

# BOARD OF COUNTY COMMISSIONERS

## AGENDA REVIEW SHEET

AGENDA: Dedication of Right of Way by Quit Claim Deed from Mike Erdman Motors, Inc. and Plumosa Investment Partners, LLC Related to Christian Commons Plat – District 2.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Jean Kremitzki Land Acquisition Specialist

CONTACT PHONE: 321-350-8153

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		<hr/>	<u>2.22.24</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		<hr/>	<u>2-27-2024</u>

Prepared by and return to: Jean Kremitzki  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, FL 32940  
A portion of interest in Tax Parcel ID: 24-36-36-00-301 and 24-36-36-00-255.3

**QUIT CLAIM DEED**  
**(Right of Way for a portion of Plumosa Street)**

THIS INDENTURE is made this 21 day of February, 2024 between Mike Erdman Motors, Inc., a Florida Corporation, whose mailing address is 4650 Highway 520, Cocoa, FL 32926 and Plumosa Investment Partners, LLC, a Florida limited liability company, whose mailing address is 7331 Office Park Place, Suite 200, Viera, FL 32940, as Grantors and Brevard County, Florida, a political subdivision of the State of Florida, Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Melbourne, Florida 32940.

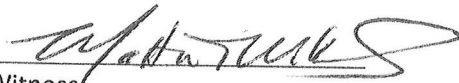
WITNESSTH: That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, paid receipt of which is hereby acknowledged, has hereby released and quit-claimed to the Grantee, its successors and assigns, any of the Grantor's right, title, interest, and claim of demand which the Grantor(s) may have in the following described land:

SEE ATTACHED EXHIBIT A


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


(Signatures and Notary on next page)

Signed, sealed, and delivered in the presence of:

  
Witness  
Matthew T. Williams  
(Print Name)  
709 Tradewinds Dr  
Address ILH.B, FL 32937

Mike Erdman Motors, Inc.,  
a Florida corporation

BY:   
Michael H. Erdman, President

  
Witness  
Berne K. Brooks  
(Print Name)  
1334 Aventura Way  
Address Melbourne, FL 32940

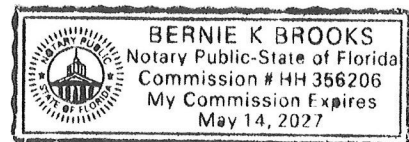
(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 21 day of February, 2024, by Michael H. Erdman, as President for Mike Erdman Motors, Inc., a Florida corporation. Is ☒ personally known or ☐ produced N/A as identification.

  
Notary Signature  
SEAL

(Signatures and Notary continue on next Page)



Signed, sealed, and delivered in the presence of:

Brandon Wolf  
Witness  
Brandon Wolf  
(Print Name)  
706 Brodside Dr  
Address Indian Creek, FL 32903

Bernie K Brooks  
Witness  
Bernie K Brooks  
(Print Name)  
1334 Avenida Cedar  
Address Melbourne FL 32940

Plumosa Investment Partners, LLC, a  
Florida limited liability company

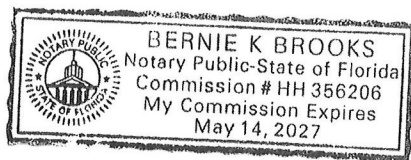
BY: Matthew T. Williams  
Matthew T. Williams, Manager  
BY: Ernest C. Euler  
Ernest C. Euler, Manager

(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 15 day of Feb, 2024, by Matthew T. Williams, as Manager and Ernest C. Euler as Manager for Plumosa Investment Partners, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced W/H as identification.

