

Meeting Date
10/21/2014



AGENDA	
Section	Consent
Item No.	II.A.3

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Contract for Purchase of Easement Rights between Riverside Baptist Church of Indialantic, Inc. and the Board of County Commissioners, Brevard County, Florida for a Sanitary Sewer / Force Main Easement related to the Riverside Drive Improvements Project – District 5
DEPT/OFFICE:	Public Works Department / Land Acquisition Section / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners: (1) Approve and authorize the Chairman to execute the Contract For Purchase of Easement Rights in the amount of \$3,675.00; and (2) Accept the Sanitary Sewer / Force Main Easement.

Summary Explanation & Background:

The subject property is located in Section 14, Township 27 South, Range 37 East.

Utility Services Department has proposed to relocate the alignment of Force Main B-13 along the northerly boundary of the property owned by Riverside Baptist Church of Indialantic, Inc. and the Church has agreed to grant an easement for this purpose. A value for the easement area has been established using Property Appraiser land value. The Church has agreed to sell the required easement rights to Brevard County for \$3,675.00 which is based upon 50% of the land value as if fee simple.

There are no mortgages on the property.

Land Acquisition policies and procedures require approval and acceptance by the Board of County Commissioners for all easements.

Fiscal Impact: FY 2014/2015: Purchase amount of \$3,675.00 and recording fees to be paid from Fund 4153/365300/5650000/6985502
FY 2015/2016 – No Impact

Clerk to the Board Instructions: Return Board Approval Memo and Executed Original Contract to Department

Exhibits Attached: Original Contract For Purchase of Easement Rights, Copy of Sanitary Sewer / Force Main Easement, Location Map, Property Fact Sheet.

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager	Assistant County Manager	Department Director / Extension
	Mel Scott	 John P Denninghoff / 57202
Stockton Whitten	Assistant County Manager	 Robert Adolphe / 52091
	Venetta Valdengo	



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

Telephone: (321) 637-2001
Fax: (321) 264-6972

October 22, 2014

M E M O R A N D U M

TO: John Denninghoff, Public Works Director

RE: Item II.A.3., Contract for Purchase of Easement Rights with Riverside Baptist Church of Indialantic, Inc. for the Sanitary Sewer/Force Main Easement Related to the Riverside Drive Improvements Project

The Board of County Commissioners, in regular session on October 21, 2014, executed the Contract for Purchase of Easement Rights with Riverside Baptist Church of Indialantic, Inc., for purchase of easement rights in the amount of \$3,675.00, for the Riverside Drive Improvements Project; and accepted the Sanitary Sewer/Force Main Easement. Enclosed is the original Contract for Purchase of Easement Rights and original Sanitary Sewer/Force Main Easement for your action.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

/ds

Encls. (2)

cc: Utility Services Director
Contracts Administration
Finance
Budget

CONTRACT FOR PURCHASE OF EASEMENT RIGHTS

Seller: Riverside Baptist Church of Indialantic, INC., whose address is 3333 N. Riverside Drive, Indialantic, FL 32903

Buyer: Board of County Commissioners, Brevard County, Florida
2725 Judge Fran Jamieson Way, Viera, Florida 32940

Legal description of easement area being transferred:

See Attached Exhibit "A"

The transfer shall be made pursuant to the following terms and conditions and the Standards for Real Estate Transactions, on the reverse side of this contract.

Purchase price: \$ 3,675.00.00 (THREE THOUSAND SIX HUNDRED SEVENTY FIVE DOLLAR AND NO CENTS)

Closing Date: This transaction shall be fully executed and the easement document recorded upon Brevard County Board of County Commission acceptance and signature.

Buyer Acknowledges:

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

- a. Seller makes no warranty as to suitability or fitness of use for a Permanent Drainage Easement.
- b. 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 rights. 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 rights contemplated hereby.

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 §196.295, Fla. Stat.

Special Clauses: See attached addendum


NOT APPLICABLE

Brevard County Board of County Commission:

Seller: Riverside Baptist Church of Indialantic, INC.



Mary Bolin Lewis, Chairman Brevard County Commission

By:  Date 9-30-14
Print: Pastor Howard A. Dean, as President

As approved by Brevard County Commission 10-21-2014

Agenda Item # _____

Reviewed for legal form and content:

_____, County Attorney

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 obligation 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 reconvey 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

LEGAL DESCRIPTION

SHEET 1 OF 3 SHEETS

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 37 EAST

PROJECT PARCEL NUMBER: 00000.0-000Y.00

OWNER NAME: RIVRESIDE BAPTIST CHURCH OF INDIALANTIC, INC.

