

Meeting Date
January 26, 2016



AGENDA	
Section	PUBLIC HEARING
Item No.	TVCA

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Petition to Vacate, Re: Part of a Public Utility and Drainage Easement – Sunset Lakes Drive – “Sunset Lakes – P.U.D. - Phase One - A ”- Merritt Island – Ambalal M. Patel – District 2 (Fiscal impact: Petitioner paid \$640.00 Vacating Application Fee)
DEPT/OFFICE	Public Works Department – Surveying Section

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating part of a 7.50 ft. wide public utility and drainage easement at the west line of Lot 9, Block C, “Sunset Lakes – P.U.D. - Phase One - A” in Section 03, Township 24 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 petitioner as owner of Lot 9 is requesting the vacating of the easterly 1.50 ft. of the 7.50 ft. wide public utility and drainage easement along the west line of Lot 9 to remove the existing residence as an encroachment into said easement and to allow for clear title for sales purposes. The easement to be vacated contains 150 square feet, more or less.

January 11, 2016, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in Merritt Island as follows: Begin at the intersection of S.R. 3 (Courtenay Parkway) and S. R. 528 (Beeline Expressway); thence 1.46 miles northerly along S. R. 3; thence 0.26 miles westerly along Sunset Lakes Drive to the residence on the north (right).

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

Name: Marc.Cazessus@brevardcounty.us Phone: Ext. 57315

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

Clerk to the Board instruction: Advertise Approved Resolution Notice and Record Vacating Resolution Documents (which in sequence includes the notice of public hearing legal ad, the approved/signed resolution, and the approved resolution legal ad).

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		

Donna Scott

From: Donna Scott
Sent: Wednesday, February 10, 2016 8:47 AM
To: 'Cazessus, Marc'
Subject: FW: Vacating - Ambalal M. Patel
Attachments: Ambalal M. Patel - Vacating 01-26-16.pdf; Recording Receipt for Ambalal M. Patel.pdf

Attached is what was sent to Bruce Flickinger of Florida Oasis Realty, per a note found in the file from Ms. Fulton. Thank you.

Donna Scott
Assistant Clerk to the Board
(321) 637-2001 / Ext. 49120



From: Donna Scott
Sent: Wednesday, February 10, 2016 8:41 AM
To: 'bflick2@bellsouth.net'
Subject: Vacating - Ambalal M. Patel

Mr. Flickinger,

Attached is recorded documentation of Ambalal M. Patel's vacating from January 26, 2016.

Donna Scott
Assistant Clerk to the Board
(321) 637-2001 / Ext. 49120



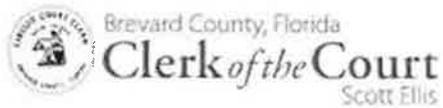
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Donna Scott
Assistant Clerk to the Board
(321) 637-2001 / Ext. 49120





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

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

February 8, 2016

MEMORANDUM

TO: Recording

RE: Item IV.A., Resolution Vacating a Portion of a 7.50 Ft. Wide Public Utility and Drainage Easement at the West Line of Lot 9, Block C, "Sunset Lakes – P.U.D. Phase One-A", Section 03, Township 24 South, Range 36 East – Ambalal M. Patel

The Board of County Commissioners, in regular session on January 26, 2016, adopted Resolution No. 16-004, vacating a portion of a 7.50 ft. wide public utility and drainage easement at the west line of Lot 9, Block C, "Sunset Lakes – P.U.D. Phase One-A", Section 03, Township 24 South, Range 35 East, as petitioned by Ambalal M. Patel. Enclosed are proof of publication setting the public hearing, Resolution 16-004, with attached Exhibits, and proof of publication advertising the vacation.

Please record the same in Public Records, bill to Public Works Department's Account Number 3175 or call Marc Cazessus at 5-7315 if you have any questions; and return the recorded documents to this office, including a receipt for the recordation.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encls. (3)

RETURN: Clerk to the Board #27

RESOLUTION 201 6- 004

**VACATING PART OF A 7.50 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT IN
"SUNSET LAKES – P.U.D. – PHASE ONE – A", MERRITT ISLAND, FLORIDA, LYING IN
SECTION, 03, TOWNSHIP 24 SOUTH, RANGE 36 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **AMBALAL M. PATEL** with the Board of County Commissioners to vacate a portion of a 7.50 ft. wide public utility and drainage easement in Brevard County, Florida, described as follows:

