



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.2.

8/2/2022

Subject:

Petition to Vacate, Re: Public Utility Easements- 1751 N. Carpenter Road - "Sherwood Estates Unit Number 4"
Plat Book 19, Page 67 - Titusville - Nicholas S. Townsend - District 1

Fiscal Impact:

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

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 part of two public utility easements, "Sherwood Estates Unit Number 4" in Section 19, Township 21 South, Range 35 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 to the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioner owns part of Lots 3 & 4, Block 4 and is requesting the vacating of a portion of two 5.00 ft. wide public utility easements lying between Lots 3 & 4, Block 4, to allow for the existing single-family home to be removed as an encroachment. Easement to be vacated contains 1150.00 square feet, more or less. The property is located in Titusville South of Highway 46 and West of Interstate 95.

July 18, 2022, 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: Ext. 58346

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.



August 16, 2022

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 Utility Easements in Plat
"Sherwood Estates Unit Number 4" Subdivision, Titusville

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 22-074, vacating a portion of two public utility easements in plat "Sherwood Estates Unit Number 4" Subdivision, Titusville, as petitioned by Nicholas S. Townsend. Said Resolution was adopted by the Board of County Commissioners, in regular session on August 2, 2022.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK**

Kimberly Powell
Kimberly Powell, Clerk to the Board

/sm

Encls. (2)



August 16, 2022

Nicholas J. Townsend
203 Brant Creek Circle
Saint Mary, GA 31558

Dear Sir/Madam:

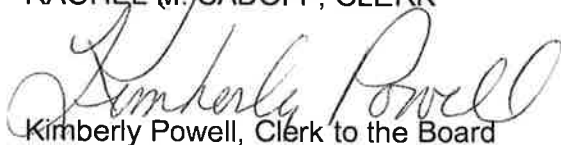
Re: Resolution Vacating a Portion of Two Public Utility Easements in Plat "Sherwood Estates Unit Number 4" Subdivision, Titusville, Lying in Section 19, Township 21 South, Range 35 East

The Board of County Commissioners, in regular session on August 2, 2022, adopted Resolution No. 22-074, vacating a portion of two public utility easements in Plat "Sherwood Estates Unit Number 4" Subdivision, Titusville, lying in Section 19, Township 21 South, Range 35 East, as petitioned by you. Said Resolution has been recorded in ORBK 9587, Pages 1262 through 1266. 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

/sm

Encl. (1)

cc: Amber Holley, Public Works

Brevard County Property Appraiser Detail Sheet

Account 2104403
 Owners TOWNSEND, NICHOLAS S
 Mailing Address 203 BRANT CREEK CIR SAINT MARYS GA 31558
 Site Address 1751 N CARPENTER RD TITUSVILLE FL 32796
 Parcel ID 21-35-19-53-4-3
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Exemptions NONE
 Taxing District 1300 - UNINCORP DISTRICT 1
 Total Acres 0.23
 Subdivision SHERWOOD ESTATES UNIT 4
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0019/0067
 Land Description SHERWOOD ESTATES UNIT 4 N 20 FT OF LOT 3,
 ALL LOT 4 EX N 4 FT BLK 4

VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$194,280	\$173,440	\$171,980
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$190,780	\$173,440	\$158,450
Assessed Value School	\$194,280	\$173,440	\$171,980
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$190,780	\$173,440	\$158,450
Taxable Value School	\$194,280	\$173,440	\$171,980

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/10/2013	\$142,500	WD	--	6921/1345
09/25/2001	\$90,000	WD	--	4430/0710
01/01/1987	--	PR	--	2765/1041

