

Meeting Date
December 15, 2015



AGENDA	
Section	Public Hearing
Item No.	IV. B.

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Exchange Agreement between Pinewick Partners, LLC, a Florida limited liability company (Pinewick Partners) and Brevard County Board of County Commissioners (County) for exchange of property and acceptance of a Sanitary Sewer Easement - District 4. (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 authorize and approve the Chairman to execute: 1) the Exchange Agreement between Pinewick Partners, LLC and Brevard County, the County Deed to Pinewick Partners, LLC, and the Resolution related to the County Deed, for exchange of property between Pinewick Partners, LLC and the County as required by Section 125.37, F.S.; 2) accept Warranty Deed and Sanitary Sewer Easement from Pinewick Partners, LLC; and 3) waive requirement to obtain title insurance.

Summary Explanation & Background:

This subject property is located in Section 19, Township 26 South, Range 37 East.

Pinewick Partners, in conjunction with the Development of their site (15-RW00412) as a Convenience Store/Market, located at the northeast corner of Wickham Road and Pineda Causeway Extension, has approached the County to enter into an agreement to exchange a portion of their property.

The portion of property that Pinewick Partners is requesting in the exchange is County-owned Parcel 101(see attached), acquired as part of the Pineda Causeway Extension improvements. The portion of property is located northerly and adjacent to the Pinewick Partners site and remains unused by the County. The developer can and will utilize the County parcel for needed site improvements.

The County is planning to utilize a portion of Pinewick Partners property for additional road right of way purposes (turn lane improvements and sidewalk) in exchange for the County-owned parcel. The exchange would benefit both the County and the Developer.

The Sanitary Sewer Easement is for the purpose of constructing and maintaining a sewer that provides service to the Store/Market.

Pinewick Partners has provided a copy of the June 2015 title policy in favor of Pinewick. That policy has been reviewed by Land Acquisition staff, and Land Acquisition staff deems the information sufficient to assure clear title prior to conveyance of interest in the property. There is a Mortgage on the property, which the property owner has obtained a signed "Partial Release of Mortgage" along with a signed "Joinder in Dedication of Sanitary Sewer Easement in Favor of Brevard County" to convey the Sanitary Sewer Easement to the County. Staff requests waiver of any requirement to obtain title insurance in favor of the County.

On November 17, 2015, permission was granted by the Board of County Commissioners to advertise and consider the Exchange Agreement for property between Brevard County and Pinewick Partners. As required by Section 125.37, F.S. an advertisement regarding the exchange has been published in the local newspaper.

Fiscal Impact: 2015/2016 None

Clerk to the Board Instructions: Return executed Exchange Agreement, executed County Deed, executed Resolution and Board Approval Letter to Department.

Exhibits Attached: Exchange Agreement, County Deed, Resolution, copy of Warranty Deed, copy of Sanitary Sewer Easement with Exhibit A, copy of Joinder in Dedication of Sanitary Sewer Easement in Favor of Brevard County, copy of Partial Release of Mortgage, Property Fact Sheet, Location Map, Copies of Newspaper Advertisements as required.

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					
Stockton Whitten		Assistant County Manager	John P. Denninghoff / 57202					
			Jim Helmer / 52091					



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

Telephone: (321) 637-2001
Fax: (321) 264-6972

December 16, 2015

MEMORANDUM

TO: John Denninghoff, Public Works Director

RE: Item IV.B., Resolution, Exchange Agreement, and Deed with Pinewick Partners, LLC;
and Acceptance of Warranty Deed and Sanitary Sewer Easement for Exchange of
Property Located in Section 19, Township 26 South, Range 37 East

The Board of County Commissioners, in regular session on December 15, 2015, adopted Resolution No. 15-242, executed Exchange Agreement and County Deed with Pinewick Partners, LLC, for exchange of property between Pinewick Partners, LLC and the County as required by Section 125.37, Florida Statutes; accepted Warranty Deed and Sanitary Sewer Easement from Pinewick Partners, LLC; and waived requirement to obtain title insurance. Enclosed are fully-executed Resolution and County Deed, and executed Exchange Agreement.

Upon execution by Pinewick Partners, LLC, please forward a fully-executed copy of the Exchange Agreement to this office for inclusion in the official minutes.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

Encls. (3)

cc: Utilities Services Director
Contracts Administration
Asset Management

RESOLUTION NO. 2015- 242

A RESOLUTION PURSUANT TO SECTION 125.37, FLORIDA STATUTES (2015), AUTHORIZING THE EXCHANGE OF COUNTY PROPERTY FOR OTHER REAL PROPERTY; CONDITIONS PRIOR TO TRANSFER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Brevard County, Florida (COUNTY), owns certain real property described in Exhibit "A" (known as Parcel #101) and desires to exchange a portion of the parcel for two parcels (#102 and #103) of other real property along with a Sanitary Sewer Easement (Parcel #801); and

WHEREAS, Pinewick Partners, LLC, a Florida limited liability company (PINEWICK PARTNERS) owns certain real property described in Exhibit "A" (known as Parcel #102 and #103) and desires to exchange it along with the conveyance of a Sanitary Sewer Easement (Parcel #801) in exchange for a portion of a parcel (#101) of other real property owned by the County; and

WHEREAS, the real property owned by the COUNTY is not needed for COUNTY purposes; and

WHEREAS, the exchange is in the best interest of the COUNTY; and

WHEREAS, an agreement concerning real property between the COUNTY and PINEWICK PARTNERS is contingent upon the exchange of real property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:

1. The COUNTY hereby agrees to exchange to PINEWICK PARTNERS the real property described in Exhibit "A" (Parcel #101) by County Deed.
2. The COUNTY hereby agrees to accept from PINEWICK PARTNERS in exchange, the real property described in Exhibit "A" (Parcels #102 and #103) by Warranty Deed, along with a Sanitary Sewer Easement (Parcel #801) shown attached hereto as Exhibit "A".
3. The COUNTY has determined that the real property interest needed by PINEWICK PARTNERS is not needed for COUNTY purposes.
4. This Resolution shall become effective immediately upon its adoption.

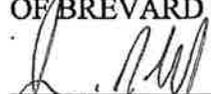
This Resolution is PASSED AND ADOPTED in Regular Session, this 15 day of DECEMBER, 2015.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Jim Barfield, Chairman
Brevard County Commission

SKETCH & DESCRIPTION

SHEET 1 OF 2
 NOT VALID WITHOUT THE
 SKETCH ON SHEET 2 OF 2

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
 A. PARCEL 101
 B. PARENT PARCEL: 26-37-19-00-00528.0-0000.00
 C. PURPOSE: FEE SIMPLE

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488 AND BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 655.94 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 19; THENCE N00°53'41"W A DISTANCE OF 322.75 FEET TO THE NORTH LINE OF THE SOUTH 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE NB6°45'32"W ALONG THE SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 A DISTANCE OF 19.72 TO THE POINT OF BEGINNING AND THE NORTHERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION ROAD; THENCE CONTINUE N86°45'32"W ALONG AFORESAID NORTH LINE A DISTANCE OF 58.91 FEET TO THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4513, PAGE 1488; THENCE S15°14'43"W A DISTANCE OF 31.30 FEET; THENCE S56°08'13"W A DISTANCE OF 114.38 FEET; THENCE S12°10'32"E A DISTANCE OF 45.70 TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION WHICH POINT IS ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1453.00 FEET AND A CHORD BEARING OF N48°24'10"E, THROUGH A CENTRAL ANGLE OF 8°02'30", FOR A DISTANCE OF 203.93 FEET TO THE POINT OF BEGINNING. CONTAINS 6,304 SQUARE FEET, MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION ROAD.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2840 Indian River(772)589-3228 Fox(321)851-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7426

[Handwritten Signature]
 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: <u>A. TEJADA</u>	CHECKED BY: <u>KAS</u>	DRAWING NO. <u>14-2127.DWG</u>	SECTION <u>19</u>
DATE: <u>JUNE 15, 2015</u>	SHEET <u>1</u> OF <u>2</u>	_____	TOWNSHIP <u>26</u> SOUTH
REVISION: <u>JULY 20, 2015</u>		_____	RANGE <u>37</u> EAST

SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
 A. PARCEL 101
 B. PARENT PARCEL: 26-37-19-00-00528.0-0000.00
 C. PURPOSE: FEE SIMPLE
NOT A BOUNDARY SURVEY

SHEET 2 OF 2
 NOT VALID WITHOUT THE LEGAL
 DESCRIPTION ON SHEET 1

PARCEL
 26-37-19-00-00510.A-0000.00
 (O.R.B. 5551, PG. 7622)

PARCEL
 26-37-19-00511.0-0000.00
 (O.R.B. 7397, PG. 2318)

PARCEL 101
 0.1447 ACRE

P.O.B.
 58.91'
 N86°45'32"W

NORTH LINE OF THE SOUTH 1/2
 OF THE SW 1/4, SW 1/4, SW
 1/4 OF SECTION 19

BOUNDARY LINE OF
 O.R.B. 4513, PG. 1488
 S56°08'13"W 114.38'

S15°14'43"W
 31.30'

19.72'

A=203.93'
 RIGHT OF WAY LINE

WICKHAM ROAD

100' PUBLIC ROAD RIGHT OF WAY

WEST LINE OF SECTION 19-26-37

(NON-RADIAL)
 S12°10'32"E
 45.70'

R=1453.00'

(RADIAL)
 S37°17'55"E 60.00'

D=8°02'30"
 CHORD= N48°24'10"E

**PINEDA CAUSEWAY
 EXTENSION ROAD**
 PUBLIC RIGHT OF WAY WIDTH VARIES
 (ROAD PLAT BOOK 2, PAGE 43,
 BREVARD COUNTY, FLORIDA)

EAST LINE OF THE SW 1/4, SW
 1/4, SW 1/4 OF SECTION 19

322.75'
 N00°53'41"W

P.O.C.

24 19
 25 30

BASELINE OF SURVEY

S86°51'21"E 655.94'

SOUTH LINE OF SECTION 19

REMAINDER OF PARCEL
 26-37-19-00-00528.0-0000.00
 (O.R.B. 4513, PG. 1488)



SCALE: 1" = 40'

PREPARED BY:

SMITH & Associates
 SURVEYING &
 MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)851-4879
 E-MAIL: SMITHSURVEYING@ADL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7426

SKETCH & DESCRIPTION

SHEET 1 OF 3
 NOT VALID WITHOUT THE
 SKETCH ON SHEET 3 OF 3

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

- A. PARCEL 102
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: RIGHT OF WAY

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION - RIGHT OF WAY PARCEL 102: (BY SURVEYOR)

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS BREVARD COUNTY, AND A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE CONTINUE S86°51'21"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION A DISTANCE OF 158.78 TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE, SAID POINT BEING ON A NON-TANGENT CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1453.00 FEET, A CENTRAL ANGLE OF 3°33'42", AND A CHORD BEARING N63°06'01"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID AND ALONG SAID RIGHT OF WAY LINE CURVE A DISTANCE OF 90.32 FEET; THENCE S28°40'50"E, ALONG SAID SAID RIGHT OF WAY LINE AND IN A RADIAL DIRECTION, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; SAID POINT ALSO BEING A POINT ON A CURVE WHICH IS CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1463.00 FEET, A CENTRAL ANGLE OF 8°42'36" AND A CHORD BEARING OF N56°57'52"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.40 FEET TO A POINT ON A NON-RADIAL RIGHT OF WAY LINE OF AFORESAID NORTHERLY RIGHT OF WAY LINE OF THE PINEDA CAUSEWAY; THENCE S12°10'32"E A DISTANCE OF 5.52 FEET TO A POINT ON A CURVE WHICH IS CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 8°37'05" AND A CHORD BEARING OF S57°00'38"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.81 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE N28°40'50"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1,108 SQUARE FEET, (0.025 ACRES) MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2040 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7426

Kevin A. Smith
 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: <u>P.A.D.</u> DATE: <u>JUNE 1, 2015</u> REVISION: <u>JULY 28, 2015</u> <u>SEPT. 25, 2015</u>	CHECKED BY: <u>KAS</u> SHEET <u>1</u> OF <u>3</u>	DRAWING NO. <u>14-2127.DWG</u> JOB NO. <u>15-1596</u>	SECTION <u>19</u> TOWNSHIP <u>26</u> SOUTH RANGE <u>37</u> EAST
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------	----------------------------------------------------------	-----------------------------------------------------------------------

SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

SHEET 2 OF 3
NOT VALID WITHOUT THE
SKETCH ON SHEET 3 OF 3

- A. PARCEL 103
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: RIGHT OF WAY

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION – RIGHT OF WAY PARCEL 103: (BY SURVEYOR)

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, AND PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE N1°00'10"W ALONG SAID EAST RIGHT OF WAY LINE OF WICKHAM ROAD A DISTANCE OF 68.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N1°00'10"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 255.46 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7226, PAGE 2342; THENCE S86°45'32"E ALONG SAID SOUTH LINE A DISTANCE OF 8.02 FEET; THENCE S1°00'10"E A DISTANCE OF 221.75 FEET; THENCE S12°34'33"W A DISTANCE OF 34.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,909 SQUARE FEET, (0.044 ACRES) MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
Brevard(321)724-2040 Indian River(772)589-3228 Fax(321)951-4879
E-MAIL: SMITHSURVEYING @ AOL.COM
CERTIFICATE OF AUTHORIZATION L.B. 742B

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

DRAWN BY: <u>P.A.D.</u> DATE: <u>JUNE 1, 2015</u> REVISION: <u>JULY 28, 2015</u> <u>SEPT. 25, 2015</u>	CHECKED BY: <u>KAS</u> SHEET <u>2</u> OF <u>3</u>	DRAWING NO. <u>14-2127.DWG</u> JOB NO. <u>15-1596</u>	SECTION <u>19</u> TOWNSHIP <u>26</u> SOUTH RANGE <u>37</u> EAST
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------	----------------------------------------------------------	-----------------------------------------------------------------------

