

RESOLUTION NO. 21-\_\_\_\_\_

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.38, FLORIDA  
STATUTES, AND SECTION 2-247, BREVARD COUNTY CODE OF  
ORDINANCES, AUTHORIZING CONVEYANCE OF COUNTY PROPERTY; AND  
PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Brevard County, Florida, a political sub-division of the State of Florida (hereinafter the COUNTY) owns certain public road rights-of-ways within the City of West Melbourne, a municipality incorporated under the laws of Florida (hereinafter the CITY); and

**WHEREAS**, the rights-of-ways for said public roads are referred to as: 1) a portion of Fell Road between Max K. Rodes Park and Minton Road, 2) Meadowlane Avenue and 3) Helen Street east of Minton Road, which is further described in Exhibits "A" and "B"; and

**WHEREAS**, the County Deeds with attached Exhibit "A" and "B" will effectuate the transfer and maintenance to the City, together with associated drainage systems; and

**WHEREAS**, the CITY has applied for and agrees to accept the conveyance and maintenance of the three roads known as: 1) a portion of Fell Road between Max K. Rodes and Minton Road, 2) Meadowlane Avenue and 3) Helen Street east of Minton Road, which shall promote the community interest and welfare of the CITY; and

**WHEREAS**, the COUNTY agrees that the CITY's proposed use of the properties for roadway purposes will promote public health, safety or welfare, will serve the public interest and a public purpose; and the COUNTY has determined that said properties are not needed for COUNTY purposes, and desires to cooperate with and assist the CITY by conveying the properties.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that:

1. The foregoing recitals are true and correct and incorporated to this Resolution by this reference.
2. The road rights-of-way to be transferred are fully described at Exhibit "A" and Exhibit "B" which is attached and incorporated by this reference. The requested road transfers are located within the boundary of the CITY, and are not needed for COUNTY purposes.
3. The COUNTY finds the CITY has requested the conveyance and the CITY will use and maintain the conveyances as public roadways to provide safe and well-kept roadways for the community.
4. In the event the any of the conveyed roadways described in Exhibit "A" and Exhibit "B" are not used, maintained or cease to be used and maintained for a public roadway, the COUNTY does not retain any right to reenter and repossess the properties.

5. The COUNTY authorizes the Chair, Board of County Commissioners, to execute all necessary documents to convey 1) that portion of Fell Road between Max K. Rodes Park and Minton Road, 2) Meadowlane Avenue, and 3) Helen Avenue east of Minton Road as described in Exhibit "A" and Exhibit "B" to the City by County Deed at nominal consideration pursuant to the terms of the Interlocal.
6. This Resolution shall take effect immediately upon its adoption.

This Resolution is **DONE, ORDERED, AND ADOPTED** in Regular Session, this    day of   , 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

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Rachel Sadoff, Clerk to the Board

Rita Pritchett, Chair

As approved by the Board on: \_\_\_\_\_

Reviewed for legal form and content:

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Rita Pritchett  
Assistant County Attorney

# LEGAL DESCRIPTION

## MEADOWLANE-HELEN TRANSFER PARCEL

PARENT PARCEL ID#: PUBLIC RIGHT OF WAY

PURPOSE: PUBLIC RIGHT OF WAY TRANSFER

### EXHIBIT "A"

SHEET 1 OF 6

NOT VALID WITHOUT SHEETS 2 THROUGH 6 OF 6

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: MEADOWLANE-HELEN TRANSFER PARCEL (BY SURVEYOR)

