



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.10.

7/6/2021

Subject:

Approval, Re: Resolution and Quit Claim Deed from Florida Department of Transportation Related to the Realignment Project on Wickham Road at Nasa Boulevard and Ellis Road- District 3.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners approve and authorize the attached Resolution and Quit Claim Deed.

Summary Explanation and Background:

The subject property is located in Sections 25 and 36, Township 27 South, Range 36 East, the Wickham Road intersection at Nasa Boulevard and Ellis Road in Melbourne.

On or about June, 2009, the Florida Department of Transportation (FDOT) entered into agreements with municipalities with jurisdiction over the roadways of Ellis Road and Nasa Boulevard for a realignment project at Wickham Road. As part of the realignment project, FDOT and the County agreed that certain parcels needed for the project along Wickham Road would be acquired in FDOT's name, with the understanding, at the completion of the project those parcels would be conveyed to the County. These parcels serve to further describe the right-of-way limits of Wickham Road already under maintenance by the County. The parcels contained in the attached Quit Claim Deed have been verified by staff. FDOT is requesting the Resolution to complete their file with a formalized acceptance by the County for the parcels.

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 Clerk, Public Works Department will contact the Clerk's office to make arrangements to pick up the original executed Resolution.



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

July 7, 2021

MEMORANDUM

TO: Marc Bernath, Public Works Director

RE: Item F.10., Approval of Resolution and Quit Claim Deed from Florida Department of Transportation (FDOT) Related to the Realignment Project on Wickham Road at Nasa Boulevard and Ellis Road

The Board of County Commissioners, in regular session on July 6, 2021, adopted Resolution No. 21-079; and authorized and approved the Quit Claim Deed from FDOT, related to the Realignment Project on Wickham Road at Nasa Boulevard and Ellis Road. Enclosed is a fully-executed Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script, reading "Kimberly Powell".

Kimberly Powell, Clerk to the Board

Encl. (1)

March 18, 2021
This instrument prepared by
Robin D. Derr
Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 107, 112, 113, 114, 115, 116, 119, 122, 123, 128,
110 Part A, 111 Part A, 117 Part A 7 Part B
SECTION 70000
F.P. NO. 404667 1
STATE ROAD Wickham Road
COUNTY BREVARD

RESOLUTION No. 21-079

ON MOTION of Commissioner Curt Smith, seconded by
Commissioner Bryan Lober, the following Resolution
was adopted:

WHEREAS, the State of Florida Department of Transportation has completed construction related to the "Realignment of NASA Boulevard and Ellis Road at Wickham Road Project", State Road Wickham Road, Section No. 70000, F.P. No. 404667-1 in Brevard County, Florida: and

WHEREAS, it is necessary that certain lands acquired by the State of Florida Department of Transportation related to the Project be transferred by Quitclaim Deed to Brevard County: and

WHEREAS, said property is not needed for Florida Department of Transportation purposes: and

WHEREAS, the State of Florida Department of Transportation has made application to said County to accept delivery by Quitclaim deed, in favor of Brevard County, conveying all rights, title and interest that said Florida Department of Transportation has in said lands, and said request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Brevard County, that the application of the State of Florida Department of Transportation for transfer by Quitclaim Deed, is for transportation purposes which are in the public or community interest and for public welfare and the land needed for transportation purposes is not needed for Florida Department of Transportation purposes; that a Quitclaim Deed, in favor of Brevard County conveying all right, title and interest of the Florida Department of Transportation in and to said

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110 Part A, 111 Part A, 117 Part A 7 Part B

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lands should be accepted by  on behalf of this Board of County Commissioners.
Rita Pritchett, Chair

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand, Florida, 32720-6834.

STATE OF FLORIDA

COUNTY OF Brevard

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Board of County Commissioners of Brevard County, Florida at a meeting held on the 6 day of July, 2021


Rachel Sadoff
Clerk to the
Board of County Commissioners
Brevard County, Florida

As approved by the Board on 07/06/21.

March 18, 2021
This instrument prepared by
Robin D. Derr
Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 107, 112, 113, 114, 115, 116, 119, 122, 123, 128,
110 Part A, 111 Part A, 117 Part A & Part B
SECTION 70000
F.P. NO. 404667 1
STATE ROAD Wickham Road
COUNTY BREVARD

QUITCLAIM DEED

THIS INDENTURE, Made this 19th day of April, 2021, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, Party of the Second Part, 2725 Judge Fran Jamieson Way, Viera, FL 32940.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for county highway purposes; and

WHEREAS, said land is not required for such state highway purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described, pursuant to the provisions of Section 337.25, Florida Statutes, all that certain land situate in Brevard County, Florida, viz:

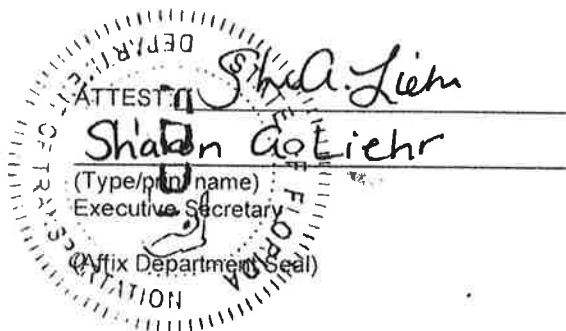
(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

SUBJECT to all Utilities in place and in use to the maintenance thereof.

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110 Part A, 111 Part A, 117 Part A & Part B
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TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto
the Party of the Second Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has
caused these presents to be signed in the name of the State of Florida Department of
Transportation by its District Secretary, District Five and its seal to be hereunto affixed,
attested by its Executive Secretary, on the date first above written.



STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

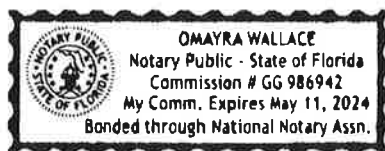
By: Jared W. Perdue P.E.
District Five Secretary

Legal Review
[Signature] 3-25-21
Office of General Counsel

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 19 day of April, 2021,
Jared W. Perdue, P.E., District Secretary for District Five, who is
personally known to me, or who has produced _____ as
identification.