SKETCH & DESCRIPTION

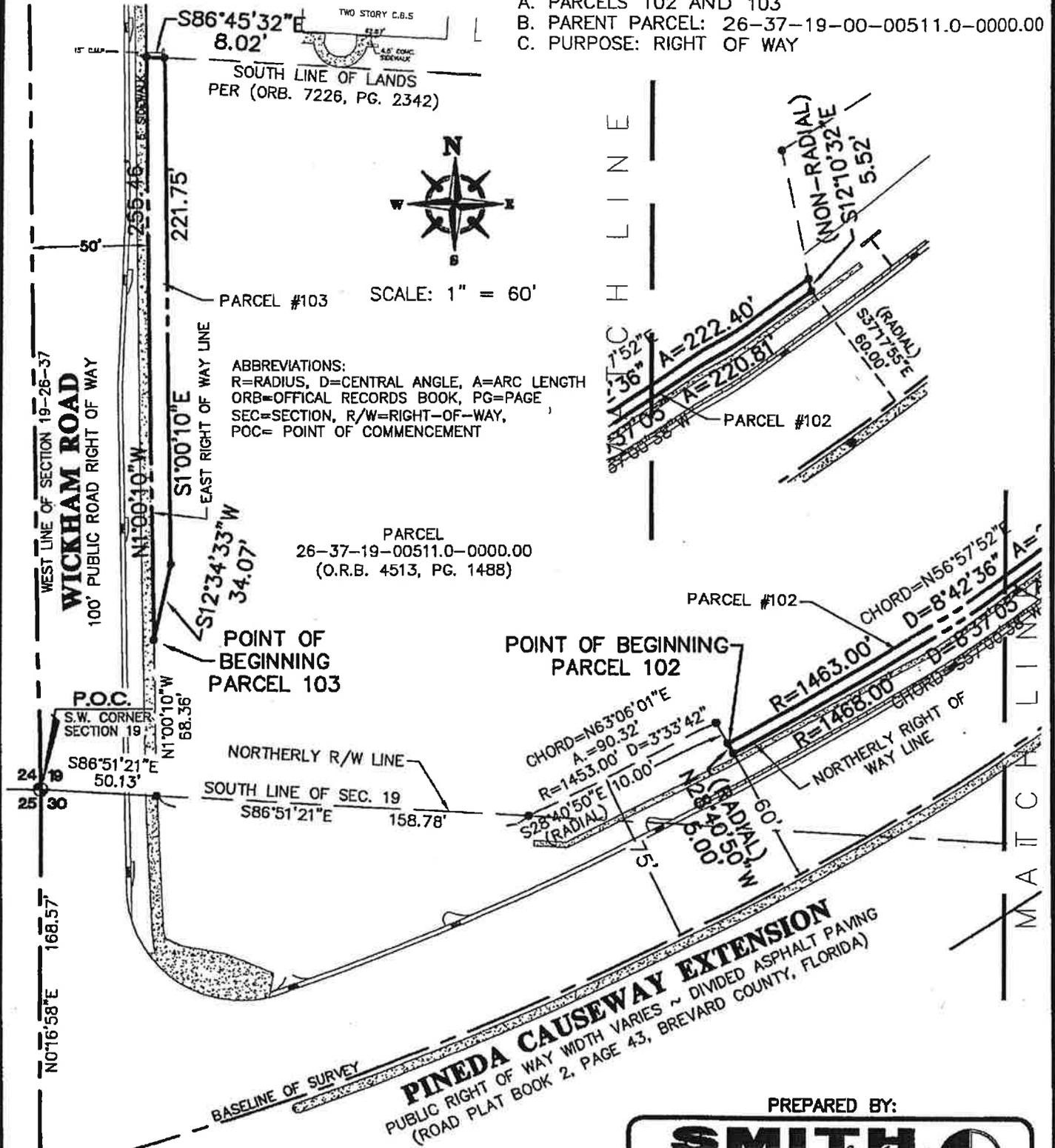
SHEET 3 OF 3

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

NOT VALID WITHOUT THE LEGAL DESCRIPTIONS ON SHEETS 1 & 2 OF 3

NOT A BOUNDARY SURVEY

- A. PARCELS 102 AND 103
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: RIGHT OF WAY



ABBREVIATIONS:
 R=RADIUS, D=CENTRAL ANGLE, A=ARC LENGTH
 ORB=OFFICAL RECORDS BOOK, PG=PAGE
 SEC=SECTION, R/W=RIGHT-OF-WAY,
 POC= POINT OF COMMENCEMENT

PARCEL
 26-37-19-00511.0-0000.00
 (O.R.B. 4513, PG. 1488)

PINEDA CAUSEWAY EXTENSION
 PUBLIC RIGHT OF WAY WIDTH VARIES ~ DIVIDED ASPHALT PAVING
 (ROAD PLAT BOOK 2, PAGE 43, BREVARD COUNTY, FLORIDA)

PREPARED BY:

SMITH & Associates
 SURVEYING & MAPPING, INC.

JOB NO. 15-1596
 DRAWING NO. 14-2127.DWG

1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7426

SKETCH & DESCRIPTION

SHEET 1 OF 2
 NOT VALID WITHOUT THE
 SKETCH ON SHEET 2 OF 2

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

- A. PARCEL 801
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: SANITARY SEWER EASEMENT

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION: EASEMENT PARCEL 801 (BY SURVEYOR)

A 20 FEET WIDE PARCEL BEING PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, AND A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 19 AND LYING 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE CONTINUE S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF EASEMENT; THENCE N59°27'43"E A DISTANCE OF 245.18 FEET TO THE TERMINUS OF SAID CENTERLINE OF EASEMENT. CONTAINS 4,604 SQUARE FEET, (0.11 ACRES) MORE OR LESS

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

Kevin A. Smith
 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: <u>P.A.D.</u> DATE: <u>JUNE 1, 2015</u> REVISION: <u>JULY 28, 2015</u> <u>SEPT. 25, 2015</u>	CHECKED BY: <u>KAS</u> SHEET <u>1</u> OF <u>2</u>	DRAWING NO. <u>14-2127.DWG</u> JOB NO. <u>15-1596</u>	SECTION <u>19</u> TOWNSHIP <u>26</u> SOUTH RANGE <u>37</u> EAST
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------	----------------------------------------------------------	-----------------------------------------------------------------------

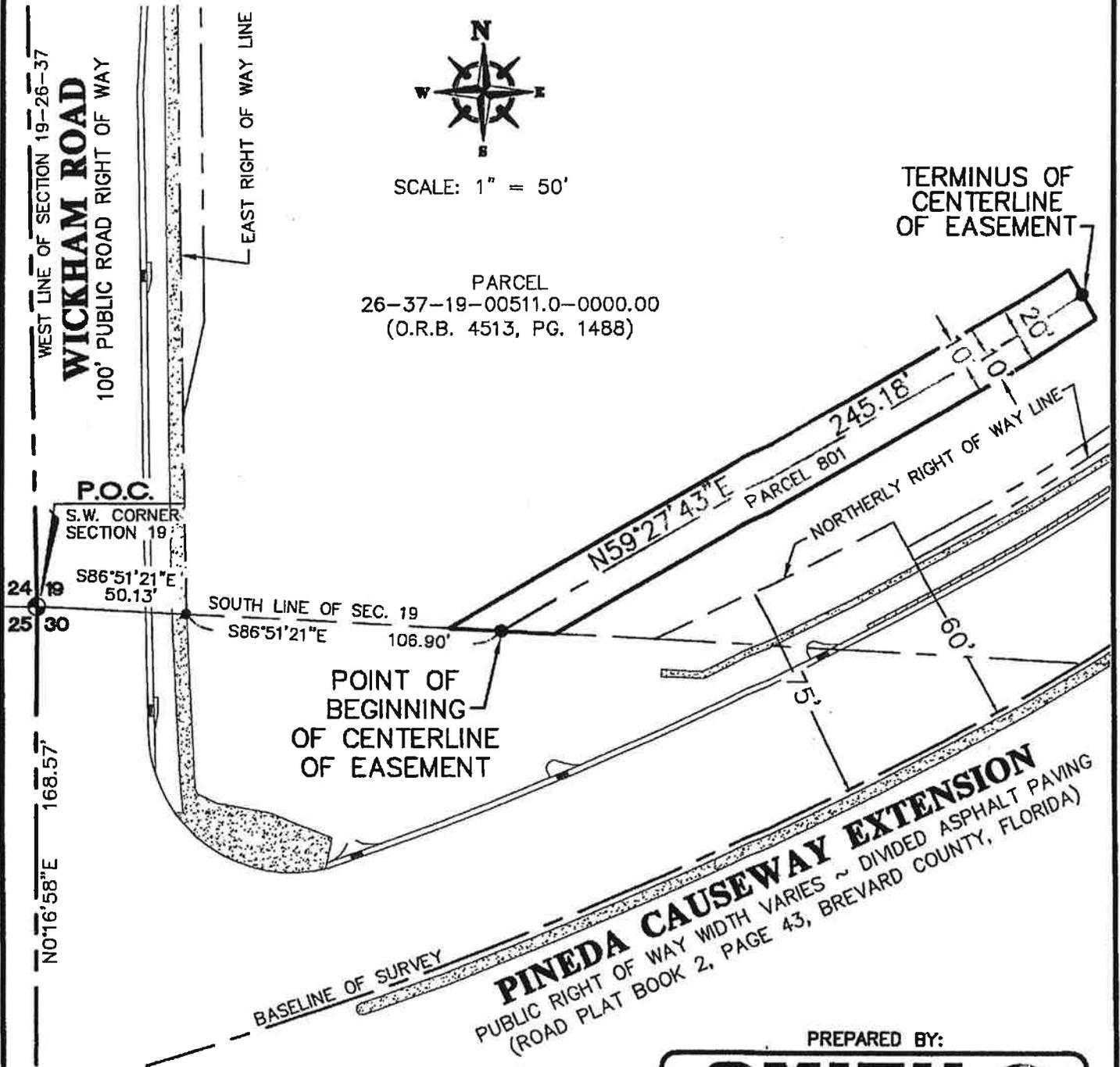
SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

- A. PARCEL 801
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: SANITARY SEWER EASEMENT

NOT A BOUNDARY SURVEY



SCALE: 1" = 50'

PARCEL
 26-37-19-00511.0-0000.00
 (O.R.B. 4513, PG. 1488)

TERMINUS OF CENTERLINE OF EASEMENT

JOB NO. 15-1596
 DRAWING NO. 14-2127.DWG

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2840 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

EXCHANGE AGREEMENT

THIS AGREEMENT is made and entered into this 15 day of DECEMBER, 2015, by and between **PINEWICK PARTNERS, LLC**, a Florida limited liability company, and the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as **COUNTY**).

WITNESSETH:

Section 1. Agreement to Exchange. **PINEWICK PARTNERS, LLC**, and the **COUNTY**, in consideration of the mutual covenants and promises set forth in this Agreement and other valuable consideration, hereby agree to exchange with one another parcels of real property, described in this Agreement, on the terms and conditions set forth in this Agreement. The parties acknowledge that the exchange is conditioned on compliance with the notice and adoption by resolution requirements of section 125.37 Florida Statutes.

Section 2. Property to be Transferred on December 15, 2015 to the COUNTY. **PINEWICK PARTNERS, LLC** will transfer to the **COUNTY** that property described as Right of Way Parcels (Fee Simple Interest) #102 and #103, and Parcel #801, a Sanitary Sewer Easement, Exhibits are attached hereto.

Section 3. Property to be Transferred on December 15, 2015 to PINEWICK PARTNERS, LLC. The **COUNTY** will transfer to **PINEWICK PARTNERS, LLC** that property described as Parcel #101, attached hereto as County Deed with attached Exhibit "A."

Section 4. Occupancy; Brokers. The **COUNTY** represents with respect to Parcel #101 that there are no occupants in possession of such property except the **COUNTY** and that there is no brokerage commission or like fee compensation due to any party with respect to the conveyance of the property contemplated herein. **PINEWICK PARTNERS, LLC** represents with respect to Parcels #102 and #103, and the Sanitary Sewer Easement, that there is no brokerage commission or like fee compensation due to any party with respect to the conveyance of the property contemplated herein. Each party shall be entitled to possession of the property to be conveyed to it at the time of transfer and Board acceptance, December 15, 2015.

Section 5. Title. **PINEWICK PARTNERS, LLC** has provided a current title search to the **COUNTY** and it has been reviewed by staff and found that title is without defects.

Section 6. Conveyance. The **COUNTY'S** conveyance to **PINEWICK PARTNERS, LLC** shall be made by County Deed pursuant to Chapter 125.411, Florida Statutes. **PINEWICK PARTNERS, LLC** conveyance to the **COUNTY** shall be made by Warranty Deed and Sanitary Sewer Easement.

Section 7. Notices. Any notice to be delivered to either party under this Agreement or by any statute, decision, or rule of law shall be in writing and may be served personally or sent by registered or certified mail until a different address is furnished in writing addressed as follows:

PINEWICK PARTNERS, LLC:

Pinewick Partners, LLC
7331 Office Park Place
Suite #200
Melbourne, FL 32940

BREVARD COUNTY:

Stockton Whitten, County Manager
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way, Building C
Viera, FL 32940

Any such notice, if necessary, shall be deemed given as of the date delivered, if served personally, or as of the date when deposited in any Post Office Box regularly maintained by the United States Postal Service, if mailed.

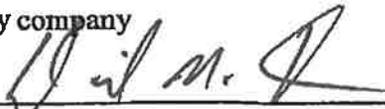
Section 8. Default. If a party fails to perform its obligations, covenants, and warranties under this Agreement, the other party shall be relieved of all obligations under this Agreement and may proceed in law or equity to enforce its legal rights under this Agreement.

Section 9. Assigns, Choice of Law, Venue, Attorney's Fees, Entire Agreement, Paragraph Headings.

- A. The terms, conditions, warranties, covenant, and obligations contained in this Agreement shall in every case apply to and be binding on the parties and their respective successors and assigns.
- B. This Agreement shall be interpreted under the laws of the State of Florida and the terms, rights, and remedies provided for under this Agreement, and at law or equity shall be those given under the laws under the State of Florida, or when the laws of the State of Florida are preempted by the laws of the United States, under the laws of the United States of America. The venue of any litigation arising out of this Agreement shall be in Brevard County, Florida. In the event of any litigation arising out of this Agreement, each party shall bear its own attorney's fees and costs.
- C. The section and paragraph headings given throughout this Agreement have been inserted only for convenience in reference and in no way limit, describe, or define the scope of this Agreement or any sections, paragraphs, or provisions thereof.
- D. This Agreement contains the entire Agreement of the parties. There are no oral understandings, terms, or conditions and neither party has relied upon any representations, express or implied, not contained in this Agreement. All prior understandings, terms, or conditions are deemed merged into this Agreement. This Agreement cannot be amended, changed, or supplemented orally.