A PARCEL OF LAND BEING PUBLIC RIGHT OF WAY LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 36 EAST AND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 00° 16' 45" WEST ALONG THE EAST LINE OF SAID SECTION 1 AND ALONG THE WEST LINE OF SAID SECTION 6 FOR A DISTANCE OF 57.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 192, ALSO KNOWN AS STATE ROAD NO. 500 AND NEW HAVEN AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89° 54' 15" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 57.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MEADOWLANE AVENUE, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2978, PAGE 1165 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00° 16' 45" WEST ALONG THE EAST LINE OF SAID DESCRIBED LANDS FOR A DISTANCE OF 2183.58 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2351.83 FEET, AN INCLUDED ANGLE OF 09° 17' 25", AND WHOSE LONG CHORD BEARS NORTH 13° 27' 52" WEST, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF MINTON ROAD; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 381.34 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID MEADOWLANE AVENUE AS ESTABLISHED BY DEED BOOK 225, PAGE 317; THENCE NORTH 00° 16' 45" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 657.19 FEET TO A POINT ON THE SOUTH LINE OF THE REPLAT OF MINTON'S CORNER SUBDIVISION NO. ONE AS RECORDED IN PLAT BOOK 10, PAGE 10, SAID LINE ALSO BEING THE SOUTH LINE OF HELEN STREET; THENCE SOUTH 88° 40' 14" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 275.28 FEET TO A POINT ON THE EAST LINE OF SAID MINTON ROAD; THENCE NORTH 33° 38' 25" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 50.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID HELEN STREET; THENCE NORTH 89° 06' 19" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 303.35 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MEADOWLANE AVENUE AS ESTABLISHED BY SAID DEED BOOK 225, PAGE 317 AND SAID PLAT BOOK 10, PAGE 10; THENCE NORTH 00° 16' 45" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1115.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 192; THENCE SOUTH 89° 54' 15" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.38 ACRES (190,867 SQUARE FEET, MORE OR LESS.

ALL DEED, MAP AND PLAT REFERENCES AS SHOWN HEREON. A TITLE OPINION OR REPORT WAS NOT PROVIDED TO THE SURVEYOR. RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS OR INCLUDED IN THE ABOVE REFERENCE MATERIAL ARE INDICATED HEREON. NO OPINION OF TITLE OWNERSHIP OR UNWRITTEN RIGHTS IS EXPRESSED OR IMPLIED. ALL PUBLIC RECORDS REFERENCED HEREIN ARE THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PREPARED FOR:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
CITY OF WEST MELBOURNE

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

*Michael J. Sweeney*  
MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

No. 4870

STATE OF

FLORIDA



DRAWN BY: R HENNING	CHECKED BY: M SWEENEY	PROJECT NO. 20-09-112			SECTION 1, T28S, R36E & SECTION 6, T28S, R37E
DATE: 12/04/2020	SHEET: 1 OF 6	REVISIONS	DATE	DESCRIPTION	

# NOTES AND ABBREVIATIONS

## MEADOWLANE-HELEN TRANSFER PARCEL

PARENT PARCEL ID#: PUBLIC RIGHT OF WAY  
PURPOSE: RIGHT OF WAY TRANSFER

### EXHIBIT "A"

SHEET 2 OF 6

NOT VALID WITHOUT SHEETS 1 & 3 THROUGH 6 OF 6

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

### 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 WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, AS BEING SOUTH 00° 16' 45" WEST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
  - A. MELBOURNE-TILLMAN DRAINAGE DISTRICT, DRAINAGE PLAN, SEPT. 11, 1961, REVISED 4/28/62, STATE OF FLORIDA, BREVARD COUNTY, (ORIGINAL DRAWN JAN. 1, 1929), REVISED DEC 1937.
  - B. STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 500, SECTION 700050-2508, DATED 3/18/1970.
  - C. RIGHT OF WAY MAP FOR MINTON ROAD, DISTRICT NO. 3 AND 5, PREPARED FOR BREVARD COUNTY COMMISSIONERS, PREPARED BY DYER, RIDDLE, MILLS, AND PRECOURT, INC., PROJECT NO. 88-205.03, DATED 3/12/1991.
  - D. RE-SUBDIVISION OF HALLBOURNE PARK AS RECORDED IN PLAT BOOK 8, PAGE 24 AND AS AFFECTED BY VACATING AS RECORDED IN DEED BOOK 339, PAGE 151

