



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.8.

11/12/2019

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### **Subject:**

Approval Re: Drainage, Landscaping, and Utility Access Easement from the School Board of Brevard County, Florida (Satellite Beach High School), Assignment of Easement and Bill of Sale, for the Base Flow Basin #1329 Drainage Improvement - District 4.

### **Fiscal Impact:**

FY 2019 - 2020: No impact

FY 2020 - 2021: No impact

### **Dept/Office:**

Public Works Department / Land Acquisition Section / Natural Resources Management Department

### **Requested Action:**

It is requested that the Board of County Commissioners 1) approve and accept the Drainage, Landscaping and Utility Access Easement, 2) approve the Assignment of Easement and Bill of Sale, and 3) authorize the Chair to execute the Assignment of Easement and Bill of Sale at completion of the project construction.

### **Summary Explanation and Background:**

The subject property is located in Section 35, Township 26 South, Range 37 East, located approximately 0.34 miles east of South Patrick Drive on Jackson Avenue in Satellite Beach, Florida.

Brevard County Natural Resources Management Department is planning a drainage improvement project. The Base Flow Basin #1329 project consists of the installation of an up-flow filter system with solar pumps. The filter will be installed on land owned by the School Board. At the completion of the project construction, the City of Satellite Beach has agreed to take maintenance and ownership of the system. The County will assign the Drainage, Landscaping, and Utility Access Easement it received from the School Board of Brevard County, Florida to the City of Satellite Beach. A Bill of Sale will be provided conveying ownership of the system to the City of Satellite Beach.

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

### **Clerk to the Board Instructions:**

147

# BOARD OF COUNTY COMMISSIONERS

## AGENDA REVIEW SHEET

AGENDA: Drainage, Landscaping, and Utility Access Easement from the School Board of Brevard County, Florida, Assignment of Easement and Bill of Sale Needed for the Base Flow Basin #1329 Drainage Improvement Project – District 4

AGENCY: Public Works Department / Land Acquisition / Natural Resources Management Department

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-690-6847 extension 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>10-29-19</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney	 _____	_____	<u>11-4-19</u>

AGENDA DUE DATE: October 29, 2019 for the November 12, 2019 Board meeting



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

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

November 13, 2019

**M E M O R A N D U M**

**TO:** Corrina Gumm, Interim Public Works Director

**RE:** Item F.8., Approval of Drainage, Landscaping, and Utility Access Easement from the School Board of Brevard County, Florida (Satellite Beach High School), Assignment of Easement and Bill of Sale for the Base Flow Basin #1329 Drainage Improvement

The Board of County Commissioners, in regular session on November 12, 2019, approved and accepted the Drainage, Landscaping, and Utilities Access Easement; approved the Assignment of Easement and Bill of Sale; and authorized the Chair to execute the Assignment of Easement and Bill of Sale at completion of the project construction. Enclosed are two executed Assignments of Easement and one fully-executed Bill of Sale.

**Upon execution by all parties, please return a fully-executed Assignment of Easement to this office for inclusion in the official minutes.**

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/kp

Encls. (3)

cc: Natural Resources Management  
Asset Management

**DRAINAGE, LANDSCAPING, AND UTILITY ACCESS EASEMENT**

THIS DRAINAGE, LANDSCAPING, AND UTILITY ACCESS EASEMENT is made and entered by **THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA**, hereinafter called "**GRANTOR**", whose address is 2700 Judge Fran Jamieson Way, Viera, FL 32940, and **BREVARD COUNTY, FLORIDA**, whose address is 2725 Judge Fran Jamieson Way, Viera, FL 32940, hereinafter called "**GRANTEE**".

**WITNESSETH**

WHEREAS, Grantor is the fee simple owner of that certain property known as Satellite Beach High School, 300 Jackson Avenue, Satellite Beach, FL 32937, which includes the "Easement Property", more fully described on Exhibit "A", which is attached hereto and incorporated by this reference as if fully set forth herein; and,

WHEREAS, Grantee desires to construct, operate, and maintain a storm water drainage improvement system on said property, for the purpose of water quality benefits to the Indian River Lagoon; and

WHEREAS, Grantor is amenable to conveying a perpetual, non-exclusive ingress and egress easement on the Easement Property to Grantee in exchange for the consideration herein set forth.

