

**BOARD OF COUNTY COMMISSIONERS**



**AGENDA REVIEW SHEET**

AGENDA: Resolution, As Is Contract for Sale and Purchase and County Deed from The Board of the County Commissioners to James Shurte, Related to the Lift Station B-20 Improvements – District 4.

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lisa J. Kruse/ Land Acquisition Supervisor

CONTACT PHONE: 321- 350-8336

|   | APPROVE  | DISAPPROVE | DATE             |
|---|--|------------|------------------|
| LAND ACQUISITION<br>Lisa Kruse<br>Supervisor                |   | _____      | <u>6/23/26</u>   |
| COUNTY ATTORNEY<br>Greg Hughes<br>Assistant County Attorney |  | _____      | <u>6/25/2026</u> |

RESOLUTION NO. 26-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.35,  
FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 2-  
243 AUTHORIZING THE SALE AND CONVEYANCE OF A REAL  
PROPERTY INTEREST BY THE COUNTY; AND PROVIDING AN  
EFFECTIVE DATE.**

RECITALS

WHEREAS, Brevard County, Florida (County), a political subdivision of the State of Florida, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, hereinafter known as "COUNTY," owns that certain real property described in Exhibit "A" in the attached As Is Purchase and Sale Contract (hereinafter the Contract); and

WHEREAS, the Utility Service Department is designing improvements to Lift Station B-20, at 212 Riverside Park Drive, Indian Harbour Beach, to increase its capacity; and

WHEREAS, as part of the design process, a boundary survey of 212 Riverside Park Dr. was completed, and the fence on the east side of the property was found to be located 28 to 30 feet inside the Brevard County property line; and

WHEREAS, The Department now needs to fully utilize its entire property to facilitate the Lift Station B-20 improvements, which involves relocating the fence to the property line; and

WHEREAS, a conflict at 212 Bella Coola Drive was identified due to a screened pool enclosure located approximately four inches from the property boundary line between the COUNTY property and the Bella Coola Drive property; and

WHEREAS, the Brevard County Utilities Department determined that the fence could be placed three feet from the property line along the boundary between the COUNTY property and the Bella Coola Drive property without adversely affecting the overall design and implementation of the project, while enabling the property owners to have access to the backside of their screen enclosure; and

WHEREAS, The Brevard County Utilities Department is proposing to sell an approximate 239 square foot portion of the County owned 5-acre parcel to the owner of the Bella Coola Drive property, in order to facilitate the relocated fence; and

**WHEREAS**, the Board of County Commissioners of Brevard County, Florida (hereinafter the "BOARD") finds that this sale of real property will allow the County to complete the lift station project, and thereby serves a public purpose, is in the public interest, and is necessary and convenient to provide for the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA that:

1. The recitals above are true and correct and incorporated herein and adopted as part of this resolution.
2. The sale of the COUNTY's real property interest, as described in Exhibit "A" of the As Is Purchase and Sale Contract, is necessary, will serve a public purpose, and is in the best interest of the public health, safety, and welfare.
3. The COUNTY authorizes the Chair to sign any and all documents necessary to effectuate the transfer of all of the COUNTY's right, title, and interest to said Parcel described in Exhibit "A" in accordance with the Contract.
4. This Resolution shall take effect immediately upon its adoption.

**DONE, ORDERED, and ADOPTED** in Regular Session this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Rachel M. Sadoff, Clerk

BY: \_\_\_\_\_  
Thad Altman, Chair

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

# AS-IS CONTRACT FOR SALE AND PURCHASE

with Attachment

**Seller:** Board of County Commissioners, Brevard County, Florida  
2725 Judge Fran Jamieson Way, Viera, Florida, 32940

**Buyer:** James Shurte, 212 Bella Coola Drive, Indian Harbour Beach, Florida  
32937

Legal description of property being transferred: See Exhibit "A"

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Tax Parcel ID: Portion of # 27-37-11-04-\*69

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**Terms:** The Seller agrees to sell, and the Buyer agrees to buy the real property pursuant to the following terms and conditions set forth in this Contract for Sale and Purchase, the Attachment - Standards for Real Estate Transactions, and Exhibit "A" attached and incorporated to this Contract by this reference.

