



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.3.

10/27/2020

Subject:

Approval Re: Transfer of Stewart Road Between Aurora Road and Lake Washington Road to the City of Melbourne - District 4.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners approve and authorize the Chair to execute the County Deed and Resolution.

Summary Explanation and Background:

The subject property is located in Section 08 and 17, Township 27 South, Range 37 East, that section of Stewart Road between Aurora Road to Lake Washington Road.

The Board of County Commissioners, in regular session on September 17, 2019, executed an Interlocal Agreement with the City of Melbourne for the Stewart Road Reconstruction and Rehabilitation Project. Section 7 of the Agreement states that the County and City agree that upon completion of the project, the City will assume ownership and maintenance responsibilities of Stewart Road between Aurora and Lake Washington Roads. This also included associated drainage systems and applicable right of way permits previously issued by the County. The project was completed on November 9, 2019 and the closing of the transfer is intended to take place within thirty days after the one year anniversary of the project's completion.

The County Deed will transfer that portion of Stewart Road between Aurora Road to Lake Washington Road, together with associated drainage system. The Resolution is pursuant to Section 125.38, Florida Statute authorizing the conveyance of County property. The original executed County Deed will be delivered to the City for the City Attorney's Office to complete the acceptance of the transfer by the City and to cause the recording of the County Deed in the public records.

The User Department is in agreement with this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

Clerk to the Board Instructions:

Public Works Department will arrange to pick up the original executed County Deed and Resolution from the

F.3.

10/27/2020

Clerk's office.

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Transfer of Stewart Road Between Aurora Road and Lake Washington
Road to the City of Melbourne – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-690-6847 extension 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		<hr/>	<u>10-13-2020</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney		<hr/>	<u>10-13-2020</u>

AGENDA DUE DATE: October 20, 2020 for the October 27, 2020 Board Meeting



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001

Fax: (321) 264-6972

Kimberly.Powell@brevardclerk.us

October 28, 2020

MEMORANDUM

TO: Marc Bemath, Public Works Director

RE: Item F.3., Approval of the Transfer of Stewart Road Between Aurora Road and Lake Washington Road to the City of Melbourne

The Board of County Commissioners, in regular session on October 27, 2020, adopted Resolution No. 20-141, authorizing the conveyance of County property; approved transferring Stewart Road between Aurora Road and Lake Washington Road to the City of Melbourne; and authorized the Chair to execute the County deed and Resolution. Enclosed is a fully-executed Resolution and County Deed.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Kimberly Powell
Kimberly Powell, Deputy Clerk

/cld

Encl. (2)

Prepared by and return to:
Office of the County Attorney
2725 Judge Fran Jamieson Way, Building C
Viera, Florida 32940
(Stewart Road between Aurora Road to Lake Washington Road)

COUNTY DEED
(STATUTORY FORM - SECTION 125.411, Florida Statute)

THIS DEED, made this 27 day of Oct., 2020, between Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, as the first party, and the City of Melbourne, a municipal corporation of the State of Florida, whose address is 900 East Strawbridge Avenue, Melbourne, Florida 32901, as the second party,

(Whenever used herein, the terms "first party" and "second party" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "First party" and "second party" are used for singular and plural, as the context requires and the use of any gender shall include all genders)

WITNESSETH that the first party, for and in consideration of the sum of Ten Dollars, to it in hand paid by the second party, receipt whereof is acknowledged, has granted, bargained and sold to the second party, its successors and assigns forever, any interest it holds in the following described land lying and being in Brevard County, Florida, to wit:

As fully described in Exhibit A, attached and incorporated by this reference, the first party transfers ownership, maintenance, and functional responsibility for Stewart Road between Aurora Road to Lake Washington Road, its associated roadway drainage systems, and applicable right of way permits. Additionally, the first party transfers all riparian and littoral rights appertaining thereto, and all interests in subsurface oil, gas, and minerals pursuant to section 270.11(3), Florida Statute. In the event the property is not used, maintained or ceases to be used and maintained for a public roadway with associated drainage, the first party does not retain any right of reversion.

IN WITNESS WHEREOF, the first party has caused this Deed to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:


Scott Ellis

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 

Bryan Andrew Lober, Chair

(As approved by the Board 10/27/2020)

SKETCH & LEGAL DESCRIPTION STEWART ROAD (AURORA ROAD TO LAKE WASHINGTON ROAD) PARCEL 102

SHEET 1 OF 15

THIS SKETCH IS NOT A FIELD SURVEY AND IS NOT
VALID WITHOUT SHEETS 2 THROUGH 15 OF 15

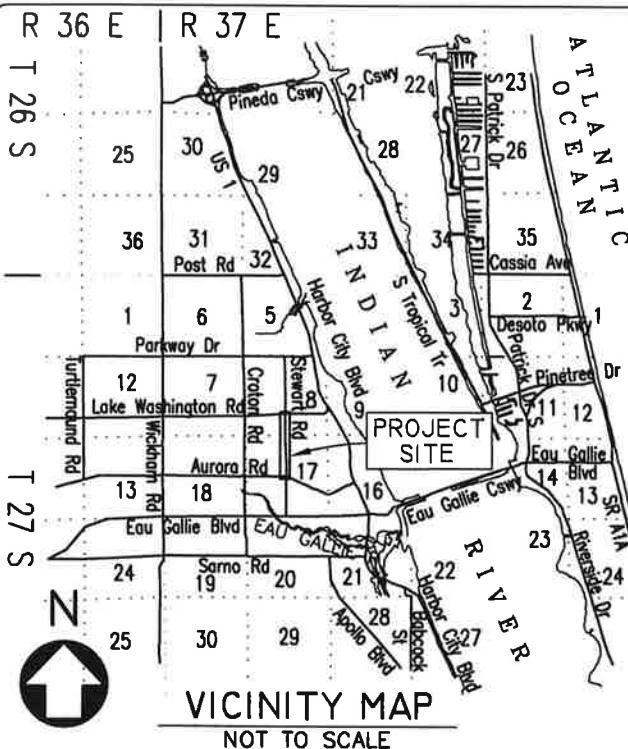
SECTIONS 08 & 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST

INDEX OF SHEETS

- | | |
|-------------|---|
| SHEET 1 | - COVER SHEET, LEGEND, SURVEYOR'S
NOTES, ABBREVIATIONS |
| SHEET 2 | - OVERALL SKETCH, KEY MAP |
| SHEETS 3-4 | - LEGAL DESCRIPTION |
| SHEETS 5-15 | - SKETCH OF DESCRIPTION |

LEGEND

- | | |
|--|----------------------|
| | RIGHT OF WAY LINE |
| | SECTION LINE |
| | CENTER LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | DENOTES RIGHT OF WAY |



SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THIS DESCRIPTION IS SOLELY BASED ON DEEDS, MAPS, AND PLATS OF PUBLIC RECORD. IT APPEARS THAT THERE MAY BE CERTAIN DEED LINES THAT EXTEND INTO THE PHYSICAL ROADWAY OF STEWART ROAD. AS SUCH, THE ROADWAY MAY BE DEEMED TO BE DEDICATED TO THE PUBLIC TO THE EXTENT IN WIDTH THAT HAS BEEN ACTUALLY MAINTAINED FOR THE PRESCRIBED PERIOD ACCORDING TO CHAPTER 95-361, FLORIDA ADMINISTRATIVE CODE. IT IS BEYOND THE SCOPE OF THIS SKETCH AND DESCRIPTION TO DETERMINE THESE UNWRITTEN RIGHTS.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, REFERENCED TO THE EAST LINE OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, AS BEING NORTH 00° 17' 04" WEST.
4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR OPINION.
5. REFERENCE MATERIAL NOT DENOTED HEREIN:
 - A. SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, PREPARED BY BREVARD COUNTY SURVEYING AND MAPPING, PROJECT NO. 04-06-076, DATED 8/17/2004.
 - B. CARLTON STEWART GARDENS PLAT NO. 1 AS RECORDED IN PLAT BOOK 9, PAGE 45.
6. ACCORDING TO THE ABOVE NOTED PLAT BOOK 9, PAGE 45, THE PLATTED NAME OF THE SUBJECT ROADWAY WAS DENOTED AS RALPH G. STEWART ROAD ON SAID PLAT. IT IS NOT KNOWN WHEN OR HOW THE ROADWAY WAS RENAMED TO STEWART ROAD.

ABBREVIATIONS

- | | |
|-----------------------------|--------------------|
| AKA = ALSO KNOWN AS | PB = PLAT BOOK |
| COR = CORNER | PG = PAGE |
| DB = DEED BOOK | R/W = RIGHT OF WAY |
| ID = IDENTIFICATION | SEC = SECTION |
| N/F = NOW OR FORMERLY | SR = STATE ROAD |
| ORB = OFFICIAL RECORDS BOOK | |

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS AND CITY OF MELBOURNE

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: M. CORNELL

CHECKED BY: M. J. SWEENEY

PROJECT NO. 19-07-070

SECTIONS 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

DATE: SEPTEMBER 16, 2020

SHEET: 1 OF 15

REVISIONS

DATE

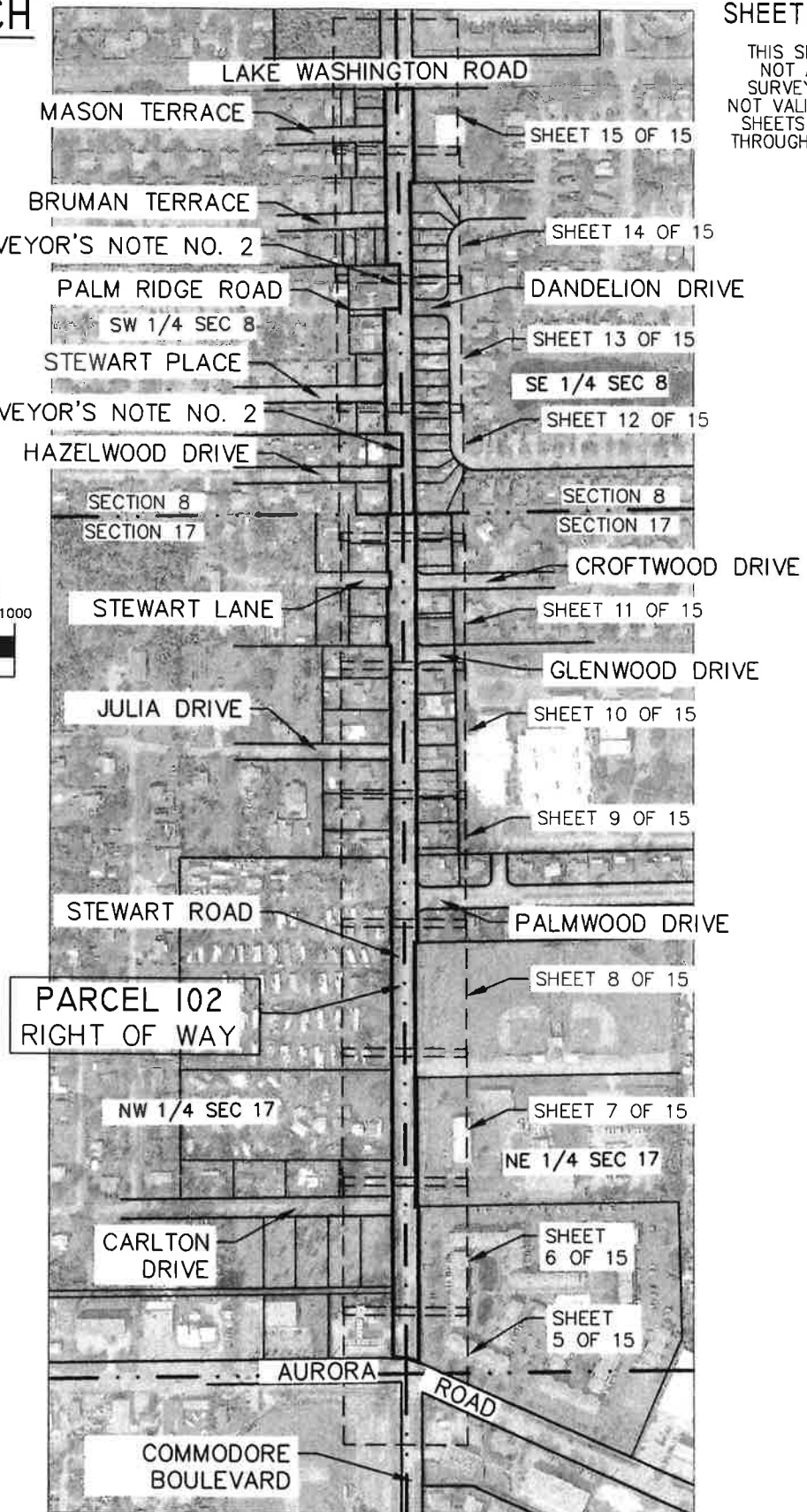
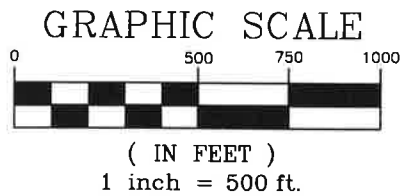
DESCRIPTION

