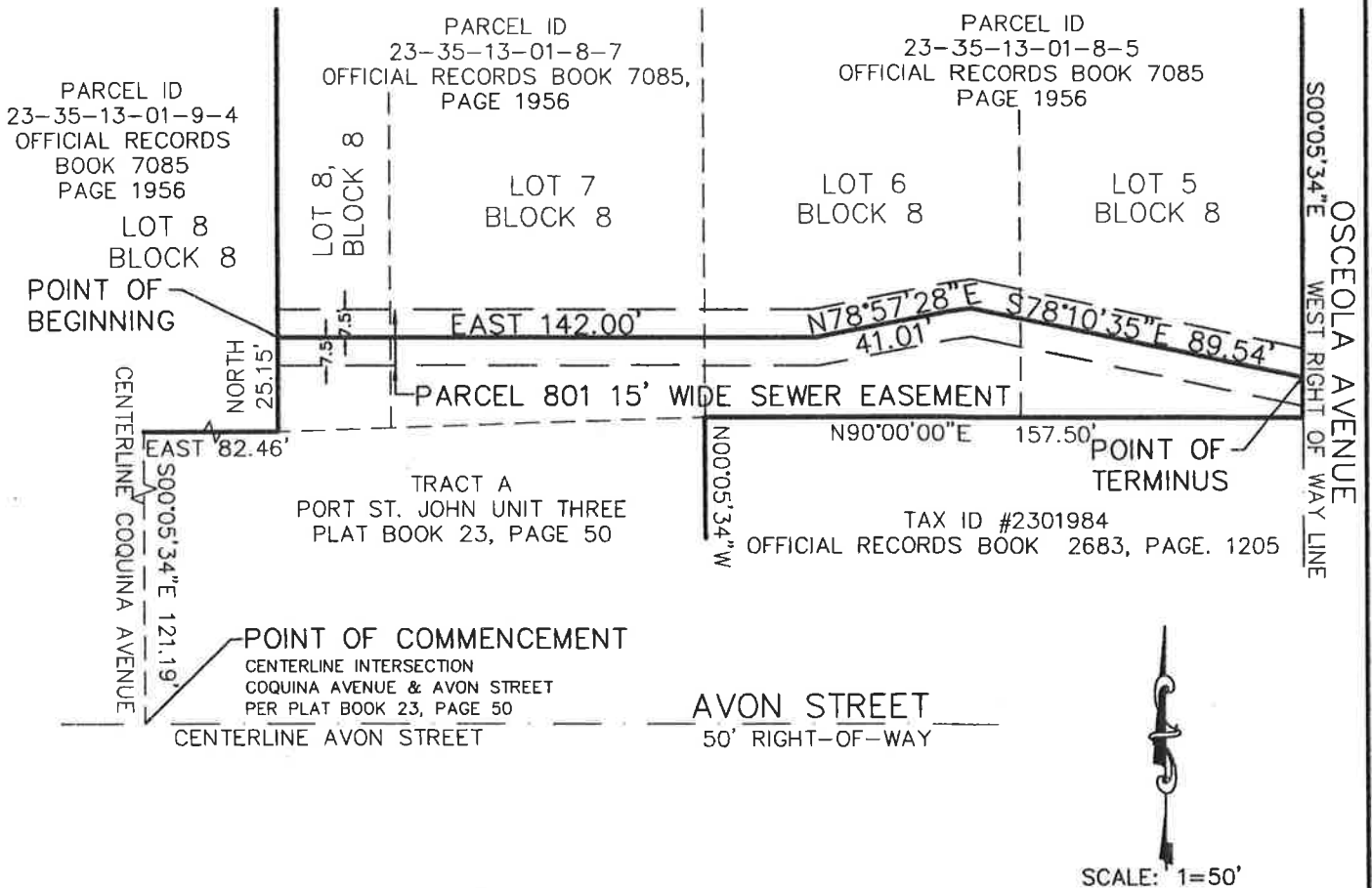
SKETCH OF DESCRIPTION

EXHIBIT A
SHEET 2 OF 2
THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 1 OF 2

