

Meeting Date
DECEMBER 06, 2016



**AGENDA FOR
BREVARD COUNTY BOARD OF**

Continued
to
12/20/16

AGENDA	
Section	PUBLIC HEARING
Item No.	IV.D

SUBJECT:	Petition to Vacate, Re: Public Utility and Drainage Easement – Spinaker Drive – “South Indian River Isle Third Addition” – Rockledge – Thirrel and Roberta Altman – District 4 (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 vacating a 10.0 ft. wide public utility and drainage easement centered along the common line between Lots 33 and 34, “South Indian River Isle Third Addition” in Section 12, Township 26 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 as owners of Lots 33 and 34 are requesting the vacating of the 10.00 ft. wide public utility and drainage easement centered along the common line to allow for the permitting and construction of a single family residence over the common line. Easement to be vacated contains 1,127 square feet, more or less. The petitioners have agreed to convey to Brevard County a 13.0 ft. wide public drainage and utility replacement easement along the east and north lines of Lot 34 as shown on the attached sketch and description designated as Exhibit “B”.

November 15, 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 and there are no objections at this time. However, the applicant’s proposed replacement easement also requires the design and construction of a replacement swale to convey stormwater and thus prevent flooding. Until the design (plans) and construction of the swale has been submitted, approved, and built the vacating cannot be recommended for approval. The property is located in Rockledge as follows: Begin at the intersection of S.R. 404 (aka: Pineda Causeway) and U. S. No. 1; thence 2.53 miles north on U.S. No. 1; thence 75 ft. east on Bosun Court; thence 480 ft. south & east on Topsail Drive; thence 0.30 miles south, east and north on Spinaker Drive to the end of the cul-de-sac and the lots on the north side of the cul-de-sac.

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.

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), replacement easement form with sketch and description, comment summary sheet and legal notice of public hearing advertisement.

Clerk to the Board instruction: Advertise Adopted Resolution Notice; Record Adopted Resolution Documents as one recording (which in sequence includes the adopted/signed resolution, proof of publication of the public hearing notice, and the proof of publication of the adopted resolution notice) and separately record the Replacement Easement Documents.

Contract / Agreement (If attached):		Reviewed by County Attorney	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 		

RESOLUTION 2016 - _____

VACATING A 10.00 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT IN "SOUTH INDIAN RIVER ISLES THIRD ADDITION", ROCKLEDGE, FLORIDA, LYING IN SECTION, 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **THIRREL AND ROBERTA ALTMAN** with the Board of County Commissioners to vacate a public utility and drainage easement in Brevard County, Florida, described as follows:

**SEE ATTACHED:
EXHIBIT "A" - PETITIONERS' EASEMENT VACATING SKETCH & DESCRIPTION
EXHIBIT "B" - PETITIONER'S EASEMENT REPLACEMENT 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 the public drainage and utility easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that 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 06TH day of December, 2016 A.D.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

SCOTT ELLIS, CLERK

As approved by the Board on:
December 06, 2016

LEGAL DESCRIPTION

SHEET 1 OF 2

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST
 PARCEL ID# 26-36-12-05-00000.0-0033.00 &
 PARCEL ID# 26-36-12-05-00000.0-0034.00

NOT VALID WITHOUT THE SKETCH
 ON SHEET 2 OF 2

NOT A SURVEY

PURPOSE OF SKETCH:
 TO VACATE EASTERLY 5' PUDE ON LOT 33 & THE WESTERLY 5' PUDE OF LOT 34

LEGAL DESCRIPTION:

THE 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING EASTERLY 5.00 FEET OF LOT 33 AND ALSO ENCUMBERING THE WESTERLY 5.00 FEET OF LOT 34, SOUTH INDIAN RIVER ISLES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 93 & 94, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,

LESS AND EXCEPT THE NORTHERLY 90.00 FEET THEREOF, AS MEASURED PERPENDICULARLY FROM THE NORTH LINE OF SAID LOTS 33 AND 34 AND LESS AND EXCEPT THE SOUTHERLY 5.00 FEET THEREOF AS MEASURED RADially FROM THE SOUTH LINE OF SAID LOTS 33 AND 34. CONTAINING 1,127 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE C/L BEING N24°14'00"W AS PER PLAT.
2. THIS IS NOT A SURVEY.
3. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.
4. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

LEGEND:
 BRG = BEARING
 C/L = CENTERLINE
 COR = CORNER
 ESMT = EASEMENT
 (M) = MEASURED
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PUDE = PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT
 REF = REFERENCE
 R/W = RIGHT OF WAY
 L1 = LINE TABLE DESIGNATION
 C2 = CURVE TABLE DESIGNATION

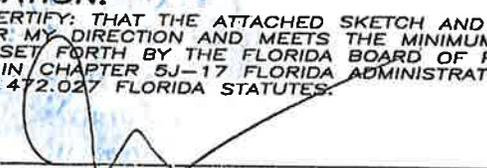
*NOTE:
 AN AFFIDAVIT HAS BEEN FILED BY THE SURVEYOR OF RECORD FOR SAID PLAT OF SOUTH INDIAN RIVER ISLES THIRD ADDITION. SAID AFFIDAVIT IS RECORDED IN OFFICIAL RECORDS BOOK 3477, PAGE 688 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID AFFIDAVIT SAYS THAT THE PUBLIC RIGHTS-OF-WAY AND PUBLIC DRAINAGE EASEMENTS NOTED ON THE PLAT SHOULD HAVE BEEN NOTED AS BEING PRIVATE. THE RIGHT-OF-WAY AND DRAINAGE EASEMENTS SHOWN ON THIS SKETCH ARE PER THE RECORDED PLAT. SURVEYOR ACKNOWLEDGES THE EXISTENCE OF SAID AFFIDAVIT, BUT MAKE NO COMMENT AS TO ITS VALIDITY.

