



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.7.

2/9/2021

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### Subject:

Approval, Re: Dedication of Warranty Deeds from 1) S&A Minton Road Corp. and 2) YL-West Melbourne Development, LLC for Right of Way Dedication for the Yourlife of West Melbourne Project - District 3.

### Fiscal Impact:

None

### Dept/Office:

Public Works Department / Land Acquisition

### Requested Action:

It is requested that the Board of County Commissioners approve and accept the attached two Warranty Deeds.

### Summary Explanation and Background:

The subject property is located in Section 07, Township 28 South, Range 37 East, on the east side of Minton Road, south of Henry Avenue, north of Heritage Oaks Boulevard in West Melbourne.

S&A Minton Road Corp., as the original owner of the 13.8-acre site, has obtained Right of Way/Easement permit number 18RW00845 from the County for improvements within Minton Road for the development of an assisted living facility on the northern half of the site at Heritage Oaks Boulevard in West Melbourne. The northern half of the site was subsequently transferred to YL-West Melbourne Development, LLC, with ownership of the southern portion remaining with S&A Minton Road Corp for future plans to develop a commercial project. In accordance with County code and standards, the two parcel owners have agreed to dedicate the attached Warranty Deeds for right of way turn lanes as a required condition of the permit and for future development requirements.

The User Department approves this request.

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

### Clerk to the Board Instructions:

## BOARD OF COUNTY COMMISSIONERS

### AGENDA REVIEW SHEET

AGENDA: Warranty Deeds (2) for Right of Way Dedications for Yourlife West  
Melbourne Project – District 3.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336 extension 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>1-20-21</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u>	_____	<u>1-21-2021</u>



February 10, 2021

**MEMORANDUM**

**TO:** Marc Bernath, Public Works Director      Attn: Lucy Hamelers

**RE:** Item F.7., Approval, Re: Dedication of Warranty Deeds from 1) S&A Minton Road Corporation and 2) YL-West Melbourne Development, LLC for Right of Way Dedication for the Yourlife of West Melbourne Project

The Board of County Commissioners, in regular session on February 9, 2021, approved and accepted the two Warranty Deeds from S&A Minton Road Corporation and YL-West Melbourne Development, LLC for right-of-way dedication for the Yourlife of West Melbourne Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script, reading "Kimberly Powell".

Kimberly Powell, Clerk to the Board

sm/

Prepared by and return to:  
Page Whittle  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of interest in Tax Parcel ID: 28-37-07-00-253

### **WARRANTY DEED**

**THIS WARRANTY DEED** is made this 19 day of January, 2021 by S&A Minton Road Corp., a Florida corporation, hereafter called Grantor, whose mailing address is 184 Golf Village Boulevard, Jupiter, Florida 33458, to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, Florida, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"** (the "Property")

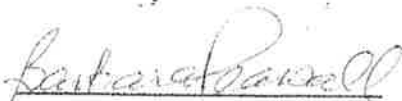
**TO HAVE AND TO HOLD THE SAME**, together with all and singular the appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title & interest forever, and the said Grantor does fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, restrictions, easements and encumbrances of record, if any, however this reference thereto shall not operate to re-impose same; subject to real estate taxes and assessments which are not yet due and payable for years subsequent to December 31, 2020; and subject to matters which would be disclosed by an accurate survey or inspection of the Property.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness

BARBARA PEARSALL

(Print Name)



Witness

PHYLLIS WILK

(Print Name)

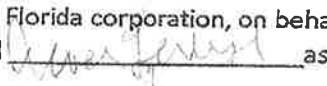
S&A Minton Road Corp., a Florida corporation



Print Name: Sylvester Catalanello

Title: President

STATE OF NEW YORK  
COUNTY OF NASSAU

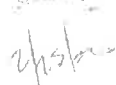
The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization on this 19th day of January, 2021 by Sylvester Catalanello as President of S&A Minton Road Corp., a Florida corporation, on behalf of the company, and ( ) is personally known or (X) produced  as identification.



