Agenda Report

2725 Judge Fran Jamieson Way Viera, FL 32940



Consent

9/17/2024 F.6.

Subject:

Approval, Re: Dedication of Sidewalk Easement from DJD Real Estate Holdings, LLC for the Columbia Lane Construction Project - District 5.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition Office

Requested Action:

It is requested that the Board of County Commissioners accept the attached Sidewalk Easement.

Summary Explanation and Background:

The subject property is located in Section 03, Township 28 South, Range 36 East, west of 195, east of Columbia Lane, and north of State Road 192 in West Melbourne.

DJD Real Estate Holdings, LLC, owner, has obtained Right of Way/Easement permit number 22RW00636 from the County for the improvements within Columbia Lane for a commercial business known as John Deer/Dobbs Equipment. As a condition of the construction plan approval, Brevard County Code required the owner to construct a sidewalk along the County owned and maintained right of way of Columbia Lane. An easement was required due to four small portions of the sidewalk falling onto private property. The sidewalk was constructed as part of the completed project. The County will assume future maintenance responsibilities for the sidewalk as outlined in the attached easement. The owner agreed to dedicate the required easement.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

Clerk to the Board Instructions:



FLORIDA'S SPACE COAST

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

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



September 18, 2024

MEMORANDUM

TO: Marc Bernath, Public Works Director

Attn: Jean Kremitzki

RE:

Item F.6., Approval for Dedication of Sidewalk Easement from DJD Real Estate Holdings,

LLC for the Columbia Lane Construction Project

The Board of County Commissioners, in regular session on September 17, 2024, accepted the Sidewalk Easement from DJD Real Estate Holdings, LLC for the Columbia Lane Construction Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS

RACHEL M./SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/sm

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA:

Dedication of Sidewalk Easement from DJD Real Estate Holdings, LLC for

the Columbia Lane Construction Project - District 5.

AGENCY:

Public Works Department / Land Acquisition Office

APRROVE

AGENCY CONTACT: Jean Kremitzki/ Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

LAND ACQUISITION
Lucy Hamelers, Supervisor

COUNTY ATTORNEY
Greg Hughes
Assistant County Attorney

DISAPPROVE

DATE

8-20-24

Prepared by and return to: Jean Kremitzki
Brevard County Public Works Dept., Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 28-36-03-00-2

SIDEWALK EASEMENT

THIS INDENTURE, made this 17th day of July , 2024, between DJD Real Estate Holdings, LLC, a Delaware limited liability company, whose address is 2730 South Falkenburg Road, Tampa, FL 33578, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran of Brevard County, Florida.

WITNESSETH that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of reconstructing, reconfiguring, and maintaining sidewalk facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 03, Township 28 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A, B, C, AND D"

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

TO HAVE AND TO HOLD said easement unto Brevard County, a political subdivision of the State of Florida, and to its successors and/or assigns. The first party does covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

(Signatures and Notary on next two pages)

IN WITNESS WHEREOF, the first party has caused this easement to be executed, the day and year first above written.

Signed, sealed and delivered in the presence of:

- B	
Witness Jessica Simonson	DJD Real Estate Holdings, LLC, a Delaware limited liability company
Print Name 6070 Puplar Aug Sta 750 Maddress' 9 TO 38119	By:
Print Name 6070 Pupler Auc See 750 Address Marchin, TN 38117	(Corporate Seal)
STATE OF <u>Tennessee</u> COUNTY OF <u>Shelby</u>	

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this that day of July, 2024, by Michael ADC: ans, as Manager, for DJD Real Estate Holdings, LLC, a Delaware limited liability company. Is personally known or produced as identification.

