

Meeting Date
March 20, 2018



AGENDA	
Section	Consent
Item No.	II.A.5

**AGENDA REPORT**  
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

<b>SUBJECT:</b>	Approval Re: Easement from Brevard County, Florida and Viera Development Corporation in Favor of Florida Power & Light Company (FP&L) for the Expansion of the Space Coast Stadium-United States Specialty Sports Association (USSSA) - District 4. (Fiscal Impact: None)
<b>DEPT/OFFICE:</b>	Public Works Department / Land Acquisition Section

**Requested Action:**  
 It is requested that the Board of County Commissioners: 1) approve and authorize the Chair to execute the Underground Easement, and 2) adopt and authorize the Chair to execute a Resolution.

**Summary Explanation & Background:**  
 The subject property is located in Section 32, Township 25 South, Range 36.  
 The Viera Development Corporation along with the United States Specialty Sports Association (USSSA) is developing improvements and upgrades to the existing Space Coast Stadium property located on Stadium Parkway. The property is jointly owned by Brevard County, Florida and Viera Development Corporation.  
 It is necessary to supply the new facilities with upgraded, additional new underground electrical facilities.  
 Brevard County, Florida and Viera Development Corporation, as joint owners of the property have been requested to grant FP&L an easement to accommodate these improvements.  
 As required by Florida Statute 125.38, conveyance of real property interest by the County requires the Board of County Commissioners to approve and authorize the conveyance of the easement, adopt a resolution, and authorize the Chair to execute the easement and resolution in favor of FP&L.  
 Fiscal Impact: FY2017 – 2018: No impact  
**FY2018 – 2019: No impact**

Clerk to the Board Instructions: Return original executed FP&L Underground Easement with attached Exhibits A & B and original executed Resolution with attached Exhibit A & B to Department.  
 Exhibits Attached: Original FP&L Underground Easement with attached Exhibits A & B, original Resolution with attached Exhibits A & B, Location Map, Property Fact Sheet

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



March 21, 2018

MEMORANDUM

TO: Andrew Holmes, Public Works Director

RE: Item II.A.5., Resolution and Underground Easement from Brevard County and Viera Development Corporation in Favor of Florida Power & Light Company (FPL) for Expansion of the Space Coast Stadium, United States Specialty Sports Association (USSSA)

The Board of County Commissioners, in regular session on March 20, 2018, adopted Resolution No. 18-034; and approved and authorized the Chair to execute the Underground Easement from Brevard County and Viera Development Corporation in favor of Florida Power & Light for expansion of Space Coast Stadium, USSSA. Enclosed is a fully-executed Resolution and an executed FP&L Underground Easement.

**Upon execution by the Viera Development Corporation, please return a fully-executed Easement to this office for inclusion in the official record.**

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/kp

Encls. (2)

cc: Land Acquisition

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: APPROVAL OF EASEMENTS FROM BREVARD COUNTY, FLORIDA AND VIERA DEVELOPMENT CORPORATION IN FAVOR OF FP&L FOR SERVICES TO THE EXPANSION OF THE SPACE COAST STATDIUM – USSSA-DISTRICT 4

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847(52886)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Daniel P. Jones, Supervisor	<u>DPJ</u>	_____	<u>2/28/18</u>
DEPUTY COUNTY ATTORNEY Eden Bentley	<u>see attached</u>	_____	<u>3/1/18</u>
PUBLIC WORKS DEPT. Andrew P. Holmes, PE, Director	_____	_____	_____

AGENDA DUE DATE: MARCH 6, 2018 FOR THE MARCH 20, 2018 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 (5-2726) WHEN READY TO BE PICKED UP.**

**THANK YOU.**

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: APPROVAL OF EASEMENTS FROM BREVARD COUNTY, FLORIDA AND VIERA DEVELOPMENT CORPORATION IN FAVOR OF FP&L FOR SERVICES TO THE EXPANSION OF THE SPACE COAST STADIUM - USSSA-DISTRICT 4

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DEPUTY COUNTY ATTORNEY Eden Bentley	<del>_____</del>	_____	<u>3/1/18</u>
<i>OK to forward to Public Works</i> PUBLIC WORKS DEPT. Andrew P. Holmes, PE, Director	_____	_____	_____

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PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-2726) WHEN READY TO BE PICKED UP.

THANK YOU.

**RESOLUTION NO. 18- 034**

RESOLUTION PURSUANT TO SECTION 125.38, FLORIDA STATUTES AUTHORIZING THE CONVEYANCE OF REAL PROPERTY INTEREST BY THE COUNTY.

WHEREAS, Brevard County, Florida (County), a political subdivision of the State of Florida, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, hereafter known as "COUNTY", owns certain real property described in Exhibit "A & B"; and

WHEREAS, Florida Power & Light Company needs a perpetual easement to provide electric service to said property; and

WHEREAS, said utility easement(s) will not conflict with the County's use of the servient property; and

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

The County hereby agrees to convey a perpetual easement for the purpose of placement of facilities within said easement areas in order for Florida Power & Light Company to provide electric service.

DONE, ORDERED, and ADOPTED in Regular Session this 20 day of March, 2018.

ATTEST:  
Clerk of the Court:

  
\_\_\_\_\_  
Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
\_\_\_\_\_  
Rita Pritchett, Chair

As approved by the Board on 3/20/18  
Item # II.A.5

Work Request No. 7576667

# UNDERGROUND EASEMENT (BUSINESS)

Sec. 32, Twp 25 S, Rge 36 E

This Instrument Prepared By

Parcel I.D. 25-36-32-00-753,754, & 756  
(Maintained by County Appraiser)

Name: Sue Williams  
Co. Name: Florida Power and Light  
Address: 9001 Ellis Road  
Melbourne, FL 32940

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

see Exhibit A and Exhibit B attached

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on March 20, 2018

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
N/A  
(Witness' Signature)

Print Name: \_\_\_\_\_  
N/A  
(Witness)

\_\_\_\_\_  
N/A  
(Witness' Signature)

Print Name: \_\_\_\_\_  
N/A  
(Witness)

Brevard County Board of County Commissioners, a political subdivision of the state of Florida

By: [Signature]

Print Name: Rita Pritchett, Chair

Print Address: 2727 Judge Fran Jamieson Way

Viera, Florida, 32940

Approved by the Board 3/20/18

Attest [Signature]  
Scott Ellis, Clerk to the Board

STATE OF N/A AND COUNTY OF N/A. The foregoing instrument was acknowledged before me this N/A day of N/A, 20N/A by N/A, the N/A of N/A a N/A, who is personally known to me or has produced N/A as identification, and who did (did not) take an oath.  
(Type of Identification)

