



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

New Business - Development and Environmental Services Group

J.1.

8/27/2024

Subject:

Approval, Re: Contract for Sale and Purchase with Girl Scouts of Citrus Council, Inc. for the Sykes Creek Zone T Septic to Sewer Conversion Project - District 2.

Fiscal Impact:

FY 2023/2024 \$100,300.00 - 1260/271010/5610000/516935 Save Our Indian River Lagoon Trust Fund

Dept/Office:

Public Works Department / Land Acquisition Office / Natural Resources Management Department / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners approve and authorize the Chair to 1) execute the attached Contract for Sale and Purchase and, 2) authorize the Chair to execute all required closing documents related to the Contract.

Summary Explanation and Background:

The subject property is located in Section 7, Township 25 South, Range 37 East, west of Newfound Harbor Drive, and south of Highway 520 in Merritt Island.

The Board of County Commissioners, in regular session on October 12, 2021, approved a Contract for Sale and Purchase from Girl Scouts of Citrus Council, Inc. for the Sykes Creek Zone T Septic to Sewer project, included in the Save Our Indian River Lagoon Project Plan, as approved by the Board of County Commissioners.

During the design process, it was determined that the project will require more acreage than previously acquired. The project will consist of the construction of an Air-Vac Pump Station, vacuum, force main lines, lift station and sewer service connections.

The owner has agreed to sell an additional .20 acres of their parcel to assist with the project.

Fair market value was established by obtaining an appraisal report from Callaway and Price, Inc. dated February 1, 2024, with an assigned value of \$100,300.00 for 8,860 square feet.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

Clerk to the Board Instructions:

Upon execution by the Chair, Public Works Department will contact the Clerk's office to make arrangements to pick up the original executed Contract for Sale and Purchase.

BOARD OF COUNTY COMMISSIONERS



AGENDA REVIEW SHEET

AGENDA: Contract for Sale and Purchase with Girl Scouts of Citrus Council, Inc. for the Zone T Sykes Creek Septic to Sewer Conversion Project – District 2

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lisa J. Kruse/ Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

| | APPROVE | DISAPPROVE | DATE |
|---|---|------------|-----------------|
| LAND ACQUISITION Lucy Hamelers, Supervisor |  | <hr/> | <u>7-23-24</u> |
| COUNTY ATTORNEY Greg Hughes Assistant County Attorney |  | <hr/> | <u>8/1/2024</u> |



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

August 28, 2024

M E M O R A N D U M

TO: Marc Bernath, Public Works Director

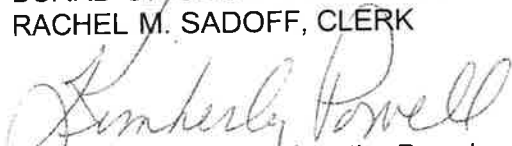
RE: Item J.1., Approval of Contract for Sale and Purchase with Girl Scouts of Citrus Council, Inc. for the Sykes Creek Zone T Septic to Sewer Conversion Project

The Board of County Commissioners, in regular session on August 27, 2024, approved and authorized the Chair to execute the Contract for Sale and Purchase with the Girl Scouts of Citrus Council, Inc. for the Sykes Creek Zone T Septic to Sewer Conversion Project; and authorized the Chair to execute all required closing documents related to the Contract. Enclosed is the fully-executed Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

Encl. (1)

cc: Finance
Budget
County Attorney
Utility Services
Contracts Administration
Natural Resources Management

CONTRACT FOR SALE AND PURCHASE

Seller: Girl Scouts of Citrus Council, Inc., a Florida not-for-profit corporation
341 North Mills Avenue, Orlando, Florida 32803

Buyer: Brevard County, a political subdivision of the State of Florida
2725 Judge Fran Jamieson Way, Viera, Florida 32940

Legal description of property being transferred: See attached Exhibit "A"

Terms: Seller agrees to sell, and Buyer agrees to purchase, the Property pursuant to the following terms and conditions, Exhibit "A", and the attached Attachment 1 Standards for Real Estate Transactions.

Purchase price: \$100,300.00 (One Hundred Thousand Three Hundred Dollars and No/100)

Deposit: \$100 to be transferred to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

Time for acceptance of offer; effective date; facsimile: If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or before August 27, 2024, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as originals.