Executed this 15 day of DECEMBER, 2015.

PINEWICK PARTNERS, LLC, a Florida limited liability company

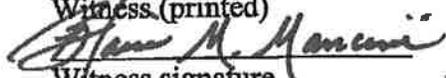
By: 
Daniel M. Renfro, Manager



Witness signature

Matthew T. Williams

Witness (printed)



Witness signature

Blaise M. Mancini

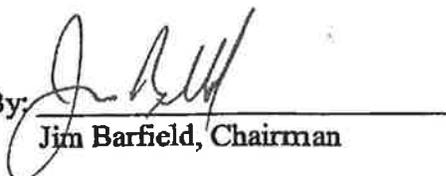
Witness (printed)

Attest:



Scott Ellis, Clerk

BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS,
a political subdivision of the State of Florida

By: 
Jim Barfield, Chairman

As Approved by the Board of County
Commissioners on 12/15/15

Reviewed for form and legal content:


, Assistant County Attorney

SKETCH & DESCRIPTION

SHEET 1 OF 2
 NOT VALID WITHOUT THE
 SKETCH ON SHEET 2 OF 2

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
 A. PARCEL 101
 B. PARENT PARCEL: 26-37-19-00-00528.0-0000.00
 C. PURPOSE: FEE SIMPLE

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488 AND BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 655.94 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 19; THENCE N00°53'41"W A DISTANCE OF 322.75 FEET TO THE NORTH LINE OF THE SOUTH 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE N86°45'32"W ALONG THE SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 A DISTANCE OF 19.72 TO THE POINT OF BEGINNING AND THE NORTHERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION ROAD; THENCE CONTINUE N86°45'32"W ALONG AFORESAID NORTH LINE A DISTANCE OF 58.91 FEET TO THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4513, PAGE 1488; THENCE S15°14'43"W A DISTANCE OF 31.30 FEET; THENCE S56°08'13"W A DISTANCE OF 114.38 FEET; THENCE S12°10'32"E A DISTANCE OF 45.70 TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION WHICH POINT IS ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1453.00 FEET AND A CHORD BEARING OF N48°24'10"E, THROUGH A CENTRAL ANGLE OF 8°02'30", FOR A DISTANCE OF 203.93 FEET TO THE POINT OF BEGINNING. CONTAINS 6,304 SQUARE FEET, MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION ROAD.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)569-3228 Fax(321)951-4878
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7425

[Handwritten Signature]
 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: <u>A. TEJADA</u> DATE: <u>JUNE 15, 2015</u> REVISION: <u>JULY 20, 2015</u>	CHECKED BY: <u>KAS</u> SHEET <u>1</u> OF <u>2</u>	DRAWING NO. <u>14-2127.DWG</u> _____ _____ _____	SECTION <u>19</u> TOWNSHIP <u>26</u> SOUTH RANGE <u>37</u> EAST
--------------------------------------------------------------------------------------------	------------------------------------------------------	-----------------------------------------------------------	-----------------------------------------------------------------------

SKETCH & DESCRIPTION

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
 A. PARCEL 101
 B. PARENT PARCEL: 26-37-19-00-00528.0-0000.00
 C. PURPOSE: FEE SIMPLE
NOT A BOUNDARY SURVEY

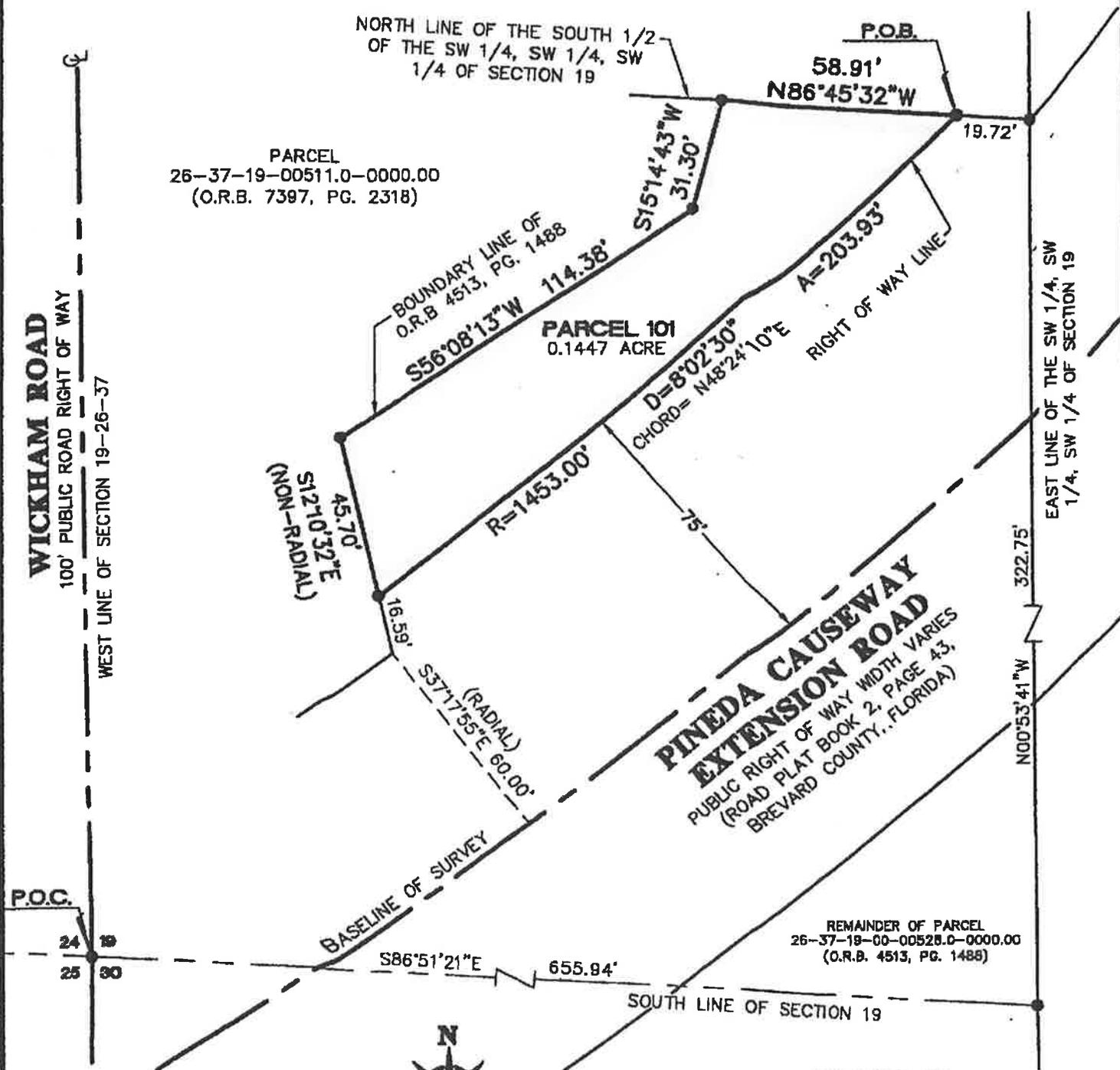
PARCEL
 26-37-19-00-00510.A-0000.00
 (O.R.B. 5551, PG. 7622)

PARCEL
 26-37-19-00511.0-0000.00
 (O.R.B. 7397, PG. 2318)

PARCEL 101
 0.1447 ACRE

**PINEDA CAUSEWAY
 EXTENSION ROAD**
 PUBLIC RIGHT OF WAY WIDTH VARIES
 (ROAD PLAT BOOK 2, PAGE 43,
 BREVARD COUNTY, FLORIDA)

REMAINDER OF PARCEL
 26-37-19-00-00528.0-0000.00
 (O.R.B. 4513, PG. 1488)



SCALE: 1" = 40'

PREPARED BY:
SMITH & Associates
 SURVEYING &
 MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

SKETCH & DESCRIPTIONSHEET 1 OF 3
NOT VALID WITHOUT THE
SKETCH ON SHEET 3 OF 3

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

- A. PARCEL 102
 B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
 C. PURPOSE: RIGHT OF WAY

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION - RIGHT OF WAY PARCEL 102: (BY SURVEYOR)

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS BREVARD COUNTY, AND A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

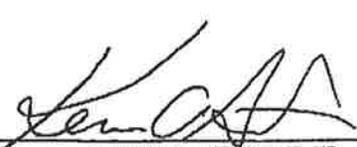
FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF MCKHAM ROAD; THENCE CONTINUE S86°51'21"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION A DISTANCE OF 158.78 TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE, SAID POINT BEING ON A NON-TANGENT CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1453.00 FEET, A CENTRAL ANGLE OF 3°33'42", AND A CHORD BEARING N63°06'01"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID AND ALONG SAID RIGHT OF WAY LINE CURVE A DISTANCE OF 90.32 FEET; THENCE S28°40'50"E, ALONG SAID SAID RIGHT OF WAY LINE AND IN A RADIAL DIRECTION, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; SAID POINT ALSO BEING A POINT ON A CURVE WHICH IS CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1463.00 FEET, A CENTRAL ANGLE OF 8°42'36" AND A CHORD BEARING OF N56°57'52"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.40 FEET TO A POINT ON A NON-RADIAL RIGHT OF WAY LINE OF AFORESAID NORTHERLY RIGHT OF WAY LINE OF THE PINEDA CAUSEWAY; THENCE S12°10'32"E A DISTANCE OF 5.52 FEET TO A POINT ON A CURVE WHICH IS CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 8°37'05" AND A CHORD BEARING OF S57°00'38"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.81 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE N28°40'50"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1,108 SQUARE FEET, (0.025 ACRES) MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2840 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION LB. 7428


 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: P.A.D.

CHECKED BY: KAS

DRAWING NO. 14-2127.DWG

SECTION 19

DATE: JUNE 1, 2015

JOB NO. 15-1598

TOWNSHIP 26 SOUTH

REVISION: JULY 28, 2015

SHEET 1 OF 3

RANGE 37 EAST

SEPT. 25, 2015

SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

SHEET 2 OF 3
NOT VALID WITHOUT THE
SKETCH ON SHEET 3 OF 3

- A. PARCEL 103
 B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
 C. PURPOSE: RIGHT OF WAY

NOT A BOUNDARY SURVEY**LEGAL DESCRIPTION - RIGHT OF WAY PARCEL 103: (BY SURVEYOR)**

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, AND PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE N1°00'10"W ALONG SAID EAST RIGHT OF WAY LINE OF WICKHAM ROAD A DISTANCE OF 68.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N1°00'10"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 255.46 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7226, PAGE 2342; THENCE S86°45'32"E ALONG SAID SOUTH LINE A DISTANCE OF 8.02 FEET; THENCE S1°00'10"E A DISTANCE OF 221.75 FEET; THENCE S12°34'33"W A DISTANCE OF 34.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,909 SQUARE FEET, (0.044 ACRES) MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

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

DRAWN BY: <u>P.A.D.</u> DATE: <u>JUNE 1, 2015</u> REVISION: <u>JULY 28, 2015</u> <u>SEPT. 25, 2015</u>	CHECKED BY: <u>KAS</u> SHEET <u>2</u> OF <u>3</u>	DRAWING NO. <u>14-2127.DWG</u> JOB NO. <u>15-1598</u>	SECTION <u>19</u> TOWNSHIP <u>26</u> SOUTH RANGE <u>37</u> EAST
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------	----------------------------------------------------------	-----------------------------------------------------------------------

SKETCH & DESCRIPTION

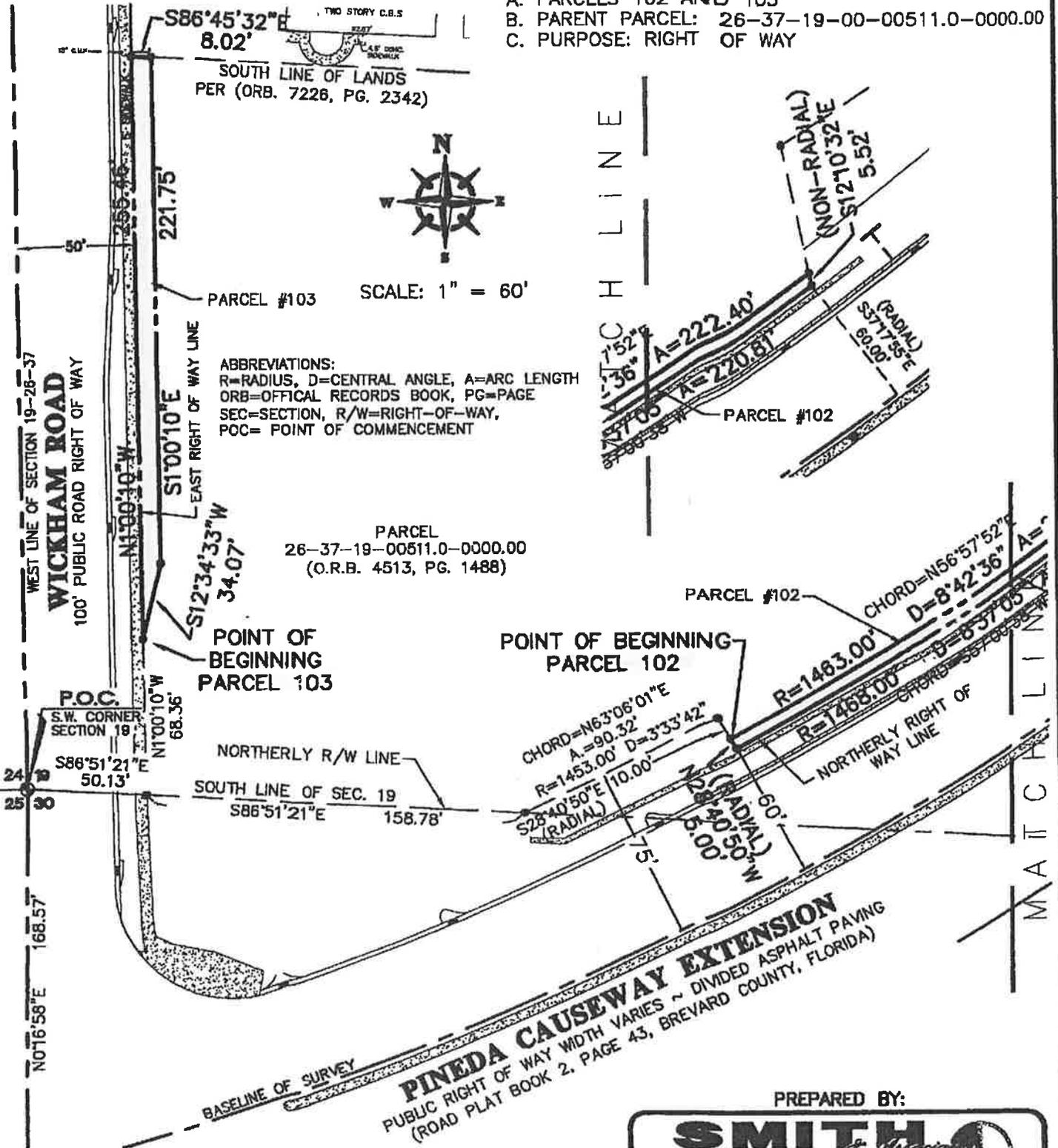
SHEET 3 OF 3

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

NOT VALID WITHOUT THE LEGAL DESCRIPTIONS ON SHEETS 1 & 2 OF 3

NOT A BOUNDARY SURVEY

- A. PARCELS 102 AND 103
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: RIGHT OF WAY