### ABBREVIATIONS:

AKA = ALSO KNOWN AS  
BOB = BASIS OF BEARINGS  
BRG = BEARING  
COR = CORNER  
DB = DEED BOOK  
L = ARC LENGTH  
MTDD = MELBOURNE-TILLMAN DRAINAGE DISTRICT  
ORB = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PC = POINT OF CURVATURE  
R/W = RIGHT OF WAY  
R = RADIUS OR RANGE  
SECT = SECTION  
SQ FT = SQUARE FEET  
T = TOWNSHIP  
TP = TAX PARCEL



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:  
NOT APPLICABLE  
PROJECT NO.:  
20-09-112

SECTION 1, T28S, R36E  
&  
SECTION 6, T28S, R37E

**OVERAL SKETCH & KEY SHEET**  
**MEADOWLANE-HELEN TRANSFER PARCEL**

PARENT PARCEL ID#: PUBLIC RIGHT OF WAY  
 PURPOSE: RIGHT OF WAY TRANSFER

**EXHIBIT "A"**

**SHEET 3 OF 6**

NOT VALID WITHOUT SHEETS 1 & 2 AND 4 THROUGH 6 OF 6

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

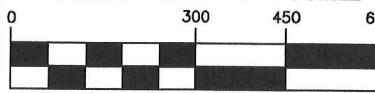
POC

NE COR SE 1/4 SECT 1, T28S, R36E  
 NW COR SW 1/4 SECT 6, T28S, R37E

US 192 (AKA SR 500 & NEW HAVEN AVENUE)  
 SECTION 70050-2508



**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 300 feet

HELEN ST

SE 1/4 SECT 1,  
 T28S, R36E

MINTON ROAD

MATCH LINE "A"

S89°54'15"E  
 33.00'

N00°16'45"E

111°57'79"

S00°16'45"W

303.35'

N89°06'19"E

275.28'

S88°40'14"W

50.38'

N33°38'25"W

2183.58'

S00°16'45"W

657.19'

N00°16'45"E

275.28'

S88°40'14"W

50.38'