SEE ATTACHED SKETCH & DESCRIPTION

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

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

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

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

DONE, ORDERED AND ADOPTED, in regular session, this 26th day of January, 2016 A.D.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



JIM BARFIELD, CHAIRMAN

As approved by the Board on:
January 26, 2016

A Daily Publication By:



BREVARD COUNTY PUBLIC WORKS/TI
400 SOUTH ST
TITUSVILLE FL 32780

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

Legal Notices

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

01/11/16

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

Sworn to and Subscribed before me this 11th of January 2016, by Kim Curro who is personally known to me

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

Publication Cost: \$239.98
Ad No: 0000975827
Customer No: BRE-6BR327

AD#975827 1/11/2016
LEGAL NOTICE
NOTICE TO VACATE A PORTION OF A 7.50 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AT THE WEST LINE OF LOT 9, BLOCK C, "SUNSET LAKES - P.U.D. - PHASE ONE-A" SECTION 03, TOWNSHIP 24 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 AMBALAL M. PATEL 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 January 26, 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"
A PORTION OF LOT 9, BLOCK C, SUNSET LAKES, P.U.D., PHASE ONE-A, AS RECORDED IN PLAT BOOK 38, PAGES 58 & 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EASTERLY 1.50 FEET OF THE 7.50 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WESTERLY 7.50 FEET OF SAID LOT 9, LESS AND EXCEPT THEREFROM THE 10.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTHERLY 10.00 FEET OF SAID LOT 9, CONTAINING 150.0 SQUARE FEET MORE OR LESS
PREPARED BY: MYRON E. BARKER, PSM

RECEIVED
JAN 21 2016
Board of County Commissioners

RECEIVED
JAN 19 2016

RETURN: Clerk to the Board #27

LEGAL DESCRIPTION

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

SECTION 03, TOWNSHIP 24 SOUTH, RANGE 36 EAST
PARCEL ID#: 24-36-03-75-0000C.0-0009.00
PURPOSE: VACATE PORTION OF PUBLIC UTILITY AND DRAINAGE
EASEMENT TO REMOVE ENCROACHMENT
LOCATION: MERRITT ISLAND, FL

A PORTION OF LOT 9, BLOCK C, SUNSET LAKES, P.U.D., PHASE ONE-A, AS RECORDED IN PLAT BOOK 38, PAGES 58 & 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 1.50 FEET OF THE 7.50 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WESTERLY 7.50 FEET OF SAID LOT 9, LESS AND EXCEPT THEREFROM THE 10.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTHERLY 10.00 FEET OF SAID LOT 9, CONTAINING 150.0 SQUARE FEET MORE OR LESS

LEGEND

- (AKA) = ALSO KNOWN AS
- ⊕ = CENTERLINE
- C.B. = CONCRETE BLOCK
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- CLR. = CLEAR
- C.M. = CONCRETE MONUMENT
- CONC. = CONCRETE
- COR. = CORNER
- COVD. = COVERED
- ENCH. = ENCROACHMENT
- FD = FOUND
- ID# = IDENTIFICATION NUMBER
- I.P. = IRON PIPE
- I.R. = IRON ROD
- LS = LICENSED SURVEYOR
- (M) = MEASURED
- N&D = NAIL & DISK
- N.R. = NON RADIAL
- (P) = PLATTED
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- PL = PROPERTY LINE
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.U.&D. = PUBLIC UTILITY & DRAINAGE
- PVMT = PAVEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- (TYP.) = TYPICAL
- W.F. = WOOD FENCE
- △ = DELTA ANGLE

Myron E. Barker
 PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
 MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
 CERTIFICATE OF AUTHORIZATION LB. 6586

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N.69°23'10"E., ALONG THE NORTH RIGHT-OF-WAY LINE OF SUNSET LAKES DRIVE.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0340 G, INDEX DATED 03-17-2014, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SKETCH AND DESCRIPTION WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
- 4) IMPROVEMENTS SHOWN HEREON ARE BASED ON PRECISION LAND SURVEYING, INC., BOUNDARY SURVEY, PROJECT #15-2644, DATED 11/11/2015
- 5) LANDS SHOWN HERON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, RESERVATION, AGREEMENT AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE VERIFICATION.
- 6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CAD FILE:

15-2644.DWG

DATE: 12/02/2015

PROJECT: 15-2644-VE

F.B. NUMBER: _____

REVISION: _____

12/08/2015- COUNTY REVIEW
COMMENTS _____

PRECISION
LAND SURVEYING, INC.