JOB NO. 15-1596
DRAWING NO. 14-2127.DWG

PREPARED BY:

SMITH
SURVEYING &
MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
Brevard(321)724-2840 Indian River(772)589-3228 Fax(321)951-4879
E-MAIL: SMITHSURVEYING @ AOL.COM
CERTIFICATE OF AUTHORIZATION L.B. 7428

SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

SHEET 1 OF 2
NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

- A. PARCEL 801
 B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
 C. PURPOSE: SANITARY SEWER EASEMENT

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION: EASEMENT PARCEL 801 (BY SURVEYOR)

A 20 FEET WIDE PARCEL BEING PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, AND A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 19 AND LYING 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE CONTINUE S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF EASEMENT; THENCE N59°27'43"E A DISTANCE OF 245.18 FEET TO THE TERMINUS OF SAID CENTERLINE OF EASEMENT. CONTAINS 4,604 SQUARE FEET, (0.11 ACRES) MORE OR LESS

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2840 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428


 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: P.A.D.CHECKED BY: KASDRAWING NO. 14-2127.DWGSECTION 19DATE: JUNE 1, 2015JOB NO. 15-1596TOWNSHIP 26 SOUTHREVISION: JULY 28, 2015SHEET 1 OF 2RANGE 37 EASTSEPT. 25, 2015

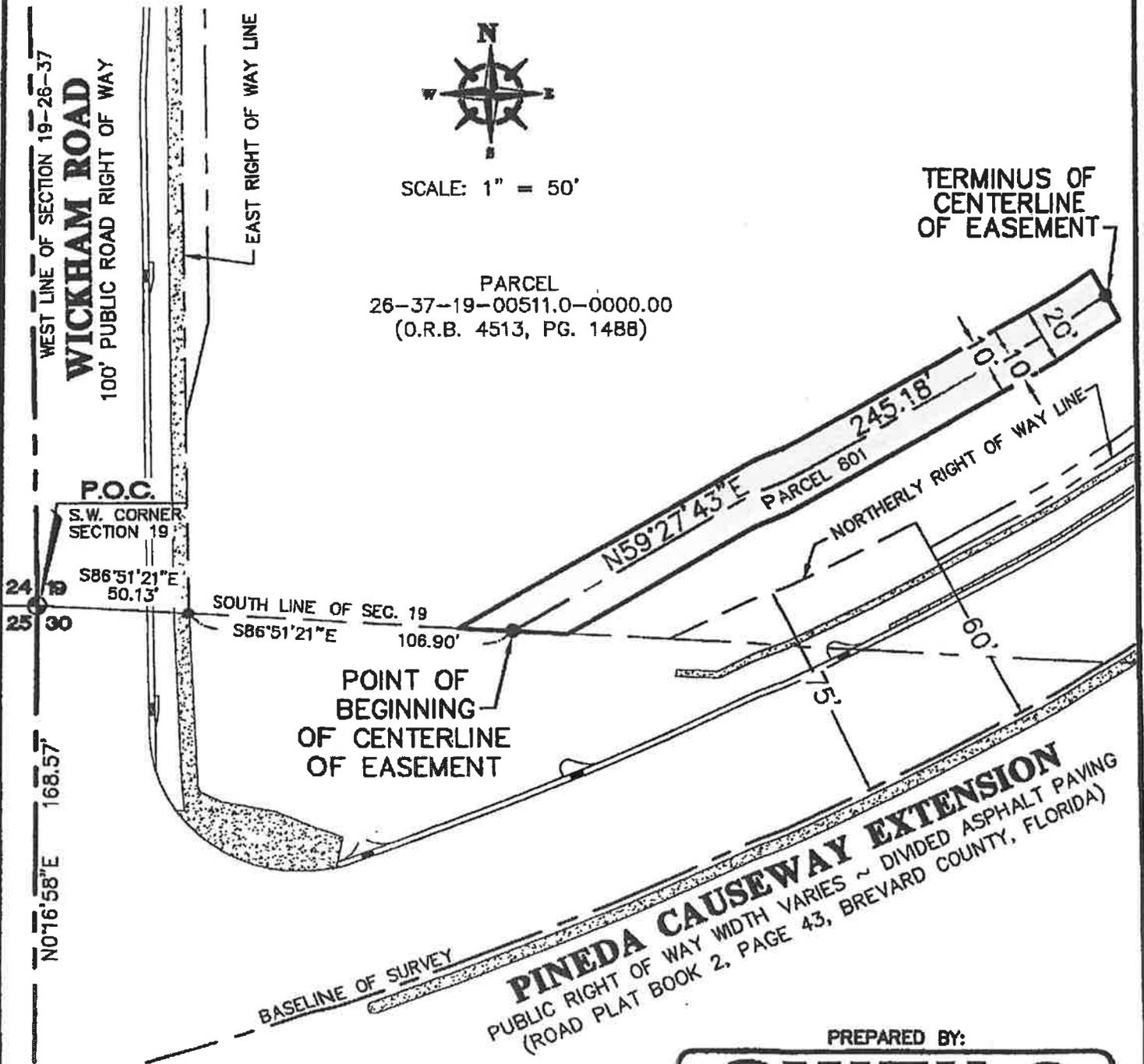
SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

- A. PARCEL 801
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: SANITARY SEWER EASEMENT

NOT A BOUNDARY SURVEY



SCALE: 1" = 50'

PARCEL
26-37-19-00511.0-0000.00
(O.R.B. 4513, PG. 1488)

TERMINUS OF
CENTERLINE
OF EASEMENT

PINEDA CAUSEWAY EXTENSION
 PUBLIC RIGHT OF WAY WIDTH VARIES ~ DIVIDED ASPHALT PAVING
 (ROAD PLAT BOOK 2, PAGE 43, BREVARD COUNTY, FLORIDA)

PREPARED BY:



JOB NO. 15-1596
DRAWING NO. 14-2127.DWG

1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2840 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

SKETCH & DESCRIPTION

SHEET 1 OF 2
NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
A. PARCEL 101
B. PARENT PARCEL: 26-37-19-00-00528.0-0000.00
C. PURPOSE: FEE SIMPLE

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488 AND BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 655.94 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 19; THENCE N00°53'41"W A DISTANCE OF 322.75 FEET TO THE NORTH LINE OF THE SOUTH 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE N86°45'32"W ALONG THE SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 A DISTANCE OF 19.72 TO THE POINT OF BEGINNING AND THE NORTHERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION ROAD; THENCE CONTINUE N86°45'32"W ALONG AFORESAID NORTH LINE A DISTANCE OF 58.91 FEET TO THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4513, PAGE 1488; THENCE S15°14'43"W A DISTANCE OF 31.30 FEET; THENCE S56°08'13"W A DISTANCE OF 114.38 FEET; THENCE S12°10'32"E A DISTANCE OF 45.70 TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION WHICH POINT IS ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1453.00 FEET AND A CHORD BEARING OF N48°24'10"E, THROUGH A CENTRAL ANGLE OF 8°02'30", FOR A DISTANCE OF 203.93 FEET TO THE POINT OF BEGINNING. CONTAINS 6,304 SQUARE FEET, MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION ROAD.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4878
E-MAIL: SMITHSURVEYING@AOL.COM
CERTIFICATE OF AUTHORIZATION L.B. 7428

Kevin A. Smith

KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
(NOT VALID UNLESS SIGNED AND SEALED)

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

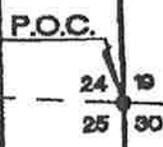
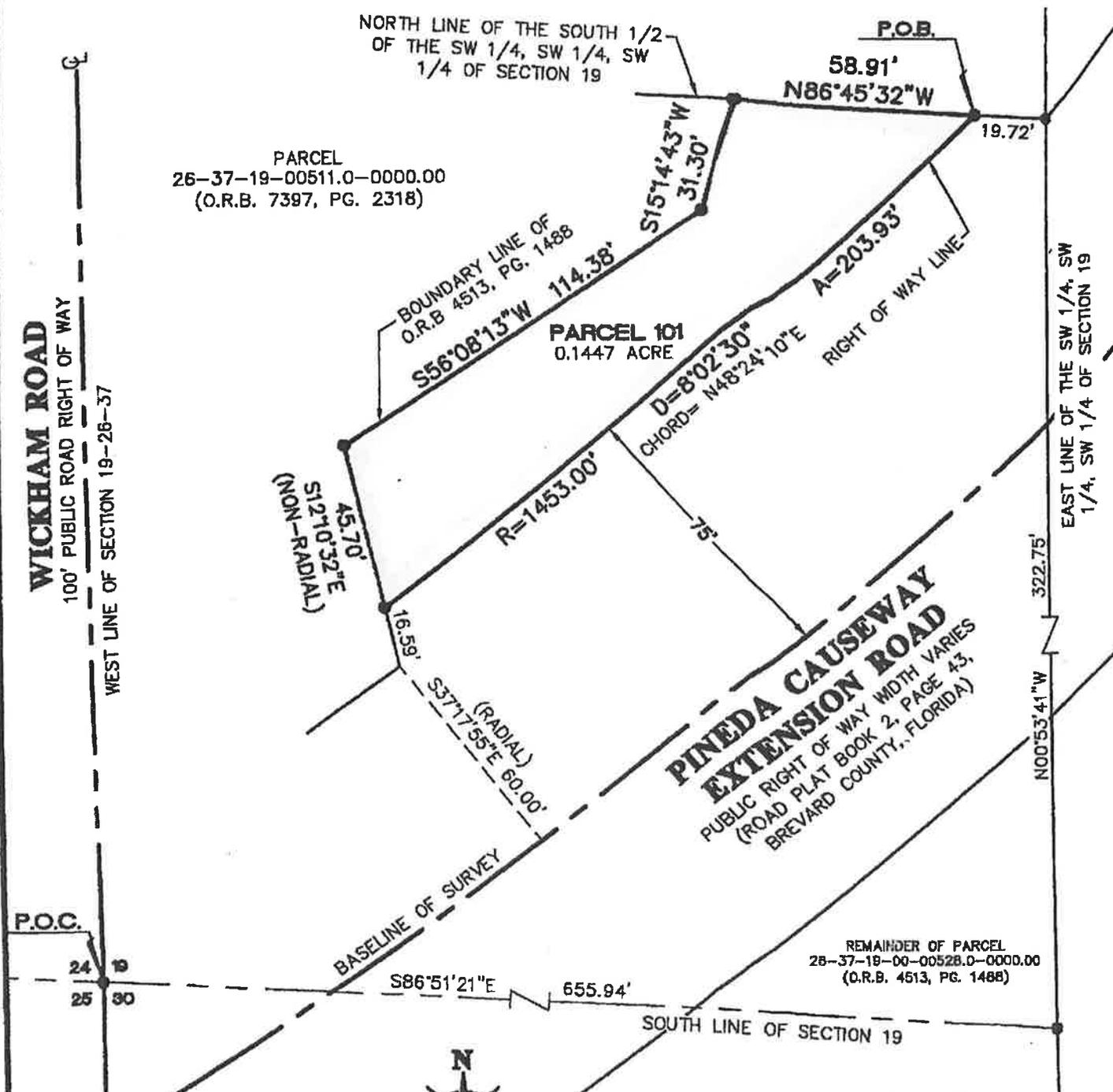
DRAWN BY: <u>A. TEJADA</u>	CHECKED BY: <u>KAS</u>	DRAWING NO. <u>14-2127.DWG</u>	SECTION <u>19</u>
DATE: <u>JUNE 15, 2015</u>	SHEET <u>1</u> OF <u>2</u>	_____	TOWNSHIP <u>26</u> SOUTH
REVISION: <u>JULY 20, 2015</u>		_____	RANGE <u>37</u> EAST

SKETCH & DESCRIPTION

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
 A. PARCEL 101
 B. PARENT PARCEL: 26-37-19-00-00528.0-0000.00
 C. PURPOSE: FEE SIMPLE
NOT A BOUNDARY SURVEY

PARCEL
 26-37-19-00-00510.A-0000.00
 (O.R.B. 5551, PG. 7622)



SCALE: 1" = 40'

**PINEDA CAUSEWAY
 EXTENSION ROAD**
 PUBLIC RIGHT OF WAY WIDTH VARIES
 (ROAD PLAT BOOK 2, PAGE 43,
 BREVARD COUNTY, FLORIDA)

REMAINDER OF PARCEL
 26-37-19-00-00528.0-0000.00
 (O.R.B. 4513, PG. 1488)

PREPARED BY:

SMITH & ASSOCIATES
 SURVEYING &
 MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)569-3226 Fax(321)851-48
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

**WARRANTY DEED
(Roadway Purposes)**

THIS INDENTURE is made this 15 day of October, 2015 between Pinewick Partners, LLC, a Florida limited liability company, whose address is 7331 Office Park Place, Suite #200, Melbourne, Florida, 32940, as party of the first part, and Brevard County, Florida, a political subdivision of the State of Florida, as party of the second part, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940-6605.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, paid receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns the following described land, situated, lying and being in the County of Brevard, State of Florida, to-wit:

See Legal Description Attached hereto as "Exhibit "A":

Subject to easements, restrictions, and reservations of record, if any, and taxes for the 2015 and subsequent years.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, forever, and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Pinewick Partners, LLC, a Florida limited liability Company

Matthew T. Williams
Witness
Matthew T. Williams
(Print Name)

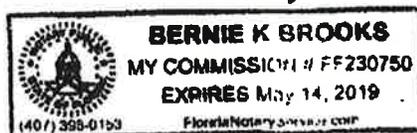
Bernie K. Brooks
Witness
Bernie K. Brooks
(Print Name)

Daniel M. Renfro
Daniel M. Renfro, Manager

State of: FLORIDA
County: BREVARD

I HEREBY CERTIFY, that on this day personally appeared before me, Daniel Renfro, as Manager of Pinewick Partners, LLC, a Florida limited liability company, well known to me to be the person described herein and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed and that he has produced personally known as identification and that he did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 15 day of October, 2015.