OVERALL SKETCH KEY MAP PARCEL 102

PURPOSE: RIGHT OF WAY

SHEET 2 OF 15

THIS SKETCH IS
NOT A FIELD
SURVEY AND IS
NOT VALID WITHOUT
SHEETS 1 AND 3
THROUGH 15 OF 15



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE: 1" = 500'
PROJECT NO.: 19-07-070

SECTIONS 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

LEGAL DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 3 OF 15

NOT VALID WITHOUT SHEET 1, 2, AND 4
THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 8 AND WITHIN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 00° 17' 04" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AURORA ROAD, ALSO PREVIOUSLY KNOWN AS STATE ROAD NO. 101, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE SOUTH 88° 58' 28" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, REPLAT OF BLOCK A, CARLTON STEWART GARDENS PLAT NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00° 17' 04" WEST ALONG THE EAST LINE OF SAID PLAT BOOK 10, PAGE 27 AND ALONG THE EAST LINE OF LOTS 4 THROUGH 7, REPLAT OF PART OF CARLTON STEWART GARDENS PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57 AND ALONG THE EAST LINE OF REPLAT LOT 3 OF REPLAT OF PART OF CARLTON STEWART GARDENS PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 31, AND ALONG THE EAST LINE OF LOT 2 PER SAID PLAT BOOK 10, PAGE 57 FOR A DISTANCE OF 2212.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 PER SAID PLAT BOOK 10, PAGE 57; THENCE SOUTH 89° 32' 56" WEST ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED AS PARCEL D IN OFFICIAL RECORDS BOOK 2279, PAGE 1142 FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 17' 04" WEST ALONG THE WEST LINE OF THOSE LANDS DESCRIBED AS PARCEL C AND PARCEL D IN THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 180.24 FEET TO THE NORTHWEST CORNER OF PARCEL C OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 89° 32' 56" EAST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF PARCEL C OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57; THENCE NORTH 00° 17' 04" WEST ALONG THE SAID EAST LINE FOR A DISTANCE OF 49.75 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 89° 32' 56" WEST ALONG THE SOUTH LINE OF PARCEL B OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 17' 04" WEST ALONG THE WEST LINE OF PARCEL B AND PARCEL A OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 180.25 FEET TO NORTHWEST CORNER OF PARCEL A OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 89° 11' 46" EAST ALONG THE NORTH LINE OF SAID PARCEL A, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57, AND SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17 FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57, AND SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3642, PAGE 2737; THENCE NORTH 00° 53' 45" WEST ALONG THE EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALSO ALONG THE EAST LINE OF HAZELWOOD DRIVE FOR A DISTANCE OF 149.72 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3233, PAGE 4351; THENCE NORTH 89° 11' 46" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00° 53' 45" WEST ALONG SAID EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE DEPARTING THE EAST LINE OF SAID SOUTHWEST QUARTER, RUN SOUTH 89° 11' 46" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 30, STEWART PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 148; THENCE NORTH 00° 53' 45" WEST ALONG THE EAST LINE OF SAID LOT 30 AND ALONG THE EAST LINE OF PLAT BOOK 25, PAGE 148 AND ALONG THE

(CONTINUED ON SHEET 4 OF 15)

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: M CORNELL	CHECKED BY: M SWEENEY	PROJECT NO. 19-07-070			SECTION 08 & 17 TOWNSHIP 27 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 9/16/20	SHEET: 3 OF 15				

LEGAL DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 4 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 3
AND 5 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

48

LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY (CONTINUED FROM SHEET 3 OF 15)

WEST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2066, PAGE 141 FOR A DISTANCE OF 388.40 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8309, PAGE 1853; THENCE NORTH 88° 34' 15" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00° 53' 45" WEST ALONG SAID EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 138.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 88° 08' 29" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORD BOOK 439, PAGE 306; THENCE NORTH 00° 53' 45" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 550.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WASHINGTON ROAD ACCORDING TO OFFICIAL RECORDS BOOK 984, PAGE 350, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF PLAT BOOK 5, PAGE 98, AND ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 89° 04' 01" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ALSO BEING A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE CONTINUE NORTH 89° 04' 01" EAST ALONG SOUTH RIGHT OF WAY LINE OF LAKE WASHINGTON ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1308, PAGE 736 FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 3138, PAGE 4164; THENCE SOUTH 00° 53' 45" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 294.62 FEET TO A POINT THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4118, PAGE 3874, SAID LINE ALSO BEING THE NORTH LINE OF LOT 77, MEADOW COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 84; THENCE SOUTH 89° 06' 15" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 13.00 FEET TO THE EAST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2901, PAGE 1653; THENCE SOUTH 00° 53' 45" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1031.43 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT BOOK 33, PAGE 84, SAID LINE ALSO BEING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 8, AND SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 17, AND SAID LINE ALSO BEING THE NORTH LINE OF LOT 86, BLOCK M, SUNWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 84; THENCE NORTH 89° 06' 36" EAST ALONG THE SAID SOUTH LINE AND SAID NORTH LINE FOR A DISTANCE OF 3.01 FEET TO A POINT ON THE WEST LINE OF PLAT BOOK 18, PAGE 84; THENCE SOUTH 00° 17' 04" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1335.38 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK A, PER SAID PLAT BOOK 18, PAGE 84, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 238, PAGE 134; THENCE SOUTH 88° 42' 50" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 00° 17' 04" EAST ALONG THE WEST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 820.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 88° 42' 50" EAST ALONG THE SOUTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF SAN JUAN CONDOMINIUMS ACCORDING TO THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2309, PAGE 1277; THENCE SOUTH 00° 17' 04" EAST ALONG THE WEST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 481.03 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID AURORA ROAD; THENCE NORTH 72° 04' 52" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 42.11 FEET TO THE POINT OF BEGINNING, CONTAINING 7.08 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION.

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: M CORNELL	CHECKED BY: M SWEENEY	PROJECT NO. 19-07-070			SECTION 08 & 17 TOWNSHIP 27 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 9/16/20	SHEET: 4 OF 15				

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 5 OF 15
NOT VALID WITHOUT SHEET 1 THROUGH 4
AND 6 THROUGH 15 OF 15
THIS IS NOT A SURVEY
SEE SURVEYORS NOTE #1

MATCH LINE "A"

MATCH LINE "A"

TAX PARCEL ID:
27-37-17-30-A-1
ORB 7145, PAGE 23

LOT 1

REPLAT OF BLOCK A
CARLTON STEWART GARDENS
PLAT NO. 1
PB 10, PAGE 27

SE CORNER LOT 1
PB 10, PAGE 27

S LINE LOT 1

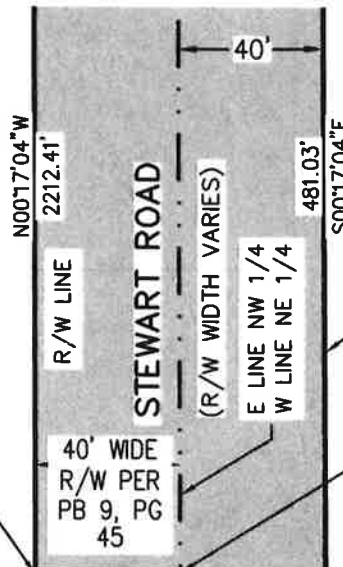
N R/W LINE

AURORA ROAD
(AKA SR NO. 101)

S LINE NW 1/4

S R/W LINE

TAX PARCEL ID:
27-37-17-00-500
ORB 3921, PAGE 7094



S88°58'28"W
40.00'

N72°04'52"W
42.11'

N00°17'04"W
50.00'

W LINE ORB
2309, PAGE
1277

POINT OF BEGINNING
PARCEL 101
STEWART ROAD R/W

SW CORNER
ORB 2309,
PAGE 1277

N R/W LINE

S LINE NE 1/4

POINT OF COMMENCEMENT
SW CORNER NW 1/4 SECTION 17,
TOWNSHIP 27 SOUTH, RANGE 37 EAST

AURORA ROAD

S R/W LINE

TAX PARCEL ID:
27-37-17-00-772
ORB 5692, PAGE 1817

COMMODORE
BOULEVARD

W R/W LINE

E R/W LINE



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SURVEYING AND MAPPING DIVISION
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VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 6 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 5

AND 7 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "B" LOT 7

TAX PARCEL ID: 27-37-17-26-*--6.01

ORB 3369, PAGE 1149

REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

N LINE PB 10, PG 27
S LINE PB 10, PG 57

CARLTON DRIVE

(60' WIDE R/W PER PB 10, PG 27)

E LINE PB
10, PG 27

TAX PARCEL ID:
27-37-17-30-A-46

ORB 7919, PAGE 1681

LOT 49

LOT 50

REPLAT OF BLOCK A
CARLTON STEWART GARDENS
PLAT NO. 1
PB 10, PAGE 27

DITCH

20' WIDE R/W PER
PB 10, PAGE 27

LOT 1

MATCH LINE "A"

MATCH LINE "B"

TAX PARCEL ID: 27-37-17-00-4
ORB 1086, PAGE 927

TAX PARCEL ID: 27-37-17-00-2
OWNER: CITY OF MELBOURNE
DB 238, PG 134
S LINE ORB 1086,
PAGE 927

NW CORNER ORB
SAN JUAN CONDO
2309, PAGE 1277
N88°42'50"E
7.00'

S LINE DB 238,
PAGE 134

SW CORNER DB
238, PAGE 134

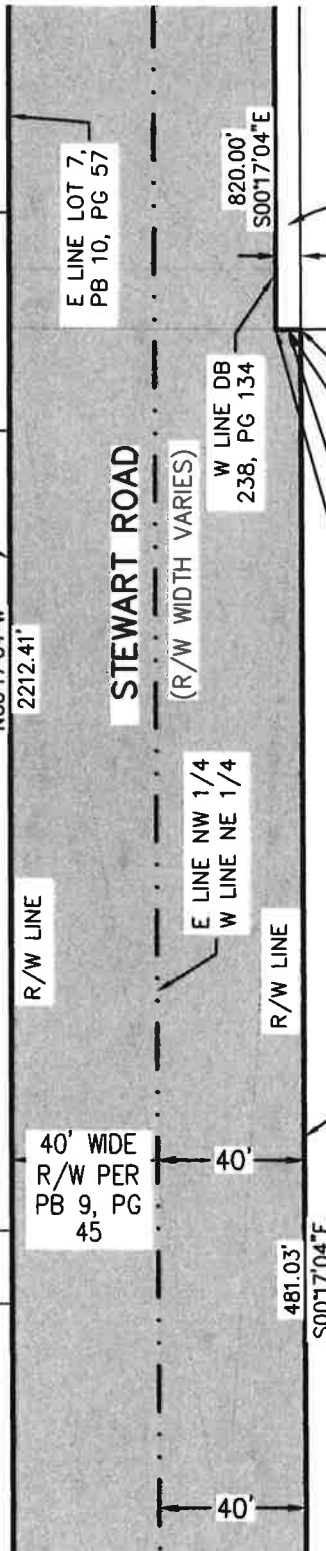
N LINE
ORB 2309,
PAGE 1277

TAX PARCEL ID:
27-37-17-00-6.1-.XA

SAN JUAN VILLAGE
CONDOMINIUMS

ORB 2309, PAGE 1277

W LINE ORB
2309, PAGE
1277



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PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

MATCH LINE "C"