Title evidence: At least 15 days before closing date, ☐ Seller shall, at Seller's expense, deliver to Buyer or Buyer's attorney or ☒ Buyer shall at Buyer's expense obtain ☒ a title search and/or ☒ title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance.

Closing Date: This transaction shall be closed, and the deed and other closing papers delivered on or before November 29, 2024, unless modified by other provisions of this Contract.

Warranties: The following warranties are made and shall survive closing.

- a. SELLER warrants that there are no parties in occupancy other than Seller.
- b. SELLER warrants there is no hazardous waste or other environmental contamination located in or upon the property being acquired by the County. Seller shall indemnify and defend Buyer from any and all claims or expenses resulting from hazardous waste or environmental contamination located in or upon the property provided such waste or contamination was not placed on the property by the Buyer.
- c. SELLER warrants that he/she has no knowledge of any fact or restriction which would prevent use of the property for lift station purposes.
- d. SELLER hereby represents and warrants to COUNTY that SELLER has not engaged or dealt with any agent, broker or finder, in regard to this Agreement or to the sale and purchase of the property contemplated hereby. SELLER hereby acknowledges and covenants that SELLER is solely responsible for any and all commissions due arising out of or connected within the sale or transfer of the property. SELLER hereby indemnifies COUNTY and agrees to hold COUNTY free and harmless from and against any and all liability, loss, costs, damage and expense, including but not limited to attorney's fees and costs of litigation both prior to and on appeal, which COUNTY shall ever suffer or incur because of any claim by any agent, broker or finder engaged by SELLER, including broker, whether or not meritorious, for any fee, commission or other compensation with respect to this Agreement or to the sale and purchase of the property contemplated hereby.

Inspections: The BUYER shall have 60 days after the Brevard County Board of County Commissioners executes the contract within which to complete physical inspection and evaluation of the property for environmental, hazardous materials, developability, access, drainage and subsurface conditions. In the event a Phase I environmental assessment meeting ASTM standards is prepared and environmental issues objectionable to BUYER are detected, SELLER shall 1) take all steps necessary to remove BUYER'S objections prior to the expiration of the 60 day inspection period, if possible or 2) if acceptable to BUYER, SELLER shall allow an additional 90 days to provide adequate time to conduct a Phase II assessment meeting ASTM standards. If the Phase I assessment reveals contamination this agreement may be terminated by BUYER and BUYER may decline to allow SELLER to clean up or to proceed to a Phase II assessment. Likewise, if the Phase II assessment reveals contamination objectionable to BUYER, BUYER may terminate this agreement. Alternatively, BUYER may grant SELLER an additional 90 days to clean up the site after the Phase II assessment, but BUYER is not required to do so. SELLER shall allow the BUYER or its agents reasonable right of entry upon the property for inspection purposes. Before the expiration of the initial 60-day inspection period or the additional 90-day extension for a Phase II assessment, BUYER shall have the right to terminate this agreement with a full refund of any deposits, should the results of the inspection indicate the property cannot be used for its intended purpose or that mitigation of conditions would be required. If clean up after a Phase II assessment is attempted but unacceptable to BUYER, the BUYER shall receive a full refund of its deposit.

Condemnation: This property ☐ is ☒ is not being acquired under threat of condemnation. If so, this agreement includes and settles all issues of full compensation for the property being acquired, including fees and costs.

SELLER shall comply with section 196.295, Florida Statutes.

SELLER hereby agrees to provide the necessary information and execute a beneficial interest and disclosure affidavit as required by section 286.23, Florida Statutes.

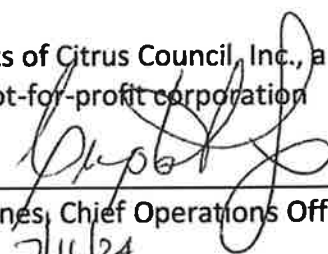
Special Clauses: ☐ See attached addendum

☒ NOT APPLICABLE

Board of County Commissioners
Brevard County, Florida

Girl Scouts of Citrus Council, Inc., a
Florida not-for-profit corporation

 Date AUG 27 2024
Jason Steele, Chair

By: 
Crystal Jones, Chief Operations Officer
Date: 7/16/24

Agenda Item # J.1.
As approved by the Board AUG 27 2024

STANDARDS FOR REAL ESTATE TRANSACTIONS

A. EVIDENCE OF TITLE: A title insurance commitment issued by a Florida licensed title insurer agreeing to issue to Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price insuring Buyer's title to the Real Property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract and those which shall be discharged by Seller at or before closing. Seller shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications specified in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving evidence of title to examine it. If title is found defective, Buyer shall within 3 days thereafter, notify Seller in writing specifying defect(s). If the defect(s) render title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to Seller either; (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall immediately be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is, Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) in the title within the time provided therefor. If Seller is unable to remove the defects within the times allowed therefor, Buyer shall either waive the defects or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract.