Bernie K. Brooks
Notary Public
Bernie K. Brooks
Print Name
Commission Expires: 5/14/2019
Commission No. FF 230750

Approved by the Board: _____
Item # _____

SKETCH & DESCRIPTIONSHEET 1 OF 3
NOT VALID WITHOUT THE
SKETCH ON SHEET 3 OF 3

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

- A. PARCEL 102
 B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
 C. PURPOSE: RIGHT OF WAY

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION - RIGHT OF WAY PARCEL 102: (BY SURVEYOR)

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS BREVARD COUNTY, AND A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE CONTINUE S86°51'21"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION A DISTANCE OF 158.78 TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE, SAID POINT BEING ON A NON-TANGENT CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1453.00 FEET, A CENTRAL ANGLE OF 3°33'42", AND A CHORD BEARING N63°06'01"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID AND ALONG SAID RIGHT OF WAY LINE CURVE A DISTANCE OF 90.32 FEET; THENCE S28°40'50"E, ALONG SAID SAID RIGHT OF WAY LINE AND IN A RADIAL DIRECTION, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; SAID POINT ALSO BEING A POINT ON A CURVE WHICH IS CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1463.00 FEET, A CENTRAL ANGLE OF 8°42'36" AND A CHORD BEARING OF N56°57'52"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.40 FEET TO A POINT ON A NON-RADIAL RIGHT OF WAY LINE OF AFORESAID NORTHERLY RIGHT OF WAY LINE OF THE PINEDA CAUSEWAY; THENCE S12°10'32"E A DISTANCE OF 5.52 FEET TO A POINT ON A CURVE WHICH IS CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 8°37'05" AND A CHORD BEARING OF S57°00'38"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.81 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE N28°40'50"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1,108 SQUARE FEET, (0.025 ACRES) MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428


 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: <u>P.A.D.</u>	CHECKED BY: <u>KAS</u>	DRAWING NO. <u>14-2127.DWG</u>	SECTION <u>19</u>
DATE: <u>JUNE 1, 2015</u>	SHEET <u>1</u> OF <u>3</u>	JOB NO. <u>15-1596</u>	TOWNSHIP <u>26</u> SOUTH
REVISION: <u>JULY 28, 2015</u> <u>SEPT. 25, 2015</u>			RANGE <u>37</u> EAST

SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

SHEET 2 OF 3
NOT VALID WITHOUT THE
SKETCH ON SHEET 3 OF 3

- A. PARCEL 103
 B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
 C. PURPOSE: RIGHT OF WAY

NOT A BOUNDARY SURVEY**LEGAL DESCRIPTION - RIGHT OF WAY PARCEL 103: (BY SURVEYOR)**

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, AND PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE N1°00'10"W ALONG SAID EAST RIGHT OF WAY LINE OF WICKHAM ROAD A DISTANCE OF 68.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N1°00'10"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 255.46 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7226, PAGE 2342; THENCE S86°45'32"E ALONG SAID SOUTH LINE A DISTANCE OF 8.02 FEET; THENCE S1°00'10"E A DISTANCE OF 221.75 FEET; THENCE S12°34'33"W A DISTANCE OF 34.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,909 SQUARE FEET, (0.044 ACRES) MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

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

DRAWN BY: <u>P.A.D.</u>	CHECKED BY: <u>KAS</u>	DRAWING NO. <u>14-2127.DWG</u>	SECTION <u>19</u>
DATE: <u>JUNE 1, 2015</u>	SHEET <u>2</u> OF <u>3</u>	JOB NO. <u>15-1586</u>	TOWNSHIP <u>26</u> SOUTH
REVISION: <u>JULY 28, 2015</u>			RANGE <u>37</u> EAST
<u>SEPT. 25, 2015</u>			

SKETCH & DESCRIPTION

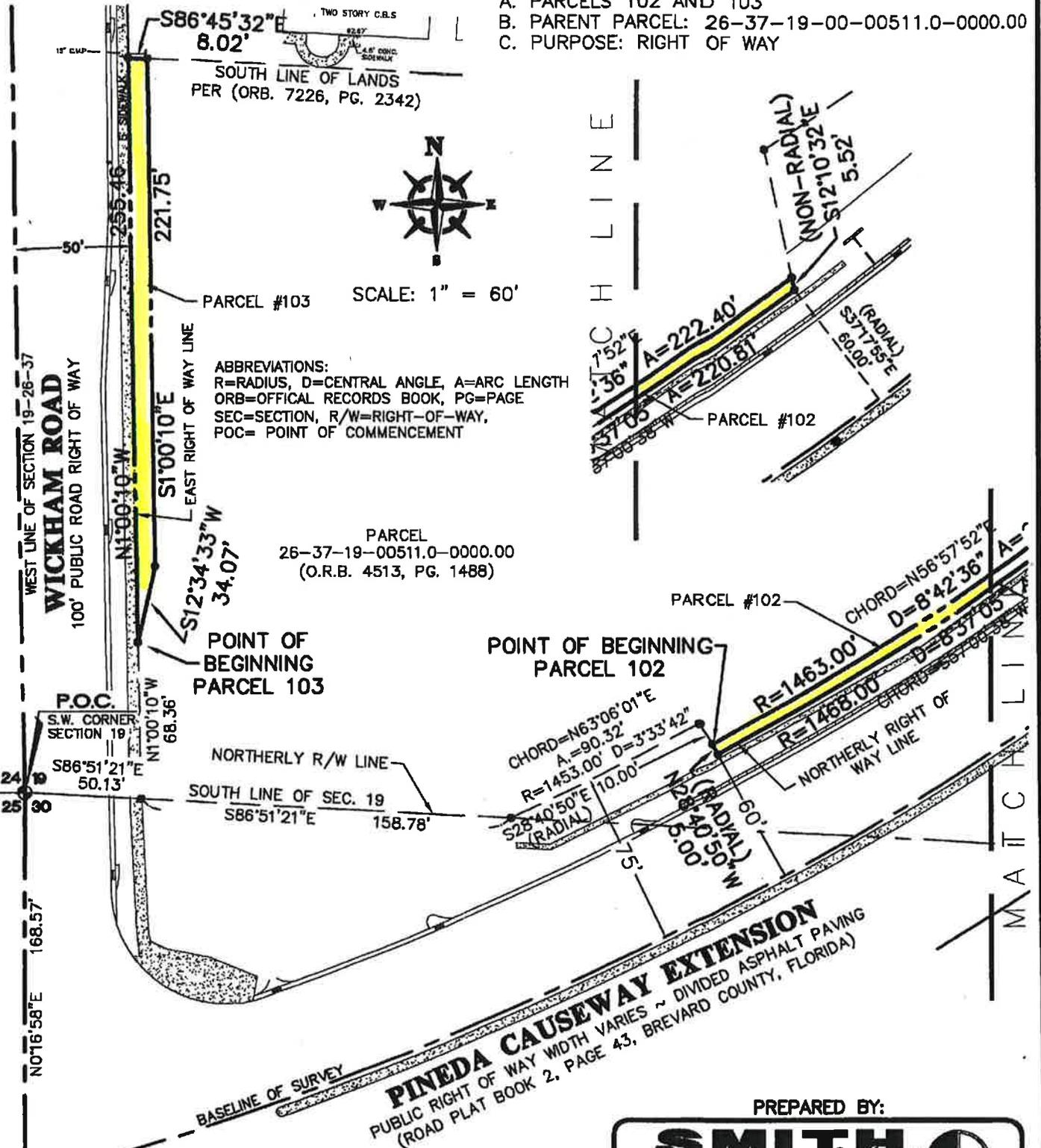
SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

SHEET 3 OF 3

NOT VALID WITHOUT THE LEGAL DESCRIPTIONS ON SHEETS 1 & 2 OF 3

NOT A BOUNDARY SURVEY

- A. PARCELS 102 AND 103
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: RIGHT OF WAY



ABBREVIATIONS:
 R=RADIUS, D=CENTRAL ANGLE, A=ARC LENGTH
 ORB=OFFICAL RECORDS BOOK, PG=PAGE
 SEC=SECTION, R/W=RIGHT-OF-WAY,
 POC= POINT OF COMMENCEMENT

PARCEL
 26-37-19-00511.0-0000.00
 (O.R.B. 4513, PG. 1488)

JOB NO. 15-1596
 DRAWING NO. 14-2127.DWG

PREPARED BY:

SMITH & Associates
 SURVEYING &
 MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION LB. 7426

SANITARY SEWER EASEMENT

THIS INDENTURE, made this 29th day of Sept., 2015, between Pinewick Partners, LLC, a Florida limited liability company, whose mailing address is 7331 Office Park Place, Suite 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;

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, Force Main, and Lift Station 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 19, Township 26 South, Range 37 East, County of Brevard, State of Florida, more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

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:

Pinewick Partners, LLC, a Florida limited liability company

[Signature]
Daniel M. Renfro, Manager

[Signature]
Witness
Matthew T. Williams

(Print)

[Signature]
Witness
Bernie K. Brooks

(Print)

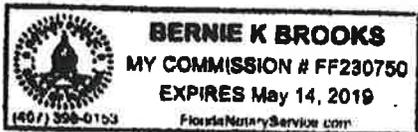
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 29 day of September 2015, by Daniel M. Renfro who is personally known to me and has produced 2 ID 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 29 day of September 2015.

Board Meeting Date _____
Agenda Item # _____

[Signature]
NOTARY PUBLIC
Bernie K. Brooks
Print Name



Commission No. FF230750
Commission Expires: 5/14/19

SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

SHEET 1 OF 2
NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

- A. PARCEL 801
 B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
 C. PURPOSE: **SANITARY SEWER EASEMENT**

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION: EASEMENT PARCEL 801 (BY SURVEYOR)

A 20 FEET WIDE PARCEL BEING PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, AND A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 19 AND LYING 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE CONTINUE S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF EASEMENT; THENCE N59°27'43"E A DISTANCE OF 245.18 FEET TO THE TERMINUS OF SAID CENTERLINE OF EASEMENT. CONTAINS 4,604 SQUARE FEET, (0.11 ACRES) MORE OR LESS

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING@AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

Kevin A. Smith
 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

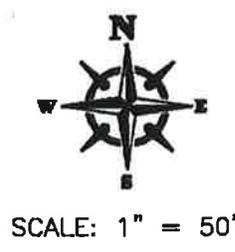
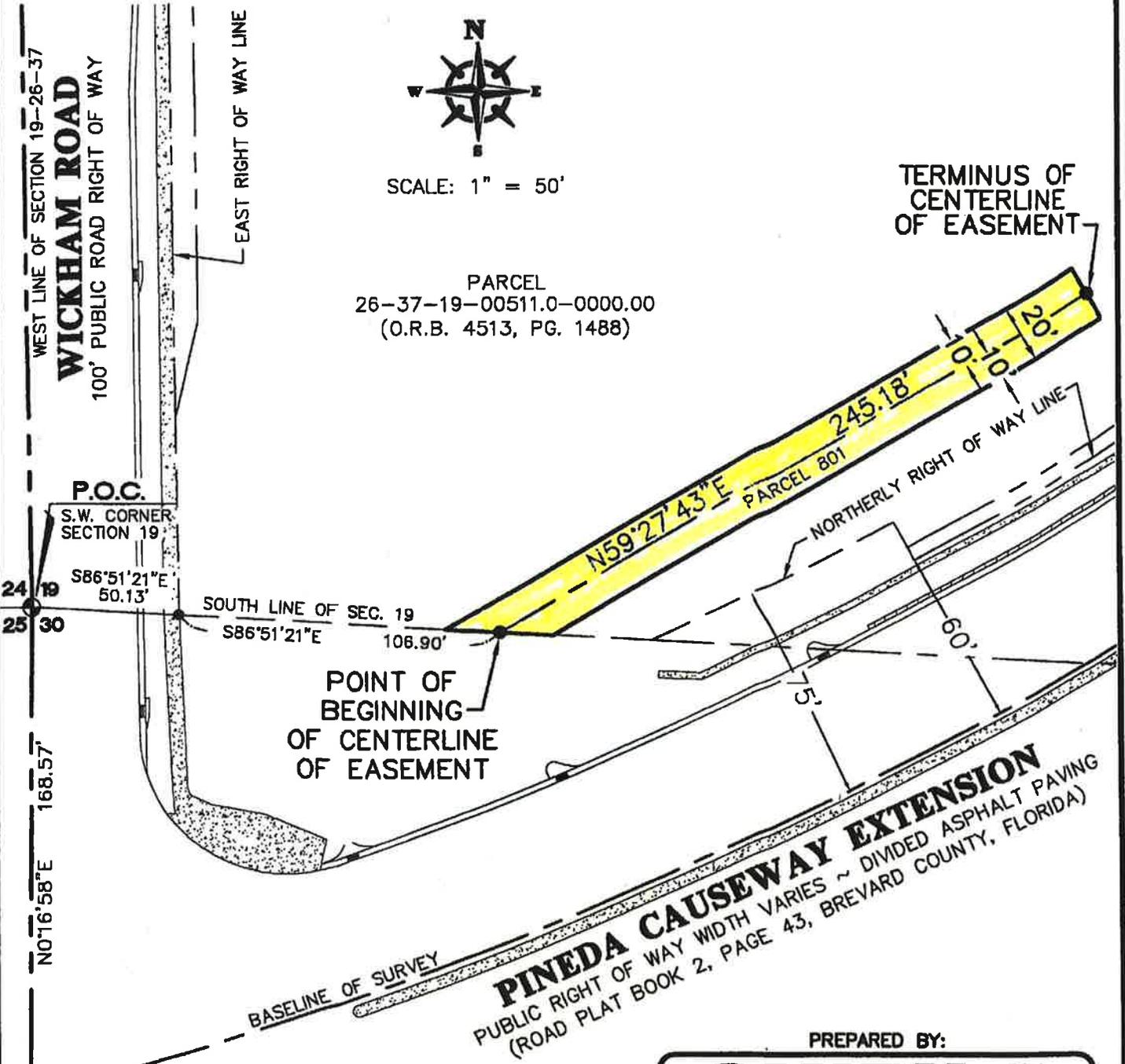
DRAWN BY: P.A.D.CHECKED BY: KASDRAWING NO. 14-2127.DWGSECTION 19DATE: JUNE 1, 2015JOB NO. 15-1596TOWNSHIP 26 SOUTHREVISION: JULY 28, 2015SHEET 1 OF 2RANGE 37 EASTSEPT. 25, 2015

SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

- A. PARCEL 801
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: SANITARY SEWER EASEMENT

NOT A BOUNDARY SURVEY



PARCEL
26-37-19-00511.0-0000.00
(O.R.B. 4513, PG. 1488)

TERMINUS OF
CENTERLINE
OF EASEMENT

POINT OF
BEGINNING
OF CENTERLINE
OF EASEMENT

PINEDA CAUSEWAY EXTENSION
PUBLIC RIGHT OF WAY WIDTH VARIES ~ DIVIDED ASPHALT PAVING
(ROAD PLAT BOOK 2, PAGE 43, BREVARD COUNTY, FLORIDA)

JOB NO. 15-1596
DRAWING NO. 14-2127.DWG

PREPARED BY:

SMITH
SURVEYING &
MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
Brevard(321)724-2840 Indian River(772)588-3228 Fax(321)951-4878
E-MAIL: SMITHSURVEYING @ AOL.COM
CERTIFICATE OF AUTHORIZATION L.B. 7426

Prepared by and return to: Blaise M. Mancini,
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
Tax I.D. # 26-11-75-0000A.0.00

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

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Seacoast National Bank, a National Banking Association, having its principal offices at 8765 West Higgins Road, Chicago, Illinois 60631 (Mortgagee), being the owners and holders of that certain Mortgage dated July 24, 2013, and recorded on August 16, 2013, in Official Records Book 6950, beginning at Page 1266-1275, 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.

Debra Mairs, Seacoast 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 2nd day of October, 2015.

Signed and sealed in the presence of:

Tracey Cooper
Print Name: Tracey Cooper
Ronnie Rodriguez
Print Name: Ronnie Rodriguez

Seacoast National Bank, a National Banking Association

By: Debra Mairs
Title: Vice President

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 2nd day of October, 2015, by Debra Mairs its vice president and that they are personally known to me or have produced known as identification and that they did take an oath.



Agenda Item # _____
Board Meeting Date _____

Notary Tracey Cooper
Print Name: Tracey Cooper
Commission No. FF 032100
Commission Expires: 11/30/17

SKETCH & DESCRIPTION

SHEET 1 OF 2
 NOT VALID WITHOUT THE
 SKETCH ON SHEET 2 OF 2

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

- A. PARCEL 801
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: SANITARY SEWER EASEMENT

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION: EASEMENT PARCEL 801 (BY SURVEYOR)

A 20 FEET WIDE PARCEL BEING PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, AND A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 19 AND LYING 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WCKHAM ROAD; THENCE CONTINUE S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF EASEMENT; THENCE N59°27'43"E A DISTANCE OF 245.18 FEET TO THE TERMINUS OF SAID CENTERLINE OF EASEMENT. CONTAINS 4,604 SQUARE FEET, (0.11 ACRES) MORE OR LESS

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION LB. 7428

Kevin A. Smith
 KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
 (NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: <u>P.A.D.</u> DATE: <u>JUNE 1, 2015</u> REVISION: <u>JULY 28, 2015</u> <u>SEPT. 25, 2015</u>	CHECKED BY: <u>KAS</u> SHEET <u>1</u> OF <u>2</u>	DRAWING NO. <u>14-2127.DWG</u> JOB NO. <u>15-1596</u> _____ _____	SECTION <u>19</u> TOWNSHIP <u>26</u> SOUTH RANGE <u>37</u> EAST
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------	----------------------------------------------------------------------------	-----------------------------------------------------------------------

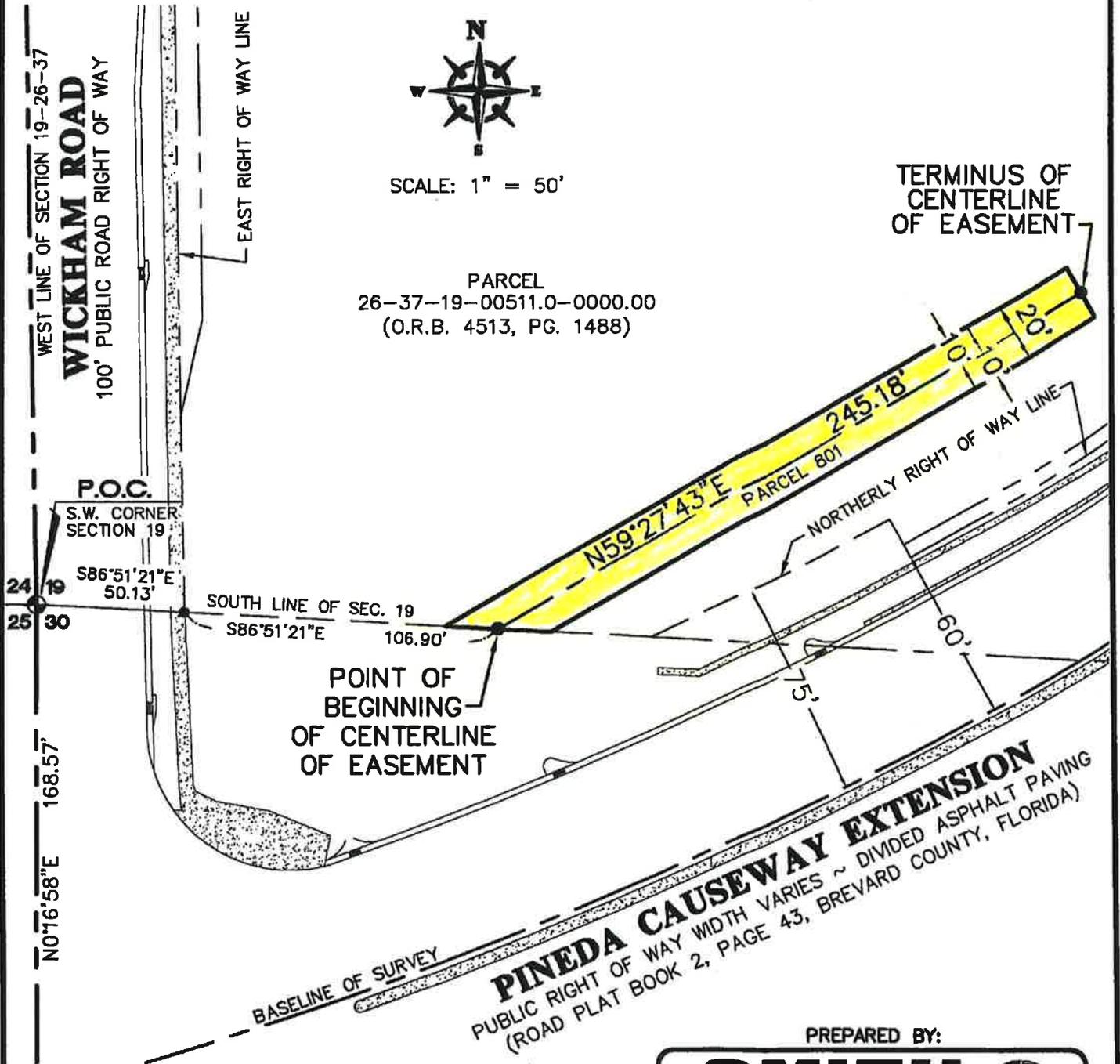
SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

- A. PARCEL 801
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: SANITARY SEWER EASEMENT

NOT A BOUNDARY SURVEY



JOB NO. 15-1596
DRAWING NO. 14-2127.DWG

PREPARED BY:

SMITH & Associates
SURVEYING & MAPPING, INC.

1380 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
Brevard(321)724-2840 Indian River(772)588-3228 Fax(321)951-4878
E-MAIL: SMITHSURVEYING @ AOL.COM
CERTIFICATE OF AUTHORIZATION L.B. 7428

Partial Release of Mortgage

Know All Men By These Presents:

WHEREAS, Pinewick Partners, LLC, a Florida limited liability company (hereinafter referred to as Mortgagor), by Indenture of that certain Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing bearing the date of the 29th day of June, 2015, and recorded in the office of the Clerk of the Circuit Court in and for the County of Brevard, State of Florida, in Official Records Book 7397, Page 2326, mortgaged unto Seacoast National Bank, a National Banking Association (herein after referred to as "Mortgagee", whose address is 815 Colorado Avenue, Stuart, Florida, 34994, Attention: Commercial Loan Department,

AND WHEREAS, the said mortgagor(s) have requested the said mortgagee(s) to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage,

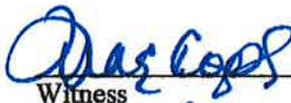
NOW THEREFORE; KNOW YE, That the said mortgagee(s), in consideration of the premises and the sum of Ten and No/100 (\$10.00) dollars, to it paid by, or on behalf of, the said mortgagor(s) at the time of the execution hereof, the receipt whereof is hereby acknowledged, does remise, release, quit-claim, exonerate and discharge from the lien and operation of said mortgage unto the said mortgagor(s), heirs and assigns, all that portion of the premises conveyed by said mortgage, described as follows:

**LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Parcel #'s 102 and 103**

TO HAVE AND TO HOLD the same with the appurtenances, unto the said mortgagor(s), their heirs and assigns forever, freed, exonerated and discharged of and from the lien of said mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained, shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises not hereby released therefrom, or any of the rights and remedies of the holder(s) thereof. This document covers only the released premises.

IN WITNESS WHEREOF, the said Mortgagee(s) has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 29th day October 2015.

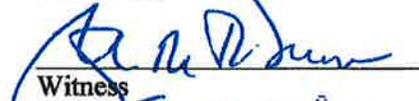
Signed, sealed and delivered in the presence of:



Witness



Print Name



Witness



Print Name

Seacoast National Bank, a National
Banking Association



Prepared by/Return to: Blaise M. Mancini, Land Acquisition Specialist
Brevard County Public Works Dept., Land Acquisition Section (321-690-6847)
2725 Judge Fran Jamieson Way, Building A- Suite 204, Viera, Florida, 32940

STATE OF Florida
COUNTY OF Brevard

I Hereby Certify, that on this day, before me, an officer duly authorized in the State of Florida, aforesaid to take acknowledgements, personally appeared Debra Mairs, well known to me to be Vice President of the **Seacoast National Bank, a National Banking Association**, who is acknowledged executing the same in the presence of the two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the **true corporate seal** of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 2nd day of October, 2015.



Tracey Cooper
Notary Public
Tracey Cooper
Print name
My Commission expires 10/30/17

SKETCH & DESCRIPTION

SHEET 1 OF 3
NOT VALID WITHOUT THE
SKETCH ON SHEET 3 OF 3

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

- A. PARCEL 102
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: RIGHT OF WAY

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION - RIGHT OF WAY PARCEL 102: (BY SURVEYOR)

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS BREVARD COUNTY, AND A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE CONTINUE S86°51'21"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINEDA CAUSEWAY EXTENSION A DISTANCE OF 158.78 TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE, SAID POINT BEING ON A NON-TANGENT CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1453.00 FEET, A CENTRAL ANGLE OF 3°33'42", AND A CHORD BEARING N63°06'01"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID AND ALONG SAID RIGHT OF WAY LINE CURVE A DISTANCE OF 90.32 FEET; THENCE S28°40'50"E, ALONG SAID ALONG SAID RIGHT OF WAY LINE AND IN A RADIAL DIRECTION, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; SAID POINT ALSO BEING A POINT ON A CURVE WHICH IS CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1463.00 FEET, A CENTRAL ANGLE OF 8°42'36" AND A CHORD BEARING OF N56°57'52"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.40 FEET TO A POINT ON A NON-RADIAL RIGHT OF WAY LINE OF AFORESAID NORTHERLY RIGHT OF WAY LINE OF THE PINEDA CAUSEWAY; THENCE S12°10'32"E A DISTANCE OF 5.52 FEET TO A POINT ON A CURVE WHICH IS CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 8°37'05" AND A CHORD BEARING OF S57°00'38"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.81 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE N28°40'50"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 1,108 SQUARE FEET, (0.025 ACRES) MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
E-MAIL: SMITHSURVEYING @ AOL.COM
CERTIFICATE OF AUTHORIZATION LB. 7426

(Handwritten Signature)
KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
(NOT VALID UNLESS SIGNED AND SEALED)

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

DRAWN BY: <u>P.A.D.</u>	CHECKED BY: <u>KAS</u>	DRAWING NO. <u>14-2127.DWG</u>	SECTION <u>19</u>
DATE: <u>JUNE 1, 2015</u>	SHEET <u>1</u> OF <u>3</u>	JOB NO. <u>15-1596.</u>	TOWNSHIP <u>26</u> SOUTH
REVISION: <u>JULY 28, 2015</u>			RANGE <u>37</u> EAST
<u>SEPT. 25, 2015</u>			

SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

SHEET 2 OF 3
NOT VALID WITHOUT THE
SKETCH ON SHEET 3 OF 3

- A. PARCEL 103
 B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
 C. PURPOSE: RIGHT OF WAY

NOT A BOUNDARY SURVEY**LEGAL DESCRIPTION - RIGHT OF WAY PARCEL 103: (BY SURVEYOR)**

A PART OF PROPERTY DESCRIBED IN BREVARD COUNTY OFFICIAL RECORD BOOK 4513, PAGE 1488, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, AND PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUN S86°51'21"E ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 50.13 FEET TO THE EAST RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE N1°00'10"W ALONG SAID EAST RIGHT OF WAY LINE OF WICKHAM ROAD A DISTANCE OF 68.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N1°00'10"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 255.46 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7226, PAGE 2342; THENCE S86°45'32"E ALONG SAID SOUTH LINE A DISTANCE OF 8.02 FEET; THENCE S1°00'10"E A DISTANCE OF 221.75 FEET; THENCE S12°34'33"W A DISTANCE OF 34.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,909 SQUARE FEET, (0.044 ACRES) MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM GRID BEARING S86°51'21"E ALONG THE SOUTH LINE OF SECTION 19 PER RIGHT OF WAY MAP FOR PINEDA CAUSEWAY EXTENSION.