Vicinity Map

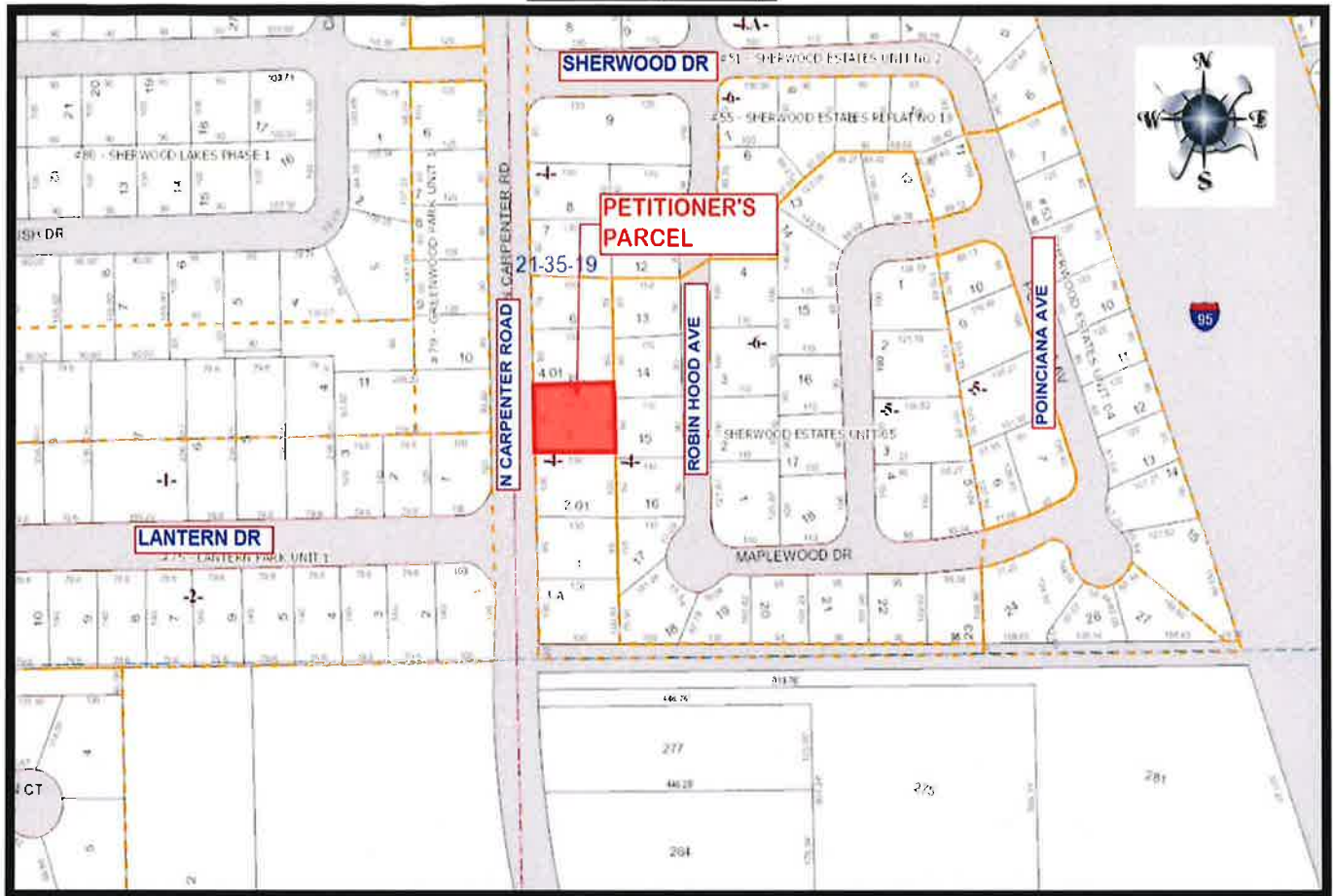


Figure 1: Map of Lots 3 & 4, Block 4, Sherwood Estates Unit Number 4, 1751 N. Carpenter Rd, Titusville, Florida, 32796.

Nicholas S. Townsend – 1751 N. Carpenter Road – Titusville, FL, 32796 – Part of Lots 3 & 4, Block 4, plat of “Sherwood Estates Unit Number 4” – Plat Book 19, Page 67 – Section 19, Township 21 South, Range 35 East – District 1 – Proposed Vacating of a portion of two 5.0 ft. Wide Public Utility Easements

Aerial Map



Figure 2: Aerial Map of Lots 3 & 4, Block 4, Sherwood Estates Unit Number 4, 1751 N. Carpenter Rd., Titusville, Florida, 32796.