My Commission Expires:

\_\_\_\_\_  
N/A  
Notary Public, Signature

Print Name N/A

SEE 2ND PAGE FOR SIGNATURE  
AND NOTARY OF VIERA DEVELOPMENT  
CORPORATION

(FPL-Work Request No. #7576667)

**WITNESSES:**

[Signature]

Print Name: Jason Carter

[Signature]

Print Name: Mary Ellen M<sup>c</sup>Kibben

**GRANTOR**

Viera Development Corporation

[Signature]  
By: Stephen L. Johnson, as President

Date: 3/26/18, 2018

**STATE OF FLORIDA, COUNTY OF BREVARD**

I **HEREBY** certify that the foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2018, by Stephen L. Johnson, as President of Viera Development Corporation, who is personally known to me, ~~or who has produced~~ \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida  
Print Name Mary Ellen M<sup>c</sup>Kibben  
My commission expires: \_\_\_\_\_

Board Meeting Date 03/20/2018  
Agenda Item # II. A. 5.

# LEGAL DESCRIPTION PARCEL 802

## EXHIBIT "A"

PARENT PARCEL ID#: 25-36-32-753, 755, 756 AND 26-36-05-3 & 5

SHEET 1 OF 5

NOT VALID WITHOUT SHEET 2, 3, 4 & 5

PURPOSE: BURIED ELECTRIC UTILITY EASEMENT

**THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION: PARCEL 802, BURIED ELECTRIC UTILITY EASEMENT  
(PREPARED BY SURVEYOR)**

A 10.00 FOOT WIDE STRIP OF LAND IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTH CORNER OF SOUTH SOLERNO COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 97, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN SOUTHERLY ALONG THE ARC OF THE CURVED WESTERLY RIGHT-OF-WAY LINE OF STADIUM PARKWAY, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3417, PAGE 3719, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 6°22'34", A CHORD LENGTH OF 80.64 FEET, A CHORD BEARING OF S55°23'36"W), A DISTANCE OF 80.68 FEET TO A POINT OF REVERSE CURVATURE ; THENCE CONTINUING ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1165.00 FEET, A CENTRAL ANGLE OF 23°21'33", A CHORD LENGTH OF 471.68 FEET, A CHORD BEARING OF S46°54'07"W), A DISTANCE OF 474.96 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N54°46'40"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 176.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE S33°37'20"W A DISTANCE OF 15.65 FEET; THENCE N28°28'30"W A DISTANCE OF 23.97 FEET; THENCE N40°49'08"W A DISTANCE OF 18.96 FEET; THENCE N53°43'00"W A DISTANCE OF 178.13 FEET; THENCE S53°43'00"E A DISTANCE OF 178.13 FEET; THENCE S40°49'08"E A DISTANCE OF 18.96 FEET; THENCE S28°28'30"E A DISTANCE OF 23.97 FEET; THENCE S33°37'20"W A DISTANCE OF 29.72 FEET; THENCE S36°05'41"W A DISTANCE OF 83.12 FEET; THENCE S22°06'17"W A DISTANCE OF 15.19 FEET; THENCE S19°32'25"E A DISTANCE OF 21.18 FEET; THENCE S35°00'01"E A DISTANCE OF 37.48 FEET; THENCE S19°44'33"E A DISTANCE OF 21.89 FEET; THENCE S49°05'50"E A DISTANCE OF 101.63 FEET; THENCE N49°05'50"W A DISTANCE OF 101.63 FEET; THENCE S02°09'20"W A DISTANCE OF 74.26 FEET; THENCE S06°52'42"E A DISTANCE OF 58.12 FEET; THENCE S19°08'43"E A DISTANCE OF 44.61 FEET; THENCE S18°45'16"W A DISTANCE OF 52.96 FEET; THENCE S14°45'02"W A DISTANCE OF 72.99 FEET; THENCE S11°13'42"W A DISTANCE OF 118.98 FEET; THENCE S35°03'33"W A DISTANCE OF 16.69 FEET; THENCE S56°51'19"W A DISTANCE OF 68.25 FEET; THENCE S71°50'16"W A DISTANCE OF 28.31 FEET; THENCE N71°50'16"E A DISTANCE OF 5.00 FEET; THENCE S75°30'49"E A DISTANCE OF 49.90 FEET; THENCE S52°20'58"E A DISTANCE OF 35.29 FEET; THENCE S15°47'52"E A DISTANCE OF 14.02 FEET; THENCE S03°48'06"W A DISTANCE OF 72.26 FEET; THENCE S04°17'24"E A DISTANCE OF 95.28 FEET; THENCE S07°33'37"E A DISTANCE OF 85.12 FEET; THENCE S11°15'26"E A DISTANCE OF 46.86 FEET; THENCE S18°28'43"E A DISTANCE OF 28.26 FEET; THENCE S43°33'06"E A DISTANCE OF 10.45 FEET; THENCE S12°57'10"E A DISTANCE OF 7.44 FEET; THENCE S02°36'44"E A DISTANCE OF 10.85 FEET; THENCE S14°15'33"E A DISTANCE OF 8.72 FEET TO REFERENCE POINT ONE AND THE END OF THIS CENTERLINE.

TOGETHER WITH A 15.00 FOOT WIDE STRIP OF LAND IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND SECTIONS 4 AND 5, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT ONE AND RUN S20°19'06"E A DISTANCE OF 13.42 FEET; THENCE S16°01'17"E A DISTANCE OF 44.11 FEET; THENCE S23°11'43"E A DISTANCE OF 237.16 FEET; THENCE S13°45'11"E A DISTANCE OF 46.45 FEET; THENCE S26°37'22"E A DISTANCE OF 59.36 FEET; THENCE S23°58'24"E A DISTANCE OF 272.55 FEET; THENCE S08°40'39"E A DISTANCE OF 17.68 FEET; THENCE S30°21'08"E A DISTANCE OF 30.46 FEET; THENCE S20°15'31"E A DISTANCE OF 75.49 FEET; THENCE S17°52'55"E A DISTANCE OF 111.81 FEET; THENCE S21°56'32"E A DISTANCE OF 35.26 FEET; THENCE S15°16'39"E A DISTANCE OF 63.88 FEET; THENCE S12°42'07"E A DISTANCE OF 49.21 FEET; THENCE S10°26'49"E A DISTANCE OF 11.50 FEET TO REFERENCE POINT 2; THENCE CONTINUE S10°26'49"E A DISTANCE OF 73.35 FEET TO THE END OF THIS CENTERLINE.