Notary Signature

[SEAL]

Board Meeting Date: 12/29/20  
Agenda Item# 1

NOTARY PUBLIC, State of New York  
Sylvester Catalanello  


**EXHIBIT "A"**

Parcel 101

[See attached]

# LEGAL DESCRIPTION

## EXHIBIT "A"

### PARCEL 101

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3 OF 3

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 28-37-07-00-253

SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: RIGHT OF WAY FEE SIMPLE

LEGAL DESCRIPTION: PARCEL #101 (PREPARED BY SURVEYOR)

DESCRIPTION: PARCEL 101


A PORTION OF LOT 25, SECTION 7, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING THE WEST 12.00 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5494, PAGE 8774, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF WOODFIELD AT HERITAGE OAKS, PHASE 2, AS RECORDED IN PLAT BOOK 49, PAGES 54-56, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE RUN SOUTH 00°19'40" WEST ALONG THE WEST LINE OF SAID WOODFIELD AT HERITAGE OAKS, PHASE 2 AND ALONG THE WEST LINE OF WOODFIELD AT HERITAGE OAKS, PHASE 1, AS RECORDED IN PLAT BOOK 47, PAGES 7-9, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 847.60 FEET; THENCE NORTH 89°40'20" WEST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8556, PAGE 1370, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 738.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°19'40" WEST PARALLEL TO AND 12.00 FEET EAST OF (BY PERPENDICULAR MEASUREMENT) THE EAST RIGHT OF WAY LINE OF MINTON ROAD (A PUBLIC RIGHT OF WAY), A DISTANCE OF 330.18 FEET TO A POINT ON THE NORTH LINE OF TRACT E, OF SAID WOODFIELD AT HERITAGE OAKS, PHASE 1; THENCE NORTH 89°40'20" WEST ALONG SAID NORTH LINE A DISTANCE OF 12.00 FEET TO THE SAID EAST RIGHT OF WAY LINE OF MINTON ROAD; THENCE NORTH 00°19'40" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 330.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8556, PAGE 1370; THENCE SOUTH 89°40'20" EAST ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 8556, PAGE 1370, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3,962 SQUARE FEET OR 0.09 ACRES MORE OR LESS.

#### SURVEYORS NOTES:

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER/COMMITMENT NO. 8317225 DATED MARCH 29, 2020.
5. THIS SKETCH WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON A ASSUMED BEARING OF S00°19'40"W FOR THE WEST LINE OF WOODFIELD AT HERITAGE OAKS, PHASE 2, AS RECORDED IN PLAT BOOK 49, PAGES 54-56, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SHOWN AS BEING THE BASIS OF BEARINGS.

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF  
COUNTY COMMISSIONERS

  
ANDREW W. POWSHOK, PLS 5383  
PROFESSIONAL LICENSED SURVEYOR

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
**3970 MINTON ROAD, WEST MELBOURNE, FL 32904**  
PHONE: (321) 768-8110 FAX: (321) 952-9771 EMAIL: [fronideak@aalsurvey.com](mailto:fronideak@aalsurvey.com) LICENSE BUSINESS #6623

DRAWN BY: DOUG W. GUARE	CHECKED BY: ANDREW W. POWSHOK	REVISION: REVISION: REVISION:	SECTION 07, TOWNSHIP 28 SOUTH, RANGE 37 EAST
DATE: 05-07-20	PROJECT # 42101	COUNTY COMMENTS 08-12-20	