N33°38'25"W

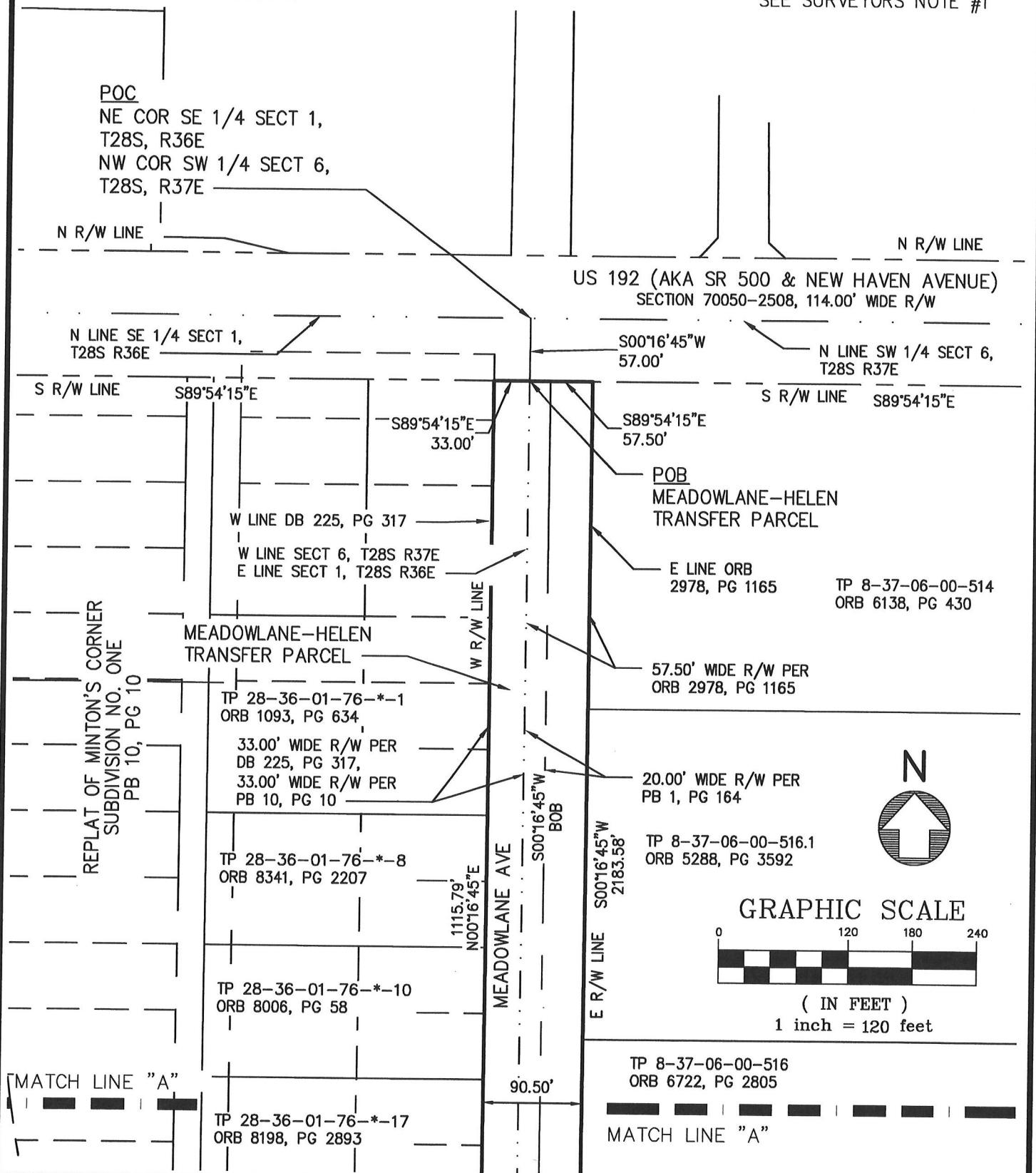
2183.58'</

**SKETCH OF DESCRIPTION  
MEADOWLANE-HELEN TRANSFER PARCEL**

PARENT PARCEL ID#: PUBLIC RIGHT OF WAY  
PURPOSE: RIGHT OF WAY TRANSFER

**EXHIBIT "A"**

SHEET 4 OF 6  
NOT VALID WITHOUT SHEETS 1, 2, 3, 5, & 6 OF 6  
THIS IS NOT A SURVEY  
SEE SURVEYORS NOTE #1



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SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
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PHONE: (321) 633-2080

SCALE:  
1" = 120'  
PROJECT NO.:  
20-09-112

SECTION 1, T28S, R36E  
&  
SECTION 6, T28S, R37E

SKETCH OF DESCRIPTION  
MEADOWLANE-HELEN TRANSFER PARCEL

PARENT PARCEL ID#: PUBLIC RIGHT OF WAY  
PURPOSE: RIGHT OF WAY TRANSFER

**EXHIBIT "A"**

SHEET 5 OF 6

NOT VALID WITHOUT SHEETS 1 THROUGH 4 & 6 OF 6

## THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

TP 8-37-06-00-516  
ORB 6722, PG 2805

### MATCH LINE "A"

TP 8-37-06-00-533  
ORB 672, PG 2805

TP 8-37-06-00-532  
ORB 2964, PG 306

TP 8-37-06-00-516.2  
ORB 1505, PG 701

TP 28-37-06-00-517  
ORB 293, PG 425

— E LINE ORB  
2978, PG 1165

57.50' WDE R/W PER  
ORB 2978, PG 1165

20.00' WIDE R/W PER  
RR 1 RC 164

## MATCH LINE "B"

SECTION 1 T28S R36E

SECTION 6, T28S, R37E

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" = 120

PROJECT NO.:





## EXHIBIT B

### AS LOCATED AT BREVARD COUNTY ROAD PLAT BOOK 5 PAGE 27 DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: FELL ROAD RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00° 02' 07" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1345.67 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88° 21' 12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 33.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MINTON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00° 02' 07" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 29.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS RIGHT OF WAY PARCEL "B" IN OFFICIAL RECORD BOOK 3114, PAGE 4451 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 89° 53' 55" WEST ALONG THE SOUTH LINE OF SAID DESCRIBED LANDS FOR A DISTANCE OF 29.98 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 00° 03' 10" WEST ALONG THE WEST LINE OF SAID DESCRIBED LANDS FOR A DISTANCE OF 28.19 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6356, PAGE 2094; THENCE SOUTH 88° 21' 12" WEST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7784, PAGE 2268 FOR A DISTANCE OF 804.42 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2328, PAGE 467; THENCE SOUTH 00° 11' 11" WEST ALONG THE EAST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 25.85 FEET TO A POINT ON THE SOUTH TOP OF BANK OF AN EXISTING SWALE ASSOCIATED WITH THE FELL ROAD ROADWAY; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTH TOP OF BANK; THENCE NORTH 89° 24' 35" WEST FOR A DISTANCE OF 44.54 FEET; THENCE SOUTH 86° 34' 28" WEST FOR A DISTANCE OF 43.17 FEET; THENCE SOUTH 88° 29' 01" WEST FOR A DISTANCE OF 21.55

FEET; THENCE NORTH 89° 33' 55" WEST FOR A DISTANCE OF 10.83 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7846, PAGE 2420; THENCE SOUTH 88° 21' 12" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 330.12 FEET TO THE NORTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6748, PAGE 1458; THENCE NORTH 00° 15' 45" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 1.28 FEET TO A POINT ON THE SOUTH TOP OF BANK OF AN EXISTING SWALE ASSOCIATED WITH THE FELL ROAD ROADWAY; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID SOUTH TOP OF BANK; THENCE SOUTH 88° 21' 33" WEST FOR A DISTANCE OF 244.78 FEET; THENCE SOUTH 85° 07' 25" WEST FOR A DISTANCE OF 9.11 FEET; THENCE SOUTH 88° 08' 45" WEST FOR A DISTANCE OF 39.17 FEET; THENCE SOUTH 89° 58' 14" WEST FOR A DISTANCE OF 43.39 FEET; THENCE SOUTH 86° 11' 48" WEST FOR A DISTANCE OF 57.85 FEET; THENCE SOUTH 89° 14' 00" WEST FOR A DISTANCE OF 49.21 FEET; THENCE SOUTH 88° 44' 49" WEST FOR A DISTANCE OF 215.32 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8553, PAGE 206; THENCE SOUTH 00° 29' 38" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1.94 FEET TO THE NORTHEAST CORNER OF FELL ROAD PARKSIDE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 14; THENCE SOUTH 88° 21' 12" WEST ALONG THE NORTH LINE OF PLAT BOOK 61, PAGE 14 AND ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3254, PAGE 2635 FOR A DISTANCE OF 636.15 FEET TO A POINT ON THE SOUTH TOP OF BANK OF AN EXISTING SWALE ASSOCIATED WITH THE FELL ROAD ROADWAY; THENCE SOUTH 81° 45' 08" WEST ALONG SAID SOUTH TOP OF BANK FOR A DISTANCE OF 22.44 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5102, PAGE 949; THENCE NORTH 00° 32' 38" EAST ALONG SAID WEST LINE AND SAID EAST LINE FOR A DISTANCE OF 52.62 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8386, PAGE 2672; THENCE NORTH 88° 21' 12" EAST ALONG THE SOUTH LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3825, PAGE 1724 AND ALONG THE SOUTH LINE OF FELLWOOD ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 18 AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7147, PAGE 2925 FOR A DISTANCE OF 1316.89 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID LINE ALSO BEING THE WEST LINE OF THOSE LANDS

