

**F. Consent Agenda - Public Works Department  
ITEM 2.**



**AGENDA REPORT  
April 9, 2019**

**Approval Re: Donation of Warranty Deed from Poplar Associates, LLC and  
IRS Form 8283 Non-cash Charitable Contributions for parcel known as Mud  
Lake Area - District 2.**

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**SUBJECT:**

Approval Re: Donation of Warranty Deed from Poplar Associates, LLC and IRS Form 8283 Noncash Charitable Contributions for parcel known as Mud Lake Area - District 2.

**FISCAL IMPACT:**

Fiscal impact: FY 2018 – 2019: No impact  
**FY 2019 – 2020: No impact**

**DEPT/OFFICE:**

Public Works

**REQUESTED ACTION:**

It is requested that the Board of County Commissioners: 1) accept the Warranty Deed from Poplar Associates, LLC, and 2) authorize County Manager to execute IRS Form 8283 for Noncash Charitable Contributions.

**SUMMARY EXPLANATION and BACKGROUND:**

The subject parcel is located in Section 18, Township 24 South, Range 36 East.

Natural Resources Management Department was contacted by the Poplar Associates, LLC (owner) to offer a donation of parcel in an area known as Mud Lake. The Department determined that the parcel could be used for a future Mud Lake flood mitigation project to benefit the West Cocoa drainage basin.

In order for Poplar Associates, LLC to receive a tax credit for the donation an acknowledgement of receipt of the parcel is required by the County on IRS Tax Form 8283 Noncash Charitable Contributions.

Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all donations.

**CLERK TO THE BOARD INSTRUCTIONS:**

Return original executed IRS Form 8283 Noncash Charitable Contributions form and Board approval memo to Public Works Department, Land Acquisition Section, with a copy

to Natural Resources Management Department.

**ATTACHMENTS:**

**Description**

- **Mud Lake - Poplar Associates**

**BOARD OF COUNTY COMMISSIONERS**

AGENDA: DONATION OF WARRANTY DEED AND IRS FORM 8283 NONCASH CHARITABLE CONTRIBUTIONS FOR PARCEL KNOWN AS MUD LAKE AREA FROM POPLAR ASSOCIATES, LLC – DISTRICT 2

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION / NATURAL RESOURCES MANAGEMENT DEPARTMENT

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

**REVIEW**

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPS</u>	_____	<u>3/11/19</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney	<u>JMB</u>	_____	<u>3/21/19</u>

AGENDA DUE DATE: March 19, 2019 for the March 26, 2019 Board meeting

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

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

THANK YOU.



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

April 10, 2019

**MEMORANDUM**

**TO:** Corrina Gumm, Interim Public Works Director

**RE:** Item F.2., Approval of Donation of Warranty Deed from Poplar Associates, LLC and IRS Form 8283 Non-Cash Charitable Contributions for Parcel Known as Mud Lake Area

The Board of County Commissioners, in regular session on April 9, 2019, accepted Warranty Deed from Poplar Associates, LLC; and authorized the County Manager to execute the IRS Form 8283 for Noncash Charitable Contributions for parcel known as Mud Lake Area. Enclosed is the IRS Form for your action.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/cw

Encl. (1)

cc: Finance  
Budget  
Contracts Administration  
Natural Resources Management

## Noncash Charitable Contributions

► Attach to your tax return if you claimed a total deduction of over \$500 for all contributed property.

► Information about Form 8283 and its separate instructions is at [www.irs.gov/form8283](http://www.irs.gov/form8283).

OMB No. 1545-0008

Attachment  
Sequence No. **155**

Name(s) shown on your income tax return

Poplar Associates, LLC

Identifying number

56-2054743

Note. Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

**Section A. Donated Property of \$5,000 or Less and Publicly Traded Securities**—List in this section only items (or groups of similar items) for which you claimed a deduction of \$5,000 or less. Also list publicly traded securities even if the deduction is more than \$5,000 (see instructions).

**Part I** Information on Donated Property—If you need more space, attach a statement.

1	(e) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description of donated property (For a vehicle, enter the year, make, model, and mileage. For securities, enter the company name and the number of shares.)
A		<input type="checkbox"/>	
B		<input type="checkbox"/>	
C		<input type="checkbox"/>	
D		<input type="checkbox"/>	
E		<input type="checkbox"/>	

Note. If the amount you claimed as a deduction for an item is \$500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						
E						

**Part II** Partial Interests and Restricted Use Property—Complete lines 2a through 2e if you gave less than an entire interest in a property listed in Part I. Complete lines 3a through 3c if conditions were placed on a contribution listed in Part I; also attach the required statement (see instructions).