(Affix Notary Seal)

Omayra Wallace
Omayra Wallace
(type/print name)
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: 05/11/2024

Approved by the Board: 07/06/2021
Item # _____

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EXHIBIT A

PARCEL NO. 107

SECTION NO. 70000
F.P. No 404667 1

THAT PART OF:

"A parcel of land being a portion of the South 170 feet of the North 427 feet of the South 728 feet of the Southeast one-quarter of the Southeast one-quarter of Section 25, Township 27 South, Range 36 East, Brevard County, Florida being more particularly described as follows:

Commence at the intersection of the South line of the Southeast one-quarter of said section 25 with the centerline of South Wickham Road (an 80 foot wide public right of way as presently occupied); Thence North 00°02'01" East along the said centerline of Wickham Road 301.19 feet; Thence North 87°59'36" East 40.03 feet to the Easterly right of way line of Wickham Road and the point of beginning of the herein described parcel; Thence North 00°02'01" East along said Easterly right of way line 87.06 feet; Thence North 87°59'36" East 231.02 feet; Thence South 00°27'33" East 32.01 feet; Thence North 87°59'36" East 60.02 Feet to the Westerly line of a canal right of way; Thence South 00°27'33" East along said Westerly right of way line parallel to and 49.5 Feet Westerly of the East line of the Southeast one-quarter of said section 25, a distance of 55.02 feet to the South line of said South 170 feet of the North 427 feet of the South 728 feet; Thence South 87°59'36" West along said South line 291.79 feet to the point of beginning."

(The above described parcel of land being those lands described and recorded in Official Records Book 5675 , Page 1704 , Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

Commence at a 1" iron pipe (no identification) at the North ¼ corner of Section 36, Township 27 South, Range 36 East, Brevard County, Florida as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida, run North 87 degrees 52 minutes 25 seconds East 2281.26 feet along the North boundary of the Northeast ¼ of said Section 36 to a railroad spike (no identification) being a point on the centerline of survey of Wickham Road (C.R. 509) as shown on said Right of Way Map; thence North 00 degrees 06 minutes 41 seconds West 301.19 feet along said centerline of survey to a point; thence North 87 degrees 52 minutes 25 seconds East 40.02 feet to a point on the Easterly Existing Right of Way line of Wickham Road for the POINT OF

BEGINNING; thence continue North 87 degrees 52 minutes 25 seconds East 11.01 feet to a point on a line being parallel with and 51.00 feet East of, when measured at right angles to, the aforesaid centerline of survey of Wickham Road (C.R. 509); thence North 00 degrees 06 minutes 41 seconds West 87.06 feet along said parallel line to a point; thence South 87 degrees 52 minutes 25 seconds West 11.01 feet to a point on said Right of Way line; thence South 00 degrees 06 minutes 41 seconds East 87.06 feet along said Right of Way line to the Point of Beginning.

CONTAINING: 958 Square feet, more or less.

(Being the lands described in that Order of Taking filed in Civil Case No. 05-2008-CA-007682, Brevard County, Florida , on May 19, 2008)

PARCEL NO. 112

SECTION NO. 70000

F.P. No 404667 1

THAT PART OF:

"Lots 22, 23 and 24, Block B, SILVER SANDS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Page 93, Public Records of Brevard County, Florida."

(The above described parcel of land being those lands described and recorded in Official Records Book 2899, Page 1103, Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

From a 1/2" iron bar (no identification) at the Northwest corner of Lot 13, Block "B" of Silver Sands Subdivision as recorded in Plat Book 13, Page 93, Public Records of Brevard County, Florida, run North 87 degrees 53 minutes 59 seconds East 901.09 feet along the North boundary of said Block "B" to a point on the North boundary of Lot 24 of said Block "B" for the POINT OF BEGINNING, said Point of Beginning being South 87 degrees 53 minutes 59 seconds West 8.36 feet from a 5/8 inch iron bar and cap stamped "FDOT LB 7015 JWG" at the Northeast corner of said Lot 24 as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida; thence continue North 87 degrees 53 minutes 59 seconds East 8.36 feet along said North boundary to said 5/8" iron bar and cap stamped "FDOT LB 7015 JWG" at the Northeast corner of Lot 24; thence South 00 degrees 09 minutes 13 seconds East 137.43 feet along the East boundary of said Lot 24 and the East boundary of Lot 23 of said Block "B" to the Southeast corner of said Lot 23; thence South 87 degrees 53 minutes 29 seconds West 6.89 feet along the South boundary of said Lot 23 to a point on a line being parallel with and 47.00 feet West of, when measured at right angles to, the centerline of survey of Wickham Road (C.R. 509) as shown on the aforesaid Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road; thence North 00 degrees 06 minutes 41 seconds West 134.37 feet along said parallel line to a point; thence North 27 degrees 41 minutes 46 seconds West 3.40 feet to the Point of Beginning.

CONTAINING: 942 Square feet, more or less.

(Being the lands described in Official Records Book 5841, Page 3407, Public Records of Brevard County, Florida)

PARCEL NO. 113

SECTION NO. 70000
F.P. No 404667 1

THAT PART OF:

"Lots 1 and 2, SILVER SANDS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Page 93, of the Public Records of Brevard County, Florida."

(The above described parcel of land being those lands described and recorded in Official Records Book 3935, Page 2500, Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

From a 5/8" iron bar and cap stamped "FDOT LB 7015 JWG" at the Southwest corner of Lot 12, Block "C" of Silver Sands Subdivision as recorded in Plat Book 13, Page 93, Public Records of Brevard County, Florida, run North 87 degrees 54 minutes 22 seconds East 903.60 feet along the South boundary of said Block "C" to a point on a line being parallel with and 47.00 feet West of, when measured at right angles to, the centerline of survey of Wickham Road (C.R. 509) as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida for the POINT OF BEGINNING; thence North 00 degrees 06 minutes 41 seconds West 134.21 feet along said parallel line to a point on the North boundary of Lot 2 of said Block "C"; thence North 87 degrees 53 minutes 46 seconds East 7.42 feet along said North boundary to the Northeast corner of said Lot 2; thence South 00 degrees 08 minutes 29 seconds East 134.20 feet along the East boundary of said Lot 2 and the East boundary of Lot 1 of said Block "C" to the Southeast corner of said Lot 1; thence South 87 degrees 54 minutes 22 seconds West 7.49 feet along the aforesaid South boundary of Block "C" to the Point of Beginning.

