

Meeting Date
January 9, 2018



AGENDA	
Section	Consent
Item No.	<i>II. A. 4.</i>

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Warranty Deed From Theodore and Beverly Ballard and Quit Claim Deed From Jim and Elizabeth Swann Regarding the South Tropical Trail Sidewalk Project - District 2. (Fiscal Impact: None)
DEPT/OFFICE:	Public Works Department / Land Acquisition Section

Requested Action:
 It is requested that the Board of County Commissioners approve and authorize the Chairman to accept 1) the Warranty Deed from Theodore and Beverly Ballard, and 2) the Quit Claim Deed from Jim and Elizabeth Swann.

Summary Explanation & Background:
 The subject properties are located in Section 12, Township 25 South, Range 36 East.
 South Tropical Trail in Merritt Island is a highly traveled roadway and has been the subject of safety concerns for vehicles, and more importantly the safety of children, pedestrians, and bikers along the right of way. Two of the key parcels needed to construct the sidewalk have been acquired and will allow the County to move forward to construct a sidewalk.
 The planned improvements will connect Courtenay Parkway to Marlin Drive, with continued sidewalk improvements south to Greenview Road to a pedestrian crossing at Rotary Park.
 The Space Coast Transportation Planning Organization fully supports this project and understands that to improve the safety and quality of life for our citizenry, sidewalk infrastructure should be provided in areas where feasible.
 Ownership and Encumbrance reports were obtained and both properties are free and clear of any mortgage, liens, or encumbrances.
 Land Acquisition Policies and Procedures require approval and acceptance of donations of land by the Board of County Commissioners.
 Fiscal impact: FY 2017-2018: No impact
FY 2018-2019: No impact

Clerk to the Board Instructions:
 Exhibits Attached: Copy of executed Warranty Deed, copy of executed Quit Claim Deed, Location Map, Property Fact Sheets

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

BOARD OF COUNTY COMMISSIONERS

AGENDA: WARRANTY DEED AND QUIT CLAIM DEED IN FAVOR OF BREVARD COUNTY FOR SIDEWALK CONSTRUCTION ALONG SOUTH TROPICAL TRAIL - DISTRICT 2

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847(5-2886)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Daniel P. Jones, Supervisor	<u></u>	_____	<u>12/7/17</u>
COUNTY ATTORNEY Eden Bentley, Deputy County Attorney	<u>See attached</u>	_____	<u>12/7/17</u>
PUBLIC WORKS Andrew J. Holmes, Director	<u></u>	_____	_____

AGENDA DUE DATE: December 20th 2017 for the January 9, 2018 Meeting.

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6316) WHEN READY TO BE PICKED UP.

THANK YOU.

BOARD OF COUNTY COMMISSIONERS

AGENDA: WARRANTY DEED AND QUIT CLAIM DEED IN FAVOR OF BREVARD COUNTY FOR SIDEWALK CONSTRUCTION ALONG SOUTH TROPICAL TRAIL - DISTRICT 2

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REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Daniel P. Jones, Supervisor		_____	<u>12/7/17</u>
COUNTY ATTORNEY Eden Bentley, Deputy County Attorney		_____	<u>12/7/17</u>
PUBLIC WORKS Andrew J. Holmes, Director	_____	_____	_____

*Swann signatures
Not available yet for Mr. J. Forman*

AGENDA DUE DATE: December 20th 2017 for the January 9, 2018 Meeting.

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6316) WHEN READY TO BE PICKED UP.

THANK YOU.



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

January 10, 2018

M E M O R A N D U M

TO: Andrew Holmes, Public Works Director

RE: Item II.A.4., Florida Warranty Deed from Theodore and Beverly Ballard and Quit Claim Deed from Jim and Elizabeth Swann for South Tropical Trail Sidewalk Project

The Board of County Commissioners, in regular session on January 9, 2018, approved and authorized the Chair to accept the Warranty Deed from Theodore and Beverly Ballard and the Quit Claim Deed from Jim and Elizabeth Swann regarding the South Tropical Trail Sidewalk Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Denna Scott
for Tammy Rowe, Deputy Clerk

/kp

cc: Asset management

WARRANTY DEED
(South Tropical Trail)

THIS INDENTURE is made this 20th day of ~~October~~ November, 2017, between Theodore V. Ballard and Beverly H. Ballard, as husband and wife, whose mailing address is 673 Jilottus Street, Merritt Island Florida 32952, and Brevard County, a political subdivision of the State of Florida, as party of the second part, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns the following described land, situate, lying, and being in the County of Brevard, State of Florida, to-wit:

SEE SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This deed is made for the purpose of giving and granting to the party of the second part, its successors and assigns, a fee simple interest in and to said lands for public road purposes, public sidewalk, utilities, and other allied uses pertaining thereto.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title, and interest forever, and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sarah J. Davis
Witness

Sarah J. Davis
Print

Paul W. Penland
Witness

Paul W. Penland
Print

Theodore V. Ballard
Theodore V. Ballard

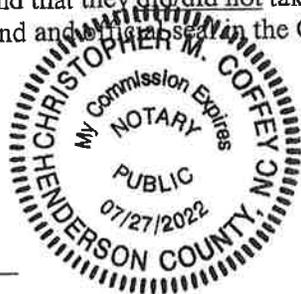
Beverly H. Ballard
Beverly H. Ballard

North Carolina Buncombe

STATE OF FLORIDA, COUNTY OF BREVARD

I HEREBY CERTIFY, that on this day personally appeared me, an officer duly authorized to administer oaths and take acknowledgments, Theodore V. Ballard and Beverly H. Ballard, personally and well known to me to be the persons described in and who executed the foregoing deed, and that they have acknowledged before me that they have executed the same freely and voluntarily for the purpose therein expressed. That they did/did not produce a Driver's License as identification and that they did/did not take an oath.

WITNESS my hand and seal in the County and State last aforesaid, this 20th day of November 2017.



Christopher M. Coffey
Notary Public
Print Name
Commission Expires: 07/27/2022
Commission No. _____

Board Date _____
Agenda Item# _____

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL #106

SHEET 1 OF 4

PARENT PARCEL ID#: 25-36-01-IE--*-18

NOT VALID WITHOUT SHEETS 2, 3, 4 OF 4

PURPOSE: FEE SIMPLE R/W

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #106 (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING A PORTION OF LOT 18, BRENTWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 18 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N.89°43'41"E., ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 496.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE CONTINUE N.89°43'41"E., ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 149.09 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION TO WIT; THENCE N.15°07'13"W. A DISTANCE OF 12.47 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18; THENCE S.45°41'07"E., ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 17.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE S.89°43'41"W., ALONG THE SOUTH LINE OF SAID LOT 18 AND THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, A DISTANCE OF 9.03 FEET TO THE POINT-OF-BEGINNING.