SKETCH	8/27/15
REVISED - COUNTY REVIEW COMMENTS	9/15/15
REVISED	2/18/16

PREPARED FOR: REMI CHAFFIOT	PROJECT NO. 34709	DRAWN BY: JED
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CERTIFICATION:
 I HEREBY CERTIFY: THAT THE ATTACHED SKETCH AND DESCRIPTION WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 2/18/16


 JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LS 6133

Kane Surveying, Inc.
 FLORIDA LICENSED BUSINESS No. LB 7838
 505 DISTRIBUTION DRIVE
 MELBOURNE, FLORIDA 32904
 (321) 676-0427 FAX (321) 984-1448

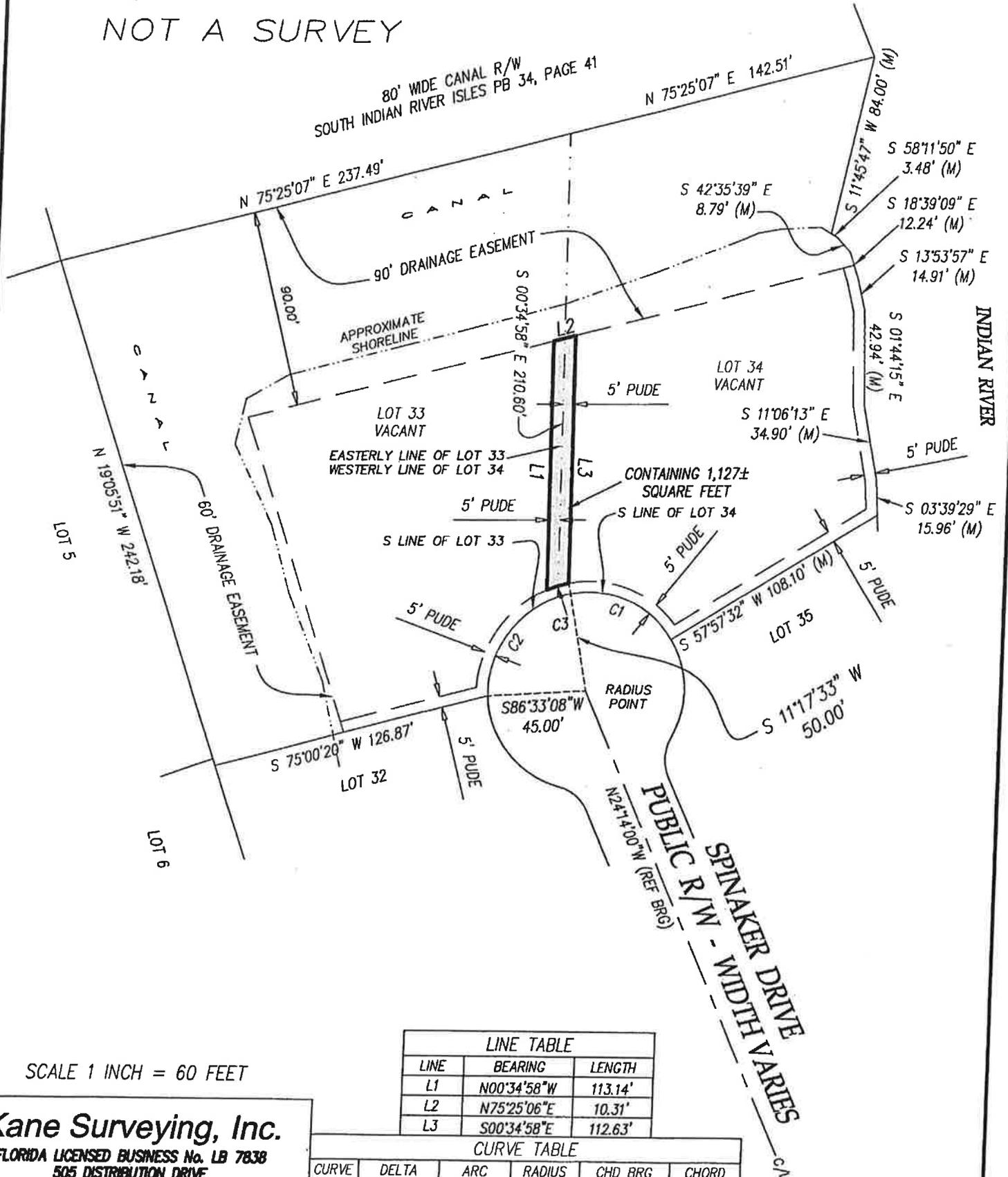
SKETCH OF DESCRIPTION

SHEET 2 OF 2

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST
 PARCEL ID# 26-36-12-05-00000.0-0033.00 &
 PARCEL ID# 26-36-12-05-00000.0-0034.00

NOT VALID WITHOUT THE LEGAL
 DESCRIPTION ON SHEET 1 OF 2

NOT A SURVEY



SCALE 1 INCH = 60 FEET

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°34'58"W	113.14'
L2	N75°25'06"E	10.31'
L3	S00°34'58"E	112.63'

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHD BRG	CHORD
C1	77°03'32"	60.52'	45.00'	N70°34'15"W	56.06'
C2	74°20'51"	58.39'	45.00'	S33°43'34"W	54.38'
C3	11°59'09"	10.46'	50.00'	S72°42'53"W	10.44'

Kane Surveying, Inc.

FLORIDA LICENSED BUSINESS No. LB 7838
 505 DISTRIBUTION DRIVE
 MELBOURNE, FLORIDA 32904
 (321) 676-0427 FAX (321) 984-1448

DATE: 2/18/16

PROJECT NO. 34709

PERMANENT DRAINAGE AND UTILITY EASEMENT

THIS INDENTURE, made this 27th day of October, 2016, between Thirrel A. Altman Sr., individually and as Trustee of the Thirrel A. Altman Sr. Trust u/a/d March 16, 2001, and Roberta M. Altman, individually and as Trustee of the Roberta M. Altman Trust u/a/d March 16, 2001, as the first party, and BREVARD COUNTY, Florida, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Viera, Florida 32940 as the second party, for the use and benefit of BREVARD COUNTY, Florida.

