

Meeting Date
December 06, 2016



AGENDA	
Section	PUBLIC HEARING
Item No.	IV.A

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

SUBJECT:	Petition to Vacate, Re: Partial vacating of a 10.0 ft. wide public utility and drainage easement – Rebecca Drive – “Twin Rivers Subdivision”– Merritt Island – Frank & Juliet Venzara – District 2 (Fiscal impact: Petitioner paid \$640.00 Vacating Application Fee)
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 the partial vacating of a 10.0 ft. wide public utility and drainage easement at Lot 30, “Twin River Subdivision” in Section 24, Township 25 South, Range 36 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating.

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 petitioners own Lot 30 and are requesting the partial vacating of the 10.00 ft. wide public utility and drainage easement adjoining the back lot line to allow for the permitting and construction of an expansion to the screen enclosure, pool and pool deck. Easement to be vacated contains 657.45 square feet, more or less.

November 21, 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 Merritt Island as follows: Begin at the intersection of State Road 520 (Merritt Island Causeway) and South Courtenay Parkway; thence 4.18 miles south along South Courtenay Parkway; thence 0.06 miles west along Angela Boulevard; thence north and west a total of 0.23 miles to the residence on the south (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@brevardcounty.us](mailto:Marc.Cazessus@brevardcounty.us) 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 Approved Resolution Notice and Record Vacating Resolution Documents (as one, resolution type document which in sequence includes the proof of publication of the public hearing notice, the approved/signed resolution, and the proof of publication of the adopted resolution notice.

Contract / Agreement (If attached):	Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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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

December 21, 2016

MEMORANDUM

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

RE: Advertising Bills for Resolution Vacating a Part of a 10.0 Ft. Wide Public Utility and Drainage Easement in Twin Rivers Subdivision, Merritt Island

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 16-218, vacating a part of a 10.0 foot wide public utility and drainage easement in Twin Rivers Subdivision, Merritt Island, as petitioned by Frank and Juliet Venzara. Said Resolution was adopted by the Board of County Commissioners, in regular session on December 6, 2016.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

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

December 21, 2016

Frank and Juliet Venzara  
1105 Rebecca Drive  
Merritt Island, FL 32952

Dear Mr. & Mrs. Venzara:

Re: Resolution Vacating a Part of a 10.0 Ft. Wide Public Utility and Drainage Easement in  
Twin Rivers Subdivision, Merritt Island

The Board of County Commissioners, in regular session on December 6, 2016, adopted Resolution No. 16-218, vacating a part of a 10.0 foot wide public utility and drainage easement in Twin Rivers Subdivision, Merritt Island, as petitioned by you. Said Resolution has been recorded in ORBK 7781, Pages 331 through 335. 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 A PART OF A 10.0 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT IN  
"TWIN RIVERS SUBDIVISION", MERRITT ISLAND, FLORIDA, LYING IN SECTION, 24,  
TOWNSHIP 25 SOUTH, RANGE 36 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **FRANK AND JULIET VENZARA** with the Board of County Commissioners to vacate a portion of a public utility and drainage easement 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 a portion of the public drainage and utility easement will not be detrimental to Brevard County or the public.

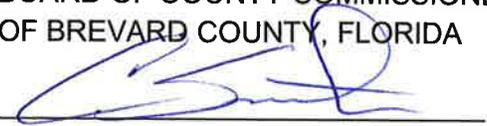
THEREFORE BE IT RESOLVED that said portion of the public utility and drainage easement is hereby vacated; and Brevard County renounces and disclaims any rights in and to said easement. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of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

DONE, ORDERED AND ADOPTED, in regular session, this 6<sup>TH</sup> day of December, 2016 A.D.

