

**BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS  
CHANGE IN TANGIBLE PERSONAL PROPERTY STATUS**

**Instructions:** The action of location change (LOC), transfer (TRAN), surplus (SUR), theft or unaccountable (UNAC) must be specified for each item transaction. Specific details should include information such as building numbers and facility name for location changes, custodian and building numbers/location for transfers, police report numbers for thefts. **If items are surplus, indicate the reason and condition of the surplus.** The custodian's signature is required for each theft, unaccountable, or transfer action.

ACTION	PROPERTY RECORD NUMBER	ITEM DESCRIPTION & SPECIFIC DETAILS (Current location for surplus)	REASON/ CONDITION SURPLUS
SUR			
SUR		A portion of vacated Right of Way of Aspinwall Lane (see attached sketch and legal description)	No longer needed

NOTE: TWO SIGNATURES REQUIRED FOR TRANSFERRED ITEMS.

The asset was purchased with State or Federal grant funds: YES ☐ NO ☒

If yes, grant obligations have been fully met: YES ☐ NO ☐

If yes, do funds received from the disposition of the asset need to be returned to the grantor agency?: YES ☐ NO ☒

DEPARTMENT NAME                      Parks and Recreation

CUSTODIAN/SIGNATURE                      Mary Ellen Donner

DATE    01/12/2024

RECEIVING DEPARTMENT NAME                      Asset Management

PHONE NO. **321-264-5236**

RECEIVING CUSTODIAN/SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

RECEIVING DEPT. COST CENTER \_\_\_\_\_  
BCC-176 Electronic Form (06/09)

# LEGAL DESCRIPTION

## PARCEL #102

PARENT PARCEL ID#: 26-36-12-DE-4-1  
PURPOSE: FEE SIMPLE CONVEYANCE

## EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT:

SHEETS 1 THROUGH 3, INCLUSIVE  
THIS IS NOT A SURVEY

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF ASPINWALL AVENUE (A 50' WIDE RIGHT-OF-WAY AS RECORDED IN PLAN OF TOWN OF PINEDA, PLAT BOOK 1, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) WITH THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 1 (143' WIDE RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 70020) AND RUN N71°09'22"E ALONG THE NORTH RIGHT-OF-WAY OF ASPINWALL AVENUE A DISTANCE OF 154.89 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 52 OF SAID PLAT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN S73°40'36"E A DISTANCE OF 43.41 FEET TO A POINT LYING ON THE CENTERLINE OF SAID ASPINWALL AVENUE OF SAID PLAT; THENCE RUN S71°09'22"W A DISTANCE OF 189.31 FEET TO SAID EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 1; THENCE RUN N21°16'54"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4,302.48 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Digitally signed by  
Samuel C Bowers  
Date: 2023.09.13  
'10:48:54 -04'00



SAMUEL C. BOWERS 9/13/2023  
PROFESSIONAL SURVEYOR & MAPPER, PSM 5990  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR AND CERTIFIED TO:  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS;  
IR TIKI, LLC;

PREPARED BY:

**MORGAN & Associates**

Consulting Engineers, Inc.

504 N Harbor City Blvd. Melbourne, FL 32935

PROJECT NO. 2022-048 Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

DRAWN BY: JTH	CHECKED BY: CSB	REVISIONS	DATE	DESCRIPTION	SECTION 18
		1.	8/18/2023	COUNTY COMMENTS	TOWNSHIP 26 SOUTH
		2.	8/30/2023	COUNTY COMMENTS	RANGE 37 EAST
DATE: 8/18/2023	DRAWING: 2022-048 PINEDA INN.DWG	3.	9/13/2023	COUNTY COMMENTS	

# LEGAL DESCRIPTION

## PARCEL #102

PARENT PARCEL ID#: 26-36-12-DE-4-1  
PURPOSE: FEE SIMPLE CONVEYANCE

## EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT:  
SHEETS 1 THROUGH 3, INCLUSIVE  
THIS IS NOT A SURVEY

### SURVEYORS NOTES:

1. BEARINGS HEREON ARE REFERRED TO A VALUE OF N21°16'54"W FOR THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 1. SAID BEARING IS IDENTICAL WITH A BOUNDARY SURVEY OF THE SUBJECT PROPERTY PERFORMED BY: R.M. PACKARD & ASSOC., INC., JOB NO. 19-225, DRAWING NO. D-19-225, REVISION 1, DATED: 2/13/2020.
2. THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING TITLE SEARCH BY THE CLIENT:  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
CUSTOMER NO. 3642801; FILE NO.: L088110 (13)  
COMMITMENT DATE: 7/1/2022 AT 10:32 AM