Nicholas S. Townsend – 1751 N. Carpenter Road – Titusville, FL, 32796 – Part of Lots 3 & 4, Block 4, plat of “Sherwood Estates Unit Number 4” – Plat Book 19, Page 67 – Section 19, Township 21 South, Range 35 East – District 1 – Proposed Vacating of a portion of two 5.0 ft. Wide Public Utility Easements

[illegible]

178

Petitioner's Sketch & Description Sheet 1 of 2

<u>LEGAL DESCRIPTION</u> SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST PURPOSE OF DESCRIPTION: VACATE EASEMENT		SHEET 1 OF 2 NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2	
<u>LEGAL DESCRIPTION:</u> THE TEN (10) FOOT PUBLIC UTILITY EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF THE COMMON BOUNDARY LINE BETWEEN LOTS 3 & 4, BLOCK 4, LESS AND EXCEPT THE EAST FIVE (5) FEET THEREOF, AND LESS AND EXCEPT THE WEST TEN (10) FEET THEREOF, SHERWOOD ESTATES UNIT NUMBER 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD AT PLAT BOOK 19, PAGE 67, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (1150 SQ.FT.)			
<u>SURVEYOR'S NOTES:</u> <ol style="list-style-type: none">1. Bearing shown hereon are based on the EAST R/W LINE OF N. CARPENTER ROAD as being N 00°58'02" W, according to the Plat of SHERWOOD ESTATES UNIT 4 as recorded in plat book 19, at page 67 of the Public Records of Brevard County, Florida.2. This easement is prepared and certified for the exclusive use of the client named hereon.3. Unless this sketch to accompany legal description bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not valid.4. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.5. No underground utilities or improvements were located unless otherwise shown.			
PREPARED FOR: NICHOLAS S TOWNSEND BREVARD COUNTY BOARD OF COMMISSIONERS		_____ JOHN W. COOPER Professional Land Surveyor No. 5093 State of Florida NOT VALID UNLESS SIGNED & SEALED	
PREPARED BY: JOHN W. COOPER LAND SURVEYING, INC. ADDRESS: 2326 S. HOPKINS AVENUE, TITUSVILLE, FLORIDA 32780 PHONE: 321-268-5646 L.B. NO. 6544			
DRAWN BY: <u>JAB</u>	CHECKED BY: <u>JWC</u>	DRAWING NO. <u>22-04-03A</u> 7/6/22	SECTION 19
DATE: <u>4/29/22</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS <u>REVISE LEGAL</u>	TOWNSHIP 21 SOUTH RANGE 35 EAST

Figure 4: Legal Description. Sheet 1 of 2. Section 19, Township 21 South, Range 35 East.

