



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.29.

9/14/2021

Subject:

Request Approval to Accept the High Bid for Public Sale of Surplus Property 2021-2407634 and Authorization for Chair to Execute All Necessary Documents. (District 2)

Fiscal Impact:

\$91,650.00 -- Fiscal Impact FY 21/22 Revenue from the sale of the property less advertising and administration fees will be returned to Fund 1112/R30333 and the parcel will be re-inserted on the tax rolls.

Dept/Office:

Central Services / Asset Management

Requested Action:

It is requested that the Board of County Commissioners:

- Approve the sale of a surplus parcel of property pursuant to Florida Statute 125.35 (1)(a) by accepting the high bid received in the amount of \$91,650.00 received from Aye Buy Used Cars Inc., W Jenkins, President.
- Authorize the BoCC Chair to execute all contracts and contract related documents upon review and approval by the County Attorney's Office.

Summary Explanation and Background:

The subject surplus parcel is a 1.5-acre parcel identified as Parcel I.D 24-35-25-00-758 and Tax I.D. 2407634, located at 472 Gray Rd, Cocoa. The parcel is located in Brevard County District 2.

In 2011, NRMD was in the process of constructing a flood relief project in the West Cocoa area with funding from the Department of Economic Opportunity and FEMA HMGP funding. The Engineer of Record saw an opportunity to improve the project and further reduce flooding by creating a new ditch for the runoff through parcel 24-35-25-00-758. In April of 2012, the County acquired the parcel which included a house on city water and septic system (the condition of the septic system is unknown). The ditch construction project required the main water service to the house to be severed. The County has no use for the house so after the project was completed, NRMD started the process of splitting the property and selling the parcel with the house.

A public auction was conducted and sealed bids were opened on July 21, 2021. The County received one bid from Aye Buy Used Cars Inc., W Jenkins, President in the amount of \$91,650.00.

The Brevard County Property Appraiser's Office values the parcel at \$64,360. A separate, independent appraisal was conducted and valued the parcel at \$87,000.00.

It is requested that the Board accept the high bid in the amount of \$91,650.00, authorize the sale of this

property, and authorize the Chair to execute all contracts and contract related documents upon review and approval from the County Attorney's Office.

Clerk to the Board Instructions:

Asset Management

Finance

Budget



September 15, 2021

MEMORANDUM

TO: Steve Darling, Central Services Director

RE: Item F.29., Approval to Accept the High Bid for Public Sale of Surplus Property 2021-2407634 and Authorization for Chair to Execute All Necessary Documents

The Board of County Commissioners, in regular session on September 14, 2021, approved the sale of a surplus parcel of property pursuant to Florida Statute 125.35(1)(a) by accepting the high bid received in the amount of \$91,650 received from Aye Buy Used Cars Inc., W Jenkins, President; and authorized the Chair to execute all contracts and contract related documents upon review and approval by the County Attorney's Office. Enclosed is the fully-executed As-Is Contract for Sale and Purchase.

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

/ns

Encl. (1)

cc: County Attorney
Budget
Finance

AS-IS CONTRACT FOR SALE AND PURCHASE

Attachment A

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

Buyer: Aye Buy Used Cars Inc

Legal description of property being transferred: See Exhibit A

Tax Parcel ID: 24-35-25-00-758

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

Purchase price: 91,650

Deposit: \$ 9,165⁰⁰ (ten percent of the Buyer's bid) shall be paid to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

Time for acceptance of offer; effective date; facsimile: If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or before November 30, 2021, the deposit(s) will, at Seller's option, be returned and this offer withdrawn. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as originals.

Title evidence: At least 15 days before closing date Buyer may, at Buyer's option and sole expense, obtain a title search and/or title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance.

Closing Date: This transaction shall be closed and the deed and other closing papers delivered ***within 90 days of the effective date of this contract***, unless modified by other provisions of this Contract. [If applicable, FDEP will have to approve the survey due to the mean high-water lines. This will take additional time.]

Warranties: The following warranties are made and shall survive closing. SELLER hereby represents and warrants to the BUYER 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.

