



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.3.

5/6/2025

Subject:

Petition to Vacate, Re: Rights-of-way/Easements - Per Official Records Book 710, Page 430 and Official Records Book 790, Page 914 - Merritt Island - PDSK Land LLC - District 2

Fiscal Impact:

The petitioners are charged \$640. These fees are deposited in Fund 0002-30265 revenue account for vacatings.

Dept/Office:

Public Works Department - Surveying & Mapping

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating a portion of two public rights-of-way/Easements, per Official Records Book 710, Page 430, and Official Records Book 790, Page 914, in Section 14, Township 23 South, Range 36 East. If approved, it is requested that the Board authorize the Chair to sign the attached Resolution approving the vacating.

Summary Explanation and Background:

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method for the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioner owns Tax Parcels 763, 508, 509, 253, and 311 and is requesting the vacating of a portion of a 30.00 ft. wide and 20.00 ft. wide public rights-of-way/easements lying between tax parcels so the land can be developed under Pine Grove Subdivision 22SD00006. The property is located in Merritt Island North of Whaley Road and South of Pine Island Road.

On April 21, 2025, 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.

Name: Amber.Holley@brevardfl.gov Phone: 321-350-8346

Clerk to the Board Instructions:

Advertise Approved Resolution Notice and Record Vacating Resolution Documents as one resolution type document, which in sequence includes the approved/signed resolution, the proof of publication of the public hearing notice, and the proof of publication of the adopted resolution notice.

Resolution 2025 - 037

Vacating a portion of two public rights-of-way/easements, established by Official Records Book 710, Page 430, and Official Records Book 790, Page 914, Merritt Island, Florida, lying in Section 14, Township 23 South, Range 36 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **PDSK Land LLC** with the Board of County Commissioners to vacate public rights-of-way/easements in Brevard County, Florida, described as follows:

SEE ATTACHED BOUNDARY SURVEYS

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 said public rights-of-way/easements will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public rights-of-way/easements are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. 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 6th day of May, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Rob Feltner, Chairman

As approved by the Board on:
May 6, 2025

ATTEST:



Rachel Sadoff, Clerk

COPY

Resolution 2025 - 037

Vacating a portion of two public rights-of-way/easements, established by Official Records Book 710, Page 430, and Official Records Book 790, Page 914, Merritt Island, Florida, lying in Section 14, Township 23 South, Range 36 East

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WHEREAS, the Board finds that vacating said public rights-of-way/easements will not be detrimental to Brevard County or the public.

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DONE, ORDERED, AND ADOPTED, in regular session, this 6th day of May, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Rob Feltner, Chairman

ATTEST:



Rachel Sadoff, Clerk

As approved by the Board on:
May 6, 2025

BOUNDARY SURVEY

PARENT PARCEL ID: 23-36-14-00-508

PURPOSE: VACATING RIGHT-OF-WAY PARCEL RECORDED IN
OFFICIAL RECORDS BOOK 710, PAGE 430 OF BREVARD COUNTY, FLORIDA

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

LEGAL DESCRIPTION (OFFICIAL RECORD BOOK 710, PAGE 430):

THE WESTERNMOST TWENTY FEET(20) OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 14 TOWNSHIP 23S RANGE 36E.

SURVEYORS NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY TO VACATE AN EXISTING RIGHT-OF-WAY
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD '83/'09) BEING N. 00°25'55" E. ALL DISTANCES ARE GROUND DISTANCES.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
4. CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS



CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS

JOSEPH BARRY CABANISS, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO.:
DRMP INC. CERTIFICATE NO.:
NOT VALID UNLESS SIGNED AND SEALED

DATE
4524
2648

3/19/25

PREPARED BY:



100 PARNELL STREET • SUITE A • MERRITT ISLAND, FLORIDA 32953 • PHONE NO.: (321) 453-0010 • CERTIFICATE NO. 2648

DRAWN BY: JCC

CHECKED BY: JBC

PROJECT NO. 21-0623.001

SECTION 14

REVISIONS

DATE

DESCRIPTION

TOWNSHIP 23 SOUTH
RANGE 36 EAST

03/18/25

RE-CERTIFY

DATE: 6/8/23

DRAWING: 21-0623.000-SR02

BOUNDARY SURVEY

PARENT PARCEL ID#: 23-36-14-00-253; 23-36-14-00-272
PURPOSE: VACATING RIGHT-OF-WAY PARCEL RECORDED IN
OFFICIAL RECORDS BOOK 790, PAGE 914 OF BREVARD COUNTY, FLORIDA

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

LEGAL DESCRIPTION (790, PAGE 914):

A RIGHT-OF-WAY AND EASEMENT 30 FEET WIDE IN SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST. WESTERNMOST 30 FEET OF THE WEST 430 FEET OF THE SOUTH 411.10 FEET OF THE WEST 1/2 OF THE NW1/4 OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST.

SURVEYORS NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY TO VACATE AN EXISTING RIGHT-OF-WAY
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD '83/'09) BEING N. 00°24'59" E. ALL DISTANCES ARE GROUND DISTANCES.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
4. CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS



CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]
JOSEPH BARRY CABANISS, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO.:
DRMP INC. CERTIFICATE NO.:
NOT VALID UNLESS SIGNED AND SEALED

DATE
4524
2648

3/19/25

PREPARED FOR AND CERTIFIED TO:
**BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS**

PREPARED BY:



100 PARNELL STREET • SUITE A • MERRITT ISLAND, FLORIDA 32953 • PHONE NO.: (321) 453-0010 • CERTIFICATE NO. 2648

DRAWN BY: JCC

CHECKED BY: JBC

PROJECT NO. 21-0623.001

SECTION 14

REVISIONS

DATE

DESCRIPTION

TOWNSHIP 23 SOUTH
RANGE 36 EAST

DATE: 6/8/23

DRAWING: 21-0623.000-SR03

03/18/25

RE-CERTIFY

BOUNDARY SURVEY

PARENT PARCEL ID#: 23-36-14-00-253; 23-36-14-00-272

PURPOSE: VACATING RIGHT-OF-WAY PARCEL RECORDED IN
OFFICIAL RECORDS BOOK 790, PAGE 914 OF BREVARD COUNTY, FLORIDA

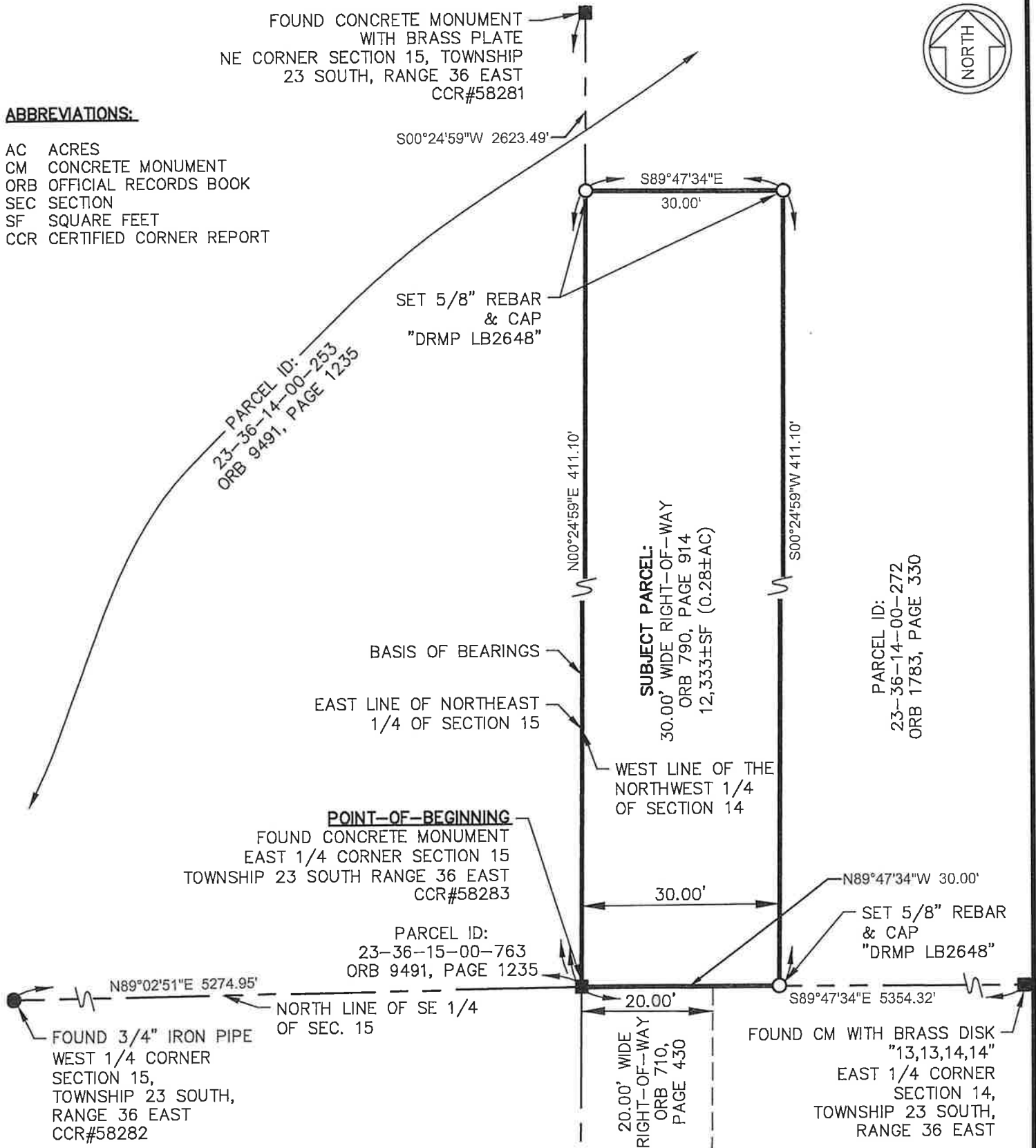
EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

ABBREVIATIONS:

AC ACRES
CM CONCRETE MONUMENT
ORB OFFICIAL RECORDS BOOK
SEC SECTION
SF SQUARE FEET
CCR CERTIFIED CORNER REPORT



PREPARED BY:



100 PARNELL STREET • SUITE A • MERRITT ISLAND, FLORIDA 32953
CERTIFICATE NO.2648 • PHONE NO.: (321) 453-0010

SCALE:

1"=20'

PROJECT NO.:

21-0623.001-SR03

SECTIONS 14

TOWNSHIP 23 SOUTH

RANGE 36 EAST



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Amber Holley
Brevard Cty Public Works Dept Llc Courthouse
2725 Judge Fran Jamieson Way Bldg A220
Viera FL 32940-6605


STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the 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 Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

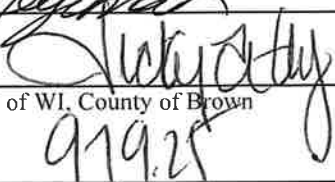
04/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/21/2025



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$235.10	
Tax Amount:	\$0.00	
Payment Cost:	\$235.10	
Order No:	11231690	# of Copies:
Customer No:	1127286	1
PO #:	PO 4500092228-10	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

ad# 11231690 04/21/25

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF TWO PUBLIC RIGHTS-OF-WAYS/EASEMENTS, ESTABLISHED BY OFFICIAL RECORDS BOOK 710, PAGE 430 AND OFFICIAL RECORDS BOOK 790, PAGE 914, IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST, MERRITT ISLAND, FL. NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by PDSK LAND LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THE WESTERNMOST TWENTY FEET (20) OF THE NW ¼ OF THE SW ¼ OF SECTION 14 TOWNSHIP 23S RANGE 36E.

TOGETHER WITH:

A RIGHT-OF-WAY AND EASEMENT 30 FEET WIDE IN SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST. WESTERNMOST 30 FEET OF THE WEST 430 FEET OF THE SOUTH 411.10 FEET OF THE WEST ½ OF THE NW ¼ OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST. PREPARED BY: JOSEPH B. CABANISS, PLS.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 5:00 P.M. on May 6, 2025, 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.

Public Works

APR 28 2025

Received



Florida

GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Kimberly Loughner
Brevard Cty Public Works Dept 11e Courthouse
2725 Judge Fran Jamieson Way Bldg A220
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the 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 Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

05/19/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/19/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$165.17
Tax Amount: \$0.00
Payment Cost: \$165.17
Order No: 11320758
Customer No: 1127286

of Copies:
1

PO #:

THIS IS NOT AN INVOICE!

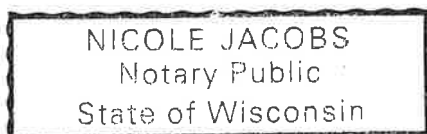
Please do not use this form for payment remittance.

Ad# 11320758 05/19/2025

LEGAL NOTICE
RESOLUTION VACATING A PORTION OF TWO PUBLIC RIGHTS-OF-WAY/EASEMENTS, ESTABLISHED BY OFFICIAL RECORDS BOOK 710, PAGE 430, AND OFFICIAL RECORDS BOOK 790, PAGE 914, MERRITT ISLAND, FLORIDA, LYING IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST - PDSK LAND LLC TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that on May 6, 2025 the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public rights-of-way/easements, established by official records book 710, Page 430, and Official Records Book 790, Page 914, Merritt Island, Florida, lying in Section 14, Township 23 South, Range 36 East.

