

Meeting Date
10/10/17



AGENDA	
Section	Consent
Item No.	II. A. 12

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Contract for Sale and Purchase for the acquisition of Parcel 107 (Welchwood Parcel) as part of the St. Johns Heritage Parkway Project - District 5. (Fiscal Impact: \$3,170,750.00)
DEPT/OFFICE:	Public Works Department / Land Acquisition Section

Requested Action:

It is requested that the Board of County Commissioners approve and authorize the Chairman to execute the Contract for Sale and Purchase for the acquisition of Parcel 107, owned by Welchwood Enterprises, Inc., as part of the St. Johns Heritage Parkway Project.

Summary Explanation & Background:

The subject property is located in Section 34, Township 27 South, Range 36 East.

At the Special Session on February 23, 2006, the Board of County Commissioners of Brevard County, Florida, addressed staff's request for authorization to begin the right of way acquisition process for the Palm Bay Parkway Project (now known as the St. Johns Heritage Parkway).

As part of the process, it is requested that the Board approve the acquisition of parcel 107 from Welchwood Enterprises, Inc. in the amount of \$3,170,750.00.

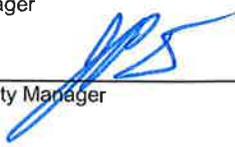
This amount is based on an appraisal prepared by Clayton, Roper & Marshall with a fair market value of \$3,170,750.00.

FDOT has reviewed and approved Roper's appraisal authorizing our offer to Welchwood Enterprises, Inc. in the amount of \$3,170,750.00 as basis for their potential reimbursement.

Fiscal Impact: FY 2017 – 2018: \$3,170,750.00 - Fund 1700/344928/5610000 FDOT Grant
FY 2018 – 2019: No impact

Clerk to the Board Instructions: Return executed Contract for Sale and Purchase to the Department.

Exhibits Attached: Contract for Sale and Purchase with Sketch and Description, Property Fact Sheet, Location Map

Contract /Agreement (If attached): Reviewed by County Attorney		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager Frank Abbate	Assistant County Manager John P. Denninghoff			Department Director / Extension Andrew J. Holmes, PE / 57202			
	Interim Assistant County Manager Jim Liesenfelt						

BOARD OF COUNTY COMMISSIONERS

AGENDA: CONTRACT FOR SALE AND PURCHASE – ST. JOHNS HERITAGE
PARKWAY PROJECT - WELCHWOOD PARCELS 107 – DISTRICT 5

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>DS</u>	_____	<u>9/18/17</u>
COUNTY ATTORNEY Eden Bentley Deputy County Attorney	<u>see attached</u>	_____	<u>9/19/17</u>
PUBLIC WORKS Andrew J. Holmes, Director	<u>Ally</u>	_____	<u>9/21/17</u>

AGENDA DUE DATE: September 19, 2017 for the October 10, 2017 Board meeting

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

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

THANK YOU.

BOARD OF COUNTY COMMISSIONERS

AGENDA: CONTRACT FOR SALE AND PURCHASE – ST. JOHNS HERITAGE
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LAND ACQUISITION Dan Jones, Supervisor	<u>DS</u>	_____	<u>9/18/17</u>
COUNTY ATTORNEY Eden Bentley Deputy County Attorney <i>Revd 9/19</i>	<u>EB</u>	_____	<u>9/19/17</u>
PUBLIC WORKS Andrew J. Holmes, Director	_____	_____	_____

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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

October 11, 2017

M E M O R A N D U M

TO: Andrew Holmes, Public Works Director Attn: Dan Jones

RE: Item II.A.12., Contract for Sale and Purchase for Acquisition of Parcel 107 (Welchwood Parcel) as Part of the St. Johns Heritage Parkway Project

The Board of County Commissioners, in regular session on October 10, 2017, executed and approved Contract for Sale and Purchase with Welchwood Enterprises, Inc., for the acquisition of Parcel 107, as part of the St. Johns Heritage Parkway Project. Enclosed is the executed Contract for Sale and Purchase for your action.

