

Meeting Date
August 09, 2016



AGENDA	
Section	PUBLIC HEARING
Item No.	IV, A.

**AGENDA REPORT**  
*BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS*

SUBJECT:	Petition to Vacate, Re: Partial Public Utility Easement – “First Addition to Northgate Mobile Ranch” – Mims – Susan Caddick – District 1 (Fiscal impact: Petitioner paid \$640.00)
DEPT/OFFICE	Public Works Department – Surveying Section

**Requested Action:**

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating portions of 5.00 ft. wide public utility and drainage easements along the west and south lines of Lot 4, Block 4, plat of “First Addition to Northgate Mobile Ranch”, Mims, FL in Section 06, Township 21 South, Range 35 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving

**Summary Explanation & Background:**

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method to the Board of County Commissioners to vacate and abandon unused rights-of-way and easements.

The petitioner owns Lot 4 and is requesting the vacating of portions of the public utility and drainage easements to remove an existing shed as an encroachment into the easements and allow for the petitioner to pursue a setback variance. Easement to be vacated contains 106.2 square feet, more or less.

July 16, 2016, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in Mims as follows: Begin at the intersection of State Road No. 46 and U. S. Highway No. 1; thence 1.70 miles north along U. S. Highway No. 1; Thence 0.23 miles west along Latimar Street; thence 0.06 miles north along Nancy Avenue to the residence on the west (left).

**Fiscal Impact:** The petitioners are charged \$640 for processing, advertising, and recording costs associated with the vacating of a county right-of-way or easement. These fees are deposited in Fund 0002-30265-3699000, revenue account for vacatings. This action is in keeping with the County’s efforts to create cooperative partnerships between County Government and its citizenry. No additional funding will be requested for next year’s budget.

Name: [Marc.Cazessus@brevardfl.gov](mailto:Marc.Cazessus@brevardfl.gov) Phone: Ext. 57315

**Exhibits Attached:** Resolution, Appraisers detail sheet, vicinity map, aerial map, plat (if applicable), petitioner’s deed, boundary survey (if available), boundary survey (right-of-way vacating) or sketch and description (easement vacating), comment summary sheet and legal notice of public hearing advertisement.

**Clerk to the Board instruction:** Advertise adopted Resolution Notice & Record Vacating Resolution Documents as one document (which in sequence includes the proof of publication of the adopted resolution, the notice of the public hearing, and the proof of publication of the notice of the adopted resolution)

<b>Contract / Agreement (If attached):</b>		<b>Reviewed by County Attorney</b>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR <input type="checkbox"/>
County Manager		Assistant County Manager		Department Director / Extension			
Stockton Whitten		Assistant County Manager Venetta Valdengo		John Denninghoff / Ext. 57202			

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Contract / Agreement (if attached): Reviewed by County Attorney Yes  No  PR

County Manager	Assistant County Manager	Department Director / Extension
Stockton Whitten	Assistant County Manager Venetta Valdengo	 John Denninghoff / Ext. 57202



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

August 26, 2016

MEMORANDUM

TO: John Denninghoff, Public Works Director Attn: Marc Cazessus

RE: Advertising Bills and Receipt for Resolution Vacating Portions of 5.0 Ft. Wide Public Utility and Drainage Easements in the Plat of the First Addition to Northgate Mobile Ranch, Mims, in Section 06, Township 21 South, Range 35 East

Enclosed for your necessary action are copies of the advertising bills and receipt of recordation for Resolution No. 16-110, vacating portions of 5.0 foot wide public utility and drainage easements in the Plat of the First Addition to Northgate Mobile Ranch, Mims, in Section 06, Township 21 South, Range 35, as petitioned by Susan Caddick. Said Resolution was adopted by the Board of County Commissioners, in regular session on August 9, 2016.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encls. (2)



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

August 24, 2016

Susan Caddick  
3256 Nancy Avenue  
Mims, FL 32976

Dear Ms. Caddick:

Re: Resolution Vacating Portions of 5.0 Ft. Wide Public Utility and Drainage Easements in the Plat of the First Addition to Northgate Mobile Ranch, Mims, in Section 06, Township 21 South, Range 35 East

The Board of County Commissioners, in regular session on August 9, 2016, adopted Resolution No. 16-119, vacating portions of 5.0 foot wide public utility and drainage easements in the Plat of the First Addition to Northgate Mobile Ranch, Mims, in Section 06, Township 21 South, Range 35 East, as petitioned by you. Said Resolution has been recorded in ORBK 7692, Pages 596 through 600. Enclosed is a certified copy of the recorded Resolution for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encl. (1)

cc: Marc Cazessus, Public Works

**VACATING PORTIONS OF 5.0 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS  
IN THE PLAT OF THE "FIRST ADDITION TO NORTHGATE MOBILE RANCH", MIMS,  
FLORIDA, LYING IN SECTION, 06, TOWNSHIP 21 SOUTH, RANGE 35 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **SUSAN CADDICK** with the Board of County Commissioners to vacate portions of 5.0 ft. wide public utility and drainage easements in Brevard County, Florida, described as follows:

**SEE ATTACHED SKETCH & DESCRIPTION**

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating of the portions of the public utility and drainage easements will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that the portions of the public utility and drainage easements are hereby vacated; and Brevard County renounces and disclaims any rights in and to said easements. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

