

Meeting Date
10/10/2017



AGENDA	
Section	Consent
Item No.	II. D. 10

AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	RE: Approval Revised Resolution of Necessity for acquisition of parcels for the St. Johns Heritage Parkway Project – District 5 (Fiscal Impact: Funding available)
DEPT/OFFICE:	Public Works Department / Land Acquisition Section

Requested Action:

It is requested that the Board of County Commissioners: 1) Adopt and authorize the Chairman to execute the Revised Resolution of Necessity; 2) Authorize the County Attorney Office and staff to proceed with this action in accordance with the requirements set forth in Chapter 73 and 74 Florida Statutes; and 3) Authorize payment of reasonable expert fees per Chapter 73 and 74 Florida Statutes, as part of staff's efforts to negotiate settlements.

Summary Explanation & Background:

The subject properties are located in Section 3, Township 28 South, Range 36 East and Section 34, Township 27 South, Range 36 East.

Brevard County is working in conjunction with Florida Department of Transportation (FDOT) to acquire needed right-of-way consistent with the anticipated construction of a 4-lane suburban roadway from the northern city limits of the City of Palm Bay, north to an intersection with Ellis Road. The length of the project consists of 5.129 miles of roadway with typical sections ranging between 210 feet and 400 feet, including retention ponds.

At their Regular Meeting dated October 21, 2014, the Board of County Commissioners approved and executed the Resolution of Necessity related to the St. Johns Heritage Parkway (Resolution Number 2014 – 198). Since that time, Florida Department of Transportation has provided additional Survey information resulting in a change in the bearings used in the description of Parcels 106 (Crews) and 107 (Welchwood). Additional square footage related to storm water drainage management is needed related to Parcel 107 (Welchwood) resulting in a minor modification to the area needed.

The Sketches and Descriptions for Parcels 106 and 107 have been modified and attached to the resolution for Board consideration.

Upon completion of negotiations, Stipulated Final Judgments with conditions and costs will be presented to the Board.

Staff has followed all applicable County policies to contact and present an offer to the owners of the parcels listed in the Resolution.

FISCAL IMPACT: 2017/2018: Funding is available in 1700/344928

Clerk to the Board Instructions: Forward original executed Resolution to Department

Exhibits Attached: Resolution of Necessity with Exhibit A Legal Descriptions, Property Fact Sheets, Acquisition Map

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

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: REVISED RESOLUTION OF NECESSITY FOR ACQUISITION OF PARCELS FOR THE ST. JOHNS HERITAGE PARKWAY PROJECT – 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>DRJ</u>	_____	<u>9/19/17</u>
COUNTY ATTORNEY Eden Bentley Deputy County Attorney	<u>see attached</u>	_____	<u>9/19/17</u>
PUBLIC WORKS Andrew J. Holmes, Director	<u>AJH</u>	_____	<u>9/26/17</u>

AGENDA DUE DATE: September 26, 2017 for the October 10, 2017 Board Meeting

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

BOARD OF COUNTY COMMISSIONERS

AGENDA: REVISED RESOLUTION OF NECESSITY FOR ACQUISITION OF PARCELS FOR THE ST. JOHNS HERITAGE PARKWAY PROJECT – 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>DRJ</u>	_____	_____
COUNTY ATTORNEY Eden Bentley Deputy County Attorney <i>Legal description to be reviewed by Public Works</i>	<u>EB</u>	_____	<u>9/19/17</u>
PUBLIC WORKS Andrew J. Holmes, Director	_____	_____	_____

AGENDA DUE DATE: September 26, 2017 for the October 10, 2017 Board Meeting

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



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

MEMORANDUM

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

RE: Item II.A.10., Revised Resolution of Necessity for Acquisition of Parcels for the St. Johns Heritage Parkway Project