CONTAINING: 1000 Square feet, more or less.

(Being the lands described in Official Records book 6079, Page 1778, Public Records of Brevard County, Florida)

PARCEL NO. 114

SECTION NO. 70000

F.P. No 404667 1

THAT PART OF:

"Lots 22, 23 and 24, Block C, Silver Sands Subdivision, according to the Plat thereof as recorded in Plat Book 13, Page 93 of the Public Records of Brevard County, Florida."

(The above described parcel of land being those lands described and recorded in Official Records Book 3476, Page 968, Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

From a 5/8" iron bar and cap stamped "FDOT LB 7015 JWG" at the Northwest corner of Lot 13, Block "C" of Silver Sands Subdivision as recorded in Plat Book 13, Page 93, Public Records of Brevard County, Florida, run North 87 degrees 53 minutes 11 seconds East 915.17 feet along the North boundary of said Block "C" to the Northeast corner of Lot 24 of said Block "C"; thence South 00 degrees 08 minutes 29 seconds East 22.83 feet along the East boundary of said Lot 24 for the POINT OF BEGINNING; thence South 89 degrees 53 minutes 19 seconds West 7.36 feet to a point on a line being parallel with and 47.00 feet West of, when measured at right angles to, the centerline of survey of Wickham Road (C.R. 509) as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida; thence South 00 degrees 06 minutes 41 seconds East 111.64 feet along said parallel line to a point on the South boundary of Lot 23 of said Block "C"; thence North 87 degrees 53 minutes 46 seconds East 7.42 feet along said South boundary to the Southeast corner of said Lot 23; thence North 00 degrees 08 minutes 29 seconds West 111.38 feet along the East boundary of said Lot 23 and the aforesaid East boundary of Lot 24 to the Point of Beginning.

CONTAINING: 824 Square feet, more or less.

(Being the lands described in Official Records Book 5869, Page 2790, Public Records of Brevard County, Florida)

PARCEL NO. 115

SECTION NO. 70000
F.P. No 404667 1

THAT PART OF:

"The North 427 feet of the South 728 feet of the Southeast one-quarter of the Southeast one-quarter of Section 25, Township 27 South, Range 36 East, less the South 170.00 feet thereof, lying between and adjacent to the East right of way of Wickham Road (an 80 foot wide public right of way) and the West line of the Crane Creek Drainage District Canal No. L-7, right of way, in the City of West Melbourne, Brevard County, Florida.

(The above described parcel of land being those lands described and recorded in Official Records Book 5370, Page 5112, Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

Commence at a 1" iron pipe (no identification) at the North $\frac{1}{4}$ corner of Section 36, Township 27 South, Range 36 East, Brevard County, Florida as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida, run North 87 degrees 52 minutes 25 seconds East 2281.26 feet along the North boundary of the Northeast $\frac{1}{4}$ of said Section 36 to a railroad spike (no identification) being a point on the centerline of survey of Wickham Road (C.R. 509) as shown on said Right of Way Map; thence North 00 degrees 06 minutes 41 seconds West 471.29 feet along said centerline; thence North 87 degrees 52 minutes 25 seconds East 40.02 feet to a point on the Easterly Existing Right of Way line for Wickham Road for the POINT OF BEGINNING; thence continue North 87 degrees 52 minutes 25 seconds East 11.01 feet to a point on a line being parallel with and 51.00 feet East of, when measured at right angles to, the aforesaid centerline of survey of Wickham Road (C.R. 509); thence North 00 degrees 06 minutes 41 seconds West 135.90 feet along said parallel line to a point; thence South 89 degrees 53 minutes 19 seconds West 11.00 feet to a point on said Right of Way line; thence South 00 degrees 06 minutes 41 seconds East along said Right of Way line 136.28 feet to the Point of Beginning.

CONTAINING: 1497 Square feet, more or less.

(Being the lands described in Official Records Book 5814, Page 8113, Public Records of Brevard County, Florida)

PARCEL NO. 116

SECTION NO. 70000

F.P. No 404667 1

THAT PART OF:

"The North 80 feet of That part of the South 301 feet of the SE $\frac{1}{4}$ of Section 25, Township 27 South, Range 36 East, Brevard County, Florida, lying East of Wickham Road. SUBJECT to an Easement for Drainage Canal across the East 49.5 feet thereof."

(The above described parcel of land being those lands described and recorded in Official Records Book 4442, Page 203, Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

From a 1" iron pipe (no identification) at the North $\frac{1}{4}$ corner of Section 36, Township 27 South, Range 36 East, Brevard County, Florida as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida, run North 87 degrees 52 minutes 25 seconds East 2281.26 feet along the North boundary of the Northeast $\frac{1}{4}$ of said Section 36 to a railroad spike (no identification) being a point on the centerline of survey of Wickham Road (C.R. 509) as shown on said Right of Way Map; thence North 00 degrees 06 minutes 41 seconds West 221.14 feet along said centerline of survey to a point on the North boundary of the South 221.00 feet of the Southeast $\frac{1}{4}$ of Section 25, Township 27 South, Range 36 East, Brevard County, Florida; thence North 87 degrees 52 minutes 25 seconds East 40.02 feet along said North boundary to a point on the West boundary of that certain parcel of land as described and recorded in Official Records Book 4442, Page 203, Public Records of Brevard County, Florida for the POINT OF BEGINNING; thence continue North 87 degrees 52 minutes 25 seconds East 11.01 feet along said North boundary to a point on a line being parallel with and 51.00 feet East of, when measured at right angles to, the aforesaid centerline of survey of Wickham Road (C.R. 509); thence North 00 degrees 06 minutes 41 seconds West 80.05 feet along said parallel line to a point on the North boundary of the South 301.00 feet of the aforesaid Southeast $\frac{1}{4}$ of Section 25; thence South 87 degrees 52 minutes 25 seconds West 11.01 feet along said North boundary to a point on the aforesaid West boundary of that certain parcel of land as described and recorded in Official Records Book 4442, Page 203; thence South 00 degrees 06 minutes 41 seconds East 80.05 feet along said West boundary to the Point of Beginning.