EXHIBIT A

MAP AND LEGAL DESCRIPTION OF:

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 37 EAST AND BEING THE NORTHERLY 20.00 FEET OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1062, PAGE 102 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT C AS SHOWN ON THE PLAT OF OCEANSIDE VILLAGE PHASE THREE-A AS RECORDED IN PLAT BOOK 48, PAGE 77 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.73°50'23"E., ALONG THE SOUTH LINE OF SAID TRACT C AND LOTS 62 THROUGH 68 OF SAID PLAT, AND ALONG THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1062, PAGE 102, A DISTANCE OF 775.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF OCEANSIDE VILLAGE PHASE THREE-A; THENCE S.02°14'34"E., ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1062, PAGE 102, A DISTANCE OF 20.60 FEET; THENCE S.73°50'23"W., 762.30 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTH RIVERSIDE DRIVE AND THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2914.93 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.52°53'25"E.; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°25'18", 21.45 FEET TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES MORE OR LESS.

LEGEND

3345/2234 = A typical nomenclature for Official Records Book and Page.

P.O.B. = Point of Beginning

R/W = Right of Way

Δ = Delta or "included" angle

R = Radius

L = Length

SURVEYOR'S NOTE:

THIS IS NOT A SURVEY. THIS DOCUMENT WAS PREPARED FOR LEGAL DESCRIPTION PURPOSES ONLY, AND IS NOT AN ACTUAL FIELD SURVEY.

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: THE BREVARD COUNTY BOARD
OF COUNTY COMMISSIONERS

CERTIFIED BY: _____

DENNIS W. WRIGHT

REGISTERED LAND SURVEYOR NO. 4014
STATE OF FLORIDA

DATE 8/27/14
ORDER NO. 24779
FB. NO. N/A
SCALE. 1" = 60'
DWG.NO. BREV EAU GALLIE EASE LEG.DWG

Honeycutt & Associates, Inc.

