

Meeting Date
July 12, 2016



AGENDA	
Section	PUBLIC HEARING
Item No.	TV.A

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

<b>SUBJECT:</b>	Petition to Vacate, Re: Public Drainage Easement – Kings Road – “Replat of St. John Valley Camp Sites, Inc.” – Cocoa – Stephen and Diana Trout – Jeffery and Susan DeLoche District 1 (Fiscal impact: Petitioners paid \$640.00 Vacating Application Fee)
<b>DEPT/OFFICE</b>	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 public drainage easement centered along the common line between Lots 28-29, “Replat of St. John Valley Camp Sites, Inc.” in Section 03, Township 25 South, Range 35 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating.

**Summary Explanation & Background:**

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method to the Board of County Commissioners to vacate and abandon unused rights-of-way and easements.

The petitioners own Lots 28 & 29 and are requesting the partial vacating of the 10.00 ft. wide public drainage easement centered along the common lot line to allow for the permitting and construction of a new residence across the common lot line. The petitioners have agreed to convey a 10.0 ft. wide public utility and drainage replacement easement along the north line of Lot 28 (copy attached). Easement to be vacated contains 0.018 acres or 780 square feet, more or less.

June 15, 2016, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in Cocoa as follows: Begin at the intersection of S.R. 520 and Tucker Lane; thence 1.24 miles south along Tucker Lane; thence 1.39 miles west along Pluckebaum Road; thence 0.45 miles south along Mullen Road; thence 0.24 miles east along Bass Road; thence 0.18 miles south along King Road to the residence on the west (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](mailto:Marc.Cazessus@brevardcounty.us) Phone: Ext. 57315

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

**Clerk to the Board instruction:** Advertise Approved Resolution Notice and Record Vacating Resolution Documents (as one resolution type document which in sequence includes the proof of publication of the public hearing notice, the approved/signed resolution, and the proof of publication of the adopted resolution notice).

<b>Contract / Agreement (if attached):</b>	Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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County Manager	Assistant County Manager	Department Director / Extension
Stockton Whitten 	Assistant County Manager Venetta Valdengo	 John Denninghoff / Ext. 57202



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

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

August 15, 2016

**M E M O R A N D U M**

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

**RE:** Advertising Bills Vacating a Part of a 10.0 Ft. Wide Public Drainage Easement Centered Along the Common Lot Line Between Lots 28 and 29 – Replat of St. John's Valley Camp Site, Inc., Cocoa, in Section 03, Township 25 South, Range 35 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 16-102, vacating part of a 10.0 foot wide public drainage easement centered along the common lot line between Lots 28 and 29 – Replat of St. John's Valley Camp Site, Inc., Cocoa, in Section 03, Township 25 South, Range 35 East, as petitioned by Stephen and Diana Trout and Jeffrey and Susan DeLoche. Said Resolution was adopted by the Board of County Commissioners, in regular session on July 12, 2016.

Your continued cooperation is greatly appreciated.

Sincerely yours,  
BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*for Donna Scott*  
for Tammy Rowe, Deputy Clerk

/dm

Encl. (1)



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

August 15, 2016

Stephen and Diana Trout  
1440 Eddy Street  
Merritt Island, FL 32952

Dear Mr. & Mrs. Trout:

Re: Resolution Vacating a Part of a 10.0 Ft. Wide Public Drainage Easement Centered Along the Common Lot Line Between Lots 28 and 29 - Replat of St. John's Valley Camp Site, Inc., Cocoa, in Section 03, Township 25 South, Range 35 East

The Board of County Commissioners, in regular session on July 12, 2016, adopted Resolution No. 16-102, vacating a part of a 10.0 foot wide public drainage easement centered along the common lot line between Lots 28 and 29 – Replat of St. John's Valley Camp Site, Inc., Cocoa, in Section 03, Township 25 South, Range 35 East, as petitioned by you. Said Resolution has been recorded in ORBK 7684, Pages 1434 through 1440. Enclosed is a certified copy of the recorded Resolution for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*for Danna Scott*  
Tammy Rowe, Deputy Clerk

/dm

Encl. (1)

cc: Marc Cazessus, Public Works



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

August 15, 2016

Jeffrey and Susan DeLoche  
465 Mauna Loa Court  
Merritt Island, FL 32953

Dear Mr. & Mrs. DeLoche:

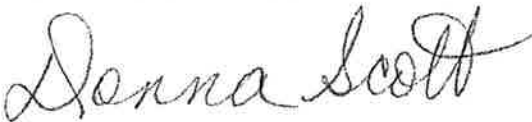
Re: Resolution Vacating a Part of a 10.0 Ft. Wide Public Drainage Easement Centered Along the Common Lot Line Between Lots 28 and 29 - Replat of St. John's Valley Camp Site, Inc., Cocoa, in Section 03, Township 25 South, Range 35 East

The Board of County Commissioners, in regular session on July 12, 2016, adopted Resolution No. 16-102, vacating a part of a 10.0 foot wide public drainage easement centered along the common lot line between Lots 28 and 29 – Replat of St. John's Valley Camp Sit, In., Cocoa, in Section 03, Township 25 South, Range 35 East, as petitioned by you. Said Resolution has been recorded in ORBK 7684, Pages 1434 through 1440. Enclosed is a certified copy of the recorded Resolution for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*for*   
Tammy Rowe, Deputy Clerk