Purchase price: \$332.00

**Deposit:** \$ n/a (ten percent of the Buyer's bid) shall be paid to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

**Time for acceptance of offer; effective date; electronic copy:** If this offer is not executed by and delivered to all parties OR THE FACT OF EXECUTION communicated in writing between the parties on or before July 21, 2026, the deposit(s) will, at Seller's option, be returned and this offer withdrawn/rejected. The date of the Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed this offer. An electronic copy of this Contract and any signatures hereon shall be considered originals for all purposes.

**Title evidence:** At least 15 days before the closing date, the Buyer may, at the Buyer's option and sole expense, obtain a title search and/or title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance. See Attachment – Standards of Real Estate Transactions for additional requirements.

**Closing Date:** This transaction shall be closed, and the deed and other closing papers delivered **within 90 days of the effective date of this Contract**, unless modified by other provisions of this Contract (hereinafter the "Closing" or "Closing Date"). [If applicable, FDEP must approve the survey due to the mean high-water lines. This will take additional time.]

Buyer Initials



**Warranties:** The following warranties are made and shall survive closing.

a. SELLER warrants that there are no parties in occupancy other than the SELLER.

b. SELLER and BUYER hereby represent and warrant to one another that neither the SELLER nor the BUYER has engaged or dealt with any agent, broker, or finder, with regard to this Agreement or to the sale and purchase of the property contemplated hereby.

c. BUYER warrants that the person signing this Contract on behalf of BUYER has all necessary authority to sign and bind the BUYER.

d. If BUYER is a limited liability company or a corporation, BUYER warrants that the company or corporation, as applicable, is duly organized, validly existing, and in good standing under the laws of the state of its formation, that BUYER's representatives are duly authorized and have the legal right, power, and authority to enter into this Contract for Sale and Purchase, and to perform all of its obligations hereunder, and that the BUYER's performance under this Contract will not conflict with, or result in a breach of, any of the terms, conditions and provisions of its limited liability company operating agreement, or of any law, statute, rule, regulation, order, judgment, writ, injunction, or decree of any court or governmental instrumentality, or any contract, agreement or instrument to which BUYER is a party or by which is bound.

**Inspections:** (a) BUYER shall have 30 days from the Effective Date ("Inspection Period") within which to have such inspections of the Property performed as BUYER shall desire; (b) Buyer shall be responsible for the prompt payment for such inspections, and for the repair of any damage to and the need for any restoration of the Property resulting from such inspections; (c) this provision shall survive termination of this Contract; and (d) if Buyer determines, in Buyer's sole discretion, that the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering electronic or other written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be promptly expeditiously returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract, except as provided in this paragraph. Unless Buyer exercises the right to cancel granted herein, Buyer accepts the Property in its present physical condition, subject to any violation of governmental, building, environmental, and safety codes, restrictions or requirements and shall be responsible for any and all repairs and improvements required by Buyer's lender.

**Special Clauses:** BUYER understands and hereby acknowledges that it is purchasing the property in AS-IS condition. No utilities will be available during BUYER'S 30-day inspection period.

(Signature Page Follows)

Buyer Initials BS

BOARD OF COUNTY  
COMMISSIONERS BREVARD  
COUNTY, FLORIDA

As approved by the Board

\_\_\_\_\_  
Thad Altman, Chair

\_\_\_\_\_  
Date

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

Attest: \_\_\_\_\_

Rachel M. Sadoff, Clerk

  
\_\_\_\_\_  
James Shurte

  
\_\_\_\_\_  
Date

Buyer Initials



## ATTACHMENT - STANDARDS FOR REAL ESTATE TRANSACTIONS

- A. EVIDENCE OF TITLE:** (Applicable in the event Buyer opts to obtain a title commitment at Buyer expense.) At Buyer's sole expense, Buyer may obtain a title insurance commitment issued by a Florida licensed title insurer agreeing to issue to Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price insuring Buyer's title to the Real Property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract, and those which shall be discharged by Seller at or before closing. Seller shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications specified in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving evidence of title to examine it. If title is found defective, Buyer shall within 3 days thereafter, notify Seller in writing specifying defect(s). If the defect(s) render title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall promptly be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) in the title within the time provided therefore. If Seller is unable to remove the defects within the times allowed therefore, Buyer shall either waive the defects or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract.
- B. SURVEY:** Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment on Real Property or that improvements located on Real Property encroach on setback lines, easements, lands of others, or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.
- C. TIME PERIOD:** Time is of the essence in this Contract. Calendar days shall be used in computing time periods. Any time period provided for in this Contract that shall end or occur on a Saturday, Sunday, or a national legal holiday (pursuant to 5 U.S.C. 6103) shall extend to 5:00pm (where the property is located) of the next business day.
- D. DOCUMENTS FOR CLOSING:** Seller shall furnish the deed. Buyer shall furnish the closing statement.
- E. EXPENSES:** Documentary stamps on the deed, if required, and the