PHONE: (321) 259-4600 2900 LAKE WASHINGTON ROAD
FAX: (321) 259-4255 SUITE 1
EMAIL: PLS@CFL.RR.COM MELBOURNE, FLORIDA 32935

CERTIFIED TO:
CHAE K. & STEPHANIE C. PAK

A Daily Publication By:



CLERK TO THE BOARD OF COUNTY C
400 SOUTH ST
TITUSVILLE

FL 32780

STATE OF FLORIDA COUNTY OF BREVARD:

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

Legal Notices

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

02/04/16

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

Sworn to and Subscribed before me this 4th of February 2016, by Kim Curro who is personally known to me

Linette Sanchez
Notary Public for the State of Florida
My Commission expires January 28, 2017

Publication Cost: \$109.46
Ad No: 0001015052
Customer No: BRE-6BR427

AD#1015052 2/4/2016
LEGAL NOTICE
RESOLUTION VACATE A PORTION OF A 7.50 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AT THE WEST LINE OF LOT 9, BLOCK C, "SUNSET LAKES - P.U.D. - PHASE ONE-A", SECTION 03, TOWNSHIP 24 SOUTH, RANGE 36 EAST
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on the 26 day of January, 2016 the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a 7.50 ft. wide public utility and drainage easement at the west line of lot 9, Block C, "Sunset Lakes - P.U.D. - Phase One-A", Section 03, Township 24 South, Range 36 East, petitioned by Ambalal M. Patel
SEE ATTACHED EXHIBIT "A"
The Board further renounced and disclaimed any right of the County in and to said public utility and drainage easement.
All persons govern yourselves accordingly.
BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA
SCOTT ELLIS, CLERK
BY: Tammy Etheridge, Deputy Clerk
A PORTION OF LOT 9, BLOCK C, SUNSET LAKES, P.U.D., PHASE ONE-A, AS RECORDED IN PLAT BOOK 38, PAGES 58 & 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EASTERLY 1.50 FEET OF THE 7.50 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WESTERLY 7.50 FEET OF SAID LOT 9, LESS AND EXCEPT THEREFROM THE 10.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTHERLY 10.00 FEET OF SAID LOT 9, CONTAINING 150.0 SQUARE FEET MORE OR LESS
PREPARED BY: MYRON E. BARKER, PSM



RECEIVED
FEB 08 2016

Commissioners

BrevardClerk.US
 Scott Ellis, Clerk of Court

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

DBLIVE Transaction
 #: 1651970
 Receipt #: 61620444
 Cashier Date: 2/8/2016
 4:13:33 PM



Print Date:
 2/8/2016 4:13:35 PM

Customer Information	Transaction Information	Payment Summary
(3175) SURVEY SECTION BREVARD CO BCGC BLDG A ZIP 81 VIERA, FL 32904 Beginning Escrow Balance: -\$1256.00	DateReceived: 02/08/2016 Source Code: Titusville - Six Story Q Code: Titusville - Six Story Return Code: Hand Carried Trans Type: Recording Agent Ref Num:	Total Fees \$44.00 Total Payments \$44.00

1 Payments	
ESCROW	\$44.00

1 Recorded Items		
(RSL) RESOLUTION	BK/PG: 7545/1690 CFN:2016023052 Date: 2/8/2016 4:13:32 PM From: To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	5	\$44.00
Indexing @ 1st 4 Names Free, Addt'l=\$1 ea.	2	\$0.00

0 Search Items

1 Miscellaneous Items
(AGTR) AGENT TRANSMITTAL



General Parcel Information

Parcel ID: 24-36-03-75-0000C.0-0009.00	Millage Code: 2200	Exemption:	Use Code: 110
Site Address: 590 SUNSET LAKES DR , MERRITT ISLAND 32953			Tax ID: 2442354

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:	PATEL, AMBALAL M
Second Name:	PATEL, JASUMATI A TRUSTEES
Mailing Address:	5751 COVINGTON COVE WAY
City, State, Zipcode:	ORLANDO, FL 32829

