

**F. Consent Agenda - Public Works Department  
ITEM 1.**



**AGENDA REPORT  
January 8, 2019**

**Approval Re: Special Warranty Deed from Eber Cove, LLC - District 3**

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**SUBJECT:**

Approval Re: Special Warranty Deed from Eber Cove, LLC - District 3.

**FISCAL IMPACT:**

Fiscal Impact: FY 2018-2019: No impact  
FY 2019-2020: No impact

**DEPT/OFFICE:**

Public Works

**REQUESTED ACTION:**

It is requested that the Board of County Commissioners approve and accept a Special Warranty Deed from Eber Cove, LLC.

**SUMMARY EXPLANATION and BACKGROUND:**

The subject property is located in Section 17, Township 28, Range 36.

The Plat of Eber Cove is located within, and dedicated to, and approved by the City of West Melbourne on August 21, 2018. The Plat is recorded in the Public Records of Brevard County in Plat Book 66, Page 24. Brevard County.

The general notes and language stated on the Plat:

"TRACT H SHALL BE FOR THE PURPOSE OF PUBLIC RIGHT OF WAY AND SHALL BE DEDICATED TO AND MAINTAINED BY BREVARD COUNTY."

In order to follow through with compliance, the developer has executed the proper document for the transfer to Brevard County.

There is no mortgage on the property.

Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all Right(s) of Way.

**ATTACHMENTS:**

**Description**

- ▯ **Eber Cove Special Warranty Deed Agenda Documents**

**BOARD OF COUNTY COMMISSIONERS**

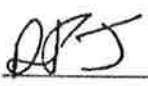

AGENDA: SPECIAL WARRANTY DEED IN FAVOR OF BREVARDSD COUNTY FROM  
EBER COVE INVESTMENTS, LLC. FOR PUBLIC RIGHT OF WAY  
PURPOSES, DISTRICT 3

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT  
PHONE: 321-690-6847 (52886)

**REVIEW**

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u></u>	<u>                    </u>	<u>12/10/18</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney	<u></u>	<u>                    </u>	<u>12/10/18</u>

AGENDA DUE DATE: December 18, 2018 for the January 8, 2019 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

January 9, 2019

**M E M O R A N D U M**

TO: Dan Jones, Interim Public Works Director Attn: Blaise Mancini

RE: Item F.1., Approval of Special Warranty Deed from Eber Cove Investments, LLC

The Board of County Commissioners, in regular session on January 8, 2019, approved and accepted the Special Warranty Deed from Eber Cove Investments, LLC, for property located on Eber Boulevard in Section 17, Township 28, Range 36.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

A handwritten signature in cursive script that reads "Tammy Rowe".

Tammy Rowe, Deputy Clerk

/ds

cc: Asset Management

### SPECIAL WARRANTY DEED

THIS INDENTURE is made this 5<sup>th</sup> day of December, 2018, between, **Eber Cove Investments, LLC**, a Florida limited liability company, as party of the first part, whose address is 210 South Hoagland Boulevard, Kissimmee, Florida 34741 and **Brevard County, Florida**, a political subdivision of the State of Florida, as party of the second part, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

#### WITNESSETH:

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

**Tract "H" as shown on the Plat of Eber Cove as recorded in Plat Book 66, Page 24,  
Public Records of Brevard County Florida**

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

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

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

Signed, sealed, and delivered in the presence of:

Michelle A Sheard  
Witness

Michelle A Sheard  
Print

Janet K. Lyon  
Witness

Janet K. Lyon  
Print

Eber Cove Investments, LLC  
a Florida limited liability company

By: Craig C. Harris  
Craig C. Harris, Manager

STATE OF FLORIDA, COUNTY OF ORANGE

**I HEREBY CERTIFY**, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Craig C. Harris, as Manager of Eber Cove Investments, LLC, a Florida limited liability company, who executed the foregoing deed on behalf of the limited liability company, and that he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed. He is personally known to me.

**WITNESS** my hand and official seal in the County and State last aforesaid, this 5<sup>th</sup> day of December, 2018.

Notary Stamp



Janet K. Lyon  
Notary Public

Print Name

Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

As approved by the Board on:  
Agenda Item # \_\_\_\_\_

# VICINITY MAP

SEC: 17 TWP: 28 RNG: 36 DISTRICT: 3

STREET NAME: EBER BOULEVARD

OWNER'S NAME: EBER COVE INVESTMENTS, LLC