Buyer Initials JB

recording of corrective instruments shall be paid for by the Buyer. The Buyer will also be responsible for paying for the cost of recording the deed, and any costs associated with the title insurance or property lien searches, and any settlement or closing fee.

**F. PRORATIONS; CREDITS:** THERE IS NO TAX PRORATION FOR THIS PROPERTY.

**G. SPECIAL ASSESSMENT LIENS:** Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by Buyer.

**H. PROCEEDS OF SALE; CLOSING PROCEDURE:** The deed shall be recorded upon clearance of funds. If abstract of title has been furnished, evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last evidence. Proceeds of the sale shall be held in escrow by a mutually acceptable escrow agent for a period of not more than 5 days after closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property, and re-convey the Property to Seller by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect, except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. The escrow and closing procedure required by this Standard shall be waived if title agent insures adverse matters pursuant to Section 627.7841, F.S. (2024), as amended.

**I. FAILURE OF PERFORMANCE:** If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. In the event of any litigation arising out of this contract, each party shall bear its own attorney's fees and costs. **THE PARTIES HEREBY AGREE TO WAIVE TRIAL**

Buyer Initials     *BS*

**BY JURY AND THAT ANY TRIAL SHALL BE NON-JURY.**

- J. CONVEYANCE:** Seller shall convey title to the Real Property by County Deed in substantially the same form as set forth in Section 125.411, Florida Statutes.
- K. OTHER AGREEMENTS:** No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.
- L. APPLICABLE LAW AND VENUE:** This Contract shall be construed in accordance with the laws of the State of Florida, and venue for resolution of all disputes, whether by mediation or litigation, shall lie in Brevard County, Florida.
- M. DISCLOSURES:** (a) There are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer; (b) Seller extends and intends no warranty and makes no representation of any type, either express or implied, as to the physical condition or history of the Property; (c) Seller has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected building, environmental, or safety code violation; (d) Seller has no knowledge of any repairs or improvements made to the Property without compliance with governmental regulation, which have not been disclosed to Buyer (Property is vacant).
- N. PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS CAUSES REASSESSMENT OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.
- O. RADON.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to person who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Buyer Initials JB

# LEGAL DESCRIPTION

EXHIBIT "A"

## PARCEL #100

SHEET 1 OF 2

PARENT PARCEL ID#: 27-37-11-04-\*-69

NOT VALID WITHOUT SHEET 2 OF 2

PURPOSE: FEE SIMPLE

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 100, FEE SIMPLE (BY SURVEYOR)

A PORTION LOT 69, INDIAN HARBOR BEACH SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 15, INDIAN HARBOR BEACH SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 01°18'24" EAST, A DISTANCE OF 80.00 FEET ALONG THE WEST LINE OF SAID LOT 15 TO THE SOUTH LINE OF SAID LOT 15; THENCE DEPARTING SAID WEST LINE, NORTH 84°07'33" WEST, A DISTANCE OF 3.00 FEET ALONG THE NORTHWESTERLY PROJECTION OF SAID SOUTH LINE; THENCE DEPARTING SAID NORTHWESTERLY PROJECTION OF THE SOUTH LINE OF LOT 15, NORTH 01°19'25" WEST, A DISTANCE OF 79.62 FEET TO THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 15; THENCE NORTH 88°41'36" EAST, A DISTANCE OF 3.00 FEET ALONG SAID WESTERLY PROJECTION OF THE NORTH LINE OF LOT 15 TO THE POINT OF BEGINNING.

CONTAINING 239 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 15, INDIAN HARBOR BEACH SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING SOUTH 01°18'24" EAST (PER PLAT).
2. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE.

