



October 2, 2023

Addressee:

## PLAT PROPERTY INFORMATION REPORT

Proposed Plat of: Lipscomb Townhomes

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of the Public Records of Brevard County, Florida, through September 18, 2023 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Paul R. Daly and Don L. Ballew, tenants in common

by virtue of Warranty Deed recorded in Official Records Book 5464 page 6091

The search has revealed the following:

- A. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Palm Bay Colony Section One, Palm Bay Colony Section Two, Palm Bay Colony Section Three and Palm Bay Colony Section Four according to the Plat thereof as recorded in Plat Book 24 pages 37 - 40, Inclusive
- B. Phosphate, Minerals, Metals and Petroleum Reservations and Reservation of Road Rights of Way in favor of the State of Florida, through the Trustees of the Internal Improvement Fund, as set forth in that certain Deed recorded May 14, 1945 in Deed Book 262, Page 473. (Note: As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the insured premises, as contained in Section 270.11 of the Florida Statutes)
- C. Easement by and between Palm Bay Colony, Inc, Grantor, and City of Palm Bay, Grantee, recorded May 9, 1980, in Official Records Book 2233, Page 2179, as to Tract 6 only.
- D. Resolution No. 82-7 recorded November 9, 1983, in Official Records Book 2467, Page 1598, as affected by Assignment and Assumption Agreement recorded in Official Records Book 9582 page 392.

NOTE: 2022 Real Property Taxes in the gross amount of \$2,012.19 are paid, under Tax I.D. No. 28-37-14-52-3/2826635.

NOTE: 2022 Real Property Taxes in the gross amount of \$2,583.35 are paid, under Tax I.D. No. 28-37-14-52-4/2826682.

NOTE: 2022 Real Property Taxes in the gross amount of \$2,516.16 are paid, under Tax I.D. No. 28-37-14-53-5/2826744.



*Fidelity National Title Insurance Company*

NOTE: 2022 Real Property Taxes in the gross amount of \$2,075.65 are paid, under Tax I.D. No. 28-37-14-53-6/2826745.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 11375044

By: \_\_\_\_\_

Authorized Signature



Exhibit "A"

Tract 3 and Tract 4, Palm Bay Colony Section Two, according to the plat thereof, as recorded in Plat Book 24, Page(s) 37 - 40, inclusive, of the Public Records of Brevard County, Florida.

and

Tract 5 and Tract 6, Palm Bay Colony Section Three, according to the plat thereof, as recorded in Plat Book 24, Page(s) 37 - 40, inclusive, of the Public Records of Brevard County, Florida.



**Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.**  
420 South Orange Avenue, Suite 700  
P.O. Box 2346  
Orlando, FL 32801

(407) 841-1200  
(407) 423-1831 Fax  
www.deanmead.com

**Attorneys and Counselors at Law**  
Orlando  
Fort Pierce  
Naples  
Tallahassee  
Viera/Melbourne  
Vero Beach

**DAVID P. BARKER**  
407-428-5118  
dbarker@deanmead.com

October 3, 2023

City of Palm Bay  
120 Malabar Road  
Palm Bay, Florida 32907

Re: Lipscomb Townhomes

To Whom It May Concern:

This certification of ownership is being issued to the City of Palm Bay, Florida in accordance with the Uniform Title Standards of the Real Property and Trust Law Section of the Florida Bar, and Chapter 177.041, Florida Statutes and it is not to be relied upon by any other group or person for any other purpose. I certify based upon review of that certain Plat Property Information Report, prepared by Fidelity National Title Insurance Company under File Number 11375044 (the "Title Report") that through September 18, 2023 @ 5:00 p.m., and the Public Records of Brevard County, Florida, that the fee simple title to the land subject to the above captioned plat is more particularly described as:

Property Description:

Tract 3 and Tract 4, Palm Bay Colony Section Two, according to the plat thereof, as recorded in Plat Book 24, Page(s) 37 - 40, inclusive, of the Public Records of Brevard County, Florida.

and

Tract 5 and Tract 6, Palm Bay Colony Section Three, according to the plat thereof, as recorded in Plat Book 24, Page(s) 37 - 40, inclusive, of the Public Records of Brevard County, Florida.

is vested in the following:

A. Paul R. Daly and Don L. Ballew, tenants in common, by virtue of Official Records Book 5464, Page 691, of the Public Records of Brevard County, Florida

October 3, 2023

Page 2

B. The name(s) of the record title holders does not coincides with the name(s) shown as owner(s) on the unrecorded plat of Lipscomb Townhomes.

and that the Property is subject to the following:

C. Mortgages or liens encumbering said property are as follows:

NONE

D. Underlying rights of way, easements or plats affecting said property are as follows:

1. Easement by and between Palm Bay Colony, Inc, Grantor, and City of Palm Bay, Grantee, recorded May 9, 1980, in Official Records Book 2233, Page 2179, Public Records of Brevard County, Florida (as to Tract 6 only).

E. Other information regarding said property includes:

2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Palm Bay Colony Section One, Palm Bay Colony Section Two, Palm Bay Colony Section Three and Palm Bay Colony Section Four according to the Plat thereof as recorded in Plat Book 24 pages 37 - 40, Inclusive, of the Public Records of Brevard County, Florida.


3. Phosphate, Minerals, Metals and Petroleum Reservations and Reservation of Road Rights of Way in favor of the State of Florida, through the Trustees of the Internal Improvement Fund, as set forth in that certain Deed recorded May 14, 1945 in Deed Book 262, Page 473, Public Records of Brevard County, Florida. (Note: As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the insured premises, as contained in Section 270.11 of the Florida Statutes)

4. Resolution No. 82-7 recorded November 9, 1983, in Official Records Book 2467, Page 1598, as affected by Assignment and Assumption Agreement recorded in Official Records Book 9582 page 392, of the Public Records of Brevard County, Florida.

F. 2022 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 28-37-14-52-3/2826635, 28-37-14-52-4/2826682, 28-37-14-53-5/2826744, 28-37-14-53-6/2826745.

This title opinion letter is made for the express purpose of furnishing title information to Brevard County, Florida with recordation of the Plat.

Sincerely,

DocuSigned by:  
  
David P. Barker

DPB:ch