

BOARD OF COUNTY COMMISSIONERS

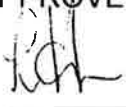
AGENDA REVIEW SHEET

AGENDA: Warranty Deed from Brian M. and Catherine M. Lally and for a portion of Ramsey Lane-- District 2.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336 Ext. 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u></u>	<u> </u>	<u>10-6-2021</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>CMS</u>	<u> </u>	<u>10-7-2021</u>

WARRANTY DEED

THIS INDENTURE is made this 24 day of Sept., 2021, by Brian M. Lally and Catherine M. Lally, husband and wife, hereafter called the Grantor, whose mailing address is 380 Ramsey Lane, Merritt Island, Florida 32952, 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 acknowledged, does grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, 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 and interest forever, and the Grantor does fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

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:

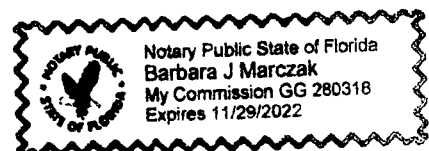
Witness
Joan Jean VanTeefelen
Print Name
Rhonda VanTeefelen
Witness
Rhonda VanTeefelen
Print Name

Brian M. Lally
Brian M. Lally
Catherin M. Lally
Catherine M. Lally

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 24 day of Sept., 2021, by Brian M. Lally and Catherin M. Lally. Is personally known or produced _____ as identification.

Barbara J. Marczak
Notary Signature
SEAL



LEGAL DESCRIPTION

PARCEL 100

PARENT PARCEL ID#: 25-36-11-00-6

PURPOSE: FEE SIMPLE RIGHT OF WAY

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

A PARCEL OF LAND BEING A PORTION OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8629 PAGE 1064 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING LOCATED WITHIN SECTIONS 11 AND 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4542, PAGE 3359, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8629 PAGE 1064; THENCE NORTH 89° 45' 24" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 859.62 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1406, PAGE 280; THENCE NORTH 00° 24' 58" WEST ALONG THE EAST LINE OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 6.77 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7337, PAGE 830, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8629 PAGE 1064; THENCE SOUTH 89° 59' 57" EAST ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7337, PAGE 830 AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8610, PAGE 2318, SAID SOUTH LINES ALSO BEING THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8629 PAGE 1064, FOR A DISTANCE OF 275.97 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH TROPICAL TRAIL; THENCE SOUTH 04° 10' 22" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 13.62 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RAMSEY LANE, AN 8.00 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 194, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8629, PAGE 1064; THENCE SOUTH 89° 45' 24" WEST ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 194 AND ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8629, PAGE 1064 FOR A DISTANCE OF 1136.48 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4542, PAGE 3359 WITH THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8629, PAGE 1064; THENCE NORTH 00° 22' 50" WEST ALONG SAID SOUTHERLY EXTENSION FOR A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,796 SQUARE FEET, 0.25 ACRES, MORE OR LESS.

ALL DEED, MAP AND PLAT REFERENCES AS SHOWN HEREON. A TITLE OPINION OR REPORT WAS NOT PROVIDED TO THE SURVEYOR. RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS OR INCLUDED IN THE ABOVE REFERENCE MATERIAL ARE INDICATED HEREON. NO OPINION OF TITLE, OWNERSHIP OR UNWRITTEN RIGHTS IS EXPRESSED OR IMPLIED. ALL PUBLIC RECORDS REFERENCED HEREIN ARE PER THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