B. SURVEY: Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same may have the Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment on Real Property or that improvements located on Real Property encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

C. INGRESS AND EGRESS: Seller warrants and represents that there is ingress and egress to the Real Property sufficient for its intended use as described in the Warranties section of the agreement.

D. LIENS: Seller shall furnish to Buyer at time of closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Property for 90 days immediately preceding date of closing. If Property has been improved or repaired within that time Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen and further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at closing of this Contract.

E. TIME PERIOD: Time is of the essence in this Contract.

F. DOCUMENTS FOR CLOSING: Seller shall furnish the deed, bill of sale, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish closing statement.

G. EXPENSES: Documentary stamps on the deed, if required, and recording of corrective instruments shall be paid by Seller. Buyer will pay for the cost of recording the deed.

H. PRORATIONS; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Buyer shall have the option of taking over any existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at closing shall be increased or decreased as may be required by prorations. Prorations will be made through day prior to occupancy if occupancy occurs before closing. Advance rent and security deposits will be credited to Buyer and escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If

closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of closing, which improvements were not in existence on January 1st of the prior year, then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate shall, at request of either Buyer or Seller, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement.

I. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by Seller. Pending liens as of date of closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate of assessment for the improvement by the public body.

J. PROCEEDS OF SALE; CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If abstract of title has been furnished, evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last evidence. Proceeds of the sale shall be held in escrow by Seller's attorney or by another mutually acceptable escrow agent for a period of not more than 5 days after closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and re-convey the Property to Seller by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. The escrow and closing procedure required by this Standard shall be waived if title agent insures adverse matters pursuant to Section 627.7841, F.S. (1993), as amended.

K. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. In the event of any litigation arising out of this contract, each party shall bear its own attorney's fees and costs.


THE PARTIES HEREBY AGREE TO WAIVE TRIAL BY JURY.

L. CONVEYANCE: Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's, or guardian's deed, as appropriate to the status of Seller. Personal Property shall, at request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

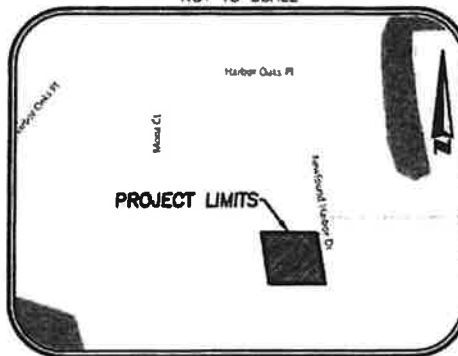
M. OTHER AGREEMENTS: No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.

N. WARRANTY: Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer, or which have not been disclosed.

Reviewed for legal form and content:

 (Assistant) County Attorney

 Seller's Initial

BREVARD ZONE T PARCEL**SECTION 07, TOWNSHIP 25 SOUTH, RANGE 37 EAST****BREVARD COUNTY, FLORIDA**VICINITY MAP
NOT TO SCALE**DESCRIPTION (BY THIS SURVEYOR):**