Buyer Initials YJ

Inspections: (a) BUYER shall have 30 days from Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire; (b) Buyer shall be responsible for prompt payment for such inspections and repair damage to and restoration of the Property resulting from such inspections and this provision; (c) shall survive termination of this Contract; and (d) if Buyer determines, in Buyer's sole discretion, that the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering facsimile or written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be immediately returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract, except as provided in this Paragraph. Unless Buyer exercises the right to cancel granted herein, Buyer accepts the Property in its present physical condition, subject to any violation of governmental, building, environmental, and safety codes, restrictions of requirements and shall be responsible for any and all repairs and improvements required by Buyer's lender.

Special Clauses: See attached addendum

BOARD OF COUNTY COMMISSIONERS

BREVARD COUNTY, FLORIDA

As approved by the Board



Rita Pritchett, Chair

Sept. 14, 2021

Date

Attest: 
Rachel Sadoff, Clerk to the Board

7-20-21
Date


Buyer Signature

FE #
59-2974069
Driver's License # (Buyer)

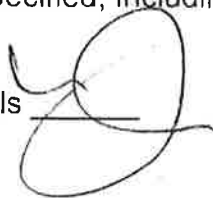
Reviewed for legal form and content:


(Assistant) County Attorney

Buyer Initials 

- F. PRORATIONS; CREDITS:** Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Cash at closing shall be increased or decreased as may be required by proration. Proration 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.
- G. 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 Buyer.
- H. 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 a 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 re-convey 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. (2015), as amended.
- I. 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

Buyer Initials

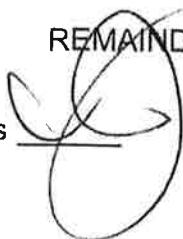


deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's 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.

- J. CONVEYANCE:** Seller shall convey title to the Real Property by County deed in substantially the same form as set forth in Section 125.411, Florida Statutes.
- K. 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.
- L. DISCLOSURES:** (a) 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 to Buyer; (b) Seller extends and intends no warranty and makes no representation of any type, either express or implied, as to the physical condition or history of the Property; (c) Seller has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected building, environmental or safety code violation; (d) Seller has no knowledge of any repairs or improvements made of the Property without compliance with governmental regulation which have not been disclosed to Buyer (Property is vacant).
- M. PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

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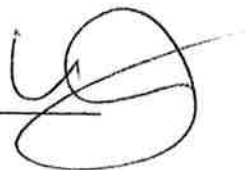
Buyer Initials

A large, stylized handwritten signature in black ink, consisting of a large loop and a cross-like shape, is written over a horizontal line.

STANDARDS FOR REAL ESTATE TRANSACTIONS

- A. EVIDENCE OF TITLE:** (Applicable in the event Buyer opts to obtain a title commitment at Buyer expense) 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 therefore. If Seller is unable to remove the defects within the times allowed therefore, Buyer shall either waive the defects or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations 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. TIME PERIOD:** Time is of the essence in this Contract.
- D. 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.
- E. EXPENSES:** Documentary stamps on the deed, if required and recording of corrective instruments shall be paid by Buyer. Buyer will pay for the cost of recording the deed.

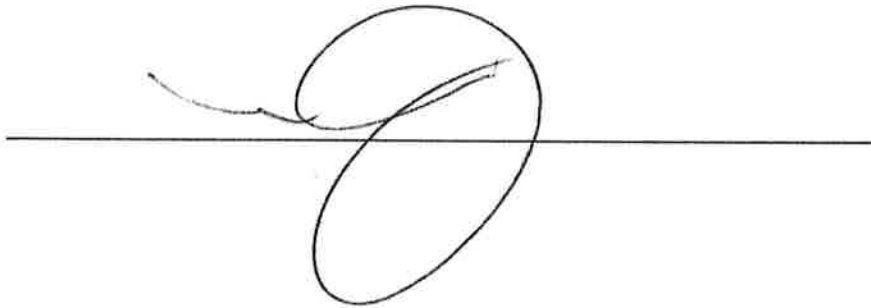
Buyer Initials

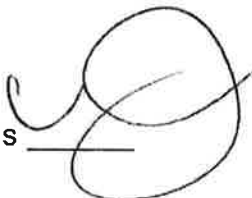


ADDENDUM TO CONTRACT FOR SALE AND PURCHASE

1. BUYER shall purchase the property in AS-IS condition.
2. RADON. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to person who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.
3. No utilities are available during BUYER'S 30 day inspection period.