The Board of County Commissioners, in regular session on October 10, 2017, executed and adopted Resolution of Necessity No. 17-202, for acquisition of parcels for the St. Johns Heritage Parkway Project; authorized the County Attorney's Office and staff to proceed with action in accordance with the requirements set forth in Chapters 73 and 74 of the Florida Statutes; and authorized the payment of reasonable expert fees per Chapters 73 and 74 of the Florida Statutes, as part of staff's efforts to negotiate settlements. Enclosed is a fully-executed Resolution for your action.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encl. (1)

cc: County Attorney
Contracts Administration
Finance
Budget

RESOLUTION NO: 2017- 202

A RESOLUTION OF THE COUNTY COMMISSION OF BREVARD COUNTY, FLORIDA, DECLARING THE NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY LOCATED IN BREVARD COUNTY FOR THE ST. JOHNS HERITAGE PARKWAY PROJECT CONSTRUCTION AND MAINTENANCE, AS WELL AS PLACEMENT OF UTILITY LINES AND ASSOCIATED FACILITIES, AND FLOOD PLAIN COMPENSATION RELATED TO ST. JOHNS HERITAGE PARKWAY and WASHINGTONIA ROAD OR INCIDENTAL PUBLIC ROAD RELATED USES ON THE PROPERTIES DESCRIBED HEREIN LYING IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST AND SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST; LYING IN BREVARD COUNTY, FLORIDA.

WHEREAS, Brevard County has undertaken responsibility to provide adequate transportation facilities; and

WHEREAS, the provision of transportation services is the responsibility of the County and is authorized under State laws; and

WHEREAS, to maintain safe, efficient and continuous levels of service to the residents of Brevard County, it is necessary to: construct planned roadway improvements, provide utility lines, drainage systems, floodplain compensation and retention facilities along the roadway; and to construct, operate and maintain evacuation routes for the purpose of providing safe and efficient access to transportation systems during hurricane and other higher level weather conditions; and

WHEREAS, the Board of County Commissioners of Brevard County, Florida, finds that the construction of the roadway, intersections, placement of utility lines, and construction of the drainage systems, floodplain compensation and retention facilities are necessary, and in the best interest of the public health, safety and welfare; and

WHEREAS, the subject parcels are necessary for the St. Johns Heritage Parkway Project, and for the Washingtonia Road Project; and

WHEREAS, there are no mobile homes on the properties; and

WHEREAS, the subject parcels have been shown to be fit for use for the construction of a roadway and other public related uses.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida as follows:

1. The Board finds reasonable necessity exists for the acquisition and condemnation of the real properties located in Brevard County, Florida, as described in the attached Exhibit "A", for the construction and maintenance of roads, drainage systems, retention facilities, and roadway related compensating floodplain storage, (and to include a portion of the floodplain area needed for the Washingtonia Road project per engineering reports), and all other associated or incidental public road related uses on the property as determined and shown in construction plans for the St. Johns Heritage Parkway project.

2. The interest to be acquired in the real properties described in Composite Exhibit "A" shall be fee simple absolute.

3. The Office of the County Attorney is directed to acquire or condemn the fee simple absolute interest in real properties described in Exhibit "A". The Office of the County Attorney is authorized to initiate and institute proceedings in accordance with the authority granted to the County pursuant to Chapters 73 and 74 of the Florida Statutes for the exercise of the power of eminent domain in order to obtain the possession and title of the properties described in Exhibit "A" in advance of the final judgment as provided by law and determined necessary by this Commission for the public purposes set forth herein.

4. All conditions precedent to the adoption of this Resolution have occurred.

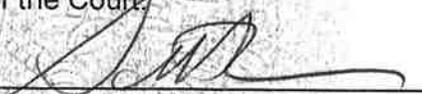
5. The Resolution shall be effective immediately upon adoption.

DONE, ORDERED AND ADOPTED in Regular Session this 10th day of October, 2017.

ATTEST:

BREVARD COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

Clerk of the Court

BY: 

Scott Ellis, Clerk

BY: 

Curt Smith, Chairman

As approved by the Board on October 10, 2017
Agenda Item # II.A.10

**LEGAL DESCRIPTION
PARCEL 106**

SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST
PARENT PARCEL TAX ID NUMBER: 28-36-03-00-256
OWNER NAME: MICHAEL B. CREWS, SR., ET UX

Composite Exhibit "A"
Description of Real Property Being Acquired In
Accordance With The Resolution of Necessity
St. Johns Heritage Parkway
Owner: Michael B. Crews Sr. and Rebecca B Crews
Description: Fee Simple
Parcel Number 106

