

# BOARD OF COUNTY COMMISSIONERS

## AGENDA REVIEW SHEET

AGENDA: Transfer of Stewart Road Between Aurora Road and Lake Washington  
Road to the City of Melbourne – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-690-6847 extension 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		<hr/>	<u>10-13-2020</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney		<hr/>	<u>10-13-2020</u>

AGENDA DUE DATE: October 20, 2020 for the October 27, 2020 Board Meeting

Prepared by and return to:  
Office of the County Attorney  
2725 Judge Fran Jamieson Way, Building C  
Viera, Florida 32940  
(Stewart Road between Aurora Road to Lake Washington Road)

**COUNTY DEED**  
(STATUTORY FORM - SECTION 125.411, Florida Statute)

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2020, between Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, as the first party, and the City of Melbourne, a municipal corporation of the State of Florida, whose address is 900 East Strawbridge Avenue, Melbourne, Florida 32901, as 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 first party, for and in consideration of the sum of Ten Dollars, to it in hand paid by the second party, receipt whereof is acknowledged, has granted, bargained and sold to the second party, its successors and assigns forever, any interest it holds in the following described land lying and being in Brevard County, Florida, to wit:

As fully described in Exhibit A, attached and incorporated by this reference, the first party transfers ownership, maintenance, and functional responsibility for Stewart Road between Aurora Road to Lake Washington Road, its associated roadway drainage systems, and applicable right of way permits. Additionally, the first party transfers all riparian and littoral rights appertaining thereto, and all interests in subsurface oil, gas, and minerals pursuant to section 270.11(3), Florida Statute. In the event the property is not used, maintained or ceases to be used and maintained for a public roadway with associated drainage, the first party does not retain any right of reversion.

**IN WITNESS WHEREOF**, the first party has caused this Deed to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Scott Ellis

By: \_\_\_\_\_  
Bryan Andrew Lober, Chair

(As approved by the Board \_\_\_\_\_)

# SKETCH & LEGAL DESCRIPTION STEWART ROAD (AURORA ROAD TO LAKE WASHINGTON ROAD) PARCEL 102

SHEET 1 OF 15

THIS SKETCH IS NOT A FIELD SURVEY AND IS NOT  
VALID WITHOUT SHEETS 2 THROUGH 15 OF 15

SECTIONS 08 & 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST

## INDEX OF SHEETS

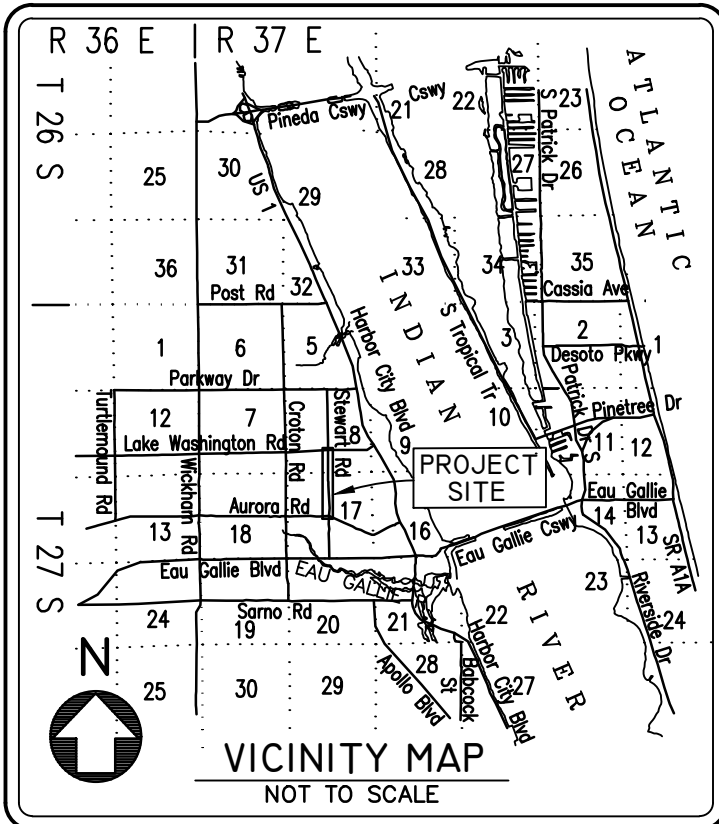
SHEET 1	- COVER SHEET, LEGEND, SURVEYOR'S NOTES, ABBREVIATIONS
SHEET 2	- OVERALL SKETCH, KEY MAP
SHEETS 3-4	- LEGAL DESCRIPTION
SHEETS 5-15	- SKETCH OF DESCRIPTION

## LEGEND

	RIGHT OF WAY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY LINE
	LOT LINE
	DENOTES RIGHT OF WAY

## SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THIS DESCRIPTION IS SOLELY BASED ON DEEDS, MAPS, AND PLATS OF PUBLIC RECORD. IT APPEARS THAT THERE MAY BE CERTAIN DEED LINES THAT EXTEND INTO THE PHYSICAL ROADWAY OF STEWART ROAD. AS SUCH, THE ROADWAY MAY BE DEEMED TO BE DEDICATED TO THE PUBLIC TO THE EXTENT IN WIDTH THAT HAS BEEN ACTUALLY MAINTAINED FOR THE PRESCRIBED PERIOD ACCORDING TO CHAPTER 95-361, FLORIDA ADMINISTRATIVE CODE. IT IS BEYOND THE SCOPE OF THIS SKETCH AND DESCRIPTION TO DETERMINE THESE UNWRITTEN RIGHTS.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, REFERENCED TO THE EAST LINE OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, AS BEING NORTH 00° 17' 04" WEST.
4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR OPINION.
5. REFERENCE MATERIAL NOT DENOTED HEREIN:
  - A. SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, PREPARED BY BREVARD COUNTY SURVEYING AND MAPPING, PROJECT NO. 04-06-076, DATED 8/17/2004.
  - B. CARLTON STEWART GARDENS PLAT NO. 1 AS RECORDED IN PLAT BOOK 9, PAGE 45.
6. ACCORDING TO THE ABOVE NOTED PLAT BOOK 9, PAGE 45, THE PLATTED NAME OF THE SUBJECT ROADWAY WAS DENOTED AS RALPH G. STEWART ROAD ON SAID PLAT. IT IS NOT KNOWN WHEN OR HOW THE ROADWAY WAS RENAMED TO STEWART ROAD.



## ABBREVIATIONS

AKA = ALSO KNOWN AS	PB = PLAT BOOK
COR = CORNER	PG = PAGE
DB = DEED BOOK	R/W = RIGHT OF WAY
ID = IDENTIFICATION	SEC = SECTION
N/F = NOW OR FORMERLY	SR = STATE ROAD
ORB = OFFICIAL RECORDS BOOK	

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY  
COMMISSIONERS AND CITY OF MELBOURNE

MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: M. CORNELL

CHECKED BY: M. J. SWEENEY

PROJECT NO. 19-07-070

REVISIONS

DATE

DESCRIPTION

DATE: SEPTEMBER 16, 2020

SHEET: 1 OF 15

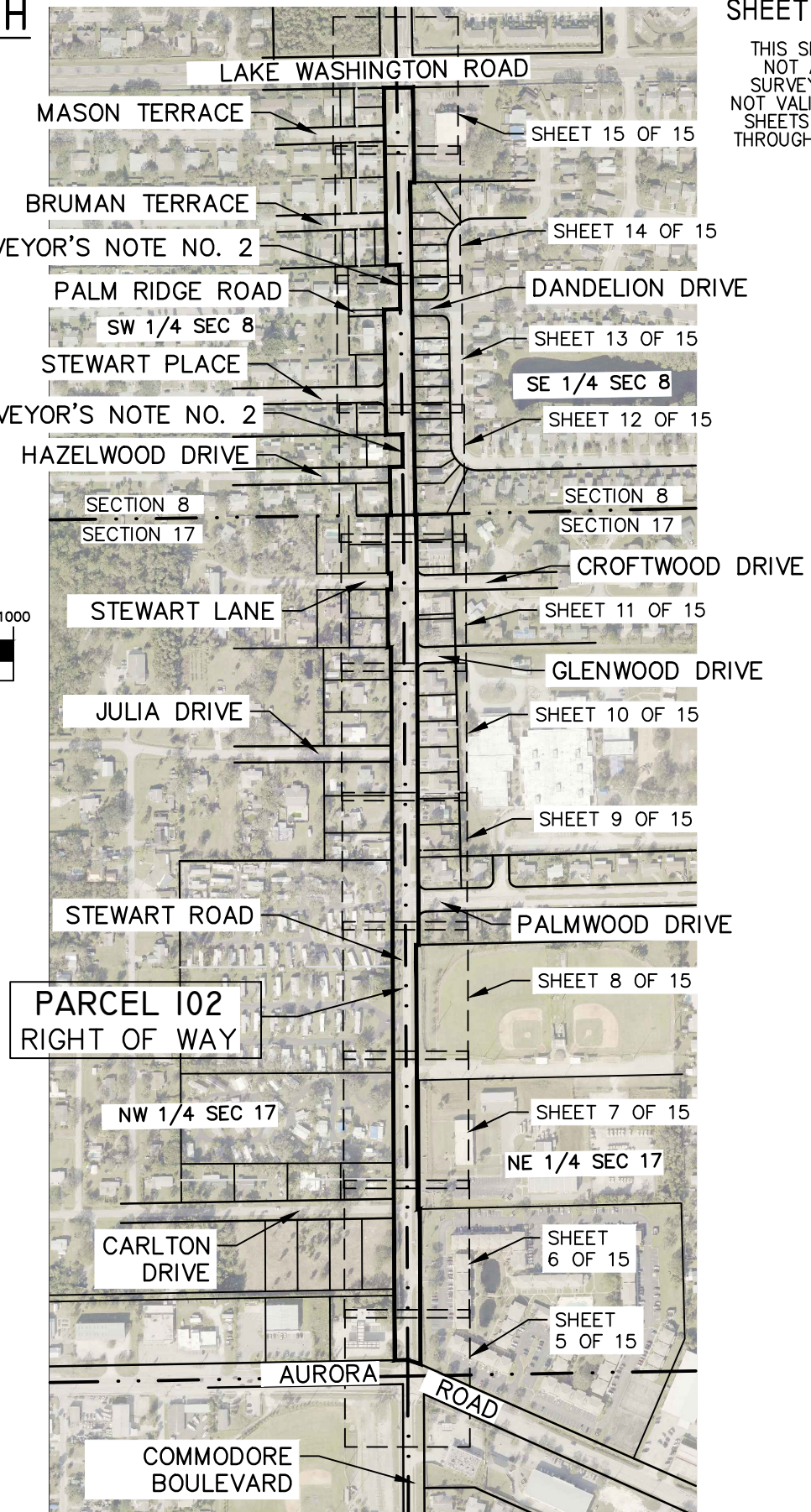
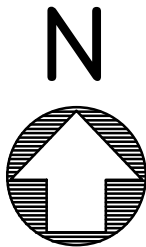
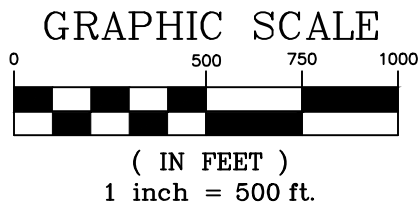
SECTIONS 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# OVERALL SKETCH KEY MAP PARCEL 102

PURPOSE: RIGHT OF WAY

SHEET 2 OF 15

THIS SKETCH IS  
NOT A FIELD  
SURVEY AND IS  
NOT VALID WITHOUT  
SHEETS 1 AND 3  
THROUGH 15 OF 15



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SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE: 1" = 500'  
PROJECT NO.: 19-07-070

SECTIONS 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST



# LEGAL DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

### EXHIBIT "A"

SHEET 3 OF 15

NOT VALID WITHOUT SHEET 1, 2, AND 4  
THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 8 AND WITHIN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 00° 17' 04" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AURORA ROAD, ALSO PREVIOUSLY KNOWN AS STATE ROAD NO. 101, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE SOUTH 88° 58' 28" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, REPLAT OF BLOCK A, CARLTON STEWART GARDENS PLAT NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00° 17' 04" WEST ALONG THE EAST LINE OF SAID PLAT BOOK 10, PAGE 27 AND ALONG THE EAST LINE OF LOTS 4 THROUGH 7, REPLAT OF PART OF CARLTON STEWART GARDENS PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57 AND ALONG THE EAST LINE OF REPLAT LOT 3 OF REPLAT OF PART OF CARLTON STEWART GARDENS PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 31, AND ALONG THE EAST LINE OF LOT 2 PER SAID PLAT BOOK 10, PAGE 57 FOR A DISTANCE OF 2212.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 PER SAID PLAT BOOK 10, PAGE 57; THENCE SOUTH 89° 32' 56" WEST ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED AS PARCEL D IN OFFICIAL RECORDS BOOK 2279, PAGE 1142 FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 17' 04" WEST ALONG THE WEST LINE OF THOSE LANDS DESCRIBED AS PARCEL C AND PARCEL D IN THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 180.24 FEET TO THE NORTHWEST CORNER OF PARCEL C OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 89° 32' 56" EAST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF PARCEL C OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57; THENCE NORTH 00° 17' 04" WEST ALONG THE SAID EAST LINE FOR A DISTANCE OF 49.75 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 89° 32' 56" WEST ALONG THE SOUTH LINE OF PARCEL B OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 17' 04" WEST ALONG THE WEST LINE OF PARCEL B AND PARCEL A OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 180.25 FEET TO NORTHWEST CORNER OF PARCEL A OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 89° 11' 46" EAST ALONG THE NORTH LINE OF SAID PARCEL A, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57, AND SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17 FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57, AND SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3642, PAGE 2737; THENCE NORTH 00° 53' 45" WEST ALONG THE EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALSO ALONG THE EAST LINE OF HAZELWOOD DRIVE FOR A DISTANCE OF 149.72 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3233, PAGE 4351; THENCE NORTH 89° 11' 46" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00° 53' 45" WEST ALONG SAID EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE DEPARTING THE EAST LINE OF SAID SOUTHWEST QUARTER, RUN SOUTH 89° 11' 46" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 30, STEWART PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 148; THENCE NORTH 00° 53' 45" WEST ALONG THE EAST LINE OF SAID LOT 30 AND ALONG THE EAST LINE OF PLAT BOOK 25, PAGE 148 AND ALONG THE

