



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.4.

3/10/2020

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### Subject:

Approval Re: Donation of Warranty Deeds (4) and a Public Utility and Drainage Easement Needed for the Sunset Avenue Road Improvement Project Phase I- District 1.

**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 four Warranty Deeds and the Public Utility and Drainage Easement.

### Summary Explanation and Background:

The subject properties are located in Section 41, Township 20 South, Range 34 East, west of Dixie Way on Sunset Avenue in Mims.

The Public Works Department, Road and Bridge Section, is planning a road improvement project for Sunset Avenue, Mims. Phase I of the project begins at Oak Street and runs through the "S Curve". The project consists of constructing 747 linear feet of asphalt paved roadway over an existing stabilized and County maintained dirt road. The project will provide a swale and small dry retention area for pretreatment that will outfall into an existing ditch located on the north side of Sunset Avenue. The project will also include 680 linear feet of a modified F curb that will be installed as a safety measure along the existing ditch on the north side of Sunset Avenue. The following parcel owners have agreed to donate the necessary right of way and easement areas required for the project:

- 1) Karamonlengos, parcels 101 and 801
- 2) Sylvain/Beacham, parcel 102
- 3) Ceballos, parcel 103
- 4) Hettmann, parcel 104

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

### Clerk to the Board Instructions:



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

March 11, 2020

**M E M O R A N D U M**

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

**RE:** Item F.4., Donation of Warranty Deeds and Public Utility and Drainage Easement Needed for the Sunset Avenue Road Improvement Project Phase I

The Board of County Commissioners, in regular session on March 10, 2020, approved donation of Warranty Deeds and a Public Utility and Drainage Easement needed for the Sunset Avenue Road Improvement Project Phase I.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

WARRANTY DEED

THIS INDENTURE is made this 30th day of Jan, 2020, between John Karamonlengos and Genovefa Karamolengos, husband and wife, as party of the first part, whose mailing address is Post Office Box 544, Scottsmoor, FL 32775-0544, and Brevard County, Florida, a political subdivision of the State of Florida, as party of the second part, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar and No Cents (\$1.00) 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 lands, situate, lying and being in the County of Brevard, State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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 party of the first part does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

GRANTOR:

John Karamonlengos  
John Karamonlengos

Genovefa Karamonlengos  
Genovefa Karamonlengos

Witness

George G. G. G.  
Print Name

Witness

Lucy Hamelers  
Print Name

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY, that on this day personally appeared me, an officer duly authorized to administer oaths and take acknowledgments, John Karamonlengos and Genovefa Karamonlengos, personally and well known to me to be the person(s) described in and who executed the foregoing deed, and that they have acknowledged before me that he has executed the same freely and voluntarily for the purpose therein expressed. That they did/did not produce a Driver's License as identification and that they did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 30th day of Jan 2020.

Brevard County Board Date: \_\_\_\_\_  
Agenda Item # \_\_\_\_\_

Notary Public  
(SEAL)



# LEGAL DESCRIPTION

## PARCEL 101

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-AC-\*--16  
PURPOSE: RIGHT OF WAY FEE SIMPLE CONVEYANCE

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: PARCEL 101, RIGHT OF WAY FEE SIMPLE CONVEYANCE (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF LOT 16, RESUBDIVISION OF PART OF FOUNTAIN GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE 2, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALSO BEING LOCATED WITHIN SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 72° 54' 10" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SUNSET AVENUE, A 30-FOOT WIDE PUBLIC RIGHT OF WAY ESTABLISHED BY SAID PLAT BOOK 0, PAGE 2, FOR A DISTANCE OF 56.68 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE NORTH 72° 54' 10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 326.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 11° 28' 52" EAST ALONG THE EAST LINE OF SAID LOT 16 FOR A DISTANCE OF 20.60 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 72° 54' 10" WEST FOR A DISTANCE OF 233.73 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 212.00 FEET AND AN INCLUDED ANGLE OF 25° 24' 17"; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,068 SQUARE FEET (0.14 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 EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. NO TITLE OPINION IS EXPRESSED OR IMPLIED.

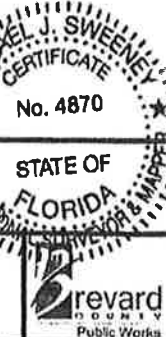
### SURVEYOR'S NOTES:

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 SOUTH RIGHT OF WAY LINE OF SUNSET AVENUE ADJACENT TO SAID LOT 16 AS BEING NORTH 72° 54' 10" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
  - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 17-1651, TAX IDENTIFICATION NUMBER 2003127, EFFECTIVE DATE 11/15/2017. NO EASEMENTS WERE LISTED PER SAID TITLE REPORT.
  - B. RIGHT OF WAY CONTROL AND SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY PUBLIC WORKS ROAD & BRIDGE DEPARTMENT, PREPARED BY BREVARD COUNTY PUBLIC WORKS DEPARTMENT SURVEYING AND MAPPING DIVISION, PROJECT NO. 17-12-011-1, DATED 11/17/2017.

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: M. CORNELL	CHECKED BY: M. J. SWEENEY	PROJECT NO. 17-12-011			SECTION 41 TOWNSHIP 20 SOUTH RANGE 34 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 12/06/2019	SHEET: 1 OF 2				

# SKETCH OF DESCRIPTION

## GRAPHIC SCALE

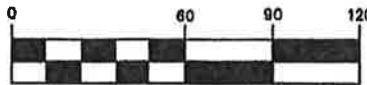
## EXHIBIT "A"

SHEET 2 OF 2

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

### PARCEL 101

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-AC-\*--16  
PURPOSE: RIGHT OF WAY FEE SIMPLE CONVEYANCE



( IN FEET )  
1 inch = 60 ft.