Upon execution by Welchwood Enterprises, Inc., please return a fully-executed copy of the Contract for Sale and Purchase to this office for inclusion in the official minutes.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encl. (1)

cc: Finance
Budget

CONTRACT FOR SALE AND PURCHASE

Seller: Welchwood Enterprises, Inc., 2407 S. Bignonia Street, Melbourne, FL 32901

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

Legal description of property being transferred: SEE ATTACHED EXHIBIT "A"

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

Purchase price: Parcel(s) \$3,170,750.00 (THREE MILLION ONE HUNDRED SEVENTY THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO CENTS)

Deposit: \$100 to be transferred 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 October 19, 2017, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn.

Title evidence: At least 15 days before closing date, Seller shall, at Seller's expense, deliver to Buyer or Buyer's attorney or Buyer shall at Buyer's 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 on December 05, 2017, unless modified by other provisions of this Contract.

Warranties: The following warranties are made and shall survive closing. a. SELLER warrants that there are no parties in occupancy other than Seller. b. SELLER warrants there is no hazardous waste or other environmental contamination located in or upon the property being acquired by the County. Seller shall indemnify and defend Buyer from any and all claims or expenses resulting from hazardous waste or environmental contamination located in or upon the property provided such waste or contamination was not placed on the property by the Buyer. c. SELLER warrants that he/she has no knowledge of any fact or restriction which would prevent use of the property for purposes. d. SELLER hereby represents and warrants to COUNTY that SELLER has not engaged or dealt with any agent, broker or finder, in regard to this Agreement or to the sale and purchase of the property contemplated hereby.

Inspections: The BUYER shall have 60 days after the Brevard County Board of County Commissioners executes the contract within which to complete physical inspection and evaluation of the property for environmental, hazardous materials, developability, access, drainage and subsurface conditions. In the event a Phase I environmental assessment meeting ASTM standards is prepared and environmental issues objectionable to BUYER are detected, SELLER shall 1) take all steps necessary to remove BUYER'S objections prior to the expiration of the 60 day inspection period, if possible or 2) if acceptable to BUYER, SELLER shall allow an additional 90 days to provide adequate time to conduct a Phase II assessment meeting ASTM standards.

Condemnation: This property is is not being acquired under threat of condemnation. If so, this agreement, includes and settles all issues of full compensation for the property being acquired, including fees and costs.

SELLER shall comply with §196.295, Fla. Stat.

SELLER hereby agrees to provide the necessary information and execute a beneficial interest and disclosure affidavit as required by §286.23, Fla. Stat.

Special Clauses: See attached addendum NOT APPLICABLE

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

Welchwood Enterprises, INC.

Curt Smith, CHAIRMAN

(Seller) Gregory T. Wood as President

Date

As approved by the Board 10/10/17

Date: October 10, 2017

STANDARDS FOR REAL ESTATE TRANSACTIONS

A. EVIDENCE OF TITLE: A title insurance commitment issued by a Florida licensed title insurer agreeing to issue to Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price insuring Buyer's title to the Real Property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract and those which shall be discharged by Seller at or before closing. Seller shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications specified in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving evidence of title to examine it. If title is found defective, Buyer shall within 3 days thereafter, notify Seller in writing specifying defect(s). If the defect(s) render title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall immediately be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) in the title within the time provided therefor. If Seller is unable to remove the defects within the times allowed therefor, Buyer shall either waive the defects or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligation under this Contract.

B. SURVEY: Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment on Real Property or that improvements located on Real Property encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

C. INGRESS AND EGRESS: Seller warrants and represents that there is ingress and egress to the Real Property sufficient for its intended use as described in the Warranties section of the agreement.

D. LIENS: Seller shall furnish to Buyer at time of closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Property for 90 days immediately preceding date of closing. If Property has been improved or repaired within that time Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen and further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at closing of this Contract.

E. TIME PERIOD: Time is of the essence in this Contract.

F. DOCUMENTS FOR CLOSING: Seller shall furnish the deed, bill of sale, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish closing statement.

G. EXPENSES: Documentary stamps on the deed, if required, and recording of corrective instruments shall be paid by Seller. Buyer will pay for the cost of recording the deed.

H. PRORATIONS; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Buyer shall have the option of taking over any existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at closing shall be increased or decreased as may be required by prorations. Prorations will be made through day prior to occupancy if occupancy occurs before closing. Advance rent and security deposits will be credited to Buyer and escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of closing, which improvements were not in existence on January 1st of the prior year, then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate shall, at request of either Buyer or Seller, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement.

I. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by Seller. Pending liens as of date of closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate of assessment for the improvement by the public body.