Petitioner's Sketch & Description Sheet 2 of 2

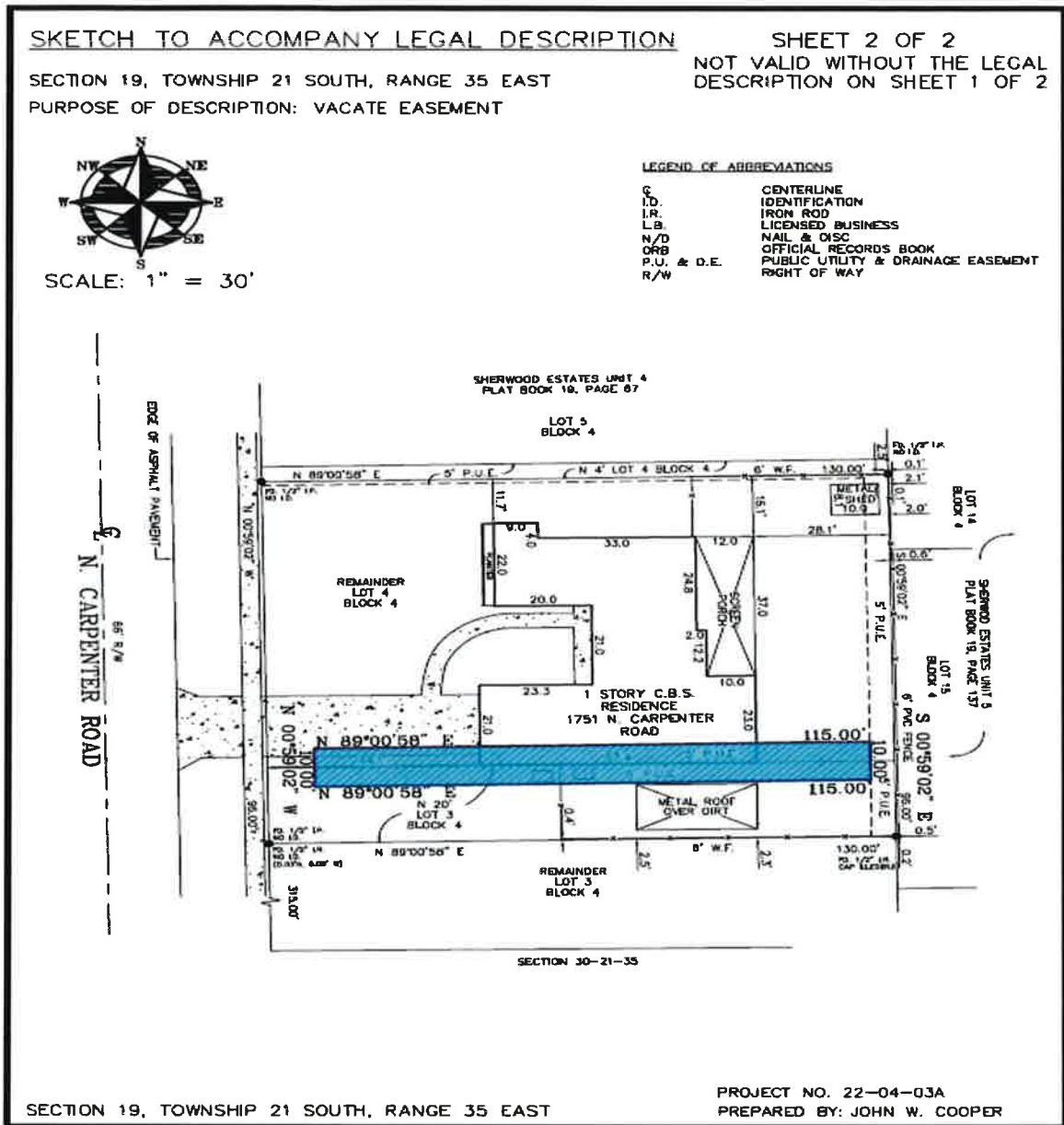


Figure 5: Sketch of description. Sheet 2 of 2. Section 19, Township 21 South, Range 35 East.

Sketch illustrates a portion of two 5.00-foot wide public utility easements on Lots 3 & 4, Sherwood Estates Unit Number 4, Titusville, Florida. The coordinate of the North line depicted is as follows. North boundary – North 89°00'58" East 130.00'; East boundary – South 00°59'02" East 96.00'; South boundary – North 89°00'58" East 130.00'; West boundary – North 00°59'02" West 96.00'. Prepared by: John W. Cooper, Project NO: 22-04-03A.