PARCEL # 801

PARENT PARCEL ID.#: 23-35-13-01-8-7
23-35-13-01-8-5

PURPOSE: SANITARY SEWER EASEMENT



CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: GAGE INDUSTRIES, INC., LICENSED BUSINESS NO. 8507
ADDRESS: 965 ARABELLA LANE, COCOA, FL 32927
PHONE: (321)607-6389

DRAWN BY: <u>SEK</u>	CHECKED BY: <u>RDK</u>	DRAWING NO.: <u>150176-SEWER</u>	SECTION <u>13</u>
DATE: <u>4/5/16</u>	SHEET 2 OF 2	REVISIONS: <u>6-8-2016</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

PROJECT NO. 150176

Prepared by and return to: Lucy Hamelers
Land Acquisition Specialist, Brevard County Public Works Dept.,
Land Acquisition Section (321-690-6847)
2725 Judge Fran Jamieson Way, Building-A-204, Viera, FL 32940
Being a portion of interest in Tax Parcel ID# 23-35-13-01-00008.0-0005.00; 23-35-13-01-00008.0-0007.00

Joinder in Dedication of Sanitary Sewer Easement in Favor of Brevard County

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Florida Business Bank, A Florida State Bank, having its principal offices at 340 N Harbor City Boulevard, Melbourne, Florida 32935, (Mortgagee), being the owners and holders of that certain Mortgage dated August 4, 2015 and recorded on August 5, 2015, in Official Records Book 7425, beginning at Page 64-71, all recorded in the Public Records of Brevard County, Florida, does hereby join in and consent to the dedication of the Sanitary Sewer Easement as shown in Exhibit "A" attached hereto and made a part of this document, for all uses and purposes expressed therein, and agrees that the lien, operation, and effect of the above-described Mortgage and Assignment, shall be, and is hereby subordinated to said easements.

Florida Business Bank executes this Joinder solely as Mortgagee and shall have no liability in connection therewith.

In Witnesses WHEREOF, the undersigned has caused these presents to be executed in its name on this, the 13th day of June, 2016.

Signed and sealed in the presence of:

Kristen A. Turbone
Print Name: KRISTEN A. TURBONE

Doreen D. Lewis
Print Name: Doreen D. Lewis

Florida Business Bank, a Florida State Bank

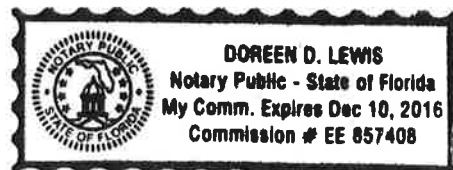
By: [Signature]
Title: Pres & CEO

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 13th day of June, 2016, by William K Norris its Pres & CEO, and that they are personally known to me or have produced _____ as identification and that they did/or/did not take an oath.

Agenda Item # _____
Board Meeting Date _____

Notary [Signature]
Print Name: Doreen D. Lewis
Commission No. _____
Commission Expires: _____



Signed and sealed in the presence of:

Kristen L. Turone
Print Name: KRISTEN L. TURONE

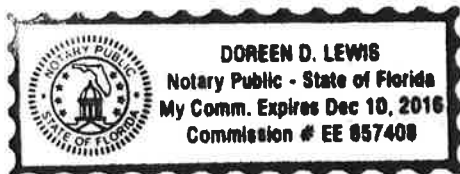
Doreen D. Lewis
Print Name: Doreen D. Lewis

Florida Business Bank, a Florida State Bank

By: Michelle L. Gioia
Title: Chief Financial Officer

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 10th day of June, 2016, by Michelle L. Gioia, its Chief Financial Officer, and that she is personally known to me or have produced _____ as identification and that she did/or/did not take an oath.