TOGETHER ALSO WITH A 10 FOOT WIDE STRIP OF LAND IN SECTIONS 4 AND 5, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGIN AT THE AFOREMENTIONED REFERENCE POINT TWO AND RUN S78°22'17"W A DISTANCE OF 32.12 FEET; THENCE S46°24'57"W A DISTANCE OF 27.66 FEET; THENCE S39°54'41"W A DISTANCE OF 44.33 FEET; THENCE S53°49'05"W A DISTANCE OF 30.48 FEET; THENCE S47°28'43"W A DISTANCE OF 65.01 FEET; THENCE S41°13'08"W A DISTANCE OF 11.89 FEET; THENCE S54°56'56"W A DISTANCE OF 53.42 FEET; THENCE S73°27'23"W A DISTANCE OF 30.35 FEET; THENCE S85°46'51"W A DISTANCE OF 36.49 FEET; THENCE S81°58'13"W A DISTANCE OF 18.29 FEET; THENCE S79°03'57"W A DISTANCE OF 45.14 FEET; THENCE S88°51'50"W A DISTANCE OF 5.88 FEET TO THE END OF THIS CENTERLINE. CONTAINING 0.83 ACRES (36,309 S.F.), MORE OR LESS.

### SURVEYOR'S NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.  
BEARING REFERENCE: ASSUMED BEARING OF S72°56'12"W ON THE NORTH LINE LOT 1 BLOCK A, BRESLAY DRIVE EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 58, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.  
BASED UPON REVIEW OF THE FEBRUARY 2ND, 2018 OPINION OF TITLE PREPARED BY DEAN MEAD, ATTORNEYS AT LAW, FOR THAT CERTAIN REAL PROPERTY REFERRED TO A SPACE COAST STADIUM COMPLEX, THERE ARE NO EXISTING EASEMENTS AFFECTING TO OR ADJACENT TO THE BURIED ELECTRIC UTILITY EASEMENT DESCRIBED HEREIN.

PREPARED FOR AND CERTIFIED TO:

USSSA & BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

*Leslie E. Howard*  
LESLIE E. HOWARD, PSM NO. 5611,  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4  
MELBOURNE, FLORIDA 32901 LB No. 4905

FLORIDA  
Professional Surveyor and Mapper

DRAWN BY: HAK/TBS/DR	CHECKED BY: LEH	PROJECT NO. 11297			SECTION 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST & SECTIONS 4 & 5, TOWNSHIP 26 SOUTH, RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 02/21/2018	DRAWING: 11297_101_004				

