



AGENDA REPORT
July 10, 2018

**Approval Re: Quit Claim Deed in Favor of Brevard County from RJJAC
Homes, LLC - District 2. (Fiscal impact: None)**

SUBJECT:

Approval Re: Quit Claim Deed in Favor of Brevard County from RJJAC Homes, LLC - District 2.

FISCAL IMPACT:

None

DEPT/OFFICE:

Public Works

REQUESTED ACTION:

It is requested that the Board of County Commissioners approve and accept the Quit Claim Deed from RJJAC Homes, LLC.

SUMMARY EXPLANATION and BACKGROUND:

The subject property is located in Section 27, Township 24 South, Range 36 East.

Brevard County staff, during the review of the proposed Plat of Island Chase Subdivision located on N. Tropical Trail in Merritt Island, discovered a hiatus between the proposed subdivision and N. Tropical Trail.

In order to clear title to the area, staff has requested the owner/developer execute a quit claim deed in favor of Brevard County to convey the area in question and clear title. The owner has agreed to execute the quit claim deed.

The Quit Claim will establish the easterly right of way line of N. Tropical Trail and the western boundary of the Island Chase Subdivision.

Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all Deeds and Easements conveyed to the County.

ATTACHMENTS:

Description

- ▢ **RJJAC CAO Review**
- ▢ **RJJAC Location Map**
- ▢ **RJJAC Property Fact Sheet**



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

July 11, 2018

MEMORANDUM

TO: Andrew Holmes, Public Works Director

RE: Item F.8., Approval of a Quit Claim Deed in Favor of Brevard County from RJJAC Homes, LLC

The Board of County Commissioners, in regular session on July 10, 2018, accepted and approved the Quit Claim Deed from RJJAC Homes, LLC.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/kp

BOARD OF COUNTY COMMISSIONERS

AGENDA: QUIT CLAIM DEED FROM RJJAC HOMES, LLC IN FAVOR OF BREVARD COUNTY DISTRICT 2

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: BLAISE M. MANCINI, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847(5-2886)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Daniel P. Jones, Supervisor	<u>WPS</u>	_____	<u>6/14/18</u>
COUNTY ATTORNEY Eden Bentley JAD BREWER, ACA	<u>JMB</u>	_____	<u>6/15/18</u>

AGENDA DUE DATE: June 26, 2018 for the July 10, 2018 Board Meeting.

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

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

THANK YOU.

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 8 day of June, 2018, by **RJJAC Homes, LLC, a Florida limited liability company**, as party of the first part, whose address is 1985 N. Tropical Trail, Merritt Island, Florida, 32953, and **Brevard County Board of County Commissioners, a political subdivision of the state of Florida**, as to the second party, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BREVARD, State of Florida, to wit:

See Attached EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

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

Signed, sealed and delivered in presence of:

Cassie Hinton
Witness:

Cassie Hinton
(Print)

Erica Speeden
Witness:

Erica Speeden
(Print)

RJJAC Homes, LLC, a Florida limited liability company

Robert Donovan
Robert Donovan, Manager

STATE OF Florida
COUNTY OF Brevard

I **HEREBY CERTIFY**, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Robert Donovan, as Manager of RJJAC Homes, LLC, well known to me to be the person described in and who executed the foregoing Quit Claim Deed and that he acknowledged before me that he executed the same freely and voluntarily for the purpose herein expressed and that he has produced _____ as identification and that he is personally known to me and that he did/did not take an oath.

8 **WITNESS** my hand and official seal in the County and State last aforesaid, this day of June, 2018.



SHIALINE PAYNE
Commission # GG 102619
Expires May 13, 2021
Bonded Thru Budget Notary Services

Shialine Payne
Notary

Shialine Payne
Print Name

Commission Expires: 5-13-21

Commission No.: GG 102619

As Approved by the Board on: _____
Agenda Item # _____

LEGAL DESCRIPTION

PARCEL 800

PARENT PARCEL ID#: 24-36-27-00-6
PURPOSE: FEE SIMPLE CONVEYANCE

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 1

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL # 800 (PREPARED BY SURVEYOR)

The same being a 25 foot wide strip of land lying in GOVERNMENT LOT I, in Section 27 in Township 24 South, Range 36 East in Brevard County, Florida, the same being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence run S 89°58'25" W along the North line of Government Lot 1 in said Section 27 also being the South Right of way line of LUCAS ROAD, as said South right of way line is shown on the plat of LUCAS TERRACE SECTION 1, as recorded in Plat Book 21 at Page 64 and LUCAS TERRACE, SECTION 2, as recorded in Plat Book 22 at Page 54 all of the Public Records of Brevard County, Florida, for 701.82 feet to a point on the centerline of NORTH TROPICAL TRAIL, as it is shown on the aforesaid plat of LUCAS TERRACE SECTION 2, said point being the point of Beginning of the following described parcel of land, said point lies on the arc of a circular curve that is concave to the West, said curve having for its elements a Radius of 1145.92 feet; thence run Southeasterly along the arc of said curve having a chord bearing S 12°15'00" E, a chord distance of 154.07 feet through a central angle of 07°42'34" for an arc distance of 154.19 feet to a point of tangency; thence continue along the Centerline of NORTH TROPICAL TRAIL for 14.43 feet to a point on the South line of the North 165.00 feet of said Government Lot 1; thence run N 89°58'25" E along said South line for 25.26 feet; thence run N 08°17'30" W for 18.11 feet to the point of tangency of a circular curve to the left, said curve having for its elements a Radius of 1170.92 feet having a chord bearing of N 12°04'25" W, a chord distance of 150.26 feet through a central angle of 07°21'26" for an arc distance of 150.36 feet to a point on the aforesaid South Right of way line of LUCAS ROAD; thence run S 89°58'25" W along said centerline for 25.99 feet to the Point of Beginning. Containing 4213.60 square feet (0.097 acres) more or less.