Notary Doreen D. Lewis
Print Name:
Commission No.
Commission Expires:



LEGAL DESCRIPTION

EXHIBIT A
SHEET 1 OF 2
THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 2 OF 2

PARCEL # 801

PARENT PARCEL ID.#: 23-35-13-01-8-7
23-35-13-01-8-5

PURPOSE: SANITARY SEWER EASEMENT

LEGAL DESCRIPTION PARCEL 801, 15' WIDE SANITARY SEWER EASEMENT
(PREPARED BY SURVEYOR)

A 15' WIDE STRIP OF LAND, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7085, PAGE 1956, LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING 7.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE CENTERLINE INTERSECTION OF AVON STREET AND COQUINA AVENUE, AS SHOWN ON THE PLAT OF NORTH PORT ST. JOHN UNIT THREE, AS RECORDED IN PLAT BOOK 23, PAGES 50 THRU 52, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N.00°05'34"W., ALONG THE CENTERLINE OF SAID COQUINA AVENUE, A DISTANCE OF 121.19 FEET; THENCE DEPARTING SAID CENTERLINE, RUN EAST, A DISTANCE OF 82.46 FEET; THENCE RUN NORTH 25.15 FEET, TO THE POINT OF BEGINNING OF AFORESAID CENTERLINE; THENCE RUN EAST, A DISTANCE OF 142.00 FEET; THENCE RUN N.78°57'28"E., A DISTANCE OF 41.01 FEET; THENCE RUN S.78°10'35"E., A DISTANCE OF 89.54 FEET TO THE WEST RIGHT OF WAY LINE OF OSCEOLA AVENUE AND THE POINT OF TERMINUS.

CONTAINING 4,090 SQUARE FEET, 0.09 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY THIS FIRM.
2. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF OSCEOLA AVENUE, AS BEING S.00°05'34"E., PER MAP OF DELESPINE, AS RECORDED IN PLAT BOOK 2, PAGE 2, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA..
3. OWNERSHIP & ENCUMBRANCE REPORT FILE NO. 116050084 DATED 5/6/2016, AS PROVIDED BY CLIENT HAS BEEN REVIEWED. NO ADDITIONAL EASEMENTS AFFECT THE PROPERTY SHOWN HEREON.

CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SURVEYOR & MAPPER, PSM NO. 6104
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: GAGE INDUSTRIES, INC., LICENSED BUSINESS NO. 8507
ADDRESS: 965 ARABELLA LANE, COCOA, FL 32927
PHONE: (321)607-6389

DRAWN BY: <u>SEK</u>	CHECKED BY: <u>RDK</u>	DRAWING NO.: <u>150176-SEWER</u>	SECTION <u>13</u>
DATE: <u>4/5/16</u>	SHEET 1 OF 2	REVISIONS: <u>6-8-2016</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