ATTEST:

  
\_\_\_\_\_  
SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
\_\_\_\_\_  
CURT SMITH, CHAIRMAN

As approved by the Board on:  
December 06, 2016

**LEGAL DESCRIPTION**

SHEET 1 OF 2

SITUATED IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 36 EAST

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

PARCEL ID# 25-36-24-02-00000.0-0030.00

PURPOSE OF SURVEY: VACATING A PORTION OF A 10.0 FOOT WIDE UTILITY & DRAINAGE EASEMENT

LEGAL DESCRIPTION:

THAT PORTION OF A 10.00 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET, LESS AND EXCEPT THE EAST 10.00 FEET AND THE WEST 10.00 FEET THEREOF, OF LOT 30, TWIN RIVERS SUBDIVISION, AS RECORDED IN PLAT BOOK 35, PAGE 90, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 657.45 SQ.FT.+-, 0.015 ACRES +-.

SURVEYOR'S NOTES:

- 1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE SOUTH RIGHT OF WAY LINE OF REBECCA DRIVE , BEING N 90°00' 00" E AS PER PLAT OF TWIN RIVERS SUBDIVISION.
- 2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.
- 3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 02-12-2015

ABBREVIATION & SYMBOL LEGEND

- |                        |  |
|------------------------|--|
| C/L = CENTERLINE       | I.R.C. = IRON ROD & CAP                      |
| R/W = RIGHT-OF-WAY     | P.U.D.E.= PUBLIC UTILITY & DRAINAGE EASEMENT |
| FND = FOUND            | A/C = AIR CONDITIONER                        |
| LB = LICENSED BUSINESS | CONC = CONCRETE                              |
| P = PLAT               | WUP = WOOD UTILITY POLE                      |
| M = MEASURED           | W/M = WATER METER                            |
| I.R. = IRON ROD        | E.M. = ELECTRIC METER                        |
| L = LINE               | W.F.S. = WOOD FRAME STRUCTURE                |
| N&D = NAIL & DISC      |  |



*E. Nielsen*

SURVEYOR & MAPPER, PSM NO. 5386  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR:  
FRANK & JULIET VENZARA

PREPARED BY:  
ERIC NIELSEN LAND SURVEYING, INC.  
L.B. 6946, 12 STONE STREET, SUITE 4  
COCOA, FL. 32922

DRAWN BY: E.N.