Boundary Survey with Proposed Garage

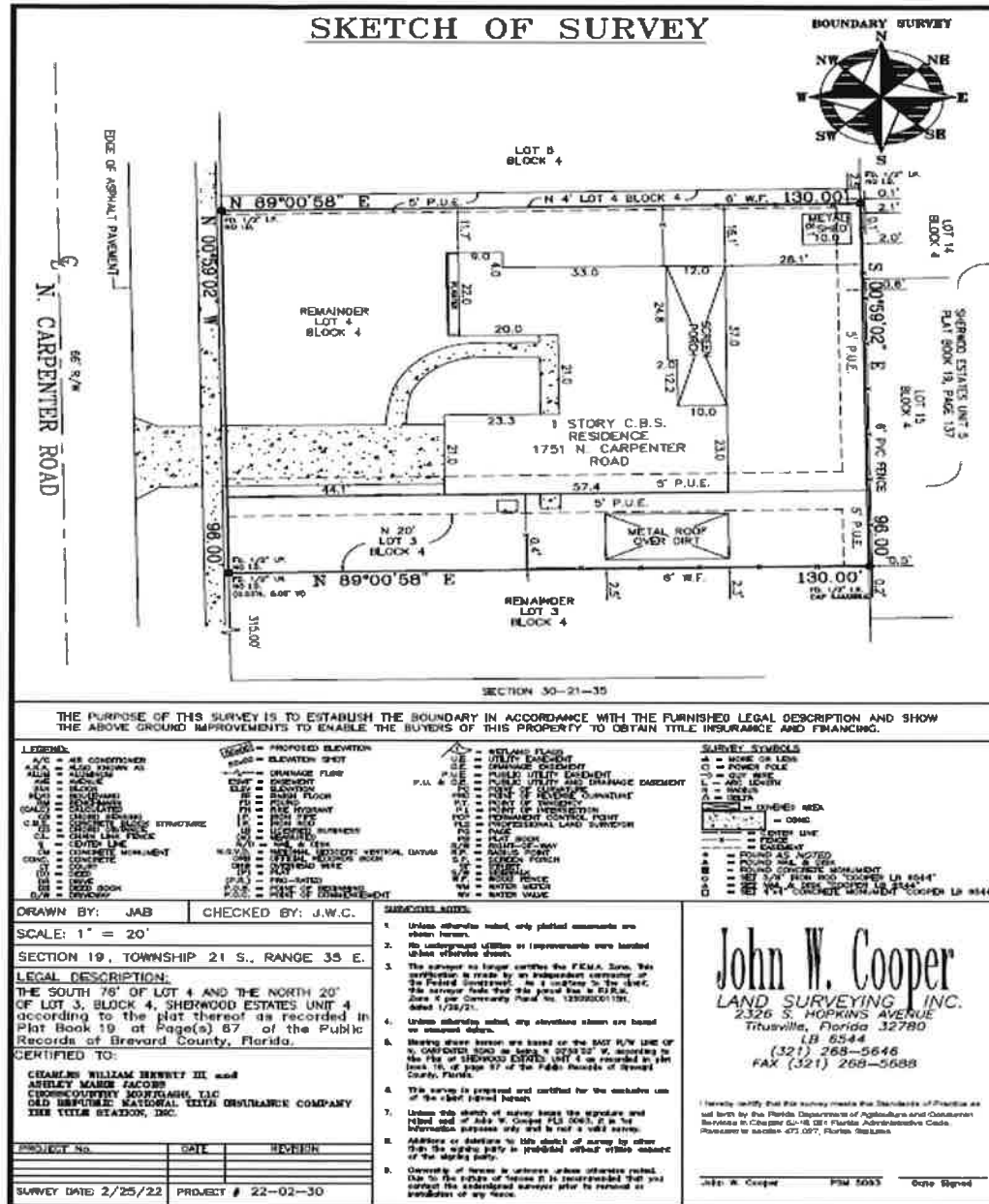


Figure 6: Boundary Survey.

Survey illustrates the existing single-family home all lying within Lots 3 & 4, Sherwood Estates Unit Number 4, 1751 N. Carpenter Road, Titusville, Florida, 32796.

Comment Sheet

Applicant: Townsend

Updated by: Amber Holley 20220713 at 15:30 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20220701	20220713	Yes	No objections
FL Power & Light	20220701	20220707	Yes	No objections
At&t	20220701	20220706	Yes	No objections
Charter/Spectrum	20220701	20220706	Yes	No objections
City of Titusville	20220701	20220706	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20220701	20220707	Yes	No Objections
Land Planning	20220701	20220708	Yes	No objections
Utility Services	20220701	20220706	Yes	No objections
Storm Water	20220701	20220713	Yes	No Objections
Zoning	20220701	20220708	Yes	No objections

Public Hearing Legal Advertisement

Ad#5338588

7/18/2022

LEGAL NOTICE

**NOTICE FOR THE PARTIAL VACATING OF
TWO 5.0 FT. WIDE PUBLIC UTILITY EASE-
MENTS, PLAT OF "SHERWOOD ESTATES
UNIT NUMBER 4" IN SECTION 19,
TOWNSHIP 21 SOUTH, RANGE 35 EAST,
TITUSVILLE, 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 **NICHOLAS S. TOWNSEND** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THE TEN (10) FOOT PUBLIC UTILITY EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF THE COMMON BOUNDARY LINE BETWEEN LOTS 3 & 4, BLOCK 4, LESS AND EXCEPT THE EAST FIVE (5) FEET THEREOF, AND LESS AND EXCEPT THE WEST TEN (10) FEET THEREOF, SHERWOOD ESTATES UNIT NUMBER 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 19, PAGE 67, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (1150 SQ.FT.) PREPARED BY: JOHN W. COOPER, PSM.