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1691, PAGE 724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PORTION OF LOT 4, PLAT OF HORTI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND LYING IN SECTION 07, TOWNSHIP 25 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 4, PLAT OF HORTI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN SOUTH 09°17'48" EAST ALONG THE WEST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE, AS SHOWN ON SAID PLAT, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3002, PAGE 3799, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89°46'23" WEST, A DISTANCE OF 30.00 FEET ALONG SAID NORTH LINE, TO THE WEST LINE OF SAID DESCRIBED LANDS; THENCE DEPARTING SAID NORTH LINE, SOUTH 09°17'48" EAST, A DISTANCE OF 30.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9371, PAGE 1598, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE, NORTH 89°46'23" WEST, A DISTANCE OF 79.90 FEET ALONG SAID NORTH LINE, TO THE WEST LINE OF SAID DESCRIBED LANDS; THENCE DEPARTING SAID NORTH LINE, SOUTH 09°17'48" EAST, A DISTANCE OF 80.81 FEET ALONG SAID SOUTH LINE TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE; THENCE DEPARTING SAID SOUTH LINE, SOUTH 09°17'48" EAST, A DISTANCE OF 17.63 FEET, ALONG SAID WEST RIGHT OF WAY LINE; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89°46'23" WEST, A DISTANCE OF 134.22 FEET; THENCE NORTH 09°17'48" WEST, A DISTANCE OF 123.44 FEET TO THE NORTH LINE OF AFOREMENTIONED LOT 4; THENCE SOUTH 89°46'23" EAST A DISTANCE OF 134.22 FEET ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING.

CONTAINING 0.20 ACRES OR 8,860 SQUARE FEET, MORE OR LESS

SURVEYOR'S REPORT:

1. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION AND PARCEL LINES OF A PROPOSED FUTURE PARCEL OF LAND, AS SPECIFIED BY CLIENT.
2. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
3. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
4. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
6. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE, AS SHOWN ON PLAT OF HORTI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING SOUTH 09°17'48" EAST, ASSUMED
7. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
8. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
9. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
10. 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.
11. HORIZONTAL FEATURES SHOWN ON THE MAP REFER TO A NATIONAL GEODETIC SURVEY (NGS) POINT WITH DESIGNATION "BREVARD GPS 5013", PID NUMBER DG8719 AND IS RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
12. IMPROVEMENTS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE LIMITED TO AREAS PER SPECIFIC INSTRUCTIONS OF THE CLIENT.
13. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, AND INFORMATION OBTAINED ON THE BREVARD COUNTY PROPERTY APPRAISERS WEB SITE. NO RIGHT OF WAY DOCUMENTATION WAS PROVIDED BY CLIENT.
14. ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
15. I HAVE REVIEWED O&E REPORT FILE NUMBER 24-1012, DATED 1/17/2024, AND NONE OF THE EASEMENTS AND EXCEPTIONS LISTED THEREIN AFFECT THE PARENT PARCEL.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

SPECIFIC PURPOSE SURVEY

FOR
**BREVARD COUNTY BOARD
OF COUNTY COMMISSIONERS**

Date: JUNE 14, 2024 AA

Job Number: 70608002 Scale: 1" = 30'

Chapter 5J-17, Florida
Administrative Code requires
that a legal description drawing
bear the notation that
THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