LEGAL DESCRIPTION:
THE WESTERNMOST TWENTY FEET (20) OF THE NW ¼ OF THE SW ¼ OF SECTION 14 TOWNSHIP 23S RANGE 36E. TOGETHER WITH: A RIGHT-OF-WAY AND EASEMENT 30 FEET WIDE IN SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST. WESTERNMOST 30 FEET OF THE WEST 430 FEET OF THE SOUTH 411.10 FEET OF THE WEST ½ OF THE NW ¼ OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST.

The Board further renounced and disclaimed any right of the County in and to said public easement(s). BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA RACHEL M. SADOFF, CLERK BY: Kimberly Powell, Clerk to the Board



LEGAL NOTICE

RESOLUTION VACATING A PORTION OF TWO PUBLIC RIGHTS-OF-WAY/EASEMENTS,
ESTABLISHED BY OFFICIAL RECORDS BOOK 710, PAGE 430, AND OFFICIAL
RECORDS BOOK 790, PAGE 914, MERRITT ISLAND, FLORIDA, LYING IN SECTION 14,
TOWNSHIP 23 SOUTH, RANGE 36 EAST – PDSK LAND LLC

TO WHOM IT MAY CONCERN:

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

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF

BREVARD COUNTY, FLORIDA

RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the Board

Florida TODAY:

Please advertise in the May 19, 2025, issue of the Florida TODAY. **Bill the Board of County Commissioners Account Number BRE-6BR327 and forward bill and proof of publication to: Amber Holley, Public Works Department, 2725 Judge Fran Jamieson Way, Bldg. A-220, Viera, FL 32940.**

Kimberly Loughner

From: Holley, Amber <Amber.Holley@brevardfl.gov>
Sent: Wednesday, May 7, 2025 8:32 AM
To: Kimberly Loughner
Cc: Donna Scott; Nicole Summers
Subject: [EXTERNAL EMAIL]Commission Meeting May 6, 2025
Attachments: Legal Description-PDSK Land LLC.docx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments, clicking links or responding to unknown senders.

Ladies,

I have attached the legal description from the approval on the 5/6 meeting.

Owner information:

- H.3. PDSK Land, LLC, Attn: Ken Fulmer, 2281 Lee Road, Suite 204, Winter Park, Florida, 32789

Sincerely,
Amber Holley
Public Works/ Survey Dept.
321-350-8346

"Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

LEGAL DESCRIPTION:

THE WESTERNMOST TWENTY FEET (20) OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 14
TOWNSHIP 23S RANGE 36E.

TOGETHER WITH:

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RANGE 36 EAST. WESTERNMOST 30 FEET OF THE WEST 430 FEET OF THE SOUTH
411.10 FEET OF THE WEST $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 14 TOWNSHIP 23 SOUTH
RANGE 36 EAST.



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

May 30, 2025

PDSK Land, LLC
Attn: Ken Fulmer
2281 Lee Road Suite 204
Winter Park, FL 32789

Dear Sir/Madam:

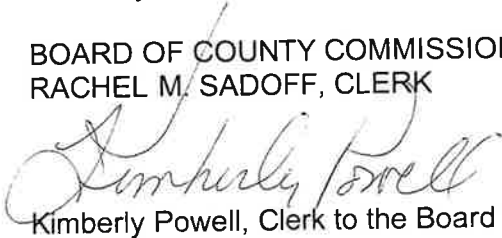
Re: Resolution Vacating a Portion of Two Public Rights-of-Way/Easements, Established by Official Records Book 710, Page 430, And Official Records Book 790, Page 914, Merritt Island, Florida, Lying in Section 14, Township 23 South, Range 36 East

The Board of County Commissioners, in regular session on May 6, 2025, adopted Resolution No. 2025-037, vacating a portion of two public rights-of-way/easements, established by Official Records Book 710, Page 430, and Official Records Book 790, Page 914, Merritt Island, Florida, lying in Section 14, Township 23 South, Range 36 East. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/kl

Encl. (1)

cc: Amber Holley, Public Works



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

May 30, 2025

M E M O R A N D U M

TO: Marc Bernath, Public Works Director Attn: Amber Holley


RE: Advertising Bills for Resolution Vacating a Portion of Two Public Rights-of-Way/Easements, Established by Official Records Book 710, Page 430, and Official Records Book 790, Page 914, Merritt Island, Florida, Lying in Section 14, Township 23 South, Range 36 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 2025-037, vacating a portion of two public rights-of-way/easements, established by Official Records Book 710, Page 430, and Official Records Book 790, Page 914, Merritt Island, Florida, lying in Section 14, Township 23 South, Range 36 East, as petitioned by PDSK Land, LLC. Said Resolution was adopted by the Board of County Commissioners, in regular session on May 6, 2025.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

/kl

Encls. (2)

Brevard County Property Appraiser Detail Sheet

Account 2315410
 Owners PDSK LAND LLC
 Mailing Address 2281 LEE RD, STE 284 WINTER PARK FL 32789
 Site Address NONE
 Parcel ID 23-36-14-00-508
 Taxing District 2200 - UNINCORP DISTRICT 2
 Exemptions NONE
 Property Use 6100 - GRAZING LAND - SOIL CAPABILITY CLASS II -
 VACANT
 Total Acres 34.50
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0000/0000
 Subdivision --
 Land Description NW 1/4 OF SW 1/4 EX ORB 1849 PG 380, RD R/W RD R/W

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$251,850	\$251,850	\$237,450
Agricultural Land Value	\$4,590	\$3,900	\$32,560
Assessed Value Non-School	\$4,590	\$3,900	\$32,560
Assessed Value School	\$4,590	\$3,900	\$32,560
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$4,590	\$3,900	\$32,560
Taxable Value School	\$5,590	\$3,900	\$32,560

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/29/2022	\$1,944,000	WD	--	9491/1235
11/02/2009	--	QC	--	6585/1964
08/13/1985	\$420,000	WD	--	2624/958

Brevard County Property Appraiser Detail Sheet

Account 2315411

Owners PDSK LAND LLC

Mailing Address 2281 LEE RD, STE 284 WINTER PARK FL 32789

Site Address NONE

Parcel ID 23-36-14-00-509

Taxing District 2200 - UNINCORP DISTRICT 2

Exemptions NONE

Property Use 0009 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, UNPLATTED)

Total Acres 0.85

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0000/0000

Subdivision --

Land Description PART OF N 3/4 OF SW 1/4 OF SW 1/4 & PART OF NE 1/4 OF SE 1/4 OF SEC 15 AS DES IN ORB

1732 PG 502 PAR 760 IN SEC 15

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$500	\$500	\$500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$500	\$500	\$500
Assessed Value School	\$500	\$500	\$500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$500	\$500	\$500
Taxable Value School	\$500	\$500	\$500