Notary Signature
SEAL

IN WITNESS WHEREOF, the first party has caused this easement to be executed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Dessicu Simonson Print Name 6070 Poplar, Au Ste 750 Address Memphis TV 38119	DJD Real Estate Holdings, LLC, a Delaware limited liability company By: Print Name: LD.Chr: Stapher Co. Title: Manager
Print Name 6070 Popler Are See 750 Address Memphs, TW 38139	(Corporate Seal)
STATE OF <u>Tennessee</u> COUNTY OF <u>Shelby</u>	
The foregoing instrument was acknowled presence or online notarization on the control of the con	Ily known or produced

PARCEL #800

PARENT PARCEL ID#: 28-36-03-00-2

PURPOSE: SIDEWALK EASEMENT

<u>LEGAL DESCRIPTION</u>: PARCEL 800 (PREPARED BY SURVEYOR)
A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9213, PAGE 2754 AND LYING IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 9213, PAGE 2754, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, SAID POINT ALSO LYING ON THE SOUTH LINE OF A 20' RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 2, PAGE 80, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY OF COLUMBIA LANE, AN 80' WIDE ACCESS RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 70220, AND RUN S00'04'57"E ALONG SAID EAST RIGHT-OF-WAY OF COLUMBIA LANE, A DISTANCE OF 538.20 FEET. TO THE POINT OF BEGINNING:

THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF COLUMBIA LANE, RUN N89°55'03"E A DISTANCE OF 2.00 FEET; THENCE S00°04'57"E A DISTANCE OF 15.00 FEET; THENCE S89°55'03"W A DISTANCE OF 2.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF SAID COLUMBIA LANE; THENCE NOO'04'57"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 30.00 SQUARE FEET OR 0.001 ACRES, MORE OR LESS. SURVEYORS NOTES:

- 1. BEARINGS SHOWN HEREON ARE REFERRED TO A RECORDED VALUE OF N89°27'31"E FOR THE NORTH LINE OF THE NE 1/4 OF SECTION 3, BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP, SECTION NO. 70220, SHEET 26 OF 39.
- 2. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING PROPERTY INFORMATION REPORT:

ISSUING AGENT: FIDELITY NATIONAL TITLE INSURANCE COMPANY;

ISSUING AGENT: MARTIN, TATE, MORROW & MARSTON, P.C.; COMMITMENT NO.: 11744621;

ISSUING OFFICE FILE NO .: TRUIST BAND/DJD REAL EST. HOLD;

COMMITMENT DATE: APRIL 20, 2024 AT 8:00 AM

THE FOLLOWING MATTERS AFFECT THE PARENT PARCEL:

ITEM 6. ORB 3386, PG. 1068, TOGETHER WITH ORDINANCE NO. 2009-46 IN ORB 66, PG. 1241 AFFECTS THE PARENT PARCEL, BLANKET IN NATURE, NON-PLOTTABLE.

NON-PLOTTABLE.

ITEM 7. ORB 9628, PG. 1056 AFFECTS THE PARENT PARCEL, BLANKET IN MANUAL ITEM 8. UNDERGROUND EASEMENT IN ORB 9765, PG. 941 AFFECTS THE PARENT HEREIN. NOT MAPPED/NOT IN SCALED VIEW OF SKETCH.

EPARED FOR AND CERTIFIED TO:

EVARD COUNTY BOARD OF COUNTY COMMISSIONEDS:

NOT PARCEL 800

EXHIBIT "A"

SHEET | OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS; DJD REAL ESTATE HOLDINGS LLC

PREPARED BY:

MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC. 504 N. HARBOR CITY BLVD. MELBOURNE, FL 32935

PHONE: (321) 751-6088

Consulting Engineers, Inc. Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7040 504 North Harbor City Blvd. Melbourne, FL 32935

PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL

THE REAL PROPERTY OF

SAMUEL C. WERS, PSM NO. 5990

SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

FLORIDA LICENSED BUSINESS NO. 7040 Phone (321) 751-6088 Fax (321) 751-6089 PROJECT NO. 2023-007 SECTION 3 CHECKED BY: CSB DRAWN BY: JTH REVISIONS DATE DESCRIPTION TOWNSHIP 28 SOUTH 6/5/2024 UPDATED TITLE NO. 1 DRAWING: 2023-007 DOBBS RANGE 36 EAST DATE: 6/13/2024 114 COUNTY COMMENTS EQUIPMENT ESMT SIDEWALK.DWG NO. 2 6/13/2024

SKETCH OF DESCRIPTION PARCEL #800

EXHIBIT "A"

SHEET 2 OF 2 NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 28-36-03-00-2