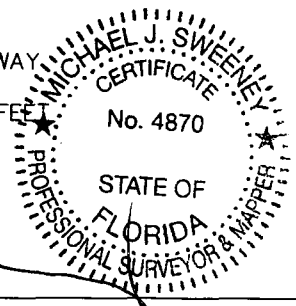
- THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
- BASIS OF BEARINGS AS SHOWN HEREON ARE SPECIFICALLY BASED ON THE MONUMENTED NORTH RIGHT OF WAY OF RAMSEY LANE PER OFFICIAL RECORDS BOOK 363, PAGE 194 AS BEING SOUTH 89° 45' 24" WEST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
- REFERENCE MATERIAL:
 - TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 21-1071-A, TAX IDENTIFICATION NUMBER 2507552, EFFECTIVE DATE 2/17/2021. NO EASEMENTS WERE DECLARED WITHIN SAID TITLE REPORT.
 - RIGHT OF WAY CONTROL PLAN PREPARED FOR SOUTH TROPICAL TRAIL PEDWAY, PREPARED BY BUSSEN-MAYER ENGINEERING GROUP, INC., PROJECT NO. 357813, DATED 4/2/2012
 - RIGHT OF WAY CONTROL & TOPOGRAPHIC SURVEY, RAMSEY LANE, PREPARED FOR BREVARD COUNTY PUBLIC WORKS DEPARTMENT, PROJECT NO.18-08-084, DATED 7/2/2019, LAST REVISION 11/23/2020.

ABBREVIATIONS:

BOB = BASIS OF BEARINGS
BOC = BASIS OF COORDINATES
COR = CORNER
FND = FOUND
INT = INTERSECTION
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK

PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PU&DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
R = RANGE

R/W = RIGHT OF WAY
SECT = SECTION
SQ FT = SQUARE FEET
T = TOWNSHIP
TP = TAX PARCEL
TYP = TYPICAL



PREPARED FOR:

BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS

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: R. HENNING

CHECKED BY: M. J. SWEENEY

PROJECT NO. 21-02-042

DATE: 6/4/2021

SHEET: 1 OF 5

REVISIONS

DATE

DESCRIPTION

SECTION 11 & 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 100

PARENT PARCEL ID#: 25-36-11-00-6

PURPOSE: FEE SIMPLE RIGHT OF WAY

GRAPHIC SCALE



(IN FEET)

1 inch = 40 feet

EXHIBIT "A"

SHEET 2 OF 5

NOT VALID WITHOUT SHEETS 1, 3, 4 & 5 OF 5

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1



OWNER N/F:
LALLY, BRIAN M;
LALLY, CATHERINE M
TAX PARCEL ID:
25-36-11-00-6
REMAINDER OF
ORB 8629, PG 1064
ADDRESS:
380 RAMSEY LANE

OWNER N/F:
DELK, JOHN; DELK,
KATHERINE
TAX PARCEL ID:
25-36-12-00-271
ORB 9002, PG 819
ADDRESS:
460 RAMSEY LANE

OWNER N/F:
VAN TEEFFELN, JASON JOHN
TAX PARCEL ID:
25-36-12-00-273
ORB 4542, PG 3359
ADDRESS:
400 RAMSEY LANE
W LINE OF ORB 4542, PG 3359

OWNER N/F:
FJELDHEIM, RICHARD;
FJELDHEIM, KARRI J
TAX PARCEL ID:
25-36-12-00-272
ORB 3342, PG 862
ADDRESS:
410 & 420 RAMSEY LANE

POB
PARCEL 100
SW CORNER ORB 4542, PG 3359

SOUTHERLY
EXTENSION OF THE
W LINE OF ORB
4542, PG 3359
N00°22'50"W
8.00'

PORTION OF ORB 8629, PG 1064
AND 8.00' PRIVATE INGRESS/EGRESS ESMT

N LINE ORB 8629, PG 1064
N89°45'24"E
859.62'

N R/W LINE

RAMSEY LANE

W R/W LINE PER ORB 363, PG 194

S LINE ORB 8629, PG 1064

INTERSECTION OF THE
SOUTHERLY EXTENSION OF THE
WEST LINE OF LANDS
DESCRIBED IN ORB 4542, PG
3359, WITH THE S LINE OF
THOSE LANDS DESCRIBED IN
ORB 8629, PG 1064

8.00' WIDE R/W PER
ORB 363, PG 194

S R/W LINE

W LINE NORTHWEST
1/4 SECTION 12
E LINE GOVERNMENT
LOT 1, SECTION 11

BOB
S89°45'24"W
1,136.48'