Bernie K Brooks  
Notary Signature  
SEAL



# LEGAL DESCRIPTION

## PARCEL #100

PARENT PARCEL ID#: 24-36-36-00-301  
PARENT PARCEL ID#: 24-36-36-00-255.3  
PURPOSE: FEE SIMPLE RIGHT-OF-WAY DEDICATION

## EXHIBIT "A"

SHEET 1 OF 2

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

### LEGAL DESCRIPTION: PARCEL #100 FEE SIMPLE RIGHT-OF-WAY DEDICATION (PREPARED BY SURVEYOR)

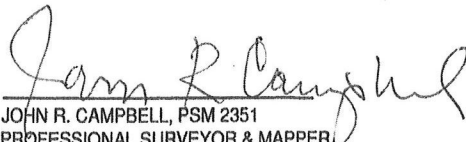
A strip of land being 25 feet wide lying in the NW 1/4 of Fractional Section 36 in Township 24 South, Range 36 East, Brevard County, Florida, the same being more particularly described as follows:

Begin at the Southwest corner of that certain parcel of land described in Official Records Book 8605 at Page 1577 of the Public Records of Brevard County, Florida; thence run S 89°01'55" W along the prolongation Westerly of the South line of land described in said Official Records Book 8605 at Page 1577 for 25.00 feet to the West line of the NW 1/4 of said Fractional Section 36; thence run S 00°05'18" E along the West line of the NW 1/4 of Fractional Section 36 for 770.05 feet to the West 1/4 corner of said Fractional Section 36; thence run N 89°53'33" E along the South line of the NW 1/4 of said Fractional Section 36 for 25.00 feet to a point on a line that is parallel with and 25.00 feet East of, by perpendicular measurement from the West line of the NW 1/4 of said Fractional Section 36, said point also being the West line of Official Records Book 3491, Page 2715 of the Public Records of Brevard County, Florida; thence run N 00°05'18" W along said parallel line and along the West line of said Official Records Book 3491, Page 2715 and Official Records Book 9786, Page 2478, for 770.43 feet to the Point of Beginning, said parcel of land contains 19,256 square feet (0.44 acres) more or less.

### SURVEYORS NOTES:

1. The intended purpose of this sketch of description is to delineate the East Portion of South Plumosa Street.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the East right-of-way line of South Plumosa Street, having a bearing of S00°05'18"E between recovered monumentation as located using Global Positioning Systems.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS  
MIKE ERDMAN MOTORS INC  
PLUMOSA INVESTMENT PARTNERS LLC

  
JOHN R. CAMPBELL, PSM 2351  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: PO Box 541866, Merritt Island, FL. 32954  
Phone: 321-507-4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2022-048			SECTION 36 TOWNSHIP 24 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 01/23/2024	DRAWING: 2022-048 ROW				

