

# BOARD OF COUNTY COMMISSIONERS

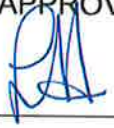

## AGENDA REVIEW SHEET

AGENDA: Warranty Deed from Sheldon Cove, LLLP for the Riomar Bus Stop – District 4.

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>1-19-2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	 _____	_____	<u>1-20-2021</u>

Prepared by and return to: Lucy Hamelers  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of interest in Tax Parcel ID: 25-36-23-00-580

### WARRANTY DEED

**THIS INDENTURE** is made this 23 day of December, 2020, by Sheldon Cove, Ltd., a Florida limited partnership, now known as Sheldon Cove, LLLP., a Florida limited liability limited partnership, hereafter called the Grantor, whose mailing address is 400 Imperial Boulevard, Cape Canaveral, Florida 32920, 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;

**WITNESSETH** that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, situate, lying and being in the County of Brevard, State of Florida, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**TO HAVE AND TO HOLD THE SAME**, together with all and singular the appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title & interest forever, and the Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

(Signatures and Notary on next page)

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:

Witness

Dona Stamer

Print Name

Dana Jo McCauley

Witness

Dana Jo McCauley

Print Name

Sheldon Cove, Ltd., a Florida limited partnership, now known as Sheldon Cove, LLLP., a Florida limited liability limited partnership

Stephen C. Mays  
Stephen C. Mays, General Partner

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 11<sup>th</sup> day of January, 2020, by Stephen C. Mays, General Partner of Sheldon Cove, Ltd., a Florida limited partnership, now know a Sheldon Cove, LLLP., a Florida limited liability limited partnership. Is personally known or produced \_\_\_\_\_ as identification.

Susan Lynn Chrostowski

Notary Signature

SEAL

Board Meeting Date: \_\_\_\_\_

Agenda Item # \_\_\_\_\_



SUSAN LYNN CHROSTOWSKI  
Commission # GG 331418  
Expires September 4, 2023  
Bonded Thru Budget Notary Services

# LEGAL DESCRIPTION:

PARCEL 100

SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER: 25-36-23-00-580

PURPOSE: FEE SIMPLE RIGHT OF WAY

SHEET 1 OF 5 SHEETS

EXHIBIT "A"

NOT VALID WITHOUT SHEETS 2-5

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 100, FEE SIMPLE RIGHT OF WAY. (BY SURVEYOR)

A 66.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3781, PAGE 1946 AND LYING IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.00°01'36"W., ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1963.39 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BARNES BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 139, PAGE 585; THENCE S.89°32'10"E., A DISTANCE OF 277.08 FEET TO THE POINT-OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S.89°32'10"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.00 FEET TO A POINT ON THE EAST LINE OF SAID DESCRIBED LANDS; THENCE S.00°27'50"W., ALONG SAID EAST LINE, A DISTANCE OF 357.50 FEET TO THE NORTH LINE OF RIOMAR DRIVE AS ESTABLISHED BY THE PLAT OF ROCKLEDGE III AS RECORDED IN PLAT BOOK 37, PAGE 24 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.89°32'10"W., ALONG SAID NORTH LINE OF RIOMAR AND PARALLEL WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF BARNES BOULEVARD, A DISTANCE OF 66.00 FEET; THENCE N.00°27'50"E., A DISTANCE OF 357.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.54 ACRES OR 23,595 SQUARE FEET MORE OR LESS.

## NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.00°01'36"W., AS SHOWN ALONG THE WEST LINE OF THE SW.1/4 OF SECTION 23, TWP.25 S., RGE. 36 E.

## LEGEND

6614/0355 = Typical nomenclature for Official Records Book and Page.

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

P.R.C. = Point Of Reverse Curvature

R/W = Right-of-way

CL = Centerline

TWP = Township

RGE = Range

ORB.\_\_\_\_\_, PG.\_\_\_\_\_ = Official Records Book and Page.

PB.\_\_\_\_\_, PG.\_\_\_\_\_ = Plat Book and Page

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

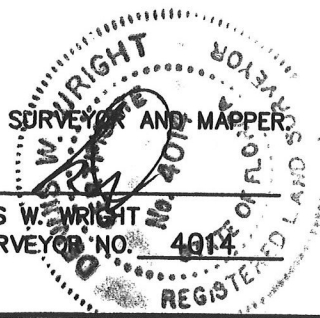
CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

CERTIFIED BY:

DENNIS W. WRIGHT

REGISTERED LAND SURVEYOR NO. 4014  
STATE OF FLORIDA



DATE 8/31/20

ORDER NO. 25718

FB. NO.