(CONTINUED ON SHEET 4 OF 15)

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DRAWN BY: M CORNELL

CHECKED BY: M SWEENEY

PROJECT NO. 19-07-070

REVISIONS

DATE

DESCRIPTION

DATE: 9/16/20

SHEET: 3 OF 15

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# LEGAL DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

### EXHIBIT "A"

SHEET 4 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 3  
AND 5 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY (CONTINUED FROM SHEET 3 OF 15)

WEST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2066, PAGE 141 FOR A DISTANCE OF 388.40 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8309, PAGE 1853; THENCE NORTH 88° 34' 15" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00° 53' 45" WEST ALONG SAID EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 138.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 88° 08' 29" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORD BOOK 439, PAGE 306; THENCE NORTH 00° 53' 45" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 550.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WASHINGTON ROAD ACCORDING TO OFFICIAL RECORDS BOOK 984, PAGE 350, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF PLAT BOOK 5, PAGE 98, AND ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 89° 04' 01" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ALSO BEING A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE CONTINUE NORTH 89° 04' 01" EAST ALONG SOUTH RIGHT OF WAY LINE OF LAKE WASHINGTON ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1308, PAGE 736 FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 3138, PAGE 4164; THENCE SOUTH 00° 53' 45" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 294.62 FEET TO A POINT THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4118, PAGE 3874, SAID LINE ALSO BEING THE NORTH LINE OF LOT 77, MEADOW COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 84; THENCE SOUTH 89° 06' 15" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 13.00 FEET TO THE EAST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2901, PAGE 1653; THENCE SOUTH 00° 53' 45" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1031.43 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT BOOK 33, PAGE 84, SAID LINE ALSO BEING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 8, AND SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 17, AND SAID LINE ALSO BEING THE NORTH LINE OF LOT 86, BLOCK M, SUNWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 84; THENCE NORTH 89° 06' 36" EAST ALONG THE SAID SOUTH LINE AND SAID NORTH LINE FOR A DISTANCE OF 3.01 FEET TO A POINT ON THE WEST LINE OF PLAT BOOK 18, PAGE 84; THENCE SOUTH 00° 17' 04" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1335.38 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK A, PER SAID PLAT BOOK 18, PAGE 84, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 238, PAGE 134; THENCE SOUTH 88° 42' 50" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 00° 17' 04" EAST ALONG THE WEST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 820.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 88° 42' 50" EAST ALONG THE SOUTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF SAN JUAN CONDOMINIUMS ACCORDING TO THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2309, PAGE 1277; THENCE SOUTH 00° 17' 04" EAST ALONG THE WEST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 481.03 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID AURORA ROAD; THENCE NORTH 72° 04' 52" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 42.11 FEET TO THE POINT OF BEGINNING, CONTAINING 7.08 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION.

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
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DRAWN BY: M CORNELL	CHECKED BY: M SWEENEY	PROJECT NO. 19-07-070			SECTION 08 & 17 TOWNSHIP 27 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 9/16/20	SHEET: 4 OF 15				

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 5 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 4  
AND 6 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "A"**

**MATCH LINE "A"**

TAX PARCEL ID:  
27-37-17-30-A-1  
ORB 7145, PAGE 23

LOT 1

REPLAT OF BLOCK A  
CARLTON STEWART GARDENS  
PLAT NO. 1  
PB 10, PAGE 27

SAN JUAN VILLAGE  
CONDOMINIUMS

ORB 2309, PAGE 1277

W LINE ORB  
2309, PAGE  
1277

**POINT OF BEGINNING**

PARCEL 101  
STEWART ROAD R/W

SW CORNER  
ORB 2309,  
PAGE 1277

SE CORNER LOT 1  
PB 10, PAGE 27

S LINE LOT 1

N R/W LINE

**AURORA ROAD  
(AKA SR NO. 101)**

S LINE NW 1/4

S R/W LINE

TAX PARCEL ID:  
27-37-17-00-500

ORB 3921, PAGE 7094

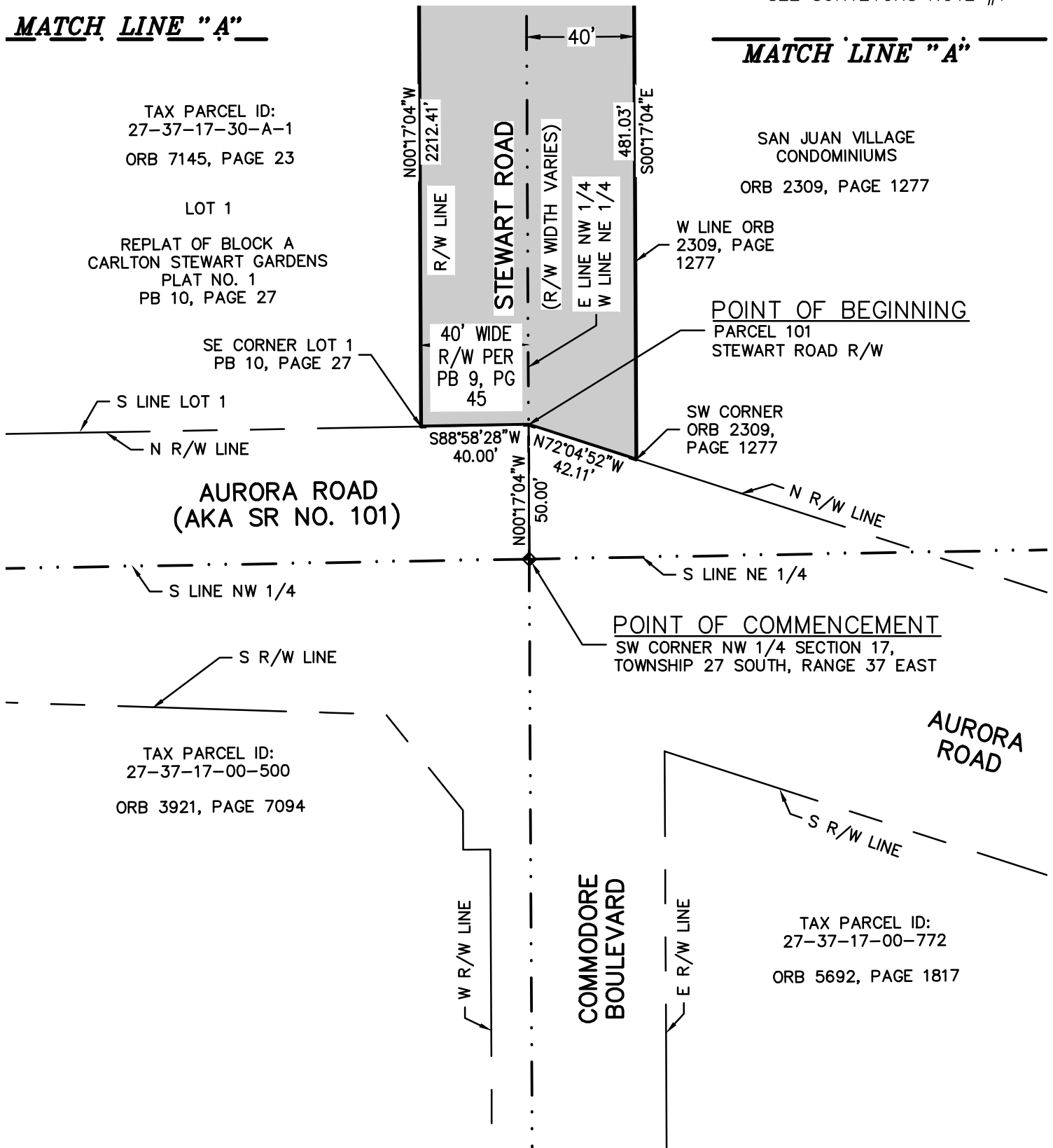
**POINT OF COMMENCEMENT**

SW CORNER NW 1/4 SECTION 17,  
TOWNSHIP 27 SOUTH, RANGE 37 EAST

**AURORA ROAD**

TAX PARCEL ID:  
27-37-17-00-772  
ORB 5692, PAGE 1817

**COMMODORE  
BOULEVARD**



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PHONE: (321) 633-2080

SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 6 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 5  
AND 7 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

### MATCH LINE "B" LOT 7

TAX PARCEL ID: 27-37-17-26-\*--6.01

ORB 3369, PAGE 1149

REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

N LINE PB 10, PG 27  
S LINE PB 10, PG 57

### CARLTON DRIVE

(60' WIDE R/W PER PB 10, PG 27)

E LINE PB  
10, PG 27

TAX PARCEL ID:  
27-37-17-30-A-46  
ORB 7919, PAGE 1681

LOT 49

LOT 50

REPLAT OF BLOCK A  
CARLTON STEWART GARDENS  
PLAT NO. 1  
PB 10, PAGE 27

DITCH 20' WIDE R/W PER  
PB 10, PAGE 27

LOT 1

### MATCH LINE "A"

### MATCH LINE "B"

TAX PARCEL ID: 27-37-17-00-4  
ORB 1086, PAGE 927

TAX PARCEL ID: 27-37-17-00-2  
OWNER: CITY OF MELBOURNE  
DB 238, PG 134  
S LINE ORB 1086,  
PAGE 927

NW CORNER ORB  
SAN JUAN CONDO  
2309, PAGE 1277  
N88°42'50"E  
7.00'

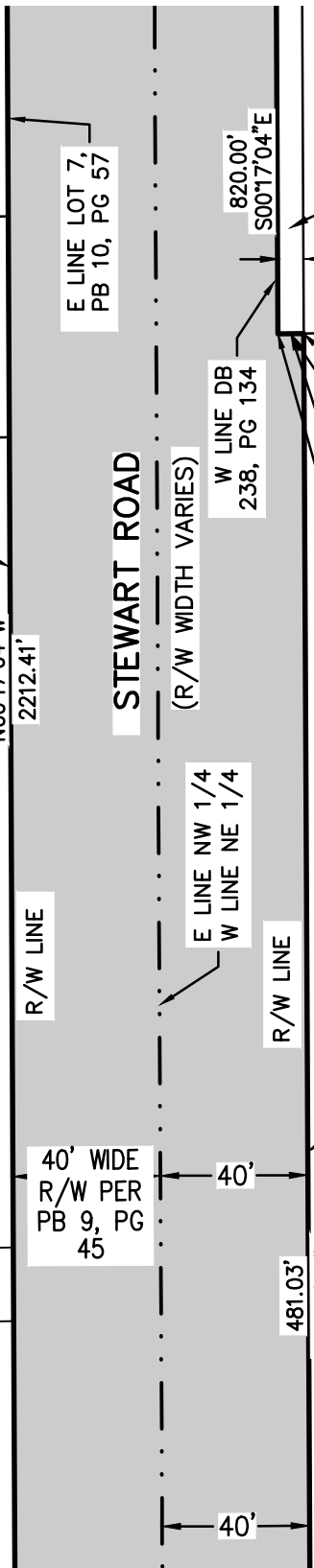
N LINE  
ORB 2309,  
PAGE 1277

S LINE DB 238,  
PAGE 134  
SW CORNER DB  
238, PAGE 134

TAX PARCEL ID:  
27-37-17-00-6.1--.XA

SAN JUAN VILLAGE  
CONDOMINIUMS  
ORB 2309, PAGE 1277

W LINE ORB  
2309, PAGE  
1277



### MATCH LINE "A"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
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SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST



# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

**MATCH LINE "C"**

TAX PARCEL ID: 27-37-17-25-\*-1.01

ORB 3673, PAGE 2061

LOT 5

E LINE LOT 5  
PB 10, PG 57

E LINE LOT 6  
PB 10, PG 57

PORTION OF LOT 6  
REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

TAX PARCEL ID:  
27-37-17-26-\*-6  
ORB 8168, PAGE 455

TAX PARCEL ID: 27-37-17-26-\*-6.01  
ORB 3369, PAGE 1149

S 50' OF LOT 6

**MATCH LINE "B"** LOT 7

TAX PARCEL ID: 27-37-17-26-\*-6.01

N

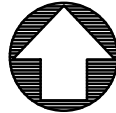


EXHIBIT "A"