CHECKED BY: EN

DRAWING NO. 15-039-091516

SECTION 24  
TOWNSHIP 25 SOUTH  
RANGE 36 EAST

DATE: 09-15-2016

SHEET 1 OF 2

REVISIONS \_\_\_\_\_

# SKETCH OF DESCRIPTION

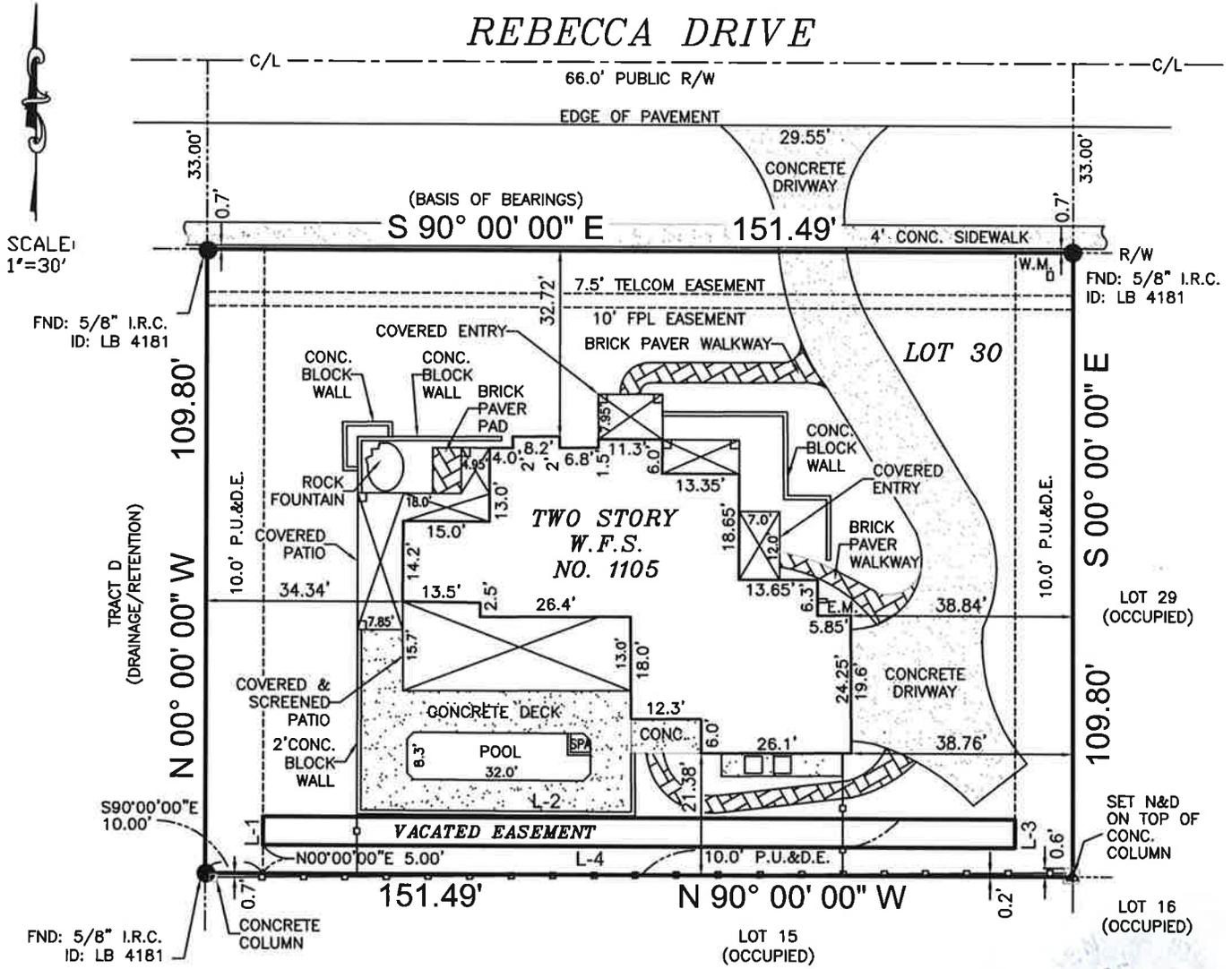
SHEET 2 OF 2

SITUATED IN SECTION 24, TOWNSHIP 25 SOUTH,  
RANGE 36 EAST  
PARCEL ID# 25-36-24-02-00000.0-0030.00

NOT VALID WITHOUT THE LEGAL  
DESCRIPTION ON SHEET 1 OF 2

"THIS IS A SKETCH ONLY, NOT A BOUNDARY SURVEY"

## REBECCA DRIVE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00° 00' 00" E	5.00'
L2	S 90° 00' 00" E	131.49'
L3	S 00° 00' 00" W	5.00'
L4	N 90° 00' 00" W	131.49'

*E. Nielsen*

SURVEYOR & MAPPER, PSM NO. 5386  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR:  
FRANK & JULIET VENZARA

PREPARED BY:  
ERIC NIELSEN LAND SURVEYING, INC.  
L.B. 6946, 12 STONE STREET, SUITE 4  
COCOA, FL. 32922

DRAWN BY: E.N.  
DATE: 09-15-2016

CHECKED BY: EN  
SHEET 2 OF 2

DRAWING NO. 15-039-091516  
REVISIONS \_\_\_\_\_

SECTION 24  
TOWNSHIP 25 SOUTH  
RANGE 36 EAST



BREVARD CTY PUBLIC WORKS DEPT  
2725 JUDGE FRAN JAMIESON WAY  
BLDG A 220  
VIERA, 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