SCALE 1" = 100'

DWG.NO. BREV BARNES-RIOMAR LEGAL.DWG

**Honeycutt & Associates, Inc.**

ENGINEERS•SURVEYORS•PLANNERS

3700 South Washington Avenue • Titusville, Florida 32780

(321) 267-6233 Fax (321) 269-7847

CERTIFICATE OF AUTHORIZATION NO. LB 6762

SECTION: 23

TOWNSHIP: 25

RANGE: 36

# MAP OF DESCRIPTION

PARCEL 100

SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER: 25-36-23-00-580

PURPOSE: FEE SIMPLE RIGHT OF WAY

SHEET 2 OF 5 SHEETS

EXHIBIT "A"

NOT VALID WITHOUT SHEETS 1, 3, 4 AND 5

THIS IS NOT A SURVEY

## BARNES BOULEVARD

(100' RIGHT OF WAY)  
(PER ORB. 139, PG.585)

SOUTH R/W LINE BARNES BLVD.

S89°32'10"E

S89°32'10"E

277.08'

66.00'

P.O.B.  
PARCEL 100

3781/1946

PARCEL ID: 25-36-23-00-580

EAST LINE OF ORB.3781 PG. 1946

6614/355

PARCEL ID: 25-36-23-00-570

N00°01'36"W  
(BASIS OF BEARINGS)

N00°27'50"E

PARCEL 100

(FEE SIMPLE RIGHT OF WAY)

S00°27'50"W

NORTH RIGHT OF WAY LINE  
RIOMAR DR. PER PLAT  
BOOK 37, PAGE 24

66.00'

TRACT B  
PARCEL ID: 25-36-23-50-B

N89°32'10"W

ROCKLEDGE III  
PLAT BOOK 37, PAGE 24  
PARCEL ID: 25-36-22-00-756

LOT 6

4099/2877

PARCEL ID: 25-36-23-00-572

WEST LINE OF THE SW 1/4  
SECTION 23, TWP.25 S., RGE.36 E.

1963.39'

R/W LINE

(80' RIGHT OF WAY)  
(PER PB.37, PG 24)

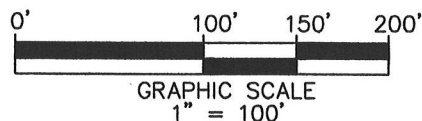
RIOMAR DRIVE

R/W LINE

P.O.C. PARCEL 100

SW. CORNER OF  
SECTION 23, TWP.25 S., RGE.36 E.

22 23  
27 26



DATE 8/31/20

ORDER NO. 25718

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SCALE. 1" = 100'

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RANGE: 36

# NOTES ADDRESSING O&E REPORT:

SHEET 3 OF 5 SHEETS

PARCEL 100

## EXHIBIT "A"

SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER: 25-36-23-00-580

NOT VALID WITHOUT SHEETS 1, 2, 4 AND 5

PURPOSE: FEE SIMPLE RIGHT OF WAY

THIS IS NOT A SURVEY

EASEMENTS AND EXCEPTIONS LISTED IN NEW REVELATIONS, INC. O&E REPORT FILE NUMBER 20-1273, EFFECTIVE DATE 06/08/2020, ARE ADDRESSED AS FOLLOWS:

- 1) EASEMENT DESCRIBED IN O.R.B.2743, PAGE 111 DOES NOT AFFECT THIS PARCEL.
- 2) FP&L EASEMENT DESCRIBED IN O.R.B.2874, PAGE 1254 AFFECTS THE PROPERTY AND IS SHOWN PLOTTED HEREIN.
- 3) CITY OF COCOA WATER LINE AND INGRESS/EGRESS EASEMENT DESCRIBED IN O.R.B.2936, PAGE 1628 AFFECTS THE PROPERTY AND IS SHOWN PLOTTED HEREIN.
- 4) FP&L EASEMENT DESCRIBED IN O.R.B.3012, PAGE 2433 AFFECTS THE PROPERTY AND IS SHOWN PLOTTED HEREIN.
- 5) FP&L EASEMENT DESCRIBED IN O.R.B.3052, PAGE 3110 IS AN AMENDMENT TO CONDITIONS OF EASEMENTS RECORDED IN O.R.B.2874, PAGE 1254 AND O.R.B.3012, PAGE 2433 which ARE BOTH PLOTTED HEREON.
- 6) CITY OF COCOA BLANKET INGRESS/EGRESS EASEMENT AND PUBLIC WATER DISTRIBUTION EASEMENT DESCRIBED IN O.R.B. 3109, PG.2031 OVER THE RIGHTS OF WAY OF RIOMAR DRIVE AND YELLOW PLACE AS SHOWN ON THE PLAT OF ROCKLEDGE III, PLAT BOOK 37, PAGE 24 DO NOT DIRECTLY AFFECT THIS PROPERTY, BUT SAID RIGHT OF WAY OF RIOMAR DRIVE ABUTS THE PROPERTY AT ITS SOUTH BOUNDARY LINE.
- 7) EASEMENT RECORDED IN O.R.B.3831, PAGE 3186 DEFINES A 10 FOOT WIDE FP&L EASEMENT AS CENTERED ON FACILITIES EXISTING ON THE LAND LYING IMMEDIATELY WEST OF THE PROPERTY BUT DOES NOT DESCRIBE THE LOCATION OF THESE FACILITIES.

