

This instrument prepared by  
and return to:  
Richard Broome  
City Attorney, City of Titusville  
555 S. Washington Avenue  
Titusville, FL 32796

## **UTILITY EASEMENT**

**THIS INDENTURE**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between ORLANDO UTILITIES COMMISSION, whose address is 100 W Anderson St, Orlando FL 32802 and the CITY OF ORLANDO, a municipal corporation whose address is 400 S Orange Ave, Orlando FL 32802, hereinafter called "**GRANTOR**", and the **CITY OF TITUSVILLE**, a municipal corporation, whose address is P.O. Box 2806, Titusville, Florida 32781-2806, hereinafter called "**GRANTEE**".

A. GRANTOR is the owner in fee simple of that certain property located in an unincorporated district of Brevard County, Florida identified as Parcel ID 23-35-12-02-2-10, and shown in Exhibit A and Exhibit B, attached hereto and made a part hereof.

B. GRANTOR warrants and represents that it has clear and marketable title to the property and authority to execute this instrument.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein and the sum of One Dollar (\$1.00), and other valuable consideration, receipt whereof is hereby acknowledged, the parties would agree and covenant as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated by reference and made a part of this Agreement.

2. Grant of Easement. The GRANTOR does hereby grant bargain, sell and convey to GRANTEE and its legal representatives, the right of easement over, across, under, and through the property described in Exhibit A and Exhibit B, (the "Easement Area") situated in an unincorporated district of Brevard County, Florida, for the following purposes:

(a). A perpetual utility easement over, across, under, and through the stipulated "Utility Easement" property as described in Exhibit A attached hereto (the "Easement Area"), for the purpose of constructing, improving, repairing, maintaining, and the future installation of public utilities including but not limited to underground water, reclaimed water, sewer pipes and related improvements and structures. This "Utility Easement" area includes the one hundred square feet wide parcel identified in Exhibit A.

(b). The right of temporary occupancy, ingress and egress over, under, across and through the stipulated "Temporary Easement" property as described in Exhibit B attached hereto (the "Easement Area"), for the purpose of constructing a boring pit and a bored utility crossing of US Highway No. 1 and the staging and temporary placement of equipment, materials and supplies associated with said highway boring work. This "Temporary Easement" area includes the 0.24 acre parcel identified in Exhibit B.

(c). The easements granted in this agreement shall include the right of ingress and egress over other portions of the Property and adjoining lands owned by the GRANTOR to the extent reasonably necessary to exercise the easement rights set forth herein.

(d). The right of entry described herein for purposes of construction, maintenance, repair, and use of the facilities and improvements to be constructed and maintained within the Easement Area shall be without limitation or interruption.

3. Grantee Consideration. The GRANTEE does hereby agree to perform said highway crossing work subject to the following terms:

(a). Access and occupancy of the Grantor property shall be scheduled and coordinated with the designated OUC point of contact.

(b). On the west side of the Grantor perimeter fence along US 1, from the subject property driveway to the north property line, the Grantee shall clear the existing shrubbery and plant new Silverthorn shrub plantings (3 gallon at 3 feet on center).

(c). On the east side of the Grantor perimeter fence along US 1, the Grantee shall clear the areas needed to perform said highway crossing work, and restore with seeded Bahia turfgrass or stabilized unpaved patrol road as applicable.

(d). For any openings of the Grantor perimeter fence along US 1 made necessary by said highway crossing work, the Grantee shall provide temporary chain link or steel wire fence to secure the OUC perimeter fence during construction, followed by fence repair restoration.

4. Perpetual Easement. The "Utility Easement" area created hereunder shall be considered perpetual.

5. Temporary Easement. The "Temporary Easement" area created hereunder shall be considered temporary, coincident with the actual term of the constructing of public utilities located in adjoining property, which is estimated to occur during calendar year 2017 and 2018.

6. Modification. There are no other agreements, promises or undertakings between the parties except as specifically set forth herein. No alterations, changes, modifications or amendments shall be made to this Agreement except in writing and signed by the parties hereto or their successors or assigns.

ATTEST:

CITY OF ORLANDO, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida

By: \_\_\_\_\_  
Denise Aldridge, City Clerk

(SEAL)

By: \_\_\_\_\_  
Mayor / Mayor Pro Tem

Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017 by \_\_\_\_\_, Mayor / Pro Tem and \_\_\_\_\_, City Clerk, who is personally known to me who did (did not) take an oath.