**Notice Public Hearing**

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

11/21/16

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 21th of November 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: \$213.90  
Ad No: 0001741213  
Customer No: BRE-6BR327

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

AD#1741213 11/21/16  
LEGAL NOTICE  
NOTICE FOR THE PARTIAL VACATING OF A 10.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, PLAT OF "TWIN RIVERS SUBDIVISION" IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 **FRANK AND JULIET VENZARA** 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 easement at 9:00 a.m. on December 06, 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"**

THAT PORTION OF A 10.00 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET, LESS AND EXCEPT THE EAST 10.00 FEET AND

THE WEST 10.00 FEET THEREOF, OF LOT 30, TWIN RIVERS SUBDIVISION, AS RECORDED IN PLAT BOOK 35, PAGE 90, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 657.45 SQ. FT. +/-, 0.015 ACRES +/-.  
PREPARED BY: ERIC NIELSEN, PSM





BREVARD CTY PUBLIC WORKS DEPT  
2725 JUDGE FRAN JAMIESON WAY  
BLDG A 220  
VIERA, FL 32940

STATE OF FLORIDA COUNTY OF BREVARD:  
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**Notice Public Hearing**

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

12/15/16

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 15th of December 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: \$125.14  
Ad No: 0001786052  
Customer No: BRE-6BR327



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

AD#1786052 12/15/16  
LEGAL NOTICE

RESOLUTION VACATING A PART OF A 10.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ON REBECCA DRIVE, TWIN RIVERS SUBDIVISION, MERRITT ISLAND - FRANK & JULIET VENZARA

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 6th day of December, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a part of a 10.0 ft. wide public utility and drainage easement on Rebecca Drive, Twin Rivers Subdivision, Merritt Island, as petitioned by Frank & Juliet Venzara.

**SEE ATTACHED EXHIBIT "A"**

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

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

**LEGAL DESCRIPTION:**

**EXHIBIT "A"**

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PREPARED BY: ERIC NIELSEN, PSM



**Classified Ad Receipt  
(For Info Only - NOT A BILL)**

**Customer:** BREVARD CTY PUBLIC WORKS DEPT  
**Address:** 2725 JUDGE FRAN JAMIESON WAY  
VIERA FL 32940  
USA

**Ad No.:** 0001786052  
**Pymt Method** Invoice  
**Net Amt:** \$125.14

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 12/15/16

**Text of Ad:**

AD#1786052 12/15/16  
**LEGAL NOTICE**

RESOLUTION VACATING A PART OF A 10.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ON REBECCA DRIVE, TWIN RIVERS SUBDIVISION, MERRITT ISLAND - FRANK & JULIET VENZARA

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PREPARED BY: ERIC NIELSEN, PSM

LEGAL NOTICE

RESOLUTION VACATING A PART OF A 10.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ON REBECCA DRIVE, TWIN RIVERS SUBDIVISION, MERRITT ISLAND – FRANK & JULIET VENZARA

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of December, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a part of a 10.0 ft. wide public utility and drainage easement on Rebecca Drive, Twin Rivers Subdivision, Merritt Island, as petitioned by Frank & Juliet Venzara.

**SEE ATTACHED EXHIBIT "A"**

The Board further renounced and disclaimed any right of the County in and to said public 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 December 15, 2016, issue of the Florida TODAY.

**Bill the Board of County Commissioners Account Number 6BR327  
and forward bill and proof of publication to:**

**Marc Cazessüs, Public Works Department  
2725 Judge Fran Jamieson Way, Bldg. A-220  
Viera, FL 32940**

LEGAL DESCRIPTION:

**EXHIBIT "A"**

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PAGE 90, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 657.45 SQ. FT. +/-,  
0.015 ACRES +/-.