LOT 46  
TAX PARCEL ID: 20G-34-41-AC-\*--46  
ORB 7932, PAGE 0167

LOT 17  
TAX PARCEL ID:  
20G-34-41-AC-\*--17  
ORB 5832, PAGE 1684

### ABBREVIATIONS

AKA	= ALSO KNOWN AS
B.O.B.	= BASIS OF BEARING
CB	= CHORD BEARING
CD	= CHORD DISTANCE
Δ	= DELTA ANGLE
ID	= IDENTIFICATION
L	= ARC LENGTH
N/F	= NOW OR FORMERLY
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PG	= PAGE
R	= RADIUS
R/W	= RIGHT OF WAY
SQ. FT.	= SQUARE FEET

LOT 45

RESUBDIVISION OF PART  
OF FOUNTAIN GRANT  
PB 0, PG 2

TAX PARCEL ID:  
20G-34-41-AC-\*--45  
ORB 4233, PAGE 2235

NORTHEAST  
CORNER  
LOT 16

NORTH  
R/W LINE

SUNSET AVENUE  
30' R/W PER PB 0, PG 2

SOUTH  
R/W LINE  
(B.O.B.)  
N72°54'10"E 326.69'

56.68'  
N72°54'10"E

S11°28'52"E  
20.60'

S72°54'10"W  
233.73'

**PARCEL 101**  
RIGHT OF WAY FEE SIMPLE  
6,068 SQ. FT. (0.14 ACRES)

TAX PARCEL ID:  
20G-34-41-AC-\*--16  
ORB 3392, PAGE 3958

LOT 16

RESUBDIVISION  
OF PART OF  
FOUNTAIN GRANT  
PB 0, PG 2

POINT OF BEGINNING  
PARCEL 101

POINT OF COMMENCEMENT  
NORTHWEST CORNER LOT 16  
PB 0, PG 2

WEST LINE LOT 16  
& EAST R/W LINE

**BANYAN STREET**

WEST R/W LINE

25' WIDE R/W  
PLAT BOOK 4, PAGE 83

SCOTSMOOR E EXTENSION RESUBD  
OF FARMS 24, 25, 26, & 74  
PLAT BOOK 4, PAGE 83  
BLOCK F

TAX PARCEL ID:  
20G-34-41-17-F-23  
ORB 4582, PG 2996

LOT 3  
TAX PARCEL ID:  
20G-34-41-23-A-3

LOT 2  
SANDERS  
ACRES  
PB 61, PG 33  
TAX PARCEL ID:  
20G-34-41-23-A-2  
ORB 7460, PAGE 1831

LOT 1  
TAX PARCEL ID:  
20G-34-41-23-A-1

**SUNSET AVENUE**



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"=60'  
PROJECT NO.:  
17-12-011

SECTION 41  
TOWNSHIP 20 SOUTH  
RANGE 34 EAST

Prepared by/Return to:

Brevard County Public Works Dept., Land Acquisition Section (321-690-6847)

2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940

A portion of Interest in Tax Parcel I.D.:20G-34-41-AC-\*-16

### PUBLIC UTILITY AND DRAINAGE EASEMENT

**THIS INDENTURE**, made this 30<sup>th</sup> day of Jan, A.D. 2020, between John Karamolengos and Genovefa Karamolengos, husband and wife, as the first party, Grantor, whose mailing address is Post Office Box 544, Scottsmeer, FL 32775-0544 and Brevard County, Florida, a political subdivision of the State of Florida, as the second party, Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, FL 32940, for the use and benefit of Brevard County, Florida.

**WITNESSETH:** That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual public utility and drainage easement commencing on the above date for the purposes of constructing, reconstructing, maintaining or reconfiguring drainage, utilities, and other allied uses pertaining thereto, over, under, upon, above and through the following lands:

The land affected by the granting of the easements is located in Section 41, Township 20 South, Range 34 East, County of Brevard, State of Florida, and being more particularly described as follows:

#### **SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)**

Including the right of ingress and egress onto the easement area as may be necessary for full use and enjoyment by Grantee of its easement. Grantor(s) shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

**TO HAVE AND TO HOLD** said easement unto the County of Brevard and to its successors and/or assigns.

The first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party having set their hand and seal this,  
the day and year first above written,

Signed, sealed, and delivered in the presence of:

[Signature]  
Witness

George Gino  
(Print Name)

[Signature]  
Witness

Lucy Hamelers  
(Print Name)

[Signature]  
John Karamolengos

[Signature]  
Genovefa Karamolengos

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of Jan, 2020, by John Karamolengos and Genovefa Karamolengos, who is/is not personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

WITNESS my hand and official seal at Melbourne, Florida, the County of Brevard, State of Florida, this 30<sup>th</sup> day of Jan, 2020.

Notary Public [Signature]

Print Name \_\_\_\_\_

Commission No. \_\_\_\_\_

Commission Expires \_\_\_\_\_

Agenda Item # \_\_\_\_\_

Board Meeting Date \_\_\_\_\_



# LEGAL DESCRIPTION

## PARCEL 801

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-AC-\*16  
PURPOSE: DRAINAGE & UTILITY EASEMENT

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**

### LEGAL DESCRIPTION: PARCEL 801, DRAINAGE AND UTILITY EASEMENT (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF LOT 16, RESUBDIVISION OF PART OF FOUNTAIN GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE 2, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALSO BEING LOCATED WITHIN SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 72° 54' 10" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SUNSET AVENUE, A 30-FOOT WIDE PUBLIC RIGHT OF WAY ESTABLISHED BY SAID PLAT BOOK 0, PAGE 2, FOR A DISTANCE OF 35.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE NORTH 72° 54' 10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 21.36 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 212.00 FEET, AN INCLUDED ANGLE OF 25° 24' 17", AND WHOSE LONG CHORD BEARS NORTH 85° 36' 18" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.00 FEET; THENCE NORTH 72° 54' 10" EAST FOR A DISTANCE OF 233.73 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16; THENCE SOUTH 11° 28' 52" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 9.55 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 72° 54' 10" WEST FOR A DISTANCE OF 233.30 FEET; THENCE SOUTH 00° 03' 05" WEST FOR A DISTANCE OF 18.68 FEET; THENCE NORTH 89° 56' 55" WEST FOR A DISTANCE OF 5.00 FEET; THENCE NORTH 00° 03' 05" EAST FOR A DISTANCE OF 17.14 FEET; THENCE SOUTH 72° 54' 10" WEST FOR A DISTANCE OF 42.06 FEET; THENCE NORTH 82° 09' 28" WEST FOR A DISTANCE OF 71.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3,452 SQUARE FEET (0.08 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 EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. NO TITLE OPINION IS EXPRESSED OR IMPLIED.