NOW THEREFORE, in consideration of the payment of Ten Dollars (\$10.00), the adequacy and receipt of which are hereby acknowledged, and in consideration of certain additional undertakings of Grantee, as hereinafter set forth, Grantor hereby agrees as follows:

1. Grant of Easement. Grantor does hereby grant, convey, and warrant to the Grantee, its successors, agents, and assigns, a perpetual easement to construct, maintain, and re-construct a storm water drainage system and associated landscaping on the Easement Property, along with an ingress and egress easement granting the right, privilege, and authority to said Grantee, its successors, agents, and assigns, lessees, and tenants to access the storm water drainage improvement.

The easement hereby granted is non-exclusive and is made subject to all easements, conditions, and restrictions, reservations and other matters of public record, and shall in no way restrict the right or interest of Grantor and/or its successors and assigns in the use and quiet enjoyment of the Easement Premises to the extent that such use does not unreasonably interfere with the easement and related rights granted herein to Grantee.

2. Use and Maintenance. The Grantee and/or its successors and assigns, shall have the right to clear and keep clear from the Easement Property all trees, undergrowth, and other obstructions that may unreasonably interfere with normal ingress and egress required to access, operate, and maintain the storm water drainage improvement by the Grantee and/or its successors and assigns. It shall be the sole obligation of the Grantee to clear and keep clear from the Easement Property all trees, undergrowth,

and other obstructions at its cost and expense. In the event of any damage to the Easement Property or the facilities located thereon by the Grantee or its agents, invitees, employees, successors, and assigns, Grantee shall, at its sole cost and expense, restore that portion of the Easement Property and facilities which are damaged to the condition existing prior to the occurrence of such damage.

3. Landscaping. Grantor and Grantee agree to allow Grantee to install native bushes/wildflowers in the area around the drainage improvements.
4. School Operations. The Grantee shall not interfere with school operations.
5. School Security. The Grantee shall construct a six-foot chain-link fence around the north, east, and west perimeters of the easement area. Grantee agrees to work exclusively within the fenced easement area. At no time shall the Grantee access any other portion of Grantors property that is not located within the fenced easement area during school hours or when students are present without first signing in at the front office and being accompanied by school administration.
6. Termination of the Easement. If the storm water drainage improvement is abandoned by Grantee, the following conditions shall apply: Brevard County shall remove all piping, structures and equipment and restore the property to a safe, secure, and environmentally clean condition. All rights and privileges hereunder shall cease, and the easement privileges and rights herein granted shall revert to the Grantor.
7. Indemnification. To the extent allowed by law and subject to the provisions set forth in Section 768.28, Florida Statutes, each party is responsible for the negligent or wrongful acts or omissions of its own employees, agents or other representatives while acting within the scope of their employment or otherwise within their authorized capacity, arising from the activities encompassed by this Agreement. Nothing contained within this Agreement requires either party to indemnify the other party for any losses, damages or injuries caused by or otherwise arising from the negligent or wrongful act or omission of its employees, agents or representatives. Neither party, by execution of this Agreement, will be deemed to have waived its statutory right/defense of sovereign immunity, or to have increased its limits of liability under Section 768.28, Florida Statutes, as may be amended from time to time. Each party shall retain all rights, defenses, and remedies under Florida law in the event of any claims, suits or other disputes arising from its performance of the obligations under this Agreement. Nothing in this Agreement shall be interpreted to create any causes of action for any third parties not a party to this Agreement.
8. Authority of Grantor to Grant Easement. Grantor covenants that it has the right to grant the approvals, privileges and easement stated herein, and further covenants that Grantee shall have quiet and peaceful possession, use and enjoyment of said easement.

9. Assignment. Grantee may assign its rights under this easement to the City of Satellite Beach, Florida.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by the proper officers thereunto duly authorized on the day and year first above written.