- 2a** Enter the letter from Part I that identifies the property for which you gave less than an entire interest ►  
If Part II applies to more than one property, attach a separate statement.
- b** Total amount claimed as a deduction for the property listed in Part I: (1) For this tax year ►  
(2) For any prior tax years ►
- c** Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization above):  
Name of charitable organization (donee)  
Address (number, street, and room or suite no.)  
City or town, state, and ZIP code
- d** For tangible property, enter the place where the property is located or kept ►
- e** Name of any person, other than the donee organization, having actual possession of the property ►

- 3a** Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property? . . . . .
- b** Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire? . . . . .
- c** Is there a restriction limiting the donated property for a particular use? . . . . .

Yes	No

Name(s) shown on your income tax return

Identifying number

**Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities)**—Complete this section for one item (or one group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions of publicly traded securities reported in Section A). Provide a separate form for each property donated unless it is part of a group of similar items. An appraisal is generally required for property listed in Section B. See instructions.

**Part I Information on Donated Property**—To be completed by the taxpayer and/or the appraiser.

**4** Check the box that describes the type of property donated:

- ☐ **a** Art\* (contribution of \$20,000 or more)    ☐ **d** Art\* (contribution of less than \$20,000)    ☐ **g** Collectibles\*\*    ☐ **j** Other  
☐ **b** Qualified Conservation Contribution    ☒ **e** Other Real Estate    ☐ **h** Intellectual Property  
☐ **c** Equipment    ☐ **f** Securities    ☐ **i** Vehicles

\*Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

\*\*Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

**Note.** In certain cases, you must attach a qualified appraisal of the property. See instructions.

<b>5</b>	(a) Description of donated property (If you need more space, attach a separate statement)	(b) If tangible property was donated, give a brief summary of the overall physical condition of the property at the time of the gift	(c) Appraised fair market value
<b>A</b>	Sec 18, Twn 24 S, Rng 36 E, Brevard County, FL	Vacant Land	53,000 00
<b>B</b>			
<b>C</b>			
<b>D</b>			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	See Instructions	
					(h) Amount claimed as a deduction	(i) Date of contribution
<b>A</b>						
<b>B</b>						
<b>C</b>						
<b>D</b>						

**Part II Taxpayer (Donor) Statement**—List each item included in Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Part I and describe the specific item. See instructions. ▶ n/a

Signature of taxpayer (donor) ▶

Date ▶

**Part III Declaration of Appraiser**

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). In addition, I understand that I may be subject to a penalty under section 6695A if I know, or reasonably should know, that my appraisal is to be used in connection with a return or claim for refund and a substantial or gross valuation misstatement results from my appraisal. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility.

**Sign**

**Here**

Signature ▶

Title ▶

Date ▶

Business address (including room or suite no.)

Identifying number

City or town, state, and ZIP code

Melbourne, FL 32904

**Part IV Donee Acknowledgment**—To be completed by the charitable organization.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ▶

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file Form 8282, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? ▶ ☐ Yes ☒ No

Name of charitable organization (donee)

Employer identification number

Board of County Commissioners of Brevard County, Florida

59-6000523

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

2725 Judge Fran Jamieson Way, Bld C

Viera, FL 32940

Authorized signature

Title

Date

County Manager

4/9/19



### WARRANTY DEED

THIS INDENTURE is made this 5<sup>th</sup> day of March, 2019 by **POPLAR ASSOCIATES, LLC**, a Foreign Limited Liability Company, as Grantor, as party of the first part, whose mailing address is Post Office Box 36509, Charlotte, NC 28236, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, Grantee, as party of the second part, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940-6605.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, paid receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns the following described land, situated, lying and being in the County of Brevard, State of Florida, to-wit:

See Attached Legal Description

Subject to easements, restrictions, and reservations of record, if any, and taxes for the 2019 and subsequent years. The property described herein does not constitute the constitutional homestead of the Grantor herein.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, forever, and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Patricia Kinble  
Witness  
PATRICIA KINBLE  
(print or type name)

Jean Lampo  
Witness  
Jean Lampo  
(print or type name)