Abbreviated Description

Plat Book/Page: 0038/0058	Sub Name: SUNSET LAKES P.U.D. PHASE ONE-A	LOT 9 BLK C
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Value Summary

Roll Year:	2013	2014	2015
Market Value Total: ¹	\$181,010	\$199,110	\$225,260
Agricultural Market Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$181,010	\$199,110	\$219,020
Assessed Value School:	\$181,010	\$199,110	\$225,260
Homestead Exemption: ²	\$0	\$0	\$0
Additional Homestead: ²	\$0	\$0	\$0
Other Exemptions: ²	\$0	\$0	\$0
Taxable Value Non-School: ³	\$181,010	\$199,110	\$219,020
Taxable Value School: ³	\$181,010	\$199,110	\$225,260

Land Information

Acres:	0.2
Site Code:	142

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
7044/1033	1/8/2014	\$100	WD	11			I
3835/2508	4/30/1998	\$27,500	WD				V
3723/3847	10/30/1997	\$27,500	WD				V

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

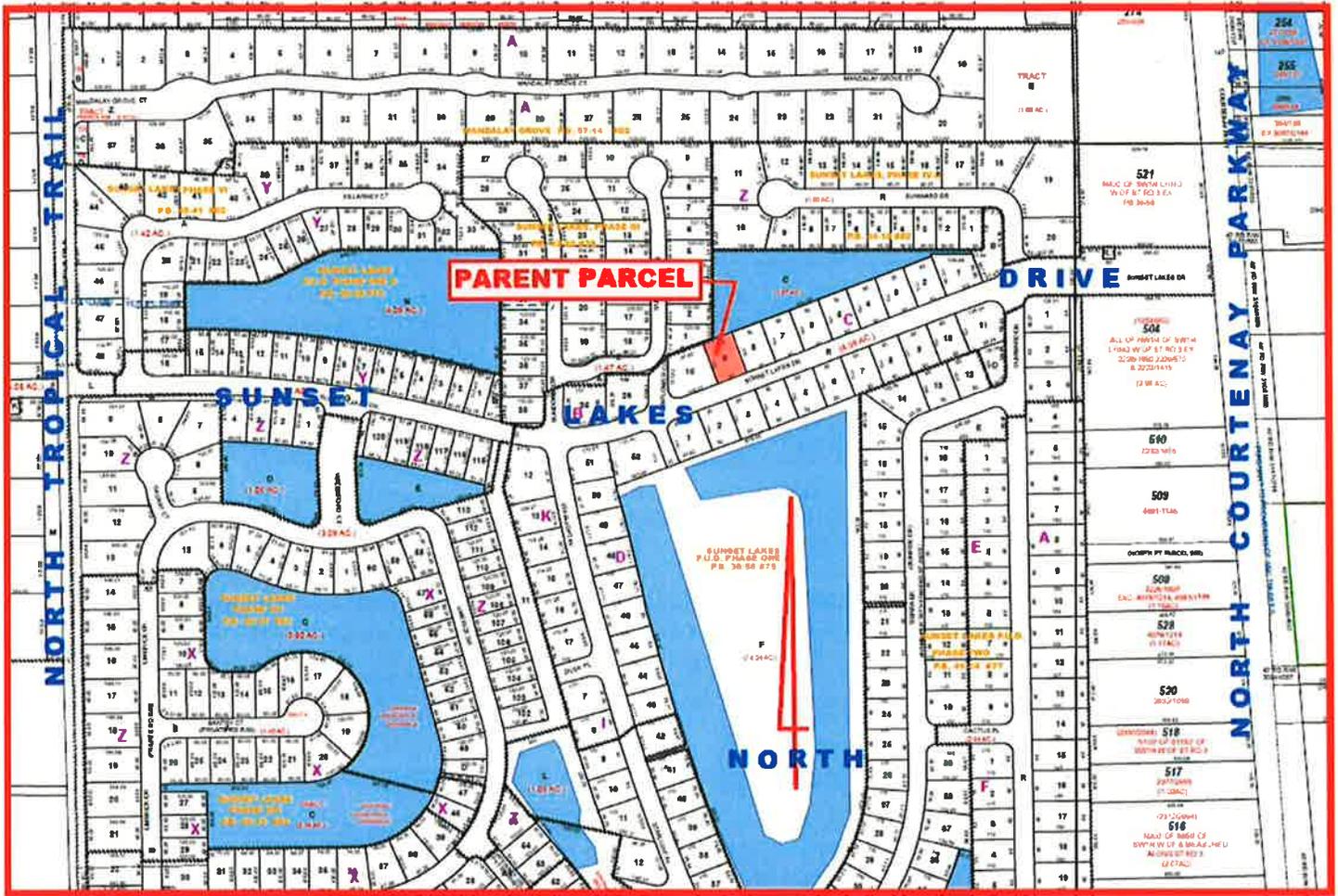
Building Information

PDC #	Use Code	Year Built	Story Height	Frame Code	Exterior Code	Interior Code	Roof Type	Roof Material	Floors Code	Ceiling Code
1	110	1998	9	03	03	03	02	04	03	03

Building Area Information

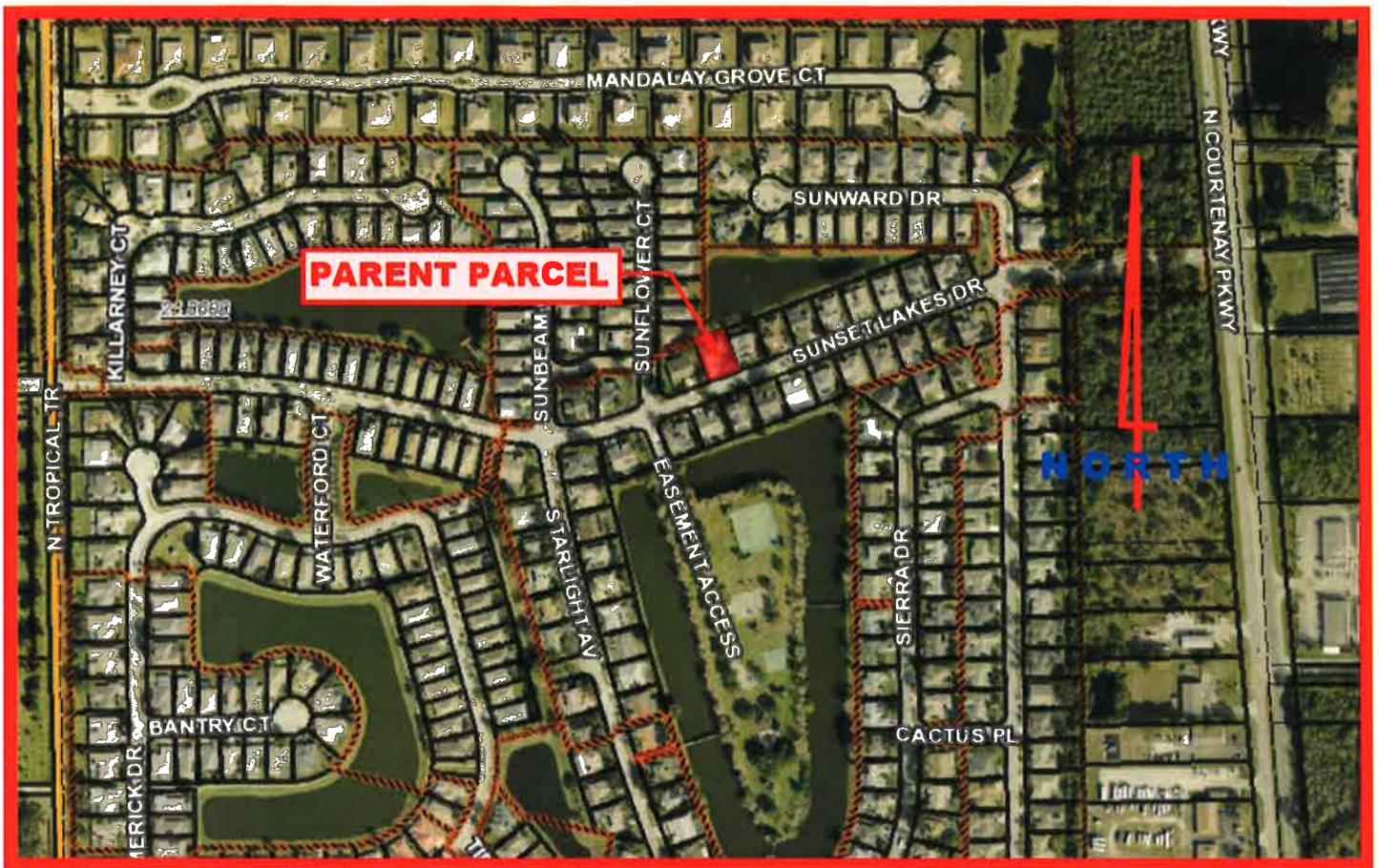
PDC #	Base Area	Garage Area	Open Porches	Car Port	Screened Porches	Utility Rooms	Enclosed Porch	Basements	Attics	Bonus Rooms	RV Carport	RV Garage	Total Base Area
1	2,586	598	72	0	489	0	0	0	0	0	0	0	2,586