CFN 2016164550, OR BK 7692 PAGE 596.  
Recorded 08/23/2016 at 08:44 AM, Scott Ellis, Clerk of Courts,  
Brevard County  
# Pgs:5

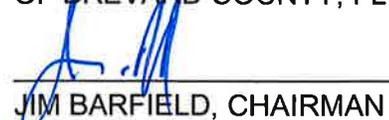
DONE, ORDERED AND ADOPTED, in regular session, this 9<sup>th</sup> day of August, 2016 A.D.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
JIM BARFIELD, CHAIRMAN

As approved by the Board on:  
August 09, 2016



BREVARD CTY PUBLIC WORKS DEPT  
P. O. BOX 999  
BLDG A 220

32940

STATE OF FLORIDA COUNTY OF BREVARD:  
Before the undersigned authority personally appeared Kim Curro, who on oath says that he or she is a Legal Advertising Representative of the FLORIDA TODAY, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

**Notice Public Hearing**

as published in FLORIDA TODAY in the issue(s) of:

07/18/16

Affiant further says that the said FLORIDA TODAY is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in MELBOURNE in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 18th of July 2016, by Kim Curro who is personally known to me

  
Ruby Royer  
Notary Public for the State of Florida  
My Commission expires January 30, 2018

Publication Cost: \$236.72  
Ad No: 0001436068  
Customer No: BRE-6BR327

  
RUBY ROYER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF088043  
Expires 1/30/2018

AD#1436068 7/16/16  
**LEGAL NOTICE**  
**NOTICE TO VACATE PORTIONS OF 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE WEST AND SOUTH LINES OF LOT 4, BLOCK 4, "FIRST ADDITION TO NORTHGATE MOBILE RANCH" IN SECTION 06, TOWNSHIP 21 SOUTH, RANGE 35 EAST, MIMS, FL**  
NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by Susan Caddick with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:  
**SEE EXHIBIT "A"**  
The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easements at 9:00 a.m. on **August 09, 2016** at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.  
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.  
Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.  
The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.  
**EXHIBIT "A"**  
THOSE PORTIONS OF THE 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING THE WEST AND SOUTH LINES OF LOT 4, BLOCK 4 OF THE PLAT OF "FIRST ADDITION TO NORTHGATE MOBILE RANCH" AS RECORDED IN PLAT BOOK 24, PAGE 41 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS: THE EAST 2.50 FT. OF THE WEST 5.00 FT. OF THE NORTH 11.8 FT. OF THE SOUTH 16.8 FT. TOGETHER WITH THE NORTH 2.50 FT. OF THE SOUTH 5.00 FT. OF THE EAST 30.6 FT. OF THE WEST 33.1 FT. CONTAINING 106.2 SQUARE FEET, MORE OR LESS.  
PREPARED BY: JOHN W. COOPER, PLS

*Brevard County*

*AUG 01 2016*

*Surveying and Mapping*

*MPC*



# LEGAL DESCRIPTION

SHEET 1 OF 2  
NOT VALID WITHOUT THE  
SKETCH ON SHEET 2 OF 2

SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 21-35-06-51-00004.0-0004.00

PURPOSE OF DESCRIPTION: EASEMENT VACATING @ LOT 4, BLK. 4,  
FIRST ADDITION TO NORTHGATE MOBILE RANCH

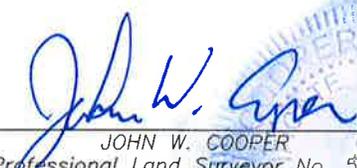
## LEGAL DESCRIPTION:

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## SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NANCY AVENUE BEING S 27°49'37" E, PER PLAT BOOK 24, PAGE 42.
3. IMPROVEMENTS SHOWN HERE ARE BASED ON A BOUNDARY SURVEY PREPARED BY JOHN W. COOPER LAND SURVEYING, INC. PROJECT NO. 16-04-27, DATED APRIL 12, 2016.

PREPARED FOR: SUSAN CADDICK

  
JOHN W. COOPER  
Professional Land Surveyor No. 5093  
State of Florida  
NOT VALID UNLESS SIGNED & SEALED

PREPARED BY: JOHN W. COOPER LAND SURVEYING, INC.