CONTAINING: 881 Square feet, more or less.

(Being the lands described in Official Records Book 5788, Page 8600, Public Records of Brevard County, Florida)

PARCEL NO. 119

SECTION NO. 70000
F.P. No 404667 1

ALL THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS FOLLOWS:

The South 20.00 feet of the East 49.50 feet of the Southeast 1/4 of Section 25, Township 27 South, Range 36 East, Brevard County, Florida.

CONTAINING: 990 Square feet, more or less.

(Being the lands described in Official Records Book 5794, page 5307, of the Public Records of Brevard County, Florida)

PARCEL NO. 122

SECTION NO. 70000

F.P. No 404667 1

THAT PART OF:

"The South $\frac{1}{2}$ of the following described property:

That part lying East of Wickham Road of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 27 South, Range 36 East, Brevard County, Florida, excepting the South 100 feet thereof.

AND

The South 100 feet of that part of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 27 South, Range 36 East, Brevard County, Florida lying east of Wickham Road."

(The above described parcel of land being those lands described and recorded in Official Records Book 4276, Page 2596, Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

From a 1" iron pipe (no identification) at the North $\frac{1}{4}$ corner of Section 36, Township 27 South, Range 36 East, Brevard County, Florida as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida, run North 87 degrees 52 minutes 25 seconds East 2281.26 feet along the North boundary of the Northeast $\frac{1}{4}$ of said Section 36 to a railroad spike (no identification) being a point on the centerline of survey of Wickham Road (C.R. 509) as shown on said Right of Way Map; thence South 00 degrees 10 minutes 48 seconds East 325.86 feet along said centerline of survey to a point on the South boundary of the North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 36; thence North 87 degrees 54 minutes 36 seconds East 54.03 feet along said South boundary to a point on a line being parallel with and 54.00 feet East of, when measured at right angles to, the aforesaid centerline of survey of Wickham Road (C.R. 509); thence South 00 degrees 10 minutes 48 seconds East 112.92 feet along said parallel line to a point on the North boundary of that certain parcel of land being described and recorded in Official Records Book 4276, Page 2596, Public Records of Brevard County, Florida for the POINT OF BEGINNING; thence continue South 00 degrees 10 minutes 48 seconds East 69.21 feet along said parallel line to a point; thence South 89 degrees 49 minutes 10 seconds West 4.44 feet to a point; thence South 00 degrees 33 minutes 35 seconds West 62.05 feet to a point on the existing East right of way line of Wickham Road as described and recorded in Official Records Book 3008, Page 4431, Public Records of Brevard County, Florida; thence North 01 degrees 59 minutes 44 seconds West 131.02 feet along said existing East right of way line to a point on the aforesaid North boundary of that certain parcel of land being described and recorded in Official Records Book 4276, Page 2596; thence North 87 degrees 55 minutes 42 seconds East 9.40 feet along said North boundary to the Point of Beginning.

CONTAINING: 659 Square feet, more or less.

(Being the lands described in Official Records Book 5855, Page 9701, Public Records of Brevard County, Florida)

PARCEL NO. 123

SECTION NO. 70000

F.P. No 404667 1

THAT PART OF:

"The South one-half of the North Quarter of the Northeast Quarter of Section 36, Township 27 South, Range 36 East, East of Wickham Road; LESS and EXCEPT the following: Official Records Book 103, Page 379 and Official Records Book 188, Page 53 and the L-7 Canal right-of-way, all described in the Public Records of Brevard County, Florida, more particularly described as follows:

COMMENCE at the Northeast corner of Section 36, Township 27 South, Range 36 East; thence run South 88 degrees, 03 minutes, 42 seconds West along the North line of said Section 36, a distance of 49.50 feet to the West right of way line of the L-7 Drainage Canal; thence run South along said right of way and parallel with East line of said Section 36 a distance of 326.36 feet to the POINT OF BEGINNING; thence continue South along said West right of way a distance of 113.0 feet; thence run South 88 degrees, 03 minutes, 42 seconds West a distance of 297.20 feet to the East right of way line of Wickham Road; thence run North along said East right of way a distance of 113.0 feet; thence run North 88 degrees 03 minutes 42 seconds East a distance of 297.20 feet to the POINT OF BEGINNING."

(The above described parcel of land being those lands described and recorded in Official Records Book 3575, Page 2100, Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

From a 1" iron pipe (no identification) at the North $\frac{1}{4}$ corner of Section 36, Township 27 South, Range 36 East, Brevard County, Florida as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida, run North 87 degrees 52 minutes 25 seconds East 2281.26 feet along the North boundary of the Northeast $\frac{1}{4}$ of said Section 36 to a railroad spike (no identification) being a point on the centerline of survey of Wickham Road (C.R. 509) as shown on said Right of Way Map; thence South 00 degrees 10 minutes 48 seconds East 325.86 feet along said centerline of survey to a point on the South boundary of the North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 36; thence North 87 degrees 54 minutes 36 seconds East 40.02 feet along said South boundary to a point on the West boundary of that certain parcel of land being described and recorded in Official Records Book 3575, Page 2100, Public Records of Brevard County, Florida for the POINT OF BEGINNING; thence continue North 87 degrees 54 minutes 36 seconds East 14.01 feet along said South boundary to a point on a line being parallel with and 54.00 feet East of, when measured at right angles to, the aforesaid centerline of survey of Wickham Road (C.R. 509); thence South 00 degrees 10 minutes 48 seconds East 112.92 feet along said parallel line to a point on the South boundary of said parcel of land being described and recorded in Official Records Book 3575, Page 2100, Public Records of Brevard County, Florida; thence South 87 degrees 55 minutes 42 seconds West 14.01 feet along said South boundary to the Southwest corner of said parcel of land being described and recorded in Official Records Book 3575, Page

2100; thence North 00 degrees 10 minutes 48 seconds West 112.92 feet along the aforesaid West boundary of said parcel of land to the Point of Beginning.