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

EDWIN MUNOZ JR., PSM  
Registered Land Surveyor  
Number 7288  
Not valid unless sign and sealed

PREPARED BY: SOUTHEASTERN SURVEYING AND MAPPING CORPORATION  
6500 All American Boulevard Orlando, Florida 32810-4350  
Certification Number LB2108  
(407) 292-8580  
e-mail: info@southeasternsurveying.com

|                  |                   |             |               |  |
|------------------|-------------------|-------------|---------------|--|
| DRAWN BY: AA     | CHECKED BY: EM    | PROJECT NO. |               | SECTION 11<br>TOWNSHIP 27 SOUTH<br>RANGE 37 EAST |
|                  |                   | REVISIONS   | DESCRIPTION   |  |
| DATE: 04/24/2026 | DRAWING: 70952005 | 5-11-26     | REVISED LEGAL |  |

# SKETCH OF DESCRIPTION

## PARCEL #100

# EXHIBIT "A"

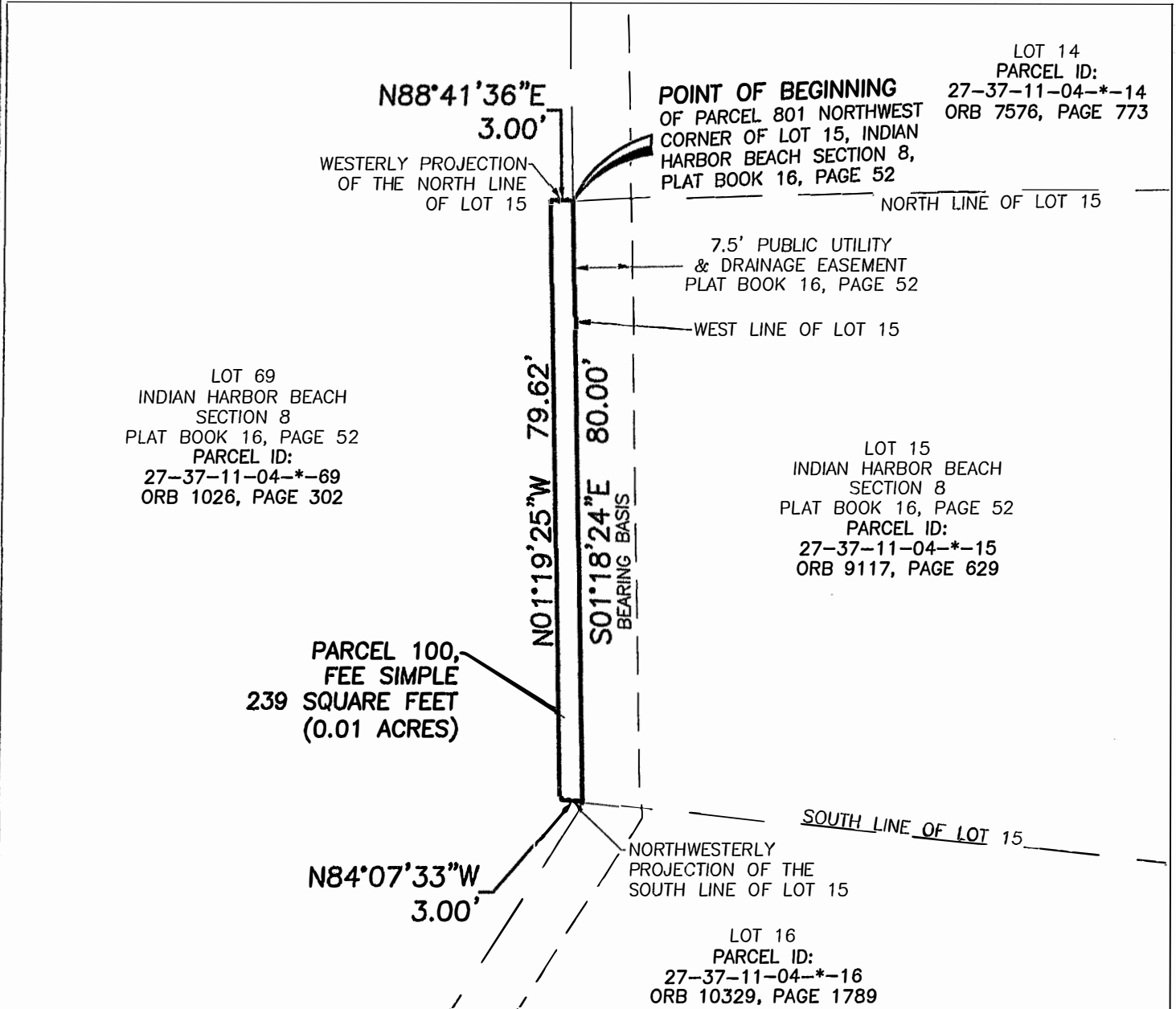
## SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