Signed, sealed and delivered in the presence of:

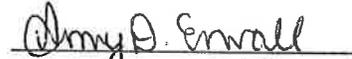
The School Board of Brevard County, Florida

  
Tina Descovich, Chairperson

ATTEST:

  
Mark W. Mullins, Ed.D.  
Superintendent

Approved as to form

  
Amy Envall, General Counsel

State of Florida  
County of Brevard

**I HEREBY CERTIFY**, that on this day personally appeared me, an officer duly authorized to administer oaths and take acknowledgments, Tina Descovich, Chairperson, The School Board of Brevard County, Florida, personally and well known to me to be the person described in and who executed the foregoing easement, and that she has acknowledged before me that she has executed the same freely and voluntarily for the purpose there in expressed. That she did/did not produce a Driver's License as identification and that she did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 22nd day of October, 2019.

Brevard County School Board Date: 9-24-19  
Agenda Item No: F-21

  
Notary Public  
(SEAL)



# LEGAL DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 26-37-35-00-5

PURPOSE: DRAINAGE, LANDSCAPING AND UTILITY ACCESS EASEMENT

### EXHIBIT "A"

#### SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 801, DRAINAGE, LANDSCAPING AND UTILITY ACCESS EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 487, PAGE 203 AS RECORDED IN PUBLIC RECORDS OF BREVARD COUNTY AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 515, PAGE 157, SAID POINT BEING ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 487, PAGE 203, AND SAID POINT BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JACKSON AVENUE; THENCE NORTH 89° 15' 34" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 589.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00° 00' 00" EAST FOR A DISTANCE OF 30.21 FEET; THENCE NORTH 89° 16' 42" EAST FOR A DISTANCE OF 155.35 FEET; THENCE SOUTH 00° 00' 00" WEST FOR A DISTANCE OF 30.16 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89° 15' 34" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 155.35 FEET TO THE POINT OF BEGINNING, CONTAINING 4,689 SQUARE FEET (0.11 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THE SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS.

#### SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF JACKSON AVENUE AS BEING AN ASSUMED BEARING OF NORTH 89° 15' 34" EAST.
3. JACKSON AVENUE WAS RENAMED FROM JACKSON STREET AS SHOWN PER SAID PLAT BOOK 5, PAGE 20 AND THE ORDINANCE WAS RECORDED IN OFFICIAL RECORDS BOOK 2384, PAGE 206.
4. DATA SOURCES AND REFERENCES:
  - A. BOUNDARY & TOPOGRAPHIC SURVEY, HOLLAND ELEMENTARY SCHOOL PREPARED FOR THE BREVARD COUNTY SCHOOL BOARD, PREPARED BY ALLEN ENGINEERING, INC., PROJECT NO. 890394, DATED 12/18/91.
  - B. O&E REPORT BY NEW REVELATIONS, INC., CRAIG NELSON, FILE NUMBER 19-1385, EFFECTIVE DATE 07/08/2019. THERE ARE NO EASEMENTS LISTED IN SAID O&E REPORT THAT AFFECT OR ABUT PARCEL 101.



PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

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

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



DRAWN BY: R. HENNING

CHECKED BY: M. J. SWEENEY

PROJECT NO. 19-07-066

SECTION 35  
TOWNSHIP 26 SOUTH  
RANGE 37 EAST

DATE: JULY 25, 2019

SHEET: 1 OF 2

REVISIONS

DATE

DESCRIPTION

# SKETCH OF DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 26-37-35-00-5  
 PURPOSE: DRAINAGE, LANDSCAPING AND UTILITY ACCESS EASEMENT