### SURVEYOR'S NOTES:

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  - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 17-1651, TAX IDENTIFICATION NUMBER 2003127, EFFECTIVE DATE 11/15/2017. NO EASEMENTS WERE LISTED PER SAID TITLE REPORT.
  - B. RIGHT OF WAY CONTROL AND SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY PUBLIC WORKS ROAD & BRIDGE DEPARTMENT, PREPARED BY BREVARD COUNTY PUBLIC WORKS DEPARTMENT SURVEYING AND MAPPING DIVISION, PROJECT NO. 17-12-011-1, DATED 11/17/2017.

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: M. CORNELL

CHECKED BY: M. J. SWEENEY

PROJECT NO. 17-12-011

SECTION 41

TOWNSHIP 20 SOUTH

RANGE 34 EAST

REVISIONS

DATE

DESCRIPTION

DATE: 12/04/2019

SHEET: 1 OF 2



# SKETCH OF DESCRIPTION

## GRAPHIC SCALE

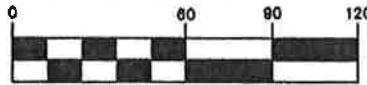
## EXHIBIT "A"

SHEET 2 OF 2

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

### PARCEL 801

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-AC-\*--16  
PURPOSE: DRAINAGE & UTILITY EASEMENT



( IN FEET )  
1 inch = 60 ft.



LOT 46  
TAX PARCEL ID: 20G-34-41-AC-\*--46  
ORB 7932, PAGE 0167

LOT 17  
TAX PARCEL ID:  
20G-34-41-AC-\*--17  
ORB 5832, PAGE 1684

### ABBREVIATIONS

AKA	= ALSO KNOWN AS
B.O.B.	= BASIS OF BEARING
CB	= CHORD BEARING
CD	= CHORD DISTANCE
Δ	= DELTA ANGLE
ID	= IDENTIFICATION
L	= ARC LENGTH
N/F	= NOW OR FORMERLY
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PG	= PAGE
PT	= POINT OF TANGENCY
R	= RADIUS
R/W	= RIGHT OF WAY
SQ. FT.	= SQUARE FEET

LOT 45  
RESUBDIVISION OF PART  
OF FOUNTAIN GRANT  
PB O, PG 2

TAX PARCEL ID:  
20G-34-41-AC-\*--45  
ORB 4233, PAGE 2235

R = 212.00'  
Δ = 25°24'17"  
L = 94.00'  
CB = N85°36'18"E  
CD = 93.23'

PARCEL 801  
DRAINAGE & UTILITY EASEMENT  
3,452 SQ. FT. (0.08 ACRES)

TAX PARCEL ID:  
20G-34-41-AC-\*--16  
ORB 3392, PAGE 3958

LOT 16  
RESUBDIVISION  
OF PART OF  
FOUNTAIN GRANT  
PB O, PG 2

N72°54'10"E  
21.36'

(B.O.B.)  
N72°54'10"E  
326.69'

S00°03'05"W  
18.68'  
N89°56'55"W  
5.00'  
N00°03'05"E  
17.14'  
S72°54'10"W  
42.06'

N82°09'28"W  
71.15'

POINT OF BEGINNING

POINT OF COMMENCEMENT  
NORTHWEST CORNER LOT 16  
PB O, PG 2

WEST LINE LOT 16  
EAST R/W LINE

EXIST R/W LINE

BANYAN STREET

25' WIDE R/W  
PLAT BOOK 4, PAGE 83

SCOTTSMOOR E EXTENSION RESUBD  
OF FARMS 24,25,26, & 74  
PLAT BOOK 4, PAGE 83  
BLOCK F

TAX PARCEL ID:  
20G-34-41-17-F-23  
ORB 4582, PG 2996

LOT 3  
TAX PARCEL ID:  
20G-34-41-23-A-3

LOT 2  
SANDERS  
ACRES  
PB 61, PG 33  
TAX PARCEL ID:  
20G-34-41-23-A-2  
ORB 7460, PAGE 1831

LOT 1  
TAX PARCEL ID:  
20G-34-41-23-A-1

SUNSET AVENUE



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"=60'  
PROJECT NO.:  
17-12-011

SECTION 41  
TOWNSHIP 20 SOUTH  
RANGE 34 EAST

Prepared by and return to: Lucy Hamelers  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940

WARRANTY DEED

THIS INDENTURE is made this 12<sup>th</sup> day of February 2020, between Stanley A. Sylvain, as Trustee of the Stanley A. Sylvain Revocable Trust, dated June 26, 2000, as to ½ Interest and William C. Beacham, as Trustee of the William C. Beacham Revocable Trust, dated June 26, 2000 as to ½ interest, as party of the first part, whose mailing address is Post Office Box 1304, Provincetown, MA 02657, and Brevard County, Florida, a political subdivision of the State of Florida, as party of the second part, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar and No Cents (\$1.00) 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 lands, situate, lying and being in the County of Brevard, State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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 party of the first part does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

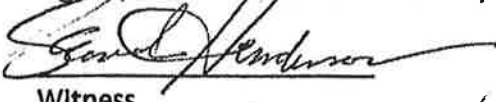
This Warranty Deed is being conveyed as fee simple Right of Way for Sunset Avenue, Mims. Grantee will maintain the right of way, excluding the private driveway, associated private culvert, and any private utilities. Grantee will maintain the road, ditch and any new drainage structures crossing the road and discharging into the ditch. If during construction of the project, Grantee damages any improvements to Grantors property, such as driveway, culvert, or fence, Grantee will repair and / or replace with the same or better to County Standards. The obligation to repair will terminate at the completion of the project.