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/29/2022	\$1,944,000	WD	--	9491/1235
11/02/2009	--	QC	--	6585/1964
08/13/1985	\$420,000	WD	--	2624/958

Brevard County Property Appraiser Detail Sheet

Account 2323807
 Owners PDSK LAND LLC
 Mailing Address 2281 LEE RD, STE 284 WINTER PARK FL 32789
 Site Address NONE
 Parcel ID 23-36-14-00-311
 Taxing District 2200 - UNINCORP DISTRICT 2
 Exemptions NONE
 Property Use 0009 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, UNPLATTED)
 Total Acres 1.00
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0000/0000
 Subdivision --
 Land Description PART OF W 1/2 OF NW 1/4 AS DESC IN ORB 5524 PG 6594

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$75,000	\$75,000	\$75,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$75,000	\$75,000	\$75,000
Assessed Value School	\$75,000	\$75,000	\$75,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$75,000	\$75,000	\$75,000
Taxable Value School	\$75,000	\$75,000	\$75,000

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/29/2022	\$1,944,000	WD	--	9491/1235
08/29/2005	--	QC	--	5524/6594

Brevard County Property Appraiser Detail Sheet

Account 2315352

Owners PDSK LAND LLC

Mailing Address 2281 LEE RD, STE 204 WINTER PARK FL 32789

Site Address NONE

Parcel ID 23-36-14-00-253

Taxing District 2200 - UNINCORP DISTRICT 2

Exemptions NONE

Property Use 6100 - GRAZING LAND - SOIL CAPABILITY CLASS II -
VACANT

Total Acres 75.19

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0000/0000

Subdivision --

Land Description

PART OF W 1/2 OF NW 1/4 AS DESC IN ORB 784 PG 420 EXC RD R/W ALSO PART OF N 3/4 OF SEC 15 AS DESC
IN ORB 1461 PG 92 EXC ORB 2248 PGS 451, 452 & 453, 2281 PG 2816, 2309 PG 2150, 2314 PGS 2200 & 2902,
3082 PG 1806, ORB 3778 PG 590, 5524 PGS 6593 & 6594 PAR 4 & 756 IN SEC 15

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$548,890	\$548,890	\$494,880
Agricultural Land Value	\$9,620	\$8,120	\$67,920
Assessed Value Non-School	\$9,620	\$8,120	\$67,920
Assessed Value School	\$9,620	\$8,120	\$67,920
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$9,620	\$8,120	\$67,920
Taxable Value School	\$9,620	\$8,120	\$67,920

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/29/2022	\$1,944,000	WD	--	9491/1235
12/02/2004	--	QC	--	5414/5005
07/26/2004	\$775,000	WD	--	5340/1981

Brevard County Property Appraiser Detail Sheet

Account 2320610

Owners PDSK LAND LLC

Mailing Address 2281 LEE RD, STE 284 WINTER PARK FL 32789

Site Address NONE

Parcel ID 23-36-15-00-763

Taxing District 2200 - UNINCORP DISTRICT 2

Exemptions NONE

Property Use 6100 - GRAZING LAND - SOIL CAPABILITY CLASS II -
VACANT

Total Acres 28.60

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0000/0000

Subdivision --

Land Description PART OF THE NE 1/4 OF SE 1/4 AND THE NE 1/4 OF SECT AS DESC IN ORB 3778

PG 590 EXC RD R/W

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$208,780	\$208,780	\$208,780
Agricultural Land Value	\$2,750	\$2,190	\$28,600
Assessed Value Non-School	\$2,750	\$2,190	\$28,600
Assessed Value School	\$2,750	\$2,190	\$28,600
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$2,190	\$2,190	\$28,600
Taxable Value School	\$2,190	\$2,190	\$28,600

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/29/2022	\$1,944,000	WD	--	9491/1235
11/02/2009	--	QC	--	6585/1977
01/01/1998	\$320,000	WD	--	3778/590