PREPARED BY: ERIC NIELSEN, PSM

Account #: 2511530

**Property Information**

Owners: Veroek, Daniel John  
 Veroek, Chay  
 Site Address: 1105 Rebecca Dr Merritt Island Fl 32952  
 Mailing Address: 1105 Rebecca Dr  
 Parcel ID: 25 3624-02- -30  
 Property Use: 0110 - Single Family Residence  
 Exemptions: None  
 Taxing District: 2200 - Unincorp District 2

**Value Summary Information**

Value Category	2015	2014	2013
Total Market Value	\$331,880	\$281,500	\$262,740
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$331,880	\$281,500	\$258,430
Assessed Value School	\$331,880	\$281,500	\$262,740
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$331,880	\$281,500	\$258,430
Taxable Value School	\$331,880	\$281,500	\$262,740

**Sales History Information**

Sale Date	Sale Price	Deed Type	Vacant/Improved	Book/Page
02/20/2015	\$389,900	WD	Improved	7308/1819
09/02/2014	\$100	WD	Improved	7262/1745
09/02/2014	\$229,900	WD	Improved	7204/0881
08/26/2014	\$100	WD	Improved	7262/1743
03/17/2014	\$251,000	CT	Improved	7087/0810
04/06/2005	\$100	WD	Improved	5452/2155
04/06/2005	\$100	WD	Improved	5452/2170
05/04/2004	\$100	QC	Improved	5289/1214
03/29/2004	\$100	QC	Improved	5247/2105
07/26/2002	\$321,000	WD	Improved	4654/2389
11/01/1989	\$48,900	WD	Vacant	3029/1370

**Building Information**

Property Data Card #1  
 Building Use: 0110 - Single Family Residence  
 Year Built: 1983

**Building Materials**

EXTERIOR WALL: STUCCO  
 FRAME: MASNRY/CONC , WOOD FRAME  
 ROOF: CEM/CLY/MTL TILE  
 ROOF STRUCTURE: HIP/GABLE

**Building Sub-areas**

BALCONY	48
BASE AREA	1805
BASE AREA	1123
GARAGE	624
OPEN PORCH	78
OPEN PORCH	112
OPEN PORCH	30
OPEN PORCH	84
OPEN PORCH	869
OPEN PORCH	88

