

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

COUNTY DEED
(Statutory Form – Section 125.411, Florida Statute)

THIS DEED, made this 1st day of July, 2019, by **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 Merritt Precision Technologies, Inc., a Florida Corporation, 3425 N. Courtenay Parkway, Merritt Island, Florida 32953, Party of the second part.

(Whenever used herein the terms "Party of the first part" and "Party of the second part" shall include all the Parties to this instrument and their heirs, legal representatives, successors and assigns. As "Party of the first part" and as "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.)

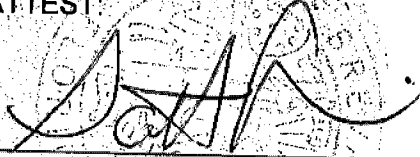
WITNESSETH that the said Party of the first part, for and in consideration of the sum of \$10.00, and other good and valuable consideration, to it in hand paid by the Party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Party of the second part, its heirs and assigns forever, any interest it holds in the parcel of land described at Exhibit "A" (the Parcel), attached hereto, together with all riparian and littoral rights appertaining thereto, and all interests in subsurface oil, gas, metals, phosphates and minerals pursuant to section 270.11(3), Florida Statutes, and made a part of this deed said lands lying and being in Brevard County, Florida. All easements, covenants, and restrictions of record in favor of County are reserved. Parcel is conveyed subject to all other rights-of-way, easements, agreements, covenants, and restrictions of record.

This parcel is subject to restrictive covenants found in the Official Records Book of Brevard County, Florida including but not limited to those at ORB 2460, page 2995-3008; ORB 2508, Page 2917; ORB 6395, Page 2380, Plat Book 32, Page 74 and Exhibit B. If Party of the Second Part, or its successors in interest, fails to commence construction of a building, or multiple buildings, that total at least 15,000 square feet, as evidenced by receipt of a building permit(s) from the City of Titusville and the pouring of concrete upon parcel for a concrete foundation(s) equal to the building footprint(s) specified above within two years from the date of the recording of this deed, the Party of the first part may reacquire the Parcel from the Party of the second part, or their successor in interest for the amount of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) which purchase right must be exercised by the Party of the first part no later than 36 months from the date of recording of this deed, or this right shall be deemed to terminate and be of no further force and effect.

(Signature Page Follows)

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, the day and year aforesaid.

ATTEST



Scott Ellis, Clerk of Circuit Court
Brevard County, Florida

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 

Kristine Isnardi, Chair

As approved by the Board on April 23, 2019.

Exhibit "A"

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6894, PAGE 1314 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING A PORTION OF TRACT "E", ENTERPRISE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 74 OF SAID PUBLIC RECORDS AND BEING LOCATED WITHIN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 35 EAST BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8159, PAGE 219, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF ARMSTRONG DRIVE, A 120.00 FOOT WIDE RIGHT OF WAY ACCORDING TO SAID PLAT OF ENTERPRISE PARK, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,150.33 FEET, A CENTRAL ANGLE OF 3°03'05" AND WHOSE LONG CHORD BEARS NORTH 83°40'54" WEST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 61.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 05°17'33" EAST ALONG A LINE 60.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8159, PAGE 219 FOR A DISTANCE OF 727.45 FEET; THENCE SOUTH 84°42'27" WEST FOR A DISTANCE OF 290.21 FEET; THENCE NORTH 05°17'33" WEST FOR A DISTANCE OF 406.06 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 6089; THENCE NORTH 04°28'56" WEST ALONG THE EAST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 346.96 FEET TO A POINT, ON SAID SOUTH RIGHT OF WAY LINE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 419.17 FEET, A CENTRAL ANGLE OF 29° 48' 08", AND WHOSE LONG CHORD BEARS NORTH 86°32'36" EAST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 218.03 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1150.33 FEET, A CENTRAL ANGLE OF 03°36'01", AND WHOSE LONG CHORD BEARS SOUTH 80°21'21" EAST; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 72.29 FEET TO THE POINT OF BEGINNING.