**EXHIBIT "A"**

SHEET 2 OF 2

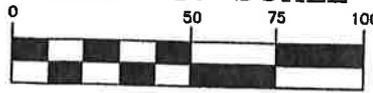
NOT VALID WITHOUT SHEET 1 OF 2

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1



### GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.

### LEGEND

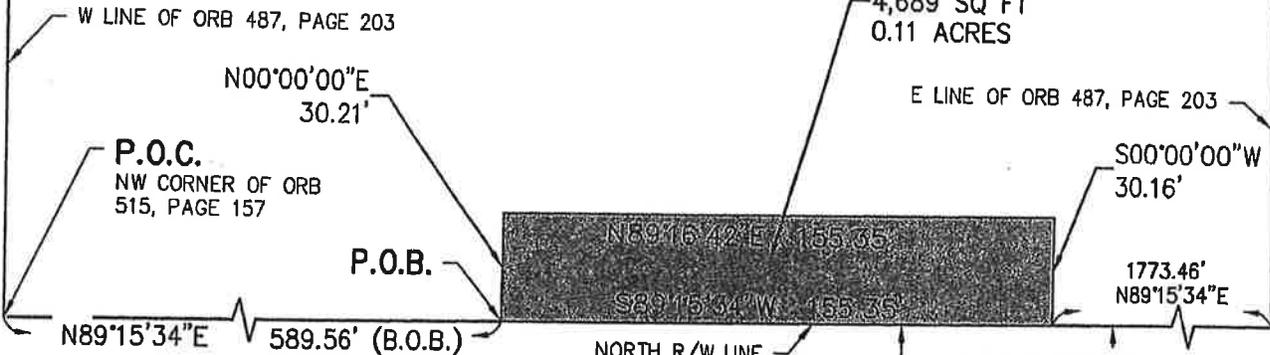
 = PARCEL 801

### ABBREVIATIONS

- A.K.A. = ALSO KNOWN AS
- B.O.B. = BASIS OF BEARING
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- N/F = NOW OR FORMERLY
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OWNER N/F:  
 SCHOOL BOARD OF BREVARD COUNTY FL  
 TAX PARCEL ID:  
 26-37-35-00-5  
 ORB 487, PAGE 203

PARCEL 801  
 4,689 SQ FT  
 0.11 ACRES



### JACKSON AVENUE

(A.K.A. JACKSON STREET)  
 NAME CHANGE ORB 2384, PAGE 206

SOUTH R/W LINE

LOTS 1-10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

EAST R/W LINE

OWNER N/F:  
 UNITED METHODIST CHURCH  
 TAX PARCEL ID:  
 26-37-35-02-11-1  
 ORB 770, PAGE 271

EAU GALLIE SHORES  
 PLAT BOOK 5, PAGE 20  
 BLOCK 11

LOTS 27-36

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

AVOCADO STREET  
 (A.K.A. PALM AVENUE)  
 (60' R/W PER PB 5, PG 20)

EAU GALLIE SHORES  
 PLAT BOOK 5, PAGE 20  
 BLOCK 20



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

SCALE:  
 1" = 50'  
 PROJECT NO.:  
 19-07-066

SECTION 35  
 TOWNSHIP 26 SOUTH  
 RANGE 37 EAST

Prepared by and Return to: Lucy Hamelers  
Public Works, Land Acquisition Section, (321) 690-6847  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
Being a portion of Interest in Tax Parcel #26-37-35-00-5

**Assignment of Easement**

This Assignment dated the \_\_\_\_\_ day of \_\_\_\_\_, 2019 and is made and entered into by and between Brevard County, Florida, a political subdivision of the State of Florida (hereinafter referred to as **Assignor**) and the City of Satellite Beach, a municipal corporation of the State of Florida (hereinafter referred to as **Assignee**). Assignor and Assignee are referred to herein individually as a "**Party**" and collectively as the "**Parties**".

**WITNESSETH:**

That the Assignor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby assigns unto Assignee, its successors and assigns, the rights, title and interest of the Assignor in that certain Drainage, Landscaping and Utility Access Easement, as recorded in Official Records Book \_\_\_\_\_ (to be completed upon recording), Page \_\_\_\_\_, (to be completed upon recording) Public Records of Brevard County, Florida.

The land affected by the assignment of easement is located in Section 35, Township 26 South, Range 37 East, County of Brevard, State of Florida, and being more particularly described as follows:

**SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)**

**TO HAVE AND TO HOLD** said Assignment of Easement unto the City of Satellite Beach, Florida and to its successors and/or assigns.

The Assignor does hereby covenant with the Assignee that it is lawfully seized and possessed of the Drainage, Landscaping and Utility Access Easement and that it has a good lawful right to assign it or any part thereof.