TAX PARCEL ID: 27-37-17-25-*--1.01

ORB 3673, PAGE 2061

LOT 5

E LINE LOT 5
PB 10, PG 57

E LINE LOT 6
PB 10, PG 57

PORTION OF LOT 6
REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

TAX PARCEL ID:
27-37-17-26-*--6
ORB 8168, PAGE 455

TAX PARCEL ID: 27-37-17-26-*--6.01
ORB 3369, PAGE 1149

S 50' OF LOT 6

MATCH LINE "B" LOT 7

TAX PARCEL ID: 27-37-17-26-*--6.01

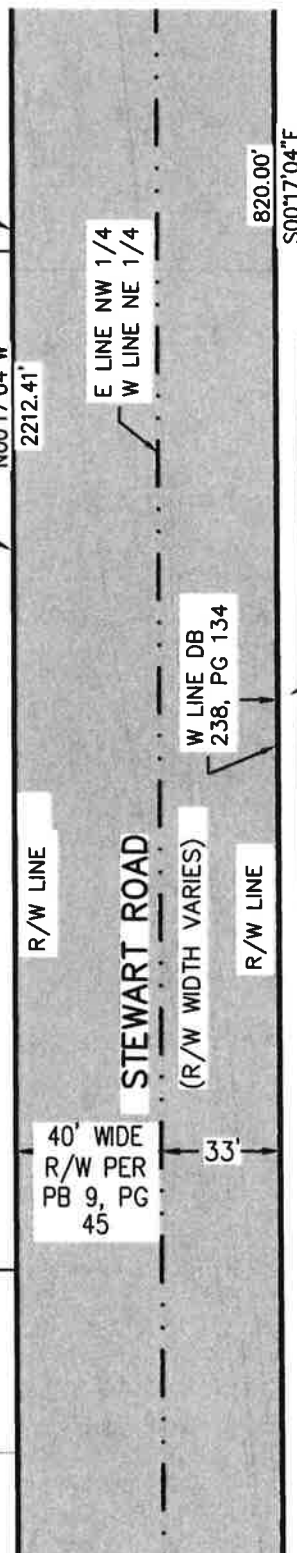


EXHIBIT "A"

SHEET 7 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 6
AND 8 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "C"

OWNER: CITY OF MELBOURNE

TAX PARCEL ID: 27-37-17-00-2

DB 238, PG 134

N LINE ORB 1086,
PAGE 927

TAX PARCEL ID: 27-37-17-00-4
ORB 1086, PAGE 927

TAX PARCEL ID: 27-37-17-00-2
OWNER: CITY OF MELBOURNE
DB 238, PG 134

W LINE ORB
1086, PG 927

MATCH LINE "B"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

PURPOSE: RIGHT OF WAY

MATCH LINE "D"

LOT 4

E LINE LOT 4
PB 10, PG 57

TAX PARCEL ID: 27-37-17-25-*-1.01

ORB 3673, PAGE 2061

LOT 5

REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

E LINE LOT 5
PB 10, PG 57



EXHIBIT "A"

SHEET 8 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 7
AND 9 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

W LINE PB
18, PG 85

MATCH LINE "D"

LOT 5, BLOCK A

SUNWOOD PARK SUBDIVISION
PB 5, PG 18

TAX PARCEL ID: 27-37-17-07-A-1
ORB 7766, PG 1175

S LINE PB 18, PAGE 84
N LINE DB 238, PG 134

SW CORNER LOT
5, BLOCK A
S88°42'50"W
7.00'

NW CORNER DB
238, PAGE 134

OWNER: CITY OF MELBOURNE
TAX PARCEL ID: 27-37-17-00-2
DB 238, PG 134

N00°17'04"W

2212.41'

40' WIDE
R/W PER
PB 9, PG
45

W LINE DB
238, PG 134

R/W LINE

STEWART ROAD

R/W WIDTH VARIES)

R/W LINE

820.00'
S00°17'04"E

MATCH LINE "C"

MATCH LINE "C"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE: 1" = 50'

PROJECT NO.: 19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 9 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 8
AND 10 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "E"

MATCH LINE "E"

TAX PARCEL ID:
27-37-17-25-*1
ORB 6593, PG 1833

REMAINDER OF LOT 1

S 85' OF LOT 1
REPLAT OF LOT 3 OF REPLAT OF
PART OF CARLTON STEWART
GARDENS PLAT NO. 1
PB 11, PAGE 31

TAX PARCEL ID:
27-37-17-25-*1.01
ORB 3673, PG 2061

S LINE PB 11, PAGE 31
N LINE LOT 4, PB 10, PG 57

LOT 4
REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

E LINE LOT 4
PB 10, PG 57

N00°17'04"W

2212.41'

R/W LINE

E LINE NW 1/4
W LINE NE 1/4

40' WIDE
R/W PER
PB 9, PG
45

STEWART ROAD

(R/W WIDTH VARIES)

R/W LINE

1335.38'
S00°17'04"E

W LINE PB
18, PG 84

40'
R/W PER
PB 18, PG 85

PORTION OF LOT 3

TAX PARCEL ID:
27-37-17-07-Z-3
ORB 5522, PG 5048

BLOCK Z
SUNWOOD PARK SUBDIVISION
PB 18, PG 85

PORTION OF LOT 2
TAX PARCEL ID:
27-37-17-07-Z-2.01
ORB 8362, PG 2967

PORTION OF LOT 1
TAX PARCEL ID:
27-37-17-07-Z-1
ORB 6466, PG 1536

R/W LINE

PALMWOOD DRIVE
(R/W WIDTH VARIES)
PER PB 18, PG 85

R/W LINE

LOT 5, BLOCK A
SUNWOOD PARK SUBDIVISION
PB 18, PG 85

W LINE PB
18, PG 85

MATCH LINE "D"

MATCH LINE "D"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

N



EXHIBIT "A"

SHEET 10 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 9
AND 11 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "F"

TAX PARCEL ID: 27-37-17-26-*-2
ORB 5539, PG 1140
N 100' OF LOT 2

PORTION OF LOT 2
PB 10, PG 57

NORTH 105 FEET OF THE
SOUTH 130 FEET OF LOT 2
REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

TAX PARCEL ID:
27-37-17-26-*-2.02
ORB 3326, PG 1495

S LINE ORB 3326,
PAGE 1495

R/W LINE
JULIA DRIVE
UNKNOWN OWNERSHIP
(50' WIDE R/W)
25' R/W PER PB 11, PG 31

R/W LINE
N LINE PB 11, PG 31
S LINE LOT 2, PB 10, PG 57

LOT 2
REPLAT OF LOT 3 OF REPLAT OF PART OF
CARLTON STEWART GARDENS PLAT NO. 1
PB 11, PAGE 31

TAX PARCEL ID: 27-37-17-25-*-2
ORB 7005, PG 1257

MATCH LINE "E"

40' WIDE
R/W PER
PB 9, PG
45

R/W LINE

N00°17'04"W
2212.41'

STEWART ROAD

(R/W WIDTH VARIES)

R/W LINE

1335.38'
S00°17'04"E

E LINE NW 1/4
W LINE NE 1/4

W LINE PB
18, PG 84

40'
R/W PER
PB 18,
PG 85

40' WIDE
R/W PER
PB 9, PG
45

E LINE PB 11, PG 31

LOT 7, BLOCK Z

MATCH LINE "F"

SUNWOOD PARK SUBDIVISION
PB 18, PG 84
LOT 7, BLOCK Z
TAX PARCEL ID:
27-37-17-07-Z-7
ORB 8420, PG 2676

PORTION OF LOT 6
TAX PARCEL ID:
27-37-17-07-Z-6
ORB 6111, PG 2437

BLOCK Z
SUNWOOD PARK SUBDIVISION
PB 18, PG 85

TAX PARCEL ID:
27-37-17-07-Z-5
ORB 3030, PG 4739
PORTION OF LOT 5

TAX PARCEL ID:
27-37-17-07-Z-4
ORB 5192, PG 26

PORTION OF LOT 4
TAX PARCEL ID:
27-37-17-07-Z-4
ORB 6481, PG 1566

E LINE PB
18, PG 85

MATCH LINE "E"

PORTION OF LOT 3



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 12 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 11
AND 13 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

56



MATCH LINE "H"

LOT 29

LOT 30

TAX PARCEL ID:
27-37-08-53-*--30
ORB 5818, PG 3361

STEWART PLACE
PB 25, PG 148

5' PUDE, PB
25, PG 148

SE CORNER LOT 30

N LINE ORB
3233, PAGE 4351

TAX PARCEL ID:
27-37-08-52-B-1
ORB 3233, PG 4351

(LOT 28, BLOCK B, CONRAD'S
UNRECORDED SUBDIVISION)

S LINE ORB 3233,
PAGE 4351

HAZELWOOD DRIVE

ORB 5730, PG 3257

N LINE ORB 3642,
PAGE 2737
E LINE ORB 3642, PG 2737

TAX PARCEL ID:
27-37-08-52-C-1
ORB 3642, PG 2737
(LOT 1, BLOCK C, CONRAD'S
UNRECORDED SUBDIVISION)

N LINE PARCEL A, ORB 2279, 1142

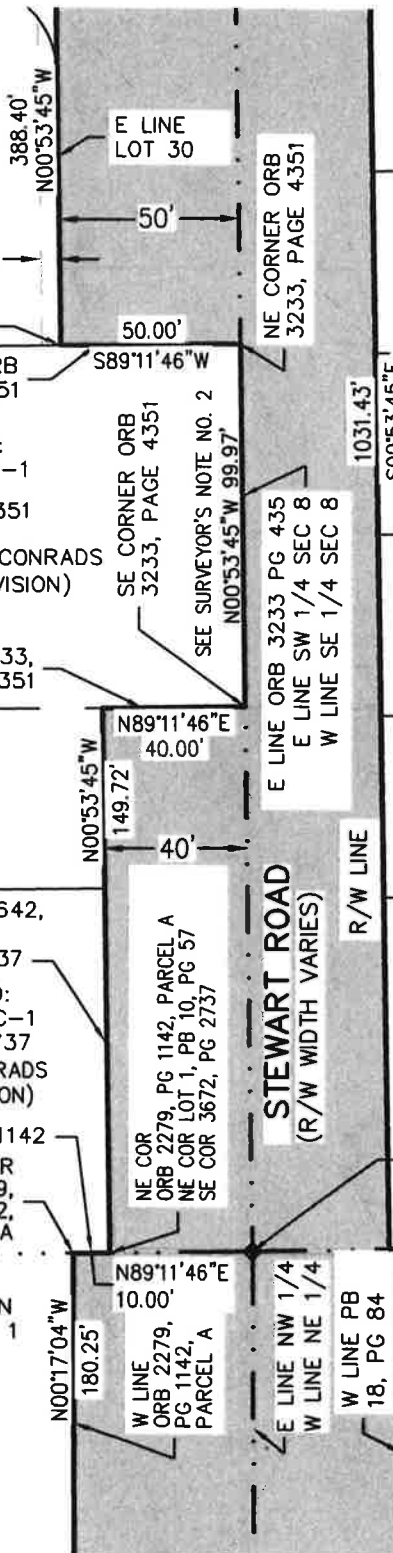
N LINE LOT 1, PB 10, PG 57
N LINE NW 1/4 SEC 17
S LINE SW 1/4 SEC 8

NW COR
ORB 2279,
PG 1142,
PARCEL A

PORTION OF LOT 1
REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

TAX PARCEL ID:
27-37-17-26-*--1.12
ORB 2905, PG 2483

MATCH LINE "G"



LOT 6

MATCH LINE "H"

TAX PARCEL ID:
27-37-08-75-*--6
ORB 3075, PG 375

LOT 7

TAX PARCEL ID:
27-37-08-75-*--7
ORB 8223, PG 237

LOT 8

TAX PARCEL ID:
27-37-08-75-*--8
ORB 6229, PG 2724

LOT 9

TAX PARCEL ID:
27-37-08-75-*--9
ORB 7532, PG 2443

MEADOW COVE
PB 33, PG 84

LOT 10

TAX PARCEL ID:
27-37-08-75-*--10
ORB 6624, PG 2080

LOT 11

TAX PARCEL ID:
27-37-08-75-*--11
ORB 8071, PG 0726

LOT 12

N 1/4 CORNER SEC 17
S 1/4 CORNER SEC 8

N89°06'36"E
3.01'

S LINE LOT 11, PB 33, PG 84
S LINE SE 1/4 SEC 8
N LINE NE 1/4 SEC 17
N LINE LOT 86, PB 18, PG 84

BLOCK M
SUNWOOD PARK SUBDIVISION
PB 18, PG 84

PORTION OF LOT 86 MATCH LINE "G"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION PARCEL 102

