

Prepared by and return to:
Office of the County Attorney
2725 Judge Fran Jamieson Way, Building C
Viera, Florida 32940
Re: portion of Parcel I.D. 27-36-34-00-502

COUNTY DEED

(STATUTORY FORM - SECTION 125.411, Florida Statutes)

THIS DEED, made this 14th day of JAN, 2022, between Brevard County, Florida, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, the first party, and St. Johns River Water Management District, a public body existing under Chapter 373, Florida Statutes, whose address is 4049 Reid Street, Highway 100 West, Palatka, Florida 32177, the second party,

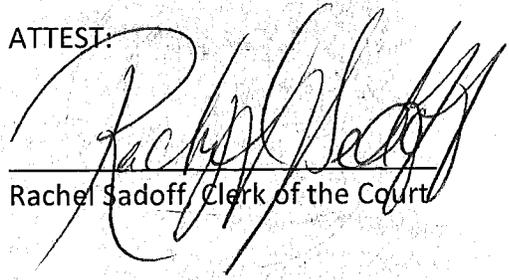
(Whenever used herein the terms "first party" and "second party" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "First Party" and "Second Party" are used for singular and plural, as the context requires and the use of any gender shall include all genders)

WITNESSETH that the first party, for and in consideration of the sum of Ten Dollars, to it in hand paid by the second party, receipt whereof is hereby acknowledged, has granted, bargained and sold to the second party, its successors and assigns forever, any interest it holds in the following described land lying and being in Brevard County, Florida, to wit:

The Parcel as fully described in Exhibit "F-1," attached and incorporated by this reference; reserving to the first party an easement across and within the area described in Exhibit "F-1" for 140.26 acre-feet of flood plain compensation as well as ingress and egress to perform maintenance to the flood compensation area as necessary in the event the second party fails to adequately maintain the flood plain compensation area. First Party granted an additional easement over 78.6 acre-feet of flood plain compensation to the State of Florida Department of Transportation, as recorded in the the Brevard County Public Records at Official Records Book 8953, Page 203. Additionally, the first party transfers all riparian and littoral rights appertaining thereto, and all interests in subsurface oil, gas, and minerals pursuant to section 270.11(3), Florida Statutes. By acceptance of this deed, the second party accepts all responsibility for maintenance and functional operation of the floodplain compensation area and stormwater treatment area on the property. In the event the property is not used, maintained or ceases to be used and maintained for a stormwater treatment area, the property shall revert to the first party which shall have an automatic right to reenter and repossess the property. Any right of the second party to use or occupy the property for any purpose shall be eliminated upon reversion of the property to the first party. Said transfer is subject to all easements of record.

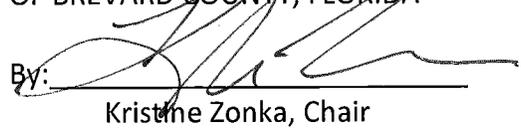
IN WITNESS WHEREOF the said first party has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:



Rachel Sadoff, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 

Kristine Zonka, Chair

(As approved by the Board on 9/14/2021 and
12/7/2021)

Exhibit F-1

LEGAL DESCRIPTION OF STORMWATER TREATMENT AREA (STA)
 SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
 PARENT PARCEL ID: 27-36-34-00-502
 PURPOSE: FEE SIMPLE CONVEYANCE AND FLOODPLAIN
 COMPENSATION EASEMENT

DESCRIPTION: STORMWATER TREATMENT AREA (STA) (BY SURVEYOR)

A portion of the Southwest Quarter of Section 34, Township 27 South, Range 36 East, Brevard County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 34, Township 27 South, Range 36 East, Brevard County, Florida; thence South 89°27'21" West, a distance of 746.70 feet along the South line of the Southwest Quarter of said Section 34 to the POINT OF BEGINNING; thence South 89°27'21" West, a distance of 1902.35 feet along said South line to the Southwest corner of Section 34; thence North 00°09'33" West, a distance of 1249.85 feet along the West line of said Section 34 to the Northwest corner of the South 1/2 of the Southwest 1/4 of Section 34; thence North 89°31'48" East, a distance of 2114.83 feet along the North line of the South 1/2 of the Southwest 1/4 of said Section 34; thence departing said North line, South 00°50'03" East, a distance of 359.60 feet; thence South 29°23'16" West, a distance of 116.10 feet; thence South 07°27'10" West, a distance of 122.86 feet; thence South 14°28'56" East, a distance of 293.34 feet to a point on the Westerly Right of Way line of St. Johns Heritage Parkway; thence South 30°33'36" West, a distance of 199.71 feet along said West line to the point of curvature of a tangent curve concave Southeasterly, having a radius of 2969.79 feet and a central angle of 04°36'49"; thence Southwesterly 239.14 feet along the arc of said curve to the POINT OF BEGINNING.