WITNESSETH: That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of public utilities, drainage, and other allied uses which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of the easements is located in Section 12, Township 26 South, Range 36 East, County of Brevard, State of Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and/or assigns.

The first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

IN WITNESS WHEREOF, the first party having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

Thirrel A. Altman Sr., individually and as Trustee of the Thirrel A. Altman Sr. Trust u/a/d March 16, 2001 and Roberta M. Altman, individually and as Trustee of the Roberta M. Altman Trust u/a/d March 16, 2001

Marlaine B. Mattox

Witness
Print: Marlaine B. Mattox

Thirrel A. Altman

Thirrel A. Altman

Joyce Johnson

Witness
Print: Joyce Johnson

Roberta M. Altman

Roberta M. Altman

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27th day of October, 2016, by Thirrel A. Altman and Roberta M. Altman, who is/ is not personally known to me or who have produced DR LICENSES as identification and who did/did not take an oath.

WITNESS my hand and official seal at MELBOURNE, Florida, the County of Brevard, State of Florida, this 27th day of October, 2016.

Board Date _____
Agenda Item _____

Marlaine B. Mattox

Notary Public Marlaine B. Mattox

Print Name _____

Commission No. _____

My Commission Expires: _____

MARLAINE B. MATTOX
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # FF153009
EXPIRES 9/17/2018
BONDED THRU 1-888-NOTARY1

LEGAL DESCRIPTION

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST
 PARCEL ID# 26-36-12-05-00000.0-0034.00

SHEET 1 OF 2

NOT VALID WITHOUT THE SKETCH
 ON SHEET 2 OF 2

NOT A SURVEY

PURPOSE OF SKETCH:
 PROPOSED DRAINAGE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF LOTS 33 AND 34, SOUTH INDIAN RIVER ISLES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 93 & 94, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY MOST CORNER OF SAID LOT 34 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPINAKE DRIVE, AS PRESENTLY OCCUPIED; THENCE N 57°57'32" E ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 81.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N 03°39'29" W 26.89 FEET; THENCE N 11°06'13" W 35.29 FEET; THENCE N 01°44'15" W 42.38 FEET; THENCE N 13°53'57" W 11.50 FEET; THENCE N 18°39'09" W 6.16 FEET; THENCE S 86°46'35" W 8.97 FEET; THENCE S 80°10'41" W 6.00 FEET; THENCE S 65°35'59" W 4.61 FEET; THENCE S 69°04'40" W 45.83 FEET; THENCE S 70°27'56" W 42.02 FEET; THENCE S 74°39'11" W 12.90 FEET TO A POINT THAT IS 5.00 FEET WESTERLY OF, BY PERPENDICULAR MEASURE, THE WEST LINE OF SAID LOT 34; THENCE RUN N 00°34'58" W, 5.00 FEET WESTERLY OF, BY PERPENDICULAR MEASURE, THE WEST LINE OF SAID LOT 34, A DISTANCE OF 13.44 FEET; THENCE N 74°39'11" E 8.99 FEET; THENCE N 70°27'56" E 41.39 FEET; THENCE N 69°04'40" E 45.28 FEET; THENCE N 65°35'59" E 5.88 FEET; THENCE N 80°10'41" E 8.41 FEET; THENCE N 86°46'35" E 19.62 FEET; S 18°39'09" E 16.60 FEET; THENCE S 13°53'57" E 13.43 FEET; S 01°44'15" E 42.70 FEET; THENCE S 11°06'13" E 35.07 FEET; THENCE S 03°39'29" E 20.71 FEET TO THE SAID SOUTH LINE OF LOT 34; THENCE S 57°57'32" W ALONG SAID SOUTH LINE 14.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES (3,254 SQUARE FEET) MORE OR LESS.

SURVEYOR'S NOTES:

ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2. -E SIGNATURE AND

- LEGEND:
 BRG = BEARING
 C/L = CENTERLINE
 COR = CORNER
 ESMT = EASEMENT
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 P.B. = PLAT BOOK
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REVISED SKETCH & DESCRIPTION	2/18/16
SKETCH & DESCRIPTION	1/25/16

PREPARED FOR: Paul Vavala	PROJECT NO. 34709	DRAWN BY: JAS
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CERTIFICATION:
 I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 2/18/16