Vicinity Map

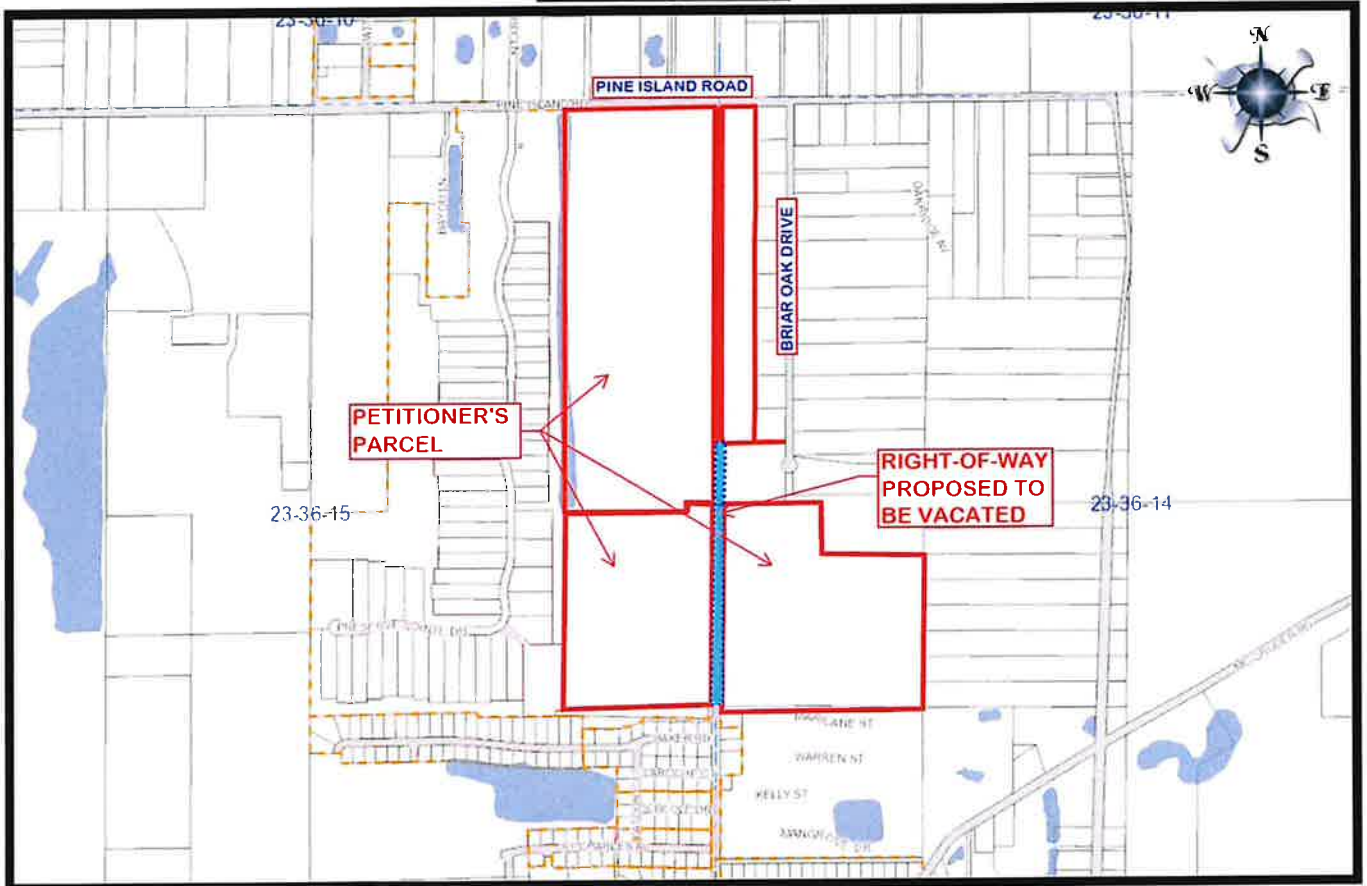


Figure 1: Map of Right-of-way north of Whaley Road, Merritt Island, Florida, 32953.

PDSK Land LLC – Rights-of-way/easements per ORB 710, Page 430 and ORB 790, Page 914 – Merritt Island, FL, 32953 – Tax Parcels 508, 509, 253, 311, and 763, lying in Section 14, Township 24 South, Range 36 East – District 2 – Proposed Vacating of a portion of two Public Rights-of-Way/Easements

Aerial Map

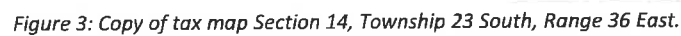


Figure 2: Aerial Map of Right-of-way north of Whaley Road, Merritt Island, Florida, 32953.

PDSK Land LLC – Rights-of-way/easements per ORB 710, Page 430 and ORB 790, Page 914 – Merritt Island, FL, 32953 – Tax Parcels 508, 509, 253, 311, and 763, lying in Section 14, Township 24 South, Range 36 East – District 2 – Proposed Vacating of a portion of two Public Rights-of-Way/Easements

0208

SECTION 14 TOWNSHIP 23S. RANGE 36E.



Petitioner's Boundary Survey Sheet 1 of 2

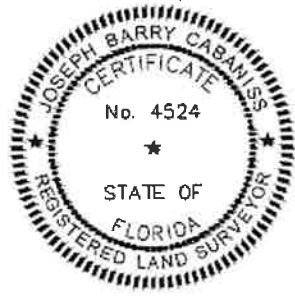

BOUNDARY SURVEY PARENT PARCEL ID: 23-36-14-00-508 PURPOSE: VACATING RIGHT-OF-WAY PARCEL RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 430 OF BREVARD COUNTY, FLORIDA		EXHIBIT "A" SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2 OF 2			
<u>LEGAL DESCRIPTION (OFFICIAL RECORD BOOK 710, PAGE 430):</u> THE WESTERNMOST TWENTY FEET(20) OF THE NW¼ OF THE SW¼ OF SECTION 14 TOWNSHIP 23S RANGE 36E.					
<u>SURVEYORS NOTES:</u> 1. THIS IS A SPECIFIC PURPOSE SURVEY TO VACATE AN EXISTING RIGHT-OF-WAY 2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD '83/'09) BEING N. 00°25'55" E. ALL DISTANCES ARE GROUND DISTANCES. 3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL. 4. CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS					
					
<u>CERTIFICATE:</u> I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. Joseph B Cabaniss Digitally signed by Joseph B Cabaniss Date: 2025.03.18 15:47:31 -04'00'					
PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		JOSEPH BARRY CABANISS, P.L.S. DATE FLORIDA SURVEYOR'S CERTIFICATE NO.: 4524 DRMP INC. CERTIFICATE NO.: 2648 NOT VALID UNLESS SIGNED AND SEALED			
PREPARED BY: 					
100 PARNELL STREET • SUITE A • MERRITT ISLAND, FLORIDA 32953 • PHONE NO.: (321) 453-0010 • CERTIFICATE NO. 2648					
DRAWN BY: JCC	CHECKED BY: JBC	PROJECT NO. 21-0623.001	SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST		
DATE: 6/8/23	DRAWING: 21-0623.000-SR02	REVISIONS		DATE	DESCRIPTION
				03/18/25	RE-CERTIFY

Figure 4: Boundary Survey. Sheet 1 of 2. Section 14, Township 23 South, Range 36 East. Parcel ID number: 23-36-14-00-508.