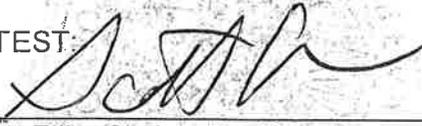
IN WITNESS WHEREOF, the Assignor having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

**ASSIGNOR:**

Brevard County, Florida, a political subdivision of the State of Florida

ATTEST:



\_\_\_\_\_  
Scott Ellis, Clerk to the Board



\_\_\_\_\_  
By: Kristine Isnardi, Chair, Brevard County Board of County Commissioners

Agenda Item # F. 8.  
Board Meeting Date 11/12/19

**ACCEPTANCE**

The Assignee hereby accepts this Assignment of Drainage, Landscaping and Utility Easement and agrees to be bound by its terms.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**ASSIGNEE:**

City of Satellite Beach Florida, a municipal corporation of the State of Florida

ATTEST:

\_\_\_\_\_  
Gwen Peirce, City Clerk

\_\_\_\_\_  
Courtney H. Barker, AICP, City Manager

Agenda Item # \_\_\_\_\_  
Board Meeting Date \_\_\_\_\_

# LEGAL DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 26-37-35-00-5

PURPOSE: DRAINAGE, LANDSCAPING AND UTILITY ACCESS EASEMENT

### EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

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SEE SURVEYORS NOTE #1

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*Michael J. Sweeney*

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
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PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: R. HENNING

CHECKED BY: M. J. SWEENEY

PROJECT NO. 19-07-066

SECTION 35  
TOWNSHIP 26 SOUTH  
RANGE 37 EAST

DATE: JULY 25, 2019

SHEET: 1 OF 2

REVISIONS

DATE

DESCRIPTION

# SKETCH OF DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 26-37-35-00-5  
 PURPOSE: DRAINAGE, LANDSCAPING AND UTILITY ACCESS EASEMENT

# EXHIBIT "A"

SHEET 2 OF 2

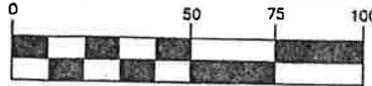
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SEE SURVEYORS NOTE #1



### GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.

### LEGEND

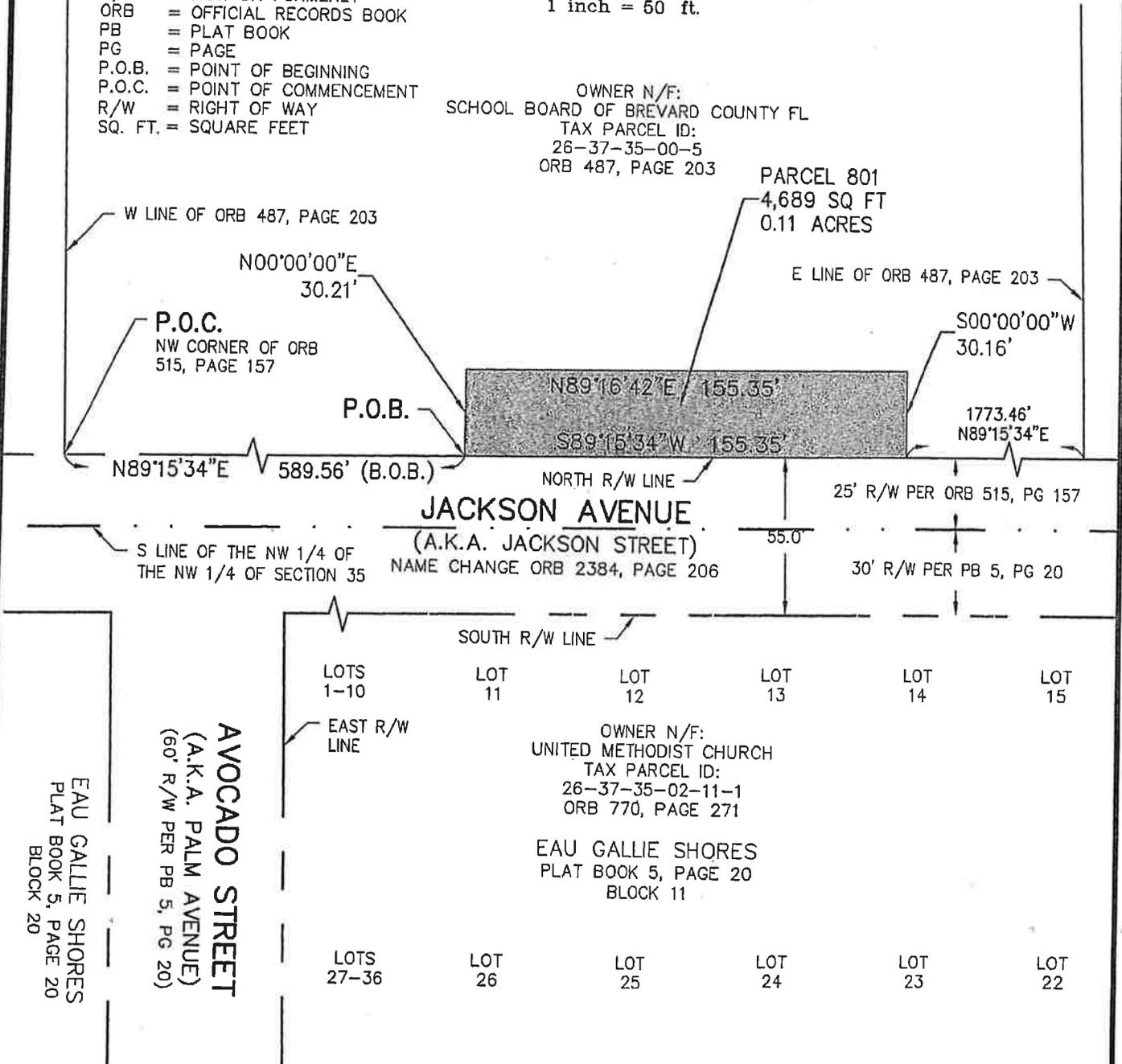
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OWNER N/F:  
 SCHOOL BOARD OF BREVARD COUNTY FL  
 TAX PARCEL ID:  
 26-37-35-00-5  
 ORB 487, PAGE 203