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LS 6133

Kane Surveying, Inc.
 FLORIDA LICENSED BUSINESS No. LB 7838
 505 DISTRIBUTO

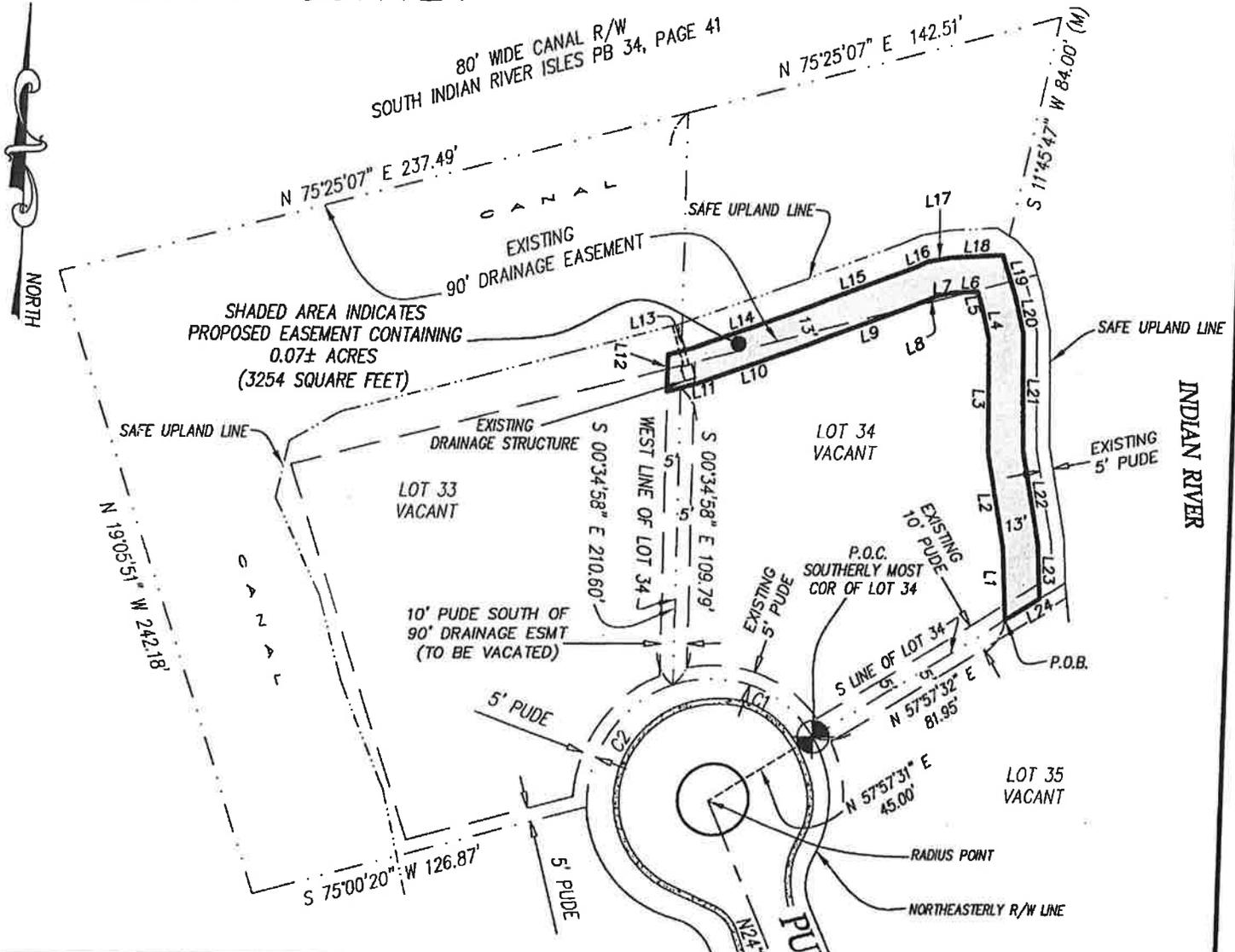
SKETCH OF DESCRIPTION

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST
 PARCEL ID# 26-36-12-05-00000.0-0034.00

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL
 DESCRIPTION ON SHEET 1 OF 2

NOT A SURVEY



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N03°39'29"W	26.89'	L13	N74°39'11"E	8.99'
L2	N11°06'13"W	35.29'	L14	N70°27'56"E	41.39'
L3	N01°44'15"W	42.38'	L15	N69°04'40"E	45.28'
L4	N13°53'57"W	11.50'	L16	N65°35'59"E	5.88'
L5	N18°39'09"W	6.16'	L17	N80°10'41"E	8.41'
L6	S86°46'35"W	8.97'	L18	N86°46'35"E	19.62'
L7	S80°10'41"W	6.00'	L19	S18°39'09"E	16.60'
L8	S65°35'59"W	4.61'	L20	S13°53'57"E	13.43'
L9	S69°04'40"W	45.83'	L21	S01°44'15"E	42.70'
L10	S70°27'56"W	42.02'	L22	S11°06'13"E	35.07'
L11	S74°39'11"W	12.90'	L23	S03°39'29"E	20.71'
L12	N00°34'58"W	13.44'	L24	S57°57'32"W	14.78'

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHD BRG	CHORD
C1	77°03'32"	60.52'	45.00'	N70°34'15"W	56.06'
C2	74°20'51"	58.39'	45.00'	S33°43'34"W	54.38'

Kane Surveying, Inc.

FLORIDA LICENSED BUSINESS No. LB 7838
 505 DISTRIBUTION DRIVE
 MELBOURNE, FLORIDA 32904
 (321) 676-0427 FAX (321) 984-1448

SCALE 1 INCH = 60 FEET

DATE: 2/18/16

PROJECT NO. 34709



New Search
Online Homestead
TRIM Notice
Map
Map + Sales
Classic Map
Bird's Eye View
Taxes
Photos
Building Drawings
Plat
Comments
Permits
Land Info
Building Info
Help

General Parcel Information

Parcel ID: 26-36-12-05-00000.0-0033.00	Millage Code: 4200	Exemption:	Use Code: Z
Site Address: 6302 SPINAKER DR , ROCKLEDGE 32955			Tax ID: 2615561

Site Address is assigned by Brevard County Address Assignment for E-911 purposes and may not reflect the postal community name.

Owner Information

Owner Name:	ALTMAN, THIRREL A SR
Second Name:	ALTMAN, ROBERTA M TRUSTEES
Mailing Address:	P O BOX 360911
City, State, Zipcode:	MELBOURNE, FL 32936

Abbreviated Description

Plat Book/Page: 0038/0093	Sub Name: SOUTH INDIAN RIVER ISLES 3RD ADDN	LOT 33
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Value Summary

Roll Year:	2013	2014	2015
Market Value Total:¹	\$170,500	\$190,300	\$198,000
Agricultural Market Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$170,500	\$187,550	\$198,000
Assessed Value School:	\$170,500	\$190,300	\$198,000
Homestead Exemption:²	\$0	\$0	\$0
Additional Homestead:²	\$0	\$0	\$0
Other Exemptions:²	\$0	\$0	\$0
Taxable Value Non-School:³	\$170,500	\$187,550	\$198,000
Taxable Value School:³	\$170,500	\$190,300	\$198,000

Land Information

Acres:	1.09
Site Code:	130
Land Value:	\$198,000

1: Market value is established for ad valorem purposes in accordance with s.193.011(1) and (8), Florida Statutes. This value does not represent anticipated selling price for the property.