ADDRESS: 2326 S. HOPKINS AVENUE, TITUSVILLE, FLORIDA 32780

PHONE: 321-268-5646

DRAWN BY: GPL

CHECKED BY: JWC

DRAWING NO. 16-04-27

SECTION 6

DATE: 6/6/16

SHEET 1 OF 2

REVISIONS NO. 1: 6/9/16

NO. 2: 6/20/16

TOWNSHIP 21 SOUTH

RANGE 35 EAST

# SKETCH OF DESCRIPTION

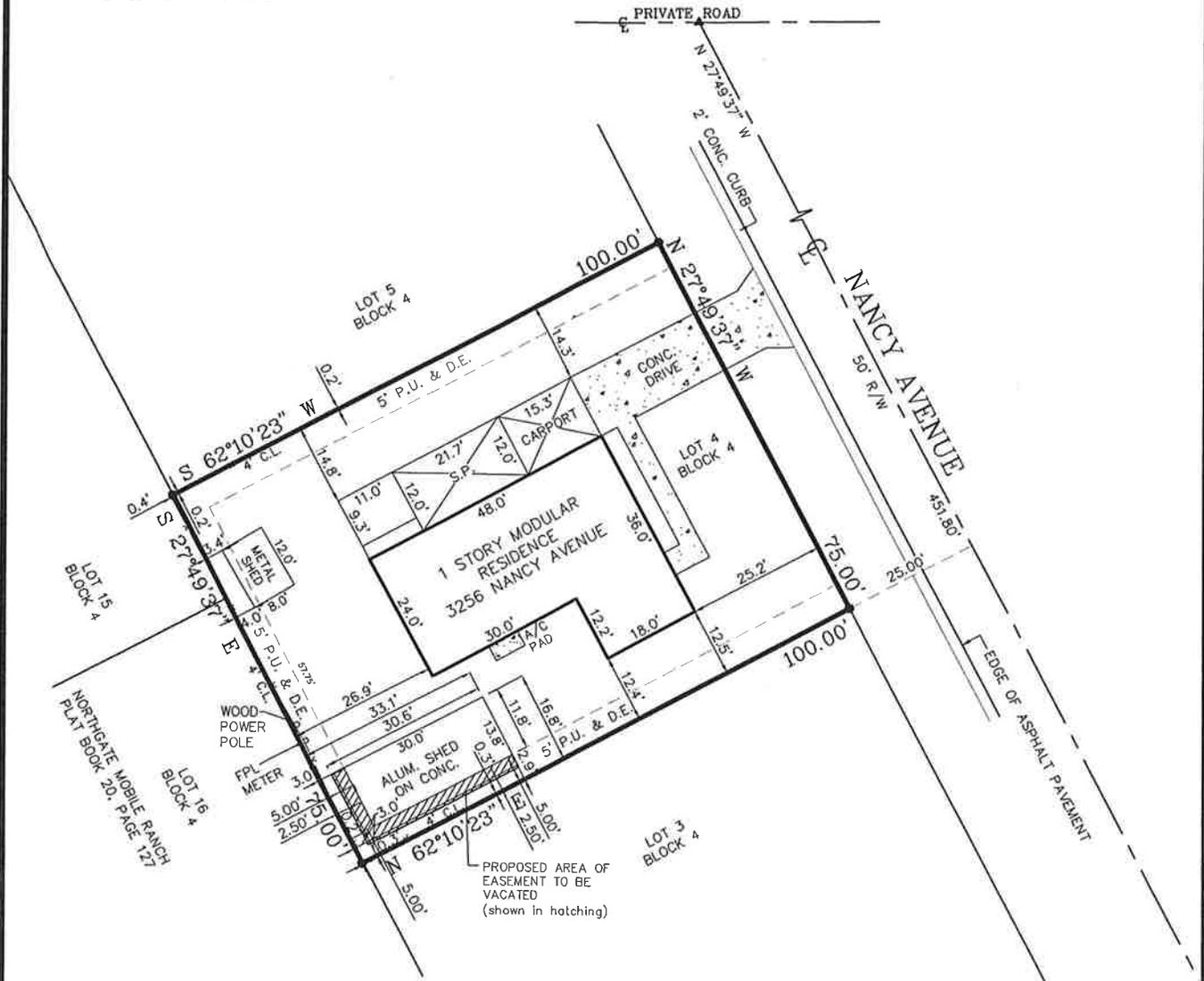
SHEET 2 OF 2  
 NOT VALID WITHOUT THE LEGAL  
 DESCRIPTION ON SHEET 1 OF 2

SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 21-35-06-51-00004.0-0004.00



SCALE: 1" = 30'



**ABBREVIATIONS**

- ALUM. — ALUMINUM
- C.L. — CHAIN LINK
- C — CENTERLINE
- CONC. — CONCRETE
- P.U. & D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- R/W — RIGHT-OF-WAY
- S.P. — SCREENED PORCH

SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST

PROJECT NO. 16-04-27  
 PREPARED BY: JOHN W. COOPER

A Daily Publication By:



Tammy Rowe

BREVARD COUNTY PURCHASING  
P.O. BOX 999  
STE C303  
TITUSVILLE FL 32940

STATE OF FLORIDA COUNTY OF BREVARD:  
Before the undersigned authority personally appeared **Kim Curro**, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY**, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

**Legal Notices**

as published in **FLORIDA TODAY** in the issue(s) of:

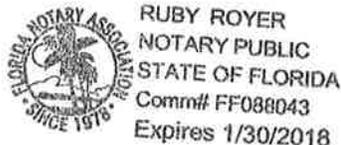
**08/19/16**

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 19th of August 2016, by Kim Curro who is personally known to me

*Ruby Royer*  
Ruby Royer  
Notary Public for the State of Florida  
My Commission expires January 30, 2018