PARCEL 801  
 4,689 SQ FT  
 0.11 ACRES



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

SCALE:  
 1" = 50'  
 PROJECT NO.:  
 19-07-066

SECTION 35  
 TOWNSHIP 26 SOUTH  
 RANGE 37 EAST

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, That BREVARD COUNTY, Florida, a political subdivision of the state of Florida, hereinafter called "Seller," and in consideration of the amount of \$1.00 (One Dollar) and other good and valuable consideration, to them in hand paid by the **CITY OF SATELLITE BEACH, Florida**, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter call "City," the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these present do grant, bargain, sell, transfer and deliver unto the said "City," its successors and assigns, the following described property, assets and rights, to wit:

All of the appurtenances, and associated structures thereto located within the limits of Exhibit "A" attached hereto.

And all appurtenances thereto and including any appurtenances located in the streets, right-of-way, roads, alleys and easements; or any other incidental structures or improvements which are physically connected to or may be reasonably considered part of the aforesaid improvements whether specifically referred to or not in the "As-Built" and/or "Construction" plans:

TO HAVE AND TO HOLD all the foregoing unto the City, its successors and assigns, for its own use forever, free, clear and discharged of and from any and all obligations, claims or liens.

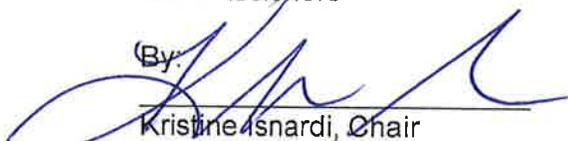
AND the Seller does hereby covenant to and with the City, its successors and assigns, that they are the lawful owner of the above described personal property and assets; that said Seller has good right to sell personal property and assets.

IN WITNESS WHEREOF, Seller has caused this Bill of Sale to be signed and sealed on this 12 day of November, 2019.

ATTEST:

  
\_\_\_\_\_  
Scott Ellis, Clerk to the Board

Brevard County Board of County Commissioners

By:   
\_\_\_\_\_  
Kristine Isnardi, Chair

As approved by the Board: Nov. 12, 2019  
Agenda Item # F. 8.

