

Meeting Date
5/26/2016



AGENDA	
Section	Consent
Item No.	II A 3

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Quit Claim Deed from Brevard County to John B. Hamilton, IV- District 2 (Fiscal Impact: None)
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DEPT/OFFICE:	Public Works Department / Land Acquisition Section
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Requested Action:

It is requested that the Board of County Commissioners approve and authorize the Chairman to execute a Quit Claim Deed for a parcel of land located between the Hamilton property and the retention pond to the north.

Summary Explanation & Background:

The subject property is located in Section 26, Township 24 South, Range 36 East.

John B. Hamilton, IV is the record owner of Lot 4, Block 5, Catalina Isle Estates Unit 1, as recorded in Plat Book 01, Page 072, public records of Brevard County, Florida. The Plat indicates that his lot is adjacent to and should front on the lake as depicted in the plat for Catalina Isles Estates Unit Three as recorded in Plat Book 019, Page 119, Official Records of Brevard County, Florida.

Upon application for a permit to perform work on the existing dock it was determined that the area in question was neither part of the lot owned by Hamilton nor was it part of the Plat for Catalina Estates Unit Three.



It has been requested by the owner that Brevard County release any claim that the County may have to the parcel in favor of Hamilton. A similar request was granted to an adjacent property (Lot 3, Block 5 Catalina Isle Estates, Unit 1) in 1965 as recorded in Official Record Book 802, Page 936 public records of Brevard County, Florida.

Fiscal impact: FY 2015-2016: No impact
FY 2016-2017: No impact

Clerk to the Board Instructions: Forward executed Quit Claim Deed and Board approval memo to Department.

Exhibits Attached: Original Quit Claim Deed , Location Map, Property Fact Sheet

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

County Manager 	Assistant County Manager	Department Director / Extension  John Denninghoff / 57202
Stockton Whitten	Assistant County Manager	

BOARD OF COUNTY COMMISSIONERS

AGENDA: QUIT CLAIM DEED FROM BREVARD COUNTY TO HAMILTION – DISTRICT 2

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: DAN JONES LAND ACQUISITION SUPERVISOR

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

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DJ</u>	_____	<u>5/11/16</u>
COUNTY ATTORNEY Eden Bentley Deputy County Attorney <i>Approved subj to corrections to signature page.</i>	<u>✓</u>	_____	<u>5/11/16</u>
PUBLIC WORKS John Denninghoff, Director	<u>[Signature]</u>	_____	<u>5/13/16</u>

AGENDA DUE DATE: May 3, 2016 for the May 17, 2016 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.



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

May 27, 2016

M E M O R A N D U M

TO: John Denninghoff, Public Works Director

RE: Item II.A.3., Quit Claim Deed to John B. Hamilton, IV, for a Parcel of Land Located Between the Hamilton Property and the Retention Pond to the North

The Board of Commissioners, in regular session on May 26, 2016, approved a Quit Claim Deed for a parcel of land between the Hamilton property and the retention pond to the north; and authorized the Chairman to execute the Quit Claim Deed. Enclosed is a fully-executed Quit Claim Deed.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK**

Tammy Rowe, Deputy Clerk

/kp

Encl. (1)

cc: Land Acquisition

Prepared by and Return to: Land Acquisition Program
Brevard County Public Works Dept., Land Acquisition Section (321-690-6847)
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
Property Adjacent to Tax Parcel I.D.:24-36-26-01-00005.0-0004.00

QUIT CLAIM DEED

This Quit Claim Deed, Executed this _____ day of May, 2016, between Brevard County, Florida, a political subdivision of the State of Florida, as the first party, whose post office address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, and John B. Hamilton, IV and Susan P. Hamilton (Husband and Wife) as the second party, whose post office address is 200 Tiki Drive, Merritt Island, Florida, 32953.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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 remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

See Exhibit "A" attached hereto, and made a part of this document.

TO HAVE AND TO HOLD said property unto the second party 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:

GRANTOR:

Brevard County, Florida



Jim Barfield, Chairman

As approved by the Board on May 26, 2016
Agenda Item # II . A . 3

ATTEST:
Brevard County Clerk of the Court:



Scott Ellis, Clerk

MAP OF SURVEY

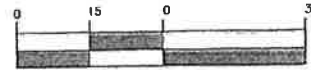
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF CATALINA ISLE ESTATES - UNIT THREE, PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 119 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 5, OF CATALINA ISLE ESTATES - UNIT ONE, PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 72, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.00°29'00"W., A DISTANCE OF 16.79 FEET, TO A ONE FOOT WIDE CONCRETE HEADWALL; THENCE S.88°45'34"E., ALONG SAID CONCRETE HEADWALL, A DISTANCE OF 80.23 FEET; THENCE S.00°29'00"E., A DISTANCE OF 14.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 5, OF CATALINA ISLE ESTATES - UNIT ONE; THENCE S.89°31'00"W., ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 5, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 5, AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,247 SQUARE FEET, 0.03 ACRES, MORE OR LESS.