\_\_\_\_\_  
Name  
Notary Public  
Serial Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

[Signature]  
(sign)

Print Name: Russell H. Purnell

[Signature]  
(sign)

Print Name: Kimberly J. Catlett

As to Orlando Utilities Commission

ORLANDO UTILITIES COMMISSION

By:

[Signature]  
KENNETH P. KSIONEK  
General Manager & CEO

Attest:

[Signature]  
ELIZABETH M. MASON  
Assistant Secretary

Approved by OUC as to Form  
Other than Legal Description

[Signature]  
Attorney

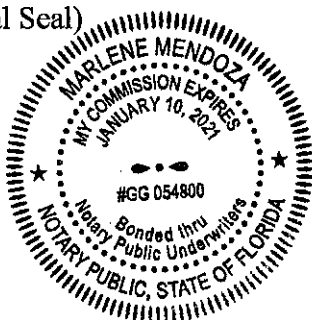
(COMMISSION SEAL)

STATE OF FLORIDA)  
: SS  
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared KENNETH P. KSIONEK and ELIZABETH M. MASON respectively, General Manager & CEO and Assistant Secretary of the ORLANDO UTILITIES COMMISSION, a statutory commission under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing instrument on behalf of said ORLANDO UTILITIES COMMISSION, and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, and that the official seal of ORLANDO UTILITIES COMMISSION is duly affixed thereto and the instrument is the act and deed of said Commission.

WITNESS my hand and official seal in the county and state last aforesaid this 18<sup>th</sup> day of September, 2017

(Notarial Seal)



[Signature]  
Notary Public (sign)

Print Name:

State of Florida

My Commission Expires:

CITY OF TITUSVILLE (GRANTEE)

Thomas A. Abbate  
Witness Signature (Grantee):

THOMAS A ABBATE  
Print Name:

Debra S. Denman  
Witness Signature (Grantee):

Debra S. Denman  
Print Name:

STATE OF FLORIDA  
COUNTY OF BREVARD

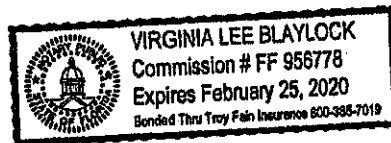
William S. Larese  
Grantee:

WILLIAM S. LARESE  
Print Name:

City Manager  
Title:

The foregoing instrument was acknowledged before me this 1 day of AUGUST,  
2019, by William S Larese, who is personally known to be or who has produced  
as identification and did/did not take an oath.

Virginia Blaylock  
Notary Public, State of Florida  
My Commission expires:



## Sketch and Description:

THIS IS NOT A SURVEY

EXHIBIT A

## Legal Description:

A PORTION OF LOT 11, BLOCK 2, TOWN OF BELLEWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 11, BLOCK 2, TOWN OF BELLEWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, STATE ROAD 5 (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 70030-2504, DATED 9/15/55), SAID LINE BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2799.93 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 25°50'39" EAST, 7.09 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'42", AN ARC LENGTH OF 7.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CURVE AND RIGHT-OF-WAY LINE, RUN NORTH 63°09'19" EAST A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 26°01'09" EAST A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 63°09'19" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2799.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 26°01'09" WEST, 10.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'17", AN ARC LENGTH OF 10.00 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 100 SQUARE FEET MORE OR LESS.

## Abbreviation Legend:

(A) - ACTUAL	A - DELTA	GOVT - GOVERNMENT	PC - POINT OF CURVATURE	R3SE - RANGE 35 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PG - PAGE	REC - RECOVERED
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BM - BENCH MARK	E - EASEMENT	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	(M) - MEASURED	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
C - CHORD	EOP - EDGE OF PAVEMENT	N & D - NAIL AND DISK	POC - POINT OF COMMENCEMENT	SEC 12 - SECTION 12
CB - CHORD BEARING	ESMT - EASEMENT	NR - NON-RADIAL	POL - POINT ON LINE	SB - SURVEY BOOK
CCR # - CERTIFIED CORNER	FSOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NSI - NO SURVEYOR IDENTIFICATION	PRC - POINT OF REVERSE	SQ - SQUARE
RECORD NUMBER	FF - FINISH FLOOR	NT - NON-TANGENT	PRM - PERMANENT REFERENCE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FND - FOUND	ORB - OFFICIAL RECORDS BOOK	PT - PLAT	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FP&L - FLORIDA POWER AND LIGHT	(P) - PLAT	PT - POINT OF TANGENCY	T23S - TOWNSHIP 23 SOUTH
CMC - CONCRETE	(G) - GRID (STATE PLANE)	PB - PLAT BOOK	UE - UTILITY EASEMENT	(TYP) - TYPICAL
CCR - CORNER		FS - FLORIDA STATUTE	FEC - FLORIDA EAST COAST RAILWAY	W/ - WITH

## Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM AS BEING N 22°01'03" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1, STATE ROAD 5.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST FOR EASEMENT DEPICTION.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR. NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

## Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on February 1, 2017. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By:

Paul J. Katrek  
Professional Surveyor and Mapper  
Florida Registration No. 6233

**TITLE BLOCK ABBREVIATIONS**  
Eng. = ENGINEERING L.D. = LICENSED BUSINESS  
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL  
Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED  
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

Drawn by: JTF

Date: 2/1/17

Job No. T3915

Scale: N/A

File: T3915 10X10SOD.DWG

**cph**

Prepared By:  
**CPH, Inc.**

Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Landscape Lic. No. LC0000298

www.cphcorp.com

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

**CITY OF TITUSVILLE**  
**SOUTHERN SERVICE AREA WATER MAIN LOOP**  
SECTION 12-TOWNSHIP 23 SOUTH-RANGE 35 EAST  
BREVARD COUNTY, FLORIDA

**SKETCH AND DESCRIPTION**

Sheet

**1**

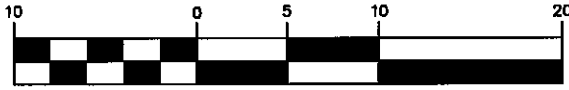
1 of 2

© 2017

# Sketch and Description:

THIS IS NOT A SURVEY

## GRAPHIC SCALE



( IN FEET )

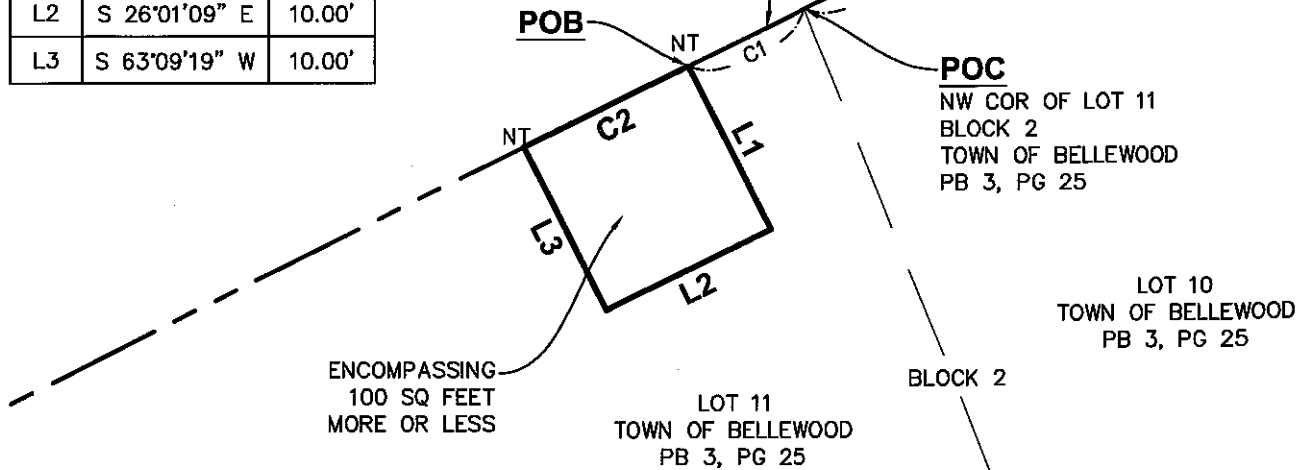
1 inch = 10 ft.

EXHIBIT A



DIXIE (MONTREAL-MIAMI) HIGHWAY (P)  
U.S. HIGHWAY NO. 1, STATE ROAD 5  
143' FDOT RIGHT OF WAY PER SURVEY BOOK 13, PAGE 82 &  
PER FDOT R/W MAP SECTION NO/ 70030-2504, DATED 9/15/55  
EASTERLY R/W LINE OF  
US HIGHWAY NO. 1, STATE ROAD 5  
PER FDOT R/W MAP SECTION NO.  
70030-2504, DATED 9/15/55

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 63°09'19" E	10.00'
L2	S 26°01'09" E	10.00'
L3	S 63°09'19" W	10.00'