# SKETCH OF DESCRIPTION

## PARCEL 802

PARENT PARCEL ID#: 25-36-32-753, 755, 756 AND 26-36-05-3 & 5

# EXHIBIT "A"

SHEET 2 OF 5

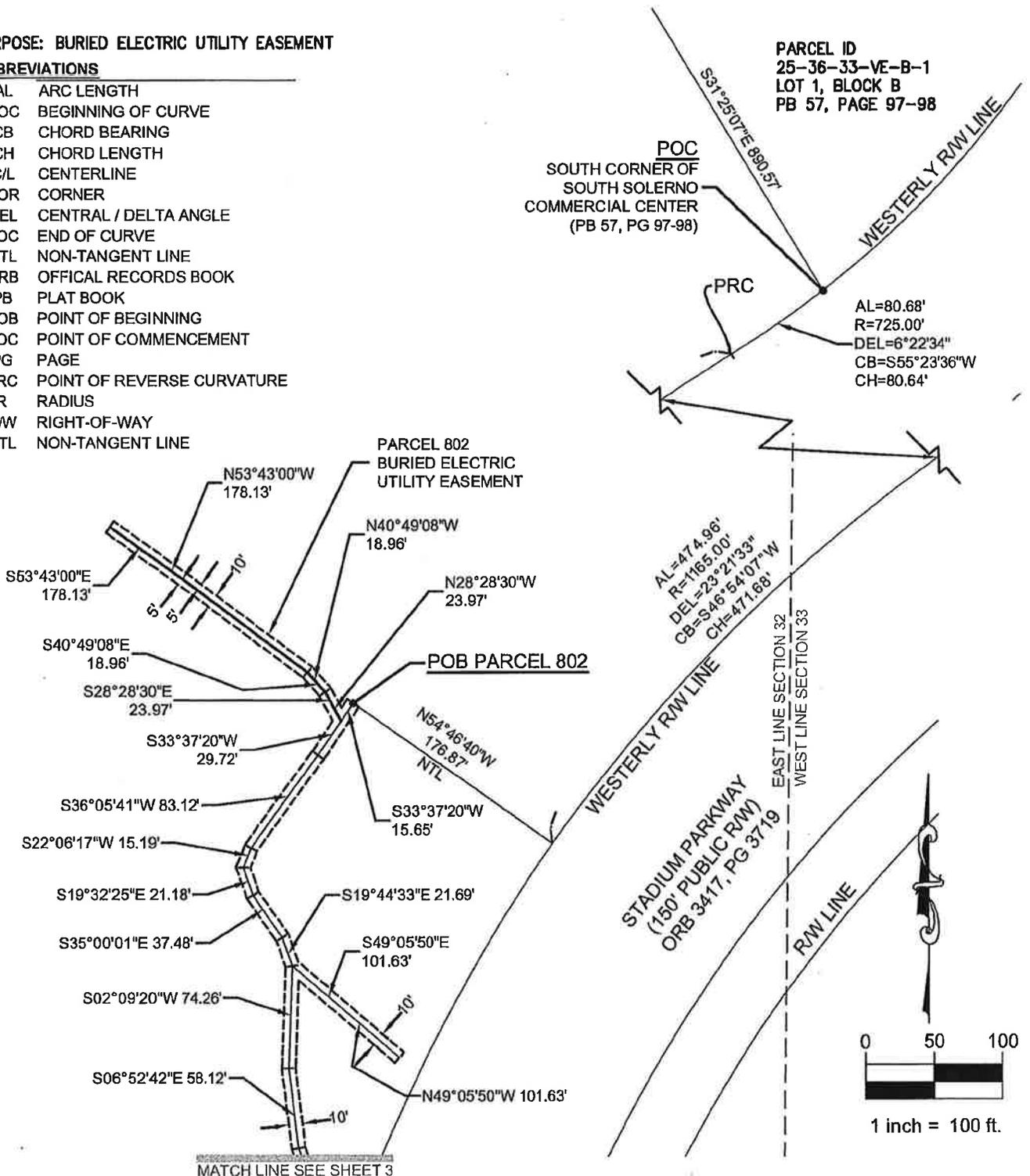
NOT VALID WITHOUT SHEET 1, 3, 4 & 5

**THIS IS NOT A SURVEY**

PURPOSE: BURIED ELECTRIC UTILITY EASEMENT

### ABBREVIATIONS

- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- C/L CENTERLINE
- COR CORNER
- DEL CENTRAL / DELTA ANGLE
- EOC END OF CURVE
- NTL NON-TANGENT LINE
- ORB OFFICAL RECORDS BOOK
- PB PLAT BOOK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVATURE
- R RADIUS
- R/W RIGHT-OF-WAY
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PREPARED BY: B.S.E. CONSULTANTS, INC.  
 312 SOUTH HARBOR CITY BLVD., SUITE 4  
 MELBOURNE, FLORIDA 32901

SCALE:  
 1 INCH = 100 FEET  
 PROJECT NO.:  
 11297

SECTION 32, TOWNSHIP  
 25 SOUTH, RANGE 36  
 EAST & SECTIONS 4 &  
 5, TOWNSHIP 26 SOUTH,  
 RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL 802

PARENT PARCEL ID#: 25-36-32-753, 755, 756 AND 26-36-05-3 & 5

# EXHIBIT "A"

SHEET 3 OF 5

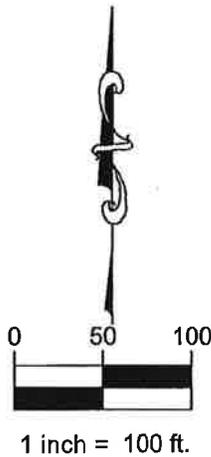
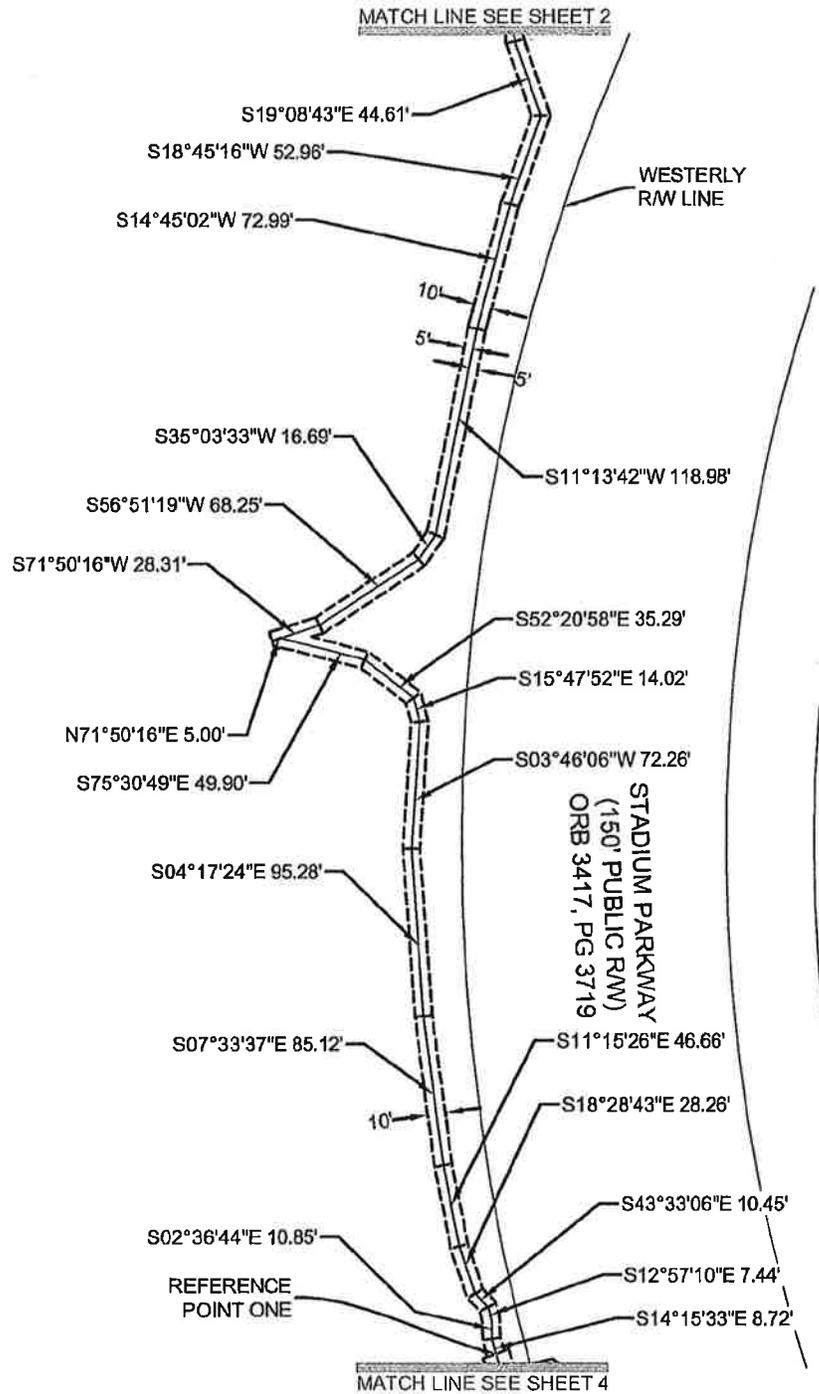
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# SKETCH OF DESCRIPTION