BUYER's Initials, Acknowledging and Agreeing to Addendum:

A large, stylized handwritten signature in black ink, written over a horizontal line.

Buyer Initials 

NOTE:
SEE SHEET 2 OF 2 FOR DESCRIPTION AND NOTES.

LEGEND

Symbol	Description
BMEG	BUSSEN-MAYER ENGINEERING GROUP, INC.
FND	FOUND
R/R	RAILROAD SPIKE
C.M	CONCRETE MONUMENT
RB/C	REBAR / SURVEY CAP
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
SEC	SECTION
TWP	TOWNSHIP
RNG	RANGE
COR	CORNER
CCR	CERTIFIED CORNER RECORD

CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17.05, F.L.A.C. 472.02, AND THE FLORIDA STATUTES CODE, PURSUANT TO SECTION 472.02, F.L.A.C. 472.02.

Digitally signed by Joseph Barry Cabanis
No. 4524
Date: 2021.04.27 09:47:24 -0500
JOSEPH BARRY CABANIS, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO. 4524
BUSSEN-MAYER ENGINEERING CERTIFICATE NO. 3535

CERTIFICATE.


I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE SAME DOES NOT EXCEED THE MINIMUM TECHNICAL STANDARD SET FORTH IN THE SURVEYING ACT, R.S. 24-1-101, AND THAT THE SURVEYORS IN CHAPTER 55-17 OF HOUSE BILL 1990, PUBLIC LAW 1990-11, ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE ACT, PURSUANT TO SECTION 472.02, 2000-1, MISSOURI STATUTES.

Digitally signed by Joseph Barry Cabaniss
Date: 2021.04.27 09:47:24 -0500

BUSSEN-MAYER ENGINEERING GROUP, INC.		O.R.B.	OFFICIAL RECORDS BOOK
FOUND		PG.	PAGE, PAGES
RAILROAD SPIKE		I.D.	IDENTIFICATION
CONCRETE MONUMENT		R/W	RIGHT-OF-WAY
REBAR / SURVEY CAP		(TYP.)	TYPICAL
LICENSED BUSINESS		CL	CENTERLINE
PROFESSIONAL LAND SURVEYOR		RCP	REINFORCED CONCRETE PIPE
SECTION		EOP	EDGE OF PAVEMENT
TOWNSHIP		▲	FOUND NAIL & DISK
RANGE		○	SET REBAR & CAP
CORNER		●	FOUND REBAR & CAP
CERTIFIED CORNER RECORD		● 12"	OAK TREE AND SIZE

LEGEND

BMEG	FND. RRS (NO I.D.)
FND.	@ SW CORNER OF
R.R.S	SE 1/4 OF SEC. 25
C.M.	
RB/C	
LB	
PLS	
SEC.	
TWP.	
RNG.	
COR.	
COR.	

A BOUNDARY SURVEY PREPARED FOR: BREVARD COUNTY (SURPLUS PARCEL) BREVARD COUNTY FLORIDA		 Bussan-Mayer Engineering Group 100 PARMELL STREET • WRIGHT ISLAND, FLORIDA 32955 PH: (407) (422) 453-0010 FAX: (407) (321) 454-8885
Date: 07/25/2015 Scale: 1"=50' Proj. No. 374306 Sheet No. 1 of 2		

BREARD COUNTY A BOUNDARY SURVEY PREPARED FOR BREARD COUNTY (SURPLUS PARCEL) BREARD COUNTY FLORIDA		Bussen-Mayer Engineering Group 100 PAINTELL STREET • AUSTIN, TEXAS 78704 PH NO: (512) 453-0010 FAX NO: (512) 454-0845	
Checked by: JBC Drawn by: JWS Design by: N/A Reg. 35 EAST Top 24 SOUTH Sec. 28		Date: 07/25/2016 Scale: N.T.S. Proj. No. 374306 Sheet No. 2 of 2	