[Home](#) | [Meet Dana](#) | [Appraiser's Job](#) | [General Info](#) | [Budget & Funding](#) | [Assessment Cases](#) | [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 Authority](#) | [Tax Facts](#) | [FAQ](#) | [Report Homestead Fraud](#) | [Enforcement Results](#)



VICINTY MAP

Ambalal M. Patel – Lot 9, Block C, “Sunset Lakes – P.U.D. – Phase One - A” (Plat Book 38, Page 58) – 590 Sunset Lakes Drive, Merritt Island, FL, 32953 – Section 03, Township 24 South, Range 36 East – District 2 – Proposed Vacating of the East 1.50 ft. of a 7.50 ft. Wide Public Utility and Drainage Easement along the West Lot Line



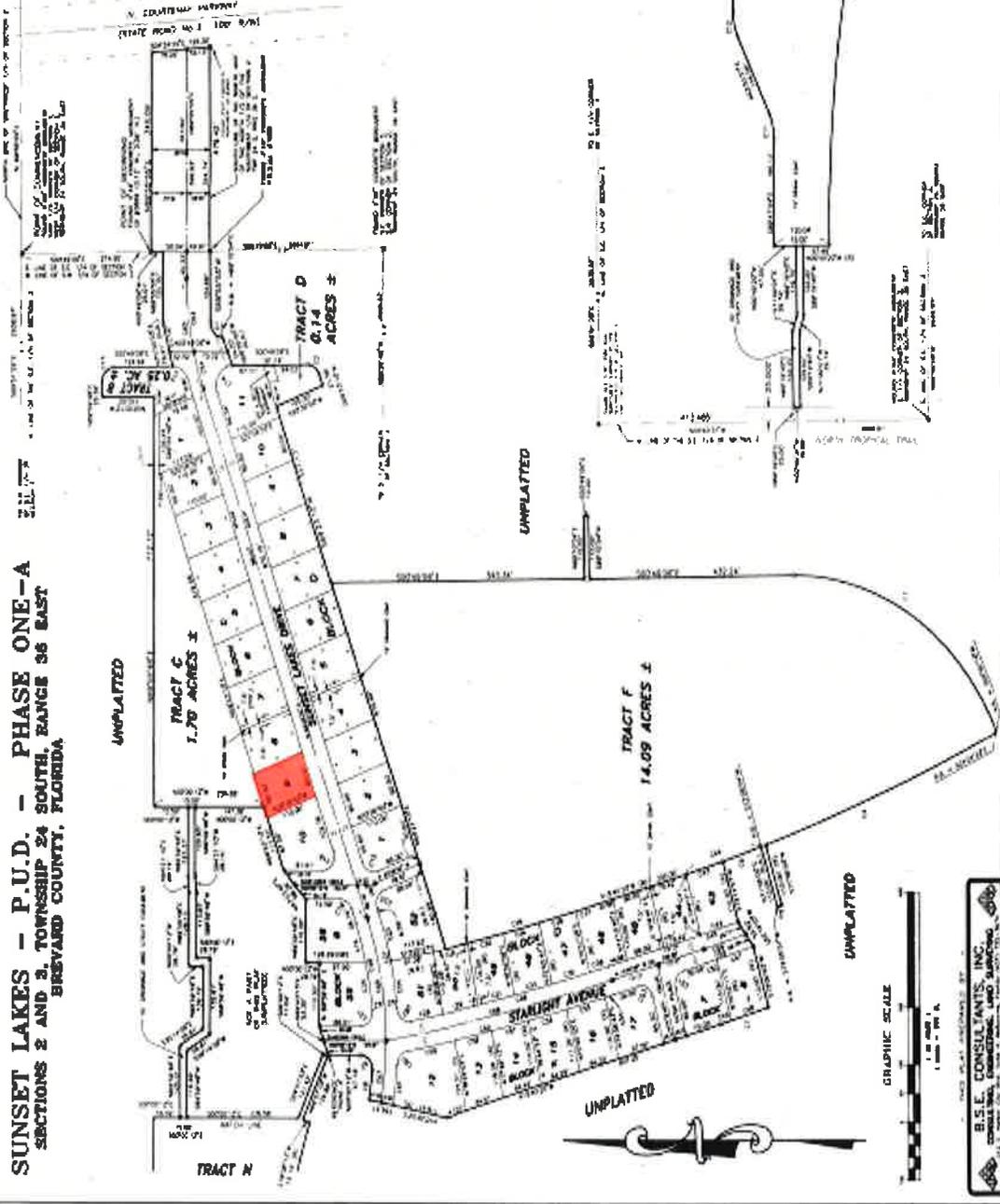
AERIAL MAP

Ambalal M. Patel – Lot 9, Block C, “Sunset Lakes – P.U.D. – Phase One - A” (Plat Book 38, Page 58) – 590 Sunset Lakes Drive, Merritt Island, FL, 32953 – Section 03, Township 24 South, Range 36 East – District 2 – Proposed Vacating of the East 1.50 ft. of a 7.50 ft. Wide Public Utility and Drainage Easement along the West Lot Line

SUNSET LAKES - P.U.D. - PHASE ONE-A
 SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 36 EAST
 BREVARD COUNTY, FLORIDA

- LEGEND
- 1. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 2. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 3. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 4. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 5. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 6. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 7. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 8. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 9. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.
 - 10. ALL LOTS, TRACTS, BLOCKS, AND AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER BY THE SELLER.

TRACT	ACRES	AREA	PERCENTAGE
TRACT A	1.70	1.70	100.00
TRACT B	0.25	0.25	100.00
TRACT C	1.70	1.70	100.00
TRACT D	0.14	0.14	100.00
TRACT E	14.09	14.09	100.00
TRACT F	4.12	4.12	100.00



PLAT REFERENCE
SHEET 1 OF 2

DESIGNED BY
 B.S.E. CONSULTANTS, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS
 1000 N. W. 10th St., Ft. Lauderdale, Fla. 33304

PREPARED BY &
RECORD AND RETURN TO:
AMBALAL M. PATEL
5751 Covington Cove Way