Containing 59.24 acres, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Southwest Quarter of Section 34, Township 27 South, Range 36 East, being North 89°27'21" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.
3. Official Records Book 8853, Page 203 is a perpetual easement which appears to enclose the entirety of the Stormwater Treatment Area.

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|---|---|---------------------|---|
| <p>Sketch of Descriptoin</p> <p>FOR</p> <p>Brevard County Board of County Commissioners</p> | Date: November 20, 2020 CWS | | Certification Number LB2108 52783022 |
| | Job Number: 52783 | Scale: 1" = 400' |  <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com</p> |
| | <p>Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p> | | |
| <p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p> | | | <p>RYAN E. JOHNSON, PSM Registered Land Surveyor Number 7130</p> |

Exhibit F-1

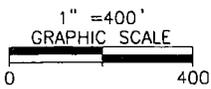
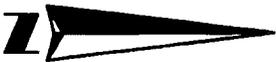
SKETCH OF DESCRIPTION
 SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
 PARENT PARCEL ID: 27-36-34-00-502
 PURPOSE: FEE SIMPLE CONVEYANCE AND FLOODPLAIN
 COMPENSATION EASEMENT

SW CORNER OF SECTION 34,
 TOWNSHIP 27 SOUTH,
 RANGE 36 EAST

N00°09'33"W 1249.85'

NW CORNER OF S 1/2 OF
 SW 1/4 OF SECTION 34,
 TOWNSHIP 27 SOUTH,
 RANGE 36 EAST

W LINE SECTION 34-27-36



NOT PLATTED
 PARCEL ID:
 27-36-34-00-502
 BREVARD COUNTY
 OFFICIAL RECORDS BOOK
 8184, PAGE 1303

PERPETUAL EASEMENT PER
 OFFICIAL RECORDS BOOK 8853, PAGE 203

STORMWATER TREATMENT
 AREA (STA)
 59.24 ACRES

20.00' RIGHT OF WAY
 PER PLAT BOOK 2, PAGE 80

S LINE OF SW 1/4
 SECTION 34-27-36

N LINE OF S 1/2 OF SW 1/4
 SECTION 34-27-36

NOT PLATTED
 PARCEL ID: 27-36-34-00-500
 HERITAGE LAKES OF WEST MELBOURNE INC
 OFFICIAL RECORDS BOOK 2982, PAGE 931

POB

POC

POC

SOUTHEAST CORNER
 OF THE SOUTHWEST
 1/4 OF SECTION 34,
 TOWNSHIP 27 SOUTH,
 RANGE 36 EAST

LEGEND & ABBREVIATIONS:

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PC = POINT OF CURVATURE
- R = RADIUS
- L = LENGTH
- Δ = DELTA
- CH = CHORD LENGTH
- CB = CHORD BEARING
- CL = CENTERLINE

TOWNSHIP 28 SOUTH
 TOWNSHIP 27 SOUTH

E LINE OF SW 1/4
 SECTION 34-27-36

NOT PLATTED
 PARCEL ID:
 27-36-34-00-502
 WELCHWOOD
 ENTERPRISES INC.
 OFFICIAL RECORDS BOOK
 8184, PAGE 1303

E PROPERTY LINE
 OF PARCEL
 27-36-00-502

R=2969.79'
 L=239.14'
 Δ=4°36'49"
 CH=239.07'
 CB=S28°15'11"W
 S14°28'56"E
 293.34' S07°27'10"W
 122.86'
 S29°23'16"W
 116.10'
 S30°33'36"W
 199.71'
 S00°50'03"E
 359.60'

PERPETUAL EASEMENT
 BOOK OFFICIAL RECORDS
 8853, PAGE 197
 WEST RIGHT OF WAY LINE
 E. ST. JOHNS
 HERITAGE PARKWAY



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 52783022

Job No. 52783

Date: NOVEMBER 20, 2020

SHEET 2 OF 2

See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2