# SKETCH OF DESCRIPTION

**PARCEL ID# 101**

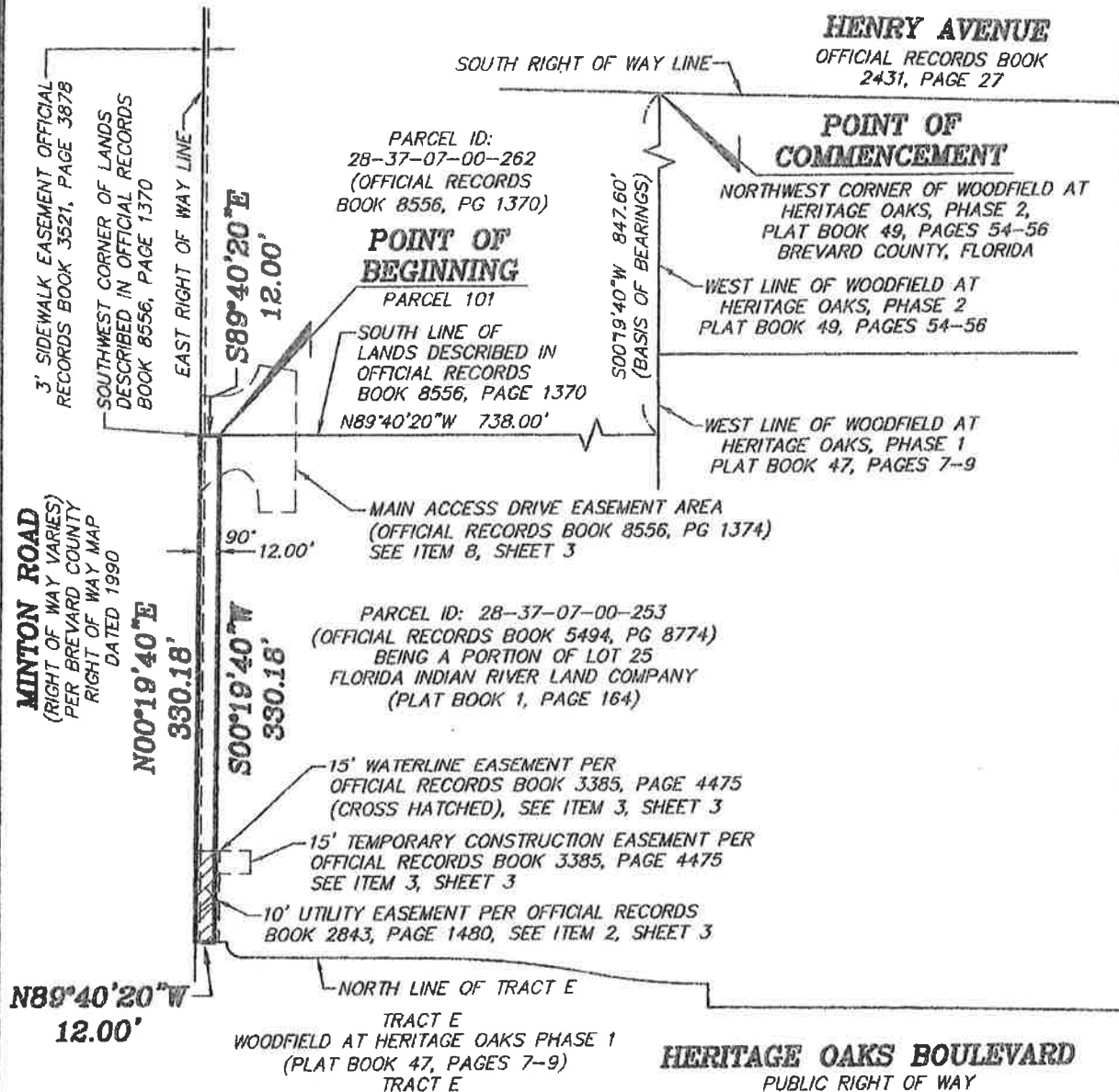
PARENT PARCEL ID#: 28-37-07-00-253  
SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA  
PURPOSE: RIGHT OF WAY FEE SIMPLE

**EXHIBIT "A"**

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3 OF 3

THIS IS NOT A SURVEY



NORTH

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
3970 MINTON ROAD, WEST MELBOURNE, FL 32904  
PHONE: (321) 768-8110 FAX: (321) 852-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com)