ENGINEERS • SURVEYORS • PLANNERS

5195 South Washington Avenue • Titusville, Florida 32780

(321) 267-6233 Fax (321) 269-7847

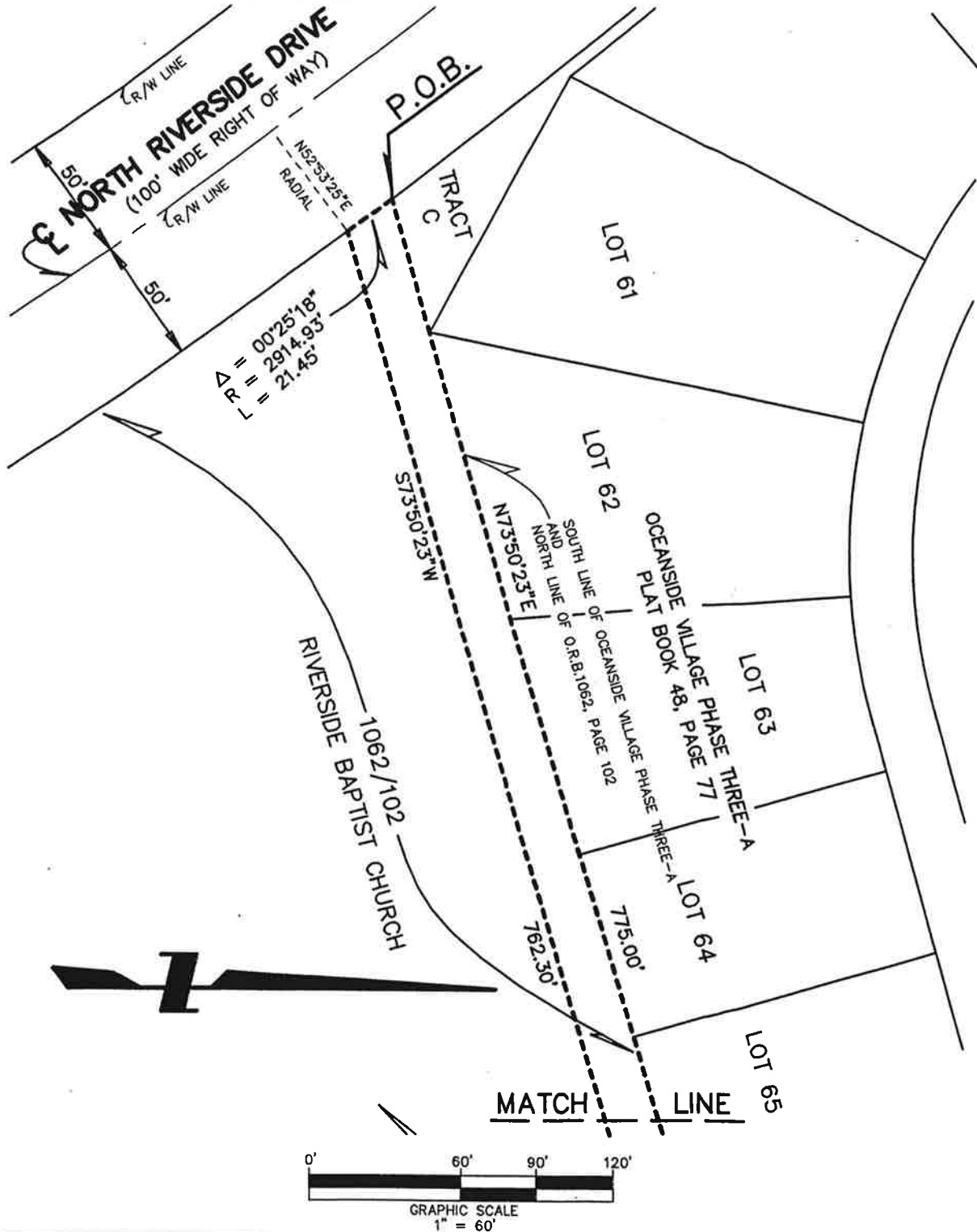
CERTIFICATE OF AUTHORIZATION NO. LB 6762

SKETCH OF DESCRIPTION

SHEET 2 OF 3 SHEETS

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 PROJECT PARCEL NUMBER: 00000.0-000Y.00
 OWNER NAME: RIVRESIDE BAPTIST CHURCH OF INDIALANTIC, INC.