CONTAINING: 1581 Square feet, more or less.

(Being the lands described in Official Records Book 58223, Page 1053, Public Records of Brevard County, Florida)

PARCEL NO. 128

SECTION NO. 70000
F.P. No 404667 1

THAT PART OF:

"A parcel of land being a portion of the South 170 feet of the North 427 feet of the South 728 feet of the Southeast one-quarter of the Southeast one-quarter of Section 25, Township 27 South, Range 36 East, Brevard County, Florida being more particularly described as follows:

Commence at the intersection of the South line of the Southeast one-quarter of said section 25 with the centerline of South Wickham Road (an 80 foot wide public right of way as presently occupied); Thence North 00°02'01" East along the said centerline of Wickham Road 388.25 Feet; Thence North 87°59'36" East 40.03 feet to the Easterly right of way line of Wickham Road and the point of beginning of the herein described parcel; Thence North 00°02'01" East along said Easterly right of way line 83.05 Feet to the North line of said South 170 feet of the North 427 Feet of the South 728 Feet; Thence North 87°59'36" East along said North line 290.32 Feet to the Westerly Line of a Canal Right of way; Thence South 00°27'33" East along said Westerly right of way line parallel to and 49.5 Feet Westerly of the East line of the Southeast one-quarter of said section 25 a distance of 115.04 Feet; Thence South 87°59'38" West 60.02 Feet; Thence North 00°27'33" West 32.01 Feet; Thence South 87°59'36" West 231.02 Feet to the point of beginning."

(The above described parcel of land being those lands described and recorded in Official Records Book 5675, Page 1622, Public Records of Brevard County, Florida.)

DESCRIBED AS FOLLOWS:

Commence at a 1" iron pipe (no identification) at the North ¼ corner of Section 36, Township 27 South, Range 36 East, Brevard County, Florida as shown on the Florida Department of Transportation Right of Way Map for Wickham Road at Nasa Boulevard and Ellis Road, Section 70000, F.P. Number 404667 1 on file with the Florida Department of Transportation District Five, Surveying and Mapping Section, Deland, Florida, run North 87 degrees 52 minutes 25 seconds East 2281.26 feet along the North boundary of the Northeast ¼ of said Section 36 to a railroad spike (no identification) being a point on the centerline of survey of Wickham Road (C.R. 509) as shown on said Right of Way Map; thence North 00 degrees 06 minutes 41 seconds West 388.25 feet along said centerline of survey to a point; thence North 87 degrees 52 minutes 25 seconds East 40.02 feet to a point on the Easterly Existing Right of Way line of Wickham Road for the POINT OF BEGINNING; thence continue North 87 degrees 52 minutes 25 seconds East 11.01 feet to a point on a line being parallel with and 51.00 feet East of, when measured at right angles to, the aforesaid centerline of survey of Wickham Road (C.R. 509); thence North 00 degrees 06 minutes 41 seconds West 83.04 feet along said parallel line to a point; thence South 87 degrees 52 minutes 25 seconds West 11.01 feet to a point on said Right of Way line; thence South 00 degrees 06 minutes 41 seconds East 83.05 feet along said Right of Way line to the Point of Beginning.

CONTAINING: 914 Square feet, more or less.

(Being the lands described in Official Records Book 5787, Page 8338, Public Records of Brevard County, Florida)

LEGAL DESCRIPTION

PARCEL 110A

SECTION 36, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 27-36-36-00-64

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 110A, RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED AS PARCEL NUMBER 110 IN OFFICIAL RECORDS BOOK 5944, PAGE 1290 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 36, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL NUMBER 110; THENCE SOUTH 00° 09' 25" EAST ALONG THE EAST LINE OF SAID PARCEL NUMBER 110 FOR A DISTANCE OF 167.81 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 110; THENCE SOUTH 87° 54' 36" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 7.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 110; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES; NORTH 00° 09' 25" WEST FOR A DISTANCE OF 123.64 FEET; NORTH 45° 10' 51" WEST FOR A DISTANCE OF 15.16 FEET; NORTH 00° 11' 22" WEST FOR A DISTANCE OF 2.51 FEET; NORTH 45° 54' 37" WEST FOR A DISTANCE OF 27.36 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 02° 07' 35" WEST FOR A DISTANCE OF 10.80 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 110; THENCE NORTH 87° 52' 25" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 37.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1,996 SQUARE FEET (0.05 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES:

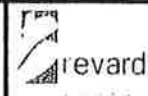
1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THOSE LANDS DESCRIBED AS PARCEL NUMBER 110 IN OFFICIAL RECORDS BOOK 5944, PAGE 1290 AS BEING SOUTH 00° 09' 25" EAST, AN ASSUMED BEARING.
3. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS ARE INDICATED HEREON. NO OWNERSHIP AND ENCUMBRANCE REPORT OR OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR AND MAPPER.
4. REFERENCE MATERIAL:
 - a. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR WICKHAM ROAD AT NASA BOULEVARD AND ELLIS ROAD, SECTION 70000, FIP NUMBER 404667 1 ON FILE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FIVE, SURVEYING AND MAPPING SECTION, DELAND, FLORIDA.
5. THE FLORIDA POWER & LIGHT EASEMENT PER OFFICIAL RECORDS BOOK 823, PAGE 744, DESCRIBE THE LOCATION OF THE CENTERLINE OF THE EASEMENT BUT DOES NOT SPECIFY AN EASEMENT WIDTH.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MICHAEL J. SWEENEY, PSV
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



| | | | |
|------------------------|---------------------------|--|--|
| DRAWN BY: R. HENNING | CHECKED BY: M. J. SWEENEY | DRAWING NO.: 27362536_SK_1911026_WICKHAM-ELLIS.dwg | SECTION 36 TOWNSHIP 27 SOUTH RANGE 36 EAST |
| DATE: JANUARY 10, 2019 | SHEET: 1 OF 2 | REVISIONS | |
| | | DATE DESCRIPTION | |

SKETCH OF DESCRIPTION

PARCEL 110A

SECTION 36, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 27-36-36-00-64

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

ELLIS ROAD

N LINE PARCEL 110

POINT OF BEGINNING

NE CORNER PARCEL 110 PER ORB 5944, PAGE 1290

N87°52'25"E
37.71'

N2°07'35"W
10.80'

EXISTING WEST
RIGHT OF WAY LINE

N45°54'37"W
27.36'

N0°11'22"W
2.51'

3.5'

N45°10'51"W
15.16'

S0°09'25"E
167.81'
(B.O.B.)