2: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

3: The Additional Homestead exemption does not apply when calculating taxable value for school districts pursuant to Amendment 1.

Sale Information

Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Sale Screening Code	Sale Screening Source	Physical Change Code	Vacant/Improved
4373/3482	5/15/2001	\$100	ID	PT			V

Sale screening and sale screening source codes are for assessment purposes only and have no bearing on potential marketability of the property.



New Search
Online Homestead
TRIM Notice
Map
Map + Sales
Classic Map
Bird's Eye View
Taxes
Photos
Building Drawings
Plat
Comments
Permits
Land Info
Building Info
Help

General Parcel Information

Parcel ID: 26-36-12-05-00000.0-0034.00	Millage Code: 4200	Exemption:	Use Code: 7
Site Address: 6301 SPINAKE DR , ROCKLEDGE 32955		Tax ID: 2615563	

Site Address is assigned by Brevard County Address Assignment for E-911 purposes and may not reflect the postal community name.

Owner Information

Owner Name:	ALTMAN, THIRREL A SR
Second Name:	ALTMAN, ROBERTA M TRUSTEES
Mailing Address:	P O BOX 360911
City, State, Zipcode:	MELBOURNE, FL 32936

Abbreviated Description

Plat Book/Page: 0038/0093	Sub Name: SOUTH INDIAN RIVER ISLES 3RD ADDN	LOT 34
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Value Summary

Roll Year:	2013	2014	2015
Market Value Total:¹	\$264,000	\$286,000	\$335,500
Agricultural Market Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$264,000	\$286,000	\$314,600
Assessed Value School:	\$264,000	\$286,000	\$335,500
Homestead Exemption:²	\$0	\$0	\$0
Additional Homestead:²	\$0	\$0	\$0
Other Exemptions:²	\$0	\$0	\$0
Taxable Value Non-School:³	\$264,000	\$286,000	\$314,600
Taxable Value School:³	\$264,000	\$286,000	\$335,500

Land Information

Acres:	0.82
Site Code:	110
Land Value:	\$335,500

1: Market value is established for ad valorem purposes in accordance with s.193.011(1) and (8), Florida Statutes. This value does not represent anticipated selling price for the property.

2: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

3: The Additional Homestead exemption does not apply when calculating taxable value for school districts pursuant to Amendment 1.

Sale Information

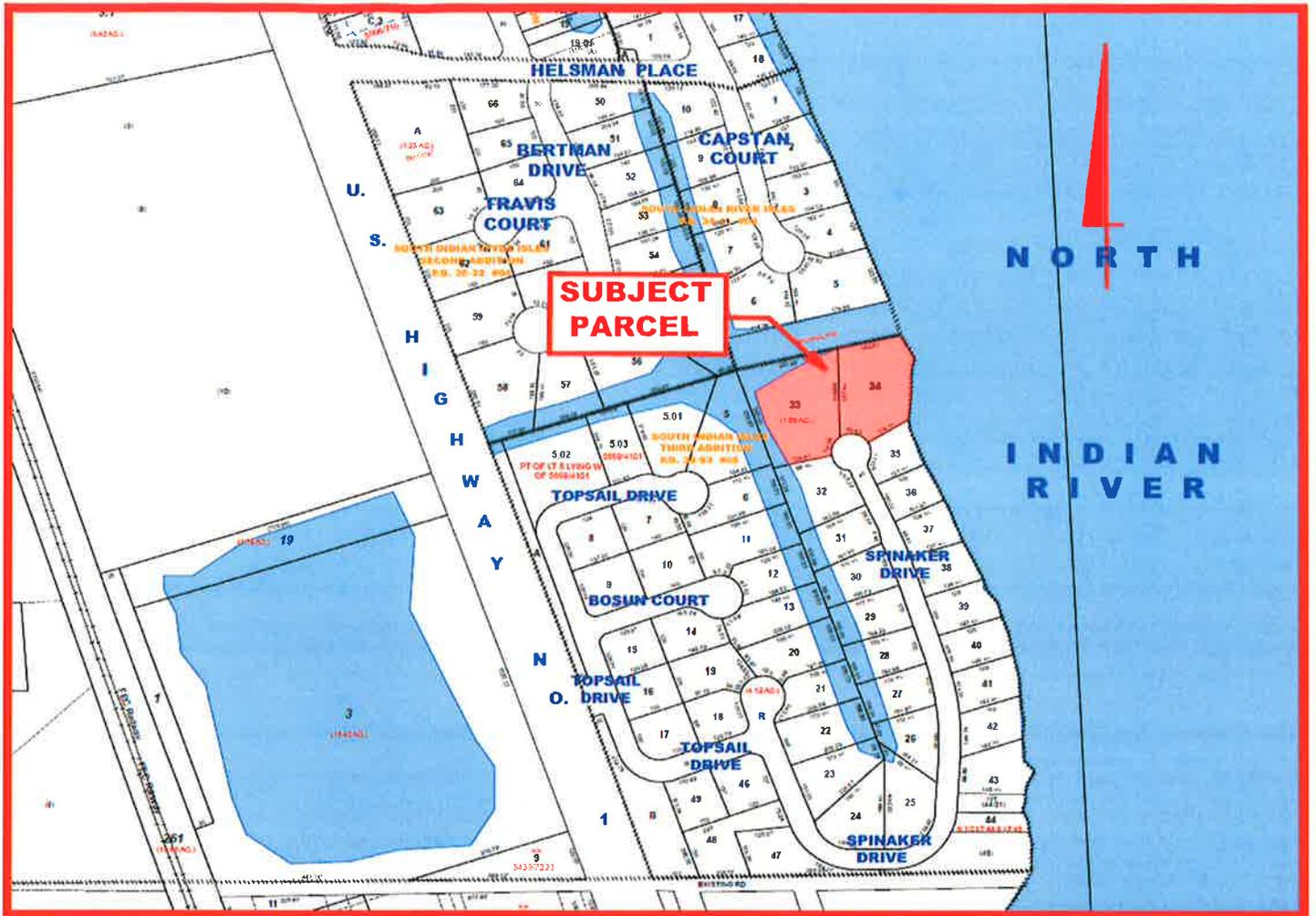
Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Sale Screening Code	Sale Screening Source	Physical Change Code	Vacant/Improved
4373/3482	5/15/2001	\$100	TD	PT			V