LEGAL DESCRIPTION: PARCEL 106 (BY SURVEYOR)

A parcel of land located within Lot 27, Florida Indian River Land Company Subdivision, as recorded in Plat Book 2, Page 80, Public Records of Brevard County, Florida, and being in the North 1/2 (One-Half) of the Northwest 1/4 (One-Quarter) of Section 3, Township 28 South, Range 36 East, being described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 (One-Quarter) of Section 3, Township 28 South, Range 36 East; thence run North 89°27'21" East along the North line of said Northwest 1/4 (One-Quarter) and North line of a 20 foot platted Right-of-Way as shown in aforesaid Florida Indian River Land Company Subdivision, a distance of 1368.91 feet; thence, departing said North line, run South 00°12'14" East, a distance of 20.00 feet to the South line of the said 20 foot platted Right-of-Way; thence run North 89°27'21" East, along said South Right-of-Way line, a distance of 433.32 feet to the westerly Right-of-Way line of Haul Road as described and recorded in Official Records Book 660, Page 98, public records of Brevard County, Florida; thence departing said South Right-of-Way line, run South 00°34'48" East, along said westerly Right-of-Way line of Haul Road, a distance of 765.63 feet to the south line of the parcel described and recorded in Official Records Book 5560, page 2916, public records of Brevard County, Florida; thence run South 89°23'37" West, along said south line, a distance of 438.35 feet; thence departing said south line run North 00°12'14" West a distance of 766.11 feet to the POINT OF BEGINNING.

Said lands containing 7.663 acres, more or less.

SURVEYOR'S 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.: 28-36-03-00-256

Allen L. Outckel 7/25/17
ALLEN L. OUTCKEL, PSM DATE
FLORIDA REGISTRATION No: LS 6481
(NOT VALID UNLESS SIGNED AND SEALED)

THIS SKETCH IS NOT A SURVEY

**ST. JOHNS HERITAGE PARKWAY
BREVARD COUNTY, FLORIDA**

**RIGHT OF WAY
PARCEL SKETCH**

PARCEL 106

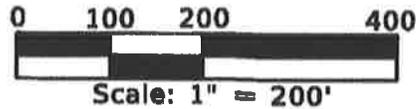
SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

REVISED PER COUNTY COMMENTS	CU	7/20/17			DATA SOURCE: N/A	SCALE: N/A
REVISED PER COUNTY COMMENTS	CU	8/14/17			DRAWN C.W.W. 08/27/12	DRMP PROJECT: 06-0809-008
MERGE PARCELS	ES	04/12/17				
REVISED PER COUNTY COMMENTS	CU	8/13/18	CHECKED	A.L.Q.	08/28/12	
REVISE FOR SECTION SURVEY	ALO	5/01/18	BY	DATE		
REVISION	BY	DATE				