Publication Cost: \$165.00  
Ad No: 0001515391  
Customer No: BRE-6BR527



Ad #1515391 August 19, 2016  
**LEGAL NOTICE**  
RESOLUTION VACATING PORTIONS OF A 5.0 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS IN THE PLAT OF THE FIRST ADDITION TO NORTHGATE MOBILE RANCH, MIMS, IN SECTION 06, TOWNSHIP 21 SOUTH, RANGE 35 EAST  
TO WHOM IT MAY CONCERN:  
NOTICE IS HEREBY GIVEN that on the 9th day of August, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating portions of a 5.0 ft. wide public utility and drainage easements in the Plat of the First Addition to Northgate Mobile Ranch, Mims, in Section 06, Township 21 South, Range 35 East, as partitioned by Susan Caddick.  
**SEE ATTACHED EXHIBIT "A"**  
The Board further renounced and disclaimed any right of the County in and to said public utility and drainage easement.  
**BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**  
SCOTT ELLIS, CLERK  
BY: Tammy Rowe, Deputy Clerk  
THOSE PORTIONS OF THE 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING THE WEST AND SOUTH LINES OF LOT 4, BLOCK 4 OF THE PLAT OF "FIRST ADDITION TO NORTHGATE MOBILE RANCH" AS RECORDED IN PLAT BOOK 24, PAGE 41 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS: THE EAST 2.50 FT. OF THE WEST 5.00 FT. OF THE NORTH 11.8 FT. OF THE SOUTH 16.8 FT. TOGETHER WITH THE NORTH 2.50 FT. OF THE SOUTH 5.00 FT. OF THE EAST 30.6 FT. OF THE WEST 33.1 FT. CONTAINING 106.2 SQUARE FEET, MORE OR LESS.  
PREPARED BY: JOHN W. COOPER, PLS

**RECEIVED**  
**AUG 22 2016**

Board of County Commissioners

**BrevardClerk.US**  
 Scott Ellis, Clerk of Court

700 South Park Avenue, Bldg. B  
 P.O. Box 2767  
 Titusville, FL 32781-2767  
 (321) 637-2006

DBLIVE Transaction  
 #: 1757702  
 Receipt #: 61724171  
 Cashier Date: 8/23/2016  
 8:44:46 AM



Print Date:  
 8/23/2016 8:44:48 AM

Customer Information	Transaction Information	Payment Summary
(3175) SURVEY SECTION BREVARD CO 2725 JUDGE FRAN JAMIESON WAY BLDG A STE 114 VIERA, FL 32904 Beginning Escrow Balance: -\$1108.00	Date Received: 08/23/2016 Source Code: Viera Q Code: Viera Return Code: Hand Carried Trans Type: Recording Agent Ref Num:	Total Fees \$88.00 Total Payments \$88.00

1 Payments	
ESCROW	\$88.00

2 Recorded Items		
(RSL) RESOLUTION	BK/PG: 7692/591 CFN:2016164549 Date: 8/23/2016 8:44:43 AM From: To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	5	\$44.00
Indexing @ 1st 4 Names Free, Add'l=\$1 ea.	2	\$0.00
(RSL) RESOLUTION	BK/PG: 7692/596 CFN:2016164550 Date: 8/23/2016 8:44:43 AM From: To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	5	\$44.00
Indexing @ 1st 4 Names Free, Add'l=\$1 ea.	2	\$0.00

0 Search Items
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0 Miscellaneous Items
-----------------------

**Property Information**

**Account #: 2102280**

Owners: Caddick, Susan  
 Site Address: 3258 Nancy Ave Mims Fl 32754  
 Mailing Address: 3258 Nancy Ave  
 Parcel ID: 21 3506-51-4-4  
 Property Use: 0213 - Manufactured Housing - Double Wide  
 Exemptions: HEX1 - Homestead First \$25,000  
 HEX2 - Homestead Additional \$25,000  
 Taxing District: 1300 - Unincorp District 1

**Value Summary Information**

Value Category	2015	2014	2013
Total Market Value	\$21,450	\$20,580	\$20,020
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$21,450	\$20,580	\$20,020
Assessed Value School	\$21,450	\$20,580	\$20,020
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$21,450	\$20,580	\$20,020
Taxable Value School	\$21,450	\$20,580	\$20,020

**Sales History Information**

Sale Date	Sale Price	Deed Type	Vacant/Improved	Book/Page
06/12/2015	\$100	QC	Improved	7387/1464
05/21/2015	\$100	QC	Improved	7371/1058
10/22/2013	\$36,000	TD	Improved	6898/1617
12/30/1990	\$10,000	WD	Vacant	3099/2456
07/30/1990	\$45,000	WD	Vacant	3074/1958
05/01/1986	\$3,700	WD	Vacant	2696/0017
12/01/1977	\$3,600	AG	Vacant	1828/0273

**Building Information**

Property Data Card #1  
 Building Use: 0213 - Manufactured Housing - Double Wide  
 Year Built: 1972