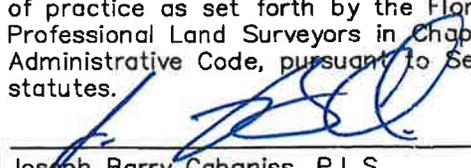
CONTAINING 54 SQUARE FEET (0.001 ACRES) MORE OR LESS AND BEING SUBJECT TO A 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF BRENTWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 18 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

NOTES:

- 1.) SEE SHEET 2 OF 4 FOR VICINITY MAP.
- 2.) SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

CERTIFICATE:

I hereby certify that the sketch and description shown hereon is true and correct to the best of my knowledge and belief, as performed under my direction and supervision, and that it meets or exceeds the standards of practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052 Florida Administrative Code, pursuant to Section 472.027, Florida statutes.


Date
2/28/17
 Joseph Barry Cabaniss, P.L.S.
 FLORIDA SURVEYOR'S CERTIFICATE NO.: 4524
 BUSSEN-MAYER ENGINEERING CERTIFICATE NO.: 3535
 NOT VALID UNLESS SIGNED AND SEALED

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

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885



DRAWN BY: JWS/JJB	CHECKED BY: JBC	PROJECT NO. 357813			SECTION 1 TOWNSHIP 25 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 2017-08-23	DRAWING: 357813-SK01.DWG				

SKETCH OF DESCRIPTION

PARCEL #106

PARENT PARCEL ID#: 25-36-01-IE--*-18

PURPOSE: FEE SIMPLE R/W

EXHIBIT "A"

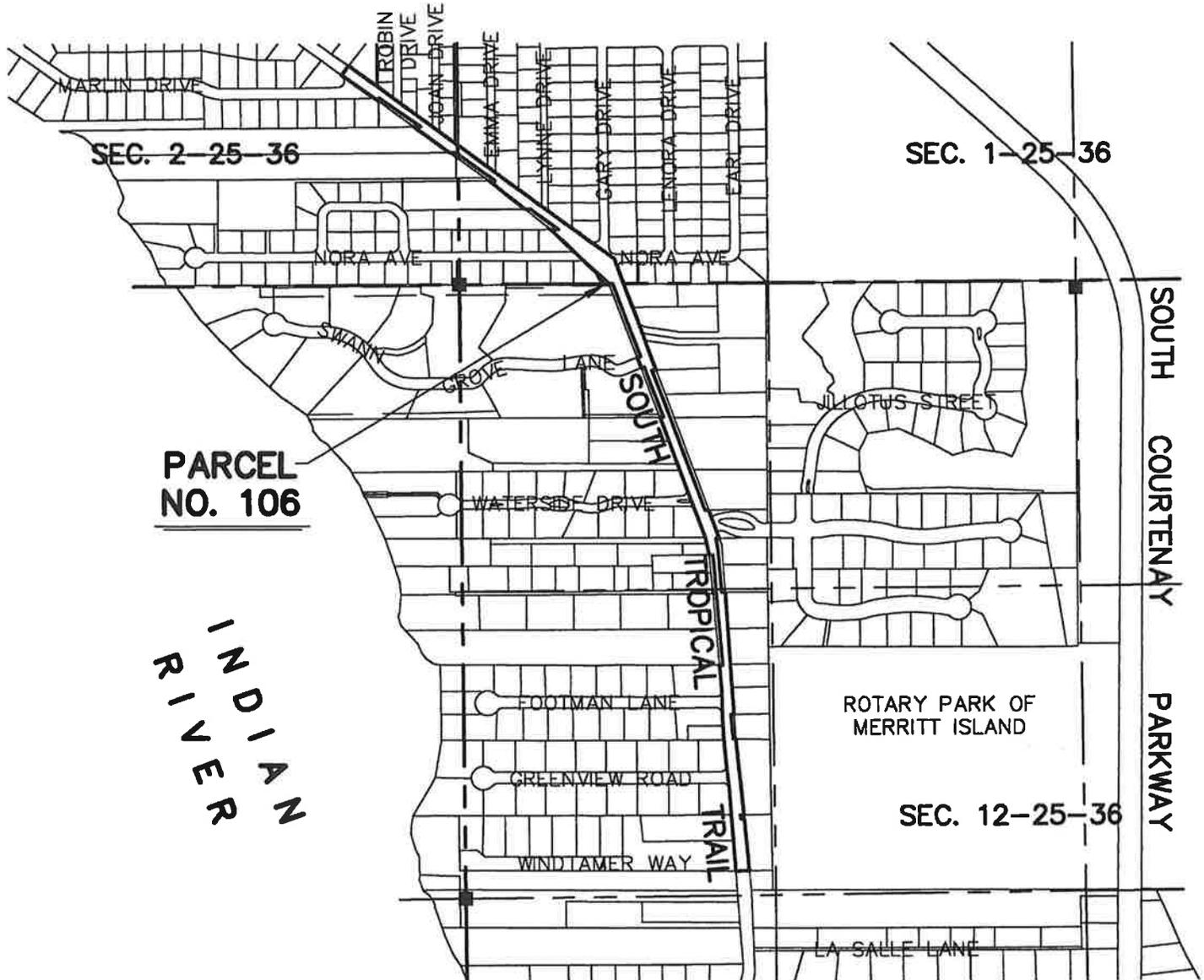
SHEET 2 OF 4

NOT VALID WITHOUT SHEETS 1, 3, 4 OF 4

THIS IS NOT A SURVEY



SCALE: N.T.S.



NOTES:

- 1.) SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND CERTIFICATION.
- 2.) SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885



SCALE:

N.T.S.