OWNER N/F:
BENNETT, SAMUEL R;
BENNETT, PAMELA
TAX PARCEL ID:
25-36-12-00-288
ORB 7810, PG 667
ADDRESS:
415 RAMSEY LANE

OWNER N/F:
GREENE, STACY L
TAX PARCEL ID:
25-36-12-00-294
ORB 8191, PG 1718
ADDRESS:
395 RAMSEY LANE

PARCEL 100
FEE SIMPLE RIGHT OF WAY
10,796 SQUARE FEET
0.25 ACRES



=PARCEL 100
FEE SIMPLE

MATCH LINE "A"

MATCH LINE "A"



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"=40'
PROJECT NO.:
21-02-042

SECTION 11 & 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 100

PARENT PARCEL ID#: 25-36-11-00-6

PURPOSE: FEE SIMPLE RIGHT OF WAY

GRAPHIC SCALE



(IN FEET)

1 inch = 40 feet



EXHIBIT "A"

SHEET 3 OF 5

NOT VALID WITHOUT SHEETS 1, 2, 4 & 5 OF 5

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "A"

MATCH LINE "B"

MATCH LINE "A"

MATCH LINE "B"

OWNER N/F:
DELK, JOHN; DELK,
KATHERINE
TAX PARCEL ID:
25-36-12-00-271
ORB 9002, PG 819
ADDRESS:
460 RAMSEY LANE

OWNER N/F:
LLOYD, CLIFFORD DANIEL
TAX PARCEL ID:
25-36-12-00-269
ORB 8647, PG 1891
ADDRESS:
470 RAMSEY LANE

OWNER N/F:
STILES, GLEN
TAX PARCEL ID:
25-36-12-00-268
ORB 9088, PG 1968
ADDRESS:
500 RAMSEY LANE

N LINE ORB 8629, PG 1064

PORTION OF ORB 8629, PG 1064
AND 8.00' PRIVATE INGRESS/EGRESS ESMT

N89°45'24"E
859.62'

N R/W LINE

RAMSEY LANE

S LINE ORB 8629, PG 1064
N LINE ORB 363, PG 194

S R/W LINE

8.00' WIDE R/W PER ORB 363, PG 194

BOB
S89°45'24"W
1,136.48'

S LINE DB 321, PG 589

OWNER N/F:
FISK, JEFFREY B
TAX PARCEL ID:
25-36-12-00-287
ORB 5471, PG 5709
ADDRESS:
475 RAMSEY LANE

OWNER N/F:
MC CARTHY, DANIEL J;
MC CARTHY, MARY JANE
TAX PARCEL ID:
25-36-12-00-286
ORB 2618, PG 1601
ADDRESS:
495 RAMSEY LANE

OWNER N/F:
BENNETT, SAMUEL R;
BENNETT, PAMELA
TAX PARCEL ID:
25-36-12-00-288
ORB 7810, PG 667
ADDRESS:
415 RAMSEY LANE

PARCEL 100
FEE SIMPLE RIGHT OF WAY
10,796 SQUARE FEET
0.25 ACRES



=PARCEL 100
FEE SIMPLE



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PHONE: (321) 633-2080

SCALE:
1"=40'
PROJECT NO.:
21-02-042

SECTION 11 & 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARCEL 100

PARENT PARCEL ID#: 25-36-11-00-6

PURPOSE: FEE SIMPLE RIGHT OF WAY



GRAPHIC SCALE



(IN FEET)

1 inch = 40 feet

EXHIBIT "A"

SHEET 4 OF 5

NOT VALID WITHOUT SHEETS 1, 2, 3 & 5 OF 5

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "B"

MATCH LINE "B"

MATCH LINE "C"

MATCH LINE "C"

OWNER N/F:
STILES, GLEN
TAX PARCEL ID:
25-36-12-00-268
ORB 9088, PG 1968
ADDRESS:
500 RAMSEY LANE

OWNER N/F:
THURSTON,
CONSTANCE L
TAX PARCEL ID:
25-36-12-00-267
ORB 5898, PG 5990
ADDRESS:
510 RAMSEY LANE

OWNER N/F:
BETAR, TODD H
TAX PARCEL ID:
25-36-12-00-265
ORB 7337, PG 830

OWNER N/F:
VAN TEEFFELEN,
DIEUWERT JE
TAX PARCEL ID:
25-36-12-00-266
ORB 1406, PG 280
ADDRESS:
520 RAMSEY LANE

PORTION OF ORB 8629, PG 1064
AND 8.00' PRIVATE INGRESS/EGRESS ESMT

N LINE ORB 8629, PG 1064

N89°45'24"E
859.62'