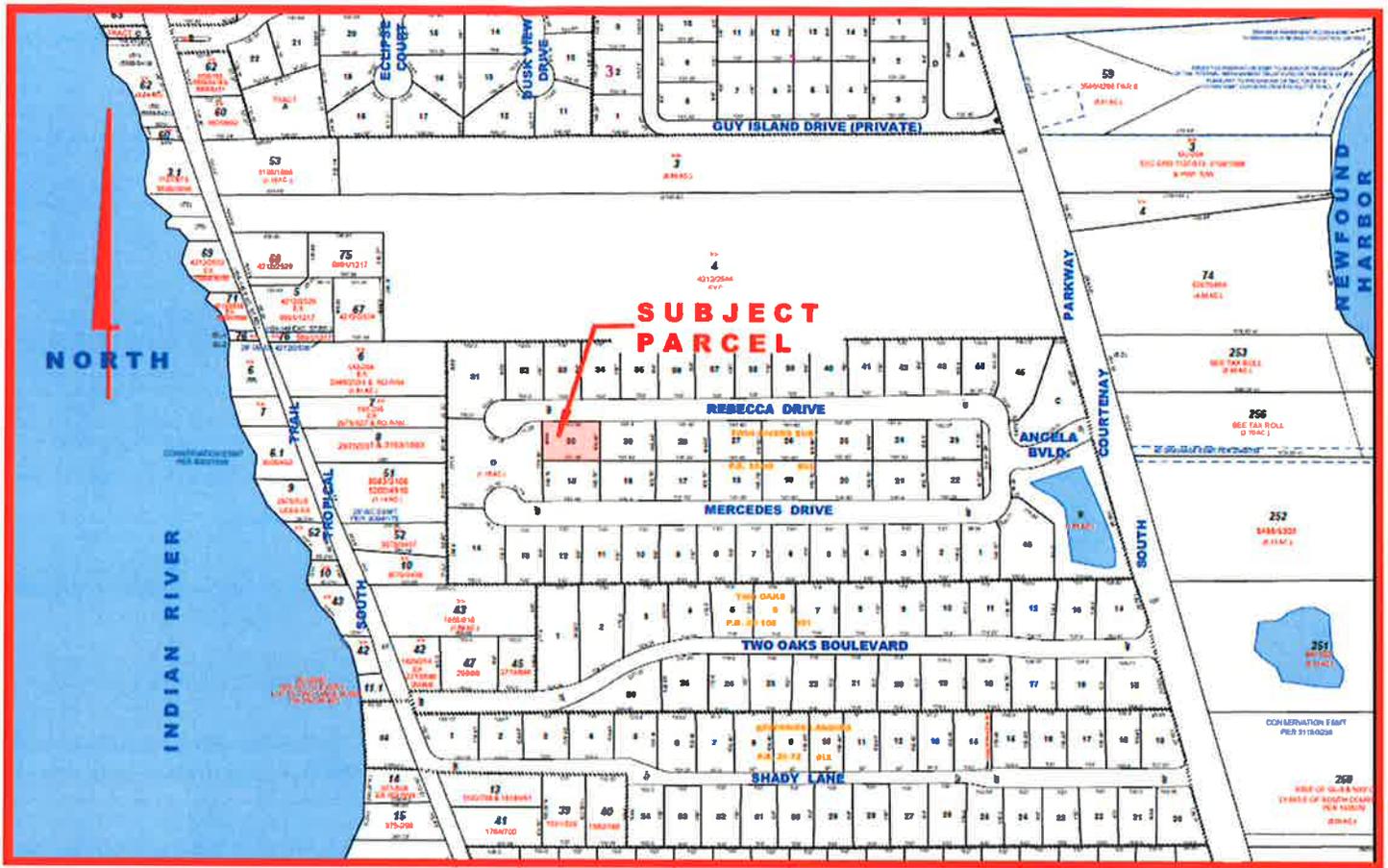
**Extra/Special Features**

POOL DECK: 846  
 PATIO: CONCRETE: 72  
 SPA: RESIDENTIAL, ATTACHED: 1  
 ALL SCREEN: 1 STORY: 1144  
 POOL: RESIDENTIAL: 1