PURPOSE: SIDEWALK EASEMENT

REFERENCE BEARING: N89°27'31"E 264.39' NORTH LINE OF THE NE 1/4 OF SECTION 3 NO0'04'57"W 20' R/W (P.B. 2, PG. 80) 20.00 N89'27'13"E 264.40' NORTH LINE OF ORB 9213, PG. 2754 N POINT OF COMMENCEMENT PARCEL 800 RANSPORTATION NORTHWEST CORNER OF EAST R/W ORB 9213, PG. 2754 **GRAPHIC SCALE** DJD REAL ESTATE HOLDINGS LLC PARCEL ID: 28-36-03-00-2 ORB 9213, PG. 2754 REVISION FLORIDA DEPARTMENT (IN FEET) 1 INCH = 20 FEET S00.04'57"E R/W MAP POINT OF BEGINNING LEGEND: PARCEL 800 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION IDENTIFICATION ID LICENSED BUSINESS OFFICIAL RECORDS BOOK LB N89'55'03"E ORB PAGE
PLAT BOOK
PROFESSIONAL SURVEYOR
& MAPPER PG. P.B. 2.00' = **PSM** & MAPPER
RIGHT—OF—WAY
NORTH OR NORTHING
EAST OR EASTING
SOUTH
WEST
NORTHEAST
NORTHWEST
SOUTHEAST
SOUTHEAST
PLUS OR MINUS S00°04'57"E 15.00' EXHIBIT "A" PARCEL 800: N00.04'57" SIDEWALK EASEMENT 30.00 SF OR 0.001± ACRES PLUS OR MINUS FEET OR ARCMINUTES INCHES OR ARCSECONDS DEGREES = S89°55'03"W 2.00'

PREPARED BY:
MORGAN & ASSOCIATES
CONSULTING ENGINEERS, INC.
504 N. HARBOR CITY BLVD.
MELBOURNE, FL 32935
PHONE: (321) 751-6088

ASSOCIATES

Consulting Engineers Inc.

PHONE: (321) 751–6088 Civil Engineers and Land Surveyors - E.B. ¢ 7903 / L.B. \$7040.

504 North Harbor City Blvd. Melbourne, F.L. 32935
Phone (321) 751-6088 Fax (321) 751-6089

SCALE:

1" = 20'

PROJECT NO.: 2023-007

SECTION 3
TOWNSHIP 28 SOUTH

RANGE 36 EAST

PARCEL #801

PARENT PARCEL ID#: 28-36-03-00-2

PURPOSE: SIDEWALK EASEMENT

LEGAL DESCRIPTION: PARCEL 801 (PREPARED BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9213, PAGE 2754 AND LYING IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 9213, PAGE 2754, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, SAID POINT ALSO LYING ON THE SOUTH LINE OF A 20' RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 2, PAGE 80, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY OF COLUMBIA LANE, AN 80' WIDE ACCESS RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 70220, AND RUN S00°04'57"E ALONG SAID EAST RIGHT-OF-WAY OF COLUMBIA LANE, A DISTANCE OF 612.21 FEET. TO THE POINT OF BEGINNING:

THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF COLUMBIA LANE, RUN N89°55'03"E A DISTANCE OF 4.00 FEET; THENCE S00'04'57"E A DISTANCE OF 40.00 FEET; THENCE S89'55'03"W A DISTANCE OF 4.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF SAID COLUMBIA LANE; THENCE NOO'04'57"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 160.01 SQUARE FEET OR 0.004 ACRES, MORE OR LESS. SURVEYORS NOTES:

- 1. BEARINGS SHOWN HEREON ARE REFERRED TO A RECORDED VALUE OF N89°27'31"E FOR THE NORTH LINE OF THE NE 1/4 OF SECTION 3, BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP, SECTION NO. 70220, SHEET 26 OF 39.
- 2. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING PROPERTY INFORMATION REPORT:

ISSUING AGENT: FIDELITY NATIONAL TITLE INSURANCE COMPANY;

ISSUING AGENT: MARTIN, TATE, MORROW & MARSTON, P.C.; COMMITMENT NO.: 11744621;

ISSUING OFFICE FILE NO .: TRUIST BAND/DJD REAL EST. HOLD;

COMMITMENT DATE: APRIL 20, 2024 AT 8:00 AM

THE FOLLOWING MATTERS AFFECT THE PARENT PARCEL:

ITEM 6. ORB 3386, PG. 1068, TOGETHER WITH ORDINANCE NO. 2009-46 IN ORB 6056, PG. 1241 AFFECTS THE PARENT PARCEL, BLANKET IN NATURE, NON-PLOTTABLE.