Petitioner's Boundary Survey Sheet 2 of 2

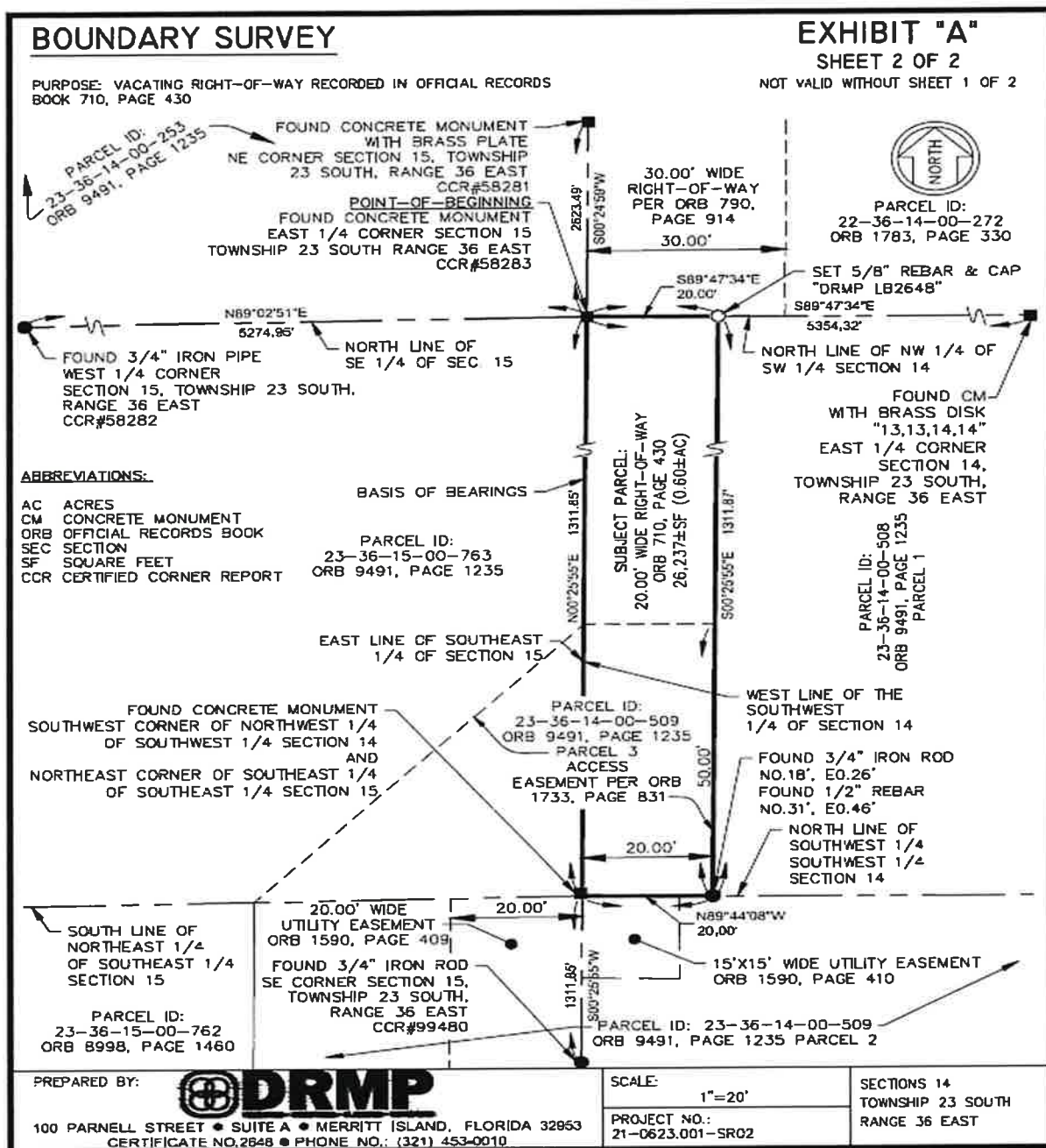


Figure 5: Boundary Survey. Sheet 2 of 2. Section 14, Township 23 South, Range 36 East. Parcel ID number: 23-36-14-00-508.

The sketch illustrates a portion of a 20.00-foot-wide public right-of-way/easement, per Official Records Book 710, Page 430, Merritt Island, Florida. The coordinates of the area to be vacated are as follows: North boundary – South 89°47'34" East 20.00 Feet; East boundary – South 00°25'55" East 1311.17 Feet; South boundary – North 89°44'08" West 20.00 Feet; West boundary – North 00°25'55" East 1311.85 feet. Prepared by: Joseph B. Cabaniss, DRMP.

Petitioner's Boundary Survey Sheet 1 of 2

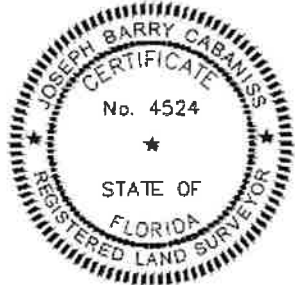

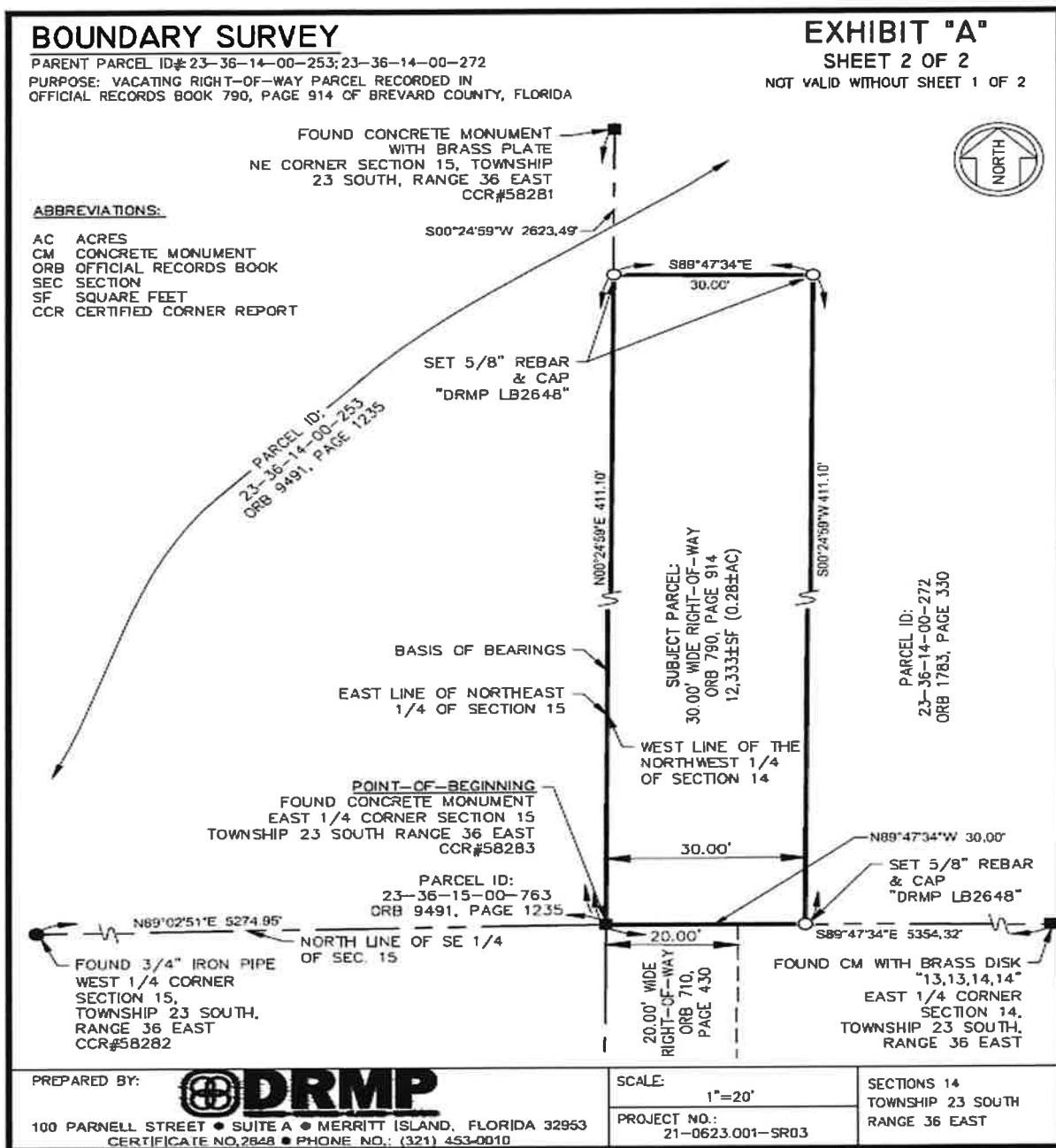
BOUNDARY SURVEY		EXHIBIT "A"																							
PARENT PARCEL ID#: 23-36-14-00-253; 23-36-14-00-272 PURPOSE: VACATING RIGHT-OF-WAY PARCEL RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 914 OF BREVARD COUNTY, FLORIDA		SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2 OF 2																							
<p><u>LEGAL DESCRIPTION (790, PAGE 914):</u></p> <p>A RIGHT-OF-WAY AND EASEMENT 30 FEET WIDE IN SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST, WESTERNMOST 30 FEET OF THE WEST 430 FEET OF THE SOUTH 411.10 FEET OF THE WEST 1/2 OF THE NW1/4 OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST.</p> <p><u>SURVEYORS NOTES:</u></p> <ol style="list-style-type: none">1. THIS IS A SPECIFIC PURPOSE SURVEY TO VACATE AN EXISTING RIGHT-OF-WAY2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD '83/'09) BEING N. 00°24'59" E. ALL DISTANCES ARE GROUND DISTANCES.3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.4. CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS <div style="text-align: right; margin-top: 20px;"></div> <p style="text-align: center; margin-top: 20px;"><u>CERTIFICATE:</u> I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"><div style="text-align: center;"><p>Joseph B Cabaniss</p></div><div style="text-align: right;"><p>Digitally signed by Joseph B Cabaniss Date: 2025.03.18 15:45:41 -0400'</p></div></div> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"><tr><td colspan="2" style="padding: 5px;">PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS</td><td colspan="2" style="padding: 5px;">JOSEPH BARRY CABANISS, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO.: DRMP INC. CERTIFICATE NO.: NOT VALID UNLESS SIGNED AND SEALED</td></tr><tr><td colspan="2" style="padding: 5px;">PREPARED BY:</td><td colspan="2" style="padding: 5px;">DATE: 4524 2648</td></tr></table> <div style="text-align: center; margin-top: 10px;"><p>100 PARNELL STREET • SUITE A • MERRITT ISLAND, FLORIDA 32953 • PHONE NO.: (321) 453-0010 • CERTIFICATE NO. 2648</p></div> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"><tr><td style="width: 25%; padding: 5px;">DRAWN BY: JCC</td><td style="width: 25%; padding: 5px;">CHECKED BY: JBC</td><td style="width: 25%; padding: 5px;">PROJECT NO. 21-0623.001</td><td rowspan="3" style="width: 25%; padding: 5px; text-align: center; vertical-align: middle;">SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST</td></tr><tr><td colspan="2" rowspan="2" style="padding: 5px;">DATE: 6/8/23</td><td style="padding: 5px;">REVISIONS</td><td style="padding: 5px;">DATE</td></tr><tr><td style="padding: 5px;"></td><td style="padding: 5px;">DESCRIPTION</td></tr><tr><td colspan="2" style="padding: 5px;">DRAWING: 21-0623.000-SR03</td><td style="padding: 5px;"></td><td style="padding: 5px;">RE-CERTIFY</td></tr></table>				PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		JOSEPH BARRY CABANISS, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO.: DRMP INC. CERTIFICATE NO.: NOT VALID UNLESS SIGNED AND SEALED		PREPARED BY:		DATE: 4524 2648		DRAWN BY: JCC	CHECKED BY: JBC	PROJECT NO. 21-0623.001	SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST	DATE: 6/8/23		REVISIONS	DATE		DESCRIPTION	DRAWING: 21-0623.000-SR03			RE-CERTIFY
PREPARED FOR AND CERTIFIED TO: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		JOSEPH BARRY CABANISS, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO.: DRMP INC. CERTIFICATE NO.: NOT VALID UNLESS SIGNED AND SEALED																							
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DRAWN BY: JCC	CHECKED BY: JBC	PROJECT NO. 21-0623.001	SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST																						
DATE: 6/8/23		REVISIONS		DATE																					
				DESCRIPTION																					
DRAWING: 21-0623.000-SR03			RE-CERTIFY																						