J. PROCEEDS OF SALE; CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If abstract of title has been furnished, evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last evidence. Proceeds of the sale shall be held in escrow by Seller's attorney or by another mutually acceptable escrow agent for a period of not more than 5 days after closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and reconvey the Property to Seller by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. The escrow and closing procedure required by this Standard shall be waived if title agent insures adverse matters pursuant to Section 627.7841, F.S. (1993), as amended.

K. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. In the event of any litigation arising out of this contract, each party shall bear its own attorney's fees and costs. The parties hereby agree to waive trial by jury.

L. CONVEYANCE: Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller. Personal Property shall, at request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

M. OTHER AGREEMENTS: No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.

N. WARRANTY: Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed.

Reviewed for legal form and content:

_____, (Deputy) County Attorney

SKETCH OF DESCRIPTION PARCEL 107

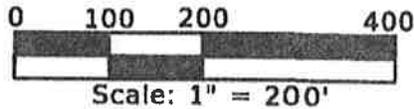
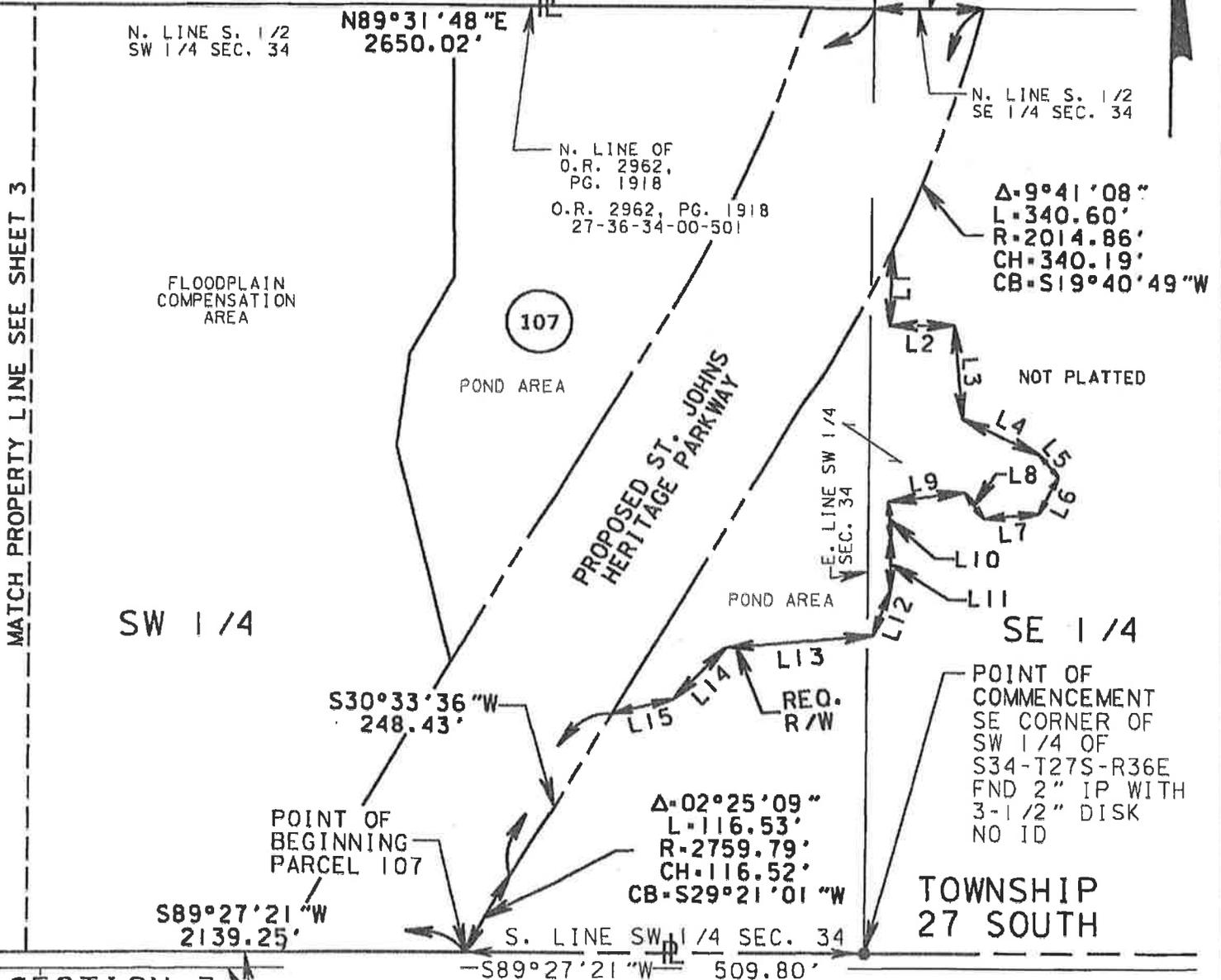