# LEGAL DESCRIPTION PARCEL #100

PARENT PARCEL ID#: 24-36-36-00-301  
PARENT PARCEL ID#: 24-36-36-00-255.3  
PURPOSE: FEE SIMPLE RIGHT-OF-WAY DEDICATION

## Sketch of Description

## EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

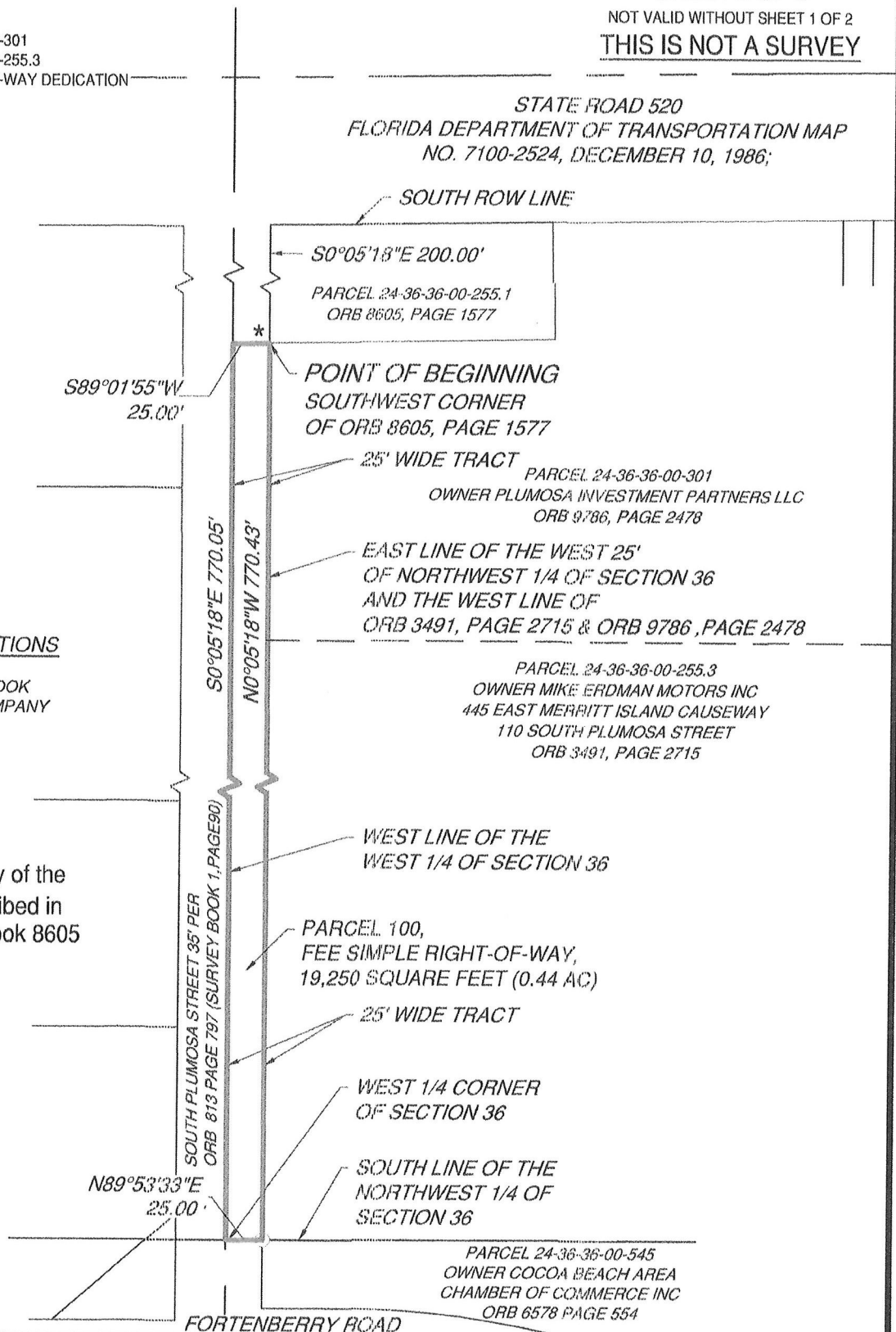
**THIS IS NOT A SURVEY**



### LEGEND OF ABBREVIATIONS

ORB OFFICIAL RECORDS BOOK  
LLC LIMITED LIABILITY COMPANY  
ROW RIGHT OF WAY  
NO NUMBER  
INC INCORPORATED  
AC ACRE  
ID IDENTIFICATION

\* prolongation Westerly of the  
South line of land described in  
said Official Records Book 8605  
at Page 1577



PREPARED BY: JOHN F. CAMPBELL SURVEYING LLC  
115 Alma Blvd., Suite 102, Mailing Address: PO Box 541866,  
Merritt Island, FL. 32954 Phone: 321-507-4811  
LICENSED BUSINESS #7978

SCALE:  
1" = 100'  
PROJECT NO.:  
2022-048

SECTION 36  
TOWNSHIP 24 SOUTH  
RANGE 36 EAST



## LOCATION MAP

**Section 36, Township 24 South, Range 36 East - District: 2**

PROPERTY LOCATION: The east side of South Plumosa Street in Merritt Island.

OWNERS NAME(S): Mike Erdman Motors Inc. and Plumosa Investment Partners, LLC