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

Signatures and Notary on next page



Signed, sealed and delivered in the presence of:



Witness

SAMUEL HENDERSON

Print Name

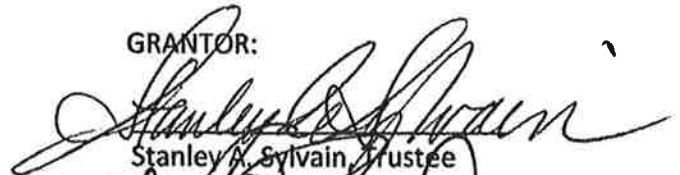


Witness

MARY J. JONES

Print Name

GRANTOR:



Stanley A. Sylvain, Trustee



William C. Beacham, Trustee

STATE OR \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on this \_\_\_\_ day of \_\_\_\_, 2020, by Stanley A. Sylvain, Trustee and William C. Beacham, Trustee who is personally known or produced \_\_\_\_\_ as identification.

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

Notary Signature  
SEAL

SEE ATTACHED NOTARY SEAL

**All-purpose Acknowledgment California only**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Riverside

On

02/12/2020

before me,

Vanessa Aispuro Notary Public

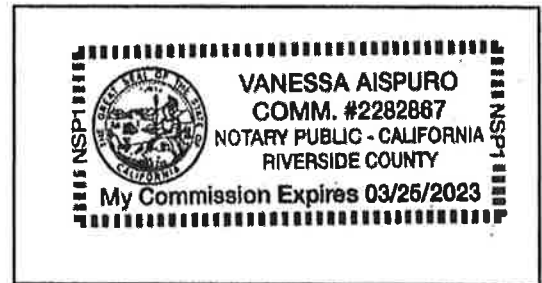
(here insert name and title of the officer),

personally appeared

Stanley A Sylva & William C Beacham

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand  
and official seal.

Signature

A large, stylized handwritten signature in black ink, likely belonging to the notary public, Vanessa Aispuro.

Notary Public**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document

Warranty Deed

Document Date

02/12/2020

Number of Pages

1

Signer(s) Other Than Named Above \_\_\_\_\_



# SKETCH OF DESCRIPTION

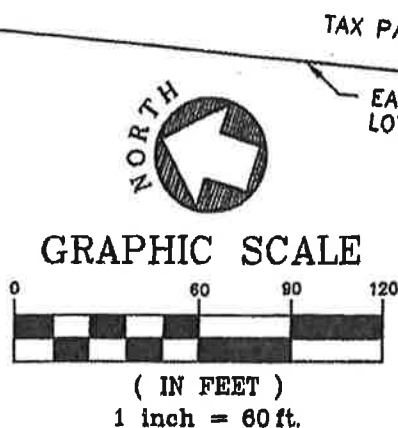
## PARCEL 102

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
 PARENT PARCEL ID NO.: 20G-34-41-AC-\*45  
 PURPOSE: RIGHT OF WAY FEE SIMPLE CONVEYANCE

## EXHIBIT "A"

### SHEET 2 OF 2

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



LOT 46  
 TAX PARCEL ID: 20G-34-41-AC-\*46  
 ORB 7932, PAGE 0167

EAST LINE  
 LOT 45

SOUTHEAST  
 CORNER OF  
 LOT 45

LOT 17  
 TAX PARCEL ID: 20G-34-41-AC-\*17  
 ORB 5832, PAGE 1684

### ABBREVIATIONS

AKA = ALSO KNOWN AS  
 B.O.B. = BASIS OF BEARING  
 ID = IDENTIFICATION  
 N/F = NOW OR FORMERLY  
 ORB = OFFICIAL RECORD BOOK  
 PB = PLAT BOOK  
 PC = POINT OF CURVATURE  
 PG = PAGE  
 R/W = RIGHT OF WAY  
 SQ. FT. = SQUARE FEET

LOT 45  
 RESUBDIVISION OF PART  
 OF FOUNTAIN GRANT  
 PB 0, PG 2

TAX PARCEL ID:  
 20G-34-41-AC-\*45  
 ORB 4233, PAGE 2235

TAX PARCEL ID:  
 20G-34-41-AC-\*16  
 ORB 3392, PAGE 3958

LOT 16  
 RESUBDIVISION  
 OF PART OF  
 FOUNTAIN GRANT  
 PB 0, PG 2

PARCEL 102  
 RIGHT OF WAY FEE SIMPLE  
 3,769 SQ. FT. (0.09 ACRES)

WEST LINE  
 LOT 45

S68°13'04"E  
 29.18'

S61°49'42"E  
 35.34'

S65°43'00"E  
 32.83'

N88°34'20"E  
 39.11'

N75°21'54"E  
 24.36'

(B.O.B.)  
 N72°54'10"E

SUNSET AVENUE  
 (30' WIDE R/W PER PB 0, PG 2)

SOUTH R/W LINE

141.76'

S72°54'10"W

N11°28'52"W  
 77.10'