Figure 6: Boundary Survey. Sheet 1 of 2. Section 14, Township 23 South, Range 36 East. Parcel ID number: 23-36-14-00-253 & 272.



Comment Sheet

Applicant: PDSK Land LLC (Pinegrove Subdivision)

Updated by: Amber Holley 20250313 at 14:30 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20230817	20240319	Yes	No Comment
FL Power & Light	20230817	20240319	Yes	No Objection
At&t	20230817	20240319	Yes	No Comment
Charter/Spectrum	20230817	20231208	Yes	No Objection
Florida Gas Tran.	20230817	20230818	Yes	No Objections
City of Cocoa	20230817	20250313	Yes	No Objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20230817	20230907	Yes	No Objections
Land Planning	20230817	20230901	Yes	No objections
Utility Services	20230817	20230818	Yes	No objections
Storm Water	20230817	20230825	Yes	No Objections
Zoning	20230817	20230901	Yes	No objections
Land Acquisition	20230817	20230823	Yes	No objections
Fire Dept	20230817	20230825	Yes	No Objection
Traffic Eng	20230817	20230818	Yes	No Objections

Public Hearing Legal Advertisement

od# 11231690 04/21/25

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF TWO PUBLIC RIGHTS-OF-WAYS/EASEMENTS, ESTABLISHED BY OFFICIAL RECORDS BOOK 710, PAGE 430 AND OFFICIAL RECORDS BOOK 790, PAGE 914, IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST, MERRITT ISLAND, FL
NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by PDSK LAND LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THE WESTERNMOST TWENTY FEET (20) OF THE NW ¼ OF THE SW ¼ OF SECTION 14 TOWNSHIP 23S RANGE 36E.

TOGETHER WITH:

A RIGHT-OF-WAY AND EASEMENT 30 FEET WIDE IN SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST. WESTERNMOST 30 FEET OF THE WEST 430 FEET OF THE SOUTH 411.10 FEET OF THE WEST ½ OF THE NW ¼ OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST. PREPARED BY: JOSEPH B. CABANISS, PLS.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 5:00 P.M. on May 6, 2025, 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.

Figure 8: Copy of public hearing advertisement published on April 21, 2025. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF TWO PUBLIC RIGHTS-OF-WAYS/EASEMENTS, ESTABLISHED BY OFFICIAL RECORDS BOOK 710, PAGE 430 AND OFFICIAL RECORDS BOOK 790, PAGE 914, IN SECTION 14, TOWNSHIP 23 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 PDSK LAND LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: THE WESTERNMOST TWENTY FEET (20) OF THE NW ¼ OF THE SW ¼ OF SECTION 14 TOWNSHIP 23S RANGE 36E.

TOGETHER WITH:

A RIGHT-OF-WAY AND EASEMENT 30 FEET WIDE IN SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST. WESTERNMOST 30 FEET OF THE WEST 430 FEET OF THE SOUTH 411.10 FEET OF THE WEST ½ OF THE NW ¼ OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 36 EAST. PREPARED BY: JOSEPH B. CABANISS, PLS.