SCALE: 1" = 100'

PROJECT # 42101

REVISION:

REVISION:

REVISION: COUNTY COMMENTS

08-12-20

SECTION 07,  
TOWNSHIP 28 SOUTH,  
RANGE 37 EAST



# LEGAL DESCRIPTION

## PARCEL 101

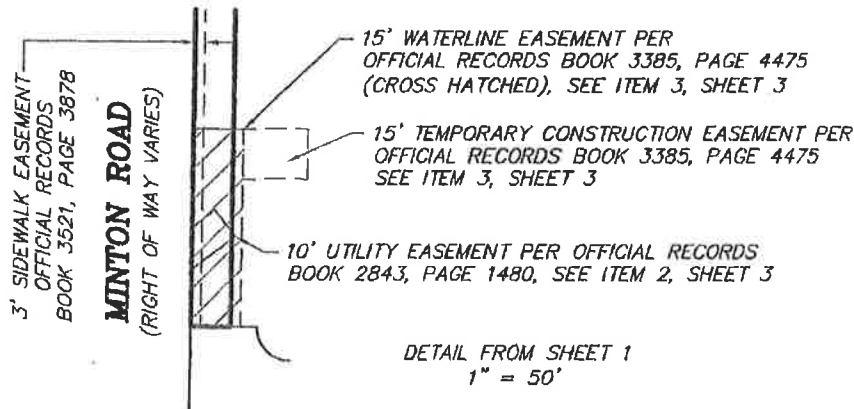
PARENT PARCEL ID#: 28-37-07-00-253  
SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA  
PURPOSE: RIGHT OF WAY FEE SIMPLE

## EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2 OF 3

THIS IS NOT A SURVEY



### SCHEDULE BII ITEMS:

- ITEM 1, PUBLIC UTILITIES EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2431, PAGE 27, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 2, EASEMENT IN FAVOR OF BREVARD COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 1480, AS SHOWN.
- ITEM 3, EASEMENT IN FAVOR OF CITY OF WEST MELBOURNE RECORDED IN OFFICIAL RECORDS BOOK 3385, PAGE 4475, AS SHOWN.
- ITEM 4, SIDEWALK EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3521, PAGE 3878, AS SHOWN.
- ITEM 5, NOTICE OF COVENANTS, AGREEMENTS AND OTHER PROVISIONS RECORDED IN OFFICIAL RECORDS BOOK 4254, PAGE 3457, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 6, EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4254, PAGE 3465, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 7, UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4254, PAGE 3476, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 8, AGREEMENT FOR EASEMENTS, CONSTRUCTION AND MAINTENANCE RECORDED IN OFFICIAL RECORDS BOOK 8556, PAGE 1374, AS SHOWN.
- ITEM 9, RESTRICTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8556, PAGE 1393, DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
- ITEM 10, MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING IN FAVOR OF FIRSTBANK PUERTO RICO DBA FIRSTBANK FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 8556, PAGE 1406, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 11, UCC FINANCING STATEMENT AMENDMENT IN FAVOR OF FIRSTBANK PUERTO RICO DBA FIRSTBANK FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 8556, PAGE 1426, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 12, NOTICE OF COMMENCEMENT RECORDED OCTOBER 11, 2019 IN OFFICIAL RECORDS BOOK 8561, PAGE 1409, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 13, BINDING DEVELOPMENT PLAN RECORDED IN OFFICIAL RECORDS BOOK 8566, PAGE 1209, DOES NOT AFFECT THE SUBJECT PROPERTY.