**Land Information**

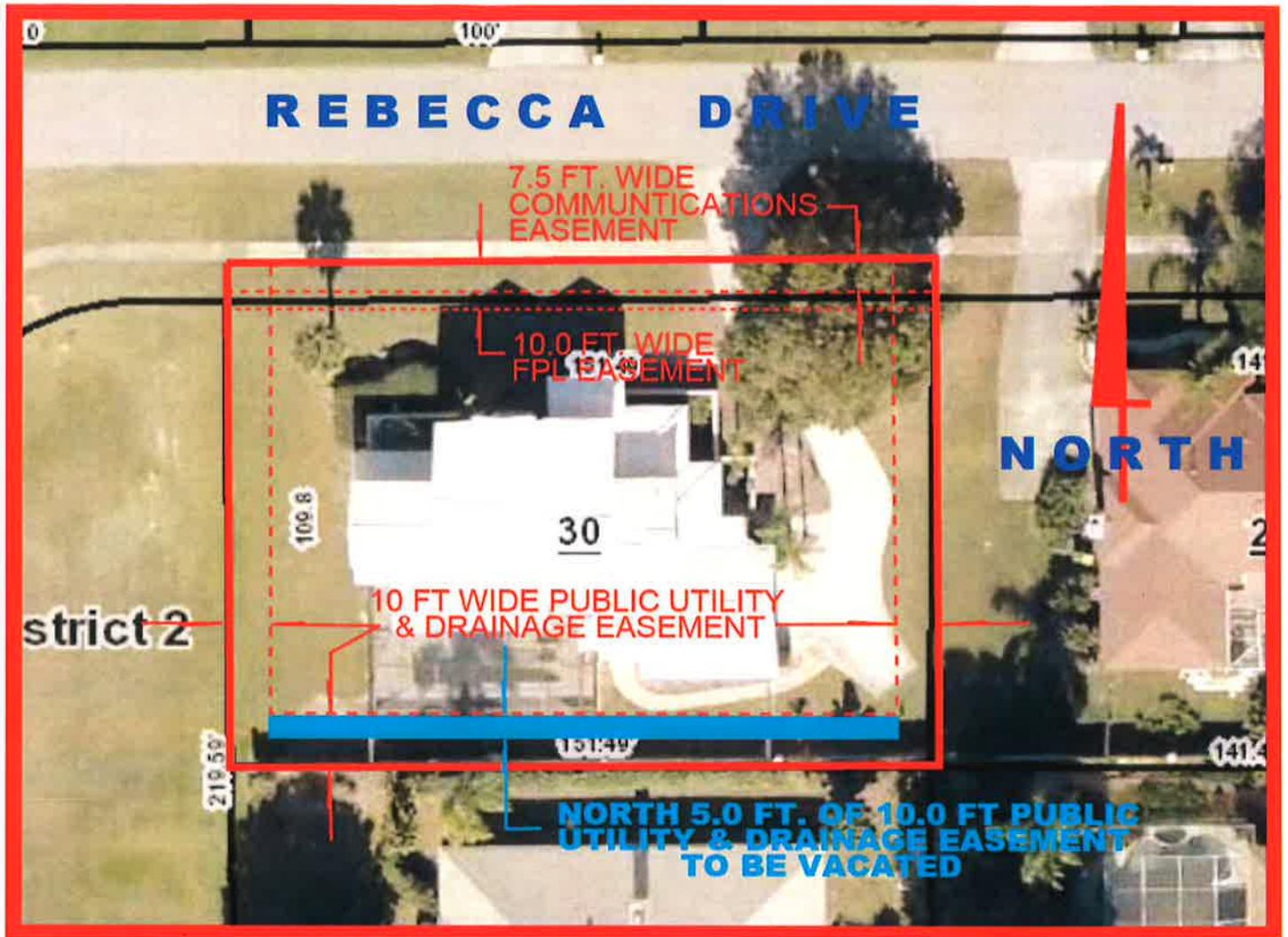
Total Acres: 0.38  
 Site Code: 0001 - No Other Code Appl

# APPRAISER'S DETAIL SHEET



## VICINITY MAP

Frank and Juliet Venzara – 1105 Rebecca Drive, Merritt Island – Lot 30, “Twin Rivers Subdivision” – (Plat Book 35, Page 90) – Section 24, Township 25 South, Range 36 East – District 2 – Partial Vacating of a 10.0 ft. Wide Public Utility & Drainage Easement



## AERIAL MAP

Frank and Juliet Venzara – 1105 Rebecca Drive, Merritt Island – Lot 30, “Twin Rivers Subdivision” – (Plat Book 35, Page 90) – Section 24, Township 25 South, Range 36 East – District 2 – Partial Vacating of a 10.0 ft. Wide Public Utility & Drainage Easement



2

Prepared by  
Jeanni Brown  
Countywide Title & Escrow, Corp  
275 N. Grove St., # 101  
Merritt Island, Florida 32953

File Number 16-1229

**General Warranty Deed**

Made this May 27, 2016 A D By **Daniel John Vercek and Chay Vercek, husband and wife**, whose address is: 6540 Canyon Cove, Cumming, Georgia 30028, hereinafter called the grantor, to **Frank X Venzara, III and Juliet L. Venzara, husband and wife**, whose post office address is: 2843 Glenridge Circle, Merritt Island, Florida 32953, hereinafter called the grantee

(Whenever used herein the term "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz

Lot 30, Twin Rivers Subdivision, a subdivision according to the plat thereof recorded at Plat Book 35, Page 90, in the Public Records of Brevard County, Florida.