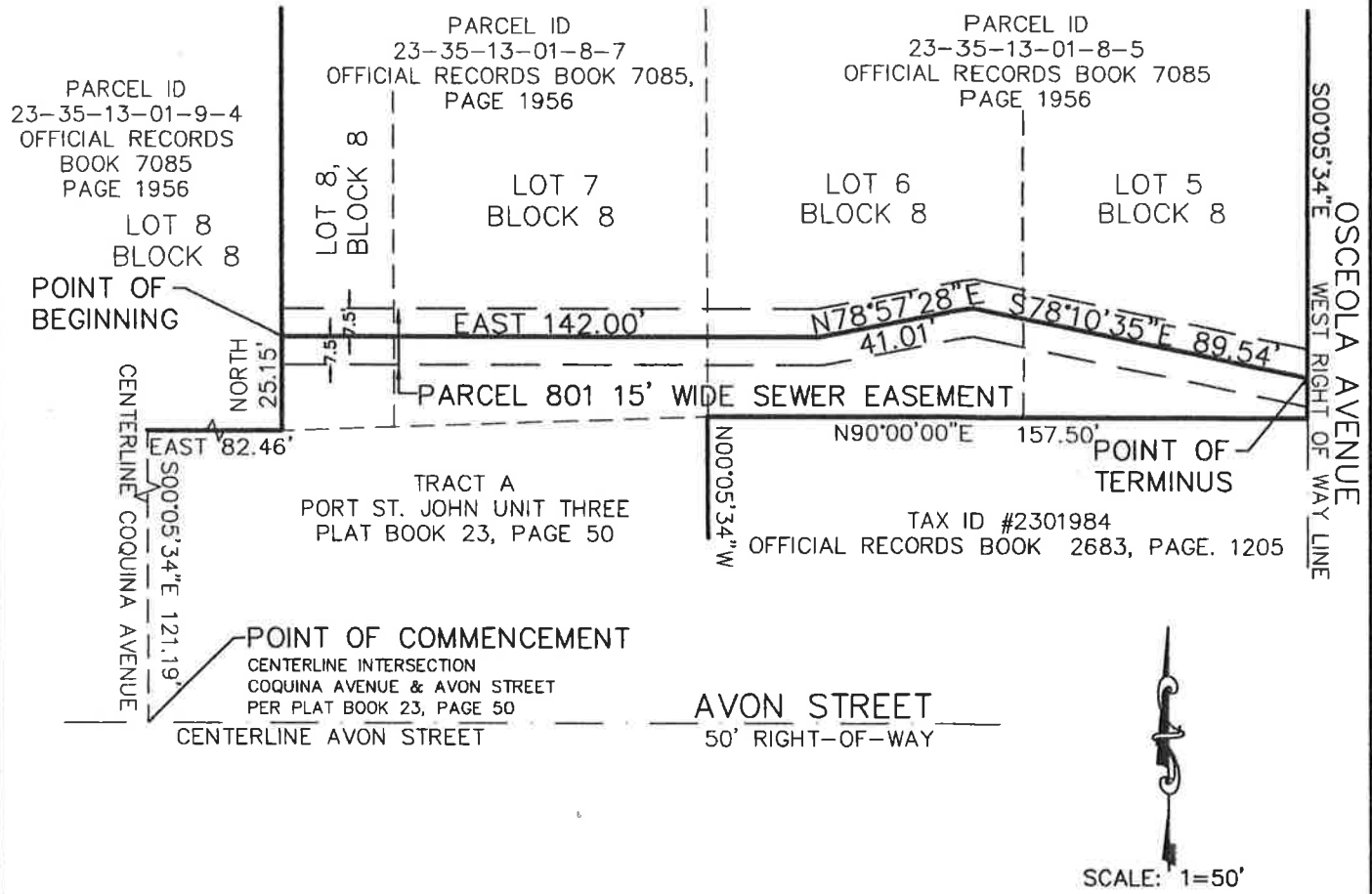
SKETCH OF DESCRIPTION

EXHIBIT A
SHEET 2 OF 2
THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 1 OF 2

PARCEL # 801

PARENT PARCEL ID.#: 23-35-13-01-8-7
23-35-13-01-8-5

PURPOSE: SANITARY SEWER EASEMENT



CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: GAGE INDUSTRIES, INC., LICENSED BUSINESS NO. 8507
ADDRESS: 965 ARABELLA LANE, COCOA, FL 32927
PHONE: (321)607-6389

DRAWN BY: <u>SEK</u>	CHECKED BY: <u>RDK</u>	DRAWING NO.: <u>150176-SEWER</u>	SECTION <u>13</u>
DATE: <u>4/5/16</u>	SHEET 2 OF 2	REVISIONS: <u>6-8-2016</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

PROJECT NO. 150176

Prepared by and Return to: Lucy Hamelers, Land Acquisition Specialist
Brevard County Public Works Dept., Land Acquisition Section (321-690-6847)
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
Being a portion of Interest in Tax Parcel I.D.: 23-35-13-01-00008.0-0005.00; 23-35-13-01-00008.0-0007.00

SIDEWALK EASEMENT

THIS INDENTURE, made this 22nd day of June, 2016 A.D., between **PSJ PEDIATRICS, INC.**, whose mailing address is 6705 N US Highway 1, Cocoa, Florida 32927 as the first party, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Melbourne, 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 hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date, for the sole purpose of constructing and maintaining a sidewalk and other allied uses 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 13, Township 23 South, Range 35 East, County of Brevard, State of Florida, and is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO (LEGAL DESCRIPTION)

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 a good and lawful right to convey it or any part thereof.

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:

Stephanie Smith
Witness

Stephanie Smith

(Print Name)

Kelsey Zwick
Witness

Kelsey Zwick

(Print Name)

PSJ PEDIATRICS, INC.