DATE 8/31/20

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# MAP OF DESCRIPTION SHOWING EASEMENTS:

PARCEL 100

SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER: 25-36-23-00-580

PURPOSE: FEE SIMPLE RIGHT OF WAY

SHEET 4 OF 5 SHEETS

## EXHIBIT "A"

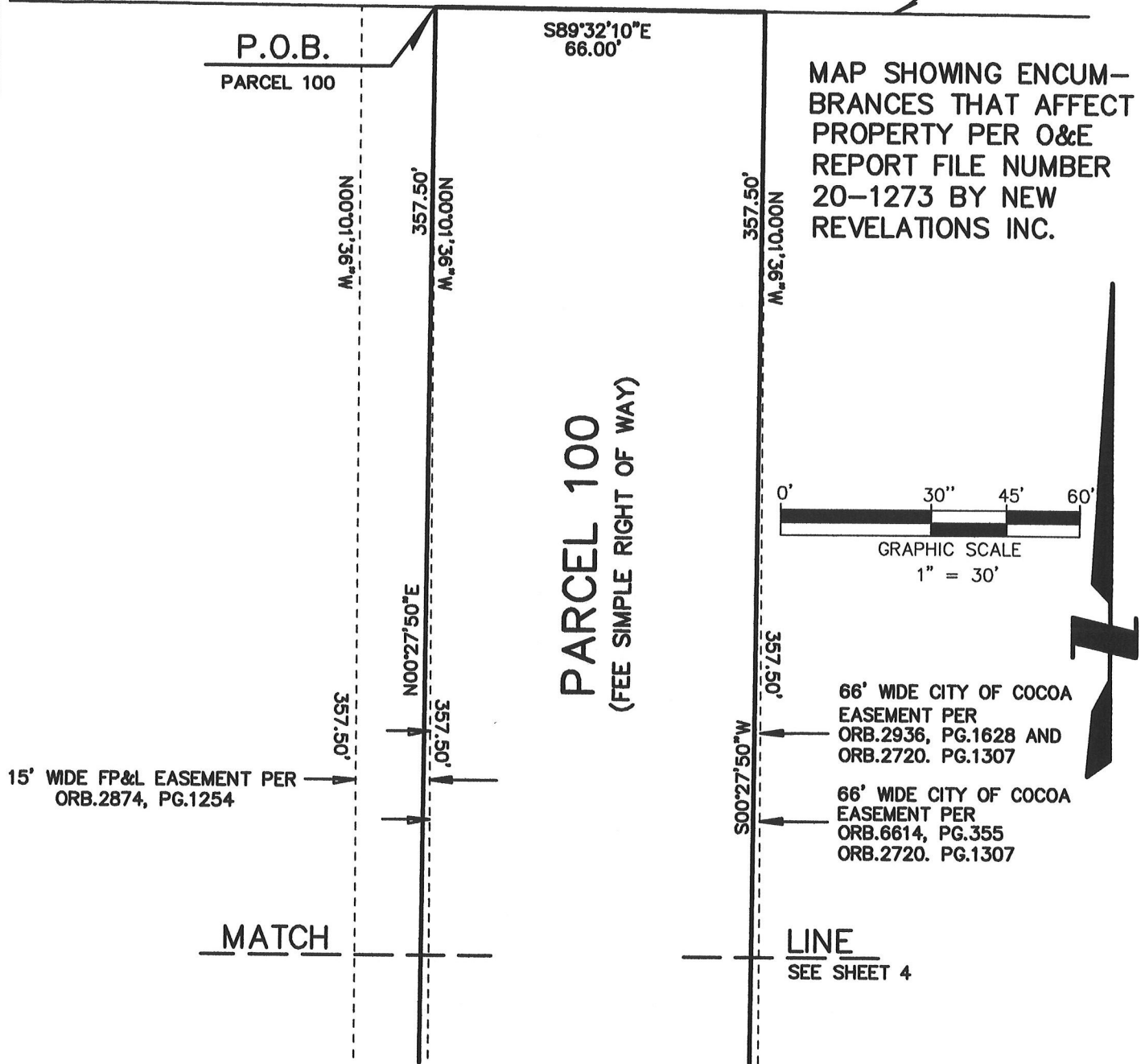
NOT VALID WITHOUT SHEETS 1-3 AND 5

THIS IS NOT A SURVEY

## BARNES BOULEVARD

(100' RIGHT OF WAY)  
(PER ORB. 139, PG.585)

R/W LINE



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FB. NO.