PARENT PARCEL ID#: 27-37-11-04--\*-69

PURPOSE: FEE SIMPLE

THIS IS NOT A SURVEY



### LEGEND:

ID = IDENTIFICATION  
ORB = OFFICIAL RECORDS BOOK



PREPARED BY: SOUTHEASTERN SURVEYING AND MAPPING CORPORATION  
6500 All American Boulevard Orlando, Florida 32810-4350  
Certification Number LB2108  
(407) 292-8580  
e-mail: info@southeasternsurveying.com

SCALE:

1"=20'

PROJECT NO.:

SECTION 11  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

Prepared by and return to:  
Office of the County Attorney  
2725 Judge Fran Jamieson Way, Building C  
Viera, Florida 32940

## COUNTY DEED

(Statutory Form - Section 125.411, Florida Statutes)

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_ 2026, between BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and James Shurte, whose address is 212 Bella Coola Drive, Indian Harbour Beach, FL 32927, party of the second part.

[Whenever used herein the terms "party of the first part" and "party of the second part" include all the parties to this instrument and their heirs, legal representatives, successors, and assigns. "Party of the first part" and "party of the second part" are used for singular and plural, as the context requires, and the use of any gender shall include all genders.]

**WITNESSETH** that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Brevard County, Florida, to wit:

**See Exhibit 'A' attached hereto and by reference made a part hereof.**

Property Appraiser's Parcel Identification Number: Portion of # 27-37-11-04-\*--69

**IN WITNESS WHEREOF** the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Rachel M. Sadoff, Clerk

By: \_\_\_\_\_  
Thad Altman, Chair

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

# LEGAL DESCRIPTION

## PARCEL #100

PARENT PARCEL ID#: 27-37-11-04-\*-69

PURPOSE: FEE SIMPLE

# EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 100, FEE SIMPLE (BY SURVEYOR)

A PORTION LOT 69, INDIAN HARBOR BEACH SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 15, INDIAN HARBOR BEACH SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 01°18'24" EAST, A DISTANCE OF 80.00 FEET ALONG THE WEST LINE OF SAID LOT 15 TO THE SOUTH LINE OF SAID LOT 15; THENCE DEPARTING SAID WEST LINE, NORTH 84°07'33" WEST, A DISTANCE OF 3.00 FEET ALONG THE NORTHWESTERLY PROJECTION OF SAID SOUTH LINE; THENCE DEPARTING SAID NORTHWESTERLY PROJECTION OF THE SOUTH LINE OF LOT 15, NORTH 01°19'25" WEST, A DISTANCE OF 79.62 FEET TO THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 15; THENCE NORTH 88°41'36" EAST, A DISTANCE OF 3.00 FEET ALONG SAID WESTERLY PROJECTION OF THE NORTH LINE OF LOT 15 TO THE POINT OF BEGINNING.

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

EDWIN MUNOZ JR., PSM  
Registered Land Surveyor  
Number 7288  
Not valid unless sign and sealed

PREPARED BY: SOUTHEASTERN SURVEYING AND MAPPING CORPORATION  
6500 All American Boulevard Orlando, Florida 32810-4350  
Certification Number LB2108  
(407) 292-8580  
e-mail: info@southeasternsurveying.com

DRAWN BY: AA

CHECKED BY: EM

PROJECT NO.