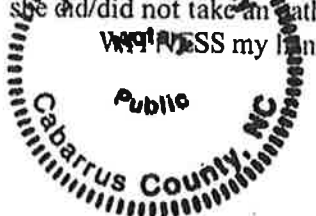
POPLAR ASSOCIATES, LLC  
a Foreign Limited Liability Company

Bertha Straz  
By: Bertha Straz, Vice President of  
AJBD Corp., a North Carolina Corporation,  
as Manager of Poplar Associates, LLC and  
Authorized Signor on behalf of all Managers

State of: North Carolina  
County: Mecklenburg

I HEREBY CERTIFY, that on this day personally appeared before me, Bertha Straz, an Authorized Signor of Poplar Associates, LLC, a Foreign Limited Liability Company, well known to me to be the person described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed and that she, has produced personally known as identification and she did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 5<sup>th</sup> day of March, 2019.



Judith F. Sibley  
Notary Public  
Judith F. Sibley  
Print Name  
Commission Expires: May 3, 2021  
Commission No. \_\_\_\_\_

Approved by the Board: \_\_\_\_\_  
Item # \_\_\_\_\_

# LEGAL DESCRIPTION

## MUD LAKE PARCEL

PARENT PARCEL ID#: 24-36-18-50--\*-5.01

PURPOSE: FEE SIMPLE CONVEYANCE

### EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEET 2 & 3 OF 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 4480, PAGE 941

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING A PORTION OF LOT 5 OF "COCOA COMMONS", RECORDED IN PLAT BOOK 46, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SUBDIVISION, AND RUN S. 00°06'46" W., ALONG THE EAST LINE OF SAID SUBDIVISION AND WEST LINE OF "COLLEGE GREEN ESTATES, UNIT SIX" AND "COLLEGE GREEN ESTATES, UNIT FIVE", RECORDED IN PLAT BOOK 21, PAGE 22, OF SAID PUBLIC RECORDS, A DISTANCE OF 977.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°06'46" W., ALONG SAID EAST LINE, A DISTANCE OF 523.44 FEET; THENCE S. 88°33'18" W., PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 524, A DISTANCE OF 1308.43 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID EAST 1/2 OF THE SOUTHWEST 1/4; THENCE N. 00°14'26" E., ALONG SAID WEST LINE, A DISTANCE OF 876.48 FEET; THENCE N. 68°37'00" E., A DISTANCE OF 19.68 FEET; THENCE S. 65°24'37" E., A DISTANCE OF 27.67 FEET; THENCE S. 89°39'15" E., A DISTANCE OF 21.39 FEET; THENCE N. 73°12'27" E., A DISTANCE OF 170.14 FEET; THENCE N. 88°30'51" E., A DISTANCE OF 208.34 FEET TO THE POINT OF CURVATURE OF A 60.00 RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 45°43'28", A DISTANCE OF 47.88 FEET IT A POINT OF TANGENCY; THENCE S. 45°45'41" E., A DISTANCE OF 47.16 FEET; THENCE S. 07°32'47" W., A DISTANCE OF 47.72 FEET; THENCE N. 77°33'53" W., A DISTANCE OF 52.50 FEET; THENCE S. 75°09'18" W., A DISTANCE OF 10.35 FEET; THENCE S. 29°11'02" W., A DISTANCE OF 11.45 FEET; THENCE S. 16°46'59" E., A DISTANCE OF 16.70 FEET; THENCE S. 27°46'27" E., A DISTANCE OF 25.81 FEET; THENCE S. 86°21'42" E., A DISTANCE OF 15.70 FEET; THENCE N. 81°34'47" E., A DISTANCE OF 57.95 FEET; THENCE N. 69°01'49" E., A DISTANCE OF 53.28 FEET TO A POINT ON A 140.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A RADIAL BEARING OF N. 32°53'55" E., THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 34°20'37", A DISTANCE OF 83.92 FEET TO A POINT OF TANGENCY; THENCE N. 88°33'18" E., A DISTANCE OF 144.66 FEET; THENCE S. 88°16'46" E., A DISTANCE OF 93.02 FEET; THENCE S. 59°14'02" E., A DISTANCE OF 130.43 FEET; THENCE S. 47°33'44" E., A DISTANCE OF 47.14 FEET; THENCE S. 50°02'29" E., A DISTANCE OF 84.78 FEET; THENCE S. 04°07'28" E., A DISTANCE OF 84.64 FEET; THENCE S. 89°53'14" E., A DISTANCE OF 190.56 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 14 OF AFORESAID "COLLEGE GREEN ESTATES, UNIT FIVE", THE POINT OF BEGINNING; CONTAINING 23.217 ACRES.