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 August 2, 2022** 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 7: Copy of public hearing advertisement as published on July 18, 2022. See next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF TWO 5.0 FT. WIDE PUBLIC UTILITY EASEMENTS, PLAT OF "SHERWOOD ESTATES UNIT NUMBER 4" IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST, TITUSVILLE, 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 **NICHOLAS S. TOWNSEND** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

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Resolution 2022 - 074

**Vacating a portion of two public utility easements in plat "Sherwood Estates Unit Number 4"
Subdivision, Titusville, Florida, lying in Section 19, Township 21 South, Range 35 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **NICHOLAS S. TOWNSEND** with the Board of County Commissioners to vacate two public easements in Brevard County, Florida, described as follows:

SEE ATTACHED SKETCH & DESCRIPTION

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

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

WHEREAS, the Board finds that vacating the public easements will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public 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 2nd day of August, 2022 A.D.

ATTEST:


Rachel Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Kristine Zonka, Chair

As approved by the Board on:
August 2, 2022

CFN 2022201439, OR BK 9587 PAGE 1262,
Recorded 08/16/2022 at 09:57 AM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:5

LEGAL DESCRIPTION

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST

PURPOSE OF DESCRIPTION: VACATE EASEMENT

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

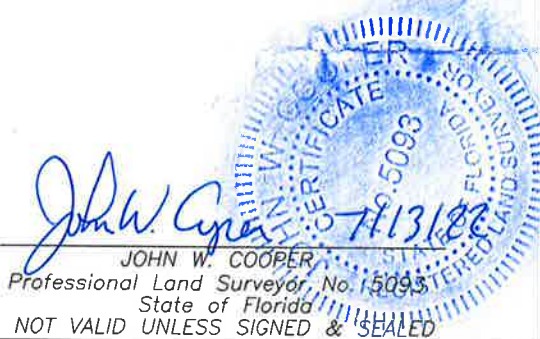
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SURVEYOR'S NOTES:

1. Bearing shown hereon are based on the EAST R/W LINE OF N. CARPENTER ROAD as being N 00°59'02" W, according to the Plat of SHERWOOD ESTATES UNIT 4 as recorded in plat book 19, at page 67 of the Public Records of Brevard County, Florida.
2. This easement is prepared and certified for the exclusive use of the client named hereon.
3. Unless this sketch to accompany legal description bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not valid.
4. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
5. No underground utilities or improvements were located unless otherwise shown.