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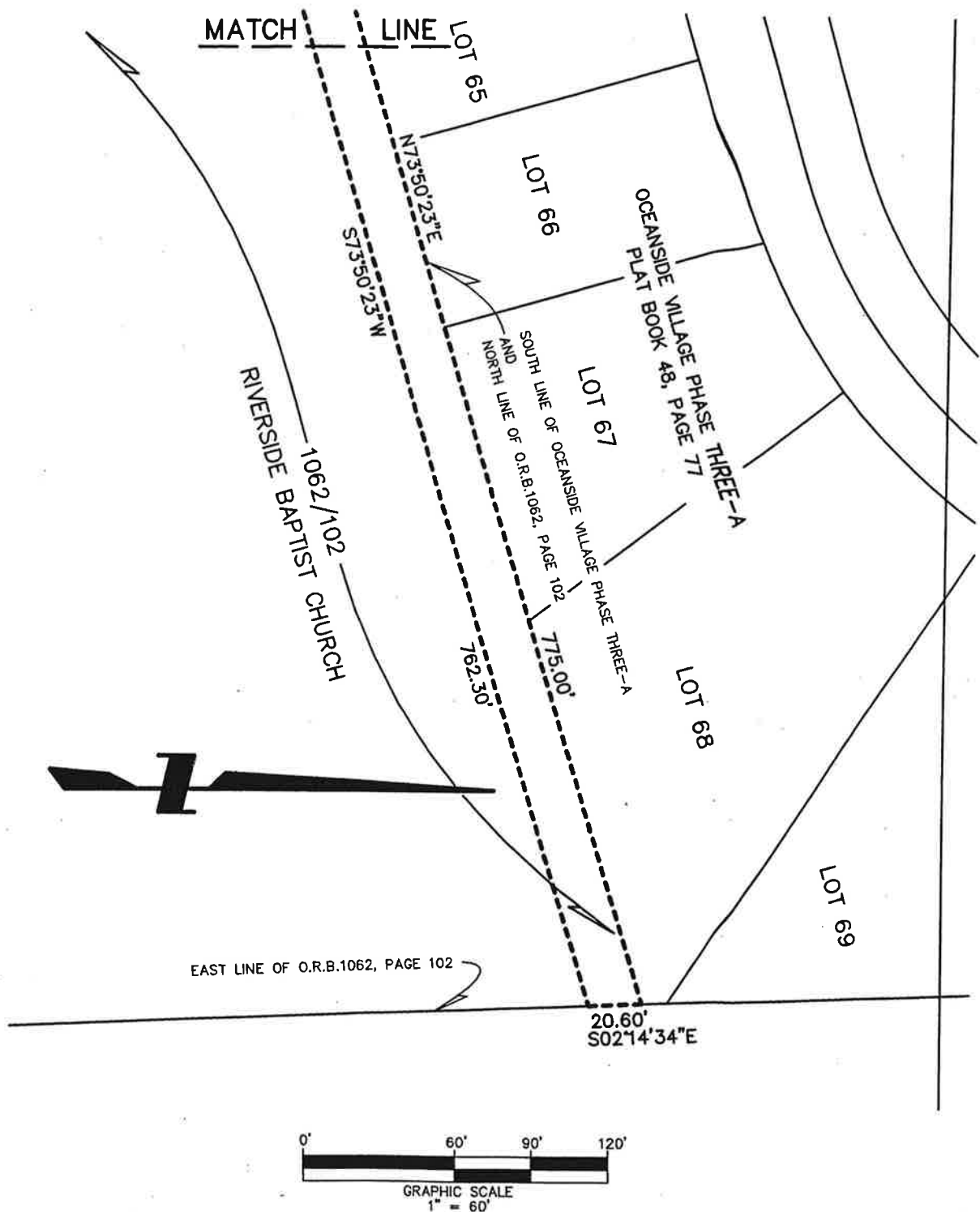
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Prepared by and Return to: Dan Jones, Land Acquisition Supervisor
Brevard County Public Works Dept., Land Acquisition Section (321-690-6847)
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
An Easement Interest in Tax Parcel I.D. 27-37-14-03-00000.0-000Y.00
Site Address: 3333 N. Riverside Dr., Indialantic, FL 32903

SANITARY SEWER / FORCE MAIN EASEMENT

THIS INDENTURE, made this _____ day of _____, 2014, between Riverside Baptist Church of Indialantic, Inc., whose post office address is 3333 N. Riverside Drive, Indialantic, FL 32903 as the first party, and Brevard County, a political subdivision of the state of Florida, whose post office address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940 as the second party, for the use and benefit of Brevard County;

WITNESSETH: That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date, for the sole purpose of constructing and maintaining a Sanitary Sewer/Force Main and other allied uses pertaining thereto which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of this easement is located in Section 14, Township 27 South, Range 37 East, County of Brevard, State of Florida, and is more particularly described as follows:

SEE SKETCH AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and assigns.

IN WITNESS WHEREOF, the first party having set their hand and seal this, the day and year first above written.

Signed, sealed and delivered in the presence of:

Riverside Baptist Church of Indialantic, Inc.

Pastor Howard A. Dean, as President

Witness

(Print Name)

Witness

(Print Name)

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2014 by Pastor Howard A. Dean, who is personally known to me or who has produced her driver's license as identification and who did/did not take an oath.

WITNESS my hand and official seal at the City of Titusville, County of Brevard, State of Florida, and this _____ day of _____, 2014.

Notary Public, State of Florida

(Print Name)

Commission No. _____

Commission Expires: _____

Board Date: _____

Agenda Item #: _____

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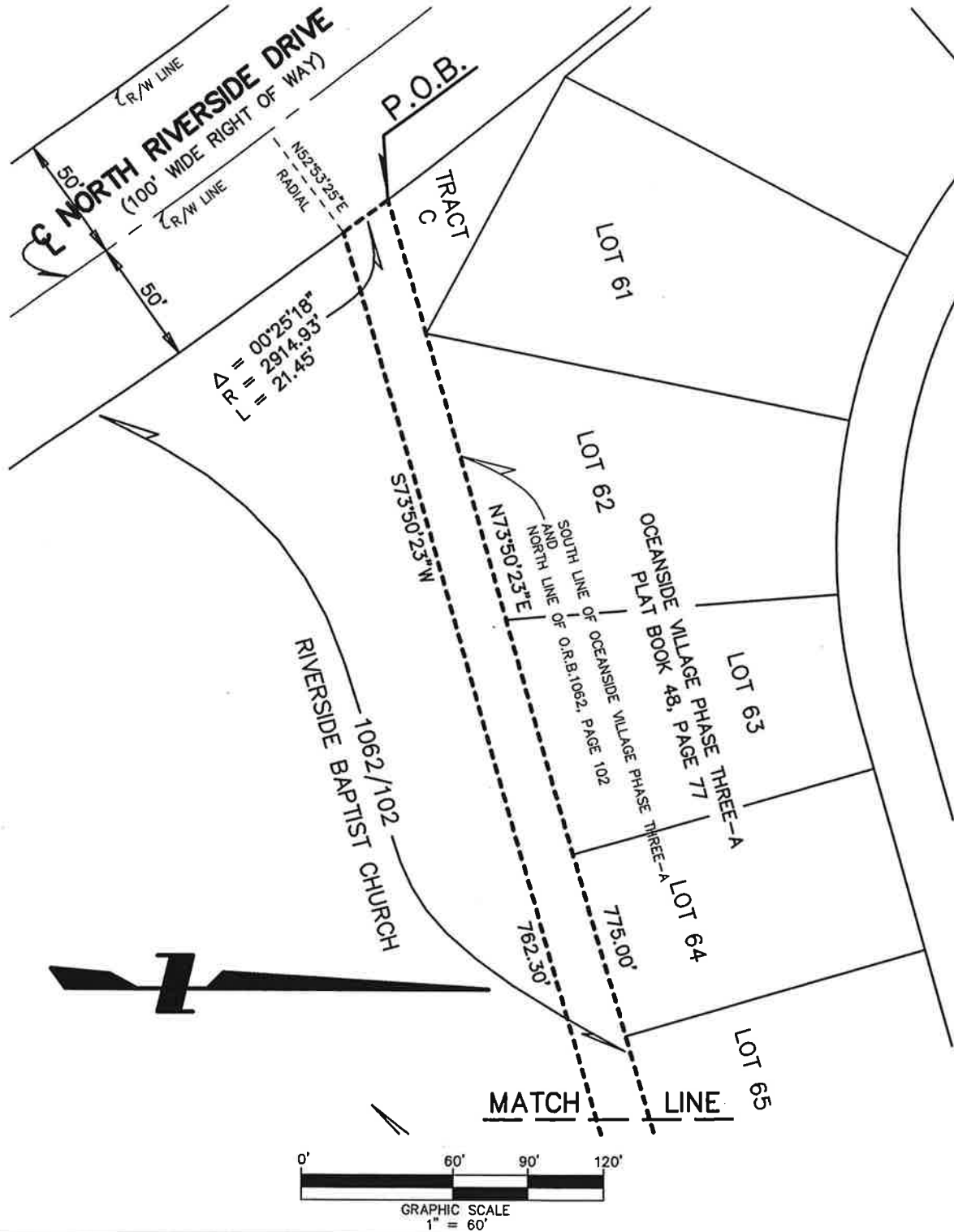
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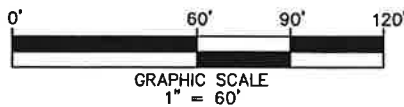
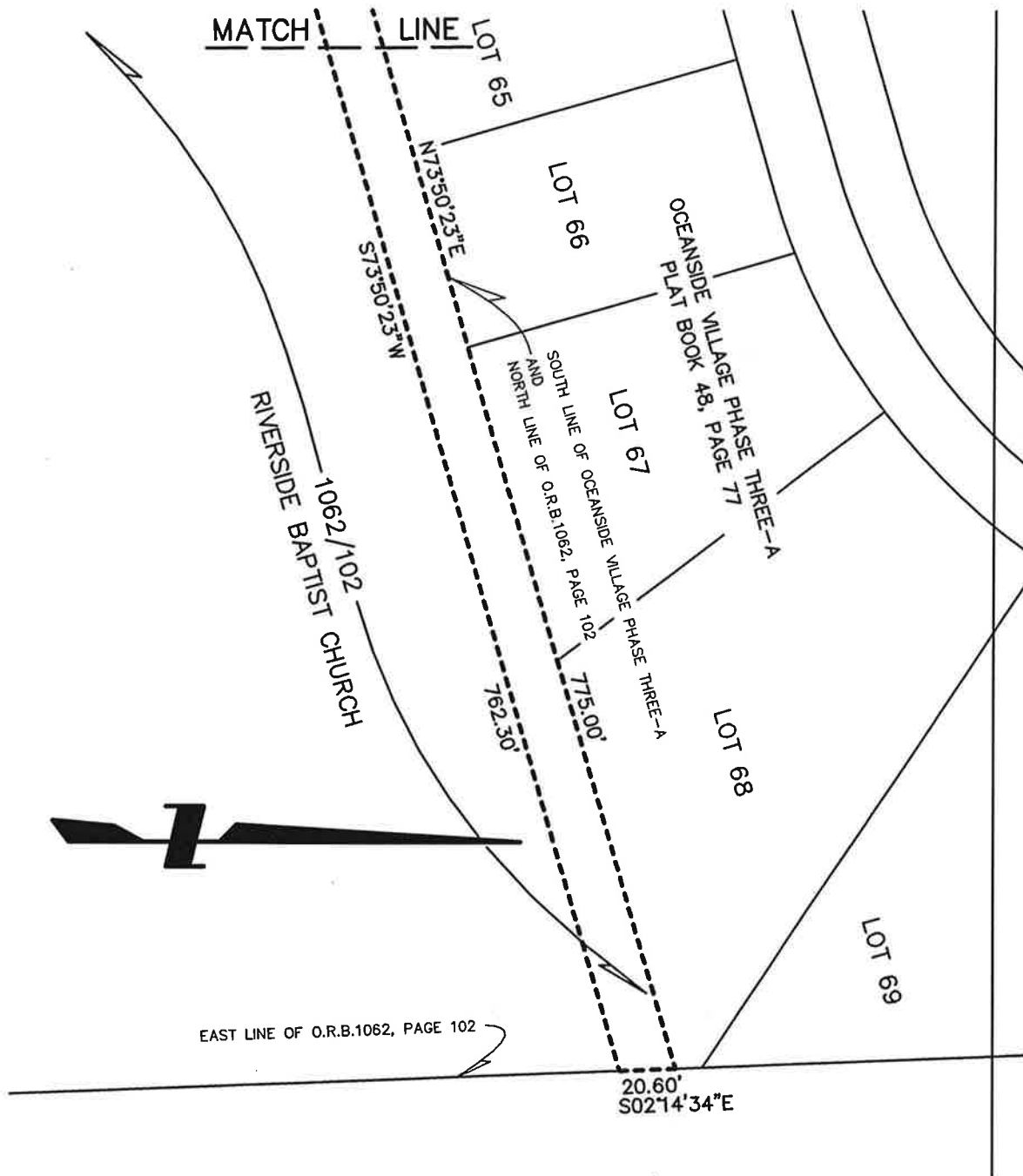
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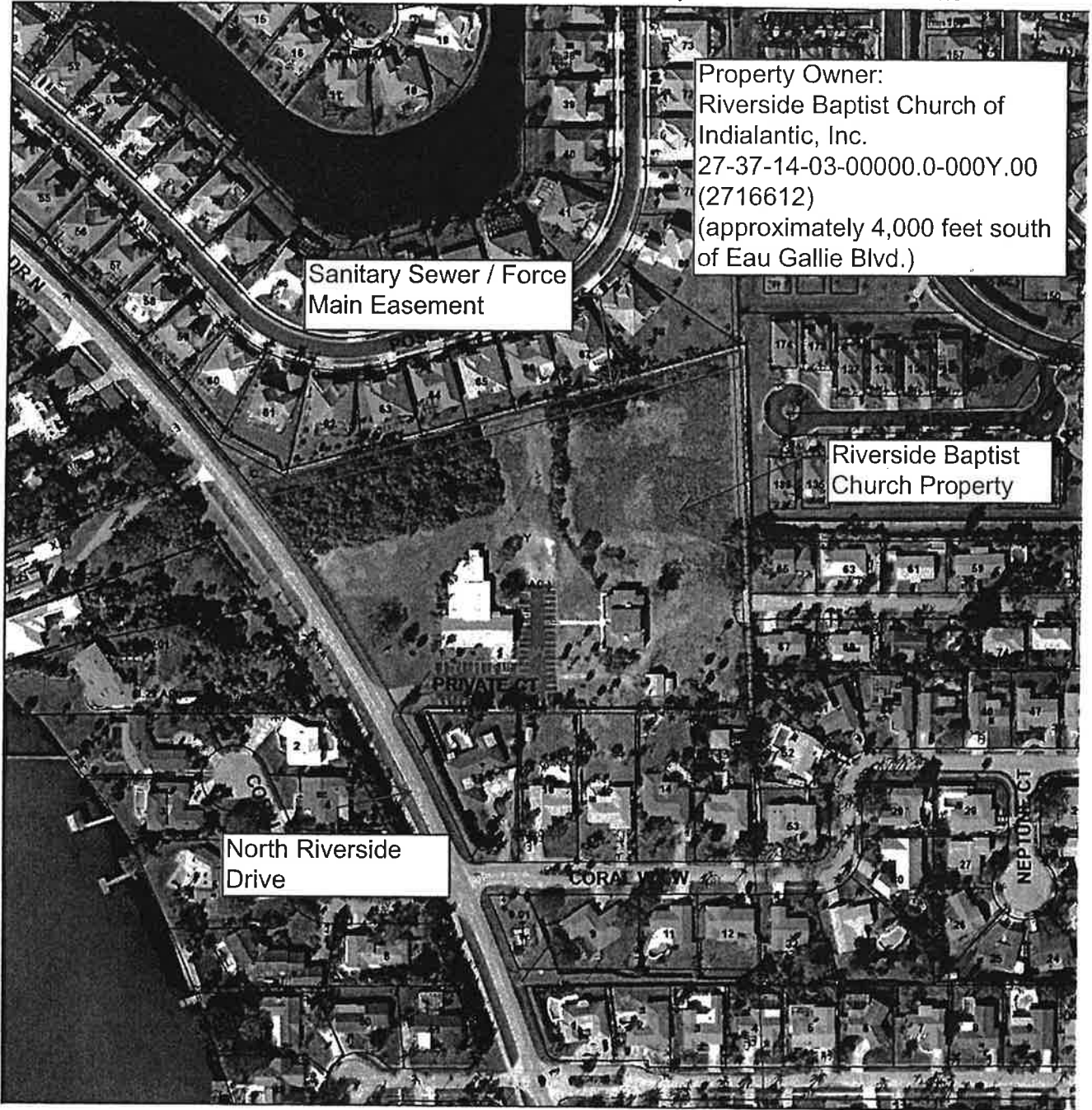
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Dana Blickley, CFA
Brevard County Property Appraiser

Location Map: Riverside Baptist Church Sanitary / Force Main Easement



Property Owner:
Riverside Baptist Church of
Indialantic, Inc.
27-37-14-03-00000.0-000Y.00
(2716612)
(approximately 4,000 feet south
of Eau Gallie Blvd.)

Sanitary Sewer / Force
Main Easement

Riverside Baptist
Church Property

North Riverside
Drive

North Government Complex
400 South St, 5th Floor
Titusville, FL 32780
Phone: (321) 264-6700
Fax: (321) 264-6954

Merritt Island Services Complex
2575 N. Courtenay Pkwy
Merritt Island, FL 32953
Phone: (321) 454-6620
Fax: (321) 454-6618

Viera Government Center
2725 Judge Fran Jamieson Wy
Viera, FL 32940
Phone: (321) 690-6880
Fax: (321) 690-6883

South Services Complex
1515 Sarno Rd
Melbourne, FL 32935
Phone: (321) 255-4440
Fax: (321) 255-4439

Palm Bay Service Complex
450 Cogan Dr, SE
Palm Bay, FL 32909
Phone: (321) 952-4574
Fax: (321) 952-4573

Document content intended for assessment purposes only. Not a survey. Map layers may not precisely align. Other disclaimers apply.

Printed Wednesday, October 1, 2014 at 2:47 PM. www.bcpao.us

PROPERTY FACT SHEET
PROJECT: Riverside Baptist Church Easement

OWNER: Riverside Baptist Church of Indialantic, Inc.