### Itemization

Description	Quantity	Total Price
2" PVC Pipe	140	\$840.00
4" PVC Pipe	50	\$1,225.00
Summit HPUF System	77	\$46,200.00
Pump, Solar Panels, and Accessories	1	\$8,000.00
Harco Structures	2	\$6,000.00
		<b>\$62,265.00</b>

# LEGAL DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 26-37-35-00-5

PURPOSE: DRAINAGE, LANDSCAPING AND UTILITY ACCESS EASEMENT

**EXHIBIT "A"**

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 801, DRAINAGE, LANDSCAPING AND UTILITY ACCESS EASEMENT (BY SURVEYOR)

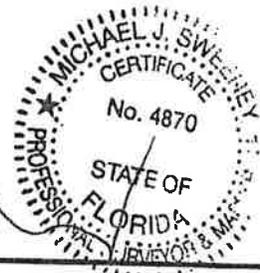
A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 487, PAGE 203 AS RECORDED IN PUBLIC RECORDS OF BREVARD COUNTY AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 515, PAGE 157, SAID POINT BEING ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 487, PAGE 203, AND SAID POINT BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JACKSON AVENUE; THENCE NORTH 89° 15' 34" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 589.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00° 00' 00" EAST FOR A DISTANCE OF 30.21 FEET; THENCE NORTH 89° 16' 42" EAST FOR A DISTANCE OF 155.35 FEET; THENCE SOUTH 00° 00' 00" WEST FOR A DISTANCE OF 30.16 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89° 15' 34" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 155.35 FEET TO THE POINT OF BEGINNING, CONTAINING 4,689 SQUARE FEET (0.11 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THE SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS.

**SURVEYORS NOTES:**

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF JACKSON AVENUE AS BEING AN ASSUMED BEARING OF NORTH 89° 15' 34" EAST.
3. JACKSON AVENUE WAS RENAMED FROM JACKSON STREET AS SHOWN PER SAID PLAT BOOK 5, PAGE 20 AND THE ORDINANCE WAS RECORDED IN OFFICIAL RECORDS BOOK 2384, PAGE 206.
4. DATA SOURCES AND REFERENCES:
  - A. BOUNDARY & TOPOGRAPHIC SURVEY, HOLLAND ELEMENTARY SCHOOL PREPARED FOR THE BREVARD COUNTY SCHOOL BOARD, PREPARED BY ALLEN ENGINEERING, INC., PROJECT NO. 890394, DATED 12/18/91.
  - B. O&E REPORT BY NEW REVELATIONS, INC., CRAIG NELSON, FILE NUMBER 19-1385, EFFECTIVE DATE 07/08/2019. THERE ARE NO EASEMENTS LISTED IN SAID O&E REPORT THAT AFFECT OR ABUT PARCEL 101.



*Michael J. Sweeney*

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

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

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



DRAWN BY: R. HENNING	CHECKED BY: M. J. SWEENEY	PROJECT NO. 19-07-066		SECTION 35 TOWNSHIP 26 SOUTH RANGE 37 EAST
		REVISIONS	DATE	
DATE: JULY 25, 2019	SHEET: 1 OF 2			

# SKETCH OF DESCRIPTION

## PARCEL 801

PARENT PARCEL ID#: 26-37-35-00-5

PURPOSE: DRAINAGE, LANDSCAPING AND UTILITY ACCESS EASEMENT

EXHIBIT "A"