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF  
COUNTY COMMISSIONERS

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
**3970 MINTON ROAD, WEST MELBOURNE, FL 32904**  
PHONE: (321)788-8110 FAX: (321)952-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com) LICENSE BUSINESS #6623

DRAWN BY: DOUG W. GUARE	CHECKED BY: ANDREW W. POWSHOK	REVISION: REVISION: REVISION: COUNTY COMMENTS 08-12-20	SECTION 07, TOWNSHIP 28 SOUTH, RANGE 37 EAST
DATE: 05-07-20	PROJECT # 42101		

Prepared by and return to:  
Page Whittle  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-704 Viera, Florida 32940  
A portion of interest in Tax Parcel ID: 28-37-07-00-262

#### WARRANTY DEED

THIS WARRANTY DEED is made this 15<sup>th</sup> day of December, 2020, by  
YL - West Melbourne Development, LLC, a Delaware limited liability company, hereinafter called  
Grantor, whose mailing address is 4300 Legendary Drive, Ste. 234, Destin, Florida 32541, to  
Brevard County, a political subdivision of the State of Florida, as Grantee, whose mailing address  
is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

(Whenever used herein, the term "Grantor" and "Grantee" include all the parties to this  
instrument and the heirs, legal representatives and assigns of individuals, and the successors and  
assigns of corporations)

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar and No  
Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does  
grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following  
described lands, lying and being in Brevard County, Florida, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" (the "Property")**

**TO HAVE AND TO HOLD THE SAME**, together with all and singular the appurtenances thereunto  
belonging or in anywise incident and/or appertaining thereto and all the estate, right, title and  
interest forever, and the said Grantor does fully warrant the title to said lands, and will defend  
the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, restrictions, easements and encumbrances of record, if  
any, however this reference thereto shall not operate to re-impose same; subject to real estate  
taxes and assessments which are not yet due and payable for years subsequent to December 31,  
2020; and subject to matters which would be disclosed by an accurate survey or inspection of  
the Property.

(Signatures and Notary on next page)



IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

YL - West Melbourne Development, LLC, a  
Delaware limited liability company

By: YL West Melbourne OpAd Member, LLC, a  
Delaware limited liability company, its  
Administrative Member

By: YourLife Development Partners, LLC,  
a Florida limited liability company, its  
Managing Member

Print Name: C. Richard Olson, Jr.  
Title: Manager

Witness

Luke Miller  
(Print Name)

Witness

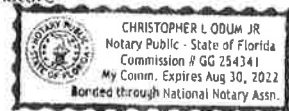
Lee Miller  
(Print Name)

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (✓) physical presence  
or ( ) online notarization on this 15 day of December, 2020, by C. Richard  
Olson, Jr. as Manager of YourLife Development Partners, LLC, a Florida limited liability  
company, which is Managing Member of YL West Melbourne Op Ad Member, LLC, a  
Delaware limited liability company, which is Administrative Member of YL - West  
Melbourne Development, LLC, a Delaware limited liability company, on behalf of the  
company, and (✓) is personally known or ( ) produced \_\_\_\_\_ as  
identification.

Notary Signature  
[SEAL]

Board Meeting Date: \_\_\_\_\_  
Agenda Item# \_\_\_\_\_



**EXHIBIT "A"**

Parcel 102

[See Attached]

(W)

## LEGAL DESCRIPTION

### PARCEL 102

PARENT PARCEL ID#: 29-37-07-00-262

SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: RIGHT OF WAY FEE SIMPLE

## EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3 OF 3

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL #102 (PREPARED BY SURVEYOR)