## PARCEL 802

PARENT PARCEL ID# 25-36-32-753, 755, 756 AND 26-36-05-3 & 5

# EXHIBIT "A"

SHEET 4 OF 5

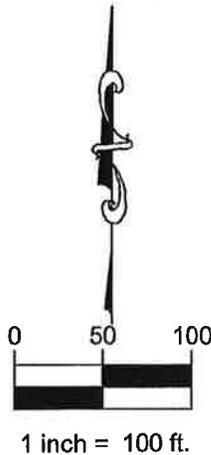
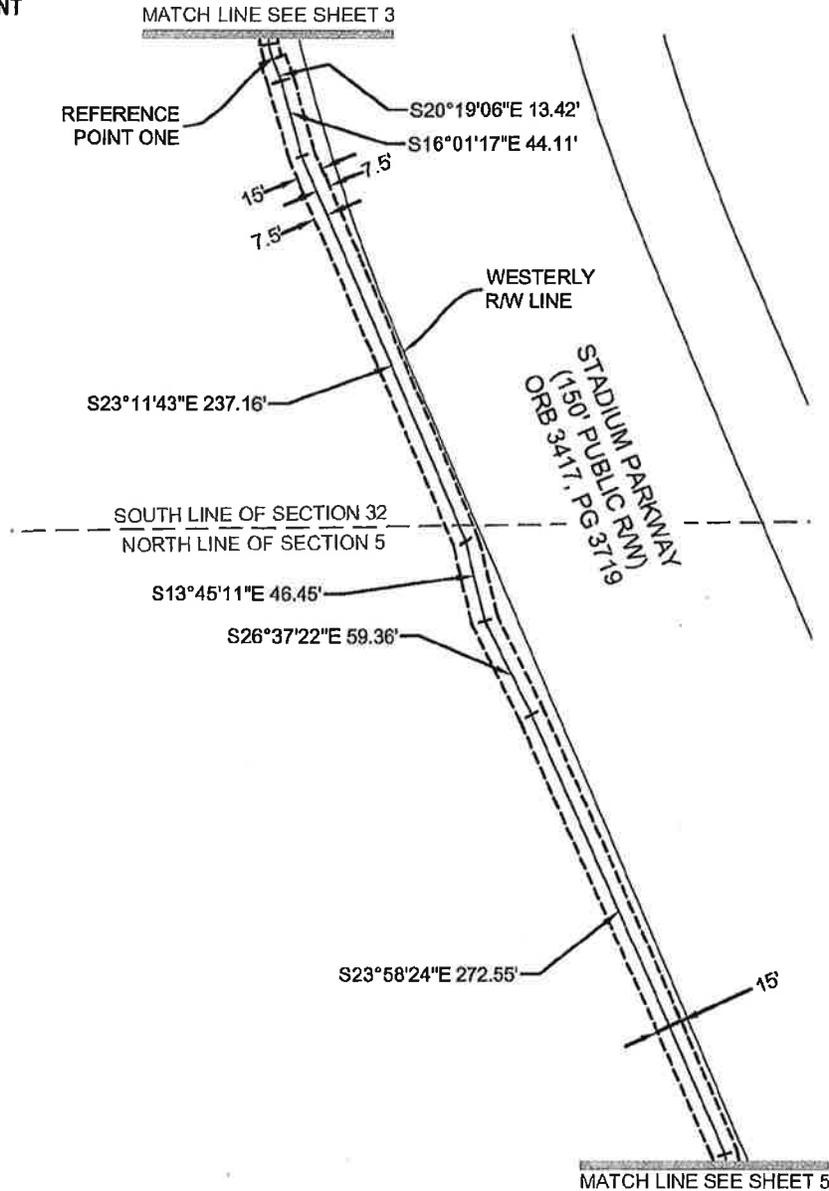
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PREPARED BY: B.S.E. CONSULTANTS, INC.  
312 SOUTH HARBOR CITY BLVD., SUITE 4  
MELBOURNE, FLORIDA 32901

SCALE:  
1 INCH = 100 FEET  
PROJECT NO.:  
11297

SECTION 32, TOWNSHIP  
25 SOUTH, RANGE 36  
EAST & SECTIONS 4 &  
5, TOWNSHIP 26 SOUTH,  
RANGE 36 EAST

# SKETCH OF DESCRIPTION

## PARCEL 802

PARENT PARCEL ID#: 25-36-32-753, 755, 756 AND 26-36-05-3 & 5

# EXHIBIT "A"

SHEET 5 OF 5

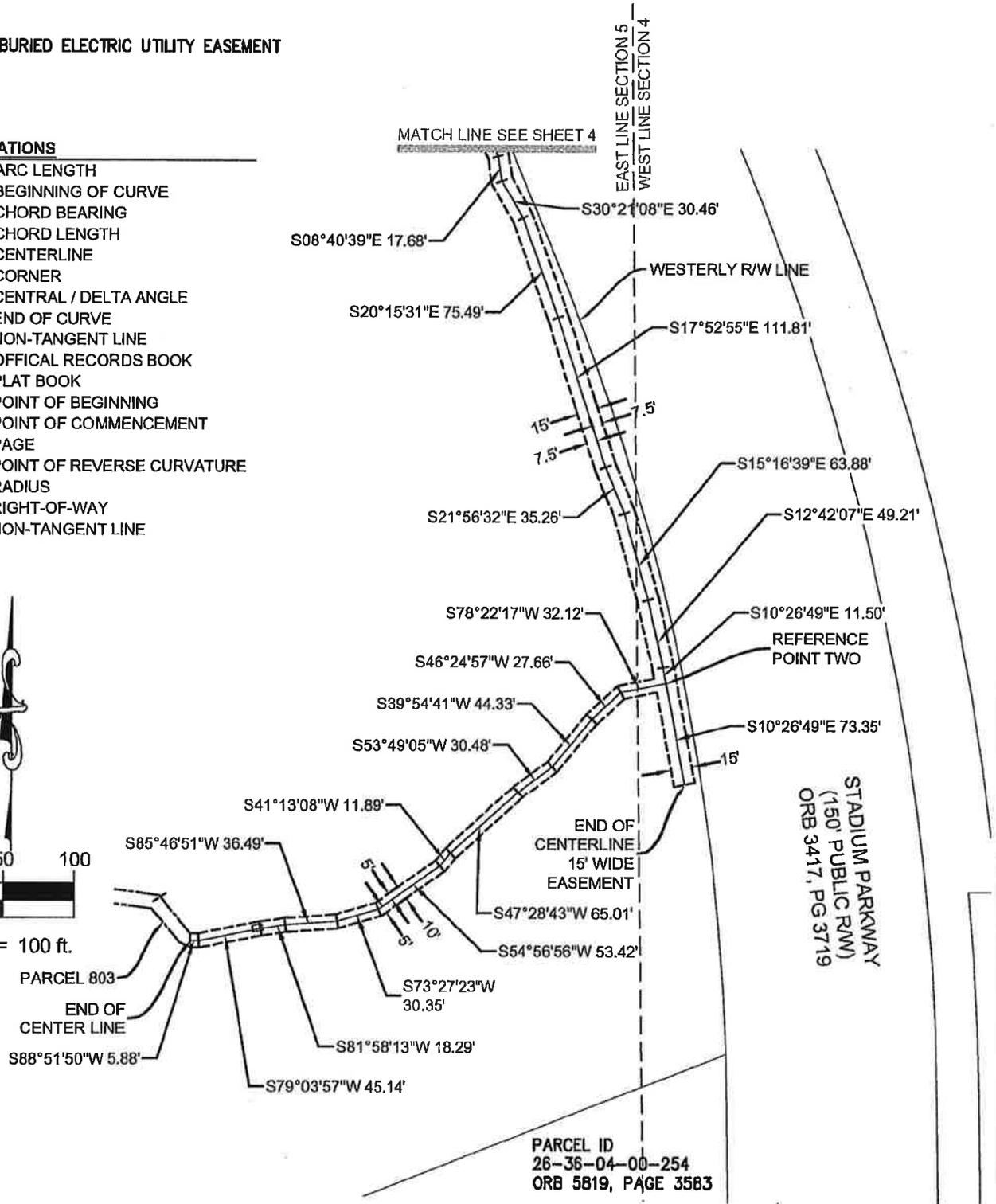
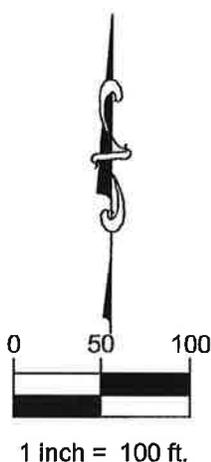
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**STADIUM PARKWAY**  
 (150' PUBLIC R/W)  
 ORB 3417, PG 3719