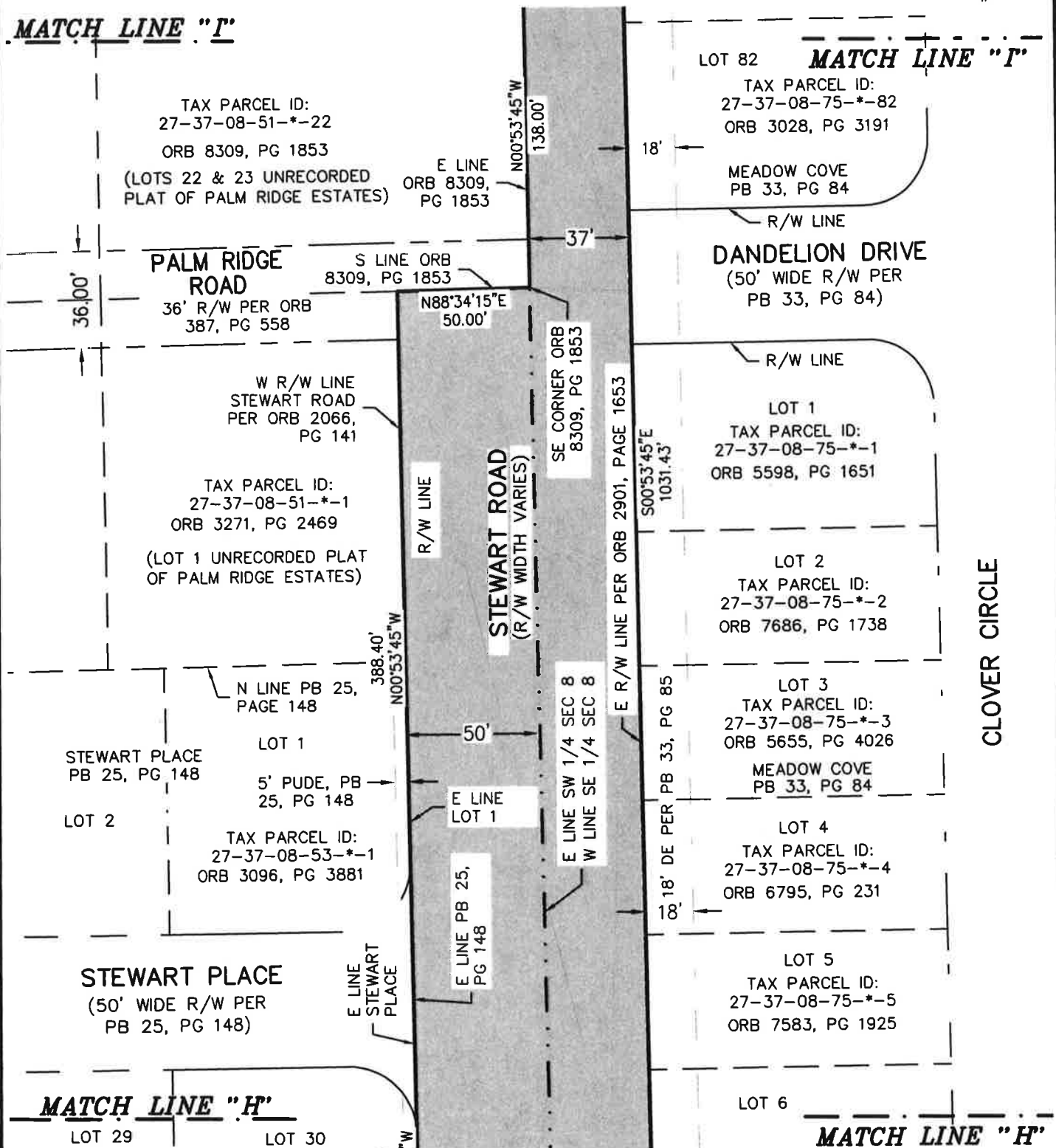
PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 13 OF 15
NOT VALID WITHOUT SHEET 1 THROUGH 12
AND 14, 15 OF 15
THIS IS NOT A SURVEY
SEE SURVEYORS NOTE #1

MATCH LINE "I"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 14 OF 15
NOT VALID WITHOUT SHEET 1 THROUGH 13
AND 15 OF 15

THIS IS NOT A SURVEY

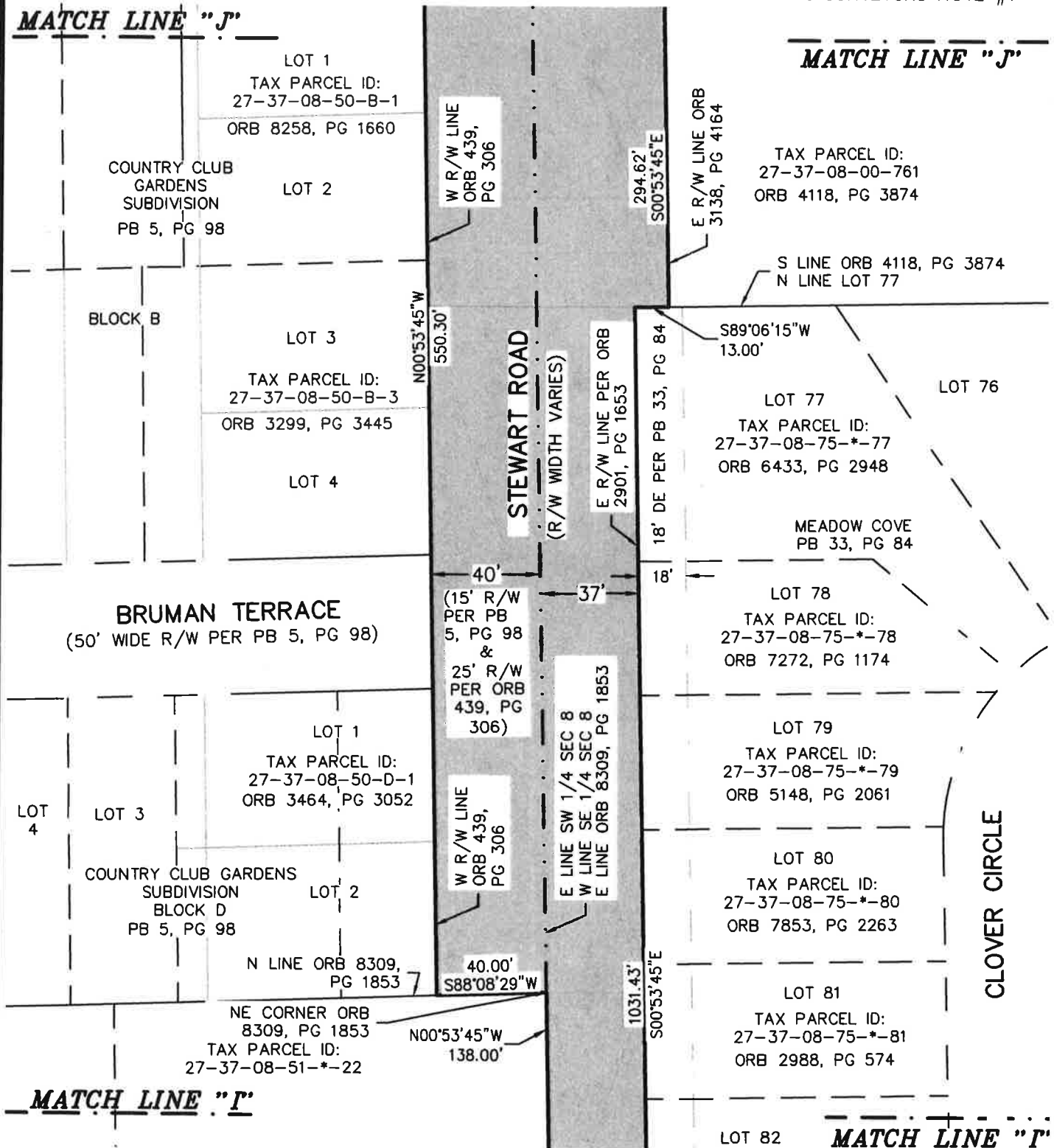
SEE SURVEYORS NOTE #1



58

MATCH LINE "J"

MATCH LINE "J"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 15 OF 15
NOT VALID WITHOUT SHEET 1 THROUGH 14
OF 15

THIS IS NOT A SURVEY
SEE SURVEYORS NOTE #1

TAX PARCEL ID:
27-37-08-00-505
ORB 8045, PG 2867

(50' WIDE
R/W PER
ORB 540,
PG 373)

(50' WIDE
R/W PER
ORB 2704,
PG 1227)

TRACT E
LAKE WASHINGTON TOWNHOMES
PB 56, PG 40

TAX PARCEL ID:
27-37-08-77-*E
ORB 7246, PG 550

STEWART ROAD

R/W LINE

R/W LINE

LAKE WASHINGTON ROAD

(100' WIDE R/W PER ORB 984, PG 350)

(100' WIDE R/W PER ORB 1308, PG 736)

N LINE SE 1/4 SW 1/4 SEC 8
N LINE PB 5, PG 98
S R/W LINE

N LINE SW 1/4 SE 1/4 SEC 8
N LINE ORB 3138, PG 4164
S R/W LINE

90.00'
N89°04'01"E

LOT 4
PORTION OF
LOT 3
COUNTRY CLUB
GARDENS
SUBDIVISION
PB 5, PG 98

LOT 2
TAX PARCEL ID:
27-37-08-50-A-1
ORB 7413, PG 2695
BLOCK A
LOT 1

N LINE ORB 4118,
PG 3874

550.30'
N00°53'45"W

W R/W LINE ORB
439, PG 306

STEWART ROAD

(R/W WIDTH VARIES)

E LINE SW 1/4 SEC 8
W LINE SE 1/4 SEC 8

E R/W LINE ORB
3138, PG 4164

TAX PARCEL ID:
27-37-08-00-761
ORB 4118, PG 3874

MASON TERRACE
(NAME PER ORB 2588, PG 1776)
(COUNTRY CLUB TERRACE
PER PB 5, PG 98)
(50' WIDE R/W)

R/W LINE

LOT 1
BLOCK B

MATCH LINE "J"

LOT 1

S00°53'45"E
294.62'

MATCH LINE "J"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
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VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

RESOLUTION NO. 20- 141

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.38, FLORIDA
STATUTES, AND SECTION 2-247, BREVARD COUNTY CODE OF
ORDINANCES, AUTHORIZING CONVEYANCE OF COUNTY PROPERTY; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Brevard County, Florida, a political sub-division of the State of Florida (hereinafter the COUNTY) owns a certain right-of-way for a public road right-of-way within the City of Melbourne, a municipality incorporated under the laws of Florida (hereinafter the CITY); and

WHEREAS, the right-of-way for said public road is referred to as Stewart Road between Aurora Road and Lake Washington Road (hereinafter the Stewart Project), which is further described in Exhibit A; and

WHEREAS, on September 17, 2019, the COUNTY and CITY executed an Interlocal Agreement regarding the Stewart Road Reconstruction and Rehabilitation Project (hereinafter the Interlocal); and

WHEREAS, paragraph 7 of the Interlocal states the COUNTY and CITY agree that upon completion of the construction project, to wit, November 9, 2019, the CITY will assume the ownership and maintenance responsibilities of Stewart Road between Aurora Road and Lake Washington Road, along with the associated drainage system and its right of way permits, one year after construction is complete; and

WHEREAS, the County Deed with attached Exhibit A will effectuate the intent of the Interlocal, and

WHEREAS, the CITY has applied for a conveyance of the Stewart Road project area via the Interlocal to promote the community interest and welfare of the CITY; and

WHEREAS, the COUNTY agrees that the CITY's proposed use of the property for roadway purposes will promote public health, safety or welfare; and will serve the public interest and a public purpose; and

WHEREAS, the COUNTY has determined that said property is not needed for COUNTY purposes and it is in the best interests of COUNTY to convey said property to the CITY, and desires to cooperate with and assist the CITY by conveying the property.

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


1. The foregoing recitals are true and correct and incorporated to this Resolution by this reference.
2. The Stewart Project property is fully described at Exhibit A, which is attached and

incorporated by this reference. The Stewart Project is located within the boundary of the CITY, and is not needed for COUNTY purposes.

3. The COUNTY finds the CITY has requested the conveyance and the CITY will use and maintain the Stewart Project as a public roadway to provide safe and well-kept roadways for the community, which is in the public interest and serves a public purpose.
4. In the event the Stewart Project is not used, maintained or ceases to be used and maintained for a public roadway, the COUNTY does not retain any right to reenter and repossess the property.
5. The COUNTY authorizes the Chair, Board of County Commissioners, to execute all necessary documents to convey the Stewart Project to the CITY as described in the attached County Deed with Exhibit A, at nominal consideration pursuant to the terms of the Interlocal.
6. This Resolution shall take effect immediately upon its adoption.

This Resolution is **DONE, ORDERED, AND ADOPTED** in Regular Session, this 27 day of Oct 2020.