SKETCH OF DESCRIPTION

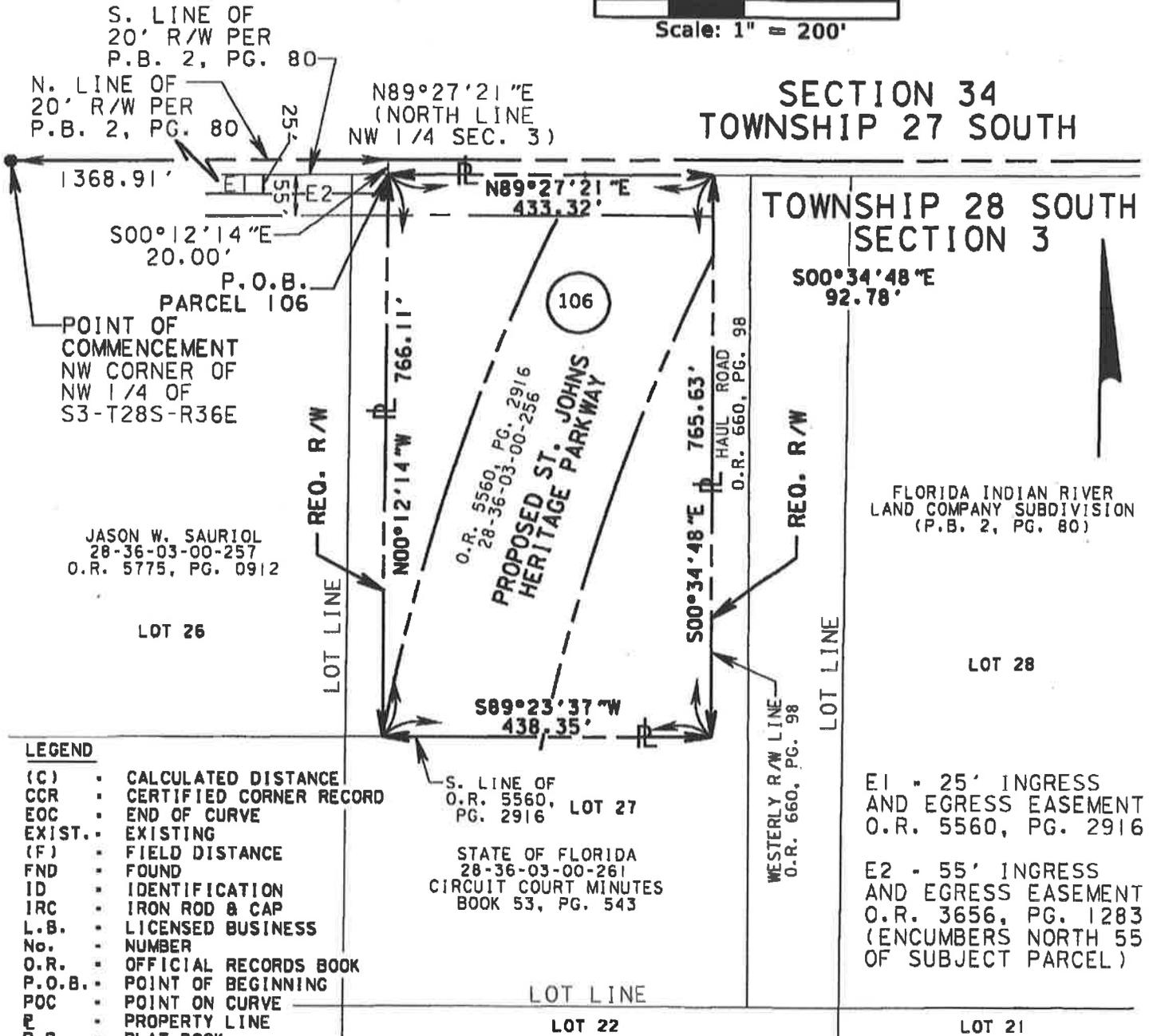
SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST
 PARENT PARCEL TAX ID NUMBER: 28-36-03-00-256
 OWNER NAME: MICHAEL B. CREWS, SR., ET UX

EXHIBIT "A"
 SHEET 2 OF 2
 NOT VALID WITHOUT SHEETS 1 and 2



SECTION 34
 TOWNSHIP 27 SOUTH

TOWNSHIP 28 SOUTH
 SECTION 3



LEGEND

- (C) • CALCULATED DISTANCE
- CCR • CERTIFIED CORNER RECORD
- EOC • END OF CURVE
- EXIST. • EXISTING
- (F) • FIELD DISTANCE
- FND • FOUND
- ID • IDENTIFICATION
- IRC • IRON ROD & CAP
- L.B. • LICENSED BUSINESS
- No. • NUMBER
- O.R. • OFFICIAL RECORDS BOOK
- P.O.B. • POINT OF BEGINNING
- POC • POINT ON CURVE
- P • PROPERTY LINE
- P.B. • PLAT BOOK
- PG. • PAGE
- R • RANGE
- REQ. • REQUIRED
- R/W • RIGHT OF WAY
- S/SEC. • SECTION
- T • TOWNSHIP

E1 • 25' INGRESS AND EGRESS EASEMENT
 O.R. 5560, PG. 2916

E2 • 55' INGRESS AND EGRESS EASEMENT
 O.R. 3656, PG. 1283
 (ENCUMBERS NORTH 55' OF SUBJECT PARCEL)