By: [Signature]

Title: President

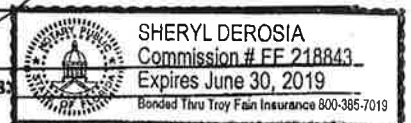
**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me this 23rd day of June, 2016, by Taren Jain its President, who is personally known to me or who has produced _____ as identification and who did/did not, take an oath.

WITNESS my hand and official seal at the County of Brevard, State of Florida, this 23rd day of June, 2016.

NOTARY PUBLIC

Print Name
Commission No.
Commission Expires:



Board Date: _____
Agenda Item #: _____

LEGAL DESCRIPTION

EXHIBIT A
SHEET 1 OF 2
THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 2 OF 2

PARCEL # 802

PARENT PARCEL ID.#: 23-35-13-01-8-7
23-35-13-01-8-5

PURPOSE: SIDEWALK EASEMENT

LEGAL DESCRIPTION PARCEL 802, 6' WIDE SIDEWALK EASEMENT (PREPARED BY SURVEYOR)

A 6 FEET WIDE STRIP OF LAND, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7085, PAGE 1956, LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

THE NORTH 6 FEET OF LOTS 5 THROUGH 7, BLOCK 8, AND THE NORTH 6 FEET OF THE EAST 29.72 FEET OF LOT 8, BLOCK 8 OF "MAP OF DELESPINE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 2 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 1,890 SQUARE FEET, 0.04 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY THIS FIRM.
2. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF KING STREET AS BEING N90°00'00"W, PER MAP OF DELESPINE, AS RECORDED IN BOOK 2, PAGE 2, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. OWNERSHIP & ENCUMBRANCE REPORT FILE NO. 116050084, DATED 5/6/2016, AS PROVIDED BY CLIENT HAS BEEN REVIEWED. NO ADDITIONAL EASEMENTS AFFECT THE PROPERTY SHOWN HEREON, EXCEPT AS SHOWN.

CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS


SURVEYOR & MAPPER, PSM NO: 6104
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: GAGE INDUSTRIES, INC., LICENSED BUSINESS NO. 8507