REVISIONS

DATE

DESCRIPTION

DATE: 04/24/2026

DRAWING: 70952005

5-11-26

REVISED LEGAL

SECTION 11

TOWNSHIP 27 SOUTH

RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL #100

# EXHIBIT "A"

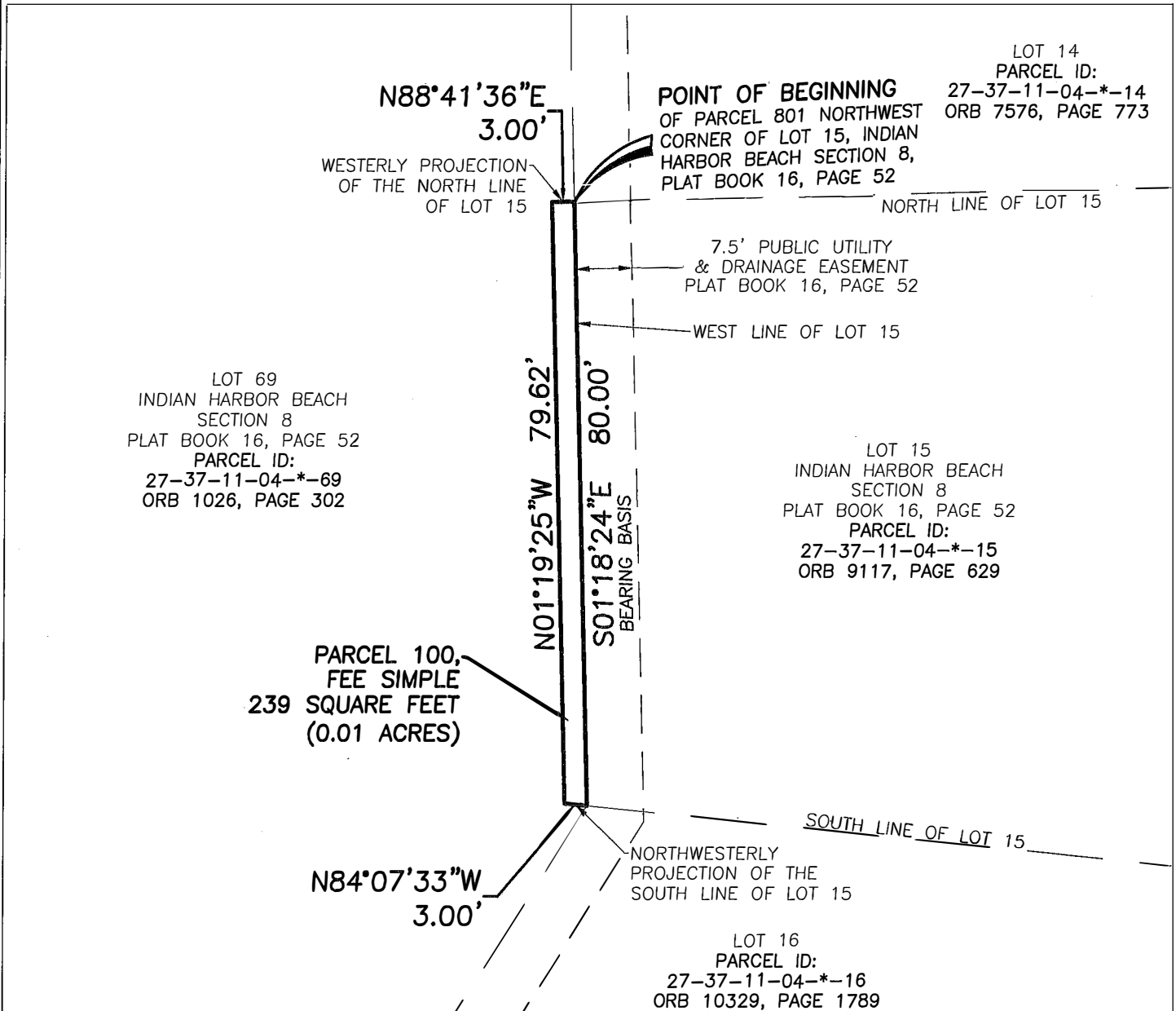
## SHEET 2 OF 2

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THIS IS NOT A SURVEY

PARENT PARCEL ID#: 27-37-11-04-\*--69

PURPOSE: FEE SIMPLE



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e-mail: info@southeasternsurveying.com

SCALE:  
1"=20'

PROJECT NO.:

SECTION 11  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# LOCATION MAP

Section 11, Township 27 South, Range 37 East - District: 4

PROPERTY LOCATION: East of South Patrick Drive, and west of Bella Coola Drive in Indian Harbor Beach.

OWNERS NAME(S): Brevard County, Florida