SHEET 7 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 6  
AND 8 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "C"**

OWNER: CITY OF MELBOURNE

TAX PARCEL ID: 27-37-17-00-2

DB 238, PG 134

N LINE ORB 1086,  
PAGE 927

TAX PARCEL ID: 27-37-17-00-4  
ORB 1086, PAGE 927

TAX PARCEL ID: 27-37-17-00-2  
OWNER: CITY OF MELBOURNE  
DB 238, PG 134

W LINE ORB  
1086, PG 927

R/W LINE

STEWART ROAD

(R/W WIDTH VARIES)

R/W LINE

40' WIDE  
R/W PER  
PB 9, PG  
45

33'

820.00'  
S00°17'04"E

N00°17'04"W  
2212.41'

E LINE NW 1/4  
W LINE NE 1/4

W LINE DB  
238, PG 134

7'

**MATCH LINE "B"**



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 8 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 7  
AND 9 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "D"**

LOT 4

E LINE LOT 4  
PB 10, PG 57

TAX PARCEL ID: 27-37-17-25-\*--1.01

ORB 3673, PAGE 2061

LOT 5

REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

E LINE LOT 5  
PB 10, PG 57

**MATCH LINE "C"**

W LINE PB  
18, PG 85

**MATCH LINE "D"**

LOT 5, BLOCK A  
SUNWOOD PARK SUBDIVISION  
PB 5, PG 18

TAX PARCEL ID: 27-37-17-07-A-1  
ORB 7766, PG 1175

S LINE PB 18, PAGE 84  
N LINE DB 238, PG 134

SW CORNER LOT  
5, BLOCK A  
S88°42'50"W  
7.00'

NW CORNER DB  
238, PAGE 134

N00°17'04"W  
2212.41'

40' WIDE  
R/W PER  
PB 9, PG  
45

W LINE DB  
238, PG 134

OWNER: CITY OF MELBOURNE  
TAX PARCEL ID: 27-37-17-00-2  
DB 238, PG 134

R/W LINE

STEWART ROAD

(R/W WIDTH VARIES)

R/W LINE

820.00'  
S00°17'04"E



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

**MATCH LINE "C"**

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

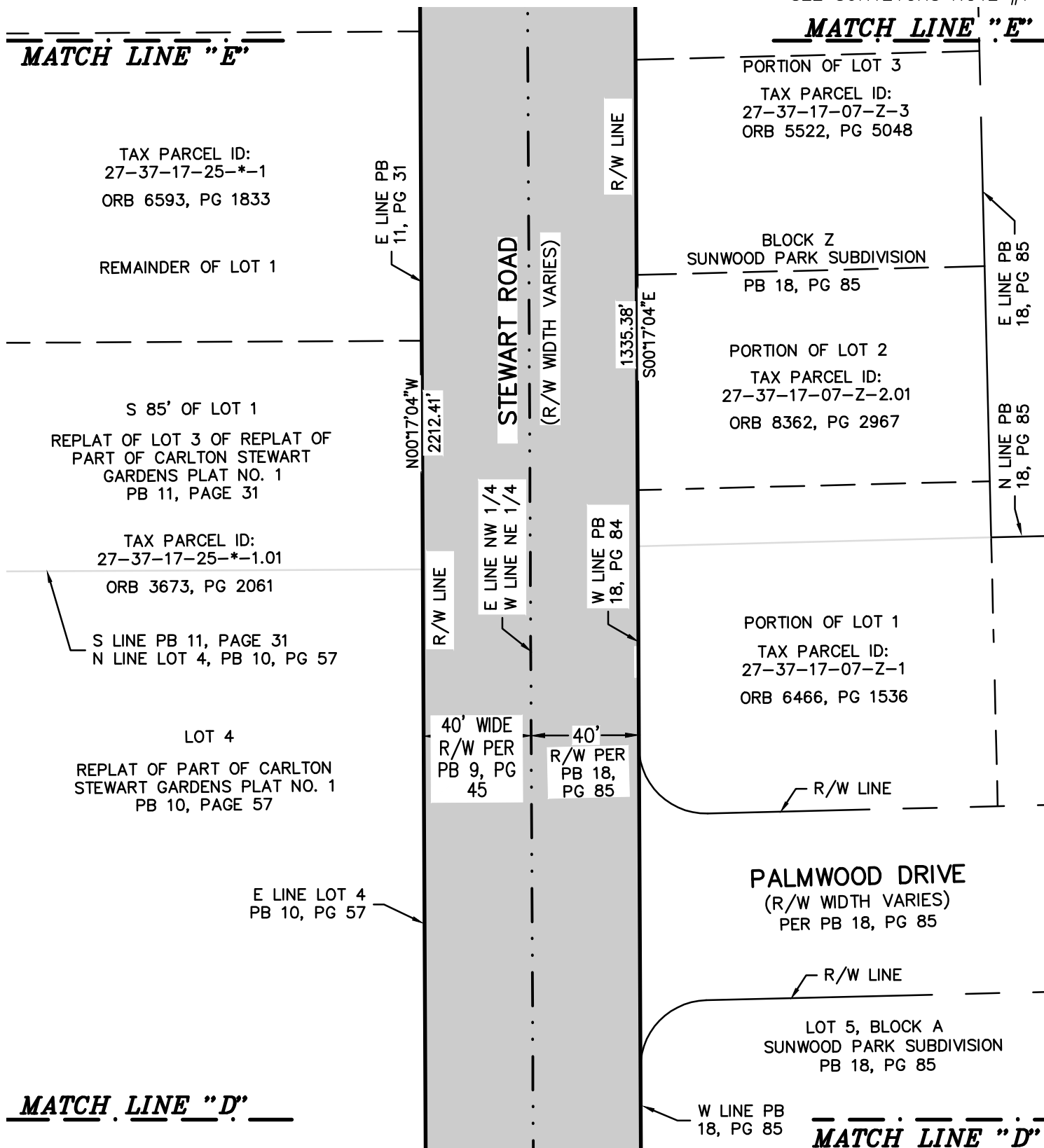
SHEET 9 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 8  
AND 10 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "E"**



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 10 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 9  
AND 11 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

### MATCH LINE "F"

TAX PARCEL ID: 27-37-17-26-\*-2  
ORB 5539, PG 1140  
N 100' OF LOT 2

PORTION OF LOT 2  
PB 10, PG 57

NORTH 105 FEET OF THE  
SOUTH 130 FEET OF LOT 2  
REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

TAX PARCEL ID:  
27-37-17-26-\*-2.02  
ORB 3326, PG 1495

S LINE ORB 3326,  
PAGE 1495

**JULIA DRIVE**  
UNKNOWN OWNERSHIP  
(50' WIDE R/W)

25'  
25' R/W PER PB 11, PG 31

R/W LINE  
N LINE PB 11, PG 31  
S LINE LOT 2, PB 10, PG 57

LOT 2  
REPLAT OF LOT 3 OF REPLAT OF PART OF  
CARLTON STEWART GARDENS PLAT NO. 1  
PB 11, PAGE 31

TAX PARCEL ID: 27-37-17-25-\*-2  
ORB 7005, PG 1257

### MATCH LINE "E"

40' WIDE  
R/W PER  
PB 9, PG  
45

R/W LINE

N00°17'04"W  
2212.41'

E LINE LOT 2  
PB 10, PG 57

**STEWART ROAD**

(R/W WIDTH VARIES)

E LINE NW 1/4  
W LINE NE 1/4

W LINE PB  
18, PG 84

40'  
R/W PER  
PB 18,  
PG 85

40' WIDE  
R/W PER  
PB 9, PG  
45

E LINE PB 11, PG 31

R/W LINE

1335.38'

S00°17'04"E

LOT 7, BLOCK Z

### MATCH LINE "F"

SUNWOOD PARK SUBDIVISION  
PB 18, PG 84

LOT 7, BLOCK Z  
TAX PARCEL ID:  
27-37-17-07-Z-7  
ORB 8420, PG 2676

PORTION OF LOT 6  
TAX PARCEL ID:  
27-37-17-07-Z-6  
ORB 6111, PG 2437

BLOCK Z  
SUNWOOD PARK SUBDIVISION  
PB 18, PG 85

TAX PARCEL ID:  
27-37-17-07-Z-5  
ORB 3030, PG 4739  
PORTION OF LOT 5

TAX PARCEL ID:  
27-37-17-07-Z-4  
ORB 5192, PG 26

PORTION OF LOT 4  
TAX PARCEL ID:  
27-37-17-07-Z-4  
ORB 6481, PG 1566

### MATCH LINE "E"

PORTION OF LOT 3



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

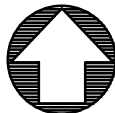
SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

N



## EXHIBIT "A"

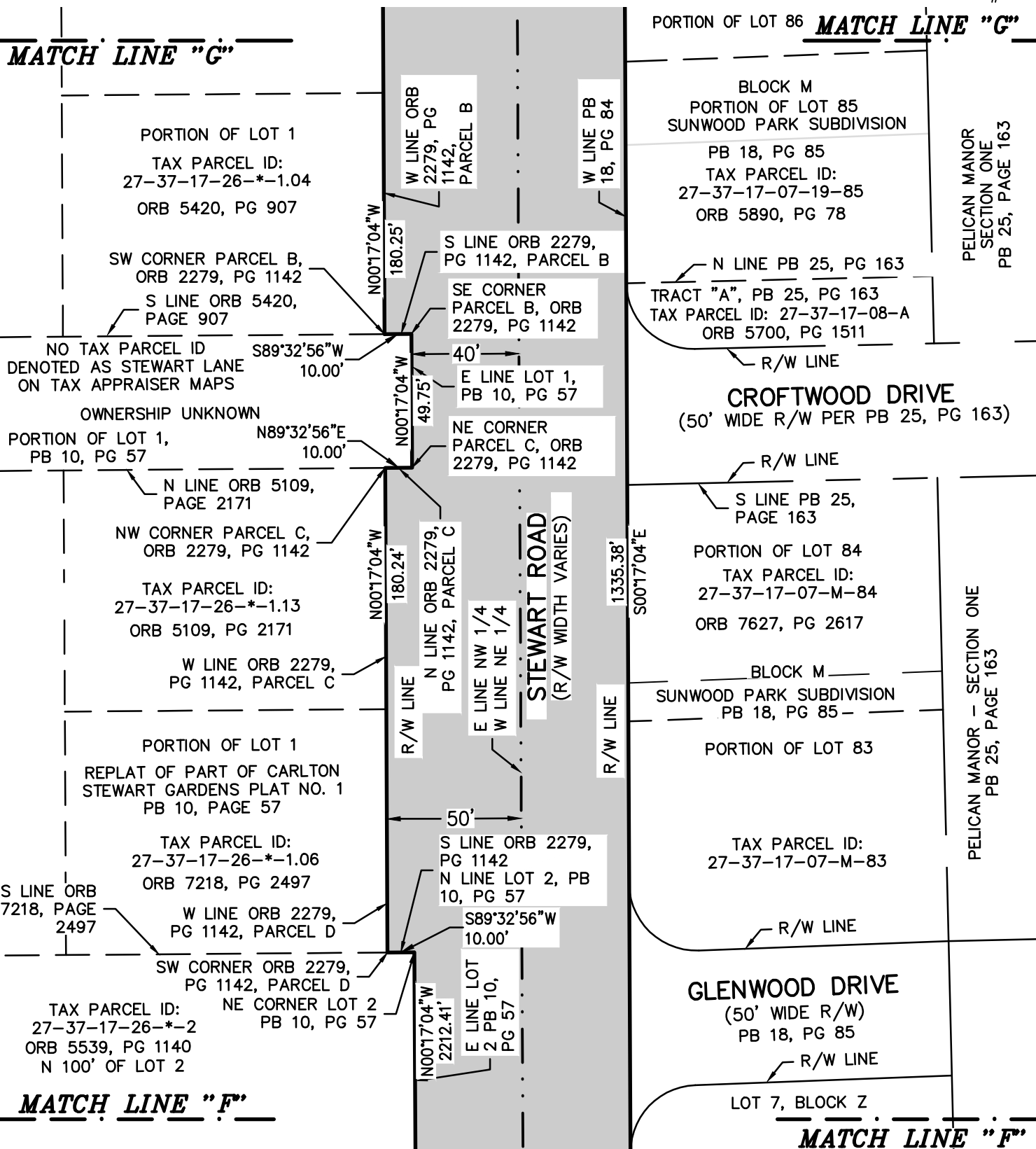
SHEET II OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 10  
AND 12 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "G"**



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST



# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 12 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 11  
AND 13 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

### MATCH LINE "H"

LOT 29

LOT 30

STEWART PLACE  
PB 25, PG 148

TAX PARCEL ID:  
27-37-08-53-\*30  
ORB 5818, PG 3361

5' PUDE, PB  
25, PG 148

SE CORNER LOT 30

N LINE ORB  
3233, PAGE 4351

TAX PARCEL ID:  
27-37-08-52-B-1  
ORB 3233, PG 4351

(LOT 28, BLOCK B, CONRAD'S  
UNRECORDED SUBDIVISION)