PROJECT NO.:

357813

SECTION 1

TOWNSHIP 25 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #106

PARENT PARCEL ID#: 25-36-01-IE-*-18

PURPOSE: FEE SIMPLE R/W

EXHIBIT "A"

SHEET 3 OF 4

NOT VALID WITHOUT SHEETS 1, 2, 4 OF 4

THIS IS NOT A SURVEY

BRENTWOOD
SUBDIVISION
(PB 18, PG 18)
THEODORE V &
BEVERLY H BALLARD
TAX PARCEL NO.
25-36-01-IE-*-18
(ORB 5893, PG 8896)
457 NORA AVE
TAX PARCEL ACCT.
NO. 2500993

5' PUBLIC UTILITIES &
DRAINAGE EASEMENT
PER PLAT

S. LINE LOT 18 AND
BRENTWOOD SUBDIVISION

N 89°43'41" E
496.60'

S. LINE OF THE SW 1/4
OF SECTION 1

POINT-OF-BEGINNING

PARCEL NO. 106

POINT-OF-COMMENCEMENT

SOUTHWEST CORNER SEC. 1

EAST LINE
LOT 18

**SOUTH TROPICAL
TRAIL**
(NO R/W)

LOT 18

Parcel **106**
54 sq. ft.

L1

L2

SE CORNER OF LOT 18

149.09'

SW CORNER
OF LOT 18

L3

JIM & ELIZABETH W SWANN
TAX PARCEL NO. 253
(ORB 3492, PG 1660)



SCALE: 1" = 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°07'13"W	12.47'
L2	S45°41'07"E	17.17'
L3	S89°43'41"W	9.03'

NOTES:

- 1.) SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND CERTIFICATION.
- 2.) SEE SHEET 2 OF 4 FOR VICINITY MAP.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



SCALE:

1" = 20'

PROJECT NO.:

357813

SECTION 1

TOWNSHIP 25 SOUTH
RANGE 36 EAST

QUIT CLAIM DEED

THIS INDENTURE is made this 9th day of Dec, 2017, between Jim Swann and Elizabeth W. Swann, as husband and wife, whose mailing address is 516 Delannoy Avenue, Cocoa, Florida 32924, and Brevard County, a political subdivision of the State of Florida, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as party of the second part;

WITNESSETH: That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the second party, its successors and assigns, the following described land situate, lying, and being in the County of Brevard State of Florida to wit:

SEE SKETCH OF LEGAL DESCRIPTIONS ATTACHED
HERETO AS EXHIBIT "A", PARCEL'S 107 & 108

This Deed is hereby made for the sole and limited purpose of giving and granting to the party of the second part, its successors, and assigns, a fee simple interest in and to said lands for the specific purpose of constructing and maintaining a sidewalk thereon which shall be strictly construed so as not to enlarge the use, scope, or purpose of the intended use of this conveyance.

The Parties hereby agree that should the sidewalk not be constructed on or before five years from the date of the last signature of the parties, the property herein conveyed by the Grantors shall revert back to the Grantors, their heirs and or assigns without incident or formal action.

The first party does hereby 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.

The conveyance hereof shall herein provide that in the event the Grantee (Brevard County) shall ever cease to utilize the subject property for its limited intended purposes for a sidewalk, the subject property shall immediately, automatically, and completely revert back to the Grantor, their heirs, and or assigns without incident or formal action.

IN WITNESS WHEREOF, the party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

J. Cole Oliver
Witness

J. Cole Oliver

Print

LYNDA K. VINCENT
Witness

LYNDA K. VINCENT

Print

Jim Swann
Jim Swann

Elizabeth W. Swann
Elizabeth W. Swann

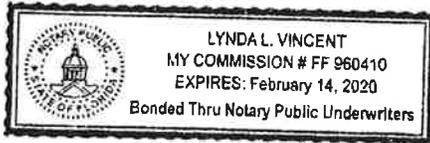
See Notary Block 2nd Page

NOTARY

STATE OR FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY, that on this day personally appeared me, an officer duly authorized to administer oaths and take acknowledgments, Jim Swann and Elizabeth W. Swann, who are personally and well known to me to be the person(s) described in and who executed the foregoing easement, and that they acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed. They have/have not produced a Driver's License as identification, and they ~~did~~ did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 8th day of December, 2017.



Lynda L. Vincent
Notary Public

Print Name _____
Commission Expires: _____
Commission No. _____

Board Date _____
Item # _____

LEGAL DESCRIPTION

NORTH / SWANN

EXHIBIT "A"

SHEET 1 OF 4

PARCEL #107

NOT VALID WITHOUT SHEETS 2, 3, 4 OF 4

PARENT PARCEL ID#: 25-36-12-00-253

THIS IS NOT A SURVEY

PURPOSE: FEE SIMPLE R/W

LEGAL DESCRIPTION: PARCEL #107 (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BEING A PORTION OF LANDS AS DESCRIBED IN O.R. BOOK 3492, PAGE 1660 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE N.89°43'41"E., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 645.69 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION TO WIT; THENCE CONTINUE N.89°43'41"E., ALONG SAID NORTH LINE, A DISTANCE OF 24.41 FEET; THENCE S.20°06'23"E., A DISTANCE OF 341.42 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SWANN DRIVE AS SHOWN ON THE PLAT OF "DUN HUNTIN GROVE" AS RECORDED IN PLAT BOOK 58, PAGES 73 THROUGH 76 OF SAID PUBLIC RECORDS; THENCE S.69°49'19"W., ALONG SAID EASTERLY PROJECTION AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SWANN DRIVE, A DISTANCE OF 24.30 FEET; THENCE N.20°06'23"W. A DISTANCE OF 35.97 FEET; THENCE N.24°53'37"E. A DISTANCE OF 14.14' FEET; THENCE N.20°06'23"W. A DISTANCE OF 50.00'; THENCE N.65°06'23"W. A DISTANCE OF 14.14 FEET; THENCE N.20°06'23"W. A DISTANCE OF 75.00 FEET; THENCE N.06°27'31"E. A DISTANCE OF 22.36 FEET; THENCE N.20°06'23"W. A DISTANCE OF 115.00 FEET TO THE POINT-OF-CURVATURE OF A 24.00 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°23'33" A DISTANCE OF 11.47 FEET TO THE POINT-OF-REVERSE CURVATURE OF A 32.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°30'03" A DISTANCE OF 8.66 FEET TO THE POINT-OF-TANGENCY; THENCE N.31°59'53"W. A DISTANCE OF 14.91 FEET TO THE POINT-OF-BEGINNING.