POINT OF BEGINNING  
 SOUTHWEST CORNER OF  
 LOT 45, PB 0, PG 2

LOT 3  
 TAX PARCEL ID:  
 20G-34-41-23-A-3

LOT 2  
 SANDERS  
 ACRES  
 PB 61, PG 33  
 TAX PARCEL ID:  
 20G-34-41-23-A-2  
 ORB 7460, PAGE 1831

LOT 1  
 TAX PARCEL ID:  
 20G-34-41-23-A-1

SUNSET  
 AVENUE

BANYAN STREET

R/W LINE

SCOTTS MOOR E EXTENSION  
 RESUBD OF FARMS  
 24, 25, 26, & 74  
 PLAT BOOK 4, PAGE 83  
 BLOCK F

25' WIDE R/W  
 PLAT BOOK 4,  
 PAGE 83

TAX PARCEL ID:  
 20G-34-41-17-F-23  
 ORB 4582, PG 2996



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"=60'  
 PROJECT NO.:  
 17-12-011

SECTION 41  
 TOWNSHIP 20 SOUTH  
 RANGE 34 EAST

# LEGAL DESCRIPTION

## PARCEL 102

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-AC-\*--45  
PURPOSE: RIGHT OF WAY FEE SIMPLE CONVEYANCE

# EXHIBIT "A"

## SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**

### LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY FEE SIMPLE CONVEYANCE (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF LOT 45, RESUBDIVISION OF PART OF FOUNTAIN GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 2, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALSO BEING LOCATED WITHIN SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 45; THENCE NORTH 11° 28' 52" WEST ALONG THE WEST LINE OF SAID LOT 45 FOR A DISTANCE OF 77.10 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 68° 13' 04" EAST FOR A DISTANCE OF 29.18 FEET; THENCE SOUTH 61° 49' 42" EAST FOR A DISTANCE OF 35.34 FEET; THENCE SOUTH 65° 43' 00" EAST FOR A DISTANCE OF 32.83 FEET; THENCE NORTH 88° 34' 20" EAST FOR A DISTANCE OF 39.11 FEET; THENCE NORTH 75° 21' 54" EAST FOR A DISTANCE OF 24.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SUNSET AVENUE, A 30-FOOT WIDE RIGHT OF WAY ESTABLISHED BY PLAT BOOK O, PAGE 2; THENCE SOUTH 72° 54' 10" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 141.76 FEET TO THE POINT OF BEGINNING, CONTAINING 3,769 SQUARE FEET (0.09 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 EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. NO TITLE OPINION IS EXPRESSED OR IMPLIED.

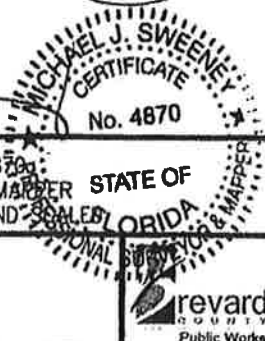
### SURVEYOR'S NOTES:

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 SOUTH RIGHT OF WAY LINE OF SUNSET AVENUE ADJACENT TO SAID LOT 16 AS BEING NORTH 72° 54' 10" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
  - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 17-1851, TAX IDENTIFICATION NUMBER 2003130, EFFECTIVE DATE 11/15/2017. NO EASEMENTS WERE LISTED PER SAID TITLE REPORT.
  - B. RIGHT OF WAY CONTROL AND SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY PUBLIC WORKS ROAD & BRIDGE DEPARTMENT, PREPARED BY BREVARD COUNTY PUBLIC WORKS DEPARTMENT SURVEYING AND MAPPING DIVISION, PROJECT NO. 17-12-011-1, DATED 11/17/2017.

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: M. CORNELL

CHECKED BY: M. J. SWEENEY

PROJECT NO. 17-12-011

REVISIONS

DATE

DESCRIPTION

SECTION 41

TOWNSHIP 20 SOUTH  
RANGE 34 EAST

DATE: 12/06/2019

SHEET: 1 OF 2

WARRANTY DEED

THIS INDENTURE is made this 20<sup>th</sup> day of Dec, 2019, between Dale J. and Katherine L. Ceballos, husband and wife, as party of the first part, whose mailing address is Post Office Box 195, Scottsmeer, FL 32775-0195, and Brevard County, Florida, a political subdivision of the State of Florida, as party of the second part, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar and No Cents (\$1.00) 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 lands, situate, lying and being in the County of Brevard, State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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 party of the first part does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
Dale Ceballos p/c  
Print Name Lucy Hamelers  
[Signature]  
Witness  
Katherine Ceballos Kc  
Print Name Page Whittle

GRANTOR:

[Signature]  
Dale J. Ceballos  
[Signature]  
Katherine L. Ceballos

STATE OR FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY, that on this day personally appeared me, an officer duly authorized to administer oaths and take acknowledgments, Dale J. and Katherine L. Ceballos, personally and well known to me to be the person(s) described in and who executed the foregoing deed, and that they have acknowledged before me that he has executed the same freely and voluntarily for the purpose therein expressed. That they did/did not produce a Driver's License as identification and that they did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 20<sup>th</sup> day of December 2019.

Brevard County Board Date: \_\_\_\_\_  
Agenda Item # \_\_\_\_\_

[Signature]  
Notary Public  
(SEAL)



# LEGAL DESCRIPTION

## PARCEL 103

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-17-F-23  
PURPOSE: RIGHT OF WAY FEE SIMPLE CONVEYANCE

### EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

**THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION:** PARCEL 103, RIGHT OF WAY FEE SIMPLE CONVEYANCE (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4582, PAGE 2996 AND BEING A PORTION OF LOT 34, BLOCK F, SUBDIVISION OF FARMS 24, 25, 26, 74 EAST EXTENSION OF SCOTTSMOOR EAST EXTENSION OF SCOTTSMOOR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ALSO BEING LOCATED WITHIN SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 34; THENCE NORTH 72° 51' 11" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SUNSET AVENUE, A 50-FOOT WIDE RIGHT OF WAY ESTABLISHED BY SAID PLAT BOOK 4, PAGE 83 FOR A DISTANCE OF 186.86 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 34 AND SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF BANYAN STREET, A 25-FOOT WIDE RIGHT OF WAY AS ESTABLISHED BY SAID PLAT BOOK 4, PAGE 83; THENCE SOUTH 11° 28' 52" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 87° 29' 27" WEST FOR A DISTANCE OF 86.48 FEET; THENCE SOUTH 72° 51' 11" WEST FOR A DISTANCE OF 100.50 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID LOT 34; THENCE NORTH 15° 13' 49" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,431 SQUARE FEET (0.06 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 EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

### 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 SOUTH RIGHT OF WAY LINE OF SAID SUNSET AVENUE AS BEING NORTH 72° 51' 11" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS ARE INDICATED HEREON. NO OWNERSHIP AND ENCUMBRANCE REPORT OR OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR AND MAPPER.
4. REFERENCE MATERIAL:
  - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 17-1651, TAX IDENTIFICATION NUMBER 2004392, EFFECTIVE DATE 11/15/2017. NO EASEMENTS WERE LISTED PER SAID TITLE REPORT.
  - B. RIGHT OF WAY CONTROL AND SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY PUBLIC WORKS ROAD & BRIDGE DEPARTMENT, PREPARED BY BREVARD COUNTY PUBLIC WORKS DEPARTMENT SURVEYING AND MAPPING DIVISION, PROJECT NO. 17-12-011-1, DATED 11/17/2017.
  - C. PLAN OF SCOTT'S MOOR LITTLE FARMS PART OF GARVIN & FOUNTAIN GRANTS AS RECORDED IN PLAT BOOK 3, PAGE 63.
  - D. RESUBDIVISION OF THE FONTAIN GRANT RECORDED IN PLAT BOOK 0, PAGE 2.

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: M. CORNELL

CHECKED BY: M. J. SWEENEY

PROJECT NO. 17-12-011

REVISIONS

DATE

DESCRIPTION

DATE: 12/11/2019

SHEET: 1 OF 2

SECTION 41

TOWNSHIP 20 SOUTH

RANGE 34 EAST



# SKETCH OF DESCRIPTION

## GRAPHIC SCALE

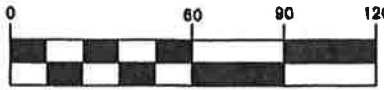
## EXHIBIT "A"

SHEET 2 OF 2

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

### PARCEL 103

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-17-F-23  
PURPOSE: RIGHT OF WAY FEE SIMPLE CONVEYANCE



( IN FEET )  
1 inch = 60 ft.

### RESUBDIVISION OF PART OF FOUNTAIN GRANT PB 0, PG 2

LOT 45

TAX PARCEL ID: 20G-34-41-AC-\*45  
ORB 4233, PAGE 2235

LOT 3

TAX PARCEL ID:  
20G-34-41-23-A-3

LOT 2

TAX PARCEL ID:  
20G-34-41-23-A-2  
ORB 7460, PAGE 1831

#### ABBREVIATIONS

AKA = ALSO KNOWN AS  
B.O.B. = BASIS OF BEARING  
ID = IDENTIFICATION  
N/F = NOW OR FORMERLY  
ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
PG = PAGE  
R/W = RIGHT OF WAY  
SQ. FT. = SQUARE FEET

LOT 1

SANDERS ACRES  
PB 61, PG 33

TAX PARCEL ID:  
20G-34-41-23-A-1

#### POINT OF BEGINNING PARCEL 103

NORTHWEST CORNER OF  
ORB 4582, PG 2996  
NORTHWEST CORNER OF  
LOT 34, BLOCK F, PLAT  
BOOK 4, PAGE 83

NORTH R/W LINE

NORTHEAST CORNER  
ORB 4582, PG 2996

NORTHEAST CORNER  
LOT 34

AVENUE

SUNSET

(50' WIDE R/W  
PER PB 4, PG 83)

(B.O.B.)  
N72°51'11"E

186.86'

30.00'  
S11°28'52"E

S87°29'27"W  
86.48'

LOT 34

S72°51'11"W  
100.50'

SOUTH R/W LINE

LOTS 1 AND 2  
BLOCK F

TAX PARCEL ID:  
20G-34-41-17-F-1  
ORB 5134, PAGE 3203

LOT 1

LOT 2

LOTS 3, 4, 5, AND 6  
BLOCK F

TAX PARCEL ID:  
20G-34-41-17-F-3  
ORB 2516, PAGE 1443

LOT 3

LOT 4

LOT 5

OAK STREET

50' WIDE R/W  
PB 4, PG 83

SOUTH 519' OF TRACT 23

TAX PARCEL ID:  
20G-34-41-AD-\*23.01

TAX PARCEL ID:  
20G-34-41-17-E-32  
ORB 8386, PAGE 2095

LOTS 32, 33, & 34  
BLK E EXCEPT SOUTH  
10' OF LOT 32

SUNSET  
AVENUE

BANYAN STREET

EAST LINE LOT 34  
WEST R/W LINE

EAST R/W LINE  
25' WIDE R/W  
PB 4, PAGE 83



PARCEL 103  
RIGHT OF WAY  
FEE SIMPLE CONVEYANCE  
2,431 SQ. FT. (0.06 ACRES)

TAX PARCEL ID: 20G-34-41-17-F-23  
ORB 4582, PG 2996

WEST LINE LOT 34  
WEST LINE ORB 4582, PG 2996

LOTS 23 THRU 34, BLK F  
SCOTTS MOOR E EXTENSION OF  
FARMS 24, 25, 26, & 74

PLAT BOOK 4, PAGE 83  
BLOCK F



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

SCALE:  
1"=60'  
PROJECT NO.:  
17-12-011

SECTION 41  
TOWNSHIP 20 SOUTH  
RANGE 34 EAST

WARRANTY DEED

THIS INDENTURE is made this 20<sup>th</sup> day of Dec, 2019, between Elizabeth Hettmann, a Single person, as party of the first part, whose mailing address is Post Office Box 555, Scottsmoor, FL 32725-0555, and Brevard County, Florida, a political subdivision of the State of Florida, as party of the second part, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar and No Cents (\$1.00) 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 lands, situate, lying and being in the County of Brevard, State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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 party of the first part does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Page R Whittle

