

Prepared by and return to: Lucy Hamelers
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 24-36-23-BX-*-21

UTILITY EASEMENT

THIS INDENTURE, made this ____ day of _____, 2021, between The School Board of Brevard County, Florida, whose address is 2700 Judge Fran Jamieson Way, Viera, Florida 32940, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

WITNESSETH that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of operating, constructing, reconstructing, reconfiguring, and maintaining public utilities and associated 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 23, Township 24 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

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 page)

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

The School Board of Brevard
County, Florida

Print Name

BY: _____
Misty Belford, Chairperson

Witness

Approved as to form

Print Name

ATTEST:

Mark W. Mullins, Ed.D.
Superintendent

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this __ day of _____, 2021, by Misty Belford, Chairperson for The School Board of Brevard County, Florida. Is personally known or produced _____ as identification.

Notary Signature
SEAL

Board Meeting Date: _____
Agenda Item # _____

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL No. 800

SHEET 1 OF 2

PARENT PARCEL 24-36-23-BX-*--21

NOT A SURVEY

PURPOSE: UTILITY EASEMENT

NOT VALID WITHOUT SHEET 2 OF 2

LEGAL DESCRIPTION UTILITY EASEMENT, PARCEL 800 (BY SURVEYOR):

A parcel of land lying in the South one-half of Section 23, Township 24 South, Range 36 East, Brevard County, Florida and being a portion of those lands described in Official Records Book 720, Page 60, Public Records of Brevard County, Florida and being more particularly described as follows: Commence at the South quarter corner of said Section 23 and run N 00°32'46" W along the West line of the Southeast one-quarter of said Section 23, a distance of 30.00 feet to the intersection with the North right-of-way line of Mustang Way as per Nevins Subdivision according to the Plat thereof recorded in Plat Book 2, page 98 of the Public Records of Brevard County, Florida; thence N 89°22'43" E along said North right-of-way line 89.52 feet to the intersection with the West line of said lands described in Official Records Book 1084, Page 904 of the Public Records of Brevard County, Florida; thence N 00°31'54" W along said Westerly line 15.00 feet to the intersection with the North line of a Utility Easement described in Official Records Book 1084, Page 904 and Official Records Book 874, Page 50 of the Public Records of Brevard County, Florida and to the Point of Beginning of the herein described parcel; thence S 89°22'43" W along the North line of said Utility Easement, a distance of 89.49 feet to the intersection with the West line of the Southeast one quarter of said Section 23; thence S 89°30'27" W continuing along the North line of said Utility Easement, a distance of 250.20 feet to the Easterly right-of-way line of State Road No. 3 (N Courtenay Parkway) as shown on Florida Department of Transportation Right-of-Way Map Section 70140, F.P. No. 439157-1; thence N 18°38'04" W along said Easterly right-of-way line 13.28 feet; thence S 87°49'22" E 175.27 feet; thence N 84°03'03" E 103.42 feet; thence N 88°06'18" E 65.80 feet to the West line of said lands described in Official Records Book 1084, Page 904; thence S 00°31'54" E along said West line 15.70 feet to the Point of Beginning. Containing 3418 square feet (0.08± acres)

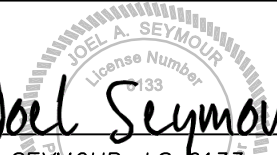
SURVEYOR'S NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES, EAST ZONE, 1983 NORTH AMERICAN DATUM (2011) AND THE S. LINE OF THE SW 1/4 AS BEARING S89°30'27"W (SEE SKETCH)
2. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.
4. THE SURVEYOR WAS PROVIDED AND HAS REVIEWED OWNERS & ENCUMBRANCE REPORT BY NEW REVELATIONS, INC. FILE No. 19-1223, TAX ID No. 2417285, EFFECTIVE DATE 4/30/2019. ALL EASEMENTS AND EXCEPTIONS IN THE REPORT THAT AFFECT PARCEL 800 ARE SHOWN HEREON.

LEGEND:

- BRG = BEARING
- C/L = CENTERLINE
- ESMT = EASEMENT
- ORB = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PC = POINT OF CURVATURE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PT = POINT OF TANGENCY
- REF = REFERENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWP = TOWNSHIP
- RNG = RANGE

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


Joel Seymour

JOEL A. SEYMOUR, LS 6133
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: **Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448