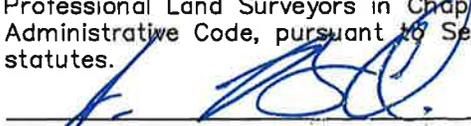
CONTAINING 0.15 ACRES (6,364 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

NOTES:

- 1.) SEE SHEET 2 OF 4 FOR VICINITY MAP.
- 2.) SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

CERTIFICATE:

I hereby certify that the sketch and description shown hereon is true and correct to the best of my knowledge and belief, as performed under my direction and supervision, and that it meets or exceeds the standards of practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052 Florida Administrative Code, pursuant to Section 472.027, Florida statutes.


Date 8/28/17
 Joseph Barry Cabaniss, P.L.S. Date
 FLORIDA SURVEYOR'S CERTIFICATE NO.: 4524
 BUSSEN-MAYER ENGINEERING CERTIFICATE NO.: 3535
 NOT VALID UNLESS SIGNED AND SEALED

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

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



DRAWN BY: JWS/JC

CHECKED BY: JBC

PROJECT NO. 357813

SECTION 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

DATE: 2017-08-23

DRAWING: 357813-SK01.DWG

REVISIONS

DATE

DESCRIPTION

REVISIONS	DATE	DESCRIPTION

SKETCH OF DESCRIPTION

PARCEL #107

PARENT PARCEL ID#: 25-36-12-00-253

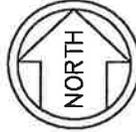
PURPOSE: FEE SIMPLE R/W

EXHIBIT "A"

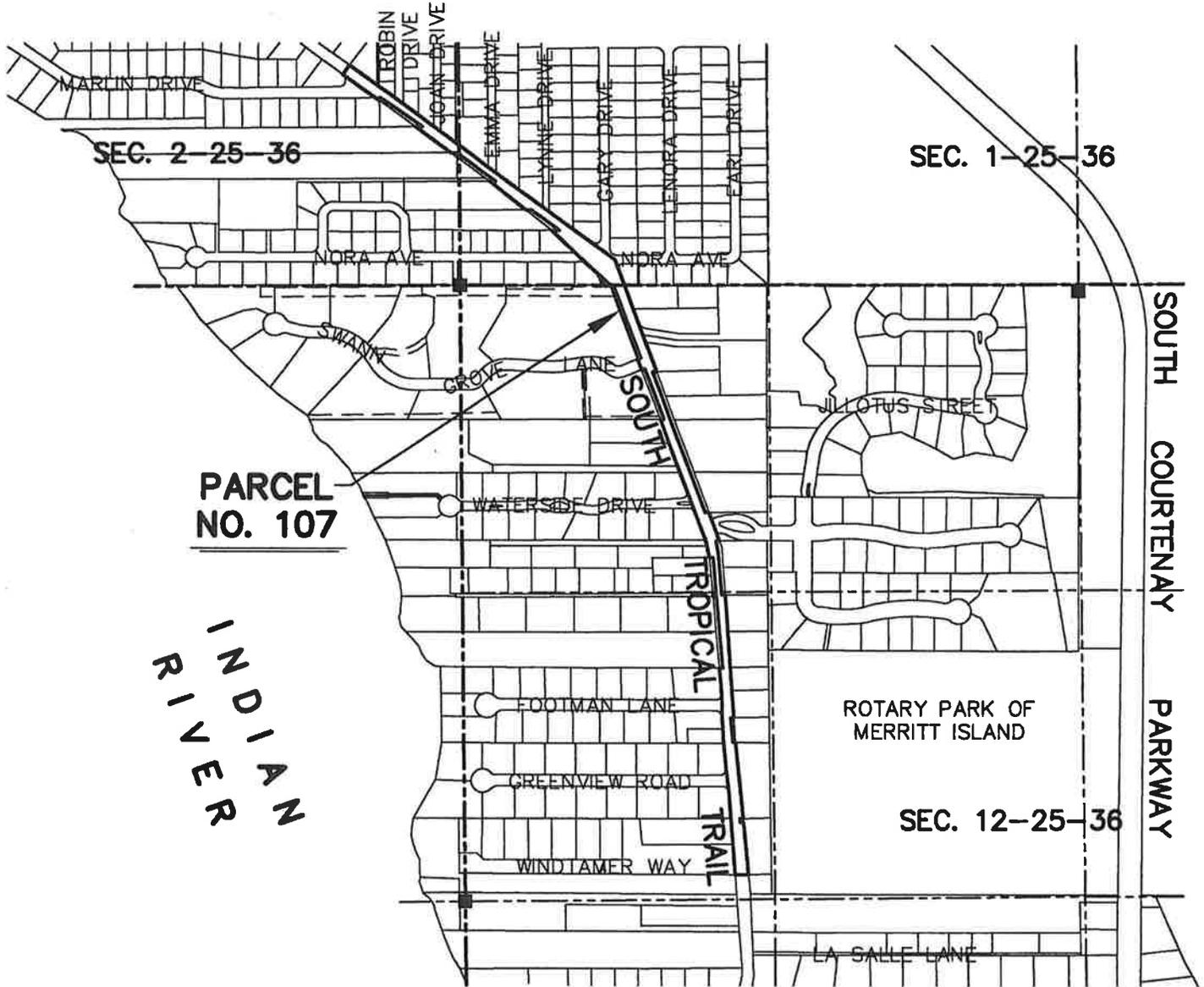
SHEET 2 OF 4

NOT VALID WITHOUT SHEETS 1, 3, 4 OF 4

THIS IS NOT A SURVEY



SCALE: N.T.S.



**PARCEL
NO. 107**

**INDIAN
RIVER**

NOTES:

- 1.) SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND CERTIFICATION.
- 2.) SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



SCALE:

N.T.S.