NON-PLOTTABLE.

ITEM 8. UNDERGROUND EASEMENT IN ORB 9765, PG. 941 AFFECTS THE PARCEL, BLANKET IN NATHEREIN. NOT MAPPED/NOT IN SCALED VIEW OF SKETCH PARCEL, NOT PARCEL 801

PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS: DJD REAL ESTATE HOLDINGS LLC

PREPARED BY:

MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC. 504 N. HARBOR CITY BLVD.

PHONE: (321) 751-6088

Consulting Engineers, Inc. MELBOURNE, FL 32935 FLORIDA LICENSED BUSINESS NO. 7040 Phone (321) 751-6088 Fax (321) 751-6089

Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7040 504 North Harbor City Blvd. Melbourne, FL 32935

SAMUEL C. BOWERS, PSM NO. 5990 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED

HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

EXHIBIT "B" SHEET | OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PROJECT NO. 2023-007 SECTION 3 DRAWN BY: JTH ICHECKED BY: CSB REVISIONS DATE DESCRIPTION TOWNSHIP 28 SOUTH UPDATED TITLE NO. 1 6/5/2024 DRAWING: 2023-007 DOBBS RANGE 36 EAST DATE: 6/13/2024 COUNTY COMMENTS 116 EQUIPMENT ESMT SIDEWALK.DWG NO. 2 6/13/2024

SHEET 2 OF 2 PARCEL #801 NOT VALID WITHOUT SHEET 1 OF 2 PARENT PARCEL ID#: 28-36-03-00-2 THIS IS NOT A SURVEY PURPOSE: SIDEWALK EASEMENT REFERENCE BEARING: N89'27'31"E 264.39' NORTH LINE OF THE NE 1/4 OF SECTION 3 N00°04'57"W 20' R/W (P.B. 2, PG. 80) 20.00 N89°27'13"E 264.40' NORTH LINE OF ORB 9213, PG. 2754 POINT OF COMMENCEMENT PARCEL 801 612.21 RANSPORTATION NORTHWEST CORNER OF ORB 9213, PG. 2754 **EAST** S00.04'57"E POINT OF BEGINNING PARCEL 801 **GRAPHIC SCALE** N89°55'03"E 4.00' (IN FEET) 1 INCH = 20 FEET S00°04'57"E LEGEND: 40.00' FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION EXHIBIT "B" PARCEL 801: **IDENTIFICATION** LICENSED BUSINESS OFFICIAL RECORDS BOOK LB SIDEWALK EASEMENT ORB PG. P.B. 160.01 SF OR 0.004± ACRES PAGE PLAT BOOK = PLAT BOOK = PROFESSIONAL SURVEYOR & MAPPER = RIGHT-OF-WAY = NORTH OR NORTHING = EAST OR EASTING = SOUTH = WEST = NORTHEAST = NORTHWEST = SOUTHWEST = SOUTHWEST = PLUS OR MINUS = FEET OR ARCMINUTES = INCHES OR ARCSECONDS = DEGREES **PSM** N00'04'57"W DJD REAL ESTATE HOLDINGS LLC RNESWEWEW NESSH, PARCEL ID: 28-36-03-00-2 40.00 ORB 9213, PG. 2754 S89°55'03"W 4.00'

PREPARED BY:
MORGAN & ASSOCIATES
CONSULTING ENGINEERS, INC.
504 N. HARBOR CITY BLVD.
MELBOURNE, FL 32935
PHONE: (321) 751-6088
FLORIDA LICENSED BUSINESS NO. 7040

SKETCH OF DESCRIPTION

MORGAN & Associates

Consulting Engineers, Inc.

Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #704 504 North Harbor City Blvd. Melbourne, FL 32935 Phone (321) 751-6088 Fax (321) 751-6089 SCALE:

1" = 20'

PROJECT NO.: 2023-007

SECTION 3

EXHIBIT "B"

TOWNSHIP 28 SOUTH RANGE 36 EAST

PARCEL #802

PARENT PARCEL ID#: 28-36-03-00-2

PURPOSE: SIDEWALK EASEMENT

LEGAL DESCRIPTION: PARCEL 802 (PREPARED BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9213, PAGE 2754 AND LYING IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 9213, PAGE 2754, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, SAID POINT ALSO LYING ON THE SOUTH LINE OF A 20' RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 2, PAGE 80, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY OF COLUMBIA LANE. AN 80' WIDE ACCESS RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 70220, AND RUN S00°04'57"E ALONG SAID EAST RIGHT-OF-WAY OF COLUMBIA LANE, A DISTANCE OF 715.54 FEET, TO THE POINT OF BEGINNING:

THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF COLUMBIA LANE, RUN N89'55'03"E A DISTANCE OF 4.00 FEET; THENCE S00°04'57"E A DISTANCE OF 40.01 FEET; THENCE S89°55'03"W A DISTANCE OF 4.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF SAID COLUMBIA LANE; THENCE NOO'04'57"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 40.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 160.03 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- 1. BEARINGS SHOWN HEREON ARE REFERRED TO A RECORDED VALUE OF N89°27'31"E FOR THE NORTH LINE OF THE NE 1/4 OF SECTION 3, BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP, SECTION NO. 70220, SHEET 26 OF 39.
- 2. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING PROPERTY INFORMATION REPORT:

ISSUING AGENT: FIDELITY NATIONAL TITLE INSURANCE COMPANY;

ISSUING AGENT: MARTIN, TATE, MORROW & MARSTON, P.C.; COMMITMENT NO.: 11744621;

ISSUING OFFICE FILE NO .: TRUIST BAND/DJD REAL EST. HOLD;

COMMITMENT DATE: APRIL 20, 2024 AT 8:00 AM

THE FOLLOWING MATTERS AFFECT THE PARENT PARCEL:

ITEM 6. ORB 3386, PG. 1068, TOGETHER WITH ORDINANCE NO. 2009-46 IN ORB 6056. PG. 1241 AFFECTS THE PARENT PARCEL, BLANKET IN NATURE, NON-PLOTTABLE.

ITEM 7. ORB 9628, PG. 1056 AFFECTS THE PARENT PARCEL, BLANKET NON-PLOTTABLE.

ITEM 8. UNDERGROUND EASEMENT IN ORB 9765, PG. 941 AFFECTS THE PARTHEREIN. NOT MAPPED/NOT IN SCALED VIEW OF SKETCH. , NOT PARCEL 802

PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS; DJD REAL ESTATE HOLDINGS LLC

PREPARED BY:

MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC. 504 N. HARBOR CITY BLVD. MELBOURNE, FL 32935

PHONE: (321) 751-6088

Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7040
504 North Harbor City Blvd. Melbourne, FL 32935 FLORIDA LICENSED BUSINESS NO. 7040 Phone (321) 751-6088 Fax (321) 751-6089

SAMUEL C. BOWERS, PSM NO. 5990 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

EXHIBIT "C" SHEET I OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

DRAWN BY: JTH CHECKED BY: CSB		PROJECT NO. 2023-007		SECTION 3		
DRAWN BY: JTH CHECKED BY: CSB	REVISIONS	DATE	DESCRIPTION	TOWNSHIP 28 SOUTH		
	DRAWING: 2023-007 DOBBS	NO. 1	6/5/2024	UPDATED TITLE	RANGE 36 EAST	I
DATE: 6/13/2024	EQUIPMENT ESMT SIDEWALK.DWG	NO. 2	6/13/2024	COUNTY COMMENTS	17,1102 00 2,101	118