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	0°08'42"	7.09'	2,799.93'	7.09'	S 25°50'39" E
C2	0°12'17"	10.00'	2,799.93'	10.00'	N 26°01'09" W
C3	3°45'21"	183.54'	2,799.93'	183.51'	S 23°53'38" E

PARCEL ID: 23-35-12-02-2-10  
OWNER: ORLANDO UTILITIES COMMISSION;  
ORLANDO, CITY OF  
ADDRESS 7725 S HIGHWAY 1  
TITUSVILLE, FL

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

TITLE BLOCK ABBREVIATIONS			
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS		
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL		
Landsc. = LANDSCAPE	N/A = NOT APPLICABLE	Lic. = LICENSED	
No. = NUMBER	P.O. = POST OFFICE	© = COPYRIGHT	

Date: 2/1/17	Job No. T3915
Drawn by: JTF	Scale: 1"=10'
File: T3915 10X10SOD.DWG	

**cph**  
www.cphcorp.com  
500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Prepared By:  
**CPH, Inc.**  
Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Lndscp. Lic. No. LC0000298

**CITY OF TITUSVILLE**  
SOUTHERN SERVICE AREA WATER MAIN LOOP  
SECTION 12-TOWNSHIP 23 SOUTH-RANGE 35 EAST  
BREVARD COUNTY, FLORIDA

## SKETCH AND DESCRIPTION

Sheet  
**2**  
2 of 2  
© 2017

## Sketch and Description:

THIS IS NOT A SURVEY

EXHIBIT B

## Legal Description:

A PORTION OF LOTS 10 AND 11, BLOCK 2, TOWN OF BELLEWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 11, BLOCK 2, TOWN OF BELLEWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, STATE ROAD 5 (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 70030-2504, DATED 9/15/55), SAID LINE BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2799.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 25°30'51" WEST, 25.17 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'54", AN ARC LENGTH OF 25.17 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN NORTH 68°23'15" EAST A DISTANCE OF 154.19 FEET; THENCE RUN SOUTH 22°33'08" EAST A DISTANCE OF 70.01 FEET; THENCE RUN SOUTH 68°23'15" WEST A DISTANCE OF 150.00 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, SAID POINT ALSO LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2799.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 26°13'57" WEST, 45.04 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°55'18", AN ARC LENGTH OF 45.04 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 10,657 SQUARE FEET OR 0.24 ACRE MORE OR LESS.

## Abbreviation Legend:

(A) -- ACTUAL	Δ -- DELTA	GOVT -- GOVERNMENT	PC -- POINT OF CURVATURE	R35E -- RANGE 35 EAST
APPROX -- APPROXIMATE	(D) -- DEED	IP -- IRON PIPE	PCC -- POINT OF COMPOUND CURVATURE	R -- RADIUS
AVG -- AVERAGE	(DE) -- DEED EXCEPTION	IR -- IRON ROD	PCP -- PERMANENT CONTROL POINT	RAD -- RADIAL
(BB) -- BEARING BASIS	DEPT -- DEPARTMENT	IR&C -- IRON REBAR & CAP	PG -- PAGE	REC -- RECOVERED
BLDG -- BUILDING	D/U -- DRAINAGE AND UTILITY	L -- ARC LENGTH	PGS -- PAGES	REV -- REVISION
BM -- BENCH MARK	EASEM -- EASEMENT	LB# -- LICENSED BUSINESS NUMBER	PI -- POINT OF INTERSECTION	RP -- RADIUS POINT
(C) -- CALCULATED	ELEV -- ELEVATION	(M) -- MEASURED	POB -- POINT OF BEGINNING	R/W -- RIGHT-OF-WAY
C -- CHORD	EOP -- EDGE OF PAVEMENT	N & D -- NAIL AND DISK	POC -- POINT OF COMMENCEMENT	SEC 12 -- SECTION 12
CB -- CHORD BEARING	ESMT -- EASEMENT	NR -- NO SURVEYOR IDENTIFICATION	POL -- POINT ON LINE	SB -- SURVEY BOOK
CCR # -- CERTIFIED CORNER RECORD NUMBER	FDOT -- FLORIDA DEPARTMENT OF TRANSPORTATION	NT -- NON-TANGENT	PRC -- POINT OF REVERSE CURVATURE	SQ -- SQUARE FEET
C/L -- CENTERLINE	FF -- FINISH FLOOR	OR -- OFFICIAL RECORDS	PRM -- PERMANENT REFERENCE MONUMENT	SQ FT -- SQUARE FEET
CM -- CONCRETE MONUMENT	FND -- FOUND	ORB -- OFFICIAL RECORDS BOOK	PT -- POINT OF TANGENCY	T23S -- TOWNSHIP 23 SOUTH
CONC -- CONCRETE	FP&L -- FLORIDA POWER AND LIGHT	(P) -- PLAT	FEC -- FLORIDA EAST COAST RAILWAY	(TYP) -- TYPICAL
COR -- CORNER	(G) -- GRID (STATE PLANE)	FS -- FLORIDA STATUTE		UE -- UTILITY EASEMENT
				W/ -- WITH

## Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM AS BEING N 22°01'03" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1, STATE ROAD 5.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST FOR EASEMENT DEPICTION.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR. NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

## Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on February 2, 2017. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By:

Paul J. Katrek  
Professional Surveyor and Mapper  
Florida Registration No. 6233

TITLE BLOCK ABBREVIATIONS  
Eng. = ENGINEERING L.B. = LICENSED BUSINESS  
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL  
Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED  
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

Drawn by: PJK

Date: 2/2/17

Job No. T3915

Scale: N/A

File: T3915 70X150SOD.DWG

**cph**

www.cphcorp.com

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Prepared By:  
CPH, Inc.

Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Landscape Lic. No. LC0000298

**CITY OF TITUSVILLE**  
**SOUTHERN SERVICE AREA WATER MAIN LOOP**  
SECTION 12-TOWNSHIP 23 SOUTH-RANGE 35 EAST  
BREVARD COUNTY, FLORIDA

**SKETCH AND DESCRIPTION**

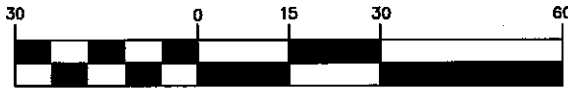
Sheet  
**1**  
1 of 2  
© 2017



### Sketch and Description:

THIS IS NOT A SURVEY

### GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

EXHIBIT B



DIXIE (MONTREAL-MIAMI) HIGHWAY (P)  
U.S. HIGHWAY NO. 1, STATE ROAD 5  
143' FDOT RIGHT OF WAY PER SURVEY BOOK 13, PAGE 82 &  
PER FDOT R/W MAP SECTION NO/ 70030-2504, DATED 9/15/55

EASTERLY R/W LINE OF  
US HIGHWAY NO. 1, STATE ROAD 5  
PER FDOT R/W MAP SECTION NO.  
70030-2504, DATED 9/15/55

### POB

NW COR OF LOT 11, BLK 2  
TOWN OF BELLEWOOD  
PB 3, PG 25

ENCOMPASSING 10,657  
SQ FEET, OR 0.24 ACRE ±

PARCEL ID: 23-35-12-02-2-10  
OWNER: ORLANDO UTILITIES  
COMMISSION;  
ORLANDO, CITY OF  
ADDRESS 7725 S HIGHWAY 1  
TITUSVILLE, FL

LOT 10  
TOWN OF BELLEWOOD  
PB 3, PG 25

LOT 11  
TOWN OF BELLEWOOD  
PB 3, PG 25

BLK 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 68°23'15" E	154.19'
L2	S 22°33'08" E	70.01'
L3	S 68°23'15" W	150.00'

### CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	0°30'54"	25.17'	2,799.93'	25.17'	N 25°30'51" W
C2	0°55'18"	45.04'	2,799.93'	45.04'	N 26°13'57" W
C3	3°14'27"	158.38'	2,799.93'	158.36'	N 23°38'11" W

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

TITLE BLOCK ABBREVIATIONS			
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS	Arch. = ARCHITECTURAL	
C.O.A. = CERTIFICATE OF AUTHORIZATION	N/A = NOT APPLICABLE	Lic. = LICENSED	
Landsc. = LANDSCAPE	No. = NUMBER	P.O. = POST OFFICE	© = COPYRIGHT

Date: 2/2/17	Job No. T3915
Drawn by: PJK	Scale: 1"=30'
File: T3915 70X15080D.DWG	



Prepared By:  
CPH, Inc.

Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2800926  
Landsc. Lic. No. LC0000298

www.cphcorp.com

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

**CITY OF TITUSVILLE**  
**SOUTHERN SERVICE AREA WATER MAIN LOOP**  
SECTION 12-TOWNSHIP 23 SOUTH-RANGE 35 EAST  
BREVARD COUNTY, FLORIDA

### SKETCH AND DESCRIPTION

Sheet  
**2**  
2 of 2

© 2017