SURVEYORS NOTES:

1. The bearings shown are based on an assumed North based on the South right of way line of Lucas Road being S 89°58'25" W.
2. All dimensions shown on this drawing are based of US feet measurement and or decimal parts there of.



115 Alma Blvd., Suite 102
Mailing Address: P.O.Box 541866
Merritt Island, FL. 32954
Phone: (321) 514.6920
LICENSED BUSINESS #7978

SURVEYOR, PSM 2351
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY:

JOHN R. CAMPBELL SURVEYING LLC LB 7978

DRAWN BY:
ELMER L. HALE

CHECKED BY:
JOHN R. CAMPBELL

PROJECT NO. 2017-294

REVISIONS

DATE

DESCRIPTION

SECTION 27
TOWNSHIP 24 SOUTH
RANGE 36 EAST

DATE: 6/8/18

DRAWING: 2017-294

SKETCH OF DESCRIPTION

PARCEL 800

PARENT PARCEL ID#: 24-36-27-00-6
 PURPOSE: FEE SIMPLE CONVEYANCE

EXHIBIT "A"

SHEET 2 OF 2
 NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY

LUCAS TERRACE SECTION 2 PLAT BOOK 22, PAGE 54

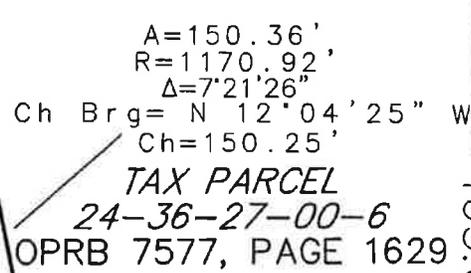
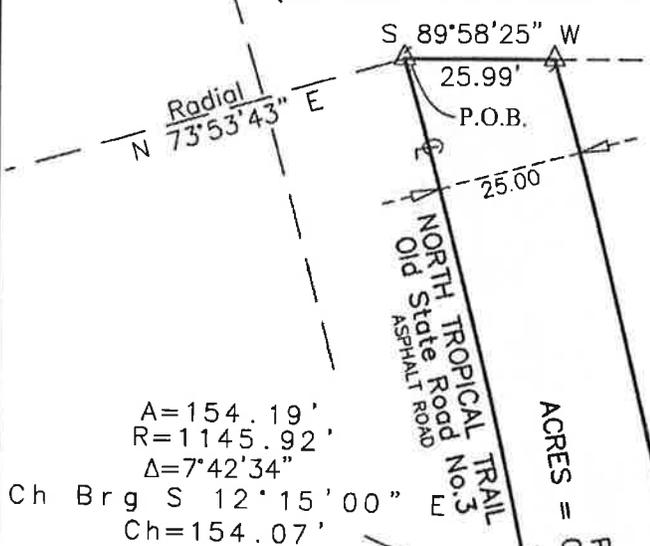
TAX PARCEL 24-36-22-*
 TAX PARCEL 24-36-22-*
 TAX PARCEL 24-36-22-*

LUCAS ROAD
 (25' WIDE PUBLIC RIGHT OF WAY)

Right of Way Dedication
 Lucas Terrace Section 1 & 2
 PLAT BOOK 22, PAGE 54
 PLAT BOOK 21 PAGE 64

South R/W line per PB 22,
 Pages 54 & pb 21, Page
 64, North Line of Government
 Lot 1, Section 27

P.O.C.
 NE Corner of
 S 27, T 24 S,
 R 36 E



- EXPLANATION OF ABBREVIATIONS**
- BLDG. Building
 - ☉ Center Line
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencement
 - FND. Found
 - I.R. Iron Rod
 - I.R.C. Iron Rod and Cap
 - P.B. Plat Book
 - P.G. Page
 - R.O.W. Right of Way
 - B.S.L. Building Setback Lin
 - Δ Delta
 - PT Point of Tangency

- LEGEND**
- Δ Set P.K. Nail & Disc (I.D. 7978)

Centerline Roadway
 ACRES = 0.097 SQ. FT. = 4213.60
 PARCEL 800
 Right of Way Dedication
 LOS VECINOS ESTATES
 PLAT BOOK 18, PAGE 132
 TAX PARCEL
 24-36-27-01-*
 -1



FND 5/8" C.I.R.
 LB#7978
 Tax Parcel
 24-36-27-00-10
 ORB 8002 Page 1826

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC LB 7978	SCALE: 1:20	SECTION 27
	PROJECT NO.: 2017-294	TOWNSHIP 24 SOUTH RANGE 36 EAST

PROPERTY FACT SHEET

Owners:	RJJAC Homes, LLC
Parcel location:	1060 N. Tropical Trail
Tax Parcel ID#:	24-36-27-00-00-6
Parent Parcel Size:	.68 Acres
Area to be Quit Claimed:	.097 Acres
Zoning/ Land Use:	Residential
Improvements:	Residence
Topography:	Level with Road Grade
Flood Zone:	X
Current Assessed Value: 2017	\$65,000.00
Utilities Available:	Water, Sewer, Electric
Property Transaction: (Clerk of Court Records) Official Records Book and Page	Purchase date: 03/21/2016 Sale amount: \$113,000.00 7577/1629