EXHIBIT "A"
SHEET 2 OF 4
NOT VALID WITHOUT SHEETS
1, 2, 3, 4 OF 4

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
PARENT PARCEL TAX ID NUMBER: 27-36-34-00-501
OWNER NAME: WELCHWOOD ENTERPRISES INC.

SPRING LAKE RV RESORT INC.
27-36-34-00-500
O.R. 2982, PG. 931



SECTION 3

LOT 27

20' R/W PER
P.B. 2, PG. 80
FLORIDA INDIAN RIVER
LAND COMPANY SUBDIVISION
(P.B. 2, PG. 80)

LOT 28

TOWNSHIP 28 SOUTH

THIS SKETCH IS NOT A SURVEY

REVISED PER COUNTY COMMENTS	CU	7/20/2017	ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA			RIGHT OF WAY PARCEL SKETCH	
REVISED PER COUNTY COMMENTS	CU	6/14/2017	PARCEL 107			SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
MERGED PARCELS	ES	04/12/17					
REVISED BOUNDARY	CU	10/26/2016	BY	DATE	DATA SOURCE:	SCALE:	
REVISED PER COUNTY COMMENTS	CU	6/13/2016			N/A	1" = 200'	
REVISED BOUNDARY	CWW	04/04/2016	DRAWN	C.W.W.	08/27/12		
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	CHECKED	A.L.Q.	08/28/12	DRMP PROJECT: 06-0809.008	
REVISION	BY	DATE					

SKETCH OF DESCRIPTION PARCEL 107

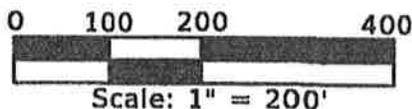


EXHIBIT "A"
SHEET 3 OF 4
NOT VALID WITHOUT SHEETS
1, 2, 3, 4 OF 4

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
PARENT PARCEL TAX ID NUMBER: 27-36-34-00-501
OWNER NAME: WELCHWOOD ENTERPRISES INC.

SPRING LAKE RV RESORT INC.
27-36-34-00-500
O.R. 2982, PG. 931

N89°31'48"E 2650.02'

N. LINE S. 1/2
SW 1/4 SEC. 34

W. LINE SW 1/4 SEC. 34

SE 1/4

O.R. 2962, PG. 1918
27-36-34-00-501

107

FLOODPLAIN
COMPENSATION
AREA

N00°09'33"W 1249.85'

MATCH PROPERTY LINE SEE SHEET 2

S89°27'21"W 2139.25'

SW CORNER OF
SW 1/4 OF
S34-T27S-R36E
FND 5/8" IRC
"PLS 4801"

20' R/W PER
P.B. 2, PG. 80

FLORIDA INDIAN RIVER
LAND COMPANY SUBDIVISION
(P.B. 2, PG. 80)

SECTION 3
TOWNSHIP 28 SOUTH

THIS SKETCH IS NOT A SURVEY

REVISED PER COUNTY COMMENTS	CU	7/20/2017	ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA		RIGHT OF WAY PARCEL SKETCH	
REVISED PER COUNTY COMMENTS	CU	6/14/2017				
MERGED PARCELS	ES	04/12/17	PARCEL 107			
REVISED BOUNDARY	CU	10/26/2016				
REVISED PER COUNTY COMMENTS	CU	6/13/2016	BY		DATE	DATA SOURCE: N/A
REVISED BOUNDARY	CWW	04/04/2016				
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	DRAWN	C.W.W.	08/27/12	SCALE: 1" = 200'
REVISION	BY	DATE	CHECKED	A.L.O.	08/28/12	
			DRMP PROJECT:		06-0809.008	

SKETCH PREPARED BY

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

SKETCH OF DESCRIPTION PARCEL 107

EXHIBIT "A"
SHEET 4 OF 4
NOT VALID WITHOUT SHEETS
1, 2, 3, 4 OF 4

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
PARENT PARCEL TAX ID NUMBER: 27-36-34-00-501
OWNER NAME: WELCHWOOD ENTERPRISES INC.