DESCRIPTION - PARCEL 102: (PER SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AS DESCRIBED IN SURVEY BOOK 14, PAGES 31 & 32 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ALL LYING IN SECTION 25, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE S.00°04'22"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1338.78 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE N.89°28'18"E., ALONG SAID NORTH LINE, A DISTANCE OF 851.64 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN SURVEY BOOK 14 PAGES 31 & 32 OF SAID PUBLIC RECORDS AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION TO WIT: THENCE CONTINUE ALONG SAID NORTH LINE, N.89°28'18"E., A DISTANCE OF 434.56 FEET TO A POINT ON THE WEST LINE OF GRAY ROAD AS DESCRIBED IN SURVEY BOOK 14 PAGE 28 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF GRAY ROAD THE FOLLOWING TWO (2) CURVES: THENCE S.01°09'35"E., A DISTANCE OF 49.99 FEET TO A POINT-OF-CURVATURE OF A 369.39 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 07°45'13"; THENCE SOUTHERLY, ALONG AN ARC OF SAID CURVE, AN ARC DISTANCE OF 49.99 FEET, THENCE S.67°45'11"W., ALONG THE SOUTH LINE OF SAID SURVEY BOOK 14 PAGES 31 & 32, A DISTANCE OF 162.74 FEET; THENCE S.89°28'18"W., ALONG THE SOUTH LINE OF SAID SURVEY BOOK 14, PAGES 31 & 32, A DISTANCE OF 287.86 FEET; THENCE N.00°31'42"W., ALONG THE WEST LINE OF SAID SURVEY BOOK 14, PAGES 31 & 32, A DISTANCE OF 160.00 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 1.50 ACRES (65,359 SQ. FT.), MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD,

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BEING S.89°45'14"W, BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, AS ADJUSTED IN 2003 (NAD 83/03).
- DATE OF BOUNDARY SURVEY: JULY 14, 2016. REVISED 2/18/21.
- THIS SURVEY DOES NOT WARRANT TITLE.
- IMPROVEMENTS ABOVE OR UNDERGROUND, IF ANY, WERE NOT LOCATED AT TIME OF THIS SURVEY.
- SUBJECT PROPERTY CONTAINS 1.50 AC., MORE OR LESS.
- SUBJECT PARCEL LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED FROM FLOOD INSURANCE RATE MAP 12009C0425G, DATED MARCH 17, 2014, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.**
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE CERTIFICATE PREPARED BY B&B TITLE SERVICE, INC. (CUSTOMER FILE #11-11948 DATED SEPTEMBER 29, 2011) WHEREIN NO EASEMENTS WERE FOUND IN THE PUBLIC RECORDS THAT AFFECT PARCEL 102.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2003 (N.A.D. 83/03) AND ARE PROVIDED TO COMPLY WITH BREVARD COUNTY SURVEY REQUIREMENTS. ALL DISTANCES DEPICTED HEREON ARE GROUND DISTANCES.
- THE FOLLOWING HORIZONTAL CONTROL STATION WERE UTILIZED TO ESTABLISH THE STATE PLANE COORDINATES SHOWN HEREON.
- STATION NAME: BREVARD GPS 5055 JAKE (PID: D68751) (NAD 83/03)
- NORTHINGS: 1,456,609.450; EASTINGS: 739,030.240
- LATITUDE: 28°20'26.01984" (N); LONGITUDE: 080°44'32.82541" (W)
- COMBINED SCALE FACTOR: 0.99994905; CONVERGENCE: 00°07'20.2"
- STATION NAME: 195 73 A74 (PID: AK2667) (NAD 83/03)
- NORTHINGS: 1,463,465.930; EASTINGS: 722,285.750
- LATITUDE: 28°21'34.22778" (N); LONGITUDE: 080°47'39.89089" (W)
- COMBINED SCALE FACTOR: 0.99994619; CONVERGENCE: 00°05'51.6"
- STATION NAME: DRIVE (PID: AK2688) (NAD 83/03)
- NORTHINGS: 1,465,653.370; EASTINGS: 742,596.130
- LATITUDE: 28°21'55.49257" (N); LONGITUDE: 080°43'53.16407" (W)
- COMBINED SCALE FACTOR: 0.99994973; CONVERGENCE: 00°07'39.3"
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- SEE SHEET 1 OF 2 FOR SKETCH OF SURVEY, LEGEND AND CERTIFICATION.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW AND COPIES ARE VALID ONLY WHEN BEARING THE SURVEYORS ORIGINAL SIGNATURE AND EMBOSSED SEAL.
- THIS SURVEY IS CERTIFIED CORRECT TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS