

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Warranty Deed and Bill of Sale from The Viera Company for additional conveyance to support Lift Station W31- Sendero Cove and Sierra Cove at Addison Village Phases 4 and 5 – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336

| | APPROVE | DISAPPROVE | DATE |
|--|---|------------|-------------------|
| LAND ACQUISITION Lucy Hamelers, Supervisor |  | _____ | <u>12.14.2021</u> |
| COUNTY ATTORNEY Christine Schverak Assistant County Attorney | <u>cms</u> | _____ | <u>12-17-2021</u> |

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 DEED is made this 8th day of December, 2021, by The Viera Company, a Florida corporation, hereafter called the Grantor, whose mailing address is 7380 Murrell Road, Suite 201, Viera, Florida 32940, 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 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"

Together with all riparian and littoral rights appertaining thereto, and all interest in subsurface oil, gas, and minerals pursuant to section 270.11(3), Florida Statutes.

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

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:

Charlene R. Spangler

Witness

Charlene R. Spangler

print name

Cheryl W. Dixon

Witness

Cheryl W. Dixon

print name

The Viera Company, a Florida Corporation

BY: [Signature]

Todd J. Pokrywa

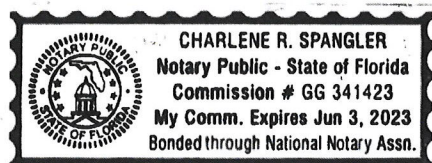
print name and title

(Corporate Seal)



STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 8th day of Dec, 2021, by Todd J. Pokrywa as President for The Viera Company. Is ☒ personally known or ☐ produced - as identification.



Charlene R. Spangler

Notary Signature

SEAL

LEGAL DESCRIPTION

PARCEL # 100

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

PARENT PARCEL: TRACT AA, SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5, RECORDED IN PLAT BOOK 70, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

THIS IS NOT A SURVEY

PURPOSE: FEE SIMPLE CONVEYANCE

LEGAL DESCRIPTION: PARCEL # 100 FEE SIMPLE CONVEYANCE (PREPARED BY SURVEYOR)

PART OF TRACT AA, SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE EASTERN MOST CORNER OF TRACT X, OF SAID SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5 AND RUN N47°28'24"W, ALONG THE NORTHEAST LINE OF SAID TRACT X, A DISTANCE OF 39.87 FEET TO THE NORTHERN MOST CORNER OF SAID TRACT X, AND A NON-TANGENT INTERSECTION WITH THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF CATALISSA AVENUE, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5; THENCE ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 0°45'51", A CHORD LENGTH OF 3.00 FEET AND A CHORD BEARING OF N41°36'17"E), A DISTANCE OF 3.00 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S47°28'24"E, ALONG SAID NON-TANGENT LINE, PARALLEL TO AND 3 FEET NORTHEASTERLY OF (AS MEASURED PERPENDICULARLY) THE NORTHEAST LINE OF SAID TRACT X, A DISTANCE OF 39.92 FEET; THENCE S42°31'36"W, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING. CONTAINING 120.00 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. DESCRIPTION OF PART OF TRACT AA, SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
3. BEARING REFERENCE: ASSUMED BEARING OF N47°28'24"W ON THE NORTHEAST LINE OF TRACT X, SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
4. THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
5. THIS DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN OPINION OF TITLE FOR THE LANDS DESCRIBED HEREON PREPARED BY DEAN MEAD DATED OCTOBER 27, 2021 FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LANDS DESCRIBED HEREON AND WHICH ARE NOTED AND/OR SHOWN HEREON. NO OTHER SUCH INFORMATION WAS PROVIDED TO, NOR RESEARCHED BY THE SURVEYOR DURING THE PREPARATION OF THIS DESCRIPTION.
6. THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
7. THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.



Digitally signed by
Leslie E Howard
Date: 2021.11.15
10:53:55 -05'00'

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

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD
MELBOURNE, FLORIDA 32901

| | | | | | |
|------------------|--------------------------|----------------------|------------|-----------------|--|
| DRAWN BY: LEH/IT | CHECKED BY: LEH | PROJECT NO. 11423.07 | | | SECTION 20 TOWNSHIP 26 SOUTH RANGE 36 EAST |
| | | REVISIONS | DATE | DESCRIPTION | |
| DATE: 10/27/2021 | DRAWING: 1142307_100_005 | | 11/15/2021 | COUNTY COMMENTS | |

SKETCH OF DESCRIPTION

PARCEL # 100

PARENT PARCEL: TRACT AA, SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5, RECORDED IN PLAT BOOK 70, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

PURPOSE: FEE SIMPLE CONVEYANCE

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

ABBREVIATIONS

| | |
|--------|---------------------------|
| COR | CORNER |
| DE | PRIVATE DRAINAGE EASEMENT |
| ESMT | EASEMENT |
| FT | FEET |
| ID# | IDENTIFICATION NUMBER |
| IR | IRON ROD |
| IRC | IRON ROD AND CAP |
| LB | LICENSED BUSINESS |
| NTI | NON-TANGENT INTERSECTION |
| NTL | NON-TANGENT LINE |
| OR/ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| PCP | PERMANENT CONTROL POINT |
| PG(S) | PAGE(S) |
| PK | PARKER-KALEN |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT-OF-WAY |

AL=3.00'
R=225.00'
DEL=0°45'51"
CB=N41°36'17"E
CH=3.00'

CATALISSA AVENUE
50' PUBLIC R/W
PB 70, PG 15

NTI

NORTHERN
MOST
CORNER OF
TRACT X

TRACT X,
SENDERO COVE & SIERRA COVE
AT ADDISON VILLAGE - PHASES 4 & 5
PB 70, PG 15

NORTHEAST LINE OF TRACT X

POB
OF PARCEL #100 FEE
SIMPLE CONVEYANCE,
EASTERN MOST
CORNER OF TRACT X

LOT 19, BLOCK JJ,
SENDERO COVE & SIERRA COVE
AT ADDISON VILLAGE - PHASES 4 & 5
PB 70, PG 15

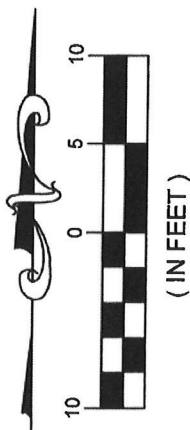
LOT 7, BLOCK II,
SENDERO COVE & SIERRA COVE
AT ADDISON VILLAGE - PHASES 4 & 5
PB 70, PG 15

PARCEL #100 FEE SIMPLE CONVEYANCE
PART OF TRACT AA, PB 70, PG 15
120.00 SQUARE FEET / 0.003AC, ±

10' DE
PG 70, PG 15

S47°28'24"E 39.92' NTL
(BASIS OF BEARINGS)
N47°28'24"W 39.87'

S42°31'36"W
3.00'



PREPARED BY: B.S.E. CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD
MELBOURNE, FLORIDA 3290

INTENDED SCALE:
1" = 10'

PROJECT NO.:
11423.07

SECTION 20
TOWNSHIP 26 SOUTH
RANGE 36 EAST

BILL OF SALE

The Viera Company, a Florida Corporation ("Seller"), hereinafter known as TVC, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it paid by **BREVARD COUNTY FLORIDA**, a political subdivision of the State of Florida ("Buyer"), the receipt and sufficiency of which consideration is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto County, its successors and assigns, the goods, chattels and items of personal property owned by TVC, their successors and assigns, as that property is set forth on Exhibit "A" attached hereto and made a part thereof, and being situate on certain real property described on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto County, its successors and assigns, forever.

AND The Viera Company, a Florida Corporation does, for themselves and their successors and assigns, covenant to and with County, its successors and assigns, that TVC, is the lawful owners of said goods, chattels and personal property (hereafter collectively the "property"); that said property is free from all liens and encumbrances; that TVC, has good right to sell the same aforesaid; and that TVC will warrant and defend the sale of said property hereby made unto County, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The Viera Company, a Florida Corporation has caused this instrument to be executed and delivered and has intended this instrument to be and become effective as of the 8th day of December, 2021.

The Viera Company, a Florida Corporation

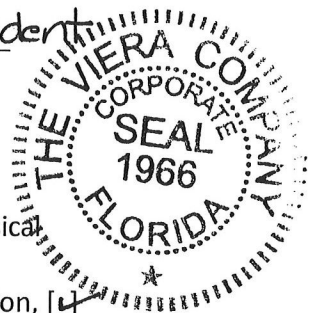
BY 

Todd J. Pokrywa, President

print name and title

**STATE OF FLORIDA
COUNTY OF BREVARD**

(Corporate Seal)



The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 8th day of December, 2021 by Todd J. Pokrywa, as President of The Viera Company, a Florida corporation, [X] who are personally known to me or [] who have provided a Florida driver's license as identification.

Charlene R. Spangler

Notary Public

My Commission Expires:

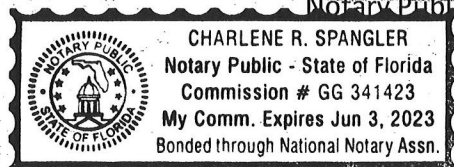


Exhibit "A"

Personal Property

1. Sanitary Sewer Force Main

Exhibit "B"

Real Property described as parcel #100 attached.

LEGAL DESCRIPTION

PARCEL # 100

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

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Digitally signed by
Leslie E Howard
Date: 2021.11.15
10:53:55 -05'00'

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

LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD
MELBOURNE, FLORIDA 32901

| | | | | | |
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| DRAWN BY: LEH/IT | CHECKED BY: LEH | PROJECT NO. 11423.07 | | | SECTION 20 TOWNSHIP 26 SOUTH RANGE 36 EAST |
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PURPOSE: FEE SIMPLE CONVEYANCE

EXHIBIT "A"

SHEET 2 OF 2

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THIS IS NOT A SURVEY

ABBREVIATIONS

| | |
|--------|---------------------------|
| COR | CORNER |
| DE | PRIVATE DRAINAGE EASEMENT |
| ESMT | EASEMENT |
| FT | FEET |
| ID# | IDENTIFICATION NUMBER |
| IR | IRON ROD |
| IRC | IRON ROD AND CAP |
| LB | LICENSED BUSINESS |
| NTI | NON-TANGENT INTERSECTION |
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| OR/ORB | OFFICIAL RECORDS BOOK |
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CATALISSA AVENUE
50' PUBLIC R/W
PB 70, PG 15

NTI

NORTHERN
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TRACT X

TRACT X,
SENDERO COVE & SIERRA COVE
AT ADDISON VILLAGE - PHASES 4 & 5
PB 70, PG 15

NORTHEAST LINE OF TRACT X

POB
OF PARCEL #100 FEE
SIMPLE CONVEYANCE,
EASTERN MOST
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LOT 19, BLOCK JJ,
SENDERO COVE & SIERRA COVE
AT ADDISON VILLAGE - PHASES 4 & 5
PB 70, PG 15

LOT 7, BLOCK II,
SENDERO COVE & SIERRA COVE
AT ADDISON VILLAGE - PHASES 4 & 5
PB 70, PG 15

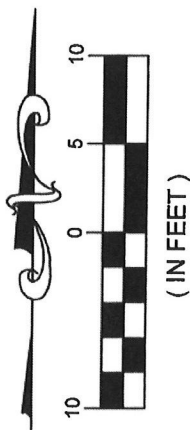
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3.00'

TRACT AA,
SENDERO COVE & SIERRA COVE
AT ADDISON VILLAGE - PHASES 4 & 5
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PREPARED BY: B.S.E. CONSULTANTS, INC.
312 S. HARBOUR CITY BLVD
MELBOURNE, FLORIDA 3290

INTENDED SCALE:
1" = 10'

PROJECT NO.:
11423.07

SECTION 20
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 20, Township 26 South, Range 37 East - District: 4

PROPERTY LOCATION: East of Pineda Boulevard, West of Stadium Parkway in Viera

OWNERS NAME(S): The Viera Company