S LINE ORB 3233,  
PAGE 4351

HAZELWOOD DRIVE  
ORB 5730, PG 3257

N LINE ORB 3642,  
PAGE 2737  
E LINE ORB 3642, PG 2737

TAX PARCEL ID:  
27-37-08-52-C-1  
ORB 3642, PG 2737  
(LOT 1, BLOCK C, CONRAD'S  
UNRECORDED SUBDIVISION)

N LINE PARCEL A, ORB 2279, 1142

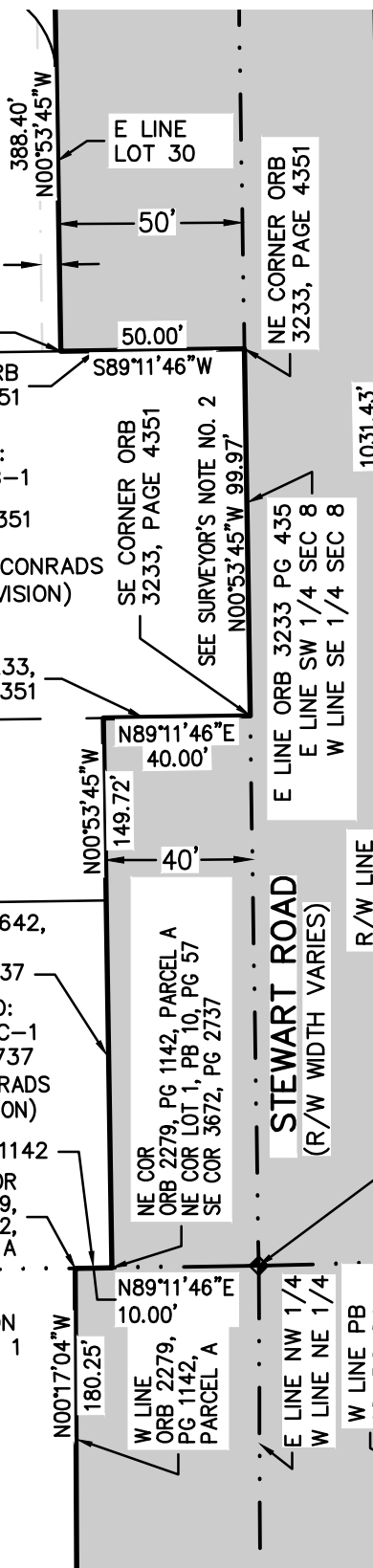
N LINE LOT 1, PB 10, PG 57  
N LINE NW 1/4 SEC 17  
S LINE SW 1/4 SEC 8

NW COR  
ORB 2279,  
PG 1142,  
PARCEL A

PORTION OF LOT 1  
REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

TAX PARCEL ID:  
27-37-17-26-\*1.12  
ORB 2905, PG 2483

### MATCH LINE "G"



LOT 6

### MATCH LINE "H"

TAX PARCEL ID:  
27-37-08-75-\*6  
ORB 3075, PG 375

LOT 7

TAX PARCEL ID:  
27-37-08-75-\*7  
ORB 8223, PG 237

LOT 8

TAX PARCEL ID:  
27-37-08-75-\*8  
ORB 6229, PG 2724

LOT 9

TAX PARCEL ID:  
27-37-08-75-\*9  
ORB 7532, PG 2443

MEADOW COVE  
PB 33, PG 84

LOT 10

TAX PARCEL ID:  
27-37-08-75-\*10  
ORB 6624, PG 2080

LOT 11

TAX PARCEL ID:  
27-37-08-75-\*11  
ORB 8071, PG 0726

LOT 12

N 1/4 CORNER SEC 17  
S 1/4 CORNER SEC 8

N89°06'36"E  
3.01'

S LINE LOT 11, PB 33, PG 84  
S LINE SE 1/4 SEC 8  
N LINE NE 1/4 SEC 17  
N LINE LOT 86, PB 18, PG 84

BLOCK M  
SUNWOOD PARK SUBDIVISION  
PB 18, PG 84

PORTION OF LOT 86 MATCH LINE "G"



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

N



## EXHIBIT "A"

SHEET 13 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 12  
AND 14, 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "I"**

TAX PARCEL ID:  
27-37-08-51-\*22  
ORB 8309, PG 1853  
(LOTS 22 & 23 UNRECORDED  
PLAT OF PALM RIDGE ESTATES)

E LINE  
ORB 8309,  
PG 1853

N00°53'45"W  
138.00'

LOT 82

TAX PARCEL ID:  
27-37-08-75-\*82  
ORB 3028, PG 3191

MEADOW COVE  
PB 33, PG 84

**MATCH LINE "I"**

**PALM RIDGE  
ROAD**

36' R/W PER ORB  
387, PG 558

S LINE ORB  
8309, PG 1853

N88°34'15"E  
50.00'

SE CORNER ORB  
8309, PG 1853

**DANDELION DRIVE**

(50' WIDE R/W PER  
PB 33, PG 84)

W R/W LINE  
STEWART ROAD  
PER ORB 2066,  
PG 141

TAX PARCEL ID:  
27-37-08-51-\*1  
ORB 3271, PG 2469

(LOT 1 UNRECORDED PLAT  
OF PALM RIDGE ESTATES)

R/W LINE

**STEWART ROAD**  
(R/W WIDTH VARIES)

SE CORNER ORB  
8309, PG 1853

S00°53'45"E  
1031.43'

LOT 1

TAX PARCEL ID:  
27-37-08-75-\*1  
ORB 5598, PG 1651

LOT 2

TAX PARCEL ID:  
27-37-08-75-\*2  
ORB 7686, PG 1738

LOT 3

TAX PARCEL ID:  
27-37-08-75-\*3  
ORB 5655, PG 4026

MEADOW COVE  
PB 33, PG 84

LOT 4

TAX PARCEL ID:  
27-37-08-75-\*4  
ORB 6795, PG 231

LOT 5

TAX ID:  
27-37-08-75-\*5  
ORB 7583, PG 1925

CLOVER CIRCLE

STEWART PLACE  
PB 25, PG 148

LOT 1

5' PUDE, PB  
25, PG 148

LOT 2

TAX PARCEL ID:  
27-37-08-53-\*1  
ORB 3096, PG 3881

**STEWART PLACE**

(50' WIDE R/W PER  
PB 25, PG 148)

E LINE  
STEWART  
PLACE

E LINE PB 25,  
PG 148

E LINE  
LOT 1

E LINE SW 1/4 SEC 8  
W LINE SE 1/4 SEC 8

E R/W LINE PER ORB 2901, PAGE 1653

18' DE PER PB 33, PG 85

18'

**MATCH LINE "H"**

LOT 29

LOT 30

**MATCH LINE "H"**



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 14 OF 15

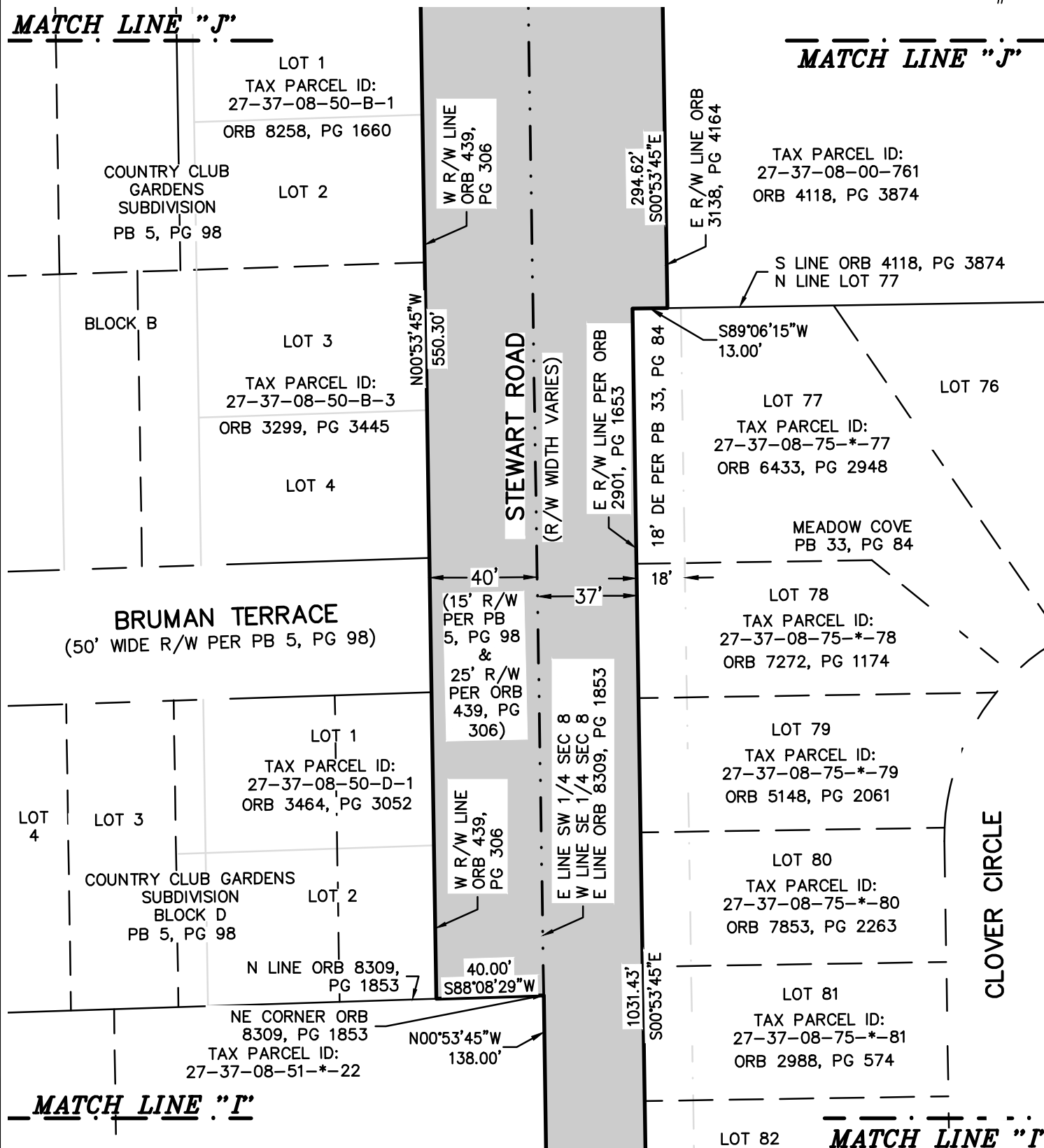
NOT VALID WITHOUT SHEET 1 THROUGH 13  
AND 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "J"**

**MATCH LINE "J"**



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

N



## EXHIBIT "A"

SHEET 15 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 14  
OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

TAX PARCEL ID:  
27-37-08-00-505  
ORB 8045, PG 2867

(50' WIDE  
R/W PER  
ORB 540,  
PG 373)

(50' WIDE  
R/W PER  
ORB 2704,  
PG 1227)

TRACT E  
LAKE WASHINGTON TOWNHOMES  
PB 56, PG 40

TAX PARCEL ID:  
27-37-08-77-\*--E  
ORB 7246, PG 550

R/W LINE

STEWART ROAD

(100' WIDE R/W)

R/W LINE

R/W LINE

LAKE WASHINGTON ROAD

(100' WIDE R/W PER ORB 984, PG 350)

(100' WIDE R/W PER ORB 1308, PG 736)

N LINE SE 1/4 SW 1/4 SEC 8  
N LINE PB 5, PG 98  
S R/W LINE

N LINE SW 1/4 SE 1/4 SEC 8  
N LINE ORB 3138, PG 4164  
S R/W LINE

90.00'  
N89°04'01"E

40.00' 50.00'

N LINE ORB 4118,  
PG 3874

LOT 4  
PORTION OF  
LOT 3  
COUNTRY CLUB  
GARDENS  
SUBDIVISION  
PB 5, PG 98

LOT 2

TAX PARCEL ID:  
27-37-08-50-A-1  
ORB 7413, PG 2695

BLOCK A  
LOT 1

550.30'  
N00°53'45"W

W R/W LINE ORB  
439, PG 306

STEWART ROAD

(R/W WIDTH VARIES)

E LINE SW 1/4 SEC 8  
W LINE SE 1/4 SEC 8

E R/W LINE ORB  
3138, PG 4164

S00°53'45"E  
294.62'

TAX PARCEL ID:  
27-37-08-00-761  
ORB 4118, PG 3874

MASON TERRACE  
(NAME PER ORB 2588, PG 1776)  
(COUNTRY CLUB TERRACE  
PER PB 5, PG 98)  
(50' WIDE R/W)

R/W LINE

LOT 1  
BLOCK B

**MATCH LINE "J"**

LOT 1

**MATCH LINE "J"**



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

**RESOLUTION NO. 20- \_\_\_\_\_**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.38, FLORIDA  
STATUTES, AND SECTION 2-247, BREVARD COUNTY CODE OF  
ORDINANCES, AUTHORIZING CONVEYANCE OF COUNTY PROPERTY; AND  
PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Brevard County, Florida, a political sub-division of the State of Florida (hereinafter the COUNTY) owns a certain right-of-way for a public road right-of-way within the City of Melbourne, a municipality incorporated under the laws of Florida (hereinafter the CITY); and

**WHEREAS**, the right-of-way for said public road is referred to as Stewart Road between Aurora Road and Lake Washington Road (hereinafter the Stewart Project), which is further described in Exhibit A; and

**WHEREAS**, on September 17, 2019, the COUNTY and CITY executed an Interlocal Agreement regarding the Stewart Road Reconstruction and Rehabilitation Project (hereinafter the Interlocal); and

**WHEREAS**, paragraph 7 of the Interlocal states the COUNTY and CITY agree that upon completion of the construction project, to wit, November 9, 2019, the CITY will assume the ownership and maintenance responsibilities of Stewart Road between Aurora Road and Lake Washington Road, along with the associated drainage system and its right of way permits, one year after construction is complete; and

**WHEREAS**, the County Deed with attached Exhibit A will effectuate the intent of the Interlocal, and

**WHEREAS**, the CITY has applied for a conveyance of the Stewart Road project area via the Interlocal to promote the community interest and welfare of the CITY; and

**WHEREAS**, the COUNTY agrees that the CITY's proposed use of the property for roadway purposes will promote public health, safety or welfare; and will serve the public interest and a public purpose; and

**WHEREAS**, the COUNTY has determined that said property is not needed for COUNTY purposes and it is in the best interests of COUNTY to convey said property to the CITY, and desires to cooperate with and assist the CITY by conveying the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that:

1. The foregoing recitals are true and correct and incorporated to this Resolution by this reference.
2. The Stewart Project property is fully described at Exhibit A, which is attached and



incorporated by this reference. The Stewart Project is located within the boundary of the CITY, and is not needed for COUNTY purposes.