DESCRIBED OFFICIAL RECORDS BOOK 4503, PAGE 791; THENCE SOUTH 00° 15' 45" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 3.38 FEET TO A POINT ON THE NORTH TOP OF BANK OF AN EXISTING SWALE ASSOCIATED WITH THE FELL ROAD ROADWAY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTH TOP OF BANK; THENCE NORTH 88° 26' 49" EAST FOR A DISTANCE OF 197.96 FEET; THENCE SOUTH 87° 59' 21" EAST FOR A DISTANCE OF 18.30 FEET; THENCE NORTH 85° 55' 08" EAST FOR A DISTANCE OF 36.46 FEET; THENCE NORTH 88° 07' 30" EAST FOR A DISTANCE OF 92.57 FEET; THENCE SOUTH 84° 21' 46" EAST FOR A DISTANCE OF 4.79 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 12' 17" EAST ALONG THE SAID EAST LINE FOR A DISTANCE OF 3.56 FEET TO THE SOUTHWEST CORNER OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4103, PAGE 1282; THENCE NORTH 88° 21' 12" EAST ALONG THE SOUTH LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8614, PAGE 2636 FOR A DISTANCE OF 300.33 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3273, PAGE 3966; THENCE SOUTH 00° 12' 17" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 2.45 FEET TO A POINT 1.0 FOOT SOUTH OF AN EXISTING FENCE LINE, SAID POINT BEING APPROXIMATELY 1.0 FOOT NORTH OF THE NORTH TOP OF BANK OF AN EXISTING SWALE ASSOCIATED WITH THE FELL ROAD ROADWAY; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID LINE 1.0 FOOT SOUTH OF THE EXISTING FENCE LINE; THENCE NORTH 87° 58' 05" EAST FOR A DISTANCE OF 48.56 FEET; THENCE NORTH 89° 09' 54" EAST FOR A DISTANCE OF 48.56 FEET; THENCE NORTH 88° 44' 46" EAST FOR A DISTANCE OF 50.29 FEET; THENCE NORTH 87° 50' 03" EAST FOR A DISTANCE OF 32.21 FEET; THENCE NORTH 89° 37' 03" EAST FOR A DISTANCE OF 21.59 FEET; THENCE NORTH 88° 41' 46" EAST FOR A DISTANCE OF 95.19 FEET; THENCE NORTH 78° 05' 20" EAST FOR A DISTANCE OF 18.54 FEET; THENCE SOUTH 89° 50' 11" EAST FOR A DISTANCE OF 13.20 FEET; THENCE SOUTH 86° 42' 45" EAST FOR A DISTANCE OF 6.38 FEET TO A POINT ON THE EAST LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3273, PAGE 3966; THENCE NORTH 00° 12' 17" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 1.57 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8208, PAGE 1793; THENCE NORTH 88° 21' 12" EAST ALONG THE SOUTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 299.99 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SAID MINTON ROAD; THENCE SOUTH 00° 02' 07" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.46 ACRES (107,204 SQUARE FEET), MORE OR LESS.

ALL DEED, MAP AND PLAT REFERENCES AS SHOWN HEREON. A TITLE OPINION OR REPORT WAS NOT PROVIDED TO THE SURVEYOR. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS OR INCLUDED IN THE ABOVE REFERENCE MATERIAL ARE INDICATED HEREON. NO OPINION OF TITLE, OWNERSHIP OR UNWRITTEN RIGHTS IS EXPRESSED OR IMPLIED. ALL PUBLIC RECORDS REFERENCED HEREIN ARE PER THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.