

BOARD OF COUNTY COMMISSIONERS

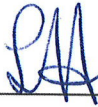
AGENDA REVIEW SHEET

AGENDA: Quit-Claim Deed for Right of Way from IFP Development, LLC, – District 2.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lisa Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>1-31-2022</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u> _____	_____	<u>1-31-2022</u>

Prepared by and return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, FL 32940
A portion of interest in Tax Parcel ID: 23-36-24-00-750

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 13th day of January, 2022, by
IFP DEVELOPMENT, LLC, a Florida limited liability company, hereafter called the Grantor, whose
mailing address is 4760 North US Highway 1, Suite 201, Melbourne, Florida 32935, 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;

WITNESSTH that the First Party, for and in consideration of the sum of Ten and NO/100
Dollars (\$10.00) and other valuable considerations, to it in hand paid by the Second Party,
receipt of which is hereby acknowledged, does hereby remise, release, and forever quit-claim
to the Second Party, its heirs, successors and assigns, all of the First Party's right, title, interest,
claim and demand which the First Party may have in the following described land, lying and
being in Brevard County, Florida, to wit:

SEE ATTACHED EXHIBIT A

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:

Tanya Ludzieski
Witness

Tanya Ludzieski
Print Name

Louise Bairin
Witness

Louise Bairin
Print Name

GRANTOR:

IFP Development, LLC, a Florida
limited liability company

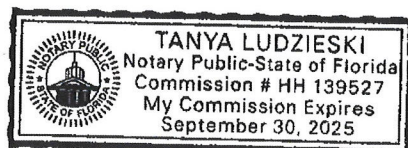
By: [Signature]
Charles B. Genoni, Manager

By: [Signature]
John M. Genoni, Manager

STATE OF FLORIDA
COUNTY OF Brevard

(SEAL)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization on this 13th day of Jan, 2022, by Charles B. Genoni and John M. Genoni,
as Managers for IFP Development, LLC, a Florida limited liability company. Is ☒ personally
known or ☐ produced _____
as identification.



Tanya Ludzieski
Notary Public
My Commission expires: 9/30/25

LEGAL DESCRIPTION

PARCEL # 100

PARENT PARCEL ID#: 23-36-24-00-750

PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

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

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA: THENCE RUN NORTH 89°57'32" EAST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 2013.98 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST ONE HALF OF THE EAST ONE HALF OF THE SAID SOUTHEAST QUARTER OF SECTION 24; THENCE NORTH 00°01'58" WEST ALONG SAID EAST LINE A DISTANCE OF 25.00 FEET TO A POINT, SAID POINT BEING 25 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF SECTION 24; THENCE SOUTH 89°57'32" WEST AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 24 A DISTANCE OF 2013.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°13'58" WEST ALONG SAID WEST LINE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 50,348.2 SQUARE FEET OR 1.1558 ACRES MORE OR LESS.

SURVEYORS NOTES:

1) ALL BEARINGS USED IN THIS DESCRIPTION AND SHOWN ON THIS SKETCH (THIS IS NOT A SURVEY) ARE REFERENCED TO THE SOUTH LINE OF SECTION 24-23S-36E. THE BEARING BEING N89°57'32"E.

2) THIS SKETCH MEETS THE STANDARD PRACTICES FOR SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

3) REFERENCE IS MADE TO AN OWNER AND ENCUMBRANCE REPORT FOR ISLAND FOREST PRESERVE PREPARED BY FRESE, WHITEHEAD AND ANDERSON, P.A. AND DATED 9/14/21. THE FOLLOWING ARE BLANKET ENCUMBRANCES THAT MAY AFFECT THE SUBJECT DESCRIBED PARCEL 100 THAT ARE NOTED IN THE REPORT:
CONSTRUCTION MORTGAGE RECORDED FEBRUARY 22, 2021 IN OFFICIAL RECORDS BOOK 9025, PAGE 809.
RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED AUGUST 13, 2020, IN OFFICIAL RECORDS BOOK 8824, PAGE 370.

ALL OTHER ENCUMBRANCES NOTED IN THE REPORT DO NOT AFFECT THE SUBJECT DESCRIBED PARCEL 100.

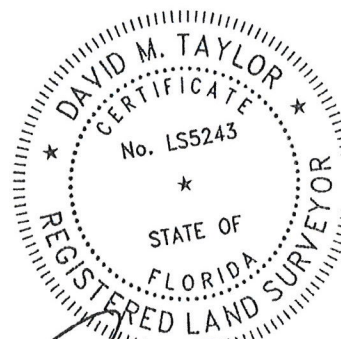
LEGEND

R/W	RIGHT-OF-WAY
NO.	NUMBER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
ID	IDENTIFICATION
N	NORTH
S	SOUTH
E	EAST
W	WEST
SQ. FT.	SQUARE FEET
PG.	PAGE
O.R.B.	OFFICIAL RECORD BOOK

PREPARED FOR AND CERTIFIED TO:

- 1) BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
- 2) IFP DEVELOPMENT, LLC
- 3) FRESE, WHITEHEAD AND ANDERSON, P.A.
- 4) COMMONWEALTH LAND TITLE INSURANCE COMPANY
- 5) FLORIDA BUSINESS BANK