3. The COUNTY finds the CITY has requested the conveyance and the CITY will use and maintain the Stewart Project as a public roadway to provide safe and well-kept roadways for the community, which is in the public interest and serves a public purpose.
4. In the event the Stewart Project is not used, maintained or ceases to be used and maintained for a public roadway, the COUNTY does not retain any right to reenter and repossess the property.
5. The COUNTY authorizes the Chair, Board of County Commissioners, to execute all necessary documents to convey the Stewart Project to the CITY as described in the attached County Deed with Exhibit A, at nominal consideration pursuant to the terms of the Interlocal.
6. This Resolution shall take effect immediately upon its adoption.

This Resolution is **DONE, ORDERED, AND ADOPTED** in Regular Session, this \_\_\_ day of \_\_\_, 2020.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Scott Ellis, Clerk to the Board

\_\_\_\_\_  
Bryan Andrew Lober, Chair

As approved by the Board on: \_\_\_\_\_

Reviewed for legal form and content:

\_\_\_\_\_  
Assistant County Attorney

# SKETCH & LEGAL DESCRIPTION STEWART ROAD (AURORA ROAD TO LAKE WASHINGTON ROAD) PARCEL 102

SHEET 1 OF 15

THIS SKETCH IS NOT A FIELD SURVEY AND IS NOT  
VALID WITHOUT SHEETS 2 THROUGH 15 OF 15

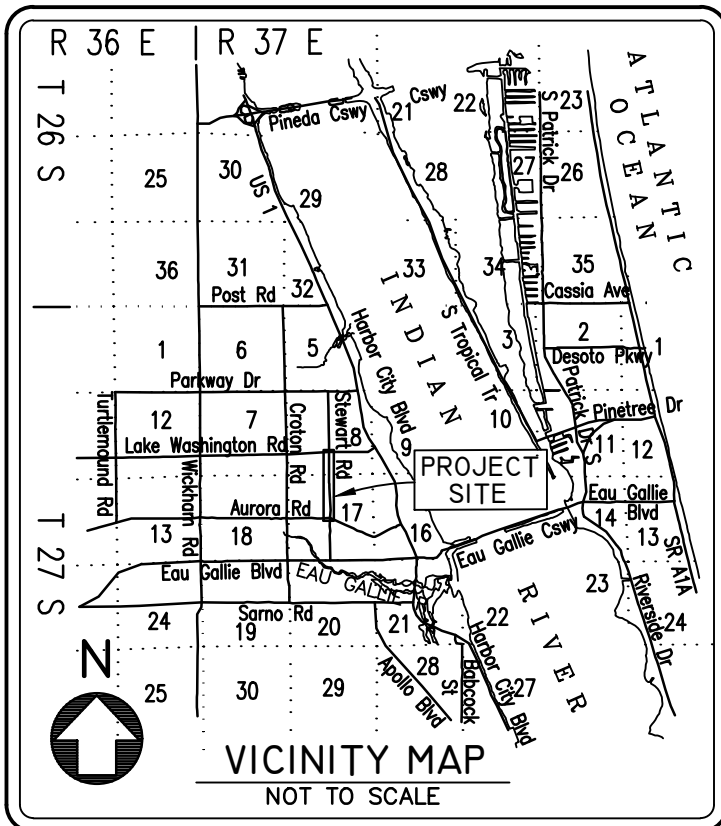
SECTIONS 08 & 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST

## INDEX OF SHEETS

SHEET 1	- COVER SHEET, LEGEND, SURVEYOR'S NOTES, ABBREVIATIONS
SHEET 2	- OVERALL SKETCH, KEY MAP
SHEETS 3-4	- LEGAL DESCRIPTION
SHEETS 5-15	- SKETCH OF DESCRIPTION

## LEGEND

	RIGHT OF WAY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY LINE
	LOT LINE
	DENOTES RIGHT OF WAY



## SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THIS DESCRIPTION IS SOLELY BASED ON DEEDS, MAPS, AND PLATS OF PUBLIC RECORD. IT APPEARS THAT THERE MAY BE CERTAIN DEED LINES THAT EXTEND INTO THE PHYSICAL ROADWAY OF STEWART ROAD. AS SUCH, THE ROADWAY MAY BE DEEMED TO BE DEDICATED TO THE PUBLIC TO THE EXTENT IN WIDTH THAT HAS BEEN ACTUALLY MAINTAINED FOR THE PRESCRIBED PERIOD ACCORDING TO CHAPTER 95-361, FLORIDA ADMINISTRATIVE CODE. IT IS BEYOND THE SCOPE OF THIS SKETCH AND DESCRIPTION TO DETERMINE THESE UNWRITTEN RIGHTS.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, REFERENCED TO THE EAST LINE OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, AS BEING NORTH 00° 17' 04" WEST.
4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR OPINION.
5. REFERENCE MATERIAL NOT DENOTED HEREIN:
  - A. SPECIFIC PURPOSE SURVEY PREPARED FOR BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, PREPARED BY BREVARD COUNTY SURVEYING AND MAPPING, PROJECT NO. 04-06-076, DATED 8/17/2004.
  - B. CARLTON STEWART GARDENS PLAT NO. 1 AS RECORDED IN PLAT BOOK 9, PAGE 45.
6. ACCORDING TO THE ABOVE NOTED PLAT BOOK 9, PAGE 45, THE PLATTED NAME OF THE SUBJECT ROADWAY WAS DENOTED AS RALPH G. STEWART ROAD ON SAID PLAT. IT IS NOT KNOWN WHEN OR HOW THE ROADWAY WAS RENAMED TO STEWART ROAD.

## ABBREVIATIONS

AKA = ALSO KNOWN AS	PB = PLAT BOOK
COR = CORNER	PG = PAGE
DB = DEED BOOK	R/W = RIGHT OF WAY
ID = IDENTIFICATION	SEC = SECTION
N/F = NOW OR FORMERLY	SR = STATE ROAD
ORB = OFFICIAL RECORDS BOOK	

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY  
COMMISSIONERS AND CITY OF MELBOURNE

MICHAEL J. SWEENEY, PSM 4870  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940  
PHONE: (321) 633-2080



DRAWN BY: M. CORNELL

CHECKED BY: M. J. SWEENEY

PROJECT NO. 19-07-070

REVISIONS

DATE

DESCRIPTION

DATE: SEPTEMBER 16, 2020

SHEET: 1 OF 15

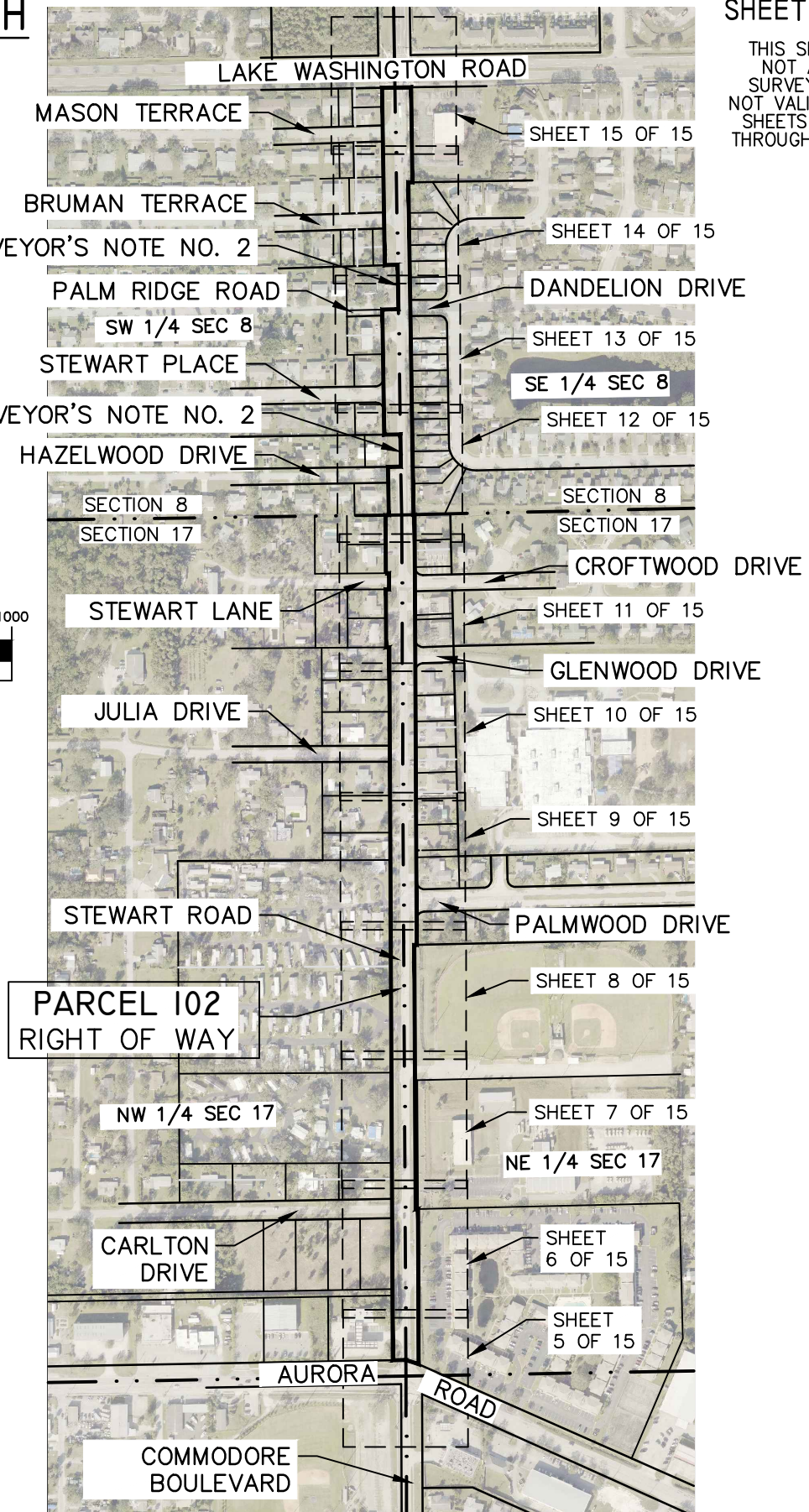
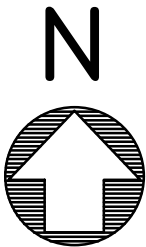
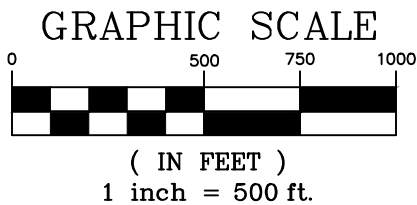
SECTIONS 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# OVERALL SKETCH KEY MAP PARCEL 102

PURPOSE: RIGHT OF WAY

SHEET 2 OF 15

THIS SKETCH IS  
NOT A FIELD  
SURVEY AND IS  
NOT VALID WITHOUT  
SHEETS 1 AND 3  
THROUGH 15 OF 15



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE: 1" = 500'  
PROJECT NO.: 19-07-070

SECTIONS 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST



# LEGAL DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

### EXHIBIT "A"

SHEET 3 OF 15

NOT VALID WITHOUT SHEET 1, 2, AND 4  
THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY (BY SURVEYOR)