LESS AND EXCEPT THAT 30 FOOT WIDE GAS TRANSMISSION EASEMENT RECORDED IN O.R. BOOK 587, PAGE 30, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BY SURVEYOR):

COMMENCE AT THE NORTHEAST CORNER OF COCOA COMMONS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 27; THENCE SOUTH 00°06'46" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 1500.80 FEET; THENCE SOUTH 88°33'18" WEST FOR A DISTANCE OF 1207.06 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 88°33'18" WEST FOR A DISTANCE OF 31.08 FEET; THENCE NORTH 13°43'52" EAST FOR A DISTANCE OF 857.17 FEET; THENCE NORTH 08°49'14" WEST FOR A DISTANCE OF 88.50 FEET; THENCE NORTH 88°30'51" EAST FOR A DISTANCE OF 30.25 FEET; THENCE SOUTH 08°49'14" EAST FOR A DISTANCE OF 90.62 FEET; THENCE SOUTH 13°43'52" WEST FOR A DISTANCE OF 855.02 FEET TO THE POINT OF BEGINNING.

THE TOTAL ACREAGE OF THE MUD LAKE PARCEL IS 22.57 ACRES (983,149 SQUARE FEET, MORE OR LESS.

#### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE SPECIFICALLY BASED ON THE EAST LINE OF COCOA COMMONS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 27 AS BEING SOUTH 00°06'46" WEST SHOWN ON SAID PLAT OF COCOA COMMONS, AN ASSUMED BEARING.
3. REFERENCE MATERIALS:

- a. TITLE REPORT BY NEW REVELATIONS, INC., CRAIG KARLSON, FILE NUMBER 18-1434, TAX IDENTIFICATION NUMBER 2460762.
- b. EASEMENTS:

- i) CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4160, PAGE 1126 IN FAVOR OF THE CITY OF COCOA WAS MODIFIED BY MODIFICATION OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4248, PAGE 2989 AND JOINDER IN MODIFICATION OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4248, PAGE 2972. LOCATION OF EASEMENT SHOWN HEREIN PER THE MODIFIED CONSERVATION EASEMENT AND THE ORIGINALLY DESCRIBED EASEMENT IS NOT SHOWN HEREIN. MODIFICATION OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4248, PAGE 15 DOES NOT INCLUDE A LEGAL DESCRIPTION, HOWEVER JOINDER IN MODIFICATION OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4248, PAGE 2972 PROVIDES THE LEGAL DESCRIPTION OF THE MODIFIED EASEMENT. THIS CONSERVATION EASEMENT DOES NOT INCLUDE THE 30 FOOT WIDE GAS TRANSMISSION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 587, PAGE 30.
- ii) DECLARATION OF RESTRICTION, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4208, PAGE 15 ARE BLANKET EASEMENTS THAT DO AFFECT THE MUD LAKE PARCEL.
- iii) CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4428, PAGE 555 IN FAVOR OF ST. JOHNS RIVER MANAGEMENT DISTRICT AND IS SHOWN HEREIN. THIS CONSERVATION EASEMENT INCLUDES ALL OF THOSE LANDS DESCRIBED IN 4480, PAGE 941 AND DOES NOT INCLUDE THE 30 FOOT WIDE GAS TRANSMISSION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 587, PAGE 30.
- v) CROSS ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5802, PAGE 268 DOES NOT AFFECT THE MUD LAKE PARCEL.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

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: T VITALE

CHECKED BY: M SWEENEY

PROJECT NO. 18-08-085

DATE: 11/20/18

DRAWING: 243618\_ak\_MUD LAKE

REVISIONS

DATE

DESCRIPTION

SECTION 18  
TOWNSHIP 24 SOUTH  
RANGE 36 EAST



# SKETCH OF DESCRIPTION

## MUD LAKE PARCEL

PARENT PARCEL ID#: 24-36-18-50-\*--5.01

PURPOSE: FEE SIMPLE CONVEYANCE

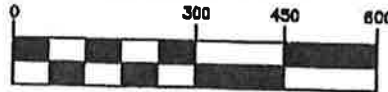
### EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 & 3 OF 3

THIS IS NOT A SURVEY

### GRAPHIC SCALE



( IN FEET )