Witness  
Page R Whittle

Print Name  
Page R Whittle

Witness  
Lucy Hamelers

Print Name  
Lucy Hamelers

GRANTOR:

Elizabeth Hettmann  
Elizabeth Hettmann

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY, that on this day personally appeared me, an officer duly authorized to administer oaths and take acknowledgments, Elizabeth Hettmann, personally and well known to me to be the person(s) described in and who executed the foregoing deed, and that they have acknowledged before me that he has executed the same freely and voluntarily for the purpose therein expressed. That they did/did not produce a Driver's License as identification and that they did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 20<sup>th</sup> day of December 2019.

Brevard County Board Date: \_\_\_\_\_  
Agenda Item # \_\_\_\_\_

Page R Whittle  
Notary Public  
(SEAL)



# LEGAL DESCRIPTION

## PARCEL 104

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-17-F-1  
PURPOSE: RIGHT OF WAY FEE SIMPLE CONVEYANCE

## EXHIBIT "A" SHEET 1 OF 2

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

### LEGAL DESCRIPTION: PARCEL 104, RIGHT OF WAY FEE SIMPLE CONVEYANCE (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5134, PAGE 3203 AND BEING A PORTION OF LOT 1, BLOCK F SUBDIVISION OF FARMS 24, 25, 26, 74 EAST EXTENSION OF SCOTTS MOOR EAST EXTENSION OF SCOTTS MOOR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ALSO BEING LOCATED WITHIN SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 72° 51' 11" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SUNSET AVENUE, A 50-FOOT WIDE RIGHT OF WAY ESTABLISHED BY SAID PLAT BOOK 4, PAGE 83 FOR A DISTANCE OF 134.93 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 15° 13' 49" EAST ALONG THE EAST LINE OF AFORESAID DESCRIBED LANDS, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, FOR A DISTANCE OF 8.00 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 72° 51' 11" WEST FOR A DISTANCE OF 134.93 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK STREET, A 50-FOOT WIDE RIGHT OF WAY AS ESTABLISHED BY PLAT BOOK 4, PAGE 83; THENCE NORTH 15° 13' 49" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,079 SQUARE FEET (0.02 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 EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

### 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 SOUTH RIGHT OF WAY LINE OF SAID SUNSET AVENUE AS BEING NORTH 72° 51' 11" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS ARE INDICATED HEREON. NO OWNERSHIP AND ENCUMBRANCE REPORT OR OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR AND MAPPER.
4. REFERENCE MATERIAL:
  - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 19-1322, TAX IDENTIFICATION NUMBER 2004385, EFFECTIVE DATE 5/27/19. NO EASEMENTS WERE LISTED PER SAID TITLE REPORT.
  - B. RIGHT OF WAY CONTROL AND SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY PUBLIC WORKS ROAD & BRIDGE DEPARTMENT, PREPARED BY BREVARD COUNTY PUBLIC WORKS DEPARTMENT SURVEYING AND MAPPING DIVISION, PROJECT NO. 17-12-011-1, DATED 11/17/2017.
  - C. PLAN OF SCOTT'S MOOR LITTLE FARMS PART OF GARVIN & FOUNTAIN GRANTS AS RECORDED IN PLAT BOOK 3, PAGE 63.
  - D. RESUBDIVISION OF THE FONTAIN GRANT RECORDED IN PLAT BOOK 0, PAGE 2

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: M. CORNELL	CHECKED BY: M. J. SWEENEY	PROJECT NO. 17-12-011			SECTION 41 TOWNSHIP 20 SOUTH RANGE 34 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 12/11/2019	SHEET: 1 OF 2				

# SKETCH OF DESCRIPTION

## PARCEL 104

SECTION 41, TOWNSHIP 20 SOUTH, RANGE 34 EAST  
PARENT PARCEL ID NO.: 20G-34-41-17-F-1  
PURPOSE: RIGHT OF WAY FEE SIMPLE CONVEYANCE

### RESUBDIVISION OF PART OF FOUNTAIN GRANT PB O, PG 2

LOT 45

TAX PARCEL ID: 20G-34-41-AC-\*--45  
ORB 4233, PAGE 2235

LOT 3

TAX PARCEL ID:  
20G-34-41-23-A-3

LOT 2

TAX PARCEL ID:  
20G-34-41-23-A-2  
ORB 7460, PAGE 1831

#### ABBREVIATIONS

AKA = ALSO KNOWN AS  
B.O.B. = BASIS OF BEARING  
ID = IDENTIFICATION  
N/F = NOW OR FORMERLY  
ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
PG = PAGE  
R/W = RIGHT OF WAY  
SQ. FT. = SQUARE FEET

LOT 1

SANDERS ACRES  
PB 61, PG 33

TAX PARCEL ID:  
20G-34-41-23-A-1

#### PARCEL 104

RIGHT OF WAY  
FEE SIMPLE CONVEYANCE  
1,079 SQ. FT. (0.02 ACRES)