ATTEST:



Scott Ellis, Clerk to the Board

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Bryan Andrew Lober, Chair

As approved by the Board on: 10/27/2020

Reviewed for legal form and content:

Assistant County Attorney

SKETCH & LEGAL DESCRIPTION STEWART ROAD (AURORA ROAD TO LAKE WASHINGTON ROAD) PARCEL 102

SHEET 1 OF 15

THIS SKETCH IS NOT A FIELD SURVEY AND IS NOT
VALID WITHOUT SHEETS 2 THROUGH 15 OF 15

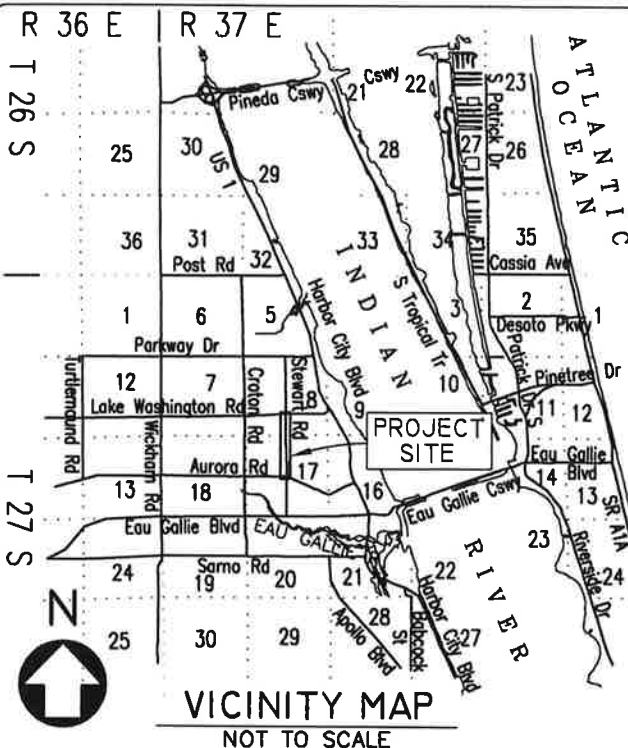
SECTIONS 08 & 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST

INDEX OF SHEETS

- | | |
|-------------|---|
| SHEET 1 | - COVER SHEET, LEGEND, SURVEYOR'S
NOTES, ABBREVIATIONS |
| SHEET 2 | - OVERALL SKETCH, KEY MAP |
| SHEETS 3-4 | - LEGAL DESCRIPTION |
| SHEETS 5-15 | - SKETCH OF DESCRIPTION |

LEGEND

- | | |
|--|----------------------|
| | RIGHT OF WAY LINE |
| | SECTION LINE |
| | CENTER LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | DENOTES RIGHT OF WAY |



SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THIS DESCRIPTION IS SOLELY BASED ON DEEDS, MAPS, AND PLATS OF PUBLIC RECORD. IT APPEARS THAT THERE MAY BE CERTAIN DEED LINES THAT EXTEND INTO THE PHYSICAL ROADWAY OF STEWART ROAD. AS SUCH, THE ROADWAY MAY BE DEEMED TO BE DEDICATED TO THE PUBLIC TO THE EXTENT IN WIDTH THAT HAS BEEN ACTUALLY MAINTAINED FOR THE PRESCRIBED PERIOD ACCORDING TO CHAPTER 95-361, FLORIDA ADMINISTRATIVE CODE. IT IS BEYOND THE SCOPE OF THIS SKETCH AND DESCRIPTION TO DETERMINE THESE UNWRITTEN RIGHTS.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, REFERENCED TO THE EAST LINE OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, AS BEING NORTH 00° 17' 04" WEST.
4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR OPINION.
5. REFERENCE MATERIAL NOT DENOTED HEREIN:
 - A. SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, PREPARED BY BREVARD COUNTY SURVEYING AND MAPPING, PROJECT NO. 04-06-076, DATED 8/17/2004.
 - B. CARLTON STEWART GARDENS PLAT NO. 1 AS RECORDED IN PLAT BOOK 9, PAGE 45.
6. ACCORDING TO THE ABOVE NOTED PLAT BOOK 9, PAGE 45, THE PLATTED NAME OF THE SUBJECT ROADWAY WAS DENOTED AS RALPH G. STEWART ROAD ON SAID PLAT. IT IS NOT KNOWN WHEN OR HOW THE ROADWAY WAS RENAMED TO STEWART ROAD.

ABBREVIATIONS

- | | |
|-----------------------------|--------------------|
| AKA = ALSO KNOWN AS | PB = PLAT BOOK |
| COR = CORNER | PG = PAGE |
| DB = DEED BOOK | R/W = RIGHT OF WAY |
| ID = IDENTIFICATION | SEC = SECTION |
| N/F = NOW OR FORMERLY | SR = STATE ROAD |
| ORB = OFFICIAL RECORDS BOOK | |

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS AND CITY OF MELBOURNE

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: M. CORNELL

CHECKED BY: M. J. SWEENEY

PROJECT NO. 19-07-070

REVISIONS

DATE

DESCRIPTION

DATE: SEPTEMBER 16, 2020

SHEET: 1 OF 15

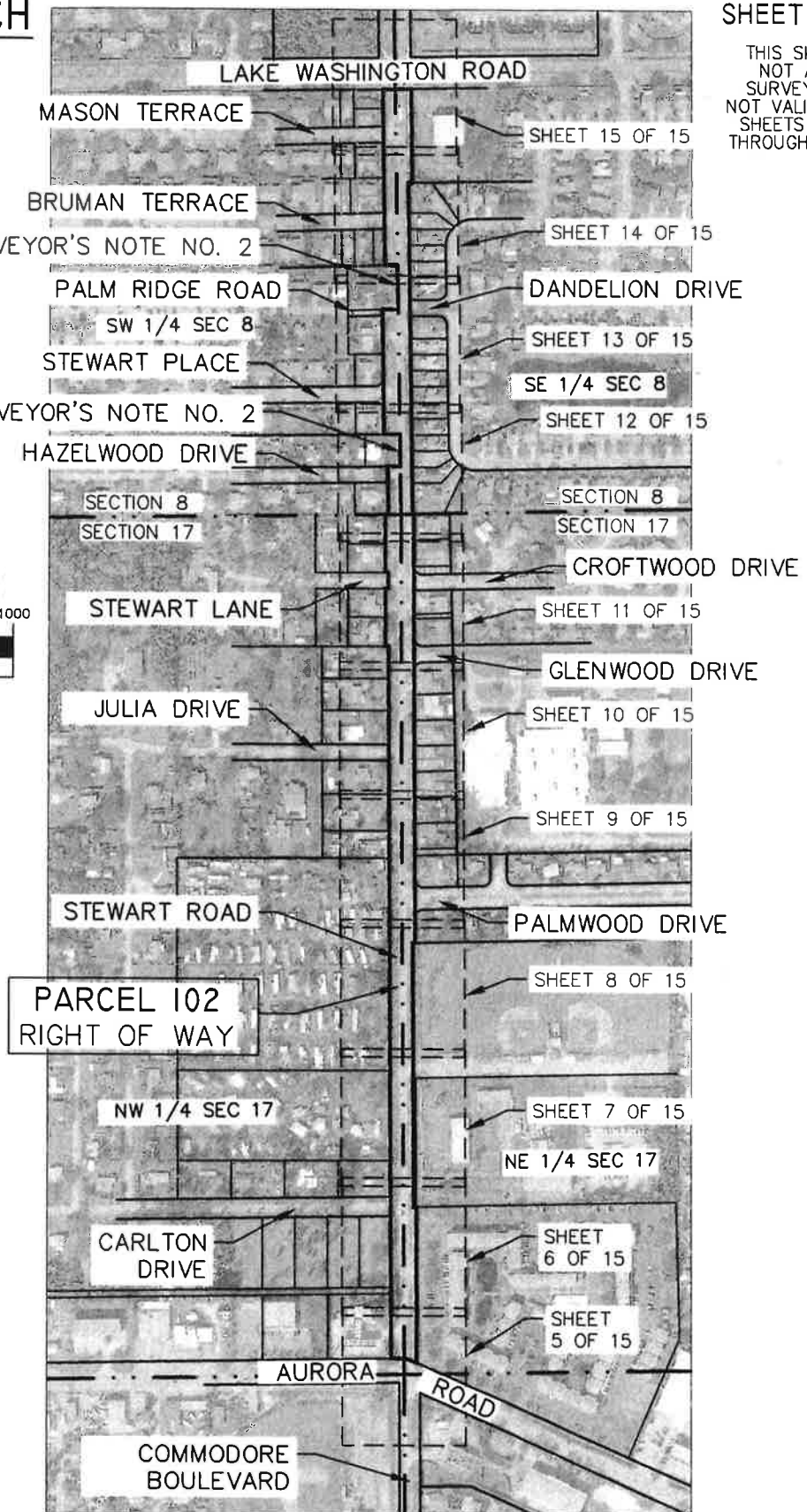
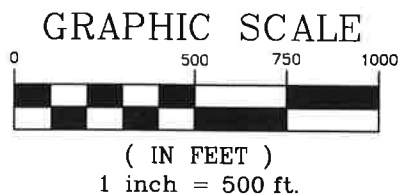
SECTIONS 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

OVERALL SKETCH KEY MAP PARCEL 102

PURPOSE: RIGHT OF WAY

SHEET 2 OF 15

THIS SKETCH IS
NOT A FIELD
SURVEY AND IS
NOT VALID WITHOUT
SHEETS 1 AND 3
THROUGH 15 OF 15



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE: 1" = 500'
PROJECT NO.: 19-07-070

SECTIONS 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

LEGAL DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 3 OF 15

NOT VALID WITHOUT SHEET 1, 2, AND 4
THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 8 AND WITHIN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 00° 17' 04" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AURORA ROAD, ALSO PREVIOUSLY KNOWN AS STATE ROAD NO. 101, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE SOUTH 88° 58' 28" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, REPLAT OF BLOCK A, CARLTON STEWART GARDENS PLAT NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00° 17' 04" WEST ALONG THE EAST LINE OF SAID PLAT BOOK 10, PAGE 27 AND ALONG THE EAST LINE OF LOTS 4 THROUGH 7, REPLAT OF PART OF CARLTON STEWART GARDENS PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57 AND ALONG THE EAST LINE OF REPLAT LOT 3 OF REPLAT OF PART OF CARLTON STEWART GARDENS PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 31, AND ALONG THE EAST LINE OF LOT 2 PER SAID PLAT BOOK 10, PAGE 57 FOR A DISTANCE OF 2212.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 PER SAID PLAT BOOK 10, PAGE 57; THENCE SOUTH 89° 32' 56" WEST ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED AS PARCEL D IN OFFICIAL RECORDS BOOK 2279, PAGE 1142 FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 17' 04" WEST ALONG THE WEST LINE OF THOSE LANDS DESCRIBED AS PARCEL C AND PARCEL D IN THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 180.24 FEET TO THE NORTHWEST CORNER OF PARCEL C OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 89° 32' 56" EAST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF PARCEL C OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57; THENCE NORTH 00° 17' 04" WEST ALONG THE SAID EAST LINE FOR A DISTANCE OF 49.75 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 89° 32' 56" WEST ALONG THE SOUTH LINE OF PARCEL B OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 17' 04" WEST ALONG THE WEST LINE OF PARCEL B AND PARCEL A OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 180.25 FEET TO NORTHWEST CORNER OF PARCEL A OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 89° 11' 46" EAST ALONG THE NORTH LINE OF SAID PARCEL A, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57, AND SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17 FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57, AND SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3642, PAGE 2737; THENCE NORTH 00° 53' 45" WEST ALONG THE EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALSO ALONG THE EAST LINE OF HAZELWOOD DRIVE FOR A DISTANCE OF 149.72 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3233, PAGE 4351; THENCE NORTH 89° 11' 46" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00° 53' 45" WEST ALONG SAID EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE DEPARTING THE EAST LINE OF SAID SOUTHWEST QUARTER, RUN SOUTH 89° 11' 46" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 30, STEWART PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 148; THENCE NORTH 00° 53' 45" WEST ALONG THE EAST LINE OF SAID LOT 30 AND ALONG THE EAST LINE OF PLAT BOOK 25, PAGE 148 AND ALONG THE

(CONTINUED ON SHEET 4 OF 15)

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PHONE: (321) 633-2080



DRAWN BY: M CORNELL	CHECKED BY: M SWEENEY	PROJECT NO. 19-07-070	SECTION 08 & 17 TOWNSHIP 27 SOUTH RANGE 37 EAST	
DATE: 9/16/20	SHEET: 3 OF 15	REVISIONS	DATE	DESCRIPTION

LEGAL DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 4 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 3
AND 5 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY (CONTINUED FROM SHEET 3 OF 15)