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 8 AND WITHIN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 00° 17' 04" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AURORA ROAD, ALSO PREVIOUSLY KNOWN AS STATE ROAD NO. 101, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE SOUTH 88° 58' 28" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, REPLAT OF BLOCK A, CARLTON STEWART GARDENS PLAT NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00° 17' 04" WEST ALONG THE EAST LINE OF SAID PLAT BOOK 10, PAGE 27 AND ALONG THE EAST LINE OF LOTS 4 THROUGH 7, REPLAT OF PART OF CARLTON STEWART GARDENS PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57 AND ALONG THE EAST LINE OF REPLAT LOT 3 OF REPLAT OF PART OF CARLTON STEWART GARDENS PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 31, AND ALONG THE EAST LINE OF LOT 2 PER SAID PLAT BOOK 10, PAGE 57 FOR A DISTANCE OF 2212.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 PER SAID PLAT BOOK 10, PAGE 57; THENCE SOUTH 89° 32' 56" WEST ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED AS PARCEL D IN OFFICIAL RECORDS BOOK 2279, PAGE 1142 FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 17' 04" WEST ALONG THE WEST LINE OF THOSE LANDS DESCRIBED AS PARCEL C AND PARCEL D IN THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 180.24 FEET TO THE NORTHWEST CORNER OF PARCEL C OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 89° 32' 56" EAST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF PARCEL C OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57; THENCE NORTH 00° 17' 04" WEST ALONG THE SAID EAST LINE FOR A DISTANCE OF 49.75 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 89° 32' 56" WEST ALONG THE SOUTH LINE OF PARCEL B OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 00° 17' 04" WEST ALONG THE WEST LINE OF PARCEL B AND PARCEL A OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 180.25 FEET TO NORTHWEST CORNER OF PARCEL A OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 89° 11' 46" EAST ALONG THE NORTH LINE OF SAID PARCEL A, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57, AND SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17 FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 PER SAID PLAT BOOK 10, PAGE 57, AND SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3642, PAGE 2737; THENCE NORTH 00° 53' 45" WEST ALONG THE EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALSO ALONG THE EAST LINE OF HAZELWOOD DRIVE FOR A DISTANCE OF 149.72 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3233, PAGE 4351; THENCE NORTH 89° 11' 46" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00° 53' 45" WEST ALONG SAID EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE DEPARTING THE EAST LINE OF SAID SOUTHWEST QUARTER, RUN SOUTH 89° 11' 46" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 30, STEWART PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 148; THENCE NORTH 00° 53' 45" WEST ALONG THE EAST LINE OF SAID LOT 30 AND ALONG THE EAST LINE OF PLAT BOOK 25, PAGE 148 AND ALONG THE

(CONTINUED ON SHEET 4 OF 15)

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DRAWN BY: M CORNELL

CHECKED BY: M SWEENEY

PROJECT NO. 19-07-070

REVISIONS

DATE

DESCRIPTION

DATE: 9/16/20

SHEET: 3 OF 15

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# LEGAL DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

### EXHIBIT "A"

SHEET 4 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 3  
AND 5 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102, RIGHT OF WAY (CONTINUED FROM SHEET 3 OF 15)

WEST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2066, PAGE 141 FOR A DISTANCE OF 388.40 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8309, PAGE 1853; THENCE NORTH 88° 34' 15" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00° 53' 45" WEST ALONG SAID EAST LINE OF THE AFORESAID DESCRIBED LANDS AND ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 138.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 88° 08' 29" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORD BOOK 439, PAGE 306; THENCE NORTH 00° 53' 45" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 550.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WASHINGTON ROAD ACCORDING TO OFFICIAL RECORDS BOOK 984, PAGE 350, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF PLAT BOOK 5, PAGE 98, AND ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 89° 04' 01" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ALSO BEING A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE CONTINUE NORTH 89° 04' 01" EAST ALONG SOUTH RIGHT OF WAY LINE OF LAKE WASHINGTON ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1308, PAGE 736 FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 3138, PAGE 4164; THENCE SOUTH 00° 53' 45" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 294.62 FEET TO A POINT THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4118, PAGE 3874, SAID LINE ALSO BEING THE NORTH LINE OF LOT 77, MEADOW COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 84; THENCE SOUTH 89° 06' 15" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 13.00 FEET TO THE EAST RIGHT OF WAY LINE OF STEWART ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2901, PAGE 1653; THENCE SOUTH 00° 53' 45" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1031.43 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT BOOK 33, PAGE 84, SAID LINE ALSO BEING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 8, AND SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 17, AND SAID LINE ALSO BEING THE NORTH LINE OF LOT 86, BLOCK M, SUNWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 84; THENCE NORTH 89° 06' 36" EAST ALONG THE SAID SOUTH LINE AND SAID NORTH LINE FOR A DISTANCE OF 3.01 FEET TO A POINT ON THE WEST LINE OF PLAT BOOK 18, PAGE 84; THENCE SOUTH 00° 17' 04" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1335.38 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK A, PER SAID PLAT BOOK 18, PAGE 84, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 238, PAGE 134; THENCE SOUTH 88° 42' 50" WEST ALONG THE NORTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE SOUTH 00° 17' 04" EAST ALONG THE WEST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 820.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS; THENCE NORTH 88° 42' 50" EAST ALONG THE SOUTH LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF SAN JUAN CONDOMINIUMS ACCORDING TO THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2309, PAGE 1277; THENCE SOUTH 00° 17' 04" EAST ALONG THE WEST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 481.03 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID AURORA ROAD; THENCE NORTH 72° 04' 52" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 42.11 FEET TO THE POINT OF BEGINNING, CONTAINING 7.08 ACRES, MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION.

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DRAWN BY: M CORNELL	CHECKED BY: M SWEENEY	PROJECT NO. 19-07-070			SECTION 08 & 17 TOWNSHIP 27 SOUTH RANGE 37 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 9/16/20	SHEET: 4 OF 15				



# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 5 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 4  
AND 6 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "A"**

**MATCH LINE "A"**

TAX PARCEL ID:  
27-37-17-30-A-1  
ORB 7145, PAGE 23

LOT 1

REPLAT OF BLOCK A  
CARLTON STEWART GARDENS  
PLAT NO. 1  
PB 10, PAGE 27

SAN JUAN VILLAGE  
CONDOMINIUMS

ORB 2309, PAGE 1277

W LINE ORB  
2309, PAGE  
1277

**POINT OF BEGINNING**

PARCEL 101  
STEWART ROAD R/W

SW CORNER  
ORB 2309,  
PAGE 1277

SE CORNER LOT 1  
PB 10, PAGE 27

S LINE LOT 1

N R/W LINE

**AURORA ROAD  
(AKA SR NO. 101)**

S LINE NW 1/4

S R/W LINE

TAX PARCEL ID:  
27-37-17-00-500

ORB 3921, PAGE 7094

**POINT OF COMMENCEMENT**

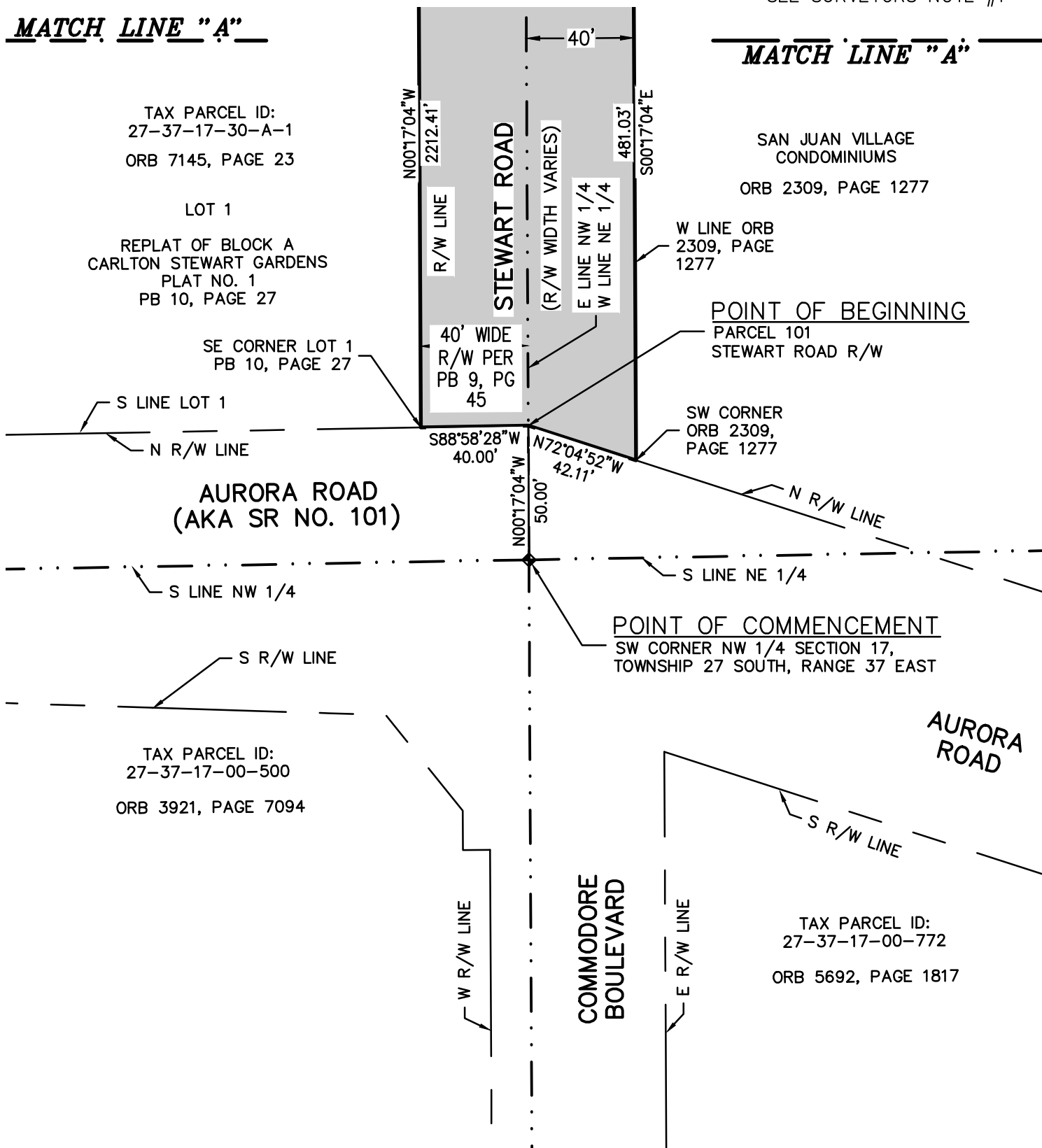
SW CORNER NW 1/4 SECTION 17,  
TOWNSHIP 27 SOUTH, RANGE 37 EAST

**AURORA ROAD**

TAX PARCEL ID:  
27-37-17-00-772

ORB 5692, PAGE 1817

**COMMODORE  
BOULEVARD**



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PHONE: (321) 633-2080

SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 6 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 5  
AND 7 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

### MATCH LINE "B" LOT 7

TAX PARCEL ID: 27-37-17-26-\*--6.01

ORB 3369, PAGE 1149

REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

N LINE PB 10, PG 27  
S LINE PB 10, PG 57

### CARLTON DRIVE

(60' WIDE R/W PER PB 10, PG 27)

E LINE PB  
10, PG 27

TAX PARCEL ID:  
27-37-17-30-A-46  
ORB 7919, PAGE 1681

LOT 49

LOT 50

REPLAT OF BLOCK A  
CARLTON STEWART GARDENS  
PLAT NO. 1  
PB 10, PAGE 27

DITCH 20' WIDE R/W PER  
PB 10, PAGE 27

LOT 1

### MATCH LINE "A"

### MATCH LINE "B"

TAX PARCEL ID: 27-37-17-00-4  
ORB 1086, PAGE 927

TAX PARCEL ID: 27-37-17-00-2  
OWNER: CITY OF MELBOURNE  
DB 238, PG 134  
S LINE ORB 1086,  
PAGE 927

NW CORNER ORB  
SAN JUAN CONDO  
2309, PAGE 1277  
N88°42'50"E  
7.00'

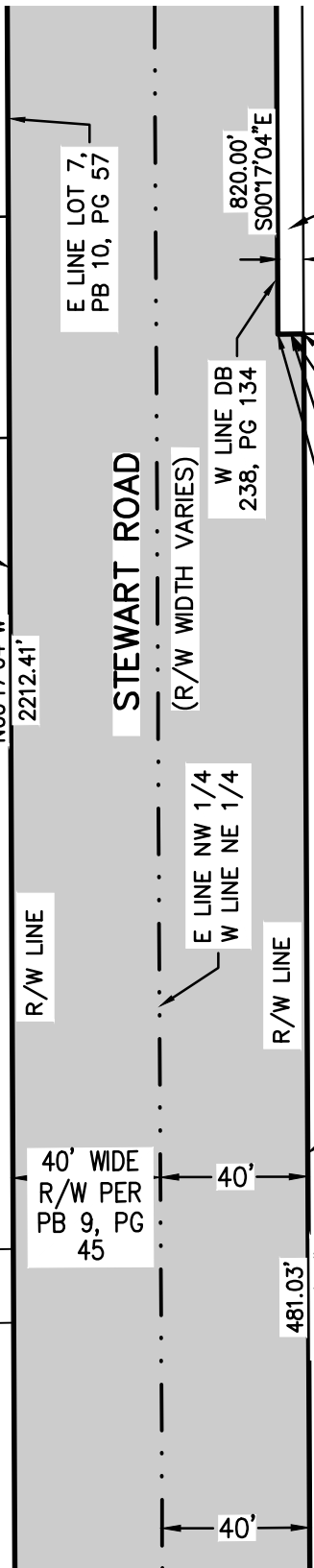
N LINE  
ORB 2309,  
PAGE 1277

S LINE DB 238,  
PAGE 134  
SW CORNER DB  
238, PAGE 134

TAX PARCEL ID:  
27-37-17-00-6.1--.XA

SAN JUAN VILLAGE  
CONDOMINIUMS  
ORB 2309, PAGE 1277

W LINE ORB  
2309, PAGE  
1277



### MATCH LINE "A"



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SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