PROJECT NO.:

357813

SECTION 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #107

EXHIBIT "A"

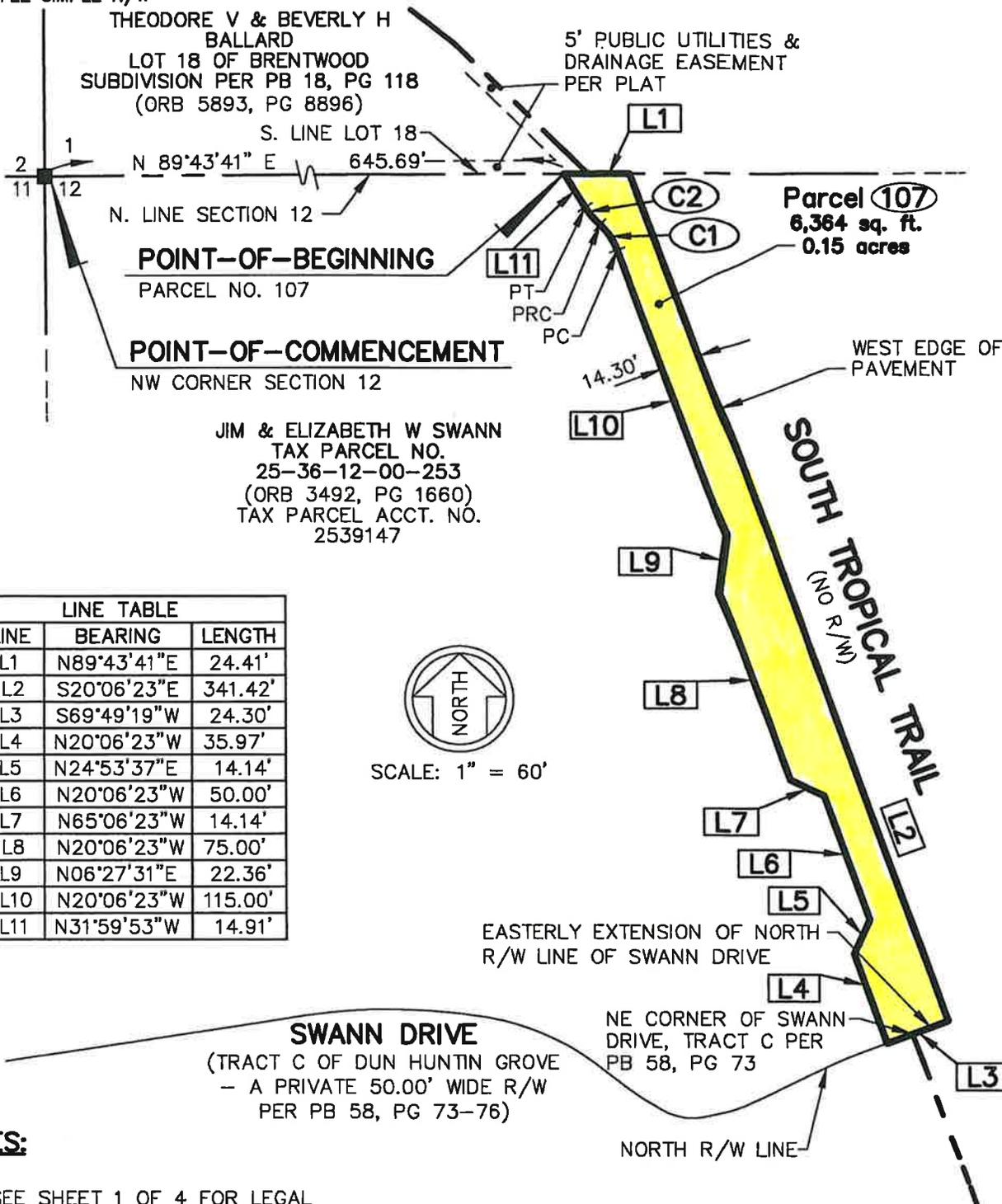
SHEET 3 OF 4

NOT VALID WITHOUT SHEETS 1, 2, 4 OF 4

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 25-36-12-00-253

PURPOSE: FEE SIMPLE R/W



JIM & ELIZABETH W SWANN
TAX PARCEL NO.
25-36-12-00-253
(ORB 3492, PG 1660)
TAX PARCEL ACCT. NO.
2539147

Parcel 107
6,364 sq. ft.
0.15 acres

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°43'41"E	24.41'
L2	S20°06'23"E	341.42'
L3	S69°49'19"W	24.30'
L4	N20°06'23"W	35.97'
L5	N24°53'37"E	14.14'
L6	N20°06'23"W	50.00'
L7	N65°06'23"W	14.14'
L8	N20°06'23"W	75.00'
L9	N06°27'31"E	22.36'
L10	N20°06'23"W	115.00'
L11	N31°59'53"W	14.91'



SCALE: 1" = 60'

EASTERLY EXTENSION OF NORTH R/W LINE OF SWANN DRIVE

SWANN DRIVE
(TRACT C OF DUN HUNTIN GROVE
- A PRIVATE 50.00' WIDE R/W
PER PB 58, PG 73-76)

NE CORNER OF SWANN DRIVE, TRACT C PER PB 58, PG 73

NOTES:

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- 2.) SEE SHEET 2 OF 4 FOR VICINITY MAP.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	24.00'	27°23'33"	11.47'	5.85'	11.37'	N33°48'10"W
C2	32.00'	15°30'03"	8.66'	4.36'	8.63'	N39°44'55"W

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885



SCALE:

1" = 60'

PROJECT NO.:

357813

SECTION 12

TOWNSHIP 25 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #107

PARENT PARCEL ID#: 25-36-12-00-253

PURPOSE: FEE SIMPLE R/W

EXHIBIT "A"

SHEET 4 OF 4

NOT VALID WITHOUT SHEETS 1, 2, 3 OF 4

THIS IS NOT A SURVEY

LEGEND:

FND.	FOUND	CCR	CERTIFIED CORNER	(102)	PARCEL NUMBER
COR.	CORNER		RECORD	L1	LINE DESIGNATION
C.M.	CONCRETE MONUMENT	W/	WITH	C1	CURVE DESIGNATION
O.R.B.	OFFICIAL RECORDS BOOK	⊕	CENTERLINE	R	RADIUS
PB	PLAT BOOK	— —	GRAPHICS NOT TO	L	LENGTH
PG.	PAGE		SCALE	Δ	CENTRAL ANGLE
R/W	RIGHT-OF-WAY	(N.T.S.)	NOT TO SCALE	CH.	CHORD
PC	POINT-OF-CURVATURE	(N.I.C.)	NOT INCLUDED	C.B.	CHORD BEARING
PRC	POINT-OF-REVERSE	SEC.	SECTION	ACCT.	ACCOUNT
	CURVATURE	TWP.	TOWNSHIP		
PT	POINT-OF-TANGENCY	RNG.	RANGE		

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BEING N.89°43'41"E., AN ASSUMED BEARING.
2. SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND CERTIFICATION, SEE SHEET 2 OF 4 FOR VICINITY MAP, AND SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION.
3. THE FOLLOWING EASEMENTS WERE LISTED BY A OWNERSHIP AND ENCUMBERANCE REPORT PREPARED BY NEW REVELATIONS, INC. DATED 7/10/17, FILE NO. 17-1425 TAX PARCEL ACCOUNT NO. 2539147:
 1. DECLARATION OF COVENANTS AND RESTRICTIONS O.R.BOOK 2705, PG 30 – NOT SHOWN ON SKETCH, ENCUMBERS ENTIRE PARCEL.
4. PROPERTY OWNER NAMES AND PARCEL NUMBERS WERE OBTAINED ONLINE FROM THE BREVARD COUNTY PROPERTY APPRAISER SITE.
5. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW AND COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
6. CERTIFIED FOR THE EXCLUSIVE USE OF:
THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;
THE TITLE STATION, INC.