OWNER N/F:
LEGGIO PROPERTIES LLC
TAX PARCEL ID:
27-36-36-00-64
ORB 7284, PAGE 1078

N0°09'25"W
123.64'

E LINE
PARCEL 110

**PARCEL 110A
RIGHT OF WAY**
0.046± ACRES
1996 SQ. FT.

CENTERLINE OF FLORIDA
POWER & LIGHT EASEMENT
PER ORB 823, PAGE 744
(SEE SURVEYOR'S NOTE 5.)

W LINE PARCEL 110

REMAINDER OF PARCEL 110
PER ORB 5944, PAGE 1290

S LINE OF ORB 7284, PAGE 1078

S87°54'36"W
7.00'

S LINE PARCEL 110

OWNER N/F:
WATSON, WILLIAM A, JR
TAX PARCEL ID:
27-36-36-00-63
ORB 7944, PAGE 2868

ABBREVIATIONS

B.O.B. = BASIS OF BEARING
ID = IDENTIFICATION
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION
N/F = NOW OR FORMERLY
ORB = OFFICIAL RECORD BOOK
SQ.FT. = SQUARE FEET



PARCEL 110A

WICKHAM ROAD



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:

1"=40'

DRAWING NO.:

27362536_SK_1911026_WICKHAM-ELLIS.dwg

SECTION 36

TOWNSHIP 27 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCEL 111A

SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 27-36-25-75-B-1

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 111A, RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED AS PARCEL NUMBER 111 IN OFFICIAL RECORDS BOOK 6026, PAGE 174 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL NUMBER 111; THENCE SOUTH 87° 52' 58" WEST ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 111 FOR A DISTANCE OF 37.08 FEET; THENCE NORTH 02° 07' 02" WEST FOR A DISTANCE OF 3.22 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL NUMBER 111; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES; NORTH 44° 48' 33" EAST FOR A DISTANCE OF 35.72 FEET; NORTH 00° 10' 50" WEST FOR A DISTANCE OF 15.20 FEET; NORTH 44° 46' 33" EAST FOR A DISTANCE OF 7.05 FEET; NORTH 00° 06' 41" WEST FOR A DISTANCE OF 89.78 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 111; THENCE NORTH 87° 53' 29" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 6.89 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NUMBER 111; THENCE SOUTH 00° 09' 13" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 137.43 FEET TO THE POINT OF BEGINNING, CONTAINING 1,567 SQUARE FEET (0.04 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THOSE LANDS DESCRIBED AS PARCEL NUMBER 111 IN OFFICIAL RECORDS BOOK 6026, PAGE 174 AS BEING SOUTH 00° 09' 13" EAST, AN ASSUMED BEARING.
3. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS ARE INDICATED HEREON. NO OWNERSHIP AND ENCUMBRANCE REPORT OR OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR AND MAPPER.
4. REFERENCE MATERIAL:
 - a. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR WICKHAM ROAD AT NASA BOULEVARD AND ELLIS ROAD, SECTION 70000, FIP NUMBER 404667 1 ON FILE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FIVE, SURVEYING AND MAPPING SECTION, DELAND, FLORIDA.
5. THE FLORIDA POWER & LIGHT EASEMENT PER OFFICIAL RECORDS BOOK 823, PAGE 744, DESCRIBE THE LOCATION OF THE CENTERLINE OF THE EASEMENT BUT DOES NOT SPECIFY AN EASEMENT SOUTH

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: R. HENNING

CHECKED BY: M. J. SWEENEY

DRAWING NO.: 27362536_SK_1911026_WCKHAM-ELLIS.dwg

REVISIONS

DATE

DESCRIPTION

DATE: JANUARY 10, 2019

SHEET: 1 OF 2

SECTION 25
TOWNSHIP 27 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 111A

SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 27-36-25-75-B-1

PURPOSE: RIGHT OF WAY

OWNER N/F:
CUMBERLAND FARM INC

LOT 23
BLOCK B

A PORTION OF TAX PARCEL
27-36-25-75-B-1
ORB 7347, PAGE 0491

OWNER N/F:
CUMBERLAND FARM INC

LOT 2
BLOCK B

A PORTION OF TAX PARCEL
27-36-25-75-B-1
ORB 7347, PAGE 0491

SILVER SANDS SUBDIVISION
PLAT BOOK 13, PAGE 93

OWNER N/F:
CUMBERLAND FARM INC

LOT 1
BLOCK B

A PORTION OF TAX PARCEL
27-36-25-75-B-1
ORB 7347, PAGE 0491

REMAINDER OF PARCEL 111
PER ORB 6026, PAGE 174



EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY

WICKHAM ROAD

PARCEL 112 PER ORB
5841, PAGE 3407

N LINE PARCEL 111

N87°53'29"E
6.89'

W LINE PARCEL 111

N0°06'41"W
89.78'

EXISTING WEST
RIGHT OF WAY
LINE

E LINE PARCEL 111

**PARCEL 111A
RIGHT OF WAY**
0.04± ACRES
1567 SQ. FT.

S0°09'13"E
137.43'
(B.O.B.)

N44°46'33"E
7.05'

N0°10'50"W
15.20'

CENTERLINE OF FLORIDA
POWER & LIGHT EASEMENT
PER ORB 823, PAGE 744
(SEE SURVEYOR'S NOTE 5.)