Sale screening and sale screening source codes are for assessment purposes only and have no bearing on potential marketability of the property.

[Home](#) | [Meet Dana](#) | [Appraiser's Job](#) | [General Info](#) | [Budget & Funding](#) | [Assessment Caps](#) | [Exemptions](#) | [Online Filing](#) | [Agricultural](#) | [Tangible Property](#) | [Unusable Property](#) | [Appeals](#) | [Forms](#) | [1943 Aerials](#) | [Links](#) | [Contact Us](#) | [Property Research](#) | [Map Search](#) | [Quick Sales Search](#) | [Maps & Data](#) | [Tax Authorities](#) | [Tax Facts](#) | [FAQ](#) | [Report Homestead Fraud](#) | [Enforcement Results](#)

APPRAISER'S DETAIL SHEET

LOT 34: SHEET 2 OF 2



VICINTY MAP

Thirrel & Roberta Altman – Lots 33 & 34, “South Indian River Isle Third Addition” (Plat Book 38, Page 93) – 6302 Spinnaker Drive, Rockledge – Section 12, Township 26 South, Range 36 East – District 4 – Proposed Vacating of a 10.0 ft. Wide Public Utility and Drainage Easement along the Common Lot Line and the Conveyance of a Replacement 13.0 ft. Wide Public Utility and Drainage Easement



AERIAL MAP

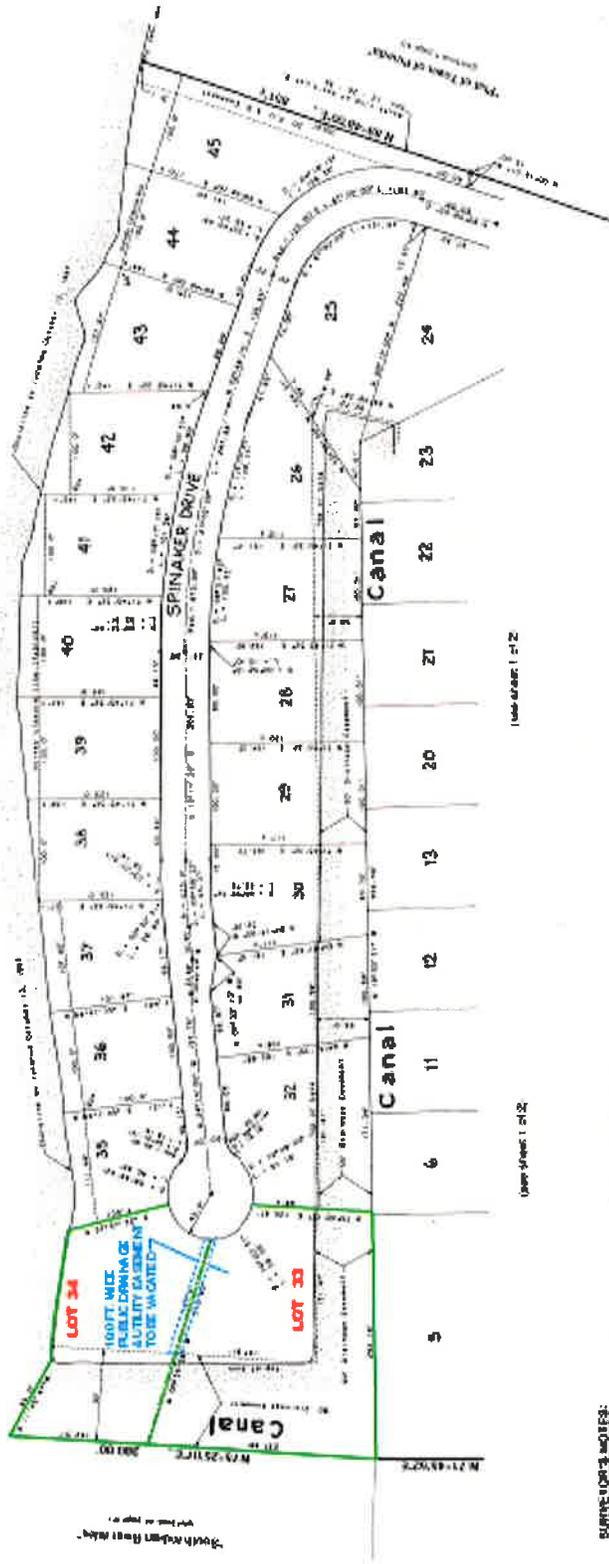
Thirrel & Roberta Altman – Lots 33 & 34, “South Indian River Isle Third Addition” (Plat Book 38, Page 93) – 6302 Spinaker Drive, Rockledge – Section 12, Township 26 South, Range 36 East – District 4 – Proposed Vacating of a 10.0 ft. Wide Public Utility and Drainage Easement along the Common Lot Line and the Conveyance of a 13.0 ft. Wide Public Utility and Drainage Replacement Easement

SOUTH INDIAN RIVER ISLES THIRD ADDITION

A SUBDIVISION LYING IN SECTION 12, TOWNSHIP 28 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA.