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Right-of-Way Deed Official Records Book 710, Page 430

90x
BREVARD COUNTY
CLERK OF COURTS
SATELLITE BRANCH - TALLAHASSEE

REC'D 710 PAGE 430

RIGHT-OF-WAY DEED

This instrument, made this June day of June, A. D. 1964, between

C.F. MYERS AND RUTH W. MYERS, his wife
Box 317, Rockledge, Florida

and

the of the first part, and BREVARD COUNTY of the STATE OF FLORIDA, party of the second part

WITNESSETH: That the said part 1st of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, conveyed and sold, and by these presents do grant, convey and sell to the said party of the second part, its successors and assigns, a right-of-way and easement 20 feet wide in Section 14 Township 23S Range 36E South of Range 36 East, in Brevard County, Florida, described as follows, to wit:

THE WESTERMOST TWENTY FEET (20 feet) OF THE NW¹/₄ of the SW¹/₄ of Section 14 Township 23S Range 36E

This deed is given for the purpose of granting an easement for a road, water pipes, sewerage collection lines, telephone and electricity facilities, gas.

County does not guarantee maintenance of road until a permanent road is constructed according to county standards.

This deed is made for the purpose of giving and conveying to the party of the second part, its successors, legal representatives and assigns, a right-of-way and easement in and to said lands for public highway purposes and is made, executed and delivered with the intent and understanding and condition that should the same ever be discontinued or abandoned as a public highway the title to the same shall thereupon revert to and remain in the part 1st of the first part, with the exception of the utility lines and facilities as described above.

And the said part 1st of the first part do hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said part 1st of the first part, C.F. Myers and Ruth W. Myers
his wife.

the day and year first above written.

C.F. Myers BEALS
Ruth W. Myers BEALS
RUTH W. MYERS BEALS

Signed, sealed and delivered in the presence of:

Notary Public
John H. [Signature]

BREVARD COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
JUN 17 1964
030
K. K. [Signature]

Figure 9: Right-of-way Deed per Official Records Book 710, Page 430.

Right-of-Way Deed Official Records Book 710, Page 431

BOOK 710 PAGE 431

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, C. F. MYERS AND RUTH W. MYERS, his wife
Box 317, Rockledge, Florida

as so well known and known to me to be the persons described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY that the said RUTH W. MYERS known to me to be the wife of the said C. F. MYERS on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of conveying, transferring and conveying all her right, title and interest, whether of dower, homestead or of separate property, security or otherwise in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, oppression or fear of or from her said husband.

Witness my hand and official seal at Cassia County of BREVARD
this 22nd day of JUNE 1964

Natalie
Notary Public, State of Florida
My Commission Expires Aug 1, 1966

420095 By 525-16-30
Right-of-Way Deed
C. F. MYERS AND RUTH W. MYERS
his wife
TO
TO THE RIGHT OF
BREVARD COUNTY
of the State of Florida
Road Dist #2 File
The westernmost twenty feet (20 feet)
of the NW 1/4 of the SW 1/4 Section 11
Township 24 Range 30 E

FILED AND RECORDED
BREVARD COUNTY, FLA.
VERIFIED
420095
1964 JUN 27 PM 4 30
Carter & Bainter
CLERK, CLERK COURT

DAMON W. GROVER
101-2-OSCEOLA DR.
SATELLITE BEACH, FLA.

Figure 10: Right-of-Way Deed per Official Records Book 710, Page 431.

Right-of-Way Deed Official Records Book 790, Page 914

3.26
304

REC 790 PAGE 914

RIGHT-OF-WAY DEED

THIS INSTRUMENT, Made this the 2nd day of June, A. D. 1965 between
EUNA L. GROVER, a free dealer, party of the first part, and BREVARD
COUNTY of the STATE OF FLORIDA, party of the second part.

WITNESSETH: That the said party of the first part, for and
in consideration of the sum of One Dollar and other valuable consider-
ations to her in hand paid by the party of the second part, the receipt
whereof is hereby acknowledged, has granted, bargained and sold, and
by these presents does grant, bargain and sell to the said party of
the second part, its successors and assigns, a right-of-way easement
902.60 feet long by 50 feet wide in Section 14 Township 23 South Range
36 East, in Brevard County, Florida, described as follows, to-wit:

The Northernmost 50 feet of the West 1/2 of the NW 1/4 of Section 14
Township 23 South Range 36 East; except that portion thereof described
in the instrument recorded in Deed Book 60 page 15 of the public records
of Brevard County, Florida.

ALSO

A right-of-way and easement 30 feet wide in Section 14 Township 23 South
Range 36 East. Westernmost 30 feet of the West 430 feet of the South
411.10 feet of the West 1/2 of the NW 1/4 of Section 14 Township 23
South Range 36 East. This deed is given for the purpose of granting an
easement for a road, water pipes, sewerage collection lines, telephone
and electrical facilities as well as gas lines or pipes. The County
does not guarantee maintenance of road until a permanent road is con-
structed according to county standards.

This deed is made for the purpose of giving and granting to
the party of the second part, its successors, legal representatives and
assigns, a right-of-way and easement in and to said lands for public
highway purposes; and is made, executed and delivered with the express
understanding and condition that should the same ever be discontinued
or abandoned as a public highway the title to the same shall thereupon
revert to and revert in the party of the first part her heirs or assigns.

And the said party of the first part does hereby fully warrant
the title to said lands, and will defend the same against the lawful
claims of all persons whomsoever.

BREVARD COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
JUN 1965
COMPTROLLER
PA 152114
030

PAGE 1.

Figure 11: Right-of-Way Deed per Official Records Book 790, Page 914.

Right-of-Way Deed Official Records Book 790, Page 915

RIGHT OF WAY DEED
PAGE 2

BOOK 790 PAGE 915

IN WITNESS WHEREOF, the said party of the first part has
herewith set her hand and seal, this the day and year first above
written.

Euna L. Grover
EUNA L. GROVER, a free dealer (SEAL)

Signed, sealed and delivered
in the presence of:

Harry J. Bowes
Johnathan Rogers

STATE OF FLORIDA }
COUNTY OF BREVARD }

I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BE-
FORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE
ACKNOWLEDGMENTS, EUNA L. GROVER, a free dealer, to me well known and
known to me to be the person described in and who executed the fore-
going deed, and they acknowledged before me that they executed the
same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Cocoa, County of Brevard,
and State of Florida, this 2nd day of June, A. D. 1965.

Harry J. Bowes
Notary Public, State of Florida at Large
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 20, 1967
Bonded by American Surety Co. of N.Y.

Notary Public, State of Florida at Large
My Commission Expires Jan. 20, 1967
Bonded by American Surety Co. of N.Y.

PAGE 2.

Figure 12: Right-of-Way Deed per Official Records Book 790, Page 915.

Board Meeting Date

5/6/25

Item Number: _____

H.3

Motion By: _____

TG

Second By: _____

KA

Nay By: _____

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	