PARCEL ID  
 26-36-04-00-254  
 ORB 5819, PAGE 3583

PREPARED BY: B.S.E. CONSULTANTS, INC. 312 SOUTH HARBOR CITY BLVD., SUITE 4 MELBOURNE, FLORIDA 32901	SCALE: 1 INCH = 100 FEET  PROJECT NO.: 11297	SECTION 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST & SECTIONS 4 & 5, TOWNSHIP 26 SOUTH, RANGE 38 EAST
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# LEGAL DESCRIPTION

## PARCEL 803

PARENT PARCEL ID#: 25-36-32-00-3 & 5

# EXHIBIT "B"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2 & 3

THIS IS NOT A SURVEY

PURPOSE: BURIED ELECTRIC UTILITY EASEMENT

### LEGAL DESCRIPTION: PARCEL 803, BURIED ELECTRIC UTILITY EASEMENT (PREPARED BY SURVEYOR)

A STRIP OF LAND LYING IN SECTION 05, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, BRESLAY DRIVE EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 58, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S72°56'12"W, A DISTANCE OF 32.57 FEET TO THE POINT OF BEGINNING AND A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 1, BLOCK A; THENCE CONTINUE S72°56'12"W, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 291.54 FEET; THENCE N88°04'59"W A DISTANCE OF 18.18 FEET TO THE WEST BOUNDARY LINE OF WASHINGTON NATIONALS BASEBALL CLUB, LLC, PARCEL 3 AS RECORDED IN OFFICIAL RECORDS BOOK 5676, PAGE 5480, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, N29°12'34"W A DISTANCE OF 17.52 FEET; THENCE S88°04'59"E A DISTANCE OF 26.44 FEET; THENCE N85°51'16"E A DISTANCE OF 19.87 FEET; THENCE N72°56'12"E A DISTANCE OF 223.35 FEET; THENCE N66°25'48"E A DISTANCE OF 62.87 FEET; THENCE N61°41'17"E A DISTANCE OF 36.47 FEET; THENCE N65°59'50"E A DISTANCE OF 77.37 FEET; THENCE N63°49'44"E A DISTANCE OF 12.00 FEET; THENCE N45°48'54"E A DISTANCE OF 13.11 FEET; THENCE N30°00'04"E A DISTANCE OF 87.05 FEET; THENCE N38°20'09"E A DISTANCE OF 33.51 FEET; THENCE N27°53'23"E A DISTANCE OF 14.47 FEET; THENCE N58°20'54"E A DISTANCE OF 39.16; THENCE N65°22'06"E A DISTANCE OF 15.86 FEET; THENCE S24°37'54"E A DISTANCE OF 10.06 FEET; THENCE S48°11'02"W A DISTANCE OF 17.42 FEET; THENCE S58°20'54"W A DISTANCE OF 32.45 FEET; THENCE S27°53'23"W A DISTANCE OF 11.76 FEET; THENCE S38°20'09"W A DISTANCE OF 33.79 FEET; THENCE S30°00'04"W A DISTANCE OF 88.04 FEET; THENCE S45°48'54"W A DISTANCE OF 17.57 FEET; THENCE S63°49'44"W A DISTANCE OF 14.66 FEET; THENCE S65°59'50"W A DISTANCE OF 77.09 FEET; THENCE S41°53'41"E A DISTANCE OF 28.30 FEET; THENCE S16°31'02"E A DISTANCE OF 13.54 FEET; THENCE S04°31'16"E A DISTANCE OF 86.23 FEET; THENCE S10°27'06"E A DISTANCE OF 62.21 FEET; THENCE S05°16'52"E A DISTANCE OF 57.34 FEET; THENCE S20°13'51"E A DISTANCE OF 7.32 FEET; THENCE S74°31'40"E A DISTANCE OF 81.69 FEET; THENCE S56°52'13"E A DISTANCE OF 91.26 FEET; THENCE S63°11'50"E A DISTANCE OF 41.43 FEET; THENCE S68°26'24"E A DISTANCE OF 40.81 FEET; THENCE S44°15'25"E A DISTANCE OF 41.94 FEET; THENCE S82°19'26"E A DISTANCE OF 40.35 FEET; THENCE S39°41'36"E A DISTANCE OF 35.19 FEET; THENCE S01°08'10"E A DISTANCE OF 10.00 FEET; THENCE N65°24'53"W A DISTANCE OF 8.68 FEET; THENCE N39°41'36"W A DISTANCE OF 31.29 FEET; THENCE N82°19'26"W A DISTANCE OF 39.89 FEET; THENCE N44°15'25"W A DISTANCE OF 43.25 FEET; THENCE N68°26'24"W A DISTANCE OF 39.12 FEET; THENCE N63°11'50"W A DISTANCE OF 42.16 FEET; THENCE N56°52'13"W A DISTANCE OF 89.98 FEET; THENCE N74°31'40"W A DISTANCE OF 85.26 FEET; THENCE N20°13'51"W A DISTANCE OF 13.76 FEET; THENCE N05°16'52"W A DISTANCE OF 58.20 FEET; THENCE N10°27'06"W A DISTANCE OF 62.27 FEET; THENCE N04°31'16"W A DISTANCE OF 86.75 FEET; THENCE N16°31'02"W A DISTANCE OF 10.49 FEET; THENCE N41°53'41"W A DISTANCE OF 16.97 FEET; THENCE N88°53'16"W A DISTANCE OF 20.94 FEET; THENCE S66°25'48"W A DISTANCE OF 30.64 FEET TO THE POINT OF BEGINNING. CONTAINING 0.34 ACRES (15,003 S.F.), MORE OR LESS.