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885



SCALE:

N.T.S.

PROJECT NO.:

357813

SECTION 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

South / SWANN

EXHIBIT "A"

SHEET 1 OF 4

PARCEL #108

NOT VALID WITHOUT SHEETS 2, 3, 4 OF 4

PARENT PARCEL ID#: 25-36-12-00-310

THIS IS NOT A SURVEY

PURPOSE: FEE SIMPLE R/W

LEGAL DESCRIPTION: PARCEL #108 (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BEING A PORTION OF LANDS AS DESCRIBED IN OR BOOK 3492 PAGE 1660 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF SWANN DRIVE, ALSO BEING TRACT C, AS SHOWN ON THE PLAT OF "DUN HUNTIN GROVE" AS RECORDED IN PLAT BOOK 58, PAGES 73 THROUGH 76 OF THE BREVARD COUNTY PUBLIC RECORDS; THENCE N.69°49'19"E., ALONG THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SWANN DRIVE, A DISTANCE OF 14.09 FEET; THENCE S.20°11'26"E., A DISTANCE OF 230.40 FEET TO A POINT ON THE SOUTH LINE OF LANDS AS DESCRIBED IN OR BOOK 3492, PAGE 1660 AND O.R.BOOK 1788, PAGE 310, OF SAID PUBLIC RECORDS; THENCE S.89°07'24"W., ALONG SAID SOUTH LINE, A DISTANCE OF 14.93 FEET; THENCE N.20°11'26"W. A DISTANCE OF 50.00 FEET; THENCE N.65°11'26"W. A DISTANCE OF 14.14 FEET; THENCE N.20°11'26"W. A DISTANCE OF 35.00 FEET; THENCE N.24°48'34"E. A DISTANCE OF 14.14 FEET; THENCE N.20°11'26"W. A DISTANCE OF 120.47 FEET TO THE POINT-OF-BEGINNING.

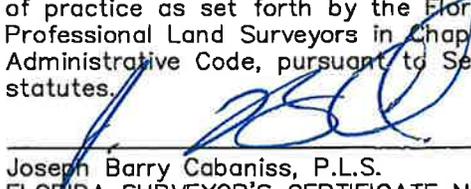
CONTAINING 0.08 ACRES (3,662 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

NOTES:

- 1.) SEE SHEET 2 OF 4 FOR VICINITY MAP.
- 2.) SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

CERTIFICATE:

I hereby certify that the sketch and description shown hereon is true and correct to the best of my knowledge and belief, as performed under my direction and supervision, and that it meets or exceeds the standards of practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052 Florida Administrative Code, pursuant to Section 472.027, Florida statutes.


Date 8/28/17
 Joseph Barry Cabaniss, P.L.S. 4524
 FLORIDA SURVEYOR'S CERTIFICATE NO.: 3535
 BUSSEN-MAYER ENGINEERING CERTIFICATE NO.:
 NOT VALID UNLESS SIGNED AND SEALED

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

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885



DRAWN BY: JWS/JC

CHECKED BY: JBC

PROJECT NO. 357813

SECTION 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

DATE: 2017-08-23

DRAWING: 357813-SK01.DWG

REVISIONS

DATE

DESCRIPTION

SKETCH OF DESCRIPTION

PARCEL #108

PARENT PARCEL ID#: 25-36-12-00-310

PURPOSE: FEE SIMPLE R/W

EXHIBIT "A"