DESCRIPTION: PARCEL 102

A PORTION OF LOT 25, SECTION 7, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE WEST 12.00 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8556, PAGE 1370, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF WOODFIELD AT HERITAGE OAKS, PHASE 2, AS RECORDED IN PLAT BOOK 49, PAGES 54-56, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE RUN SOUTH 00°19'40" WEST ALONG THE WEST LINE OF SAID WOODFIELD AT HERITAGE OAKS, PHASE 2 AND ALONG THE WEST LINE OF WOODFIELD AT HERITAGE OAKS, PHASE 1, AS RECORDED IN PLAT BOOK 47, PAGES 7-9, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 847.60 FEET; THENCE NORTH 89°40'20" WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5494, PAGE 8774, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 738.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°40'20" WEST, A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5494, PAGE 8774, SAID POINT ALSO BEING ON THE EAST RIGHT OF LINE OF MINTON ROAD (A PUBLIC RIGHT OF WAY); THENCE NORTH 00°19'40" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 44.64 FEET; THENCE SOUTH 89°40'20" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°19'40" WEST PARALLEL TO AND 12.00 FEET EAST OF (BY PERPENDICULAR MEASUREMENT) THE SAID EAST RIGHT OF WAY LINE OF MINTON ROAD A DISTANCE OF 44.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 336 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

### SURVEYORS NOTES:

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER/COMMITMENT NO. 8317225 DATED MARCH 29, 2020.
5. THIS SKETCH WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
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PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF  
COUNTY COMMISSIONERS

ANDREW W. POWSHOK, PLS 5383  
PROFESSIONAL LICENSED SURVEYOR

PREPARED BY:

AAL LAND SURVEYING SERVICES, INC.

3970 MINTON ROAD, WEST MELBOURNE, FL 32904

PHONE: (321) 768-8110 FAX: (321) 852-9771 EMAIL: [frontdesk@aalsurvey.com](mailto:frontdesk@aalsurvey.com) LICENSE BUSINESS #6623

DRAWN BY: DOUG W. GUARE	CHECKED BY: ANDREW W. POWSHOK	REVISION: REVISION:	SECTION 07, TOWNSHIP 28 SOUTH, RANGE 37 EAST
DATE: 05-07-20	PROJECT # 42101	REVISION: COUNTY COMMENTS 08-12-20	

# SKETCH OF DESCRIPTION

PARCEL ID# 102

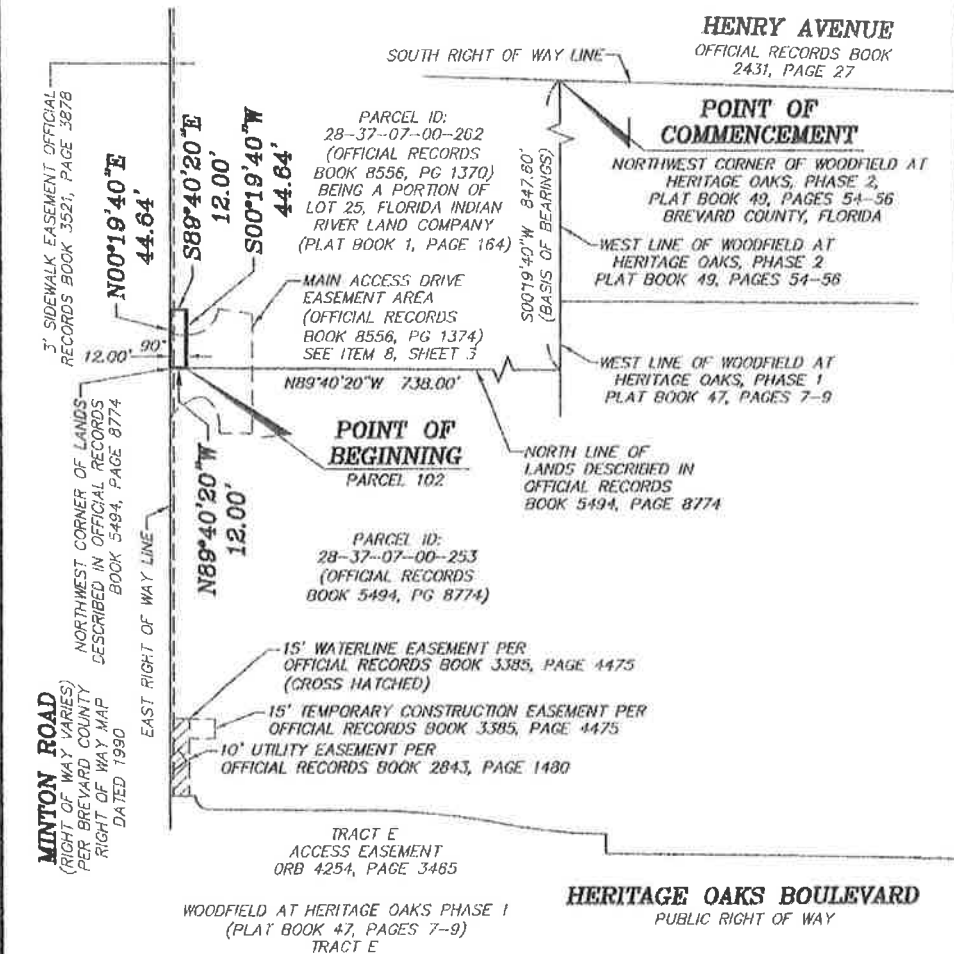
PARENT PARCEL ID# 28-37-07-00-262  
SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA  
PURPOSE: RIGHT OF WAY FEE SIMPLE