DRAWN BY: JAS

PROJECT NO. 40958

DESCRIPTION

DATE: 4/9/21

SECTION 23

DATE: 4/9/21

23-24-36/MUSTANG_ESMT

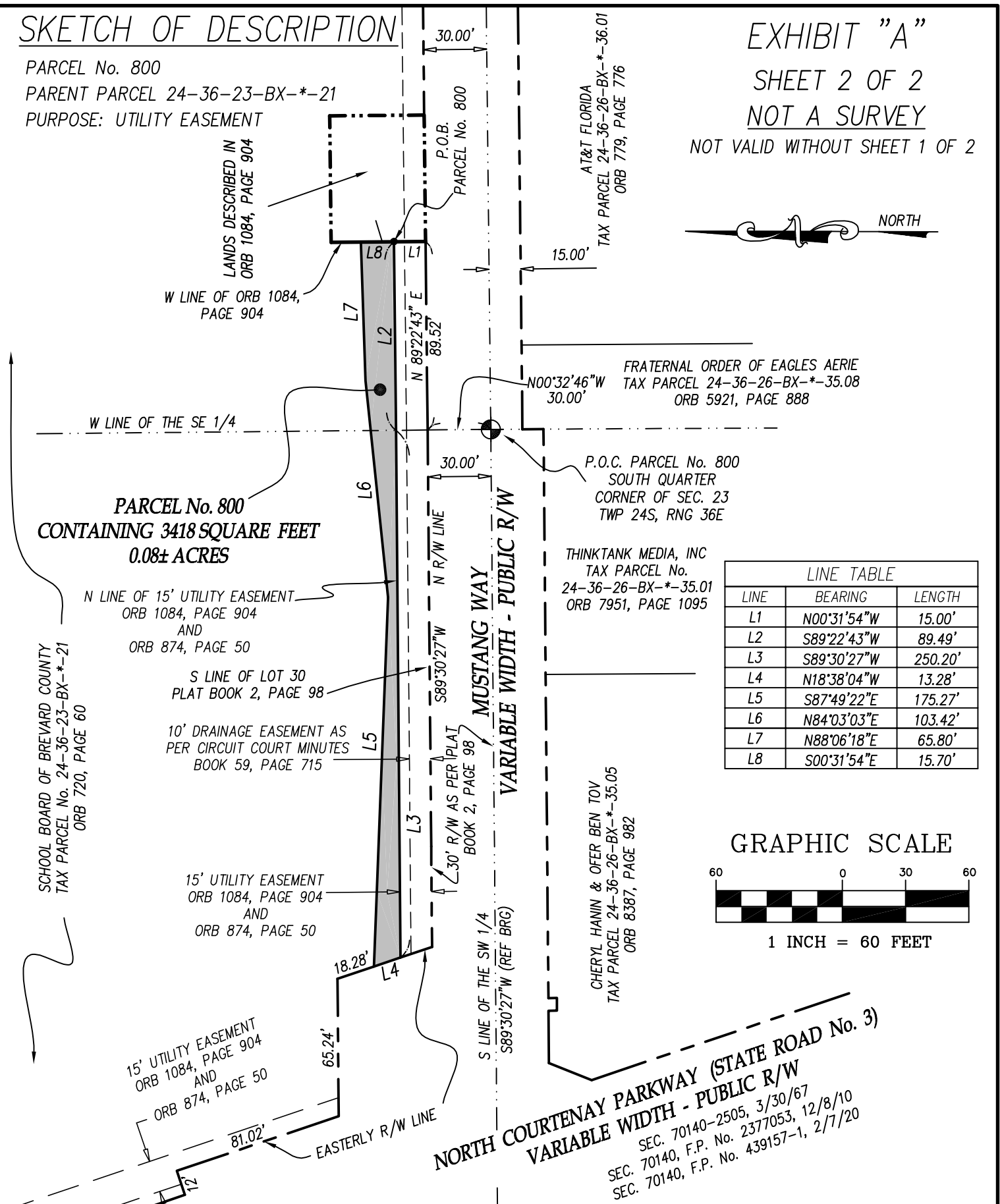
TOWNSHIP 24 SOUTH

RANGE 36 EAST

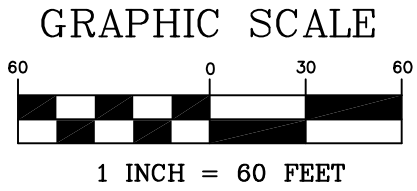
SKETCH OF DESCRIPTION

PARCEL No. 800
 PARENT PARCEL 24-36-23-BX-* -21
 PURPOSE: UTILITY EASEMENT

EXHIBIT "A"
 SHEET 2 OF 2
 NOT A SURVEY
 NOT VALID WITHOUT SHEET 1 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°31'54"W	15.00'
L2	S89°22'43"W	89.49'
L3	S89°30'27"W	250.20'
L4	N18°38'04"W	13.28'
L5	S87°49'22"E	175.27'
L6	N84°03'03"E	103.42'
L7	N88°06'18"E	65.80'
L8	S00°31'54"E	15.70'



PREPARED BY:

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 FLORIDA LICENSED BUSINESS No. LB 7838
 505 DISTRIBUTION DRIVE
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SCALE: 1 INCH = 60 FEET

PROJECT NO. 40958

SECTION 23
 TOWNSHIP 24 SOUTH
 RANGE 36 EAST

NORTH COURTENAY PARKWAY (STATE ROAD No. 3)
 VARIABLE WIDTH - PUBLIC R/W
 SEC. 70140-2505, 3/30/67
 SEC. 70140, F.P. No. 2377053, 12/8/10
 SEC. 70140, F.P. No. 439157-1, 2/7/20