

## BOARD OF COUNTY COMMISSIONERS

### AGENDA REVIEW SHEET

AGENDA: Donation by Warranty Deed from CTD Grissom LLC for a parcel along  
Grissom Parkway – District 1

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lisa K. Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>1-8-24</u>
COUNTY ATTORNEY Alex Esseeesse Deputy County Attorney		_____	<u>1/9/24</u>

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of interest in Tax Parcel ID: 23-35-26-00-751

### WARRANTY DEED

**THIS DEED** is made this 6<sup>th</sup> day of December 2023, by CTD Grissom, LLC, a Florida limited liability company, hereafter called the Grantor, whose mailing address is 390 Cinnamon Drive, Satellite Beach, Florida 32937, 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.

**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:

Witness

Print Name

Witness

Print Name

GRANTOR:

CTD Grissom, LLC, a Florida limited liability company

By: Robert L. Donaldson, Sr.  
Robert L. Donaldson, Sr., Managing Member

(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 6<sup>th</sup> day of December 2023, by Robert L. Donaldson, Sr. as Managing Member, for CTD Grissom, LLC, a Florida limited liability company. Is ☐ personally known or ☐ produced Driver License as identification.

Notary Public



# LEGAL DESCRIPTION

## PARCEL 101

PARENT PARCEL ID#: 23-35-26-00-751

PURPOSE: FEE SIMPLE CONVEYANCE

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

### LEGAL DESCRIPTION: PARCEL 101 (PREPARED BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6737, PAGE 1395 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 35, BREVARD COUNTY, FLORIDA, LYING SOUTH OF THE GRISSOM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2986, PAGE 2339, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 00° 32' 04" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER SAID SECTION 26 FOR A DISTANCE OF 15.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID GRISSOM PARKWAY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1341.24 FEET, A CENTRAL ANGLE OF 08° 49' 59", AND WHOSE LONG CHORD BEARS SOUTH 85° 28' 11" EAST FOR A CHORD DISTANCE OF 206.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 206.77 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 53' 10" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 206.07 FEET TO THE POINT OF BEGINNING, CONTAINING 1,090 SQUARE FEET (0.03 ACRES), 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 PER THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### SURVEYORS NOTES:

- THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
- BEARINGS SHOWN HEREON ARE SPECIFICALLY BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, AS BEING NORTH 89° 53' 10" WEST, AN ASSUMED BEARING, AS STATED IN THE LEGAL DESCRIPTION WITHIN SAID OFFICIAL RECORDS BOOK 2986, PAGE 2339.
- REFERENCE MATERIAL:
  - RIGHT OF WAY MAP OF GRISSOM ROAD PREPARED BY DYER, RIDDLE, MILLS AND PRECOURT, INC., DATE OF AERIAL 1986, LAST REVISION 8/18/1988.
  - BOUNDARY & TOPOGRAPHIC SURVEY FOR VERIZON WIRELESS, PREPARED BY WILLIAM B. ZENTZ & ASSOCIATES, INC., JOB NO. 114-108, DATED 9/15/2014, LAST REVISION 3/9/2015
  - TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 20-1290, TAX IDENTIFICATION NUMBER 2322506, EFFECTIVE DATE 6/10/2020. THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7359, PAGE 1753, DATED 5/5/2015 AS LISTED IN SAID TITLE REPORT DOES NOT INCLUDE PARCEL 101. AS SUCH ONLY DOCUMENTS DATED BEFORE 5/5/2015 WITHIN SAID TITLE REPORT HAVE BEEN CONSIDERED AS VALID. PARCEL 101 IS A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6737, PAGE 1395, DATED 9/14/2012. VALID EASEMENTS AND EXCEPTIONS AS LISTED WITHIN SAID TITLE REPORT ARE AS FOLLOWS:
    - OFFICIAL RECORDS BOOK 1395, PAGE 939 AFFECTS PARCEL 101 AND IS SHOWN HEREIN;
    - OFFICIAL RECORDS BOOK 4519, PAGE 2425 DOES NOT AFFECT PARCEL 101 AND IS NOT SHOWN HEREIN;
    - OFFICIAL RECORDS BOOK 6827, PAGE 2603 DOES NOT AFFECT PARCEL 101 AND IS NOT SHOWN HEREIN.