Orlando, Florida 32829

Parcel ID No: 24-36-03-75-C-9

WARRANTY DEED

THIS WARRANTY DEED, made on 1/8, 2014, by **AMBALAL M. PATEL** and **JASUMATI A. PATEL**, husband and wife, (hereinafter called the Grantor), to **AMBALAL M. PATEL** and **JASUMATI A. PATEL**, Trustees or their successors in trust, under **THE AMBALAL AND JASUMATI PATEL REVOCABLE TRUST, UNDER AGREEMENT U.D.T.** dated 1/8, 2014, and any amendments thereto, with full power and authority to sell, mortgage, lease, manage, dispose of, or otherwise hypothecate said real property, whose address is 5751 Covington Cove Way, Orlando, Florida 32829, (hereinafter called the Grantee):

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Brevard County, State of Florida, viz:

Lot 9, Block C, PHASE 1-A, SUNSET LAKES P.U.D., according to plat thereof, as recorded in Plat Book 38, Page 58 and 59, of the Public Records of Brevard County, Florida.

The property described herein is not the homestead property of the grantor under the laws and constitution of the State of Florida, whose address is 5751 Covington Cove Way, Orlando, Florida 32829

This deed was prepared without the benefit of a title search.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

L (Page 1 of 2)

PETITIONER'S DEED

SHEET 1 OF 2

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Deborah K. Mackey
Witness

Deborah K. Mackey
Print Witness Name

St Burnworth
Witness

Stacey Burnworth
Print Witness Name

Deborah K. Mackey
Witness

Deborah K. Mackey
Print Witness Name

St Burnworth
Witness

Stacey Burnworth
Print Witness Name

Ambal M. Patel
AMBALAL M. PATEL - Grantor
5751 Covington Cove Way
Orlando, Florida 32829

J.A. Patel
JASUMATI A. PATEL - Grantor
5751 Covington Cove Way
Orlando, Florida 32829

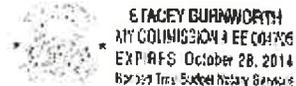
STATE OF FLORIDA
COUNTY OF BREVARD

On 1/8, 2014 before me personally appeared AMBALAL M. PATEL and JASUMATI A. PATEL, known to me or produced Florida Driver Licenses respectively as identification to prove they are the persons whose names are subscribed to the instrument, and they acknowledged and executed the same.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above written.