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3 OF 3

THIS IS NOT A SURVEY



NORTH

PREPARED BY: AAL LAND SURVEYING SERVICES, INC.  
3970 MINTON ROAD, WEST MELBOURNE, FL 32904  
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com

SCALE: 1" = 100'

PROJECT # 42101

REVISION:

REVISION:

REVISION: COUNTY COMMENTS

08-12-20

SECTION 07,  
TOWNSHIP 28 SOUTH,  
RANGE 37 EAST

## LEGAL DESCRIPTION

### PARCEL 102

PARENT PARCEL ID#: 28-37-07-00-262  
SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA  
PURPOSE: RIGHT OF WAY FEE SIMPLE

## EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2 OF 3

THIS IS NOT A SURVEY

#### SCHEDULE BII ITEMS:

- ITEM 1, PUBLIC UTILITIES EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2431, PAGE 27, DOES NOT AFFECT THE SUBJECT PROPERTY.
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- ITEM 6, EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4254, PAGE 3465, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 7, UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4254, PAGE 3476, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 8, AGREEMENT FOR EASEMENTS, CONSTRUCTION AND MAINTENANCE RECORDED IN OFFICIAL RECORDS BOOK 8556, PAGE 1374, AS SHOWN.
- ITEM 9, RESTRICTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8556, PAGE 1393, DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
- ITEM 10, MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING IN FAVOR OF FIRSTBANK PUERTO RICO DBA FIRSTBANK FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 8556, PAGE 1406, DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
- ITEM 11, UCC FINANCING STATEMENT AMENDMENT IN FAVOR OF FIRSTBANK PUERTO RICO DBA FIRSTBANK FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 8556, PAGE 1426, DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
- ITEM 12, NOTICE OF COMMENCEMENT RECORDED OCTOBER 11, 2019 IN OFFICIAL RECORDS BOOK 8561, PAGE 1409, DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
- ITEM 13, BINDING DEVELOPMENT PLAN RECORDED IN OFFICIAL RECORDS BOOK 8566, PAGE 1209, DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF  
COUNTY COMMISSIONERS

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**  
**3970 MINTON ROAD, WEST MELBOURNE, FL 32904**  
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DRAWN BY: DOUG W. GUARE	CHECKED BY: ANDREW W. POWSHOK	REVISION: REVISION:	SECTION 07, TOWNSHIP 28 SOUTH, RANGE 37 EAST
DATE: 05-07-20	PROJECT # 42101	REVISION: COUNTY COMMENTS 08-12-20	

## LOCATION MAP

### Section 07, Township 28 South, Range 37 East - District 3

PROPERTY LOCATION: Along the east side of Minton Road, south of Henry Avenue, North of Heritage Oaks Boulevard, in West Melbourne

OWNERS NAME: (1) S&A Minton Road Corp. (2) YL-West Melbourne Development, LLC.