### SURVEYOR'S NOTES:

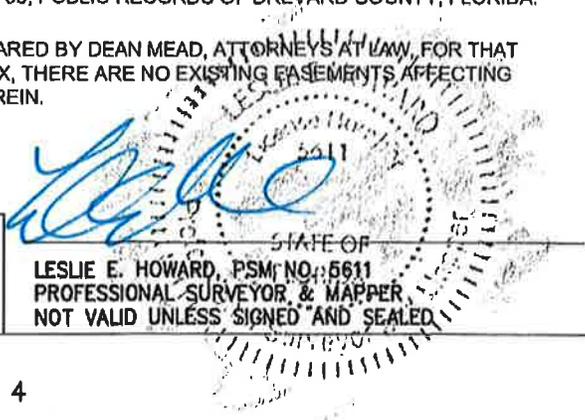
THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

BEARING REFERENCE: ASSUMED BEARING OF S72°56'12"W ON THE NORTH LINE LOT 1 BLOCK A, BRESLAY DRIVE EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 58, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BASED UPON REVIEW OF THE FEBRUARY 2ND, 2018 OPINION OF TITLE PREPARED BY DEAN MEAD, ATTORNEYS AT LAW, FOR THAT CERTAIN REAL PROPERTY REFERRED TO A SPACE COAST STADIUM COMPLEX, THERE ARE NO EXISTING EASEMENTS AFFECTING OR ADJACENT TO THE BURIED ELECTRIC UTILITY EASEMENT DESCRIBED HEREIN.

PREPARED FOR AND CERTIFIED TO:

USSSA & BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS



STATE OF  
LESLIE E. HOWARD, PSM NO. 5611  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4  
MELBOURNE, FLORIDA 32901 LB No. 4905

DRAWN BY: HAK/TBS/DR	CHECKED BY: LEH	PROJECT NO. 11297			SECTION 5, TOWNSHIP 26 SOUTH, RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 02/21/2018	DRAWING: 11297_101_004				



# SKETCH OF DESCRIPTION

## PARCEL 803

PARENT PARCEL ID# 25-36-32-00-3 & 5

PURPOSE: BURIED ELECTRIC UTILITY EASEMENT

# EXHIBIT "B"

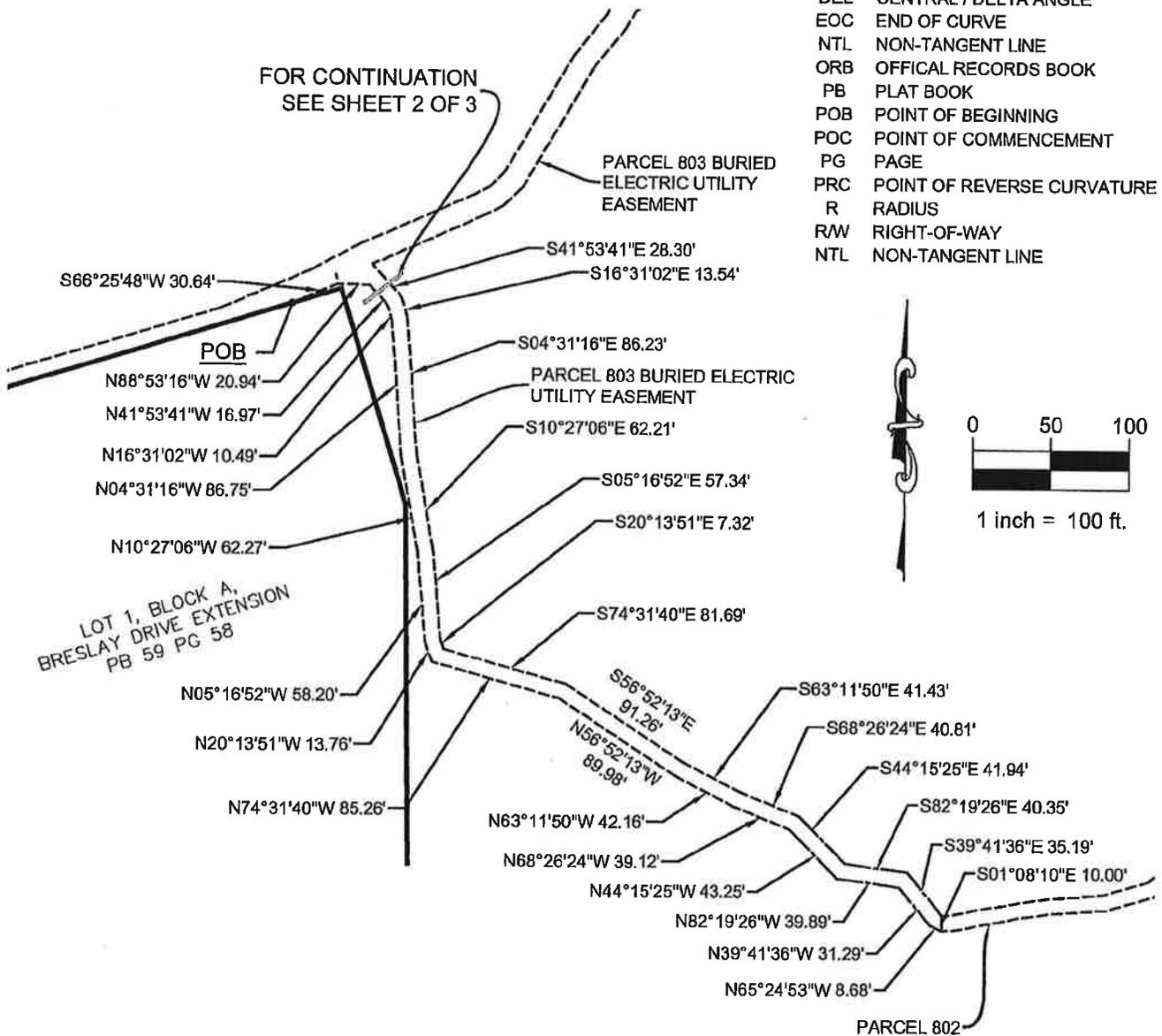
SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 & 2