ADDRESS: 965 ARABELLA LANE, COCOA, FL 32927

PHONE: (321)607-6389

DRAWN BY: SEK

CHECKED BY: RDK

DRAWING NO.: 150176-SIDE

SECTION 13

TOWNSHIP 23 SOUTH

DATE: 5/5/2016

SHEET 1 OF 2

REVISIONS: 6-8-2016

RANGE 35 EAST

PROJECT NO. 150176

SKETCH OF DESCRIPTION

PARCEL # 802

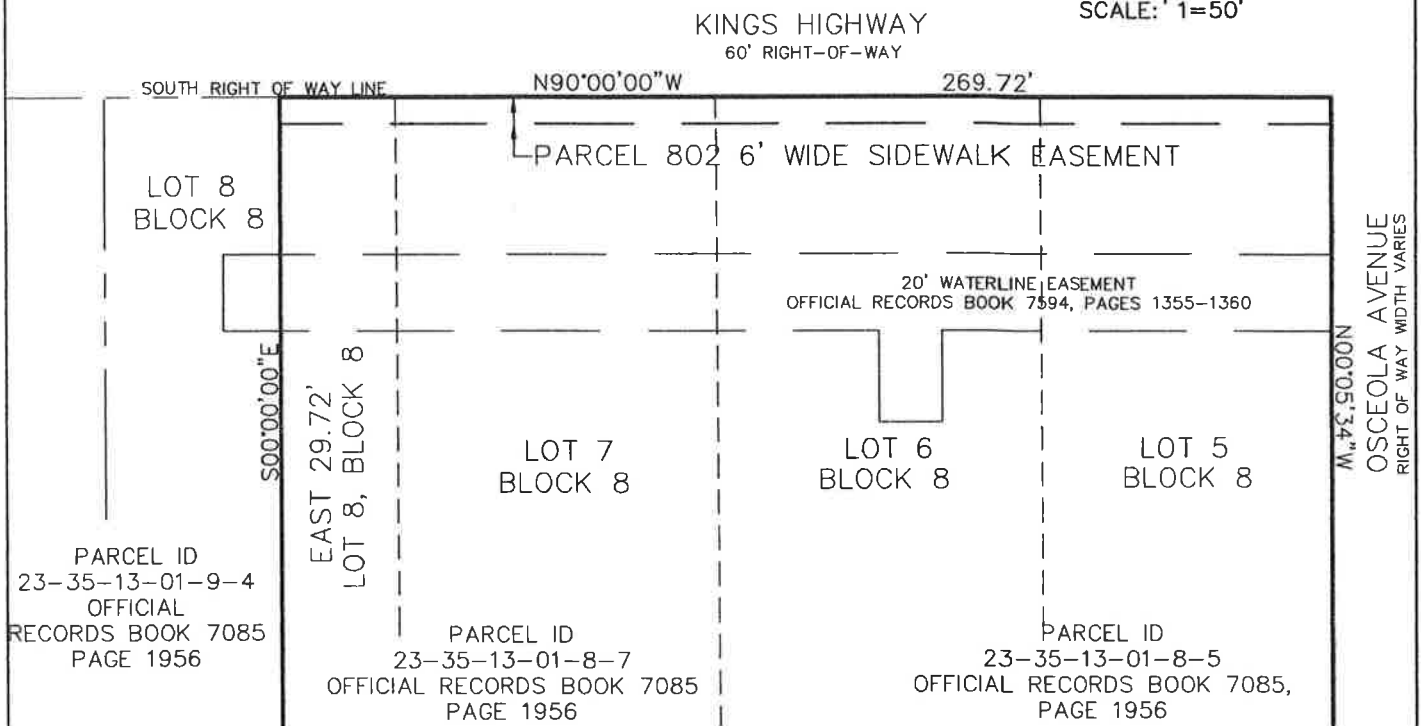
PARENT PARCEL ID.#: 23-35-13-01-8-7
23-35-13-01-8-5

PURPOSE: SIDEWALK EASEMENT

EXHIBIT A
SHEET 2 OF 2
THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 1 OF 2



SCALE: 1=50'



MAP OF DELESPINE
PLAT BOOK 2, PAGE 2

CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: GAGE INDUSTRIES, INC., LICENSED BUSINESS NO. 8507

ADDRESS: 965 ARABELLA LANE, COCOA, FL 32927

PHONE: (321)607-6389

DRAWN BY: SEK

CHECKED BY: RDK

DRAWING NO.: 150176-SIDE

SECTION 13

TOWNSHIP 23 SOUTH

DATE: 5/5/2016

SHEET 2 OF 2

REVISIONS: 6-8-2016

RANGE 35 EAST

PROJECT NO. 150176

Prepared by and return to: Lucy Hamelers
Land Acquisition Specialist, Brevard County Public Works Dept.,
Land Acquisition Section (321-690-6847)
2725 Judge Fran Jamieson Way, Building-A-204, Viera, FL 32940
Being a portion of interest in Tax I.D. # 23-35-13-01-00008.0-0005.00;23-35-13-01-00008.0-0007.00

Joinder in Dedication of Sidewalk Easement in Favor of Brevard County

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Florida Business Bank, A Florida State Bank, having its principal offices at 340 N Harbor City Boulevard, Melbourne, Florida 32935, (Mortgagee), being the owners and holders of that certain Mortgage dated August 4, 2015 and recorded on August 5, 2015, in Official Records Book 7425, beginning at Page 64-71, all recorded in the Public Records of Brevard County, Florida, does hereby join in and consent to the dedication of the Sidewalk Easement as shown in Exhibit "A" attached hereto and made a part of this document, for all uses and purposes expressed therein, and agrees that the lien, operation, and effect of the above-described Mortgage and Assignment, shall be, and is hereby subordinated to said easements.

Florida Business Bank executes this Joinder solely as Mortgagee and shall have no liability in connection therewith.

In Witness WHEREOF, the undersigned has caused these presents to be executed in its name on this, the 9th day of June, 2016.

Signed and sealed in the presence of:

Kristen L. Turcone
Print Name: KRISTEN L. TURCONE

Doreen D. Lewis
Print Name: Doreen D. Lewis

Florida Business Bank, a Florida State Bank
By: [Signature]
Title: PRES & CEO

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 9th day of June, 2016, by William R. Norris its Pres & CEO, and that they are personally known to me or have produced _____ as identification and that they did/or/did not take an oath.