1 inch = 300 feet

SEE SHEET 3 OF 3 FOR LINE  
AND CURVE TABLES

STATE ROAD NO. 524  
SECTION 70007-2501  
VARIABLE WIDTH R/W

POC

ORB 4480, PAGE 941 AND THE  
LESS AND EXCEPT PARCEL  
NE CORNER OF COCOA COMMONS  
PER PB 48, PAGE 27

TP 24-36-18-00-502  
ORB 5503, PAGE 4262

LOT 4

LOT 3

LOT 2

LOT 1

COCOA COMMONS  
PB 48, PAGE 27

TP 24-36-18-50-\*--5  
ORB 7503, PAGE 1711

EAST LINE PB 48, PAGE 27  
WEST LINE COLLEGE GREEN  
ESTATES-UNIT SIX PER PB 21,  
PAGE 63

WEST LINE COLLEGE GREEN  
ESTATES - UNIT FIVE  
PER PB 21, PAGE 22

SEE DETAIL  
SHEET 3 OF 3

LESS AND EXCEPT PARCEL  
ORB 587, PAGE 30

CONSERVATION EASEMENT PER  
ORB 4428, PAGE 555. SEE  
SURVEYOR'S NOTES

MUD LAKE PARCEL  
TP 24-36-18-50-\*--5.01  
ORB 4480, PAGE 941

POB  
MUD LAKE PARCEL  
SW CORNER LOT 13,  
BLOCK 15, PB 21,  
PAGE 22

MODIFICATION OF CONSERVATION EASEMENT PER  
ORB 4248, PAGE 2969 AND JOINDER IN  
MODIFICATION OF CONSERVATION EASEMENT PER  
ORB 4248, PAGE 2972.

1207.06'

S88°33'18"W 1308.43'

COCOA COMMONS  
PB 48, PAGE 27

POB  
LESS AND EXCEPT PARCEL

30' GAS TRANSMISSION EASEMENT  
ORB 587, PAGE 30

TP 24-36-18-50-\*--5.02  
REMAINDER OF LOT 5

52

51

53

54

55

56

57

BLOCK  
17

COLLEGE GREEN  
ESTATES - UNIT SIX  
PB 21, PAGE 63

OTTOBEIN AVE

17

16

15

14

13

12

11

10

9

COLLEGE GREEN  
ESTATES - UNIT FIVE  
PB 21, PAGE 22

MUSKINGUM AVE

BLOCK  
14

DRAINAGE R/W

TP 24-36-18-00-753  
ORB 953, PAGE 312

TP 24-36-18-00-752  
ORB 4733, PAGE 1316



WEST LINE OF THE EAST 1/2  
OF THE SW 1/4



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"=300'  
PROJECT NO.:  
18-08-085

SECTION 18  
TOWNSHIP 24 SOUTH  
RANGE 36 EAST

# LINE & CURVE TABLES ; DETAIL

## MUD LAKE PARCEL

PARENT PARCEL ID#: 24-36-18-50-\*--5.01

PURPOSE: FEE SIMPLE CONVEYANCE

### EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 & 2 OF 3

THIS IS NOT A SURVEY

Parcel Line Table		
Line #	Length	Direction
L1	19.68	N68°37'00"E
L2	27.67	S65°24'37"E
L3	21.39	S89°39'15"E
L4	170.14	N73°12'27"E
L5	208.34	N88°30'51"E
L6	47.16	S45°45'41"E
L7	47.72	S7°32'47"W
L8	52.50	N77°33'53"W
L9	10.35	S75°09'18"W