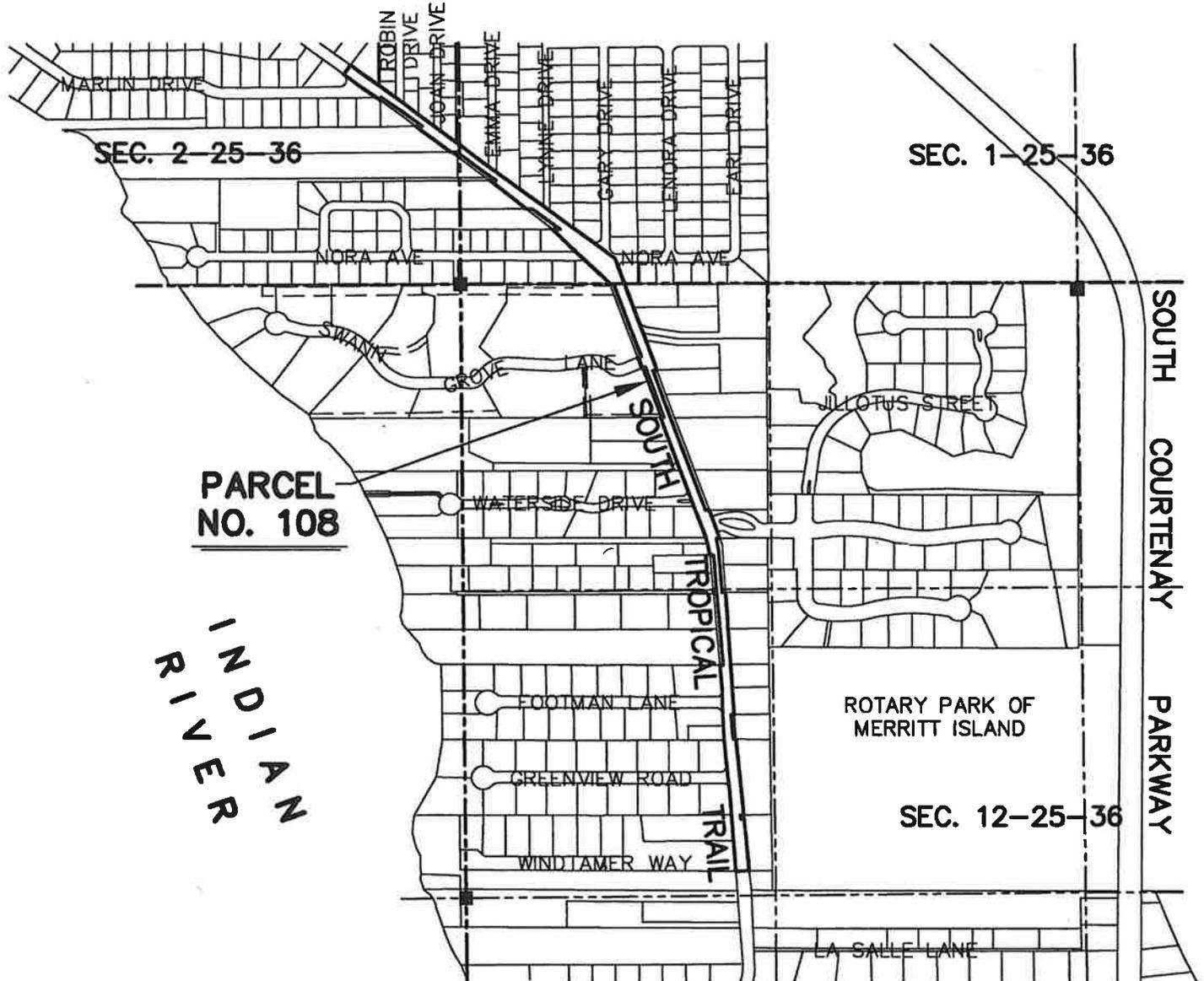
SHEET 2 OF 4

NOT VALID WITHOUT SHEETS 1, 3, 4 OF 4

THIS IS NOT A SURVEY



SCALE: N.T.S.



NOTES:

- 1.) SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND CERTIFICATION.
- 2.) SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885



SCALE:

N.T.S.

PROJECT NO.:

357813

SECTION 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #108

PARENT PARCEL ID#: 25-36-12-00-310

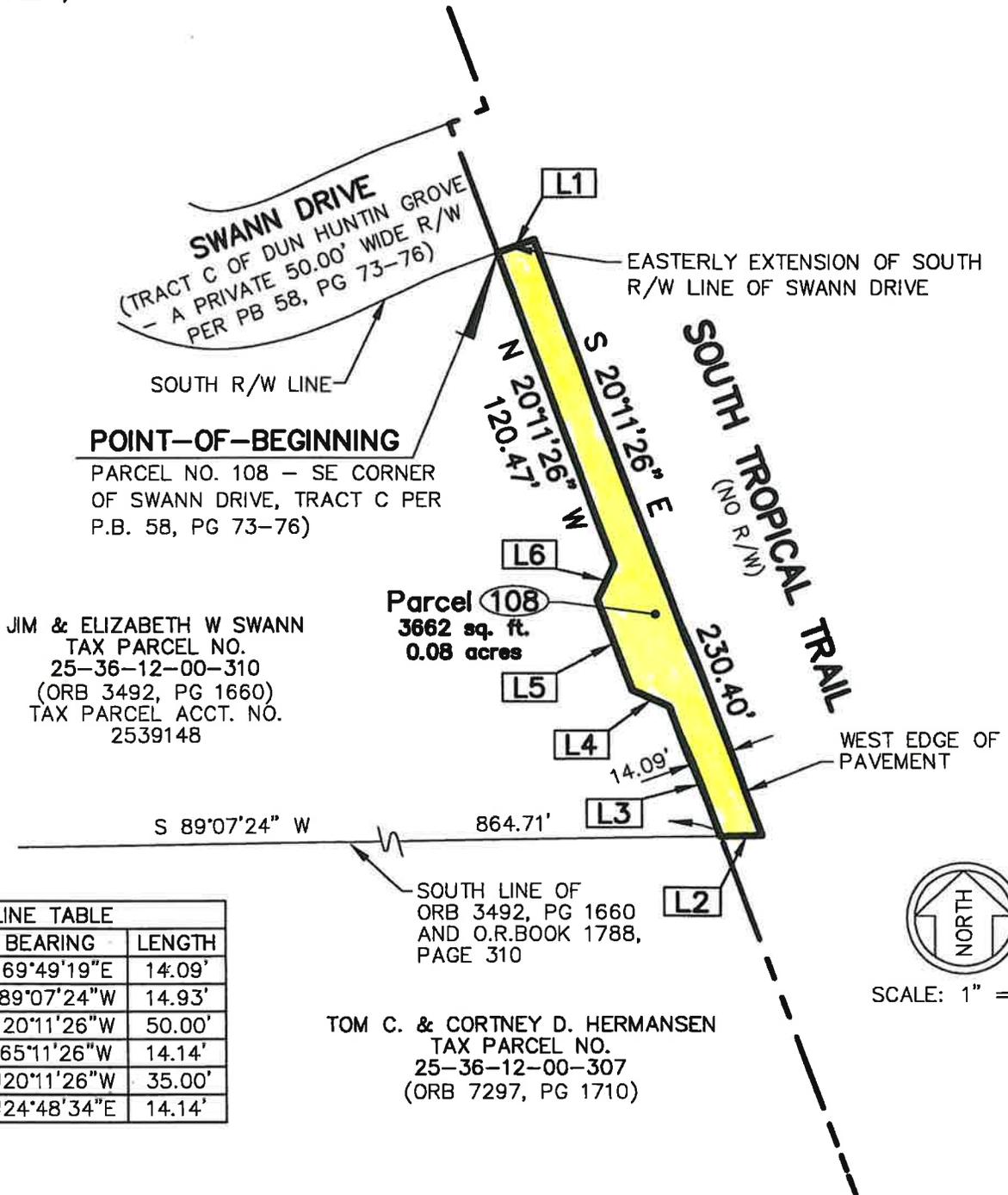
PURPOSE: FEE SIMPLE R/W

EXHIBIT "A"

SHEET 3 OF 4

NOT VALID WITHOUT SHEETS 1, 2, 4 OF 4

THIS IS NOT A SURVEY



POINT-OF-BEGINNING

PARCEL NO. 108 - SE CORNER OF SWANN DRIVE, TRACT C PER P.B. 58, PG 73-76)

JIM & ELIZABETH W SWANN
TAX PARCEL NO.
25-36-12-00-310
(ORB 3492, PG 1660)
TAX PARCEL ACCT. NO.
2539148

Parcel 108
3662 sq. ft.
0.08 acres

TOM C. & CORTNEY D. HERMANSEN
TAX PARCEL NO.
25-36-12-00-307
(ORB 7297, PG 1710)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°49'19"E	14.09'
L2	S89°07'24"W	14.93'
L3	N20°11'26"W	50.00'
L4	N65°11'26"W	14.14'
L5	N20°11'26"W	35.00'
L6	N24°48'34"E	14.14'



SCALE: 1" = 60'

NOTES:

- 1.) SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND CERTIFICATION.
- 2.) SEE SHEET 2 OF 4 FOR VICINITY MAP.
- 3.) SEE SHEET 4 OF 4 FOR LEGEND, ADDITIONAL NOTES AND ADDITIONAL REVISIONS, IF ANY.

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885



SCALE:

1" = 60'

PROJECT NO.:

357813

SECTION 12

TOWNSHIP 25 SOUTH

RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL #108

PARENT PARCEL ID#: 25-36-12-00-310

PURPOSE: FEE SIMPLE R/W

EXHIBIT "A"

SHEET 4 OF 4

NOT VALID WITHOUT SHEETS 1, 2, 3 OF 4

THIS IS NOT A SURVEY

LEGEND:

FND.	FOUND	CCR	CERTIFIED CORNER RECORD	(102)	PARCEL NUMBER
COR.	CORNER	W/	WITH	L1	LINE DESIGNATION
C.M.	CONCRETE MONUMENT	¢	CENTERLINE	C1	CURVE DESIGNATION
O.R.B.	OFFICIAL RECORDS BOOK	— —	GRAPHICS NOT TO SCALE	R	RADIUS
PB	PLAT BOOK	(N.T.S.)	NOT TO SCALE	L	LENGTH
PG.	PAGE	(N.I.C.)	NOT INCLUDED	△	CENTRAL ANGLE
R/W	RIGHT-OF-WAY	SEC.	SECTION	CH.	CHORD
PC	POINT-OF-CURVATURE	TWP.	TOWNSHIP	C.B.	CHORD BEARING
PRC	POINT-OF-REVERSE CURVATURE	RNG.	RANGE	ACCT.	ACCOUNT
PT	POINT-OF-TANGENCY				

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BEING N.89°43'41"E., AN ASSUMED BEARING.
2. SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND CERTIFICATION, SEE SHEET 2 OF 4 FOR VICINITY MAP, AND SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION.
3. THE FOLLOWING EASEMENTS WERE LISTED BY A OWNERSHIP AND ENCUMBERANCE REPORT PREPARED BY NEW REVELATIONS, INC. DATED 7/10/17, FILE NO. 17-1425 TAX PARCEL ACCOUNT NO. 2539148:
 1. BOUNDARY LINE AGREEMENT O.R.BOOK 1788, PG 310 – SHOWN ON SKETCH, ENCUMBERS PARCEL.
 2. DECLARATION OF COVENANTS AND RESTRICTIONS O.R.BOOK 2705, PG 30 – NOT SHOWN ON SKETCH, ENCUMBERS ENTIRE PARCEL.
4. PROPERTY OWNER NAMES AND PARCEL NUMBERS WERE OBTAINED ONLINE FROM THE BREVARD COUNTY PROPERTY APPRAISER SITE.
5. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW AND COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
6. CERTIFIED FOR THE EXCLUSIVE USE OF:
THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;
THE TITLE STATION, INC.

PREPARED BY:



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885



SCALE:

N.T.S.

PROJECT NO.:

357813

SECTION 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

LOCATION MAP

SEC: 12

TWP: 25

RNG: 36

DISTRICT: 2

APPROVAL/ACCEPTANCE OF WARRANTY DEED AND QUIT CLAIM DEED

PROPERTY OWNERS: THEODORE V. BALLARD AND BEVERLY H. BALLARD,
H/W AND JIM SWANN AND ELIZABETH W. SWANN, H/W

SOUTH TROPICAL TRAIL SIDEWALK PROJECT, MERRITT ISLAND, FLORIDA



PROPERTY FACT SHEET

SOUTH TROPICAL TRAIL SIDEWALK PROJECT

Owners:	Theodore V. Ballard and Beverly H. Ballard, h/w
Parcel location:	673 Jillotus St., Merritt Island, Florida 32953
Parent Parcel Size:	.23 Acres
Area to be acquired	54 Square/Feet
Zoning/Land Use:	Residential
Improvements:	Residence
Topography:	Level with road grade
Flood Zone:	X-Minimal Flood Risk
Tax Parcel I.D.:	25-36-01-IE-*-18
Assessed Value:	\$79,330 (Brevard County Property Appraiser Assessment)
Public Utilities:	Water, Sewer, Electric, Cable.
Last Property Transaction:	10/09/08 \$80,000.00

PROPERTY FACT SHEET

SOUTH TROPICAL TRAIL SIDEWALK PROJECT

Owners:	Jim Swann and Elizabeth W. Swann, h/w
Parcel location:	Address not assigned
Parent Parcel Size:	4.21 Acres
Area to be acquired	.15 Acre
Zoning/Land Use:	AG-Groves
Improvements:	Groves
Topography:	Level with road grade
Flood Zone:	X-Minimal Flood Risk
Tax Parcel I.D.:	25-36-12-00-253
Assessed Value:	\$151,150.00 (Brevard County Property Appraiser Assessment)
Public Utilities:	Water, Sewer, Electric, Cable.
Last Property Transaction:	07/17/1995 \$0.00 (Quit Claim Deed) Split out from larger parcel

PROPERTY FACT SHEET

SOUTH TROPICAL TRAIL SIDEWALK PROJECT

Owners:	Jim Swann and Elizabeth W. Swann, h/w
Parcel location:	461 Swann Grove Lane
Parent Parcel Size:	4.21 Acres
Area to be acquired	1.3 Acre
Zoning/Land Use:	AG-Groves
Improvements:	Groves
Topography:	Level with road grade
Flood Zone:	X-Minimal Flood Risk
Tax Parcel I.D.:	25-36-12-00-310
Assessed Value:	\$96,570.00 (Brevard County Property Appraiser Assessment)
Public Utilities:	Water, Sewer, Electric, Cable.
Last Property Transaction:	No Data Available