PREPARED FOR: NICHOLAS S TOWNSEND
BREVARD COUNTY BOARD OF COMMISSIONERS


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

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

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

PHONE: 321-268-5646 L.B. NO. 6544

DRAWN BY: JAB

CHECKED BY: JWC

DRAWING NO. 22-04-03A

SECTION 19

DATE: 4/29/22

SHEET 1 OF 2

7/6/22
REVISIONS REVISE LEGAL

TOWNSHIP 21 SOUTH

RANGE 35 EAST

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SHEET 2 OF 2

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

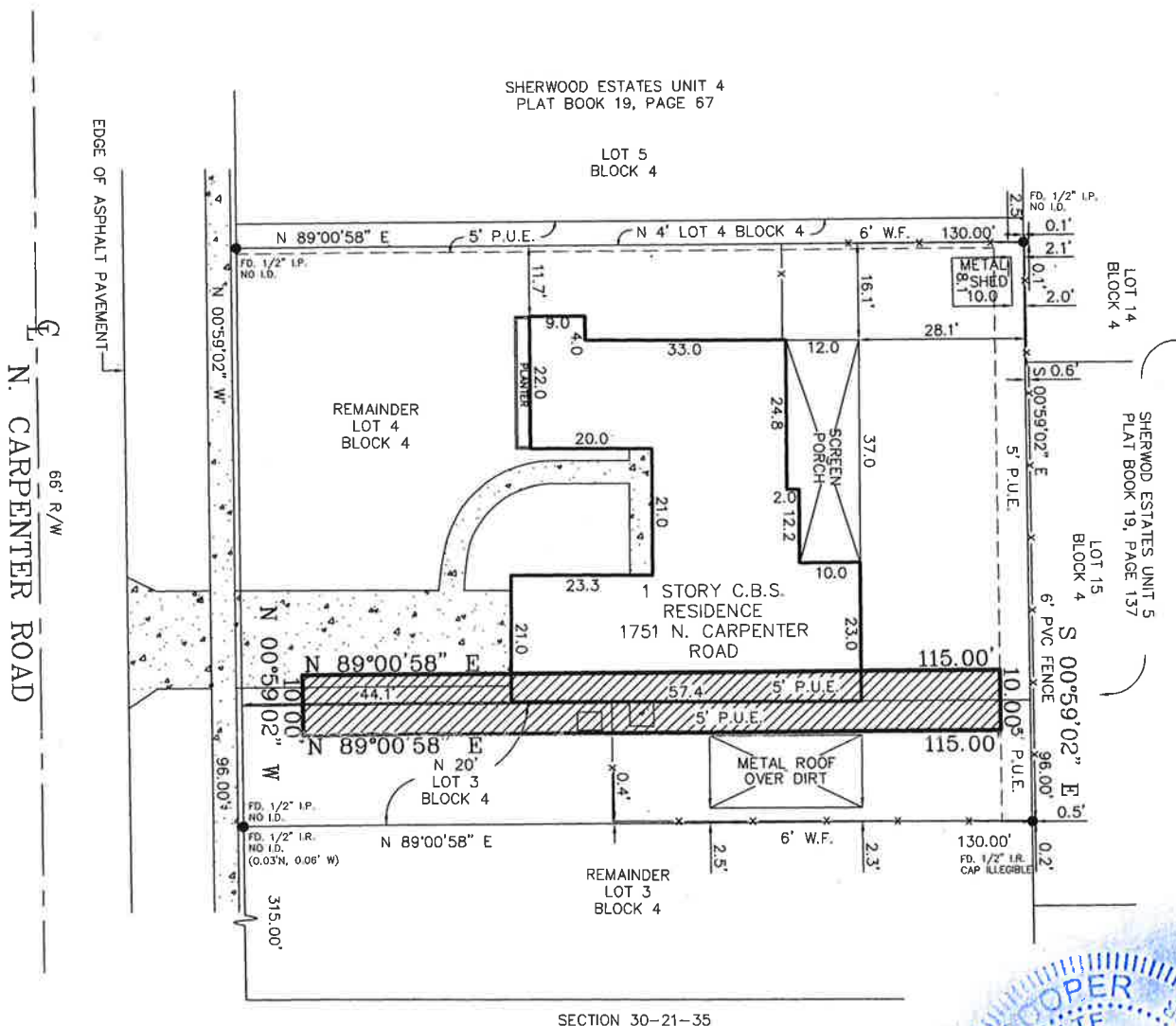
PURPOSE OF DESCRIPTION: VACATE EASEMENT



SCALE: 1" = 30'

LEGEND OF ABBREVIATIONS

CL	CENTERLINE
I.D.	IDENTIFICATION
I.R.	IRON ROD
L.B.	LICENSED BUSINESS
N/D	NAIL & DISC
ORB	OFFICIAL RECORDS BOOK
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R/W	RIGHT OF WAY



SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST

PROJECT NO. 22-04-001
PREPARED BY: JOHN W. COOPER



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

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, 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) dated: or by publication on the newspaper's website, if authorized, on

07/18/2022

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

Sworn to and Subscribed before me this 18th of July 2022,
by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$184.56

Ad No: 0005338588

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

Ad#5338588 7/18/2022

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF TWO 5.0 FT. WIDE PUBLIC UTILITY EASEMENTS, PLAT OF "SHERWOOD ESTATES UNIT NUMBER 4" IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST, TITUSVILLE, FL

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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.