N44°48'33"E
35.72'

3.5'

N2°07'02"W
3.22'

SOUTH LINE OF PARCEL 111

S87°52'58"W
37.08'

POINT OF BEGINNING
SE CORNER PARCEL 111 PER
ORB 6026, PAGE 174

ABBREVIATIONS

B.O.B. = BASIS OF BEARING
ID = IDENTIFICATION
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION
N/F = NOW OR FORMERLY
ORB = OFFICIAL RECORD BOOK
SQ.FT. = SQUARE FEET



PARCEL 111A

ELLIS ROAD



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 833-2080

SCALE:
1" = 30'

DRAWING NO.:
27362536_SK_1911026_WICKHAM-ELLIS.dwg

SECTION 25
TOWNSHIP 27 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCELS 117A & 117B

SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 27-36-25-00-769

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3 OF 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 117A, RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED AS PARCEL NUMBER 117 IN OFFICIAL RECORDS BOOK 5869, PAGE 3934 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL NUMBER 117; THENCE NORTH 87° 52' 25" EAST ALONG THE NORTH LINE OF SAID PARCEL NUMBER 117 FOR A DISTANCE OF 11.05 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NUMBER 117; THENCE SOUTH 00° 06' 41" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 137.09 FEET; THENCE SOUTH 46° 03' 09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 40.62 FEET; THENCE SOUTH 05° 08' 03" EAST ALONG SAID NORTH LINE AND ITS SOUTHERLY EXTENSION FOR A DISTANCE OF 24.77 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 117; THENCE SOUTH 87° 52' 25" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 25.41 FEET; THENCE NORTH 58° 39' 10" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 19.94 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL NUMBER 117; THENCE NORTH 00° 06' 41" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 180.11 FEET TO THE POINT OF BEGINNING, CONTAINING 3,194 SQUARE FEET (0.07 ACRES), MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION: PARCEL 117B, CANAL RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED AS PARCEL NUMBER 117 IN OFFICIAL RECORDS BOOK 5869, PAGE 3934 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL NUMBER 117; THENCE SOUTH 87° 52' 25" WEST ALONG THE SOUTH LINE OF SAID PARCEL 117 FOR A DISTANCE OF 49.52 FEET; THENCE NORTH 00° 35' 34" WEST FOR A DISTANCE OF 30.06 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 117, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1027.02 FEET, AN INCLUDED ANGLE OF 01° 40' 56", AND WHOSE LONG CHORD BEARS SOUTH 89° 35' 18" EAST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE FOR A DISTANCE OF 30.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 01° 13' 40" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 44.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1111.57 FEET, AN INCLUDED ANGLE OF 01° 01' 25", AND WHOSE LONG CHORD BEARS SOUTH 88° 27' 21" EAST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE FOR A DISTANCE OF 19.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID PARCEL 117; THENCE SOUTH 00° 35' 34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 72.06 FEET TO THE POINT OF BEGINNING, CONTAINING 2,306 SQUARE FEET (0.05 ACRES), MORE OR LESS.

CONTINUED ON SHEET 2 OF 3

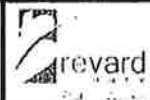


PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: R. HENNING

CHECKED BY: M. J. SWEENEY

DRAWING NO.: 27362536_SK_1911026_WCKHAM-ELJUS.dwg

REVISIONS

DATE

DESCRIPTION

DATE: JANUARY 10, 2019

SHEET: 1 OF 3

SECTION 25
TOWNSHIP 27 SOUTH
RANGE 36 EAST

LEGAL DESCRIPTION

PARCELS 117A & 117B

SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 27-36-25-00-769

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3 OF 3

THIS IS NOT A SURVEY

CONTINUED FROM SHEET 1 OF 3

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES:

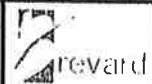
1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THOSE LANDS DESCRIBED AS PARCEL NUMBER 117 IN OFFICIAL RECORDS BOOK 5869, PAGE 3934 AS BEING SOUTH 00° 06' 41" EAST, AN ASSUMED BEARING.
3. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS ARE INDICATED HEREON. NO OWNERSHIP AND ENCUMBRANCE REPORT OR OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR AND MAPPER.
4. REFERENCE MATERIAL:
 - a. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR WICKHAM ROAD AT NASA BOULEVARD AND ELLIS ROAD, SECTION 70000, FIP NUMBER 404667 1 ON FILE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTNCT FIVE, SURVEYING AND MAPPING SECTION, DELAND, FLORIDA.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: R. HENNING

CHECKED BY: M. J. SWEENEY

DRAWING NO.: 27362536_SK_1911026_WICKHAM-ELLIS.dwg

REVISIONS

DATE

DESCRIPTION

DATE: JANUARY 10, 2019

SHEET: 2 OF 3

SECTION 25
TOWNSHIP 27 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCELS 117A & 117B

SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST

PARENT PARCEL ID NO.: 27-36-25-00-769

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2 OF 3

THIS IS NOT A SURVEY

RANGE 36
RANGE 37

99.0'

CRANE CREEK
DRAINAGE DISTRICT
CANAL NO. L-7

WICKHAM ROAD

PARCEL 116
PER ORB 5788, PAGE 8600

OWNER N/F:
KELLI A MORRISON REVOCABLE LIVING TRUST
TAX PARCEL ID: 27-36-25-00-768
ORB 7568, PAGE 1376

POINT OF BEGINNING

PARCEL 117A

NW CORNER PARCEL 117 PER
ORB 5869, PAGE 3934

N87°52'25"E
11.05'

N LINE PARCEL 117

S0°06'41"E
137.09'

N LINE PARCEL 117

PARCEL 117A

RIGHT OF WAY

0.07± ACRES
3194 SQ. FT.