Agenda Item # _____
Board Meeting Date _____

Notary Doreen D. Lewis
Print Name: Doreen D. Lewis
Commission No. _____
Commission Expires: _____



Signed and sealed in the presence of:

Kristen L. Turlope
Print Name: KRISTEN L. TURLOPE

Doreen D. Lewis
Print Name: Doreen D. Lewis

Florida **B**usiness Bank, a Florida State **B**ank

By: Michelle L. Gioia
Michelle L. Gioia
Title: **C**hief Financial Officer

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 9th day of June, 2016, by Michelle L. Gioia, its Chief Financial Officer, and that she is personally known to me or have produced _____ as identification and that she did/or/did not take an oath.



Notary Doreen D. Lewis
Print Name: Doreen D. Lewis
Commission No.
Commission Expires:

LEGAL DESCRIPTION

EXHIBIT A
SHEET 1 OF 2
THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 2 OF 2

PARCEL # 802

PARENT PARCEL ID.#: 23-35-13-01-8-7
23-35-13-01-8-5

PURPOSE: SIDEWALK EASEMENT

LEGAL DESCRIPTION PARCEL 802, 6' WIDE SIDEWALK EASEMENT
(PREPARED BY SURVEYOR)

A 6 FEET WIDE STRIP OF LAND, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7085, PAGE 1956, LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

THE NORTH 6 FEET OF LOTS 5 THROUGH 7, BLOCK 8, AND THE NORTH 6 FEET OF THE EAST 29.72 FEET OF LOT 8, BLOCK 8 OF "MAP OF DELESPINE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 2 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 1,890 SQUARE FEET, 0.04 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY THIS FIRM.
2. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF KING STREET AS BEING N90°00'00"W, PER MAP OF DELESPINE, AS RECORDED IN BOOK 2, PAGE 2, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. OWNERSHIP & ENCUMBRANCE REPORT FILE NO. 116050084, DATED 5/6/2016, AS PROVIDED BY CLIENT HAS BEEN REVIEWED. NO ADDITIONAL EASEMENTS AFFECT THE PROPERTY SHOWN HEREON, EXCEPT AS SHOWN.

CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS



SURVEYOR & MAPPER, PSM NO: 6104
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: GAGE INDUSTRIES, INC., LICENSED BUSINESS NO. 8507
ADDRESS: 965 ARABELLA LANE, COCOA, FL 32927
PHONE: (321)607-6389

DRAWN BY: <u>SEK</u>	CHECKED BY: <u>RDK</u>	DRAWING NO.: <u>150176-SIDE</u>	SECTION <u>13</u>
DATE: <u>5/5/2016</u>	SHEET 1 OF 2	REVISIONS: <u>6-8-2016</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