THIS SKETCH IS NOT A SURVEY

REVISED PER COUNTY COMMENTS		CU	7/20/17	ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA			RIGHT OF WAY PARCEL SKETCH	
REVISED PER COUNTY COMMENTS		CU	8/14/17					
MERGE PARCELS		ES	04/12/17	PARCEL 106				
REVISED PER COUNTY COMMENTS		CU	8/13/18					
REVISE FOR SECTION SURVEY		ALD	8/01/16	BY	DATE	DATA SOURCE:	SCALE:	
REVISED PER COUNTY COMMENTS		CWW	10/11/2012	DRAWN	C.W.W.	08/27/12	N/A	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

**LEGAL DESCRIPTION
PARCEL 107**

**EXHIBIT "A"
SHEET 1 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.**

**Together With:
Owner: Welchwood Enterprises, Inc.
Description: Fee Simple
Parcel Number: 107**

LEGAL DESCRIPTION: PARCEL 107 (BY SURVEYOR)

A parcel of land located in the SW 1/4 and the SE 1/4 of Section 34, Township 27 South, Range 36 East, being described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 34, Township 27 South, Range 36 East; thence run South 89°27'21" West along the South line of said Southwest 1/4, a distance of 509.80 feet to the POINT OF BEGINNING; thence continue South 89°27'21" West, along said South line, a distance of 2139.25 feet to the Southwest corner of said Southwest 1/4; thence run North 00°09'33" West, along the west line of said Southwest 1/4, a distance of 1249.85 feet to the North line of South 1/2 of said Southwest 1/4; thence, departing said West line, run North 89°31'48" East, along the said North line, a distance of 2650.02 feet; thence along the North line of the South 1/2 of the Southeast 1/4 North 89°31'48" East a distance of 141.80 Feet to a point of curvature of a curve concave Westerly; thence along said curve having a radius of 2014.86 feet, a central angle of 09°41'08", an arc length of 340.60 feet and a chord bearing South 19°40'49" West for a chord distance of 340.19 feet to the end of said curve; thence run South 01°11'44" West, a distance of 100.95 feet; thence run North 89°15'07" East, a distance of 83.90 feet; thence run South 05°42'49" East a distance of 123.99 feet; thence run South 66°07'30" East, a distance of 110.54 feet; thence run South 40°34'17" East, a distance of 38.51 feet; thence run South 26°58'52" West, a distance of 55.13 feet; thence run South 83°50'50" West, a distance of 71.17 feet; thence run North 38°39'09" West, a distance of 43.37 feet; thence run South 82°11'31" West, a distance of 98.83 Feet; thence run South 04°03'09" East, a distance of 46.94 feet; thence run South 00°20'12" East, a distance of 69.49 feet; thence run South 19°56'47" West, a distance of 63.66 feet; thence run South 84°13'17" West, a distance of 187.25 feet; thence run South 44°59'18" West, a distance of 96.89 Feet; thence run South 75°52'35" West, a distance of 80.24 feet; thence run South 30°33'36" West, a distance of 248.43 feet to a point of curvature of a curve concave Easterly; thence along said curve having a radius of 2759.79 feet, a central angle of 02°25'09", an arc length 116.53 feet to a chord bearing of South 29°21'01" West for a chord distance of 116.52 to the POINT OF BEGINNING.

Said lands containing 74.089 acres, more or less.

SEE SHEET 4 OF 4 FOR SURVEY NOTES, LEGEND, AND CURVE DATA

Allen L. Quickel 7/26/12

ALLEN L. QUICKEL, PSM DATE
FLORIDA REGISTRATION No: LS 6481
(NOT VALID UNLESS SIGNED AND SEALED)

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				SKETCH PREPARED BY  DRMP ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0894 L.B. No. 2848	
REVISED BOUNDARY	CU	10/26/2016						
REVISED PER COUNTY COMMENTS	CU	6/13/2016		BY	DATE	DATA SOURCE: N/A	SCALE: N/A	
REVISED BOUNDARY	CWW	04/04/2016	DRAWN	C.W.W.	08/27/12	DRMP PROJECT: 06-0809.006		
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	CHECKED	A.L.Q.	08/28/12			
REVISION	BY	DATE						