SURVEYORS NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, AS BEING NORTH 89°27'21" EAST, BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, 0901.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, BURIED CABLES, SUB-SURFACE UTILITIES, FOUNDATIONS/FOOTERS OR BURIAL SITES WERE LOCATED, EXCEPT AS SHOWN.
3. THIS PROPERTY IS SUBJECT TO THE RECORDED AND UNRECORDED AGREEMENTS, ASSESSMENTS, EXCEPTIONS, COVENANTS, EASEMENTS, RESERVATIONS, RESTRICTIONS, AND OTHER ENCUMBRANCES, IF ANY, WHICH MAY OR MAY NOT APPEAR IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS REFERENCED IN: AGENT TITLE SEARCH REPORT BY FIDELITY NATIONAL TITLE, FNTIC FILE NO. BR07-117520, AGENT FILE NO. G-13578A, EFFECTIVE DATE MAY 14, 2007.
4. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. PARENT PARCEL TAX ID. No.: 27-36-34-00-501

LEGEND

Δ	•	DELTA
(C)	•	CALCULATED DISTANCE
CB	•	CHORD BEARING
CH	•	CHORD DISTANCE
CCR	•	CERTIFIED CORNER RECORD
EOC	•	END OF CURVE
EXIST.	•	EXISTING
(F)	•	FIELD DISTANCE
FND	•	FOUND
ID	•	IDENTIFICATION
IP	•	IRON PIPE
L	•	LENGTH
L.B.	•	LICENSED BUSINESS
No.	•	NUMBER
O.R.	•	OFFICIAL RECORDS BOOK
P	•	PROPERTY LINE
P.B.	•	PLAT BOOK
PC	•	POINT OF CURVATURE
PG.	•	PAGE
POC	•	POINT ON CURVE
PT	•	POINT OF TANGENCY
R	•	RANGE/RADIUS
REQ.	•	REQUIRED
R/W	•	RIGHT OF WAY
S/SEC.	•	SECTION
T	•	TOWNSHIP

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S01°11'44"W	100.95'
L2	N89°15'07"E	83.90'
L3	S05°42'49"E	123.99'
L4	S66°07'30"E	110.54'
L5	S40°34'17"E	38.51'
L6	S26°58'52"W	55.13'
L7	S83°50'50"W	71.17'
L8	N38°39'09"W	43.37'
L9	S82°11'31"W	98.83'
L10	S04°03'09"E	46.94'
L11	S00°20'12"E	69.49'
L12	S19°56'47"W	63.66'
L13	S84°13'17"W	187.25'
L14	S44°59'18"W	96.89'
L15	S75°52'35"W	80.24'