WEST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2066, PAGE 141 FOR A DISTANCE OF 388.40 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8309, PAGE 1853; THENCE NORTH 88° 34' 15" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00° 53' 45" WEST ALONG SAID EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 138.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 88° 08' 29" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORD BOOK 439, PAGE 306; THENCE NORTH 00° 53' 45" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 550.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WASHINGTON ROAD ACCORDING TO OFFICIAL RECORDS BOOK 984, PAGE 350, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF PLAT BOOK 5, PAGE 98, AND ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 89° 04' 01" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ALSO BEING A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE CONTINUE NORTH 89° 04' 01" EAST ALONG SOUTH RIGHT OF WAY LINE OF LAKE WASHINGTON ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1308, PAGE 736 FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 3138, PAGE 4164; THENCE SOUTH 00° 53' 45" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 294.62 FEET TO A POINT THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4118, PAGE 3874, SAID LINE ALSO BEING THE NORTH LINE OF LOT 77, MEADOW COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 84; THENCE SOUTH 89° 06' 15" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 13.00 FEET TO THE EAST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2901, PAGE 1653; THENCE SOUTH 00° 53' 45" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1031.43 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT BOOK 33, PAGE 84, SAID LINE ALSO BEING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 8, AND SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 17, AND SAID LINE ALSO BEING THE NORTH LINE OF LOT 86, BLOCK M, SUNWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 84; THENCE NORTH 89° 06' 36" EAST ALONG THE SAID SOUTH LINE AND SAID NORTH LINE FOR A DISTANCE OF 3.01 FEET TO A POINT ON THE WEST LINE OF PLAT BOOK 18, PAGE 84; THENCE SOUTH 00° 17' 04" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1335.38 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK A, PER SAID PLAT BOOK 18, PAGE 84, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 238, PAGE 134; THENCE SOUTH 88° 42' 50" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 00° 17' 04" EAST ALONG THE WEST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 820.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 88° 42' 50" EAST ALONG THE SOUTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF SAN JUAN CONDOMINIUMS ACCORDING TO THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2309, PAGE 1277; THENCE SOUTH 00° 17' 04" EAST ALONG THE WEST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 481.03 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID AURORA ROAD; THENCE NORTH 72° 04' 52" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 42.11 FEET TO THE POINT OF BEGINNING, CONTAINING 7.08 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION.

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DRAWN BY: M CORNELL	CHECKED BY: M SWEENEY	PROJECT NO. 19-07-070			SECTION 08 & 17 TOWNSHIP 27 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 9/16/20	SHEET: 4 OF 15				

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 5 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 4
AND 6 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "A"

MATCH LINE "A"

TAX PARCEL ID:
27-37-17-30-A-1
ORB 7145, PAGE 23

LOT 1

REPLAT OF BLOCK A
CARLTON STEWART GARDENS
PLAT NO. 1
PB 10, PAGE 27

SAN JUAN VILLAGE
CONDOMINIUMS

ORB 2309, PAGE 1277

W LINE ORB
2309, PAGE
1277

POINT OF BEGINNING

PARCEL 101
STEWART ROAD R/W

SW CORNER
ORB 2309,
PAGE 1277

SE CORNER LOT 1
PB 10, PAGE 27

S LINE LOT 1

N R/W LINE

**AURORA ROAD
(AKA SR NO. 101)**

S LINE NW 1/4

S R/W LINE

TAX PARCEL ID:
27-37-17-00-500
ORB 3921, PAGE 7094

POINT OF COMMENCEMENT

SW CORNER NW 1/4 SECTION 17,
TOWNSHIP 27 SOUTH, RANGE 37 EAST

AURORA ROAD

S R/W LINE

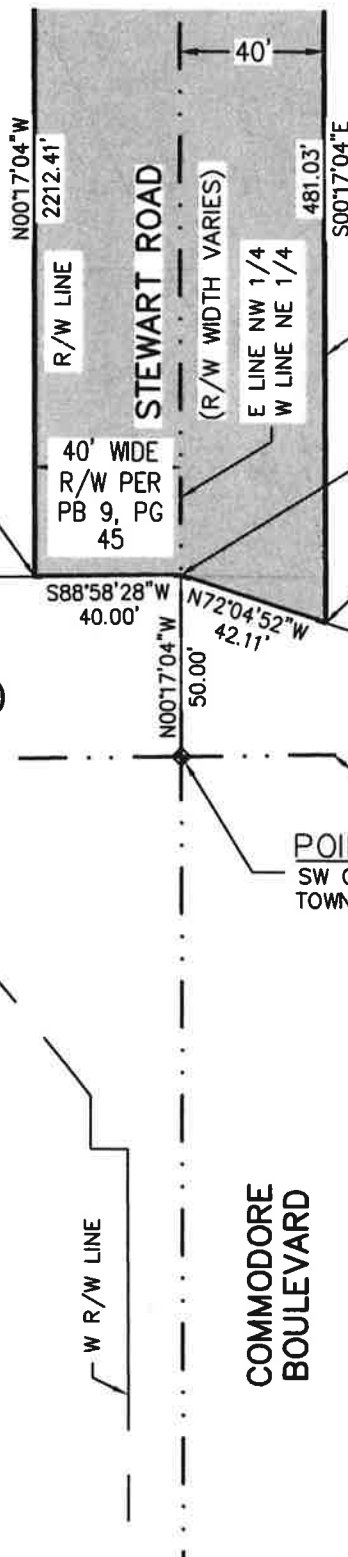
TAX PARCEL ID:
27-37-17-00-772
ORB 5692, PAGE 1817

ORB 5692, PAGE 1817

**COMMODORE
BOULEVARD**

E R/W LINE

W R/W LINE



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SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 6 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 5
AND 7 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "B" LOT 7

TAX PARCEL ID: 27-37-17-26-*--6.01

ORB 3369, PAGE 1149

REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

N LINE PB 10, PG 27
S LINE PB 10, PG 57

CARLTON DRIVE

(60' WIDE R/W PER PB 10, PG 27)

E LINE PB
10, PG 27

TAX PARCEL ID:
27-37-17-30-A-46
ORB 7919, PAGE 1681

LOT 49

LOT 50

REPLAT OF BLOCK A
CARLTON STEWART GARDENS
PLAT NO. 1
PB 10, PAGE 27

DITCH

20' WIDE R/W PER
PB 10, PAGE 27

LOT 1

MATCH LINE "A"

MATCH LINE "B"

TAX PARCEL ID: 27-37-17-00-4
ORB 1086, PAGE 927

TAX PARCEL ID: 27-37-17-00-2
OWNER: CITY OF MELBOURNE
DB 238, PG 134
S LINE ORB 1086,
PAGE 927

NW CORNER ORB
SAN JUAN CONDO
2309, PAGE 1277
N88°42'50"E

N LINE
ORB 2309,
PAGE 1277

S LINE DB 238,
PAGE 134

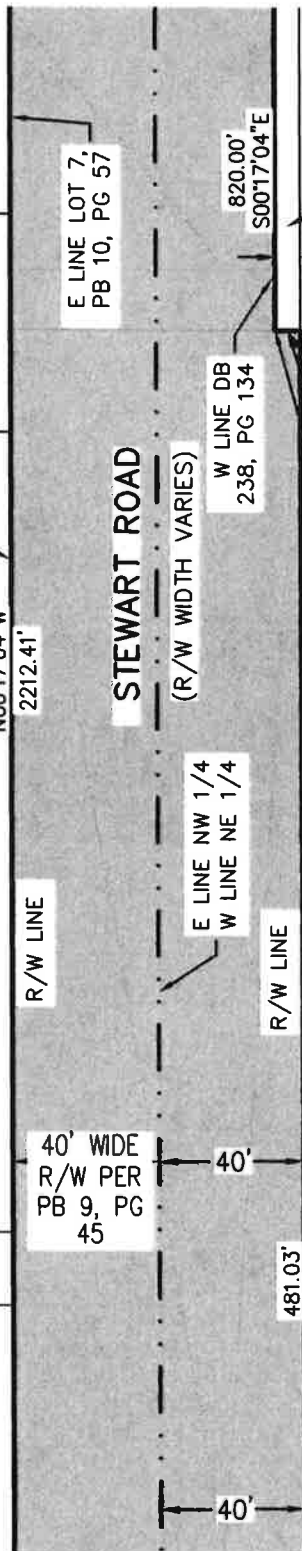
SW CORNER DB
238, PAGE 134

TAX PARCEL ID:
27-37-17-00-6.1-.XA

SAN JUAN VILLAGE
CONDOMINIUMS

ORB 2309, PAGE 1277

W LINE ORB
2309, PAGE
1277



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SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

MATCH LINE "C"

TAX PARCEL ID: 27-37-17-25-*--1.01
ORB 3673, PAGE 2061

LOT 5 E LINE LOT 5
PB 10, PG 57

E LINE LOT 6
PB 10, PG 57

PORTION OF LOT 6
REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

TAX PARCEL ID:
27-37-17-26-*--6
ORB 8168, PAGE 455

TAX PARCEL ID: 27-37-17-26-*--6.01
ORB 3369, PAGE 1149

S 50' OF LOT 6

MATCH LINE "B" LOT 7

TAX PARCEL ID: 27-37-17-26-*--6.01

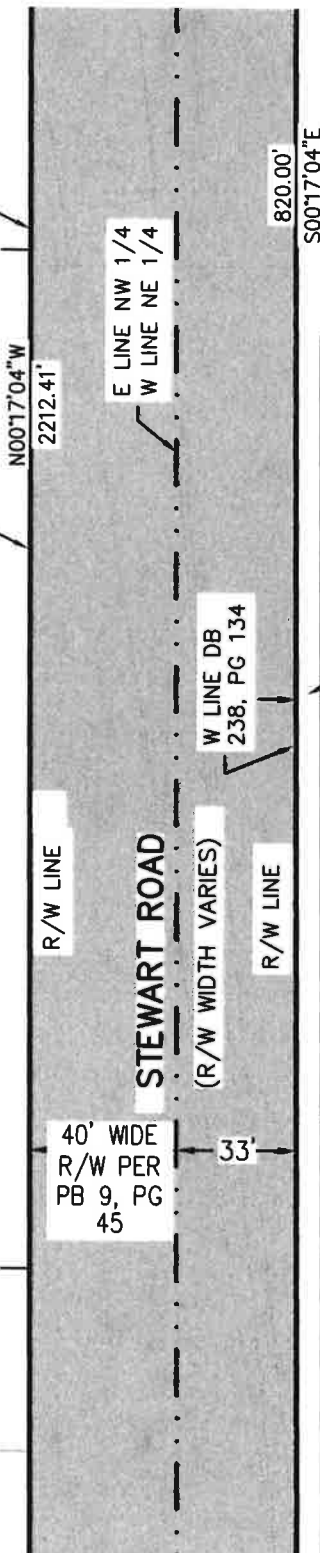


EXHIBIT "A"

SHEET 7 OF 15
NOT VALID WITHOUT SHEET 1 THROUGH 6
AND 8 THROUGH 15 OF 15
THIS IS NOT A SURVEY
SEE SURVEYORS NOTE #1

MATCH LINE "C"

OWNER: CITY OF MELBOURNE
TAX PARCEL ID: 27-37-17-00-2
DB 238, PG 134

N LINE ORB 1086,
PAGE 927

TAX PARCEL ID: 27-37-17-00-4
ORB 1086, PAGE 927

TAX PARCEL ID: 27-37-17-00-2
OWNER: CITY OF MELBOURNE
DB 238, PG 134

W LINE ORB
1086, PG 927

MATCH LINE "B"



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PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

MATCH LINE "D"



EXHIBIT "A"

SHEET 8 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 7
AND 9 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

LOT 4

E LINE LOT 4
PB 10, PG 57

TAX PARCEL ID: 27-37-17-25-*--1.01

ORB 3673, PAGE 2061

LOT 5

REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

E LINE LOT 5
PB 10, PG 57

W LINE PB
18, PG 85

MATCH LINE "D"

LOT 5, BLOCK A
SUNWOOD PARK SUBDIVISION
PB 5, PG 18

TAX PARCEL ID: 27-37-17-07-A-1
ORB 7766, PG 1175

S LINE PB 18, PAGE 84
N LINE DB 238, PG 134

SW CORNER LOT
5, BLOCK A
S88°42'50"W
7.00'

NW CORNER DB
238, PAGE 134

N00°17'04"W

2212.41'

40' WIDE
R/W PER
PB 9, PG
45

W LINE DB
238, PG 134

OWNER: CITY OF MELBOURNE
TAX PARCEL ID: 27-37-17-00-2
DB 238, PG 134

R/W LINE

STEWART ROAD

(R/W WIDTH VARIES)