PARCEL LOCATION: 3333 N. Riverside Drive, Indialantic, FL 32903

PARENT PARCEL SIZE: 6.87 Acres (per Property Appraiser site)

EASEMENT AREA: 0.35 Acres

ZONING/LANDUSE: C - Church

IMPROVEMENTS: None within Easement area

TOPOGRAPHY: Level with road grade, no wetlands indicated

FLOOD ZONE: X (outside 500-year flood)

TAX PARCEL ID#: 27-37-14-03-00000.0-000Y.00

MARKET VALUE: \$790,000.00 (2014 Assessment)
(Property Appraiser's Records)

PUBLIC UTILITIES: All utilities

PROPERTY TRANSACTION: Purchase date: 01/02/69
(Clerk of the Court Records) Sale amount: \$27,000.00 (OR Book 1062, Page 0102)

BOARD OF COUNTY COMMISSIONERS

AGENDA: CONTRACT FOR PURCHASE OF EASEMENT RIGHTS FROM RIVERSIDE BAPTIST CHURCH OF INDIALANTIC, INC. FOR THE INSTALLATION AND MAINTENANCE OF A SANITARY SEWER / FORCE MAIN – B13 FOR RIVERSIDE DRIVE IMPROVEMENT PROJECT

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION / UTILITY SERVICES DEPARTMENT

AGENCY CONTACT: DAN JONES LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847 (5-2726)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>10/2/14</u>
COUNTY ATTORNEY Christine Lepore Assistant County Attorney	<u>See attached</u>	_____	<u>10/6/14</u>
PUBLIC WORKS John Denninghoff, Director	_____	_____	_____
UTILITY SERVICES Robert Adolphe, Director	<u>RAA</u>	_____	<u>10/6/14</u>

AGENDA DUE DATE: October 07, 2014 for the October 21, 2014 Board meeting

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

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

THANK YOU.

BOARD OF COUNTY COMMISSIONERS



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Dana Blickley, CFA
Brevard County Property Appraiser

Location Map: Riverside Baptist Church Sanitary / Force Main Easement



Property Owner:
Riverside Baptist Church of
Indialantic, Inc.
27-37-14-03-00000.0-000Y.00
(2716612)
(approximately 4,000 feet south
of Eau Gallie Blvd.)

Sanitary Sewer / Force
Main Easement

Riverside Baptist
Church Property

North Riverside
Drive

North Government Complex
400 South St, 5th Floor
Titusville, FL 32780
Phone: (321) 264-6700
Fax: (321) 264-6954

Merritt Island Services Complex
2575 N. Courtenay Pkwy
Merritt Island, FL 32953
Phone: (321) 454-6620
Fax: (321) 454-6618

Viera Government Center
2725 Judge Fran Jamieson Wy
Viera, FL 32940
Phone: (321) 690-6880
Fax: (321) 690-6883

South Services Complex
1515 Sarno Rd
Melbourne, FL 32935
Phone: (321) 255-4440
Fax: (321) 255-4439

Palm Bay Service Complex
450 Cogan Dr, SE
Palm Bay, FL 32909
Phone: (321) 952-4574
Fax: (321) 952-4573

Document content intended for assessment purposes only. Not a survey. Map layers may not precisely align. Other disclaimers apply.

Printed Wednesday, October 1, 2014 at 2:47 PM. www.bcpao.us

PROPERTY FACT SHEET
PROJECT: Riverside Baptist Church Easement

OWNER: Riverside Baptist Church of Indialantic, Inc.

PARCEL LOCATION: 3333 N. Riverside Drive, Indialantic, FL 32903

PARENT PARCEL SIZE: 6.87 Acres (per Property Appraiser site)

EASEMENT AREA: 0.35 Acres

ZONING/LANDUSE: C - Church

IMPROVEMENTS: None within Easement area

TOPOGRAPHY: Level with road grade, no wetlands indicated

FLOOD ZONE: X (outside 500-year flood)

TAX PARCEL ID#: 27-37-14-03-00000.0-000Y.00

MARKET VALUE: \$790,000.00 (2014 Assessment)
(Property Appraiser's Records)

PUBLIC UTILITIES: All utilities

PROPERTY TRANSACTION: Purchase date: 01/02/69
(Clerk of the Court Records) Sale amount: \$27,000.00 (OR Book 1062, Page 0102)

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PUBLIC WORKS John Denninghoff, Director	_____	_____	_____
UTILITY SERVICES Robert Adolphe, Director	<u>RA</u>	_____	<u>10/6/14</u>

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