PREPARED BY: **Masteller, Moler & Taylor, Inc.**
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644
1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647



DAVID M. TAYLOR, PSM 5243
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: BMM

CHECKED BY: DMT

PROJECT NO. 7413

DATE: 12/18/21

DRAWING: 7413-RW-DED

REVISIONS

DATE

DESCRIPTION

1

12/28/21

REVISED PER COMMENTS

2

01/10/22

REVISED AS REQUESTED

SECTION 24

TOWNSHIP 23 SOUTH

RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL # 100

PARENT PARCEL ID#: 23-36-24-00-750

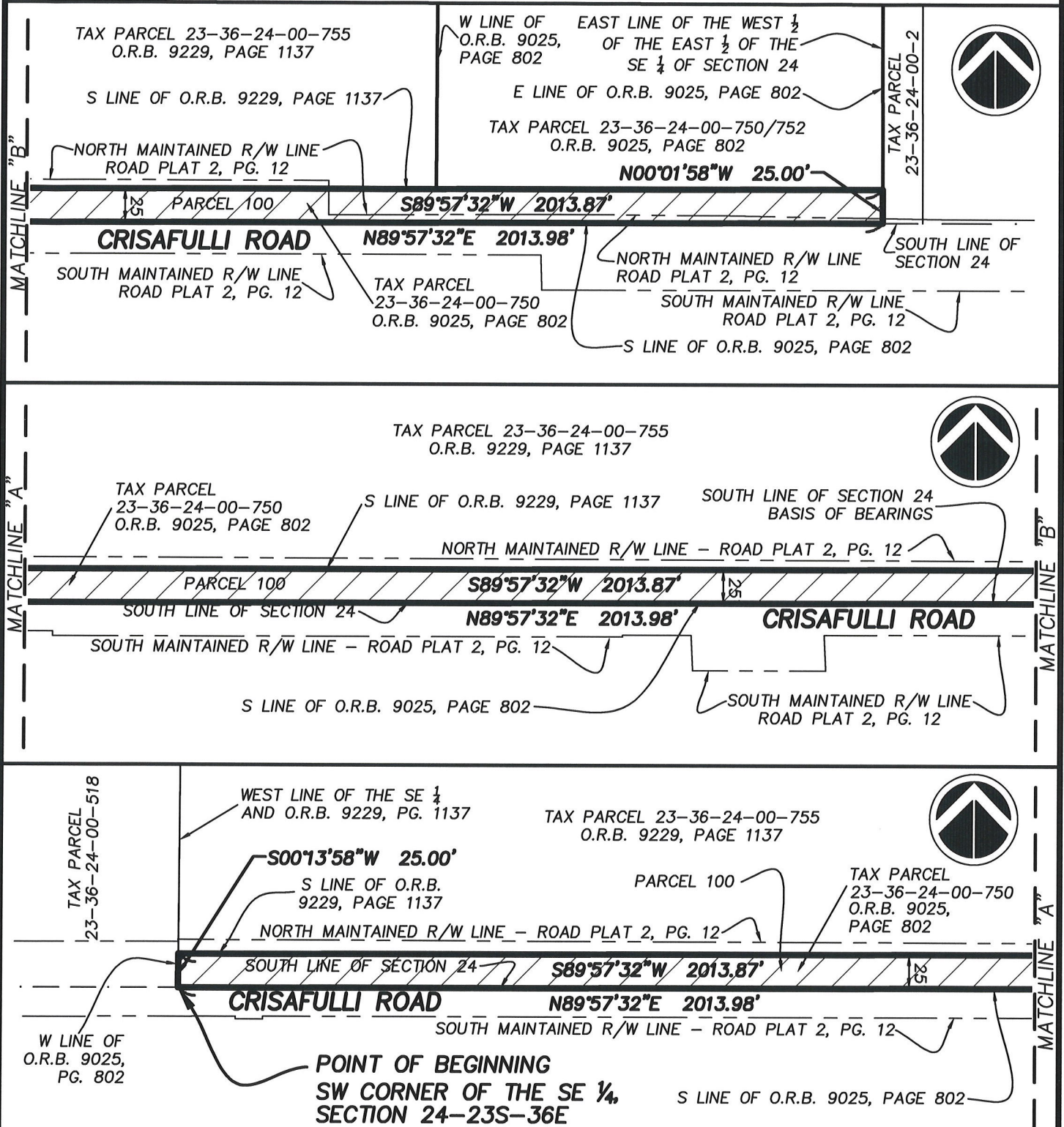
PURPOSE: RIGHT OF WAY

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



PREPARED BY:



Masteller, Moler & Taylor, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644

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Phone: (772) 564-8050 Fax: (772) 794-0647

SCALE:

1"=100'

PROJECT NO.:

7413

SECTION 24

TOWNSHIP 23 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 24, Township 23 South, Range 36 East - District: 2

PROPERTY LOCATION: East of State Road 3 at the north end of Broad Acres Street

OWNERS NAME(S): IFP Development, LLC