R/W LINE

820.00'

S00°17'04"E

MATCH LINE "C"

MATCH LINE "C"



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SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 9 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 8
AND 10 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "E"

MATCH LINE "E"

TAX PARCEL ID:
27-37-17-25-* -1
ORB 6593, PG 1833

REMAINDER OF LOT 1

S 85' OF LOT 1
REPLAT OF LOT 3 OF REPLAT OF
PART OF CARLTON STEWART
GARDENS PLAT NO. 1
PB 11, PAGE 31

TAX PARCEL ID:
27-37-17-25-* -1.01
ORB 3673, PG 2061

S LINE PB 11, PAGE 31
N LINE LOT 4, PB 10, PG 57

LOT 4
REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

E LINE LOT 4
PB 10, PG 57

N00°17'04"W
2212.41'

R/W LINE

E LINE NW 1/4
W LINE NE 1/4

STEWART ROAD

(R/W WIDTH VARIES)

W LINE PB
18, PG 84

R/W LINE

1335.38'
S00°17'04"E

40' WIDE
R/W PER
PB 9, PG
45

40'
R/W PER
PB 18,
PG 85

PORTION OF LOT 3
TAX PARCEL ID:
27-37-17-07-Z-3
ORB 5522, PG 5048

BLOCK Z
SUNWOOD PARK SUBDIVISION
PB 18, PG 85

PORTION OF LOT 2
TAX PARCEL ID:
27-37-17-07-Z-2.01
ORB 8362, PG 2967

PORTION OF LOT 1
TAX PARCEL ID:
27-37-17-07-Z-1
ORB 6466, PG 1536

R/W LINE

PALMWOOD DRIVE
(R/W WIDTH VARIES)
PER PB 18, PG 85

R/W LINE

LOT 5, BLOCK A
SUNWOOD PARK SUBDIVISION
PB 18, PG 85

W LINE PB
18, PG 85

MATCH LINE "D"

MATCH LINE "D"



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SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY

N



EXHIBIT "A"

SHEET 10 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 9
AND 11 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "F"

TAX PARCEL ID: 27-37-17-26-*-2
ORB 5539, PG 1140
N 100' OF LOT 2

PORTION OF LOT 2
PB 10, PG 57

NORTH 105 FEET OF THE
SOUTH 130 FEET OF LOT 2
REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

TAX PARCEL ID:
27-37-17-26-*-2.02
ORB 3326, PG 1495

S LINE ORB 3326,
PAGE 1495

R/W LINE
JULIA DRIVE
UNKNOWN OWNERSHIP
(50' WIDE R/W)

25'
25' R/W PER PB 11, PG 31

R/W LINE
N LINE PB 11, PG 31
S LINE LOT 2, PB 10, PG 57

LOT 2
REPLAT OF LOT 3 OF REPLAT OF PART OF
CARLTON STEWART GARDENS PLAT NO. 1
PB 11, PAGE 31

TAX PARCEL ID: 27-37-17-25-*-2
ORB 7005, PG 1257

MATCH LINE "E"

40' WIDE
R/W PER
PB 9, PG
45

R/W LINE

N00°17'04"W

2212.41'

STEWART ROAD

(R/W WIDTH VARIES)

E LINE NW 1/4
W LINE NE 1/4

W LINE PB
18, PG 84

40'
R/W PER
PB 18,
PG 85

40' WIDE
R/W PER
PB 9, PG
45

E LINE PB 11, PG 31

R/W LINE

1335.38'
S00°17'04"E

LOT 7, BLOCK Z

MATCH LINE "F"

SUNWOOD PARK SUBDIVISION
PB 18, PG 84

LOT 7, BLOCK Z

TAX PARCEL ID:
27-37-17-07-Z-7

ORB 8420, PG 2676

PORTION OF LOT 6

TAX PARCEL ID:
27-37-17-07-Z-6

ORB 6111, PG 2437

BLOCK Z

SUNWOOD PARK SUBDIVISION
PB 18, PG 85

TAX PARCEL ID:
27-37-17-07-Z-5
ORB 3030, PG 4739
PORTION OF LOT 5

TAX PARCEL ID:
27-37-17-07-Z-4
ORB 5192, PG 26

PORTION OF LOT 4

TAX PARCEL ID:
27-37-17-07-Z-4
ORB 6481, PG 1566

E LINE PB
18, PG 85

MATCH LINE "E"

PORTION OF LOT 3



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SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET II OF 15

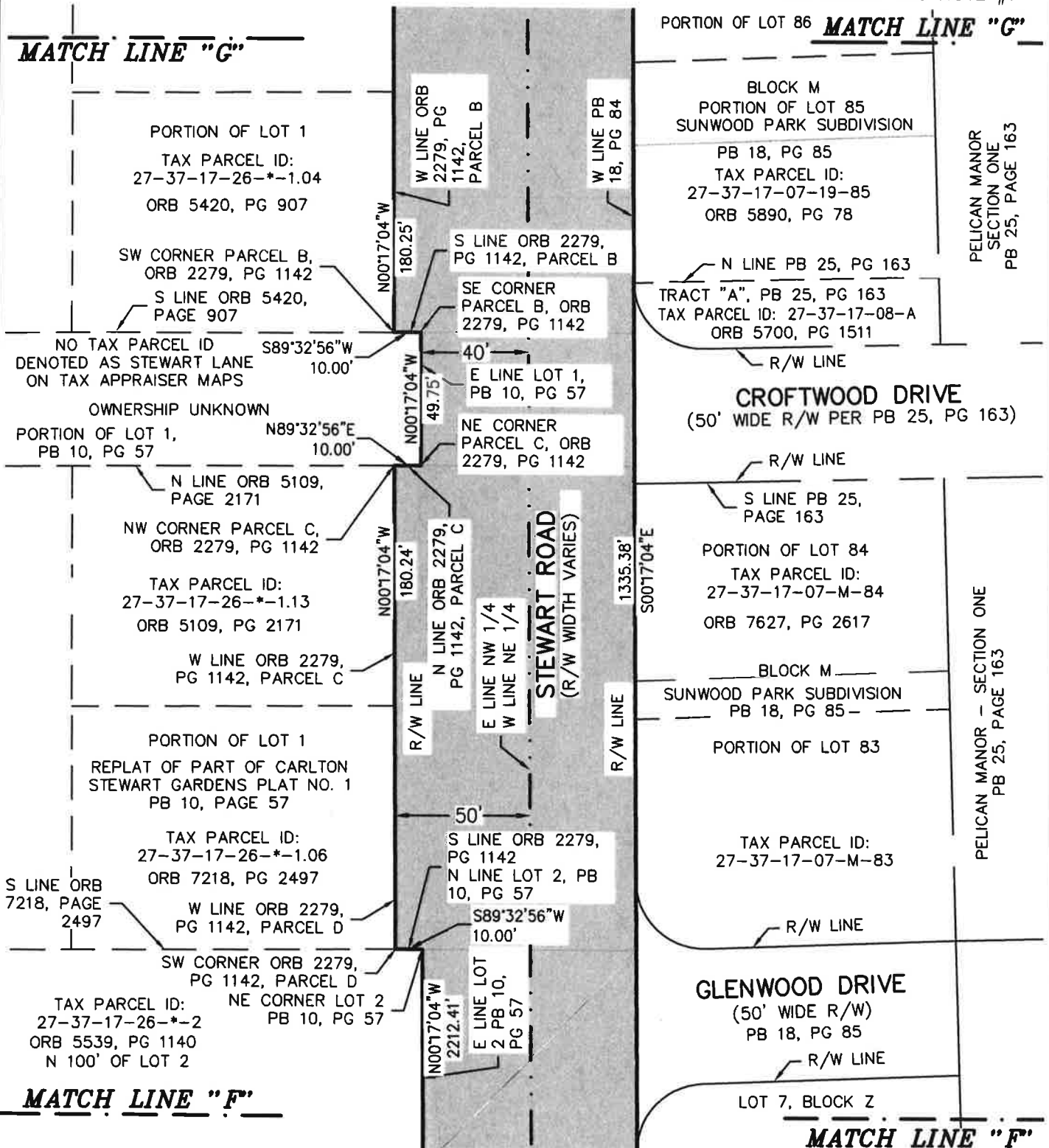
NOT VALID WITHOUT SHEET 1 THROUGH 10
AND 12 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "G"

PORTION OF LOT 86 **MATCH LINE "G"**



MATCH LINE "F"

MATCH LINE "F"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 50'
PROJECT NO.:
19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

SHEET 12 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 11
AND 13 THROUGH 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "H"

LOT 29

LOT 30

TAX PARCEL ID:
27-37-08-53-*--30
ORB 5818, PG 3361

STEWART PLACE
PB 25, PG 148

5' PUDE, PB
25, PG 148

SE CORNER LOT 30

N LINE ORB
3233, PAGE 4351

TAX PARCEL ID:
27-37-08-52-B-1

ORB 3233, PG 4351

(LOT 28, BLOCK B, CONRAD'S
UNRECORDED SUBDIVISION)

S LINE ORB 3233,
PAGE 4351

HAZELWOOD DRIVE

ORB 5730, PG 3257

N LINE ORB 3642,
PAGE 2737

E LINE ORB 3642, PG 2737

TAX PARCEL ID:
27-37-08-52-C-1
ORB 3642, PG 2737
(LOT 1, BLOCK C, CONRAD'S
UNRECORDED SUBDIVISION)

N LINE PARCEL A, ORB 2279, 1142

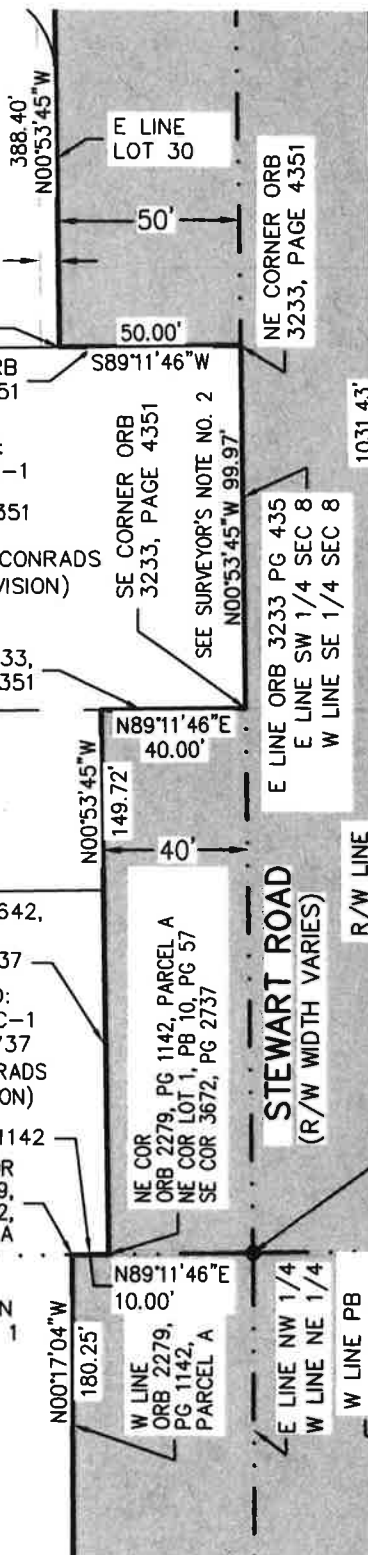
N LINE LOT 1, PB 10, PG 57
N LINE NW 1/4 SEC 17
S LINE SW 1/4 SEC 8

NW COR
ORB 2279,
PG 1142,
PARCEL A

PORTION OF LOT 1
REPLAT OF PART OF CARLTON
STEWART GARDENS PLAT NO. 1
PB 10, PAGE 57

TAX PARCEL ID:
27-37-17-26-*--1.12
ORB 2905, PG 2483

MATCH LINE "G"



MATCH LINE "H"

LOT 6

TAX PARCEL ID:
27-37-08-75-*--6
ORB 3075, PG 375

LOT 7

TAX PARCEL ID:
27-37-08-75-*--7
ORB 8223, PG 237

LOT 8

TAX PARCEL ID:
27-37-08-75-*--8
ORB 6229, PG 2724

LOT 9

TAX PARCEL ID:
27-37-08-75-*--9
ORB 7532, PG 2443

MEADOW COVE
PB 33, PG 84

LOT 10

TAX PARCEL ID:
27-37-08-75-*--10
ORB 6624, PG 2080

LOT 11

TAX PARCEL ID:
27-37-08-75-*--11
ORB 8071, PG 0726

LOT 12

CLOVER CIRCLE

MATCH LINE "G"