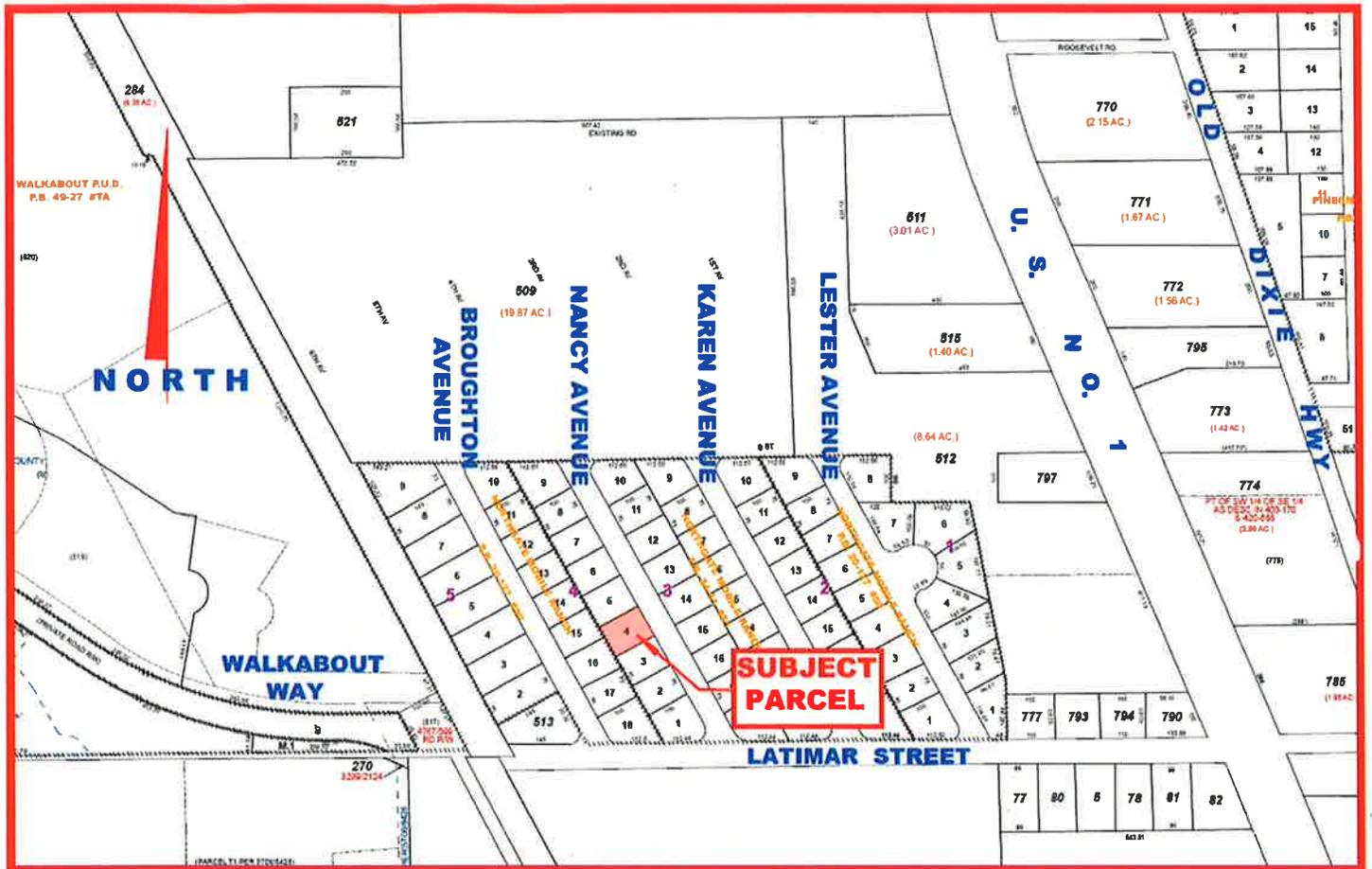
Building Materials	Building Sub-areas
EXTERIOR WALL	VINYL/ALUMINUM
FRAME	WOOD FRAME
ROOF	ENAMEL METAL
ROOF STRUCTURE	HIP/GABLE
	BASE AREA
	1152

Extra/Special Features	
UTILITY ROOM LOW	99
SKIRTING: METAL/VINYL	144
ENCLOSED ROOM: AVERAGE	210
CARPORT: LOW	407
COVERED PATIO: LOW	22

**Land Information**

Total Acres: 0.17  
 Site Code: 0001 - No Other Code Appl.  
 Plat Book/Page: 0024/0041  
 Subdivision: Northgate Mobile Ranch 1St Add  
 Description: Northgate Mobile Ranch 1St Add Lot 4 Blk 4

**APPRAISER'S DETAIL SHEET**



## VICINTY MAP

Susan Caddick – 3256 Nancy Avenue, Mims, FL,  
32754 – Lot 4, Block 4, “First Addition to Northgate  
Mobile Ranch” (Plat Book 24, Page 41) – Section  
06, Township 21 South, Range 35 East – District 1  
- Partial Vacating of 5.00 ft. Wide Public Utility &  
Drainage Easements



## **A E R I A L   M A P**

Susan Caddick – 3256 Nancy Avenue, Mims, FL, 32754 – Lot 4, Block 4, “First Addition to Northgate Mobile Ranch” (Plat Book 24, Page 41) – Section 06, Township 21 South, Range 35 East – District 1  
- Partial Vacating of 5.00 ft. Wide Public Utility & Drainage Easements



PREPARED BY:  
ALLENDER & ALLENDER, P.A.  
Attorneys at Law  
719 Garden Street  
Titusville, FL 32796  
File No.: 15-PH

Property Appraisers Parcel Identification Number(s): **21-35-05-51-00004.0-0004.00**

THIS QUIT-CLAIM DEED, executed this 12 day of June, 2015, by **SHARON J. SELLERS**, a married woman, whose post office address is **3259 Nancy Avenue, Mims, Florida 32754** first party, to **SUSAN CADDICK**, a single woman, parties of the second part, whose post office address is **3256 Nancy Avenue, Mims, Florida 32754**, second party:

WITNESSETH,, That the said first party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Brevard**, State of **Florida**, to-wit:

**Lot 4, Block 4, FIRST ADDITION TO NORTHGATE MOBILE RANCH, according to the Map or Plat thereof, as recorded in Plat Book 24, Page 41, Public Records of Brevard County, Florida. TOGETHER with a 1972 Doublewide Acad Mobile Home ID #AF5103AF, Title #4792323 and ID #AF5103BF, Title #4792322.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes and solid waste charges for the year **2015**, all prior years and subsequent years.
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority.
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision.
4. Public utilities easements of record.

**THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.**

**THE PARTIES HERETO ACKNOWLEDGE THAT THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INFORMATION.**

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

**P E T I T I O N E R ' S   D E E D**

**S H E E T   1   O F   2**

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Patricia Haas*

Witness #1 Signature  
**Patricia Haas**

*Sharon J. Sellers*

**SHARON J. SELLERS**

Witness #1 Printed Name

*Dorothy Carlson*

Witness #2 Signature  
**Dorothy Carlson**

Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 12 day of June, 2015, by SHARON J. SELLERS, a single woman, who is  personally known to me or who has  produced a Photo ID as identification and who did take an oath.



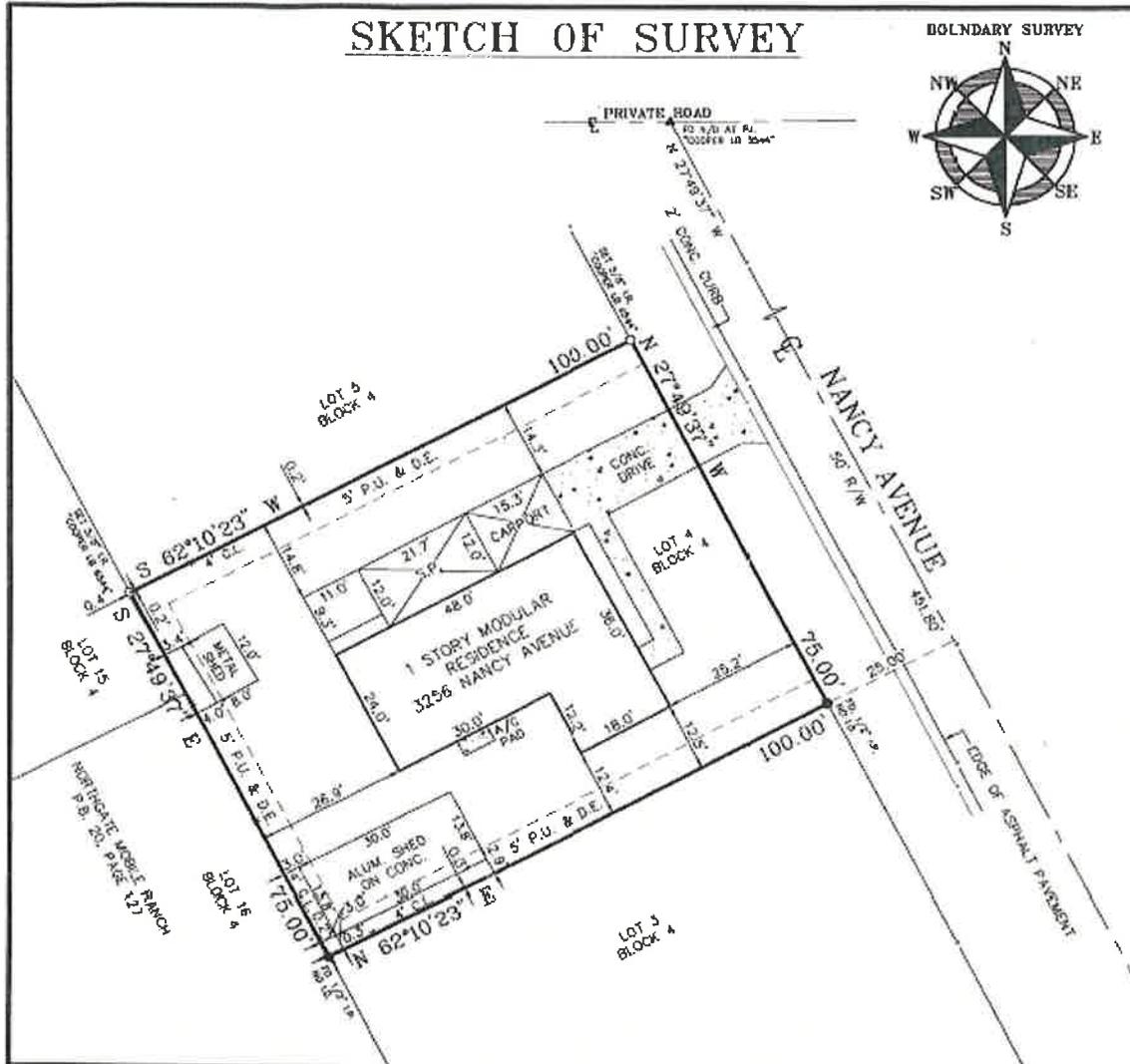
*Patricia Haas*

Notary Public, State of Florida  
My Commission Expires:

**PETITIONER'S DEED**  
**SHEET 2 OF 2**

# SKETCH OF SURVEY

BOLNDARY SURVEY



<p><b>LEGEND:</b></p> <p>A/C = AIR CONDITIONER          A.K.A. = ALSO KNOWN AS          ALUM = ALUMINUM          ANE = ANGLE          BK = BLOCK          B.O. = BOUNDARY          B.S. = BENCHMARK          C.A. = CALCULATED          C.B. = CHORD BEARING          C.C. = CONCRETE BLOCK STRUCTURE          C.D. = CHAIN DRIVE          C.L. = CHAIN LINE FENCE          C. = CENTER LINE          C.M. = CONCRETE MONUMENT          CONC. = CONCRETE          CT = CURB          D. = DRIVE          D.B. = DEED BOOK          D.S. = DEED BOOK          D/W = DRAINWAY</p>	<p><b>PROPOSED ELEVATION</b>          FLOWN 3-01          EASEMENT FLOW          ELEVATION          ELEV. = ELEVATION          F.F. = FINISH FLOOR          F.O. = FOUND          F.H. = FIRE HYDRANT          F.P. = IRON PIPE          F.R. = IRON PIPE          L.B. = LICENSED BUSINESS          M. = MEASURED          N/S. = NAIL &amp; DECK          N.G.V.S. = NATIONAL GEODETIC VERTICAL DATUM          O.B. = OPTICAL RECORDS BOOK          O.H. = OVERHEAD WIRE          P.C. = POINT          P.I. = POINT          P.I. = POINT OF BEGINNING          P.O.B. = POINT OF BEGINNING          P.O.C. = POINT OF COMMENCEMENT</p>	<p><b>WETLAND FLAGS</b>          U.E. = UTILITY EASEMENT          D.E. = DRAINAGE EASEMENT          P.U.E. = PUBLIC UTILITY EASEMENT          P.U. &amp; D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT          P.C. = POINT OF COMMENCEMENT          P.I. = POINT OF INTERSECTION          P.C.P. = PERMANENT CONTROL POINT          P.S. = PROFESSIONAL LAND SURVEYOR          P.C. = PACE          P.B. = PLANT BOX          B/W. = BOLT OF WAX          R.P. = MARKS POINT          S.P. = SCREEN PORCH          S.T. = STREET          S.P. = SPECIAL          W.F. = WOOD FENCE          W.M. = WATER METER          W.V. = WATER VALVE</p>	<p><b>SURVEY SYMBOLS</b></p> <p>• = MORE OR LESS          O = PLYWOOD POLE          U = SURF WIRE          L = ARC LENGTH          K = BENCH          Δ = DELTA</p> <p>▭ = COVERED AREA          ▭ = CONC.          --- = CENTER LINE          --- = FENCE          --- = EASEMENT          ● = FOUND AS NOTED          ▲ = FOUND NAIL &amp; DECK          ● = FOUND CONCRETE MONUMENT          ● = SET 5/8" IRON ROD "COOPER LB 8544"          ● = SET NAIL &amp; DECK "COOPER LB 8544"          ● = SET 4" x 4" CONCRETE MONUMENT "COOPER LB 8544"</p>
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DRAWN BY: GPL CHECKED BY: J.W.C.

SCALE: 1" = 20'

SECTION 6, TOWNSHIP 21 S., RANGE 35 E.

**LEGAL DESCRIPTION:**  
 LOT 4, BLOCK 4, FIRST ADDITION TO NORTHGATE MOBILE RANCH according to the plat thereof as recorded in Plat Book 24 at Page(s) 41 of the Public Records of Brevard County, Florida.

CERTIFIED TO:  
 SUSAN CADDICK

PROJECT NO.	DATE	REVISION

SURVEY DATE: 4/12/16 PROJECT # 18-04-27

- SURVEYOR'S NOTES:**
- Unless otherwise noted only utility easements and storm drains were located unless otherwise shown.
  - No underground utilities or improvements were located unless otherwise shown.
  - The surveyor is not a certified Professional Land Surveyor. This certification is made by an independent contractor of the Federal Government. As a contractor to the land this surveyor has the the parcel lies in TOWN 21 S., RANGE 35 E., per Community Plat No. 222002001000 dated 1/17/2014.
  - Unless otherwise noted, any elevations shown are based on assumed datum.
  - Setting shown herein are based on the WESTERLY R/W LINE OF NANCY AVENUE as being N 27°43'37" W.
  - This survey is prepared and carried for the exclusive use of the client named herein.
  - Unless this sketch of survey bears the signature and stamp seal of John W. Cooper PLS 5093 it is for informational purposes only and is not a valid survey.
  - Additions or deletions to this sketch of survey by other than the survey party is prohibited without written consent of the signing party.
  - Ownership of fences is unknown unless otherwise noted. Due to the value of fences it is recommended that you contact the undersigned surveyor prior to removal or destruction of any fence.

**John W. Cooper**  
 LAND SURVEYING INC.  
 2326 S. HOPKINS AVENUE  
 Titusville, Florida 32780  
 (321) 268-5646  
 FAX (321) 268-5588

I hereby certify that this survey meets the Minimum Technical Standards as set forth by the Florida Department of Agriculture and Consumer Services in Chapter 51-15.051 Florida Administrative Code, Pursuant to section 472.027, Florida Statute.

*John W. Cooper*  
 John W. Cooper PLS 5093

# PETITIONER'S BOUNDARY



July 22, 2016

Susan Chaddick  
3256 Nancy Ave  
Mims FL 32754

Re: Utility easement behind your home.

The water line is part of our private utilities for Northgate Mobile Ranch, PWS #3050890. This is not a Brevard County maintained line. This line runs approx. 5' east of your rear property line in a south to north direction.