TITLE SEARCH PROVIDED BY THE CLIENT DISCLOSED THE FOLLOWING ITEMS THAT AFFECT THE SUBJECT PROPERTY:

1. PLAN OF TOWN OF PINEDA AS RECORDED IN PLAT BOOK 1, PAGE 41. (AFFECTS THE SUBJECT PROPERTY, ALL PLOTTABLE MATTERS OF SAID PLAT ARE MAPPED AND SHOWN HEREON)

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Digitally signed by  
Samuel C Bowers  
Date: 2023.09.13  
'10:49:06 -04'00



SAMUEL C. BOWERS 9/13/2023  
PROFESSIONAL SURVEYOR & MAPPER, PSM 5990  
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DRAWN BY: JTH

CHECKED BY: CSB

REVISIONS

1.

DATE  
8/18/2023

DESCRIPTION  
COUNTY COMMENTS

SECTION 18

TOWNSHIP 26 SOUTH

2.

8/30/2023

COUNTY COMMENTS

RANGE 37 EAST

3.

9/13/2023

COUNTY COMMENTS

DATE: 8/18/2023

DRAWING: 2022-048 PINEDA  
INN.DWG

# SKETCH OF DESCRIPTION PARCEL #102

PARENT PARCEL ID#: 26-36-12-DE-4-1  
PURPOSE: FEE SIMPLE CONVEYANCE

BREVARD COUNTY  
PARCEL ID:  
26-36-12-DE-4-1  
ORB 2884, PG. 120

## EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT:  
SHEETS 1 THROUGH 3, INCLUSIVE  
THIS IS NOT A SURVEY

### POINT OF COMMENCEMENT & POINT OF BEGINNING

INTERSECTION OF THE NORTH R/W OF  
ASPINWALL AVENUE (P.B. 1, PG. 41)  
WITH THE EAST R/W OF US HIGHWAY 1  
(FDOT R/W MAP SECTION NO. 70020)

SOUTHWEST CORNER  
LOT 1, BLOCK 52  
PLAT BOOK 1, PAGE 41

NORTH R/W

S73°40'36"E  
43.41'

S71°09'22"W 189.31'

ASPINWALL AVE  
50' R/W  
NOT IMPROVED

PARCEL 102  
FEE SIMPLE CONVEYANCE,  
4,302.48 SQUARE FEET  
OR 0.10 ACRES,  
MORE OR LESS

#### LEGEND

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
R/W = RIGHT-OF-WAY  
ORB = OFFICIAL RECORDS BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
PG. = PAGE  
(P) = PLAT  
~ = BREAKLINE  
CL = CENTERLINE

US HIGHWAY 1  
SECTION NO. 18  
AKA FIRST TS  
REFERENCE BEARING (EAST R/W)  
N21°16'54"W 475.43' (P)  
N21°16'54"W 143' R/W PER FDOT R/W MAP  
DATED: 11/17/2017

PLAN OF TOWN OF PINEDA  
P.B. 1, PG. 41

UN-NAMED  
ROAD R/W

EAST R/W

LOT 12  
BLOCK 51

LUTHRA, ASHMA  
PARCEL ID:  
26-37-18-DE-51-13  
ORB 8673, PG. 2435

LOT 13  
BLOCK 51

SAFE UPLAND LINE  
(-0.3' NAVD88)  
AS LOCATED ON:  
12/20/2022

PLAN OF TOWN  
OF PINEDA  
P.B. 1, PG. 41

CL OF R/W

CL OF R/W

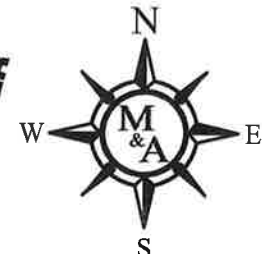
UN-NAMED  
ROAD R/W

WEST R/W

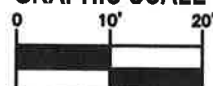
SOUTH R/W

IR TIKI, LLC  
PARCEL ID: 26-37-18-DE-65-4  
ORB 8630, PG. 2178

INDIAN RIVER



GRAPHIC SCALE



1 INCH = 20 FEET

PREPARED BY:  
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.  
504 N. HARBOR CITY BLVD, MELBOURNE, FL 32935  
PHONE (321) 751-6088; FAX (321) 751-6089

SCALE:

1" = 20'

PROJECT NO.: 2022-048

REV. 3 DATE: 9/13/2023

SECTION 18  
TOWNSHIP 26 SOUTH  
RANGE 37 EAST