EXHIBIT "C" SKETCH OF DESCRIPTION SHEET 2 OF 2 PARCEL #802 NOT VALID WITHOUT SHEET 1 OF 2 PARENT PARCEL ID#: 28-36-03-00-2 THIS IS NOT A SURVEY PURPOSE: SIDEWALK EASEMENT REFERENCE BEARING: N89'27'31"E 264.39' NORTH LINE OF THE NE 1/4 OF SECTION 3 N00°04'57"W 20' R/W (P.B. 2, PG. 80) 20.00 N89'27'13"E 264.40' NORTH LINE OF ORB 9213, PG. 2754 POINT OF COMMENCEMENT PARCEL 802 NORTHWEST CORNER OF ORB 9213, PG. 2754 S00.04'57"E DJD REAL ESTATE HOLDINGS LLC PARCEL ID: 28-36-03-00-2 ORB 9213, PG. 2754 **GRAPHIC SCALE** POINT OF BEGINNING PARCEL 802 (IN FEET) 1 INCH = 20 FEET N89*55'03"E LEGEND: 4.00' FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION EXHIBIT "C" PARCEL 802: **IDENTIFICATION** = LICENSED BUSINESS = OFFICIAL RECORDS BOOK LB ORB SIDEWALK EASEMENT 160.03 SF OR 0.004± ACRES = PAGE = PLAT BOOK = PROFESSIONAL SURVEYOR & MAPPER PG. P.B. PSM RIGHT - OF - WAY NORTH OR NORTHING EAST OR EASTING SOUTH WEST RNESW NESS ± S00°04'57"E N00'04'57"W NORTHEAST NORTHWEST SOUTHEAST SOUTHWEST 40.01 40.01 PLUS OR MINUS FEET OR ARCMINUTES INCHES OR ARCSECONDS DEGREES S89°55'03"W 4.00' PREPARED BY: MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC. SCALE: SECTION 3 504 N. HARBOR CITY BLVD. 1'' = 20'TOWNSHIP 28 SOUTH MELBOURNE, FL 32935 PROJECT NO.: 2023-007 Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #704 504 North Harbor City Blvd. Melbourne, FL 32935 RANGE 36 EAST PHONE: (321) 751-6088

Phone (321) 751-6088 Fax (321) 751-6089

FLORIDA LICENSED BUSINESS NO. 7040

PARCEL #803

PARENT PARCEL ID#: 28-36-03-00-2

PURPOSE: SIDEWALK EASEMENT

LEGAL DESCRIPTION: PARCEL 803 (PREPARED BY SURVEYOR)
A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9213, PAGE 2754 AND LYING IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 9213, PAGE 2754, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, SAID POINT ALSO LYING ON THE SOUTH LINE OF A 20' RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 2, PAGE 80, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY OF COLUMBIA LANE, AN 80' WIDE ACCESS RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 70220, AND RUN SO0°04'57"E ALONG SAID EAST RIGHT-OF-WAY OF COLUMBIA LANE, A DISTANCE OF 1004.92 FEET, TO THE POINT OF BEGINNING:

THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF COLUMBIA LANE, RUN N89'55'03"E A DISTANCE OF 4.00 FEET; THENCE S00'04'57"E A DISTANCE OF 38.00 FEET; THENCE S89'55'03"W A DISTANCE OF 4.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF SAID COLUMBIA LANE; THENCE NO0°04'57"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 38.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 152.01 SQUARE FEET OR 0.003 ACRES, MORE OR LESS. SURVEYORS NOTES:

- 1. BEARINGS SHOWN HEREON ARE REFERRED TO A RECORDED VALUE OF N89°27'31"E FOR THE NORTH LINE OF THE NE 1/4 OF SECTION 3, BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP, SECTION NO. 70220, SHEET 26 OF 39.
- 2. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING PROPERTY INFORMATION REPORT:

ISSUING AGENT: FIDELITY NATIONAL TITLE INSURANCE COMPANY;

ISSUING AGENT: MARTIN, TATE, MORROW & MARSTON, P.C.; COMMITMENT NO.: 11744621;

ISSUING OFFICE FILE NO.: TRUIST BAND/DJD REAL EST. HOLD;

COMMITMENT DATE: APRIL 20, 2024 AT 8:00 AM

THE FOLLOWING MATTERS AFFECT THE PARENT PARCEL:

ITEM 6. ORB 3386, PG. 1068, TOGETHER WITH ORDINANCE NO. 2009-46 IN ORB 676, PG. 1241 AFFECTS THE PARENT PARCEL, BLANKET IN NATURE, NON-PLOTTABLE.

NON-PLOTTABLE.

ITEM 7. ORB 9628, PG. 1056 AFFECTS THE PARENT PARCEL, BLANKET IN NATURE ITEM 8. UNDERGROUND EASEMENT IN ORB 9765, PG. 941 AFFECTS THE PARENT HEREIN. SAID EASEMENT IS MAPPED AND SHOWN HEREIN.