SW CORNER ORB 7337, PG 830

S89°59'57"E
275.97'
N00°24'58"W
6.77'

RAMSEY LANE

S R/W LINE

S LINE ORB 8629, PG 1064
N LINE ORB 363, PG 194

8.00' WIDE R/W PER ORB 363, PG 194

OWNER N/F:
MC CARTHY, DANIEL J;
MC CARTHY, MARY JANE
TAX PARCEL ID:
25-36-12-00-286
ORB 2618, PG 1601
ADDRESS:
495 RAMSEY LANE

BOB
S89°45'24"W
1,136.48'

SE CORNER ORB 1406, PG 280

OWNER N/F:
JOHANNES VAN TEEFFELEN &
DIEUWERTJE VAN TEEFFELEN TRUST
TAX PARCEL ID:
25-36-12-00-274
ORB 8661, PG 2258
ADDRESS:
525 RAMSEY LANE

PARCEL 100

FEE SIMPLE RIGHT OF WAY
10,796 SQUARE FEET
0.25 ACRES



=PARCEL 100
FEE SIMPLE



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VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:

1"=40'

PROJECT NO.:

21-02-042

SECTION 11 & 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

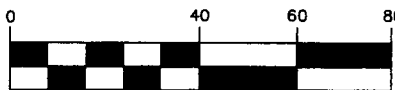
SKETCH OF DESCRIPTION

PARCEL 100

PARENT PARCEL ID#: 25-36-11-00-6

PURPOSE: FEE SIMPLE RIGHT OF WAY

GRAPHIC SCALE



(IN FEET)

1 inch = 40 feet



EXHIBIT "A"

SHEET 5 OF 5

NOT VALID WITHOUT SHEETS 1, 2, 3 & 4 OF 5

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

MATCH LINE "C"

MATCH LINE "C"

OWNER N/F:
BETAR, TODD H
TAX PARCEL ID:
25-36-12-00-265
ORB 7337, PG 830
ADDRESS:
530 RAMSEY LANE

OWNER N/F:
PARKER, LORI A
TAX PARCEL ID:
25-36-12-00-264
ORB 8610, PG 2318
ADDRESS:
550 RAMSEY LANE

N LINE ORB 8629,
PG 1064

PORTION OF ORB
8629, PG 1024

S89°59'57"E
275.97'

8' PRIVATE INGRESS AND
EGRESS EASEMENT

S LINE ORB 8610, PG 2318

S LINE ORB
7337, PG 830

N R/W LINE

RAMSEY LANE

S LINE ORB 8629, PG 1064
N LINE ORB 363, PG 194

8.00' WIDE R/W PER
ORB 363, PG 194

OWNER N/F:
MARLOWE, DEBORAH LEA
TAX PARCEL ID:
25-36-12-00-292
ORB 7550, PG 397
ADDRESS:
535 RAMSEY LANE

OWNER N/F:
GRANT MARLOWE CUSTOM
BUILDERS INC
TAX PARCEL ID:
25-36-12-00-309
ORB 5470, PG 4377
ADDRESS:
555 RAMSEY LANE

PARCEL 100

FEE SIMPLE
10,796 SQUARE FEET
0.25 ACRES±



=PARCEL 100
FEE SIMPLE

OWNER N/F:
JOHANNES VAN TEEFFELN &
DIEUWERTJE VAN TEEFFELN TRUST
TAX PARCEL ID:
25-36-12-00-274
ORB 8661, PG 2258
ADDRESS:
525 RAMSEY LANE

S04°10'22"E
13.62'
W R/W LINE S
TROPICAL TRAIL
E LINE ORB 8629,
PG 1024
SOUTH TROPICAL TRAIL
(R/W VARIES)



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SCALE:
1"=40'
PROJECT NO.:
21-02-042

SECTION 11 & 12
TOWNSHIP 25 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 11 and 12, Township 25 South, Range 36 East - District: 2

PROPERTY LOCATION: East side of South Tropical Trail in Merritt Island

OWNERS NAME(S): Lally