SHEET 2 OF 2

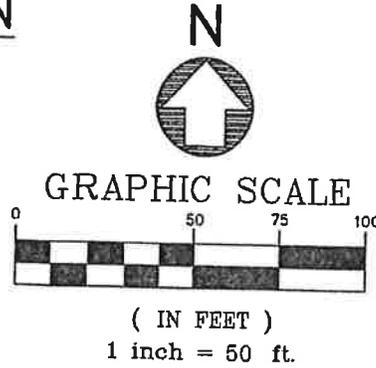
NOT VALID WITHOUT SHEET 1 OF 2

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

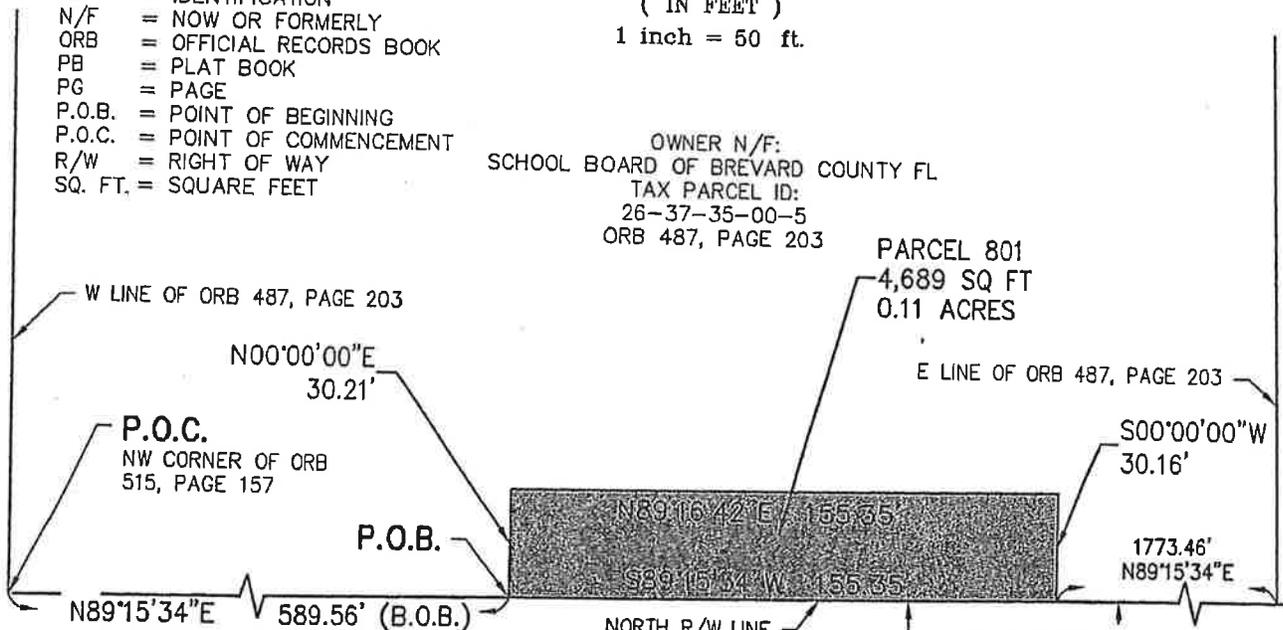
### ABBREVIATIONS

- A.K.A. = ALSO KNOWN AS
- B.O.B. = BASIS OF BEARING
- ID = IDENTIFICATION
- N/F = NOW OR FORMERLY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SQ. FT. = SQUARE FEET



### LEGEND

= PARCEL 801



### JACKSON AVENUE

(A.K.A. JACKSON STREET)  
NAME CHANGE ORB 2384, PAGE 206

### SOUTH R/W LINE

- LOTS 1-10
- LOT 11
- LOT 12
- LOT 13
- LOT 14
- LOT 15

EAST R/W LINE

OWNER N/F:  
UNITED METHODIST CHURCH  
TAX PARCEL ID:  
26-37-35-02-11-1  
ORB 770, PAGE 271

EAU GALLIE SHORES  
PLAT BOOK 5, PAGE 20  
BLOCK 11

- LOTS 27-36
- LOT 26
- LOT 25
- LOT 24
- LOT 23
- LOT 22

AVOCADO STREET  
(A.K.A. PALM AVENUE)  
(60' R/W PER PB 5, PG 20)

EAU GALLIE SHORES  
PLAT BOOK 5, PAGE 20  
BLOCK 20



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

SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-066

SECTION 35  
TOWNSHIP 26 SOUTH  
RANGE 37 EAST

# LOCATION MAP

Section 35, Township 26 South, Range 37 East, District: 4

PROPERTY LOCATION: Approximately 0.34 miles east South Patrick Drive on Jackson Avenue in Satellite Beach, Florida.

OWNERS NAME: The School Board of Brevard County, Florida - Satellite High School