VICKY FELTY
Notary Public
State of Wisconsin

A Daily Publication By:



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

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY**, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated: or by publication on the newspaper's website, if authorized, on

08/11/2022

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 11th of August 2022, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$119.90

Ad No: 0005369872

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

AD#5369872 08/11/2022
LEGAL NOTICE

RESOLUTION VACATING A PORTION OF TWO PUBLIC UTILITY EASEMENTS IN PLAT "SHERWOOD ESTATES UNIT NUMBER 4" SUBDIVISION, TITUSVILLE, LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST - NICHOLAS S. TOWNSEND

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 2ND day of August, 2022, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public utility easements in plat "Sherwood Estates Unit Number 4" Subdivision, Titusville, lying in Section 19, Township 21 South, Range 35 East as petitioned by Nicholas S. Townsend.

LEGAL DESCRIPTION:

THE TEN (10) FOOT PUBLIC UTILITY EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF THE COMMON BOUNDARY LINE BETWEEN LOTS 3 & 4, BLOCK 4, LESS AND EXCEPT THE EAST FIVE (5) FEET THEREOF, AND LESS AND EXCEPT THE WEST TEN (10) FEET THEREOF, SHERWOOD ESTATES UNIT NUMBER 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 19, PAGE 67, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (1150 SQ.FT.) PREPARED BY: JOHN W. COOPER, PSM.

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
RACHEL M. SADOFF, CLERK
BY: Kimberly Powell, Clerk to the Board

VICKY FELTY
Notary Public
State of Wisconsin

Samantha McDaniel

From: Holley, Amber <Amber.Holley@brevardfl.gov>
Sent: Wednesday, August 3, 2022 1:46 PM
To: Samantha McDaniel; Nicole Summers; Deborah Thomas; Priyanka Patel
Cc: Donna Scott; Kimberly Powell
Subject: August 2, 2022 Commission Meeting
Attachments: LEGAL DESCRIPTION-SIDOTI.docx; LEGAL DESCRIPTION 1751 N CARPENTER EASMENT-Townsend.docx; Legal Description-Overdorf.docx

Ladies, please find attached the legal description from the approval on the 8/2 meeting.

Owner information:

- Francis J. Sidoti, 6480 Greenwood Ave., Cocoa, FL 32927.
- Nicholas J. Townsend, 203 Brant Creek Circle, Saint Mary, GA 31558.
- Shawn & Jody Overdorf, 912 Harbor Pines Drives, Merritt Island, FL 32952.

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."

This email was scanned by Bitdefender

LEGAL DESCRIPTION:

THE TEN (10) FOOT PUBLIC UTILITY EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF THE COMMON BOUNDARY LINE BETWEEN LOTS 3 & 4, BLOCK 4, LESS AND EXCEPT THE EAST FIVE (5) FEET THEREOF, AND LESS AND EXCEPT THE WEST TEN (10) FEET THEREOF, SHERWOOD ESTATES UNIT NUMBER 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD AT PLAT BOOK 19, PAGE 67, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (1150 SQ.FT.) PREPARED BY: JOHN W. COOPER, PSM.

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF TWO PUBLIC UTILITY EASEMENTS IN PLAT
"SHERWOOD ESTATES UNIT NUMBER 4" SUBDIVISION, TITUSVILLE, LYING IN
SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST – NICHOLAS S. TOWNSEND

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 2ND day of August, 2022, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public utility easements in plat "Sherwood Estates Unit Number 4" Subdivision, Titusville, lying in Section 19, Township 21 South, Range 35 East as petitioned by Nicholas S. Townsend.

LEGAL DESCRIPTION:

THE TEN (10) FOOT PUBLIC UTILITY EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF THE COMMON BOUNDARY LINE BETWEEN LOTS 3 & 4, BLOCK 4, LESS AND EXCEPT THE EAST FIVE (5) FEET THEREOF, AND LESS AND EXCEPT THE WEST TEN (10) FEET THEREOF, SHERWOOD ESTATES UNIT NUMBER 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD AT PLAT BOOK 19, PAGE 67, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (1150 SQ.FT.) PREPARED BY: JOHN W. COOPER, PSM.

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

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 August 11, 2022, 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.**