SKETCH OF DESCRIPTION PARCEL 107

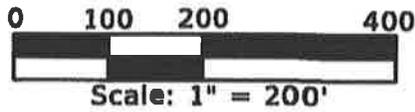
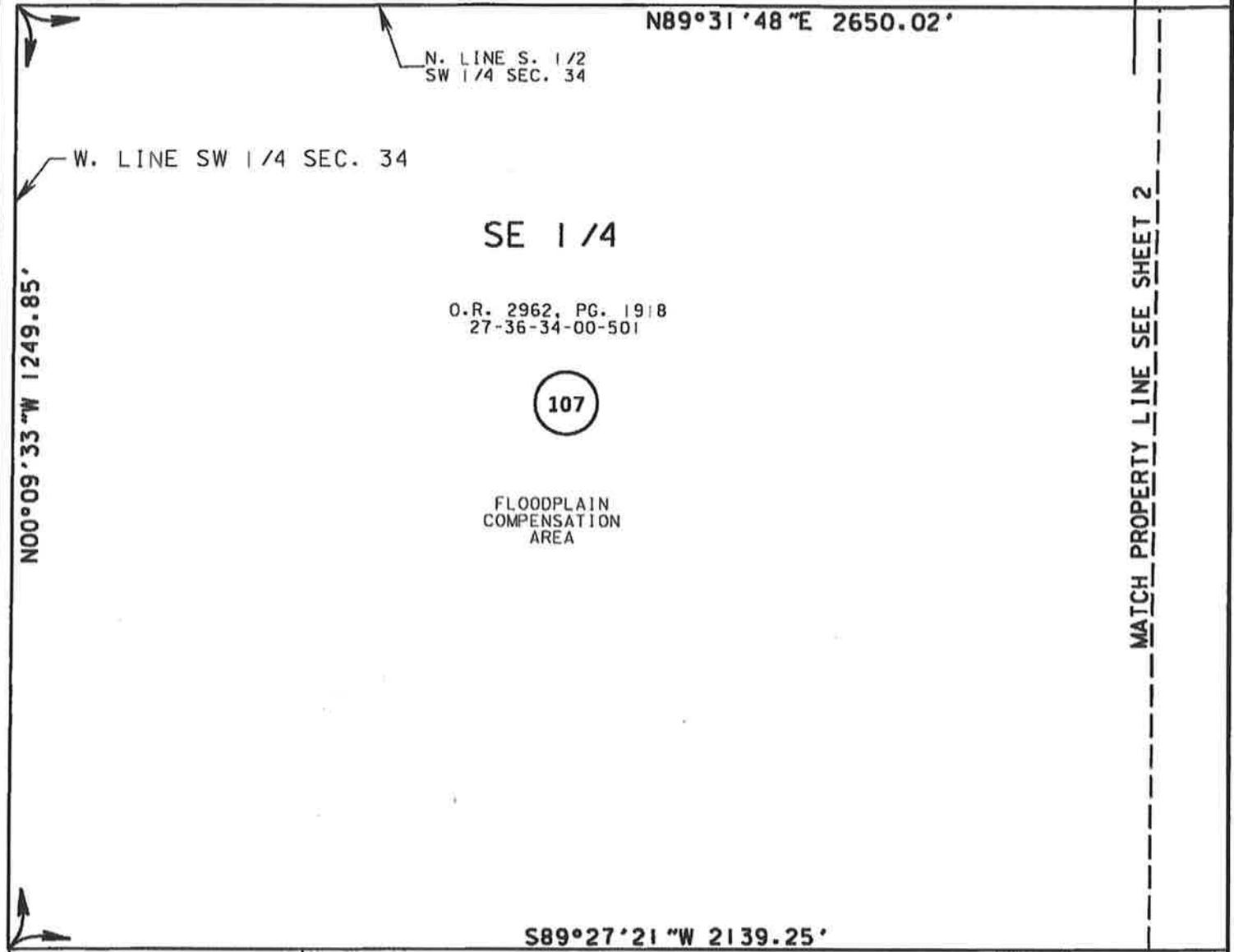