**MATCH LINE "C"**

TAX PARCEL ID: 27-37-17-25-\*--1.01

ORB 3673, PAGE 2061

LOT 5

E LINE LOT 5  
PB 10, PG 57

E LINE LOT 6  
PB 10, PG 57

PORTION OF LOT 6  
REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

TAX PARCEL ID:  
27-37-17-26-\*--6  
ORB 8168, PAGE 455

TAX PARCEL ID: 27-37-17-26-\*--6.01  
ORB 3369, PAGE 1149

S 50' OF LOT 6

**MATCH LINE "B"** LOT 7

TAX PARCEL ID: 27-37-17-26-\*--6.01

N

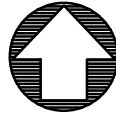


EXHIBIT "A"

SHEET 7 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 6  
AND 8 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "C"**

OWNER: CITY OF MELBOURNE

TAX PARCEL ID: 27-37-17-00-2

DB 238, PG 134

N LINE ORB 1086,  
PAGE 927

TAX PARCEL ID: 27-37-17-00-4  
ORB 1086, PAGE 927

TAX PARCEL ID: 27-37-17-00-2  
OWNER: CITY OF MELBOURNE  
DB 238, PG 134

W LINE ORB  
1086, PG 927

R/W LINE

STEWART ROAD

(R/W WIDTH VARIES)

R/W LINE

40' WIDE  
R/W PER  
PB 9, PG  
45

33'

N00°17'04"W

2212.41'

E LINE NW 1/4  
W LINE NE 1/4

820.00'  
S00°17'04"E

W LINE DB  
238, PG 134

7'

**MATCH LINE "B"**



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SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 8 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 7  
AND 9 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "D"**

LOT 4

E LINE LOT 4  
PB 10, PG 57

TAX PARCEL ID: 27-37-17-25-\*--1.01

ORB 3673, PAGE 2061

LOT 5

REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

E LINE LOT 5  
PB 10, PG 57

**MATCH LINE "C"**

W LINE PB  
18, PG 85

**MATCH LINE "D"**

LOT 5, BLOCK A  
SUNWOOD PARK SUBDIVISION  
PB 5, PG 18

TAX PARCEL ID: 27-37-17-07-A-1  
ORB 7766, PG 1175

S LINE PB 18, PAGE 84  
N LINE DB 238, PG 134

SW CORNER LOT  
5, BLOCK A  
S88°42'50"W  
7.00'

NW CORNER DB  
238, PAGE 134

40'  
PER PB  
18, PG 84

S00°17'04"E  
1335.38'

E LINE NW 1/4  
W LINE NE 1/4

33'

N00°17'04"W  
2212.41'

40' WIDE  
R/W PER  
PB 9, PG  
45

W LINE DB  
238, PG 134

OWNER: CITY OF MELBOURNE  
TAX PARCEL ID: 27-37-17-00-2  
DB 238, PG 134

STEWART ROAD  
(R/W WIDTH VARIES)

R/W LINE

R/W LINE

820.00'  
S00°17'04"E

**MATCH LINE "C"**



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SCALE:

1" = 50'

PROJECT NO.:

19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

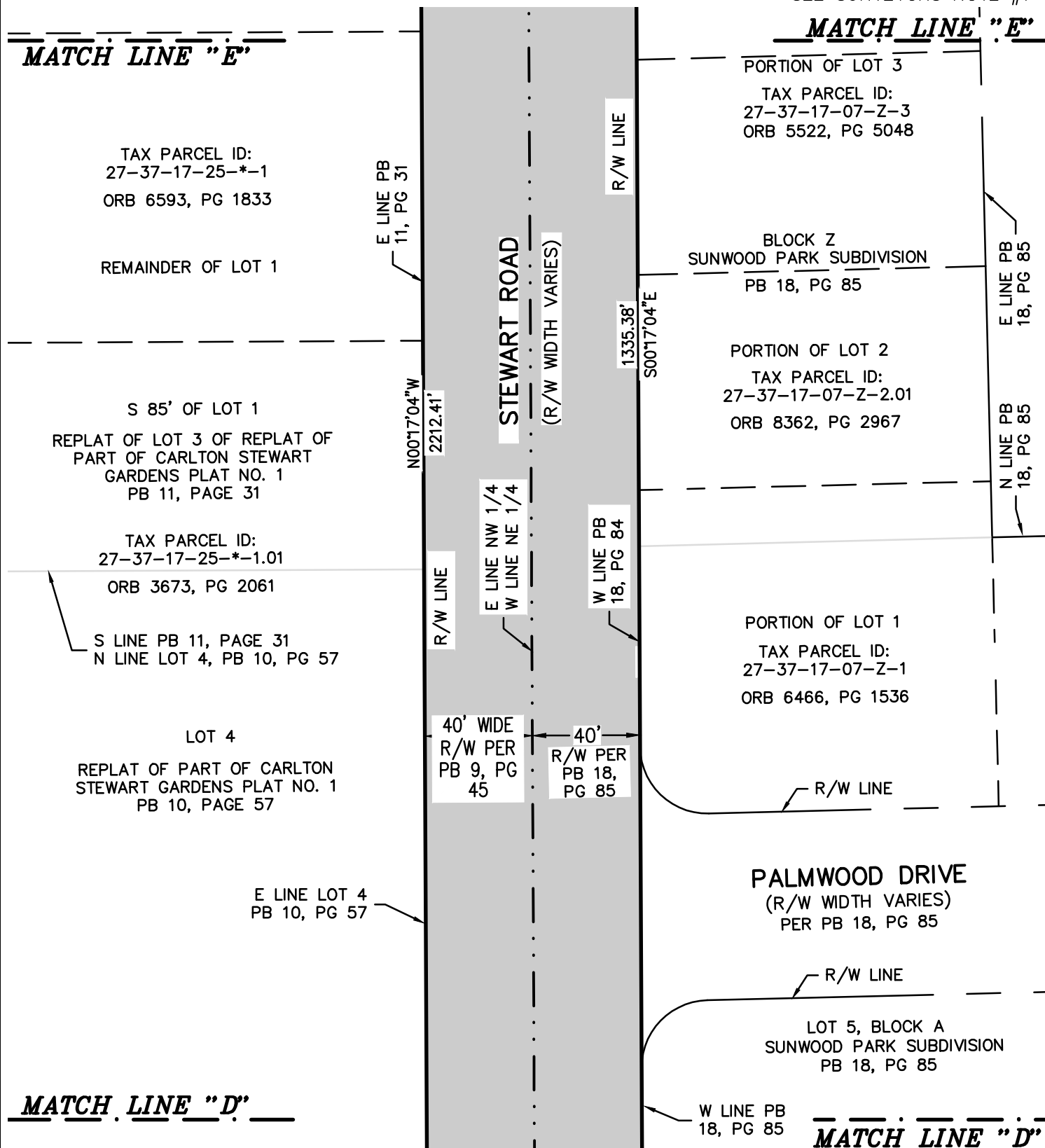
SHEET 9 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 8  
AND 10 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "E"**



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SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST



# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 10 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 9  
AND 11 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

### MATCH LINE "F"

TAX PARCEL ID: 27-37-17-26-\*-2  
ORB 5539, PG 1140  
N 100' OF LOT 2

PORTION OF LOT 2  
PB 10, PG 57

NORTH 105 FEET OF THE  
SOUTH 130 FEET OF LOT 2  
REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

TAX PARCEL ID:  
27-37-17-26-\*-2.02  
ORB 3326, PG 1495

S LINE ORB 3326,  
PAGE 1495

R/W LINE  
JULIA DRIVE  
UNKNOWN OWNERSHIP  
(50' WIDE R/W)  
25' R/W PER PB 11, PG 31

R/W LINE  
N LINE PB 11, PG 31  
S LINE LOT 2, PB 10, PG 57

LOT 2  
REPLAT OF LOT 3 OF REPLAT OF PART OF  
CARLTON STEWART GARDENS PLAT NO. 1  
PB 11, PAGE 31

TAX PARCEL ID: 27-37-17-25-\*-2  
ORB 7005, PG 1257

### MATCH LINE "E"

40' WIDE  
R/W PER  
PB 9, PG  
45

R/W LINE

N00°17'04"W

2212.41'

STEWART ROAD

(R/W WIDTH VARIES)

R/W LINE

1335.38'

S00°17'04"E

E LINE NW 1/4  
W LINE NE 1/4

W LINE PB  
18, PG 84

E LINE PB 11, PG 31

40' WIDE  
R/W PER  
PB 9, PG  
45

40'  
R/W PER  
PB 18,  
PG 85

LOT 7, BLOCK Z

### MATCH LINE "F"

SUNWOOD PARK SUBDIVISION  
PB 18, PG 84

LOT 7, BLOCK Z  
TAX PARCEL ID:  
27-37-17-07-Z-7

ORB 8420, PG 2676

PORTION OF LOT 6  
TAX PARCEL ID:  
27-37-17-07-Z-6  
ORB 6111, PG 2437

BLOCK Z

SUNWOOD PARK SUBDIVISION  
PB 18, PG 85

TAX PARCEL ID:  
27-37-17-07-Z-5  
ORB 3030, PG 4739  
PORTION OF LOT 5

TAX PARCEL ID:  
27-37-17-07-Z-4  
ORB 5192, PG 26

PORTION OF LOT 4  
TAX PARCEL ID:  
27-37-17-07-Z-4  
ORB 6481, PG 1566

E LINE PB  
18, PG 85

### MATCH LINE "E"

PORTION OF LOT 3



PREPARED BY: BREVARD COUNTY PUBLIC WORKS  
SURVEYING AND MAPPING DIVISION  
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,  
VIERA, FLORIDA 32940  
PHONE: (321) 633-2080

SCALE:

1" = 50'

PROJECT NO.:

19-07-070

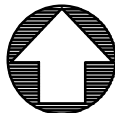
SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

N



## EXHIBIT "A"

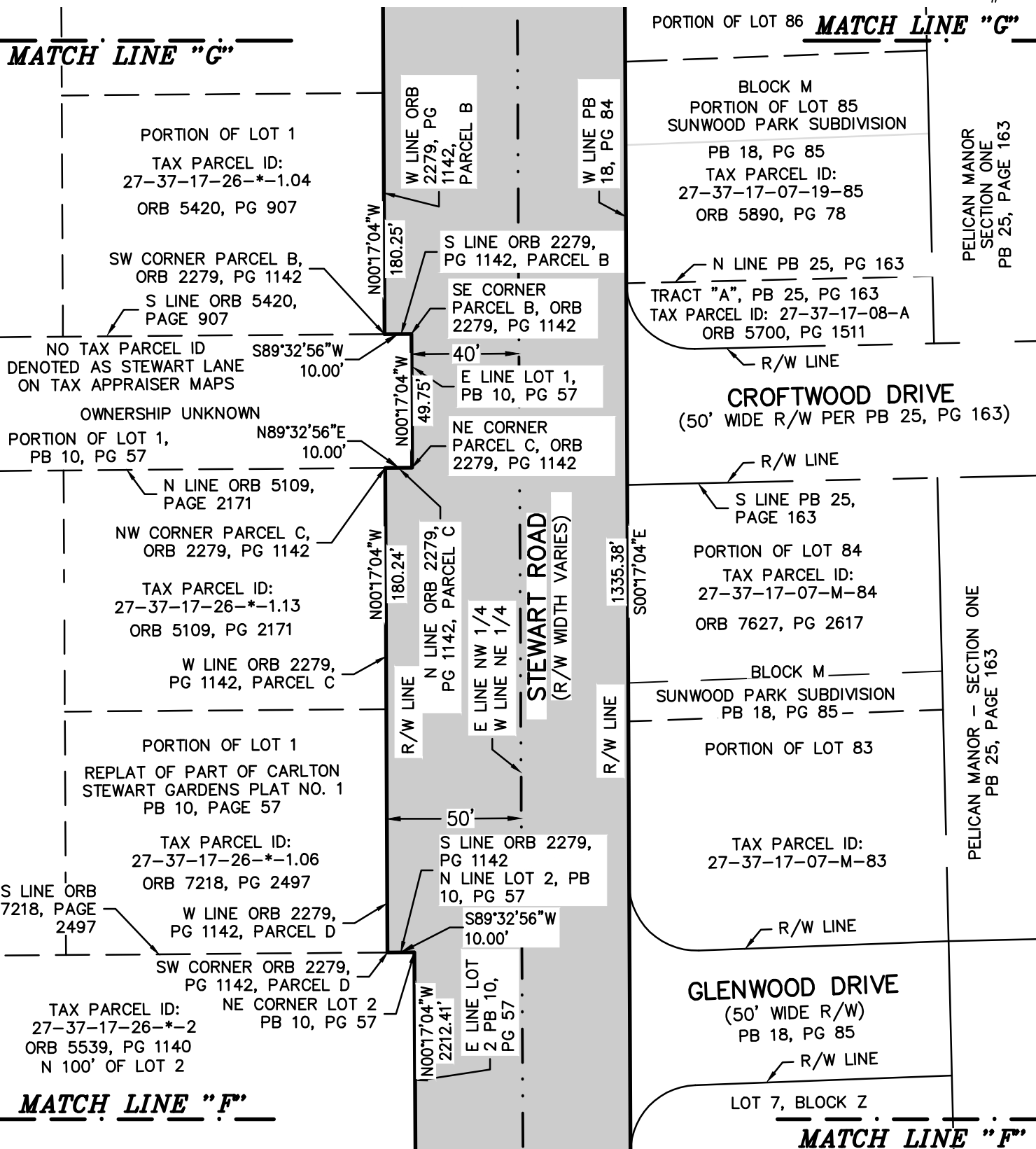
SHEET II OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 10  
AND 12 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "G"**