I am Lester Grooms, the designated representative for Northgate Properties Inc. of Titusville. This company owns and operates the utility mentioned above.

Susan Chaddick has placed a shed on a concrete slab near the rear of her property. The concrete and shed is over the water line, but does not hinder the access for repair or replacement if necessary. If access for repair or replacement is necessary, Susan Chaddick understands that any damage to her concrete or shed will be her responsibility. Northgate Properties Inc of Titusville, or any future owner, will be held harmless. Our signatures below attest to this agreement.

The water service to the west from the above mentioned water line (Mrs. Carpenter's property at 3255 Broughton Ave.) is clear and accessible for any future repairs or replacement.

If I can be of any further assistance, please do not hesitate to contact me.

Lester Grooms

Susan Chaddick

---

3277 FIRST AVENUE · MIMS, FLORIDA 32754  
321-267-0144 OFFICE · 321-267-0501 FAX · NORTHGATE3@CFL.RR.COM

**NORTHGATE MOBILE HOME AND RV**  
**PARK – EXISTING WATERLINE - NO**  
**OBJECTIONS LETTER**



AD#1436068 7/16/16 LEGAL NOTICE NOTICE TO VACATE PORTIONS OF 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE WEST AND SOUTH LINES OF LOT 4, BLOCK 4, "FIRST ADDITION TO NORTHGATE MOBILE RANCH" IN SECTION 06, TOWNSHIP 21 SOUTH, RANGE 35 EAST, MIMS, FL NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by Susan Caddick with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: SEE EXHIBIT "A" The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easements at 9:00 a.m. on August 09, 2016 at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance. EXHIBIT "A" THOSE PORTIONS OF THE 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING THE WEST AND SOUTH LINES OF LOT 4, BLOCK 4 OF THE PLAT OF "FIRST ADDITION TO NORTHGATE MOBILE RANCH" AS RECORDED IN PLAT BOOK 24, PAGE 41 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS: THE EAST 2.50 FT. OF THE WEST 5.00 FT. OF THE NORTH 11.8 FT. OF THE SOUTH 16.8 FT. TOGETHER WITH THE NORTH 2.50 FT. OF THE SOUTH 5.00 FT. OF THE EAST 30.6 FT. OF THE WEST 33.1 FT. CONTAINING 106.2 SQUARE FEET, MORE OR LESS. PREPARED BY: JOHN W. COOPER, PLS

**PUBLIC HEARING LEGAL**  
**ADVERTISEMENT**

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA  
SCOTT ELLIS, CLERK  
By: Tammy Rowe, Deputy Clerk

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Florida Today:

Please advertise in the July 18, 2016 issue of Florida TODAY.

**PLEASE NOTE!** Please bill the Board of County Commissioners and forward bill and proof of publications to Tammy Rowe, Deputy Clerk, Titusville Courthouse, 2nd Floor, P. O. Box 999, Titusville, FL 32781-0999

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#### LEGAL NOTICE

NOTICE TO VACATE PORTIONS OF 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE WEST AND SOUTH LINES OF LOT 4, BLOCK 4, "FIRST ADDITION TO NORTHGATE MOBILE RANCH" IN SECTION 06, TOWNSHIP 21 SOUTH, RANGE 35 EAST, MIMS, FL

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LEGAL NOTICE

RESOLUTION VACATING PORTIONS OF A 5.0 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS IN THE PLAT OF THE FIRST ADDITION TO NORTHGATE MOBILE RANCH, MIMS, IN SECTION 06, TOWNSHIP 21 SOUTH, RANGE 35 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 9<sup>th</sup> day of August, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating portions of a 5.0 ft. wide public utility and drainage easements in the Plat of the First Addition to Northgate Mobile Ranch, Mims, in Section 06, Township 21 South, Range 35 East, as petitioned by Susan Caddick.

SEE ATTACHED EXHIBIT "A"

The Board further renounced and disclaimed any right of the County in and to said public utility and drainage easement.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA  
SCOTT ELLIS, CLERK  
BY: Tammy Rowe, Deputy Clerk

FLORIDA TODAY:

Please advertise in the August 16, 2016, issue of the Florida TODAY.

**Bill the Board of County Commissioners and forward bill and proof of publication to:**

**Tammy Rowe, P.O. Box 999, Titusville, Florida 32781-0999.**

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PREPARED BY: JOHN W. COOPER, PLS



Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

Table with 4 columns: PUBLICATION, TOLL-FREE, Local #, Email. Rows include Florida Today, Eagle, and Reporter.

Customer: BREVARD COUNTY PURCHASING
Address: 2725 JUDGE FRAN JAMIESON WAY
MELBOURNE FL 32940
USA

Ad No.: 0001515391
Pymt Method Invoice
Net Amt: \$165.00

Run Times: 1

No. of Affidavits: 1

Run Dates: 08/19/16

Text of Ad:

Ad #1515391 August 19, 2016

LEGAL NOTICE

RESOLUTION VACATING PORTIONS OF A 5.0 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS IN THE PLAT OF THE FIRST ADDITION TO NORTHGATE MOBILE RANCH, MIMS, IN SECTION 06, TOWNSHIP 21 SOUTH, RANGE 35 EAST

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SCOTT ELLIS, CLERK
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PREPARED BY: JOHN W. COOPER, PLS