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
 Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)951-4879
 E-MAIL: SMITHSURVEYING @ AOL.COM
 CERTIFICATE OF AUTHORIZATION L.B. 7428

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

DRAWN BY: <u>P.A.D.</u>	CHECKED BY: <u>KAS</u>	DRAWING NO. <u>14-2127.DWG</u>	SECTION <u>19</u>
DATE: <u>JUNE 1, 2015</u>	SHEET <u>2</u> OF <u>3</u>	JOB NO. <u>15-1596</u>	TOWNSHIP <u>26</u> SOUTH
REVISION: <u>JULY 28, 2015</u>			RANGE <u>37</u> EAST
<u>SEPT. 25, 2015</u>			

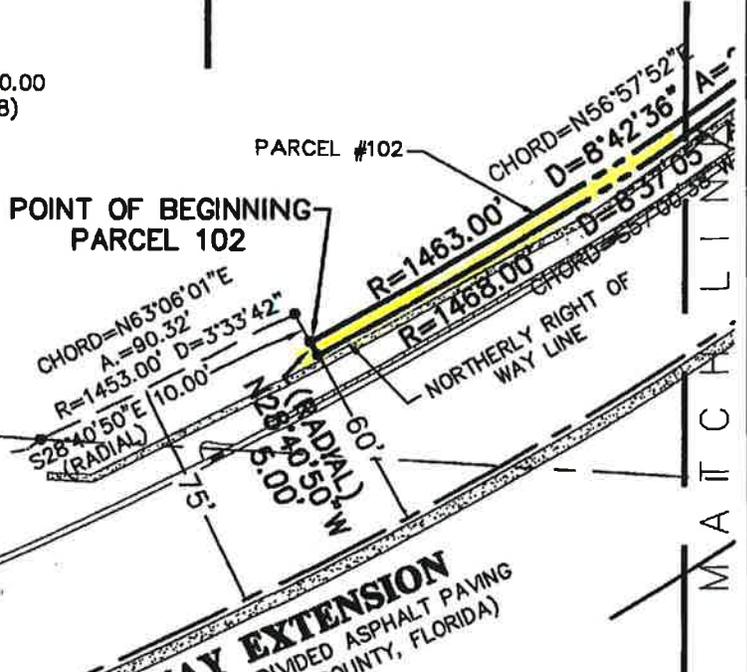
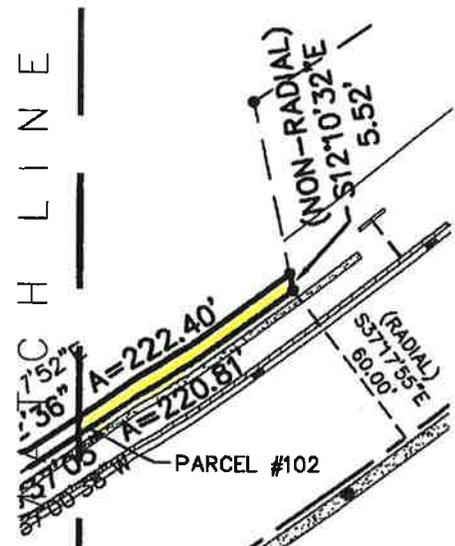
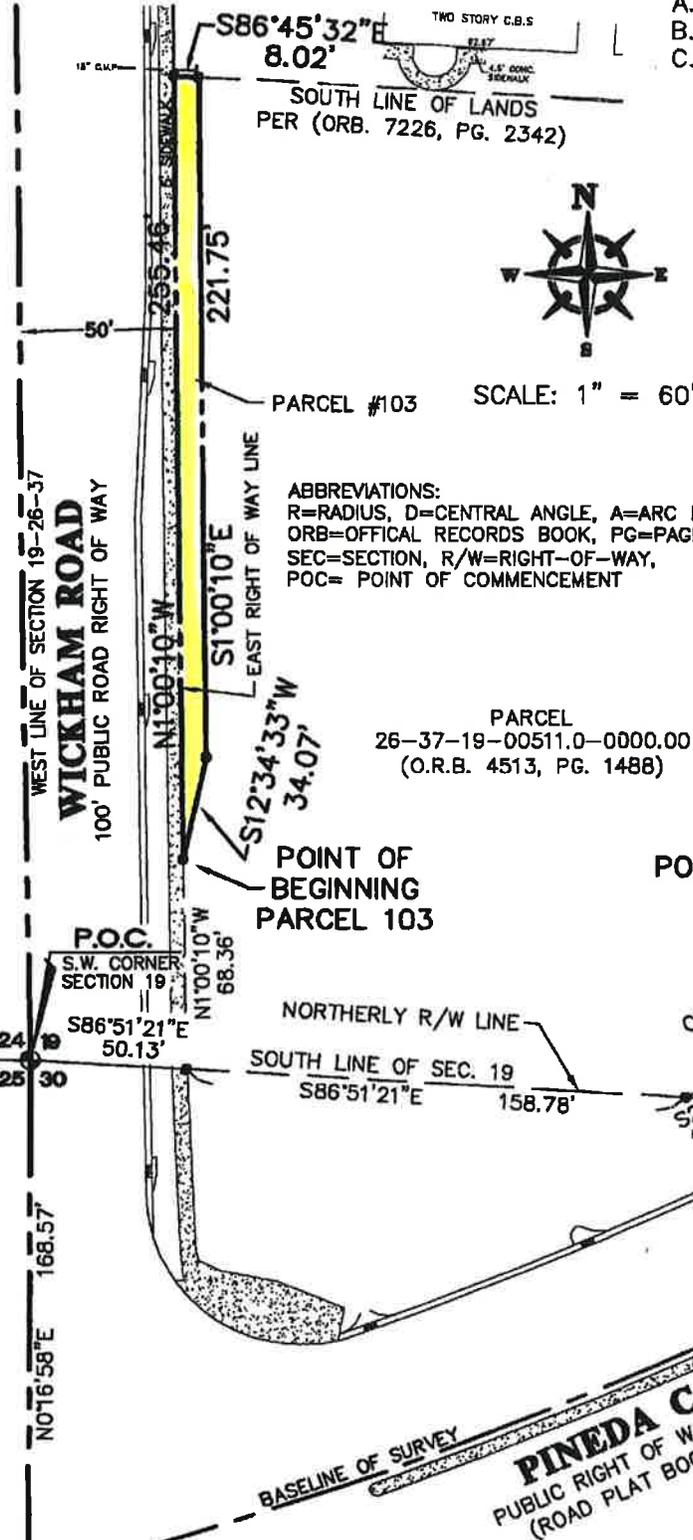
SKETCH & DESCRIPTION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

SHEET 3 OF 3
NOT VALID WITHOUT THE LEGAL
DESCRIPTIONS ON SHEETS 1 & 2 OF 3

NOT A BOUNDARY SURVEY

- A. PARCELS 102 AND 103
- B. PARENT PARCEL: 26-37-19-00-00511.0-0000.00
- C. PURPOSE: RIGHT OF WAY



PINEDA CAUSEWAY EXTENSION
PUBLIC RIGHT OF WAY WIDTH VARIES ~ DIVIDED ASPHALT PAVING
(ROAD PLAT BOOK 2, PAGE 43, BREVARD COUNTY, FLORIDA)

PREPARED BY:



1350 MALABAR ROAD S.E., SUITE 1, PALM BAY, FLORIDA 32907
Brevard(321)724-2940 Indian River(772)589-3228 Fax(321)851-4879
E-MAIL: SMITHSURVEYING @ AOL.COM
CERTIFICATE OF AUTHORIZATION L.B. 7426

JOB NO. 15-1596

DRAWING NO. 14-2127.DWG

12/15/15

IV.B.

A Daily Publication By:



BREVARD COUNTY PUBLIC WORKS/TI
400 SOUTH ST
TITUSVILLE FL 32780

STATE OF FLORIDA COUNTY OF BREVARD:
Before the undersigned authority personally appeared **Kim Curro**, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY**, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Notice Public Hearing

as published in **FLORIDA TODAY** in the issue(s) of:

11/23/15, 11/30/15

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 23th of November 2015, by Kim Curro who is personally known to me

Ruby Royer
Ruby Royer
Notary Public for the State of Florida
My Commission expires January 30, 2018

Publication Cost: \$207.02
Ad No: 0000873062
Customer No: BRE-6BR327

 **RUBY ROYER**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF088043
Expires 1/30/2018

AD#873062 11/23, 11/30/2015
PUBLIC NOTICE
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
As provided in Chapter 125.37 F.S., notice is hereby given that the Board of County Commissioners will hold a public hearing at 9:00 a.m. on **December 15, 2015**, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida.
The purpose of the hearing will be to consider an Exchange Agreement for property between Brevard County and Pinewick Partners, LLC.
In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify Blaise M. Mancini at 321-690-6847 in the Public Works Department, Land Acquisition Section, no later than 48 hours prior to the meeting.
A copy of the proposed agreement may be obtained by contacting Blaise M. Mancini, Land Acquisition Specialist at 321-690-6847.
Persons seeking to preserve a verbatim transcript of the record meeting must make those arrangements at their own expense.

RECEIVED

DEC 03 2015

Board of County Commissioners

BOARD OF COUNTY COMMISSIONERS

AGENDA: EXCHANGE AGREEMENT BETWEEN PINEWICK PARTNERS, LLC AND BREVARD COUNTY FOR EXCHANGE OF PROPERTY AND ACCEPTANCE OF A SANITARY SEWER EASEMENT -DISTRICT 4

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

AGENCY CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847(52886)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>12/24/15</u>
COUNTY ATTORNEY Cristina Berrios Assistant County Attorney	<u>[Signature]</u> *	_____	<u>12/2/15</u>
PUBLIC WORKS John Denninghoff, Director	<u>[Signature]</u>	_____	<u>12/3/15</u>
UTILITY SERVICES Jim Helmer, Interim Director	<u>[Signature]</u>	_____	<u>12/15/15</u>

AGENDA DUE DATE: December 1, 2015 for the December 15, 2015 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.

* subject to changes made to the agenda item being incorporated.

PROPERTY FACT SHEET

**PROJECT: EXCHANGE AGREEMENT BETWEEN PINEWICK PARTNERS, LLC AND
BREVARD COUNTY**

Owner:	Pinewick Partners, LLC
Parcel Location:	2905 Pineda Causeway, Melbourne, FL
Parent parcel Size:	2.99 Acres
Zoning Land Use:	C – Vacant Commercial
Improvements:	N/A (Proposed Wawa)
Topography:	Below Road Grade, property will be filled for construction
Flood Zone:	Zone: A-Special Flood Hazard Area (SFHA): area subject to inundation by the 1-percent-annual-chance flood event.
Tax Parcel:	26-37-19-00-00511.0-0000.00
Market Value:	\$188,790.00 (2015 Assessment) (Property Appraiser's Records)
Public Utilities:	All utilities available
Property Transaction: (Clerk of the Court Records)	Purchase date: 6/26/15 Sale amount: \$1,230,000.00

SUMMARY OF CONVEYANCES

Surplus Parcel #101: Area (Fee Simple)
To be conveyed to **Pinewick
Partners, Inc.** By County Deed 6,304 sq. /ft. (.144 Acre) [.28/sq./ft.]
Estimated Market Value per Property Appraiser:
\$1,736.64

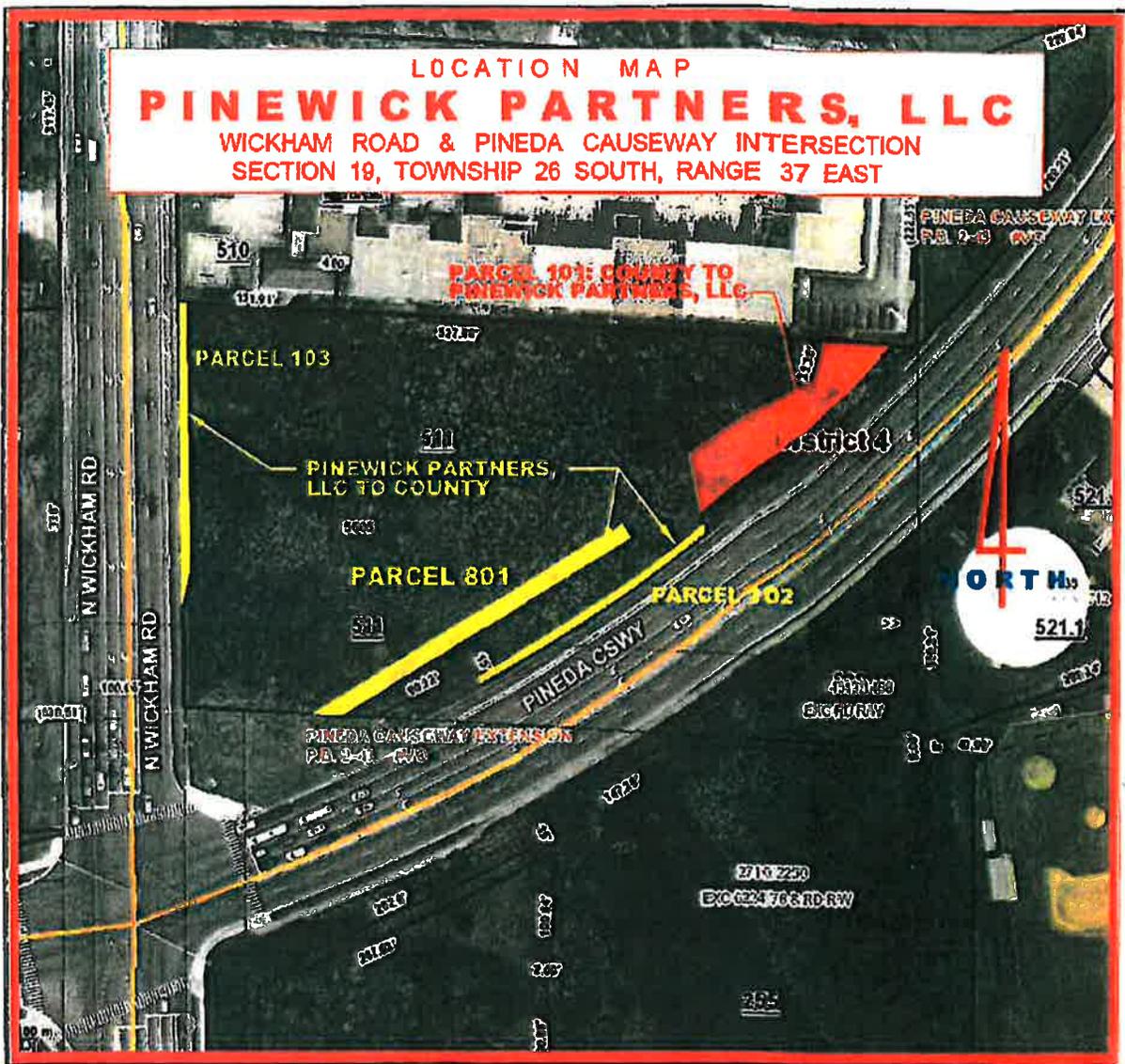
Parcel #102: Area (Fee Simple)
to be conveyed to **the County** by
Pinewick Partners, LLC 1,108 sq. / ft. (.025 Acre) [\$9.44/sq./ft.]
Estimated Market Value per Property Appraiser
\$10,460.00*