**THIS IS NOT A SURVEY**

### ABBREVIATIONS

AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
C/L	CENTERLINE
COR	CORNER
DEL	CENTRAL / DELTA ANGLE
EOC	END OF CURVE
NTL	NON-TANGENT LINE
ORB	OFFICAL RECORDS BOOK
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
R/W	RIGHT-OF-WAY
NTL	NON-TANGENT LINE



PREPARED BY: B.S.E. CONSULTANTS, INC.  
312 SOUTH HARBOR CITY BLVD., SUITE 4  
MELBOURNE, FLORIDA 32901

SCALE:  
1 INCH = 100 FEET

PROJECT NO.:  
11297

SECTION 5, TOWNSHIP  
26 SOUTH, RANGE 36  
EAST

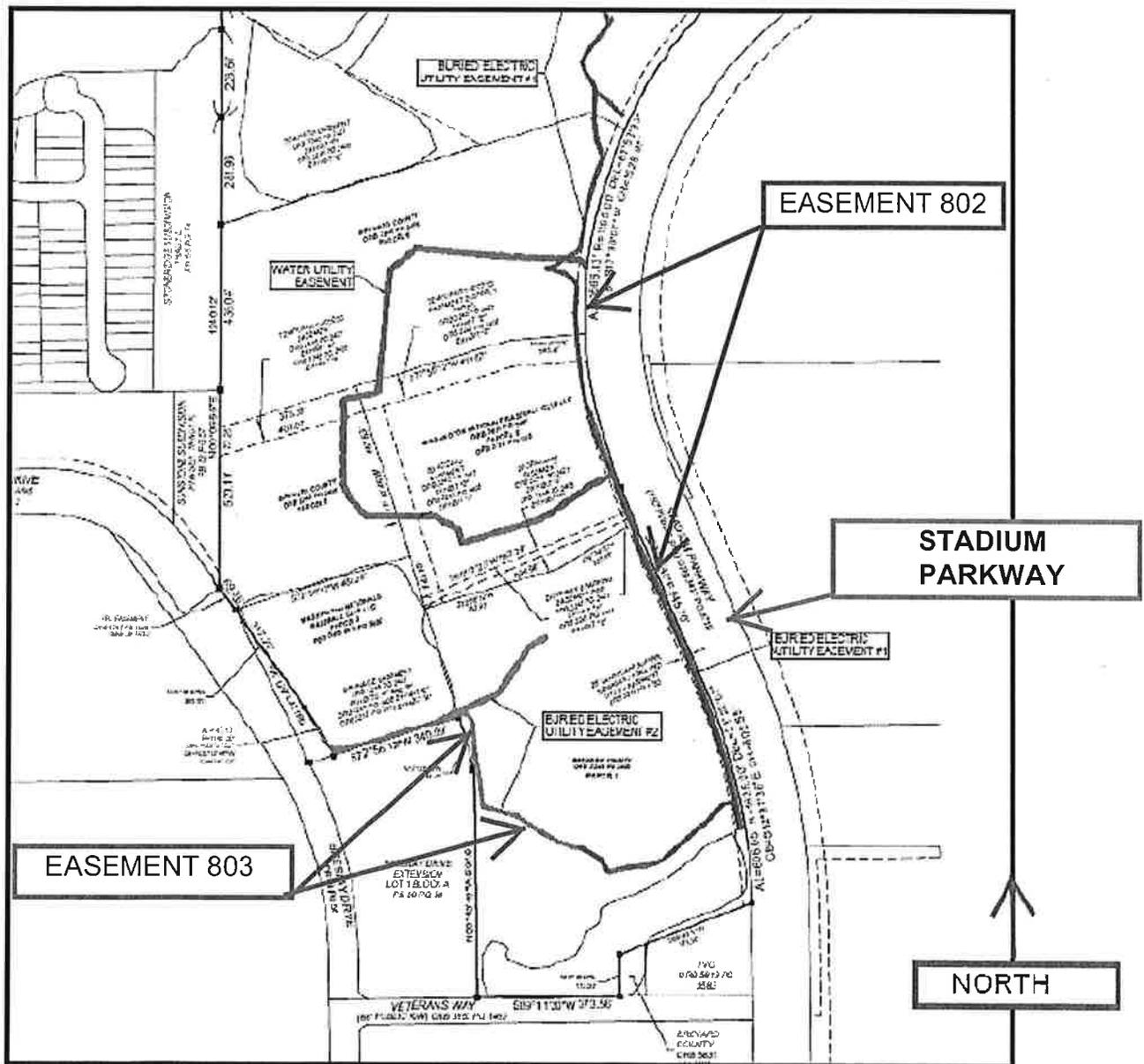
# LOCATION MAP

SEC: 32 TWP: 25S RNG: 36E DISTRICT: 4

OWNER'S NAME: BREVARD COUNTY, FLORIDA & VIERA  
DEVELOPMENT CORPORATION

## LEGEND

-  BURIED ELECTRIC UTILITY EASEMENT #1 (802)
-  BURIED ELECTRIC UTILITY EASEMENT #2 (803)
-  WATER UTILITY EASEMENT



**PROPERTY FACT SHEET**  
**PROJECT: SPACECOAST STADIUM EXPANSION AND IMPROVEMENTS**  
**UNITED STATES SPECIALTY SPORTS ASSOCIATION**  
**(USSSA)**

OWNER(S): Brevard County, Florida and  
The Viera Corporation

PARCEL LOCATION: Stadium Parkway, Viera

PARCEL SIZE: 5.96 Acres

EASEMENT AREA: 1.17 Acres ±

ZONING/LANDUSE: Vacant Residential Land (Single Family-Un-platted)

IMPROVEMENTS: Playing Field/Improvements

TOPOGRAPHY: Level with road grade, no wetlands indicated

FLOOD ZONE: X (outside 500-year flood)

TAX PARCEL ID#: 25-36-32-00-756

MARKET VALUE: \$ 188,480.00 (2017-Property Appraiser)

PUBLIC UTILITIES: All utilities available

PROPERTY TRANSACTION: Purchase date: 4-17-2017

(Clerk of the Court Records) Sale amount: \$ 1,441,100.00  
The subject parcel is a smaller portion of the larger  
purchase inside stadium property