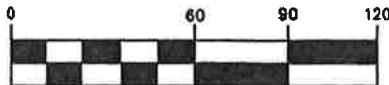
#### POINT OF BEGINNING PARCEL 104

NORTHWEST CORNER OF  
LOT 1, BLOCK F, PLAT  
BOOK 4, PAGE 83  
NORTHWEST CORNER OF  
ORB 5134, PG 3203

SOUTH 519' OF TRACT 23

TAX PARCEL ID:  
20G-34-41-AD-\*--23.01

## GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.



## EXHIBIT "A"

SHEET 2 OF 2

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

SUNSET  
AVENUE

LOT 16

TAX PARCEL ID:  
20G-34-41-AC-\*--16  
ORB 3392, PG 3958

RESUBDIVISION  
OF PART OF  
FOUNTAIN GRANT  
PB O, PG 2

BANYAN STREET

25' WIDE R/W  
PB 4, PAGE 83

SUNSET  
AVENUE

NORTH R/W LINE

(50' WIDE R/W PER PB 4, PG 83)

NORTHEAST CORNER ORB 5134, PG 3203  
NORTHEAST CORNER LOT 1

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

TAX PARCEL ID:  
20G-34-41-17-F-23  
ORB 4582, PG 2996

EAST LINE ORB 5134, PG 3203  
EAST LINE LOT 1

LOTS 23 THRU 34, BLK F  
SCOTSMOOR E EXTENSION OF  
FARMS 24,25,26, & 74

PLAT BOOK 4, PAGE 83  
BLOCK F

LOTS 1 AND 2  
BLOCK F

LOTS 3, 4, 5, AND 6  
BLOCK F

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

TAX PARCEL ID:  
20G-34-41-17-F-1  
ORB 5134, PAGE 3203

TAX PARCEL ID:  
20G-34-41-17-F-3  
ORB 2516, PAGE 1443

EAST R/W LINE

N15°13'49"W  
8.00'

OAK STREET

(50' WIDE R/W PER PB 4, PG 83)

WEST R/W  
LINE

TAX PARCEL ID:  
20G-34-41-17-E-32  
ORB 8386, PAGE 2095

LOTS 32, 33, & 34  
BLK E EXCEPT SOUTH  
10' OF LOT 32



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VERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:

1"=60'

PROJECT NO.:

17-12-011

SECTION 41  
TOWNSHIP 20 SOUTH  
RANGE 34 EAST

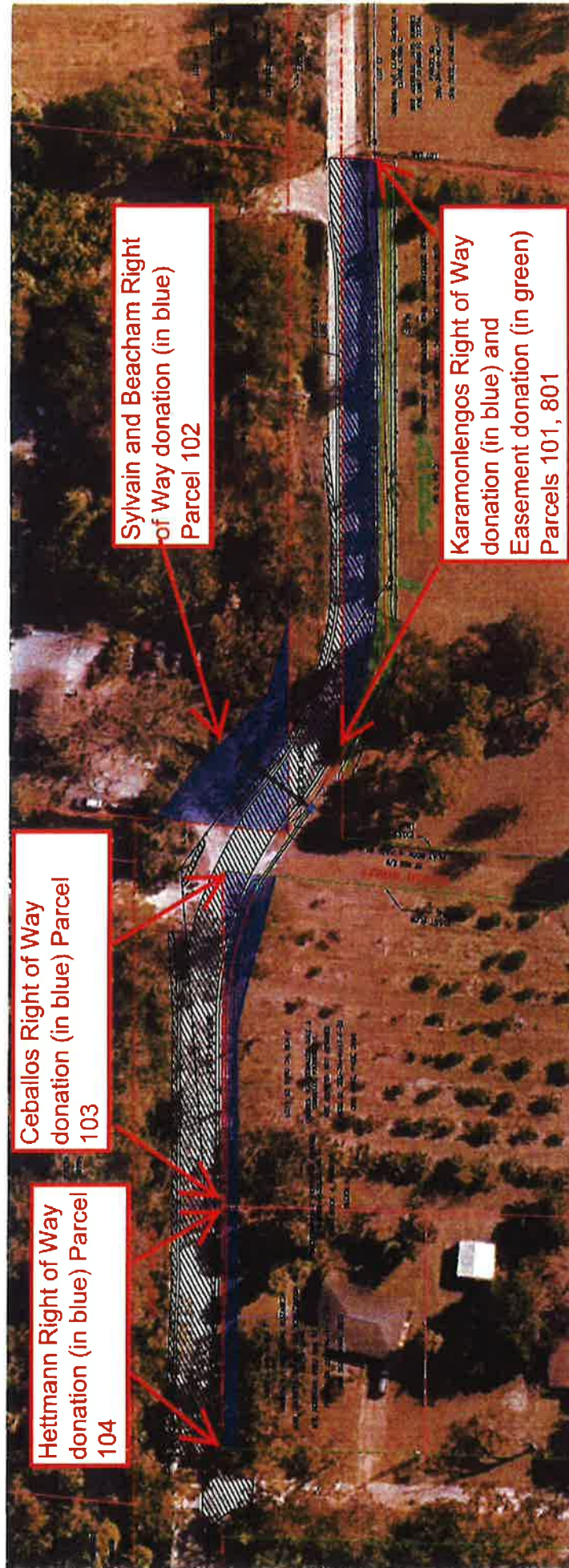


## Location Map

Section 41, Township 20 South, Range 34 East, District 1

Property Location : West of Dixie Way on Sunset Avenue in Mims

Owners: Karamonlengos, Parcels 101, 801; Sylvain and Beacham, Parcel 102;  
Ceballos, Parcel 103; Hettman, Parcel 104



# BOARD OF COUNTY COMMISSIONERS

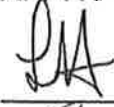
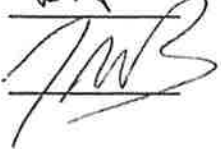
## AGENDA REVIEW SHEET

**AGENDA:** Warranty Deeds (4) and Public Utility and Drainage Easement (1) needed for the Sunset Avenue Road Improvement Project Phase I, District 1

**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>2-19-2020</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney		_____	<u>2-27-2020</u>

**AGENDA DUE DATE:** March 3, 2020 for the March 10, 2020 Board meeting