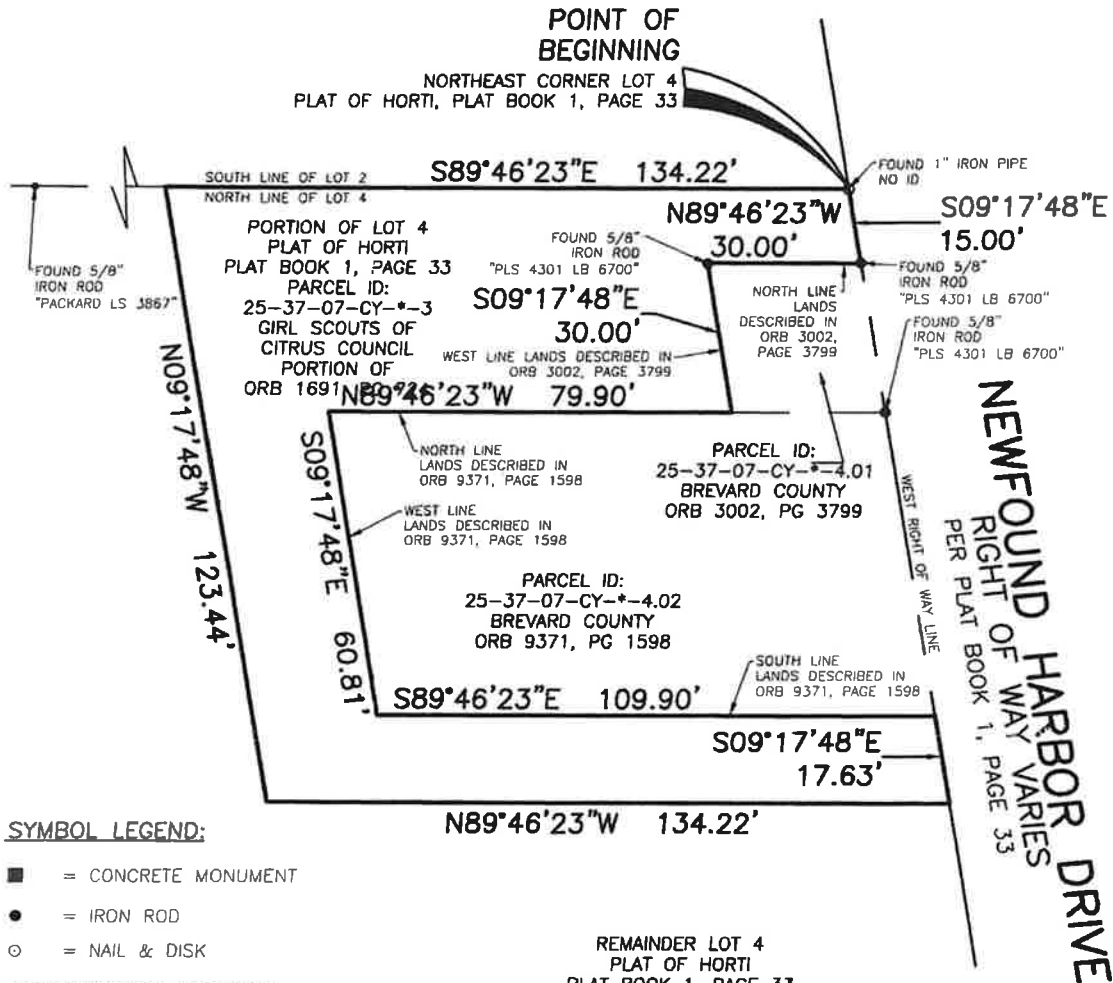
Certification Number LB2108 70608003



EDWIN MUNOZ, JR.
Registered Land Surveyor Number 7288



PARCEL ID:
25-37-07-CY-*--2.01
NINA RENIER REVOCABLE TRUST
LOT 2, PLAT OF HORTI
ORB 9223, PG 545



SYMBOL LEGEND:

- = CONCRETE MONUMENT
- = IRON ROD
- = NAIL & DISK

ABBREVIATION LEGEND:

- PB = PLAT BOOK
- MB = MAP BOOK
- ORB = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- RLS = REGISTERED LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- ID = IDENTIFICATION
- R/W = RIGHT OF WAY
- TRAV.PT. = TRAVERSE POINT
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION

REMAINDER LOT 4
PLAT OF HORTI
PLAT BOOK 1, PAGE 33
PARCEL ID:
25-37-07-CY-*--3
GIRL SCOUTS OF CITRUS COUNCIL INC
REMAINDER OF ORB 1691, PG 724



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108

Drawing No. 70608003
Job No. 70608002
Date: JUNE 14, 2024
SHEET 2 OF 2
See Sheet 1 for Description

NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com

PROPERTY FACT SHEET

PROJECT: Zone T, Newfound Harbor Septic to Sewer Project

OWNER: Girl Scouts of Citrus Council, Inc.

PARCEL LOCATION: 2250 Newfound Harbor Drive, Merritt Island

PARENT PARCEL SIZE: 22.36 acres

PARCEL ACQUISITION: .20 acres or 8,860 square feet

ZONING/LANDUSE: AU, Agricultural Residential

IMPROVEMENTS: Two residential units

TOPOGRAPHY: Level, at grade

FLOOD ZONE: X and AE

TAX PARCEL ID#: 25-37-07-CY-* -3

PARENT PARCEL ASSESSED VALUE: \$7,455,080.00 (2023 Assessment - Property Appraiser Records)

PUBLIC UTILITIES: Utilities available

PROPERTY TRANSACTION: Date: December 1, 1976
(Clerk of the Court Records) Sale amount: \$450,000.00

CALLAWAY AND PRICE APPRAISAL DATE: 2/5/2024
Appraisal Amount: \$100,300.00 for 8860 square feet

LOCATION MAP

Section 07, Township 25 South, Range 37 East – District 2

PROPERTY LOCATION: The west of Newfound Harbor Drive and south of Highway 520 in Merritt Island.

OWNERS NAME(S): Girl Scouts of Citrus Council, Inc.