St Burnworth
Notary Public, State of Florida

1. (Page 2 of 2)



PETITIONER'S DEED

SHEET 1 OF 2

AD#975827 1/11/2016 LEGAL NOTICE NOTICE TO VACATE A PORTION OF A 7.50 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AT THE WEST LINE OF LOT 9, BLOCK C, "SUNSET LAKES P.U.D. - PHASE ONE-A" SECTION 03, TOWNSHIP 24 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 AMBALAL M. PATEL 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 January 26, 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" A PORTION OF LOT 9, BLOCK C, SUNSET LAKES, P.U.D., PHASE ONE-A, AS RECORDED IN PLAT BOOK 38, PAGES 58 & 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EASTERLY 1.50 FEET OF THE 7.50 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WESTERLY 7.50 FEET OF SAID LOT 9, LESS AND EXCEPT THEREFROM THE 10.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTHERLY 10.00 FEET OF SAID LOT 9, CONTAINING 150.0 SQUARE FEET MORE OR LESS PREPARED BY: MYRON E. BARKER, PSM

PUBLIC HEARING LEGAL
ADVERTISEMENT

Kelly Fulton

To: LEGALS, BRE
Cc: Tammy Rowe
Subject: Vacating_Patel_2nd Ad

Hello,

Please place the attached vacating ad in the legal section of Florida Today on Thursday, February 4, 2016.

Account: 6BR427
Phone: 321-637-2001
POC: Kelly Greene Fulton

Publish Date: February 4, 2016
1 affidavit

Address: Brevard County Clerk of Courts
Clerk to the Board Office
PO Box 999
Titusville, FL 32781

Thanking you in advance.

Kelly Greene Fulton
Value Adjustment Board
Brevard County Clerk of Circuit Court
Scott Ellis, Clerk
Phone: (321) 637-6523
kelly.fulton@brevardclerk.us



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

Customer: CLERK TO THE BOARD OF COUNTY C
Address: 400 SOUTH ST
TITUSVILLE FL 32780
USA

Ad No.: 0001015052
Pymt Method Invoice
Net Amt: \$107.47

Run Times: 1

No. of Affidavits: 1

Run Dates: 02/04/16

Text of Ad:

ADM1015052 2/4/2016
LEGAL NOTICE
RESOLUTION VACATE A PORTION OF A
7.50 FT. WIDE PUBLIC UTILITY AND
DRAINAGE EASEMENT AT THE WEST
LINE OF LOT 9, BLOCK C, "SUNSET LAKES
- P.U.D. - PHASE ONE-A", SECTION 03,
TOWNSHIP 24 SOUTH, RANGE 36 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 26
day of January, 2016 the Board of
County Commissioners of Brevard
County, Florida, adopted a Resolution
vacating a portion of a 7.50 ft. wide
public utility and drainage easement at
the west line of lot 9, Block C, "Sunset
Lakes - P.U.D. - Phase One-A", Section
03, Township 24 South, Range 36 East.

SEE ATTACHED EXHIBIT "A"

The Board further renounced and dis-
claimed any right of the County in and
to said public utility and drainage ease-
ment.

All persons govern yourselves accord-
ingly.

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

A PORTION OF LOT 9, BLOCK C, SUNSET
LAKES, P.U.D., PHASE ONE-A, AS RE-
CORDED IN PLAT BOOK 38, PAGES 58 &
59, OF THE PUBLIC RECORDS OF BRE-
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MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

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FEET WIDE PUBLIC UTILITY AND DRAIN-
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THE WESTERLY 7.50 FEET OF SAID LOT 9,
LESS AND EXCEPT THEREFROM THE
10.00 FEET WIDE PUBLIC UTILITY AND
DRAINAGE EASEMENT WHICH ENCUM-
BERS THE SOUTHERLY 10.00 FEET OF
SAID LOT 9, CONTAINING 150.0 SQUARE
FEET MORE OR LESS

PREPARED BY: MYRON E. BARKER, PSM