### ABBREVIATIONS:

Δ=DELTA  
AC=ACRE  
BOB=BASIC OF BEARING  
BOC=BEGINNING OF CURVE  
BLVD=BOULEVARD  
BRG=BEARING  
COR=CORNER  
E=EAST  
L=LENGTH  
N=NORTH  
NE=NORTHEAST  
PB=PLAT BOOK  
PG=PAGE  
POB=POINT OF BEGINNING  
ORB=OFFICIAL RECORD BOOK  
R/W=RIGHT OF WAY  
R=RADIUS OR RANGE  
SB=SURVEY BOOK  
S=SOUTH  
SE=SOUTHEAST  
SECT=SECTION  
SQ FT=SQUARE FEET  
SW=SOUTHWEST  
T=TOWNSHIP  
TP=TAX PARCEL  
W=WEST

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: L.ELLIS	CHECKED BY: M.SWEENEY	PROJECT NO. 24-10-009			SECTION 26 TOWNSHIP 23 SOUTH RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 11/22/2023	SHEET: 1 OF 2				



# SKETCH OF DESCRIPTION

## PARCEL 101

PARENT PARCEL ID#: 23-35-26-00-751

PURPOSE: FEE SIMPLE CONVEYANCE



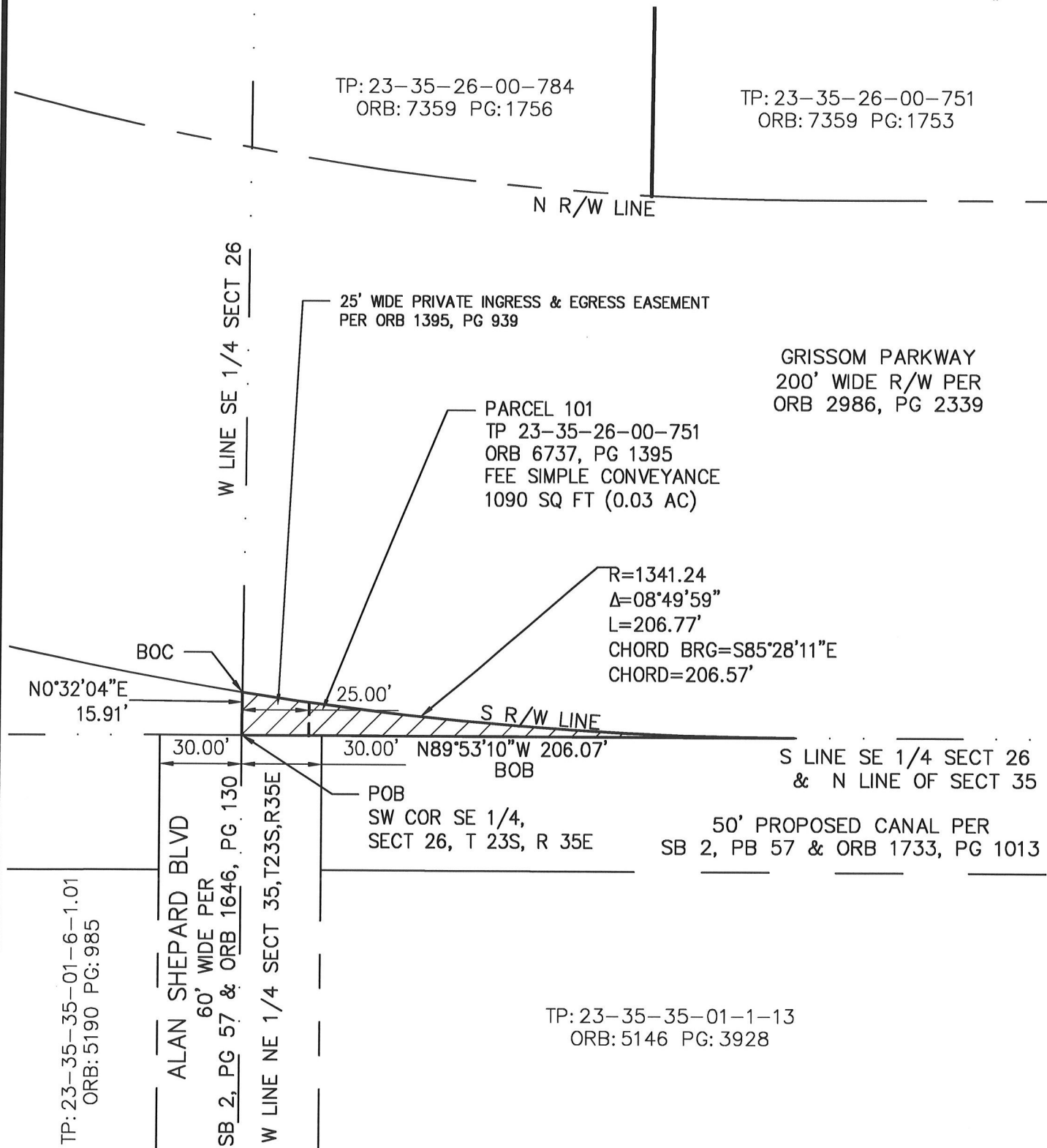
## EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1



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" = 50'  
PROJECT NO.:  
24-10-009

SECTION 26  
TOWNSHIP 23 SOUTH  
RANGE 35 EAST

## LOCATION MAP

**Section 26, Township 23 South, Range 35 East – District 1**

PROPERTY LOCATION: The south side of Grissom Parkway west of Camp Road in Cocoa.

OWNERS NAME(S): CTD Grissom LLC