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SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



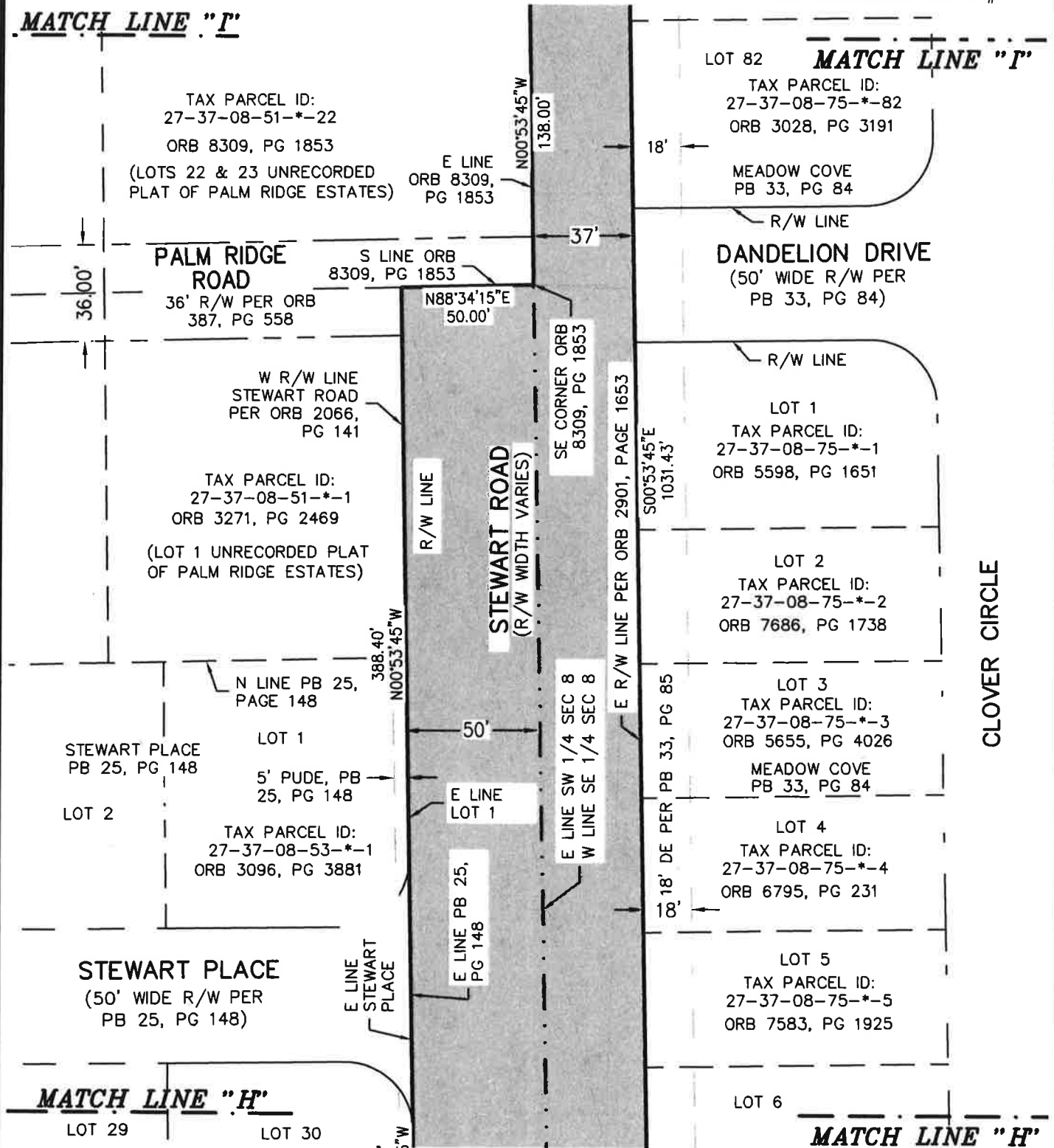
EXHIBIT "A"

SHEET 13 OF 15
NOT VALID WITHOUT SHEET 1 THROUGH 12
AND 14, 15 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "I"



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RANGE 37 EAST

PURPOSE: RIGHT OF WAY

SHEET 14 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 13
AND 15 OF 15

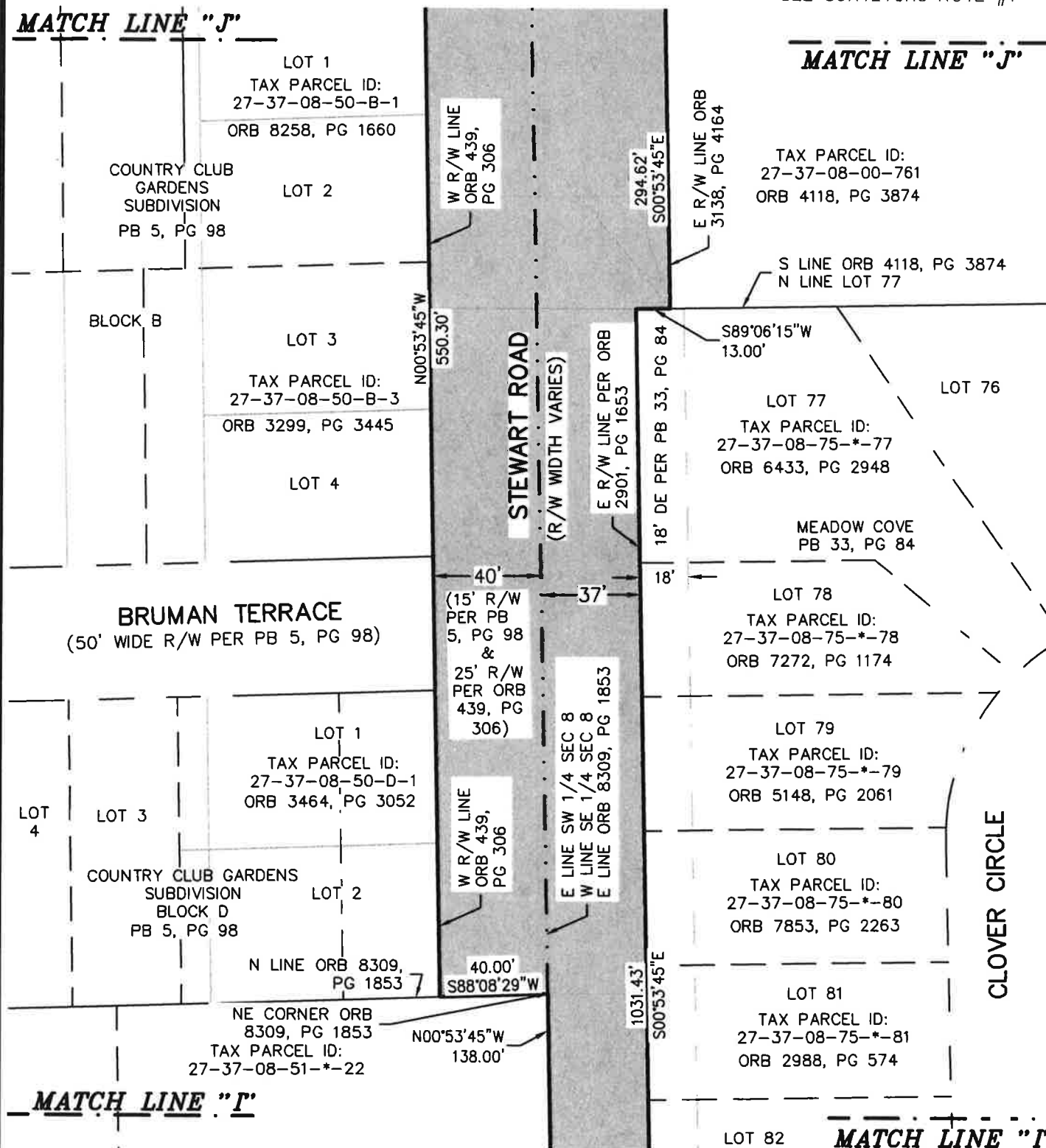
THIS IS NOT A SURVEY

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MATCH LINE "J"

MATCH LINE "J"



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PROJECT NO.: 19-07-070

SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

SKETCH OF DESCRIPTION

PARCEL 102

PURPOSE: RIGHT OF WAY



EXHIBIT "A"

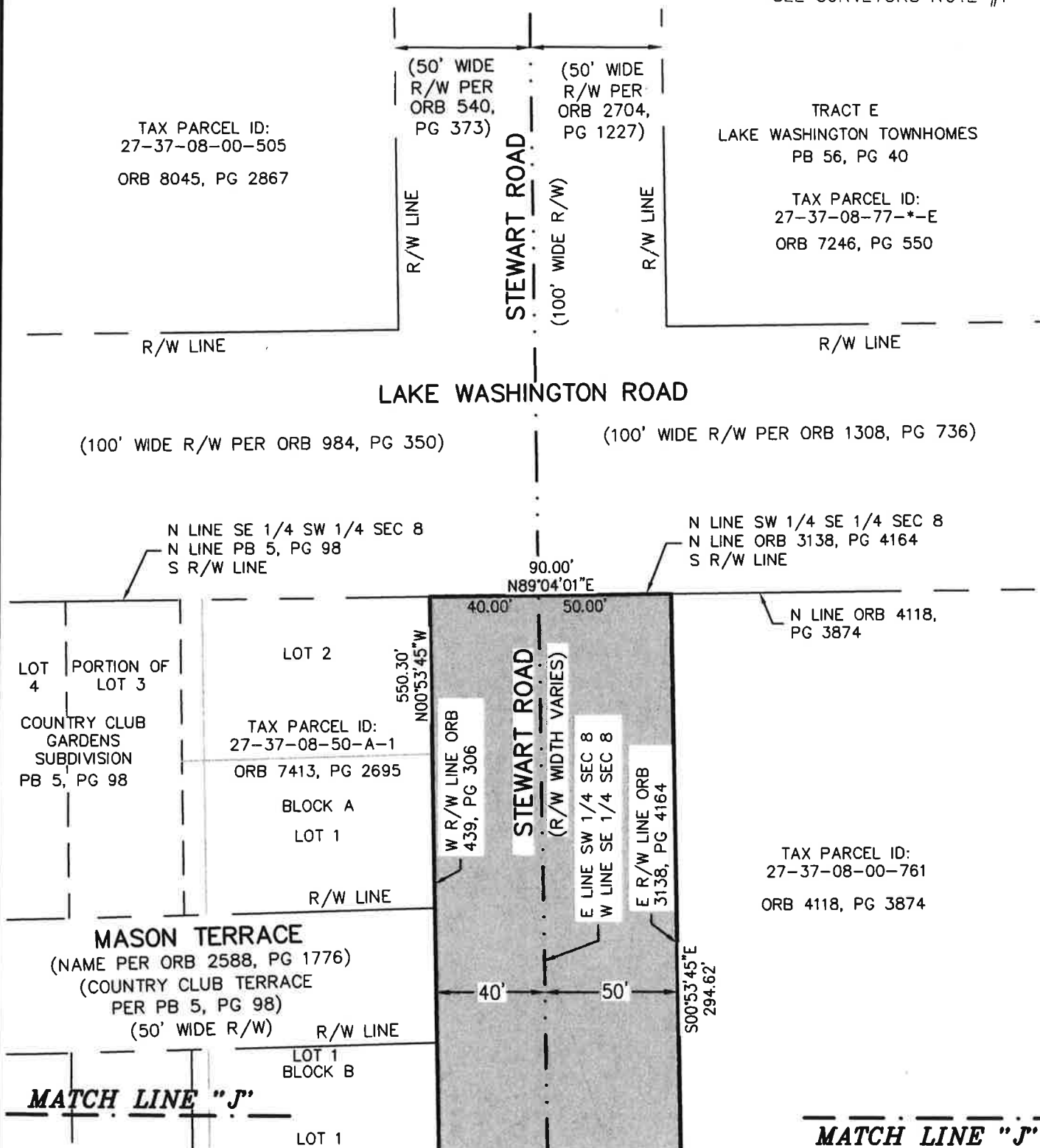
SHEET 15 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 14 OF 15

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

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PROJECT NO.:
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SECTION 08 & 17
TOWNSHIP 27 SOUTH
RANGE 37 EAST

LOCATION MAP

Section 08 and 17, Township 27 South, Range 37 East - District 4

PROPERTY LOCATION: Portion of Stewart Road between Lake Washington Road and Aurora Road

OWNERS NAME: Brevard County, Florida

