

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Quit-Claim Deed in favor of Aridian Publishing Corporation for Purposes of Releasing Subsurface Oil, Gas, and Mineral Rights Pursuant to 270.11(2) (b) and (3), Florida Statute – District 5.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u><i>LK for dmy</i></u>	<u> </u>	<u>4/4/23</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u><i>cms</i></u>	<u> </u>	<u>4/5/2023</u>

Prepared by and return to:
Office of the County Attorney
2725 Judge Fran Jamieson Way, Building C
Viera, Florida 32940
A portion of interest in Tax Parcel ID: 27-36-35-00-3

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 9th day of May, 2023, by Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, the First Party, and Aridian Publishing Corporation, a corporation existing under the laws of the State of Florida, whose address is 2900 North Riverside Drive, Indialantic, Florida 32903, the Second Party,

(Whenever used herein the terms "First Party" and "Second Party" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "First Party" and "Second Party" are used for singular and plural, as the context requires and the use of any gender shall include all genders)

WITNESSETH that the said First Party, for and in consideration of the sum of Ten Dollars, to it in hand paid by the Second Party, receipt whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim to the Second Party, its successors and assigns forever, pursuant to section 270.11(2) (b) and (3), Florida Statutes, all of the First Party's right, title, interest, claim and demand which the First Party may have in phosphate, minerals, metals or any interest in petroleum that may be in, on or under 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: 27-36-35-00-2 & 3

(FOR SIGNATURE AND ATTESTMENT SEE PAGE TWO)

IN WITNESS WHEREOF the said First Party has set its hand and seal to execute this Deed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year first written above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rachel Sadoff, Clerk of the Courts

By: _____
Rita Pritchett, Chair

(As approved by the Board on May 9, 2023)

EXHIBIT A

That certain parcel of property located in Section 35, Township 27 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

Parcel 1:

The East one-half of the Northeast one-quarter of Section 35, Township 27 South, Range 36 East, Brevard County, Florida, less the following out parcels: (1) the East 594.0 feet of the above-described parcel; (2) that certain out-parcel as described in Deed Book 384, Page 267; and (3) that certain road right of way and canal right of way described in Official Records Book 641, Page 977; all of the Public Records of Brevard County, Florida. Said Parcel 1 contains 40.87 acres more or less.

Parcel 2:

That certain part of the Northeast one-quarter of the Northeast one-quarter of Section 35, Township 27 South, Range 36 East, Brevard County, Florida, as more particularly described in Deed Book 384, Page 267, excluding the road right of way thereof (per Official Records Book 641, Page 979), all as per the Public Records of Brevard County, Florida. Parcel 2 contains approximately .44 acres, more or less.

Also known as and described as follows:

A parcel of land, being that portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 27 South, Range 36 East, Brevard County, Florida, which lies South of the right of way of Ellis Road and West of the East 594.00 feet of said Northeast $\frac{1}{4}$, said parcel being more fully described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$; thence N. $89^{\circ}45'40''$ W., along the North line of said Northeast $\frac{1}{4}$, a distance of 594.00 feet to the Northwest corner of the aforesaid East 594.00 feet of the Northeast $\frac{1}{4}$; thence S. $00^{\circ}24'31''$ W., along the West line of said East 594.00 feet, a distance of 50.00 feet to a point on the South right of way line of Ellis Road (a 50.00 foot wide right of way, per Official Records Book 641, Page 977 and Official Records Book 641, Page 979), said point also being the Point of Beginning of the lands herein described; thence continue S. $00^{\circ}24'31''$ W., along said West line, a distance of 2472.88 feet to a point on the South line of the aforesaid East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 35; thence N. $89^{\circ}52'59''$ W., along said South line, a distance of 727.96 feet to the Southwest corner of said East $\frac{1}{2}$, thence N. $00^{\circ}25'25''$ E., along the West line of said East $\frac{1}{2}$, a distance of 2474.43 feet to a point on the aforesaid South right of way line of Ellis Road; thence S. $89^{\circ}45'40''$ E., along said right of way line, a distance of 727.31 feet to the Point of Beginning.

Containing 41.32 acres, more or less.

LOCATION MAP

Section 35, Township 27 South, Range 36 East - District: 5

PROPERTY LOCATION: South side of Ellis Road