FPL EASEMENT
PER ORB 3619,
PAGE 2014

S46°03'09"E
40.62'

SOUTHERLY EXTENSION OF THE
NORTH LINE OF PARCEL 117

S5°08'03"E
24.77'

NORTH LINE OF PARCEL 117

REMAINDER OF PARCEL 117
PER ORB 5869, PAGE 3934

WEST NASA
BOULEVARD

40' RIGHT OF WAY PER
ORB 2223, PAGE 832
PARCEL 9 (CITY OF
WEST MELBOURNE)

N LINE
PARCEL 117

N1°13'40"W
44.60'
(NTL)

R=1027.02'
DELTA=01°40'56"
L=30.15'
CB=S89°35'18"E

R=1111.57'
DELTA=01°01'25"
L=19.86'
CB=S88°27'21"E

BC

BC

N0°35'34"W
30.06'

S0°35'34"E
72.06'
(NTL)

E LINE
PARCEL 117

S87°52'25"W
49.52'

S LINE
PARCEL 117

POINT OF BEGINNING

PARCEL 117B

SE CORNER PARCEL 117
PER ORB 5869, PAGE 3934

E LINE SECTION 25

ABBREVIATIONS

BC = BEGIN CURVE
B.O.B. = BASIS OF BEARING
CB = CHORD BEARING
FPL = FLORIDA POWER & LIGHT
ID = IDENTIFICATION
L = LENGTH
N/F = NOW OR FORMERLY
NTL = NON TANGENT LINE
ORB = OFFICIAL RECORD BOOK
R = RADIUS
SQ.FT. = SQUARE FEET

PARCEL 117A, 117B



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:

1"=60'

DRAWING NO.:

27362536_SK_1911026_WCKHAM-ELLIS.dwg

SECTION 25

TOWNSHIP 27 SOUTH

RANGE 36 EAST

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Resolution and Quit Claim Deed from Florida Department of Transportation Related to the Realignment Project on Wickham Road at Nasa Boulevard and Ellis Road – District 3.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Specialist

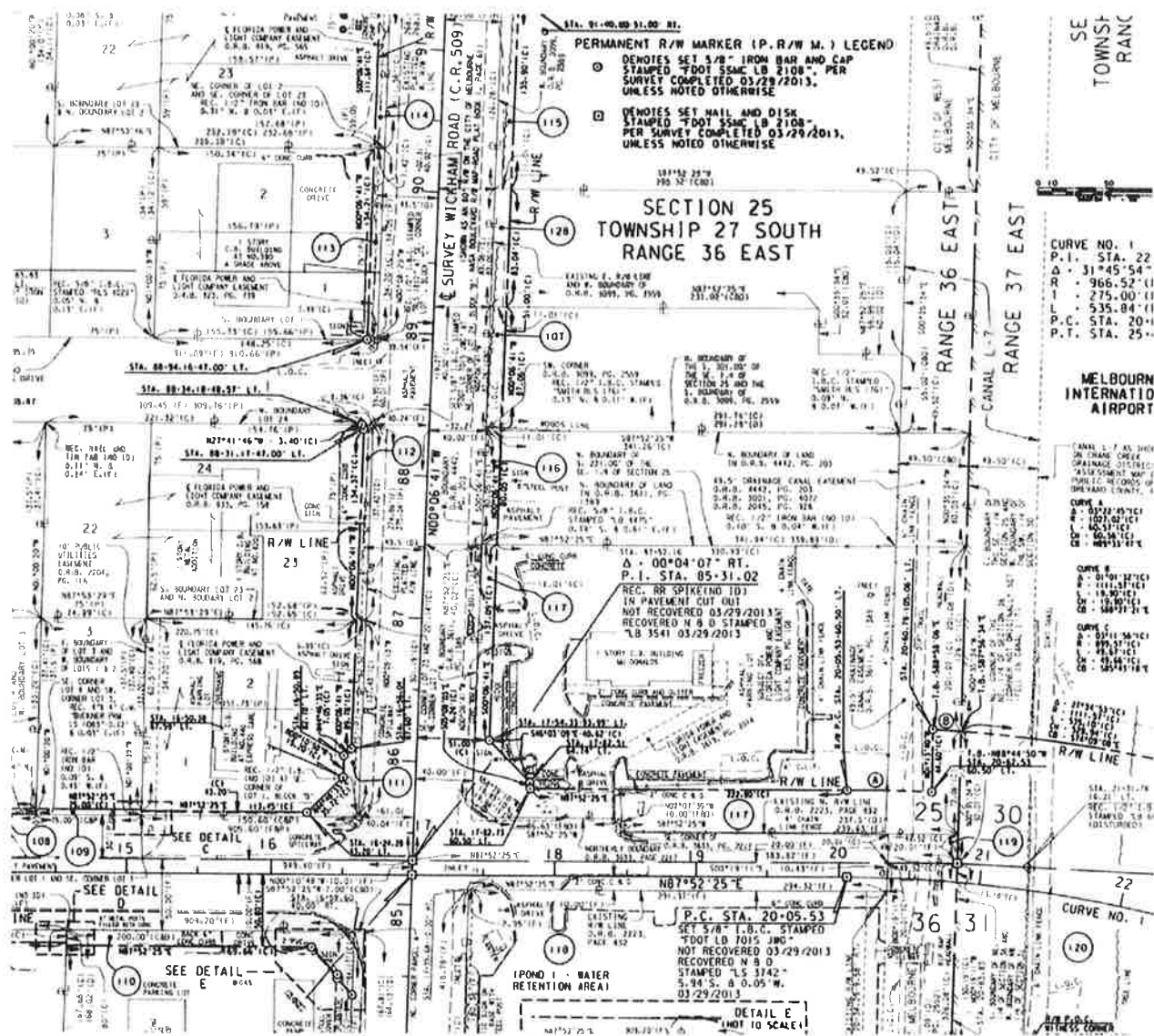
CONTACT PHONE: 321-350-8353 Ext. 58353

| | APPROVE | DISAPPROVE | DATE |
|--|--|------------|------------------|
| LAND ACQUISITION Lucy Hamelers, Supervisor |  _____ | _____ | <u>4-28-2021</u> |
| COUNTY ATTORNEY Christine Schverak Assistant County Attorney | <u>cms</u> _____ | _____ | <u>5/03/2021</u> |

LOCATION MAP

Sections 25 and 36, Township 27 South, Range 37 East - District 3
PROPERTY LOCATION: Wickham Road at Nasa Boulevard and Ellis Road in Melbourne

OWNERS NAME: Florida Department of Transportation



LOCATION MAP

Sections 25 and 36, Township 27 South, Range 37 East - District 3

PROPERTY LOCATION: Wickham Road at Nasa Boulevard and Ellis Road in Melbourne

OWNERS NAME: Florida Department of Transportation