EPARED FOR AND CERTIFIED TO:

EVARD COUNTY BOARD OF COUNTY COMMISSIONERS; PARCEL 803

PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS; DJD REAL ESTATE HOLDINGS LLC

PREPARED BY:

MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC. 504 N. HARBOR CITY BLVD. MELBOURNE, FL 32935

PHONE: (321) 751-6088

FLORIDA LICENSED BUSINESS NO. 7040 Phone (321) 751-6088 Fax (321) 751-6089

Consulting Engineers, Inc. Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7040 504 North Harbor City Blvd. Melbourne, FL 32935

SAMUEL C. BOW RS, PSM NO. 5990 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED

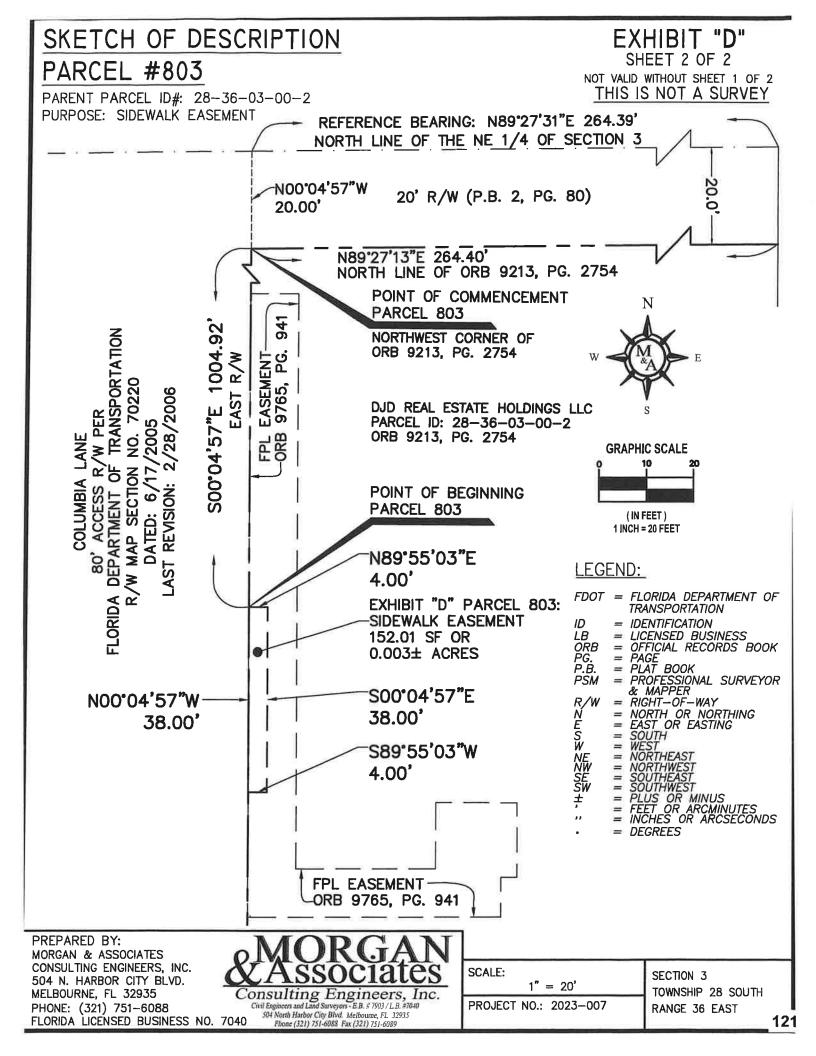
I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

EXHIBIT "D" SHEET | OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PROJECT NO. 2023-007 CHECKED BY: CSB SECTION 3 DRAWN BY: JTH **REVISIONS** DATE DESCRIPTION TOWNSHIP 28 SOUTH 6/5/2024 UPDATED TITLE NO. 1 DRAWING: 2023-007 DOBBS RANGE 36 EAST DATE: 6/13/2024 EQUIPMENT ESMT SIDEWALK.DWG COUNTY COMMENTS NO. 2 6/13/2024



LOCATION MAP

Section 03, Township 28 South, Range 36 East - District: 5

PROPERTY LOCATION: West of I 95, east of Columbia Lane, and north of State Road 192 in West Melbourne.

OWNERS NAME(S): DJD Real Estate Holdings, LLC