SKETCH OF DESCRIPTION

PARCEL # 802

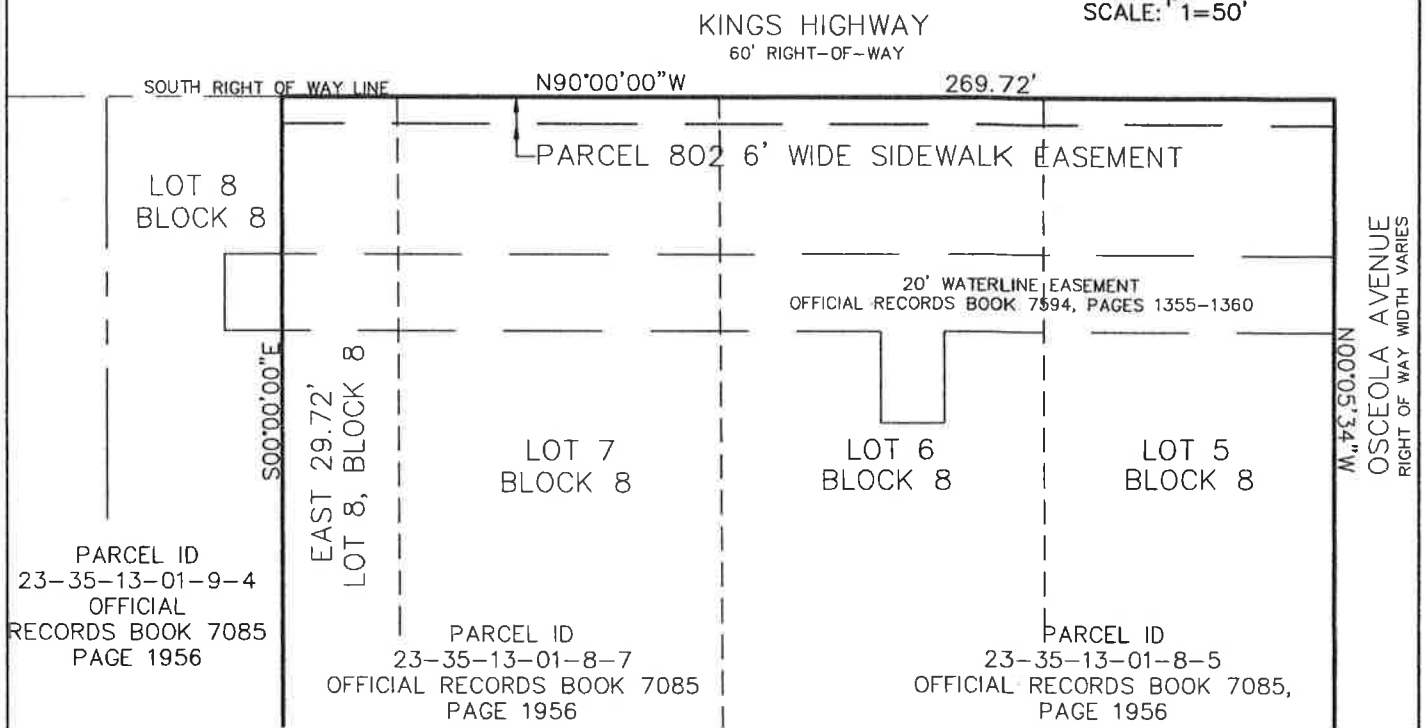
PARENT PARCEL ID.#: 23-35-13-01-8-7
23-35-13-01-8-5

PURPOSE: SIDEWALK EASEMENT

EXHIBIT A
SHEET 2 OF 2
THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 1 OF 2



SCALE: 1=50'



CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: GAGE INDUSTRIES, INC., LICENSED BUSINESS NO. 8507
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DATE: <u>5/5/2016</u>	SHEET 2 OF 2	REVISIONS: <u>6-8-2016</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

PROJECT NO. 150176

LOCATION MAP

SEC: 13 TWP: 23 S RNG: 35 DISTRICT: 1

STREET NAME: Kings Highway

OWNER'S NAME: PSJ Pediatrics, Inc.



PROPERTY FACT SHEET
PROJECT: PORT ST. JOHN PEDIATRICS EASEMENTS
(SANITARY SEWER AND SIDEWALK)

OWNER:	PSJ Pediatrics, Inc.
PARCEL LOCATION:	3765 Kings Highway, Cocoa
PARCEL SIZE:	1.56 acres
EASEMENT AREA	4,090 square feet (Sanitary Sewer Easement) 1,890 square feet (Sidewalk Easement)
ZONING/LANDUSE:	1000 – Vacant Commercial Land
IMPROVEMENTS:	One Building; 4000 square feet
TOPOGRAPHY:	Level with road grade, no wetlands indicated
FLOOD ZONE:	X (outside 500-year flood)
TAX PARCEL ID#:	23-35-13-01-00008.0-0005.00 23-35-13-01-00008.0-0007.00
MARKET VALUE:	\$57,430.00 (2015 Assessment)(Property Appraiser's Records) Parcel 0005.00 \$36,580.00 (2015 Assessment)(Property Appraiser's Records) Parcel 0007.00
PUBLIC UTILITIES:	All utilities
PROPERTY TRANSACTION: (Clerk of the Court Records)	Purchase date: March 14, 2014 Sale amount: \$235,000.00 Parcel 0005.00 Purchase date: March 14, 2014 Sale amount: \$235,000.00 Parcel 0007.00