GRAPHIC SCALE



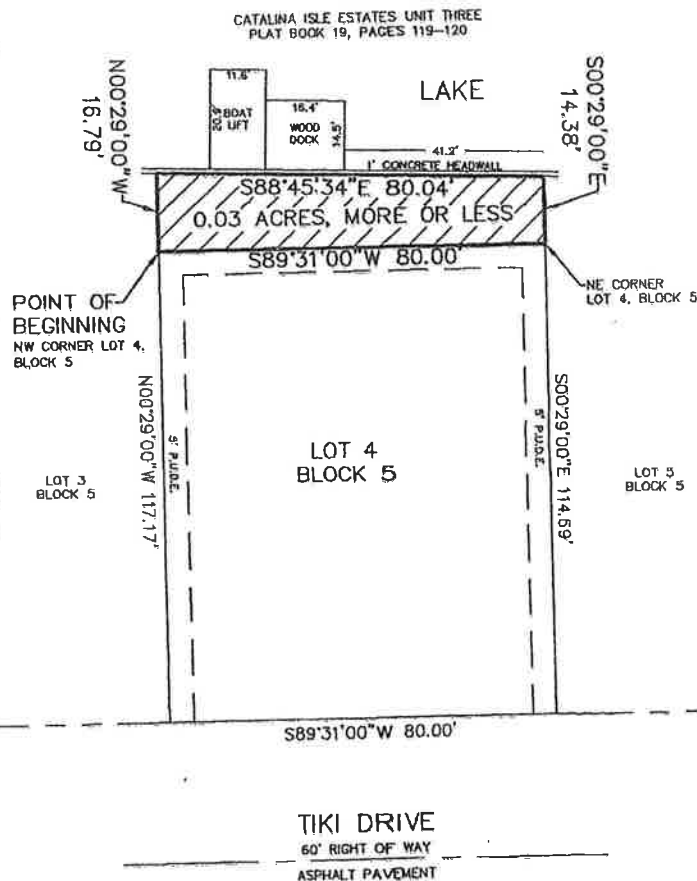
(IN FEET)
1 inch = 30 ft.

LEGEND:

- Found Iron Rod & Cap No Identification
- ⊙ Found Drill Hole in Seawall
- ⊕ Power Pole
- ⊙ Well
- P.U.D.E. Public Utility and Drainage Easement
- ▨ Denotes Concrete

SURVEY NOTES

1. THE INTENDED PURPOSE OF THIS SURVEY IS FOR BOUNDARY INFORMATION AND IMPROVEMENTS ONLY, AS SHOWN HEREON.
2. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. THIS SURVEY MEETS OR EXCEEDS THE MINIMAL HORIZONTAL CONTROL ACCURACY OF 1:7500 FOR A SUBURBAN SURVEY.
5. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS TAKEN ARE AT THE EXPOSED AREAS OF IMPROVEMENTS, UNDERGROUND FOOTERS, FOUNDATIONS, UTILITIES OR OTHER SUBSURFACE STRUCTURES ARE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.
7. BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF TIKI DRIVE AS BEING S.89°31'00"W., PER RECORDED PLAT.
8. GAGE INDUSTRIES, INC., RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY INCLUDING THIS MAP OF LAND SURVEY, FOR ANY OTHER PURPOSES.
9. THIS SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF GAGE INDUSTRIES, INC.
10. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND EMBOSSED LAND SURVEYOR'S SEAL.
11. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X', AS PER FIRM MAP NUMBER 12009CD430G, DATED 03/17/2014. THIS LOCATION IS BASED UPON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FINAL LOCATION AND FLOOD DETERMINATION REST SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.
12. THIS IS A PRECONSTRUCTION SURVEY, ALL LOT CORNERS WILL BE SET POST CONSTRUCTION.



Drawn by:

SEK

Scale:

1" = 30'

Date:

1/20/16

FB/PG

2/48

Project #

140160-SK

DATE

Gage
Industries, Inc.
Surveying Division
963 Anabella Lane, Cocoa, Florida 32927
Office 321-298-4900 Mobile 321-684-0073
gisurveying@gmail.com
Licensed Business No. 8307

REVISIONS

SKETCH OF DESCRIPTION

Certified to: JOHN B. & SUSAN P. HAMILTON

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 2014-147, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Roger D. Kiser
Professional Surveyor & Mapper No. 6104
State of Florida



Dana Blickley, CFA
Brevard County Property Appraiser

Location Map - 200 Tiki Drive Property



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) 454-8820
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 Samo 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, May 11, 2016 at 10:04 AM. legacy.bcpao.us

PROPERTY FACT SHEET
PROJECT: 200 Tiki Drive Property

OWNER: John B. Hamilton, VI and Susan P. Hamilton (H&W)

PARCEL LOCATION: 200 Tiki Drive, Merritt Island, Florida 32953

PARCEL SIZE: .03 acres (1,247 square feet)

ZONING/LANDUSE: residential

TOPOGRAPHY: Level with road grade, no wetlands indicated

FLOOD ZONE: X (outside 500-year flood)

TAX PARCEL ID#: 24-36-26-01-00005.0-0004.0

MARKET VALUE of Adjacent Property: \$224,190.00 (2015 Assessment) (Property Appraiser's Records)

PUBLIC UTILITIES: All utilities

PROPERTY TRANSACTION: Purchase date: 02/23/2010
(Clerk of the Court Records) Sale amount: \$239,000.00