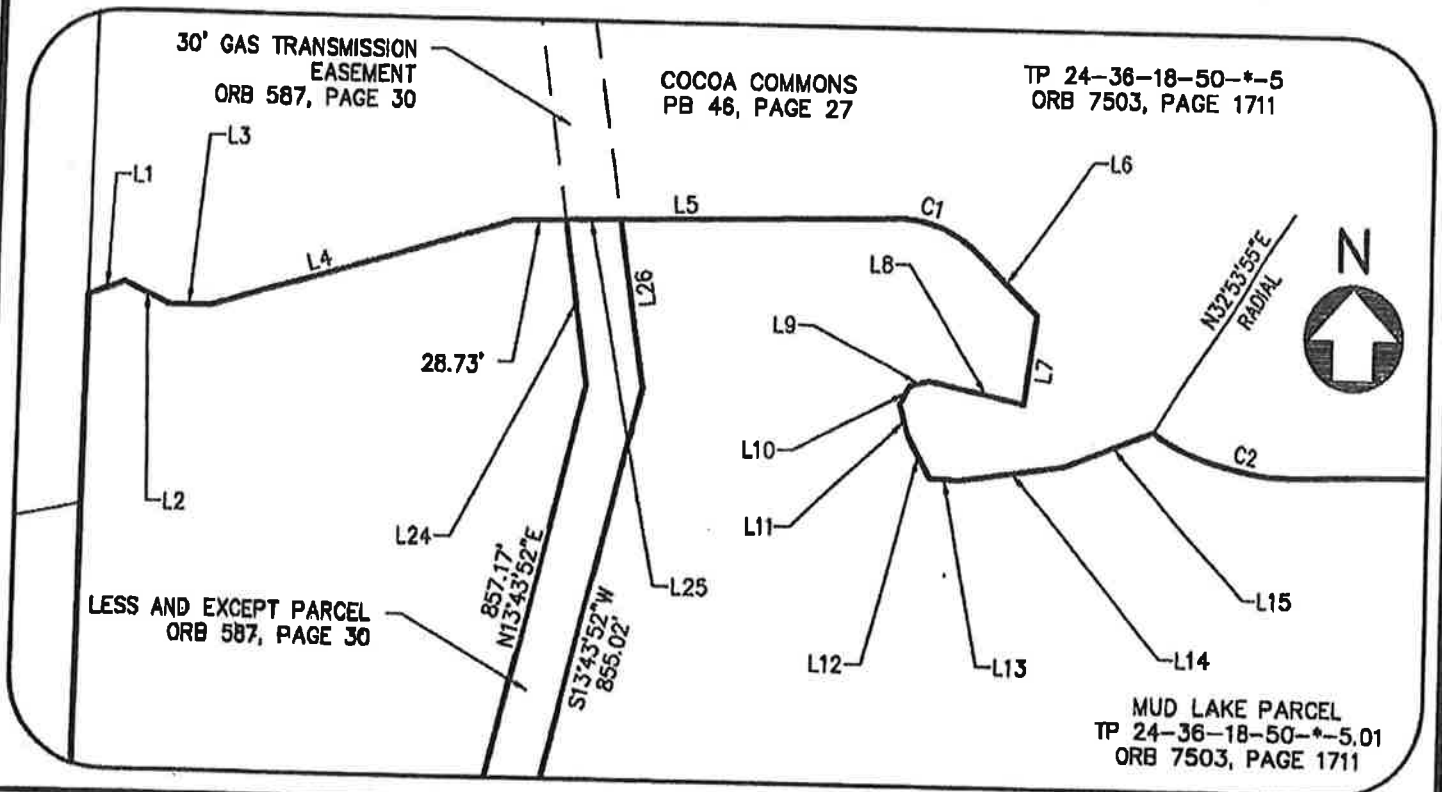
Parcel Line Table		
Line #	Length	Direction
L10	11.45	S29°11'02"W
L11	16.70	S16°46'59"E
L12	25.81	S27°48'27"E
L13	15.70	S86°21'42"E
L14	57.95	N81°34'47"E
L15	53.28	N69°01'49"E
L16	144.66	N88°33'18"E
L17	93.02	S88°16'46"E
L18	130.43	S59°14'02"E

Parcel Line Table		
Line #	Length	Direction
L19	47.14	S47°33'44"E
L20	84.78	S50°02'29"E
L21	84.64	S4°07'28"E
L22	190.56	S89°53'14"E
L23	31.08	S88°33'18"W
L24	88.50	N8°49'14"W
L25	30.25	N88°30'51"E
L26	90.62	S8°49'14"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.88'	60.00'	45°43'28"	S68°37'25"E	46.62
C2	83.92'	140.00'	34°20'37"	S74°16'24"E	82.67

#### ABBREVIATIONS:

ORB = OFFICIAL RECORDS BOOK  
 PB = PLAT BOOK  
 POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 R/W = RIGHT OF WAY  
 TP = TAX PARCEL NO.



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" = 100'

PROJECT NO.:

18-08-085

SECTION 18

TOWNSHIP 24 SOUTH  
 RANGE 36 EAST

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# LOCATION MAP

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TWP: 24 S RNG: 36 E SEC: 18 DISTRICT: 2

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STREET NAME: SR 524

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OWNER'S NAME: Poplar Associates LLC

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