EXHIBIT "A"
SHEET 3 OF 4
NOT VALID WITHOUT SHEETS
1, 2, 3, 4 OF 4

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



SECTION 3
TOWNSHIP 28 SOUTH
THIS SKETCH IS NOT A SURVEY

REVISED PER COUNTY COMMENTS	CU	7/20/2017
REVISED PER COUNTY COMMENTS	CU	6/14/2017
MERGED PARCELS	ES	04/12/17
REVISED BOUNDARY	CU	10/26/2016
REVISED PER COUNTY COMMENTS	CU	6/13/2016
REVISED BOUNDARY	CWW	04/04/2016
REVISED PER COUNTY COMMENTS	CWW	10/11/2012
REVISION	BY	DATE

ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA			
PARCEL 107			
	BY	DATE	DATA SOURCE:
			N/A
			SCALE:
			1" = 200"
			DRMP PROJECT:
			06-0809.008
CHECKED	A.L.O.	08/28/12	

**RIGHT OF WAY
PARCEL SKETCH**

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

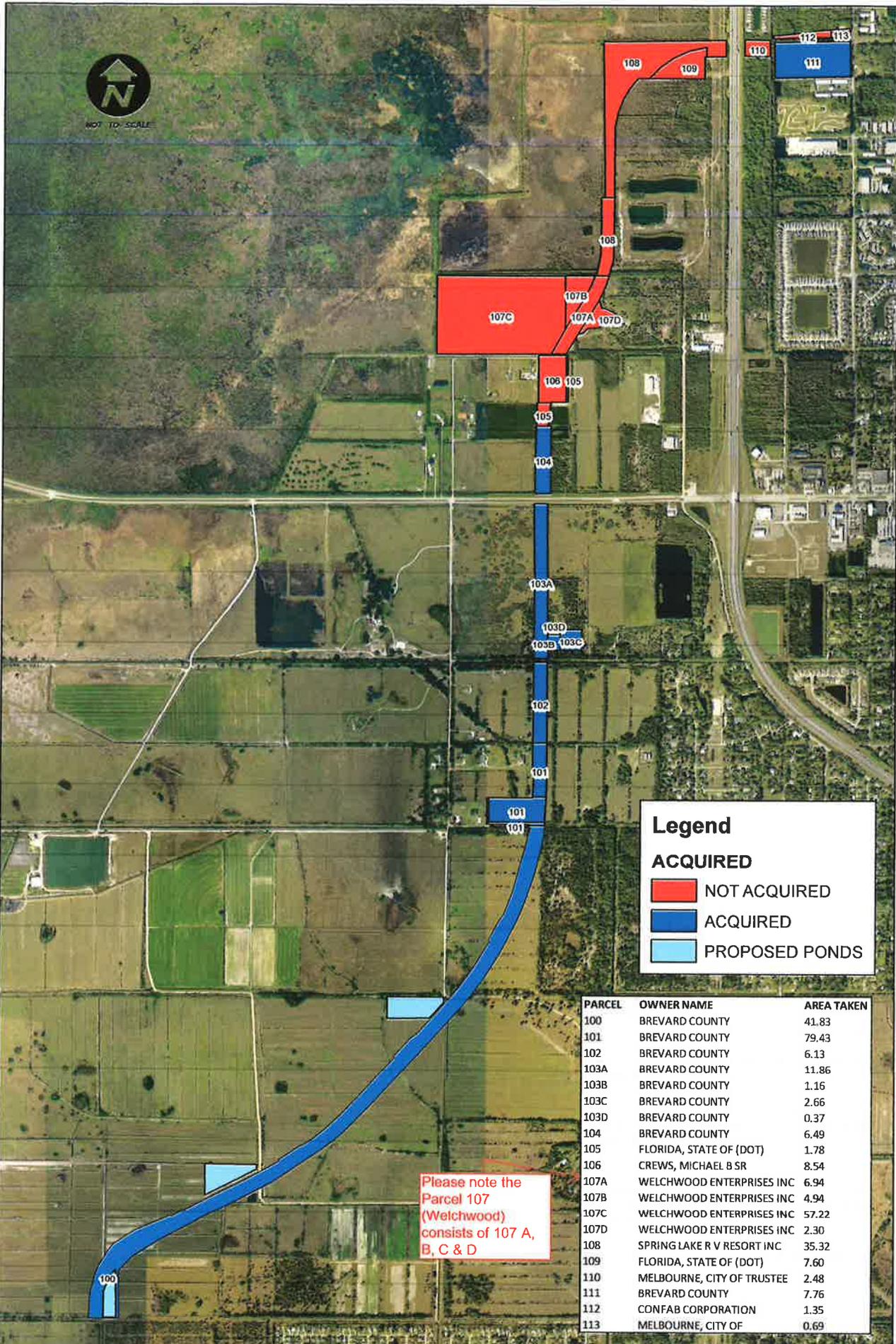
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S01°11'44"W	100.95'
L2	N89°15'07"E	83.90'
L3	S05°42'49"E	123.99'
L4	S66°07'30"E	110.54'
L5	S40°34'17"E	38.51'
L6	S26°58'52"W	55.13'
L7	S83°50'50"W	71.17'
L8	N38°39'09"W	43.37'
L9	S82°11'31"W	98.83'
L10	S04°03'09"E	46.94'
L11	S00°20'12"E	69.49'
L12	S19°56'47"W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