Parcel ID Number 25-36-24-02-00000-0-0030-00

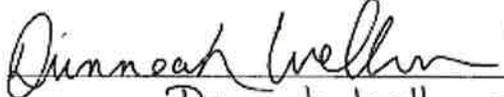
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

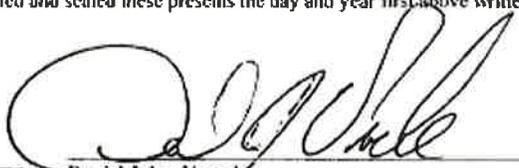
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence.

  
Witness Printed Name Dunnoah Welburn

 (Seal)  
Daniel John Vercek  
Address 6540 Canyon Cove, Cumming, Georgia 30028

  
Witness Printed Name Nicole Wells

DEED Individual Warranty Deed - Legal on Face

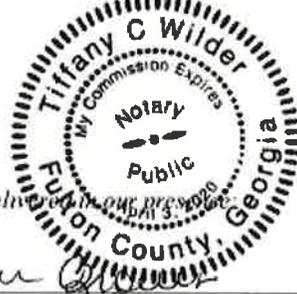
**PETITIONER'S DEED**  
**SHEET 1 OF 2**

Prepared by  
Jeann Brown  
Countywide Title & Escrow, Corp  
275 N Grove St., # 101  
Merritt Island, Florida 32953

File Number 16-1229

State of GEORGIA  
County of FULTON

The foregoing instrument was acknowledged before me this 24 day of May, 2016, by Daniel John Vercek, husband, who is/are personally known to me or who has produced valid photo id as identification



Tiffany C Wilder  
Notary Public  
Print Name: TIFFANY C WILDER  
My Commission Expires: 4/3/2020

Signed, sealed and delivered in our presence  
Jeann Brown  
Witness Printed Name Jeann Brown

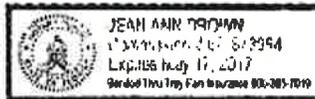
Chay Vercek (Seal)  
Chay Vercek  
Address 6540 Canyon Cove, Cumming, Georgia 30028

Michelle Brown  
Witness Printed Name Michelle Brown

State of FLORIDA  
County of BREVARD

The foregoing instrument was acknowledged before me this 25 day of May, 2016, by Chay Vercek, wife, who is/are personally known to me or who has produced valid photo id as identification

Jeann Brown  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



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



AD#1741213 11/21/16 LEGAL NOTICE NOTICE FOR THE PARTIAL VACATING OF A 10.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, PLAT OF "TWIN RIVERS SUBDIVISION" IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 FRANK AND JULIET VENZARA 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 easement at 9:00 a.m. on December 06, 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" THAT PORTION OF A 10.00 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET, LESS AND EXCEPT THE EAST 10.00 FEET AND THE WEST 10.00 FEET THEREOF, OF LOT 30, TWIN RIVERS SUBDIVISION, AS RECORDED IN PLAT BOOK 35, PAGE 90, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 657.45 SQ. FT. +/-, 0.015 ACRES +/- PREPARED BY: ERIC NIELSEN, PSM

**PUBLIC HEARING LEGAL**

**ADVERTISEMENT**

THAT PORTION OF A 10.00 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:  
THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET, LESS AND EXCEPT THE EAST 10.00 FEET AND THE  
WEST 10.00 FEET THEREOF, OF LOT 30, TWIN RIVERS SUBDIVISION, AS RECORDED IN PLAT BOOK 35,  
PAGE 90, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 657.45 SQ.FT.+-. 0.015  
ACRES +-. .

PREPARED BY: ERIC NIELSEN, PSM