Indian River

Indian River



SUBJECT TO NOTES:

1. All existing easements, rights or interests are shown as indicated on this plat.
2. All easements are shown as indicated on this plat.
3. All existing easements are shown as indicated on this plat.
4. All existing easements are shown as indicated on this plat.
5. All existing easements are shown as indicated on this plat.

NOTICE:

There are no additional restrictions that apply to the lots shown on this plat other than those shown on the public records of Brevard County, Florida.

LEGEND:

1. All existing easements are shown as indicated on this plat.

2. All existing easements are shown as indicated on this plat.

3. All existing easements are shown as indicated on this plat.

4. All existing easements are shown as indicated on this plat.

5. All existing easements are shown as indicated on this plat.



NOTE: ONLY SHEETS 1 (RECORDING DATA PAGE), 3 (SIGNATURE PAGE) & 9 (DESCRIPTION PAGE) OF 10 OF THIS DEED ARE ATTACHED



CFN 2001135798 07-03-2001 04:14 pm
OR Book/Page: 4373 / 3482

Prepared by and return to:
HARRY A. JONES, ESQUIRE
P. O. Box 6447
Titusville, FL 32782-6447

Parcel ID, No. _____

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 10 #Names: 8 Serv: 0.00
Trust: 5.50 Rec: 45.00 Exces: 0.00
Deed: 0.70 Int Tax: 0.00
Mtg: 0.00

WARRANTY DEED TO TRUSTEE UNDER TRUST AGREEMENT

THIS INDENTURE WITNESSETH, that on the 15 day of May, 2001, the Grantor, T. A. ALTMAN, a/k/a THIRREL A. ALTMAN, SR., and ROBERTA ALTMAN; a/k/a ROBERTA M. ALTMAN, his wife, of the State of Florida, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, hereby grants, conveys and warrants unto Grantee, THIRREL A. ALTMAN, SR., as Trustee of the THIRREL A. ALTMAN, SR. TRUST u/a/d March 16, 2001, (whose address is Post Office Box 360911, Melbourne, FL 32936-0911) **as to an undivided one-half interest**; and ROBERTA M. ALTMAN, As Trustee of the ROBERTA M. ALTMAN TRUST u/a/d March 16, 2001, (whose address is Post Office Box 360911, Melbourne, FL 32936-0911) **as to an undivided one-half interest**, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described herein pursuant to the provisions all applicable statutes, and duly authorized to accept and execute trusts within said state as Trustee the following described real estate in the County of BREVARD and State of FLORIDA, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

SUBJECT to easements, restrictions and reservations of record and taxes for the current and subsequent years.

TO HAVE AND TO HOLD the same real estate in fee simple with the appurtenances upon the trust and for the purposes herein and in said Trust Agreement and Declaration of Trust set forth.

Full power and authority is hereby granted to said Trustee or its successors to improve, to protect, conserve and to sell, to subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases upon any terms and for any period or periods of time not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases and to amend, change or modify leases and the terms and provisions thereof, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said real estate or any part thereof for other real or personal property, to grant easements or

PETITIONERS' DEED

SHEET 1 OF 3



CFN 2001135796
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This deed is being prepared and recorded based on information provided by the Grantor(s) and no title insurance has been either requested or issued.

Grantor hereby fully warrants the title to said real estate and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set its hand and seal this 15 day of May, 2001.

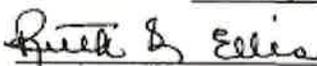
Signed, sealed and delivered
our presence:



Witness Signature
Printed Name: Harry A. Jones



THIRREL A. ALTMAN



Witness Signature
Printed Name: Ruth S. Ellis



ROBERTA M. ALTMAN

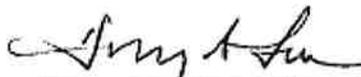
P. O. Box 360911
Melbourne, FL 32936-0911

(As to both above Grantors)

STATE OF FLORIDA
COUNTY OF BREVARD

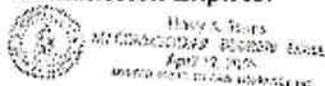
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared THIRREL A. ALTMAN and ROBERTA M. ALTMAN, husband and wife, personally known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 15 day of May, 2001.



Notary Public, State of Florida

My Commission Expires:



PETITIONERS' DEED

SHEET 2 OF 3



CFN 2001135798

OR Book/Page: 4373 / 3490

INDIAN RIVER ISLES:

Lot 5, South Indian River Isles, First Addition, according to the plat thereof, as recorded in Plat Book 34, Page 0041, Public Records of Brevard County, Florida. (Parcel ID # 26-36-12-03-5)

Lots 58, 59, 60, 62, 63, 64, 65, 66 and Tract "A", South Indian River Isles, Second Addition, according to the plat thereof as recorded in Plat Book 36, Page 32, Public Records of Brevard County, Florida and

Lots 8, 9, 10, 12, 14 through 24, 26, 27, 29, 31, **33, 34**, 35, 36 37, 46, 47, 48, 49 and Tract B, South Indian River Isles, Third Addition, according to the Plat thereof recorded in Plat Book 38, Pages 93 and 94, Public Records of Brevard County, Florida.

AURORA ROAD/LANTERN VILLAGE:

SE 1/4 of SW 1/4 lying N of Ellis Rd. And East of Rodes Blvd. Ex. S. 520 ft. Of W. 450 ft thereof (Parcel ID # 27-36-26-00-00507.0-0000.00) (a/k/a 36 acres, Rhodes Rd.)