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	<table border="0"> <tr> <td>BY</td> <td>DATE</td> <td>DATA SOURCE:</td> <td>SCALE:</td> </tr> <tr> <td></td> <td></td> <td>N/A</td> <td>N/A</td> </tr> </table>					BY	DATE	DATA SOURCE:	SCALE:			N/A	N/A
BY	DATE	DATA SOURCE:						SCALE:							
		N/A	N/A												
REVISED BOUNDARY	CWW	04/04/2016	DRAWN	C.W.W.	08/27/12	DRMP PROJECT:									
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	CHECKED	A.L.O.	08/28/12	06-0809.008									
REVISION	BY	DATE	 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648												



NOT TO SCALE



Legend

ACQUIRED

- NOT ACQUIRED
- ACQUIRED
- PROPOSED PONDS

Please note the Parcel 107 (Welchwood) consists of 107 A, B, C & D

PARCEL	OWNER NAME	AREA TAKEN
100	BREVARD COUNTY	41.83
101	BREVARD COUNTY	79.43
102	BREVARD COUNTY	6.13
103A	BREVARD COUNTY	11.86
103B	BREVARD COUNTY	1.16
103C	BREVARD COUNTY	2.66
103D	BREVARD COUNTY	0.37
104	BREVARD COUNTY	6.49
105	FLORIDA, STATE OF (DOT)	1.78
106	CREWS, MICHAEL B SR	8.54
107A	WELCHWOOD ENTERPRISES INC	6.94
107B	WELCHWOOD ENTERPRISES INC	4.94
107C	WELCHWOOD ENTERPRISES INC	57.22
107D	WELCHWOOD ENTERPRISES INC	2.30
108	SPRING LAKE R V RESORT INC	35.32
109	FLORIDA, STATE OF (DOT)	7.60
110	MELBOURNE, CITY OF TRUSTEE	2.48
111	BREVARD COUNTY	7.76
112	CONFAB CORPORATION	1.35
113	MELBOURNE, CITY OF	0.69



PROPERTY FACT SHEET
PROJECT: Michael B. Crews and Rebecca B. Crews (H&W)

OWNER: Michael B. Crews & Rebecca B. Crews (H&W)

PARCEL LOCATION: 1301 BJ Lane, Melbourne, FL 32904

Parent PARCEL SIZE: 20.84 Acres (per Appraisal)

Acquisition AREA: 7.656 acres

ZONING/LANDUSE: AGR

IMPROVEMENTS: 1,368 square feet residential structure

TOPOGRAPHY: Level with road grade, no wetlands indicated

FLOOD ZONE: AE

TAX PARCEL ID#: 28-36-03-00-00256.0-0000.00

MARKET VALUE: \$492,760.00 (2017 Assessment for both tracts considered as parent in appraisal) (Property Appraiser's Records)

PUBLIC UTILITIES: partial utilities (on septic and well)

PROPERTY TRANSACTION: Purchase date: 11/01/2005
(Clerk of the Court Records) Sale amount: \$700,000.00

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: Purchase date: 11/1/1988
(Clerk of the Court Records) Sale amount: \$100.00