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SCALE:  
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PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 12 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 11  
AND 13 THROUGH 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

### MATCH LINE "H"

LOT 29

LOT 30

STEWART PLACE  
PB 25, PG 148

TAX PARCEL ID:  
27-37-08-53-\*30  
ORB 5818, PG 3361

5' PUDE, PB  
25, PG 148

SE CORNER LOT 30

N LINE ORB  
3233, PAGE 4351

TAX PARCEL ID:  
27-37-08-52-B-1  
ORB 3233, PG 4351

(LOT 28, BLOCK B, CONRAD'S  
UNRECORDED SUBDIVISION)

S LINE ORB 3233,  
PAGE 4351

HAZELWOOD DRIVE  
ORB 5730, PG 3257

N LINE ORB 3642,  
PAGE 2737

E LINE ORB 3642, PG 2737

TAX PARCEL ID:  
27-37-08-52-C-1  
ORB 3642, PG 2737  
(LOT 1, BLOCK C, CONRAD'S  
UNRECORDED SUBDIVISION)

N LINE PARCEL A, ORB 2279, 1142

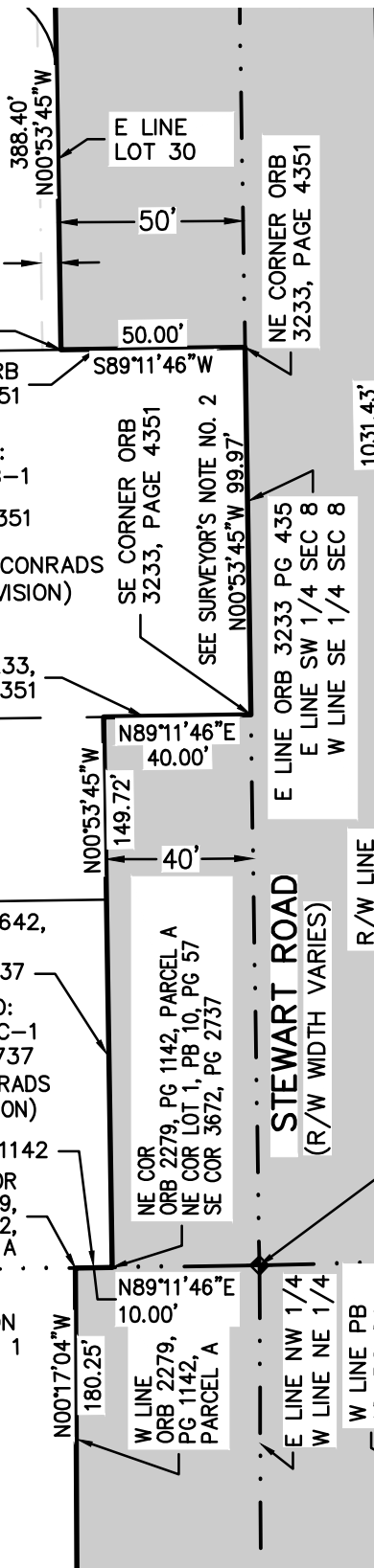
N LINE LOT 1, PB 10, PG 57  
N LINE NW 1/4 SEC 17  
S LINE SW 1/4 SEC 8

NW COR  
ORB 2279,  
PG 1142,  
PARCEL A

PORTION OF LOT 1  
REPLAT OF PART OF CARLTON  
STEWART GARDENS PLAT NO. 1  
PB 10, PAGE 57

TAX PARCEL ID:  
27-37-17-26-\*1.12  
ORB 2905, PG 2483

### MATCH LINE "G"



LOT 6

### MATCH LINE "H"

TAX PARCEL ID:  
27-37-08-75-\*6  
ORB 3075, PG 375

LOT 7

TAX PARCEL ID:  
27-37-08-75-\*7  
ORB 8223, PG 237

LOT 8

TAX PARCEL ID:  
27-37-08-75-\*8  
ORB 6229, PG 2724

LOT 9

TAX PARCEL ID:  
27-37-08-75-\*9  
ORB 7532, PG 2443

MEADOW COVE  
PB 33, PG 84

LOT 10

TAX PARCEL ID:  
27-37-08-75-\*10  
ORB 6624, PG 2080

LOT 11

TAX PARCEL ID:  
27-37-08-75-\*11  
ORB 8071, PG 0726

LOT 12

N 1/4 CORNER SEC 17  
S 1/4 CORNER SEC 8

N89°06'36"E  
3.01'

S LINE LOT 11, PB 33, PG 84  
S LINE SE 1/4 SEC 8  
N LINE NE 1/4 SEC 17  
N LINE LOT 86, PB 18, PG 84

BLOCK M  
SUNWOOD PARK SUBDIVISION  
PB 18, PG 84

PORTION OF LOT 86 MATCH LINE "G"



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SCALE:  
1" = 50'  
PROJECT NO.:  
19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST





# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY



## EXHIBIT "A"

SHEET 14 OF 15

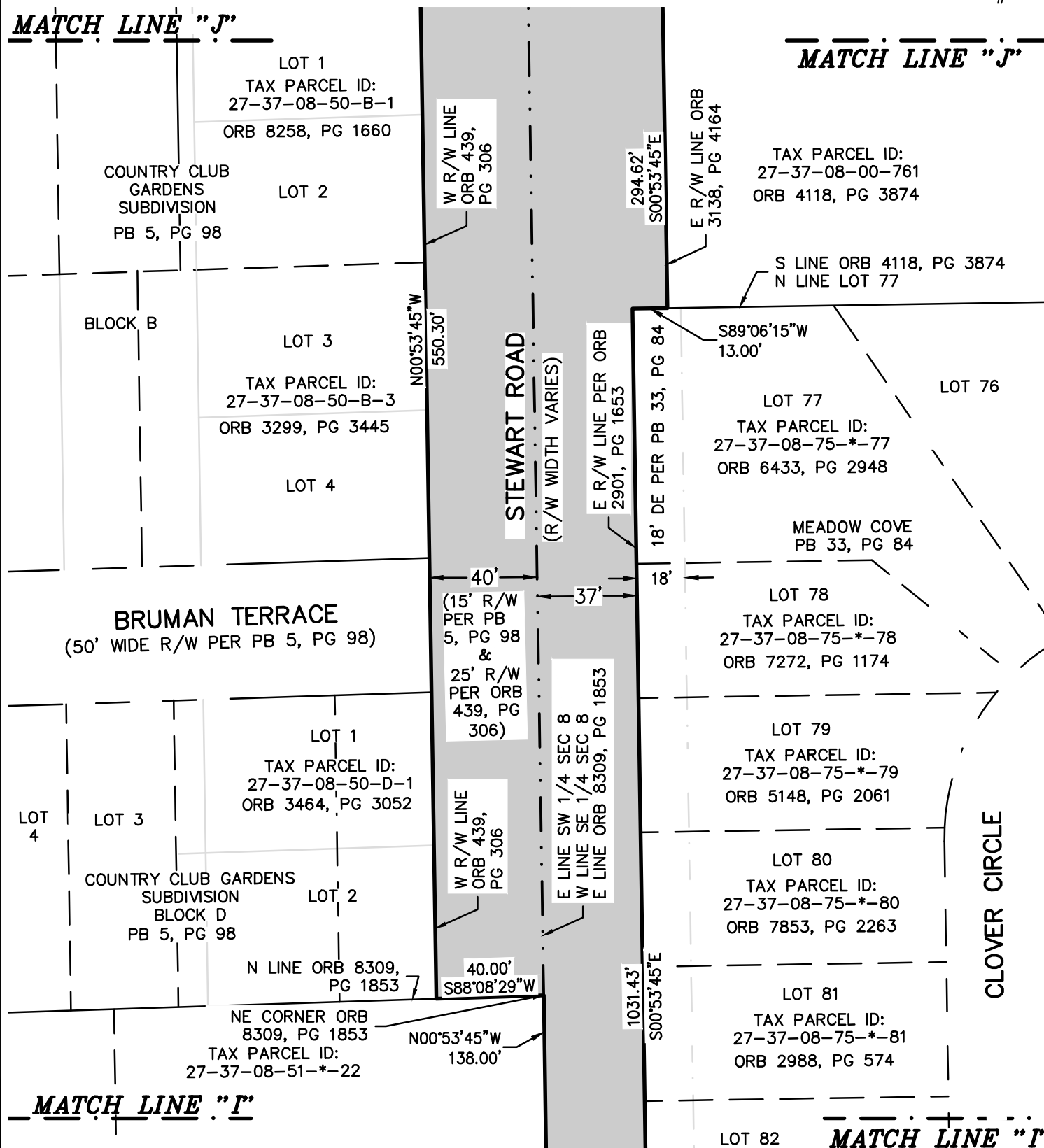
NOT VALID WITHOUT SHEET 1 THROUGH 13  
AND 15 OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

**MATCH LINE "J"**

**MATCH LINE "J"**



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SCALE:  
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19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# SKETCH OF DESCRIPTION

## PARCEL 102

PURPOSE: RIGHT OF WAY

N



## EXHIBIT "A"

SHEET 15 OF 15

NOT VALID WITHOUT SHEET 1 THROUGH 14  
OF 15

**THIS IS NOT A SURVEY**

SEE SURVEYORS NOTE #1

TAX PARCEL ID:  
27-37-08-00-505  
ORB 8045, PG 2867

(50' WIDE  
R/W PER  
ORB 540,  
PG 373)

(50' WIDE  
R/W PER  
ORB 2704,  
PG 1227)

TRACT E  
LAKE WASHINGTON TOWNHOMES  
PB 56, PG 40

TAX PARCEL ID:  
27-37-08-77-\*--E  
ORB 7246, PG 550

R/W LINE

STEWART ROAD

(100' WIDE R/W)

R/W LINE

R/W LINE

LAKE WASHINGTON ROAD

(100' WIDE R/W PER ORB 984, PG 350)

(100' WIDE R/W PER ORB 1308, PG 736)

N LINE SE 1/4 SW 1/4 SEC 8  
N LINE PB 5, PG 98  
S R/W LINE

N LINE SW 1/4 SE 1/4 SEC 8  
N LINE ORB 3138, PG 4164  
S R/W LINE

90.00'  
N89°04'01"E

40.00' 50.00'

N LINE ORB 4118,  
PG 3874

LOT 4  
PORTION OF  
LOT 3  
COUNTRY CLUB  
GARDENS  
SUBDIVISION  
PB 5, PG 98

LOT 2

TAX PARCEL ID:  
27-37-08-50-A-1  
ORB 7413, PG 2695

BLOCK A  
LOT 1

550.30'  
N00°53'45"W

W R/W LINE ORB  
439, PG 306

STEWART ROAD

(R/W WIDTH VARIES)

E LINE SW 1/4 SEC 8  
W LINE SE 1/4 SEC 8

E R/W LINE ORB  
3138, PG 4164

S00°53'45"E  
294.62'

TAX PARCEL ID:  
27-37-08-00-761  
ORB 4118, PG 3874

MASON TERRACE  
(NAME PER ORB 2588, PG 1776)  
(COUNTRY CLUB TERRACE  
PER PB 5, PG 98)  
(50' WIDE R/W)

R/W LINE

LOT 1  
BLOCK B

**MATCH LINE "J"**

LOT 1

**MATCH LINE "J"**



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19-07-070

SECTION 08 & 17  
TOWNSHIP 27 SOUTH  
RANGE 37 EAST

# LOCATION MAP

**Section 08 and 17, Township 27 South, Range 37 East - District 4**

PROPERTY LOCATION: Portion of Stewart Road between Lake Washington Road and Aurora Road

OWNERS NAME: Brevard County, Florida