Parcel #103: Area (Fee Simple)
to be conveyed to **the County** by
Pinewick Partners, LLC 1,909 sq. / ft. (.044 Acre) [\$9.44/sq. /ft.]
Estimated Market Value Per Property Appraiser
\$18,021.00*

Parcel #801: Area of Sanitary Sewer
being conveyed to **the County** by
Pinewick Partners, LLC 4,604 sq. / ft.) (.11 Acre) (@ 50% Fee Value)
Estimated Market Value: **\$21,730.00***

Total Area being conveyed to the County
Fee and Easement 7,621 sq. /ft. (.18 Acres)
Estimated Total Value: **\$50, 211.00***

***Estimated Values based on Sale 6/26/2015 to Pinewick Partners, LLC \$1,230,000.00**



PARCEL #101: BREVARD COUNTY SURPLUS PARCEL TO BE CONVEYED TO PINEWICK PARTNERS, LLC

PARCEL #102 AND #103: PINEWICK PARTNERS TO CONVEY FEE SIMPLE INTEREST TO BREVARD COUNTY (TURN LANE AND SIDEWALK PURPOSES)

PARCEL #801: PINEWICK PARTNERS TO CONVEY SANITARY SEWER EASEMENT TO BREVARD COUNTY

Home (./) / Notice Public Hearing

Notice Public Hearing

Florida Today (<http://classifieds.floridatoday.com/>) | Notice Public Hearing
(<http://classifieds.floridatoday.com/category.php?place=Legals&posit=Notice+Public+Hearing>)

AD#861464 11/16, 11/25/2015 PUBLIC HEARINGS PUBLIC HEARING State Road (SR) A1A (Highway A1A) SR 500 (5th Ave.) to SR 404 (Pineda Causeway). Signalization enhancements, sidewalks, median, and mid-bloc...

Click for full text ([http://classifieds.floridatoday.com/item.php?id=861464&place=Legals&posit=Notice Public Hearing](http://classifieds.floridatoday.com/item.php?id=861464&place=Legals&posit=Notice+Public+Hearing))

 ([http://twitter.com/home?status=AD#861464 11/16, 11/25/2015 PUBLIC HEARINGS PUBLIC HEARING State Road \(SR\) A1A \(Highway A1A\) SR 500 \(5th Ave.\) to SR 404](http://twitter.com/home?status=AD#861464+11/16,+11/25/2015+PUBLIC+HEARINGS+PUBLIC+HEARING+State+Road+(SR)+A1A+(Highway+A1A)+SR+500+(5th+Ave.)+to+SR+404)) 
(<https://www.facebook.com/sharer/sharer.php?u=http://classifieds.floridatoday.com/item.php?id=861464>) 
(https://plusone.google.com/_/+1/confirm?hl=en&url=http://classifieds.floridatoday.com/item.php?id=861464) 
([mailto:emailaddress?subject=AD#861464 11/16, 11/25/2015 PUBLIC HEARINGS PUBLIC HEARING State Road \(SR\) A1A &body=AD#861464 11/16, 11/25/2015 PUBLIC HEARINGS PUBLIC HEARING State Road \(SR\) A1A \(Highway A1A\) SR 500 \(5th Ave.\) to SR 404%0D%0A%0D%0A http://classifieds.floridatoday.com/item.php?id=861464](mailto:emailaddress?subject=AD#861464+11/16,+11/25/2015+PUBLIC+HEARINGS+PUBLIC+HEARING+State+Road+(SR)+A1A+%26body=AD#861464+11/16,+11/25/2015+PUBLIC+HEARINGS+PUBLIC+HEARING+State+Road+(SR)+A1A+(Highway+A1A)+SR+500+(5th+Ave.)+to+SR+404%0D%0A%0D%0A+http://classifieds.floridatoday.com/item.php?id=861464))

Florida Today (<http://classifieds.floridatoday.com/>) | Notice Public Hearing
(<http://classifieds.floridatoday.com/category.php?place=Legals&posit=Notice+Public+Hearing>)

AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS As provided in Chapter 125.37 F.S., notice is hereby given that the Board of County Commissioners will hold a public hearing at 9:00 a.m. on December 15, 2015, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida. The purpose of the hearing will be to consider an Exchange Agreement for property between Brevard County and Pinewick Partners, LLC. In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify Blaise M. Mancini at 321-690-6847 in the Public Works Department, Land Acquisition Section, no later than 48 hours prior to the meeting. A copy of the proposed agreement may be obtained by contacting Blaise M. Mancini, Land Acquisition Specialist at 321-690-6847. Persons seeking to preserve a verbatim transcript of the record meeting must make those arrangements at their own expense.

Click for less text ([http://classifieds.floridatoday.com/Item.php?id=873062&place=Legals&posit=Notice Public Hearing](http://classifieds.floridatoday.com/Item.php?id=873062&place=Legals&posit=Notice+Public+Hearing))



([http://twitter.com/home?status=AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS As provided in Chapter 125.37](http://twitter.com/home?status=AD#873062+11/23,+11/30/2015+PUBLIC+NOTICE+BREVARD+COUNTY+BOARD+OF+COUNTY+COMMISSIONERS+As+provided+in+Chapter+125.37))



(<https://www.facebook.com/sharer/sharer.php?u=http://classifieds.floridatoday.com/Item.php?id=873062>)



([https://plusone.google.com/_/+1/confirm?](https://plusone.google.com/_/+1/confirm?hl=en&uri=http://classifieds.floridatoday.com/Item.php?id=873062)

[https://plusone.google.com/_/+1/confirm?](https://plusone.google.com/_/+1/confirm?hl=en&uri=http://classifieds.floridatoday.com/Item.php?id=873062)

[hl=en&uri=http://classifieds.floridatoday.com/Item.php?id=873062](https://plusone.google.com/_/+1/confirm?hl=en&uri=http://classifieds.floridatoday.com/Item.php?id=873062))

([mailto:emailaddress?subject=AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMIS&body=AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS As provided in Chapter 125.37 %0D%0A%0D%0A http://classifieds.floridatoday.com/Item.php?id=873062](mailto:emailaddress?subject=AD#873062+11/23,+11/30/2015+PUBLIC+NOTICE+BREVARD+COUNTY+BOARD+OF+COUNTY+COMMIS&body=AD#873062+11/23,+11/30/2015+PUBLIC+NOTICE+BREVARD+COUNTY+BOARD+OF+COUNTY+COMMISSIONERS+As+provided+in+Chapter+125.37+%0D%0A%0D%0A+http://classifieds.floridatoday.com/Item.php?id=873062))



Let's Talk

Personalized, Down to Earth Care for Urogynecology Issues
Stop Suffering Today and Start Living Life!

[Click Here for info >>](#)

Marja Spruck M.D. & Katrina Davis M.D. Female Board Certified Urogynecologists

- Home (<http://www.floridatoday.com/#ht=Headerhome>) | News (<http://www.floridatoday.com/news/#ht=Headernews>)
- | Sports (<http://www.floridatoday.com/sports/#ht=Headersports>) | Space (<http://www.floridatoday.com/space/#ht=Headerspace>)
- | Life (<http://www.floridatoday.com/life/#ht=Headerlife>)
- | Entertainment (<http://www.floridatoday.com/entertainment/#ht=Headerentertainment>)
- | Travel (<http://www.floridatoday.com/travel/#ht=Headertravel>)
- | Opinions (<http://www.floridatoday.com/opinions-columns/#ht=Headeropinions-columns>)
- | Obituaries (<http://www.legacy.com/obituaries/floridatoday/#ht=Headerobituaries>)
- | Insider (<http://www.floridatoday.com/insider/#ht=Headerinsider>)
- | USA TODAY (<http://www.floridatoday.com/section/global/nation-now/#ht=Headerusa-today>)
- | Media (<http://www.floridatoday.com/media/latest/news/#ht=Headermedialink>)
- | More (<http://www.floridatoday.com/#ht=Headerext>)

All rights reserved. Users of this site agree to the Terms of Service (<http://www.floridatoday.com/terms>), Privacy Notice/Your California Privacy Rights (<http://www.floridatoday.com/privacy>), and Ad Choices (<http://www.floridatoday.com/privacy/#adchoices>)



**The Place at Merritt Island Assisted Living Facility
Hiring LPN Nurses and Overnight CNAs
All 3 shifts available**

**Apply in Person at 535 Crockett Blvd, Merritt Island
or Email resume to crdirector@theplaceatmerrittisland.com**

[Home \(/\)](#) / [Notice Public Hearing](#)

Notice Public Hearing

Florida Today (<http://classifieds.floridatoday.com/>) | [Notice Public Hearing](#)
(<http://classifieds.floridatoday.com/category.php?place=Legals&posit=Notice+Public+Hearing>)

AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS As provided in Chapter 125.37 F.S., notice is hereby given that the Board of County Commissioners will hold a public hearing at 9:00 a.m. on December 15, 2015, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida. The purpose of the hearing will be to consider an Exchange Agreement for property between Brevard County and Pinewick Partners, LLC. In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify Blaise M. Mancini at 321-690-6847 in the Public Works Department, Land Acquisition Section, no later than 48 hours prior to the meeting. A copy of the proposed agreement may be obtained by contacting Blaise M. Mancini, Land Acquisition Specialist at 321-690-6847. Persons seeking to preserve a verbatim transcript of the record meeting must make those arrangements at their own expense.

Click for less text (<http://classifieds.floridatoday.com/item.php?>



Let's Talk

Personalized, Down to Earth Care for Urogynecology Issues
Stop Suffering Today and Start Living Life!

[Click Here for info >>](#)

Marja Spruck M.D. & Katrina Davis M.D, Female Board Certified Urogynecologists

- Home (<http://www.floridatoday.com/#ht=Headerhome>) | News (<http://www.floridatoday.com/news/#ht=Heademews>)
- | Sports (<http://www.floridatoday.com/sports/#ht=Headersports>) | Space (<http://www.floridatoday.com/space/#ht=Headerspace>)
- | Life (<http://www.floridatoday.com/life/#ht=Headerlife>)
- | Entertainment (<http://www.floridatoday.com/entertainment/#ht=Headerentertainment>)
- | Travel (<http://www.floridatoday.com/travel/#ht=Headertravel>)
- | Opinions (<http://www.floridatoday.com/opinions-columns/#ht=Headeropinions-columns>)
- | Obituaries (<http://www.legacy.com/obituaries/floridatoday/#ht=Headerobituaries>)
- | Insider (<http://www.floridatoday.com/insider/#ht=Headerinsider>)
- | USA TODAY (<http://www.floridatoday.com/section/global/nation-now/#ht=Headerusa-today>)
- | Media (<http://www.floridatoday.com/media/latest/news/#ht=Headermedialink>)
- | More (<http://www.floridatoday.com/#ht=Headertext>)

All rights reserved. Users of this site agree to the Terms of Service (<http://www.floridatoday.com/terms>), Privacy Notice/Your California Privacy Rights (<http://www.floridatoday.com/privacy>), and Ad Choices (<http://www.floridatoday.com/privacy#adchoices>)

AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS As provided in Chapter 125.37 F.S., notice is hereby given that the Board of County Commissioners will hold a public hearing at 9:00 a.m. on December 15, 2015, at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida. The purpose of the hearing will be to consider an Exchange Agreement for property between Brevard County and Pinewick Partners, LLC. In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify Blaise M. Mancini at 321-690-6847 in the Public Works Department, Land Acquisition Section, no later than 48 hours prior to the meeting. A copy of the proposed agreement may be obtained by contacting Blaise M. Mancini, Land Acquisition Specialist at 321-690-6847. Persons seeking to preserve a verbatim transcript of the record meeting must make those arrangements at their own expense.

Click for less text (<http://classifieds.floridatoday.com/item.php?id=873062&place=&posit=>)

 ([http://twitter.com/home?status=AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS As provided in Chapter 125.37](http://twitter.com/home?status=AD#873062%2011/23,%2011/30/2015%20PUBLIC%20NOTICE%20BREVARD%20COUNTY%20BOARD%20OF%20COUNTY%20COMMISSIONERS%20As%20provided%20in%20Chapter%20125.37))  (<https://www.facebook.com/sharer/sharer.php?u=http://classifieds.floridatoday.com/item.php?id=873062>)  (https://plusone.google.com/_/+1/confirm?hl=en&url=http://classifieds.floridatoday.com/item.php?id=873062)  ([mailto:emailaddress?subject=AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMIS&body=AD#873062 11/23, 11/30/2015 PUBLIC NOTICE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS As provided in Chapter 125.37 %0D%0A%0D%0A http://classifieds.floridatoday.com/item.php?id=873062](mailto:emailaddress?subject=AD#873062%2011/23,%2011/30/2015%20PUBLIC%20NOTICE%20BREVARD%20COUNTY%20BOARD%20OF%20COUNTY%20COMMISSIONERS%20As%20provided%20in%20Chapter%20125.37%20%0D%0A%0D%0A%20http://classifieds.floridatoday.com/item.php?id=873062))