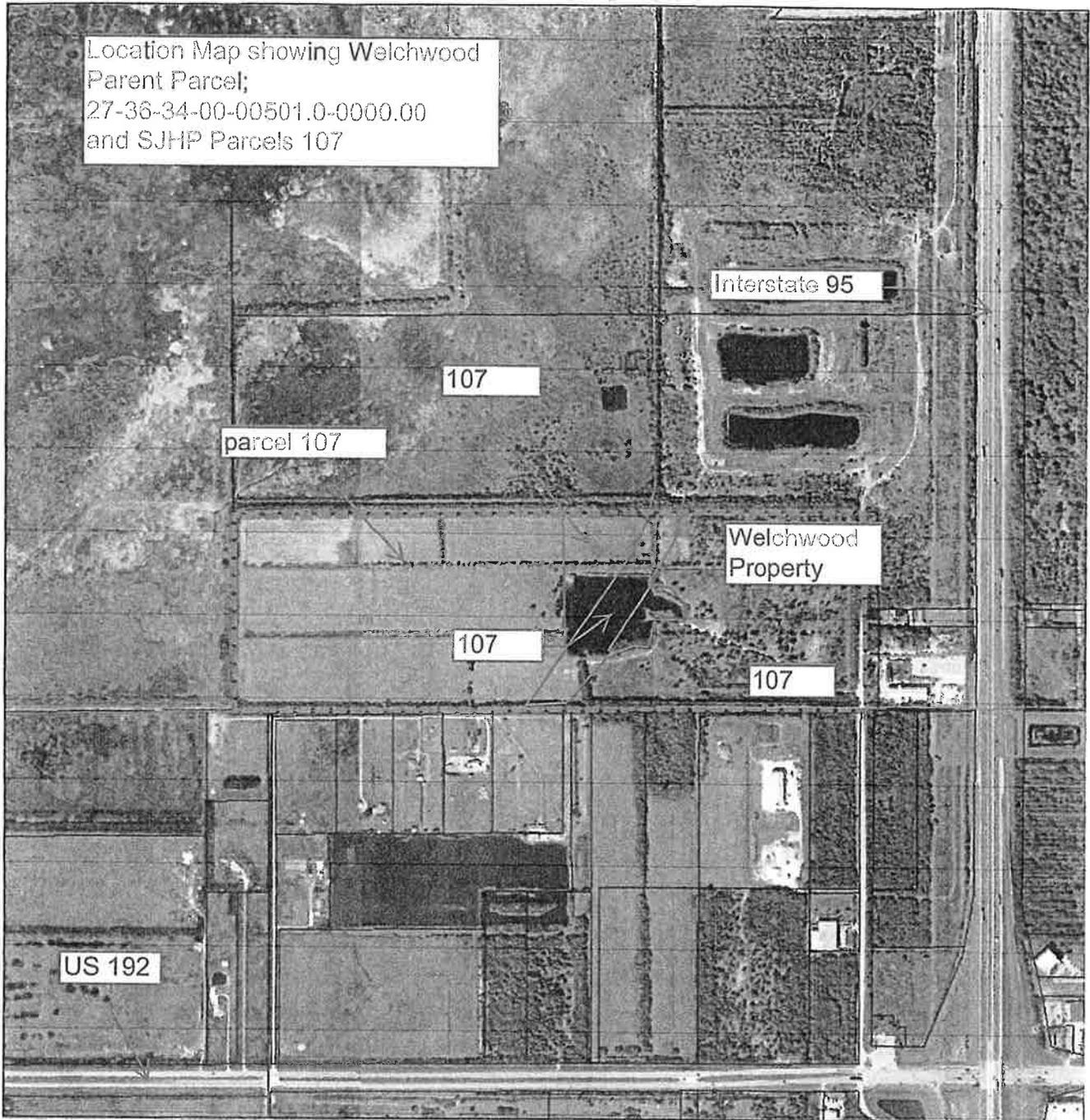
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MERGED PARCELS	ES	04/12/17	PARCEL 107					
REVISED BOUNDARY	CU	10/26/2016						
REVISED PER COUNTY COMMENTS	CU	6/13/2016			DATA SOURCE:	SCALE:	 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISED BOUNDARY	CWW	04/04/2016	BY	DATE	N/A	N/A		
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	DRAWN	C. W. W.	08/27/12	DRMP PROJECT:		
REVISION	BY	DATE	CHECKED	A. L. O.	08/28/12	06-0809.008		



Dana Blickley, CFA
Brevard County Property Appraiser

Welchwood Property



Location Map showing Welchwood Parent Parcel;
27-36-34-00-00501.0-0000.00
and SJHP Parcels 107

Interstate 95

107

parcel 107

Welchwood Property

107

107

US 192

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

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

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

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

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

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

Printed Tuesday, June 23, 2015 at 11:27 PM. www.bcpao.us

PROPERTY FACT SHEET
PROJECT: Welchwood Enterprises, Inc.

OWNER:	Welchwood Enterprises, Inc.
PARCEL LOCATION:	1414 Columbia Lane, West Melbourne, FL 32904
Parent PARCEL SIZE:	111.02 Acres (per Property Appraiser Site)
Acquisition AREA:	73.465 acres
ZONING/LANDUSE:	C-Vacant Commercial
IMPROVEMENTS:	Vacant
TOPOGRAPHY:	Level with road grade, no wetlands indicated
FLOOD ZONE:	AE
TAX PARCEL ID#:	27-36-34-00-00501.0-0000.00
MARKET VALUE:	\$413,120.00 (2017 Assessment) (Property Appraiser's Records)
PUBLIC UTILITIES:	partial utilities
PROPERTY TRANSACTION: (Clerk of the Court Records)	Purchase date: 11/1/1988 Sale amount: \$100.00