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TOWNSHIP: 25

RANGE: 36

# MAP OF DESCRIPTION SHOWING EASEMENTS:

SHEET 5 OF 5 SHEETS

## EXHIBIT "A"

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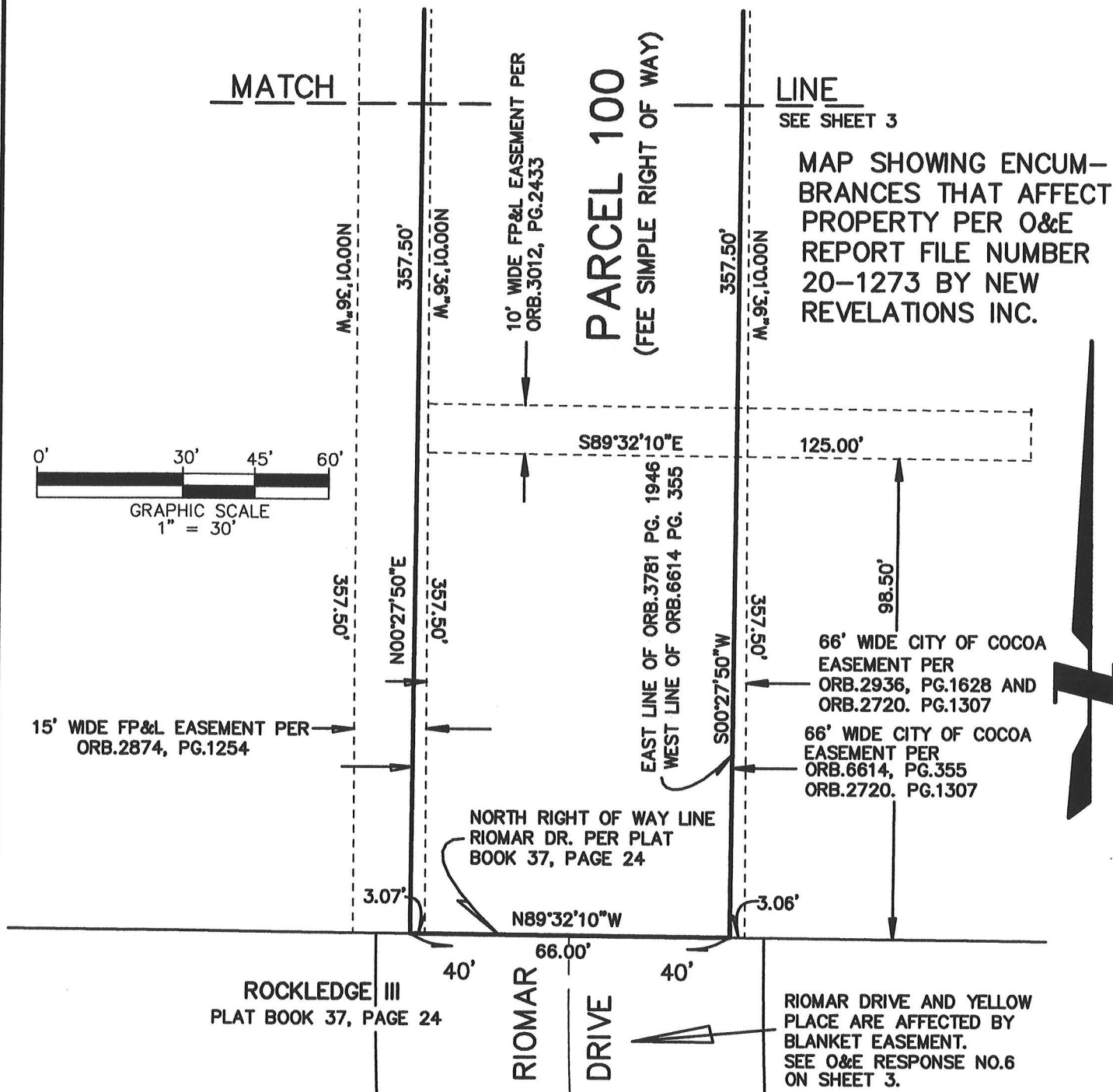
THIS IS NOT A SURVEY

PARCEL 100

SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST

PARENT PARCEL NUMBER: 25-36-23-00-580

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# LOCATION MAP

**Section 23, Township 25 South, Range 36 East - District 4**

PROPERTY LOCATION: South of Barnes Boulevard on Riomar Drive in Rockledge.

OWNERS NAME: Sheldon Cove, LLLP