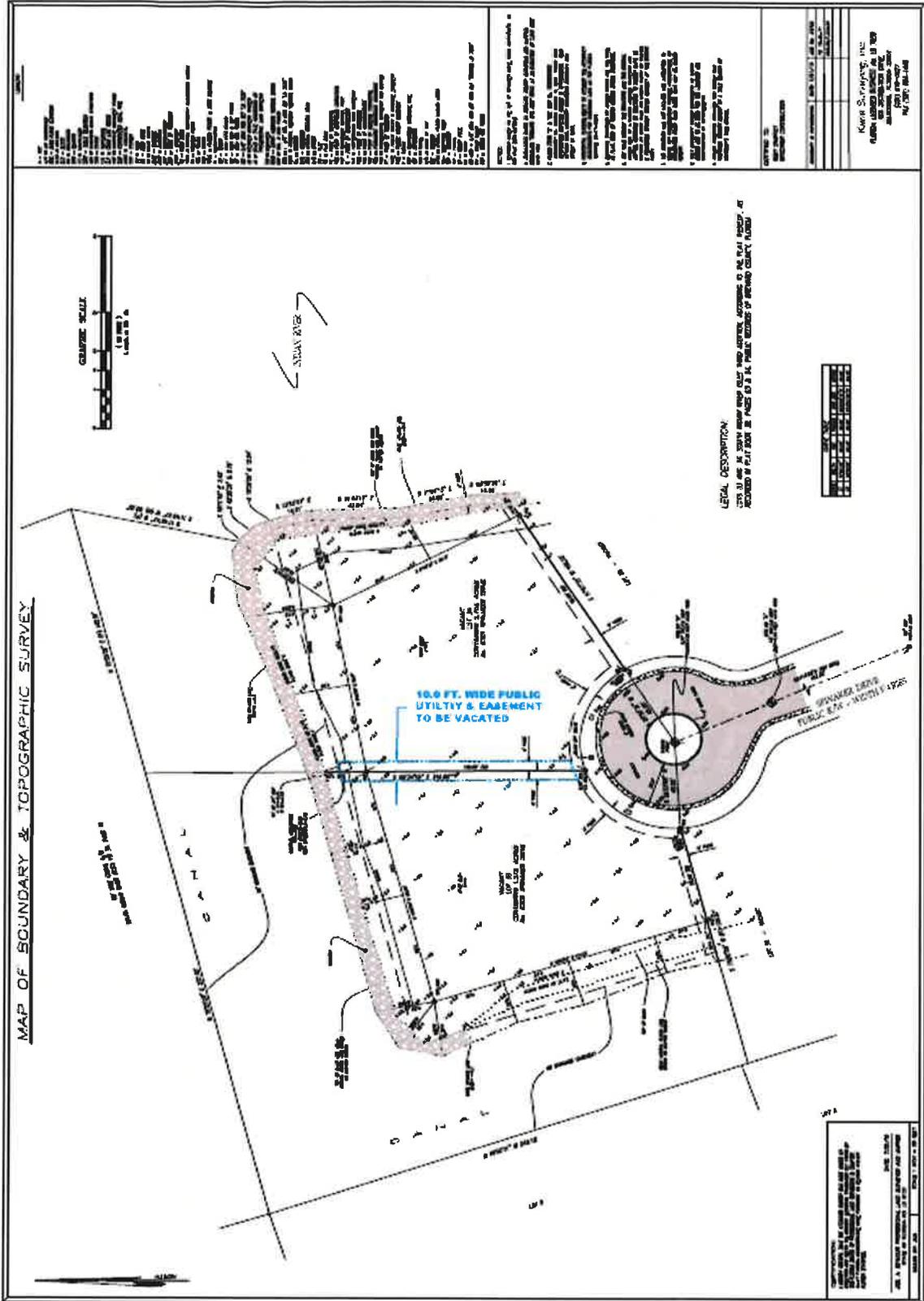
Tracts 8, 9, 10, 11, 12, 13 Ex. E. 176 1/2 ft. and W. 176 1/2 ft. of S. 190 ft. and road r/w of BLAKES Plat No. 1, according to the plat thereof as recorded in Plat Book 0009, Page 0026, Public Records of Brevard County, Florida. (Parcel ID # 27-37-18-03-00000.0-0008.00) (a/k/a Lantern Village M/H Park)

N 173 ft. Of S. 190 ft. Of Lots 8, 9 and E. 45 1/2 ft. of Lot 10, BLAKES Plat No. 1, according to the plat thereof as recorded in Plat Book 0009, page 0026, Public Records of Brevard County, Florida (Parcel ID # 27-37-18-03-00000.0-0008.01) (a/k/a Lantern Village Apts. East)

N. 173 ft. of S. 190 ft. of Lots 12, 13 and W. 45 1/2 ft. Of Lot 11, Blakes Plat No. 1, according to the plat thereof as recorded in Plat Book 0009, Page 0026, Public Records of Brevard County, Florida.

P E T I T I O N E R S ' D E E D

S H E E T 3 O F 3



PETITIONERS' BOUNDARY SURVEY

AD#1723156 11/15/16 LEGAL NOTICE NOTICE TO VACATE A 10.0 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT CENTERED ALONG THE COMMON LOT LINE OF LOTS 33 AND 34, "SOUTH INDIAN RIVER ISLE THIRD ADDITION" LYING IN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST, ROCKLEDGE, 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 Thirrel A. and Roberta M. Altman 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" THE 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING EASTERLY 5.00 FEET OF LOT 33 AND ALSO ENCUMBERING THE WESTERLY 5.00 FEET OF LOT 34, SOUTH INDIAN RIVER ISLES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 93 & 94, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 90.00 FEET THEREOF, AS MEASURED PERPENDICULARLY FROM THE NORTH LINE OF SAID LOTS 33 AND 34 AND LESS AND EXCEPT THE SOUTHERLY 5.00 FEET THEREOF AS MEASURED RADIALLY FROM THE SOUTH LINE OF SAID LOTS 33 AND 34. CONTAINING 1,127 SQUARE FEET MORE OR LESS. PREPARED BY: JOEL A. SEYMOUR, PSM

PUBLIC HEARING LEGAL
ADVERTISEMENT