/dm

Encl. (1)

cc: Marc Cazessus, Public Works

**VACATING A PART OF A PUBLIC DRAINAGE EASEMENT IN THE "REPLAT OF ST. JOHN'S VALLEY CAMPSITE, INC", COCOA, FLORIDA, LYING IN SECTION, 03, TOWNSHIP 25 SOUTH, RANGE 35 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **STEPHEN AND DIANA TROUT** and **JEFFERY AND SUSAN DELOCHE** with the Board of County Commissioners to vacate a portion of a public drainage easement in Brevard County, Florida, described as follows:

**SEE ATTACHED DESCRIPTION & SKETCH: EXHIBIT "A"**

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 Petitioners agree to convey a replacement public utility and drainage easement to Brevard County as shown on **EXHIBIT "B"**; and

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

THEREFORE BE IT RESOLVED that said portion of the public 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 12<sup>th</sup> day of July, 2016 A.D.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
\_\_\_\_\_  
JIM BARFIELD, CHAIRMAN

As approved by the Board on:  
July 12, 2016



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

**Notice Public Hearing**

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

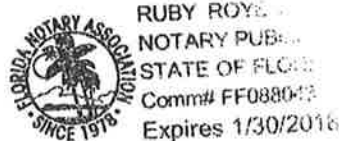
Affiant further says that the said FLORIDA TODAY is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in MELBOURNE in said Brevard County, 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 corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 15th of June 2016, by Kim Curro who is personally known to me

*Ruby Royer*  
Ruby Royer

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

Publication Cost: \$211.90  
Ad No: 0001356264  
Customer No: BRE-6BR527



AD#1356264 6/15/16  
**LEGAL NOTICE**  
 NOTICE TO VACATE A PORTION OF A 10.0 FT. WIDE PUBLIC DRAINAGE EASEMENT CENTERED ALONG THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE "REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC." IN SECTION 03, TOWNSHIP 25 SOUTH, RANGE 35 EAST, COCOA, 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 STEPHEN & DIANA TROUT and JEFFREY & SUSAN DELOCHE, 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 July 12, 2016 at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.

The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

**EXHIBIT "A"**  
 THAT CERTAIN 10.00 FT. WIDE PUBLIC DRAINAGE EASEMENT LYING 5.00 FT. ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC." AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS THE EAST 5.00 FT. & WEST 35.00 FEET OF AFOREMENTIONED EASEMENT, CONTAINING 0.018 ACRES OF 780 SQUARE FEET, MORE OR LESS. PREPARED BY: JOHN W. WALKER, RLS

**RECEIVED**  
**JUN 17 2016**  
Board of County Commissioners

**LEGAL DESCRIPTION**

**SHEET 1 OF 2**

LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 35 EAST.

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

PARCEL ID #s: 25-35-03-76-00000.0-0028.00 & 25-35-03-76-00000.0-0029.00

PURPOSE OF SURVEY: VACATING 5 FOOT EASEMENTS.

**LEGAL DESCRIPTION**

THAT CERTAIN 10.00 FT. WIDE PUBLIC DRAINAGE EASEMENT LYING 5.00 FT. ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES" AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS THE EAST 5.00 FT. & WEST 35.00 FEET OF AFOREMENTIONED EASEMENT.

CONTAINING 0.018 ACRES OF 780 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES**

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-025, FLORIDA STATUTES.
2. UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL, THIS SKETCH AND DESCRIPTION IS NOT VALID.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SKETCH AND DESCRIPTION IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
8. MEASUREMENTS SHOWN ARE BASED ON THE STANDARD U.S. SURVEY FOOT.
9. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION IS PROHIBITED WITHOUT CONSENT FROM SIGNING SURVEYOR.

**LEGEND**

P.T. =POINT OF TANGENCY	P =PLAT
D =DESCRIPTION	F =FIELD
B.B. =BASE BEARING (SEE #8)	I.P. =IRON PIPE
A/C =AIR CONDITIONER	I.R. =IRON ROD
R =RADIUS	C.M. =CONCRETE MONUMENT
L =ARC LENGTH	SET I.R. =5/8" I.R. W/#LB 6710
CH =CHORD	REC. =RECOVERED
CB =CHORD BEARING	P.O.B. =POINT OF BEGINNING
P.O.L. =POINT ON LINE	P.D.C. =POINT OF COMMENCEMENT
TYP. =TYPICAL	C/C =COVERED CONCRETE
R/W =RIGHT-OF-WAY	N&D =NAIL & DISC
RAD. =RADIAL	ESMT. =EASEMENT
N.R. =NON-RADIAL	DRAIN. =DRAINAGE
W.P. =WITNESS POINT	UTIL. =UTILITY
WD. =WOOD	C.L. =CHAIN LINK
S/W =SIDEWALK	C/B =CONCRETE BLOCK
D.H. =DRILLHOLE	P.C. =POINT OF CURVATURE

PREPARED FOR:  
JEFFREY T. DE LOCHE &  
SUSAN M. DE LOCHE

JOHN W. WALKER, R.L.S. NO 5362  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: WALKER LAND SURVEYING, INC.  
ADDRESS: 4175 S. U.S. 1, ROCKLEDGE, FL. 32955  
PHONE: 321-636-1055 FAX: 321-636-1404

LICENSED BUSINESS No. 6710

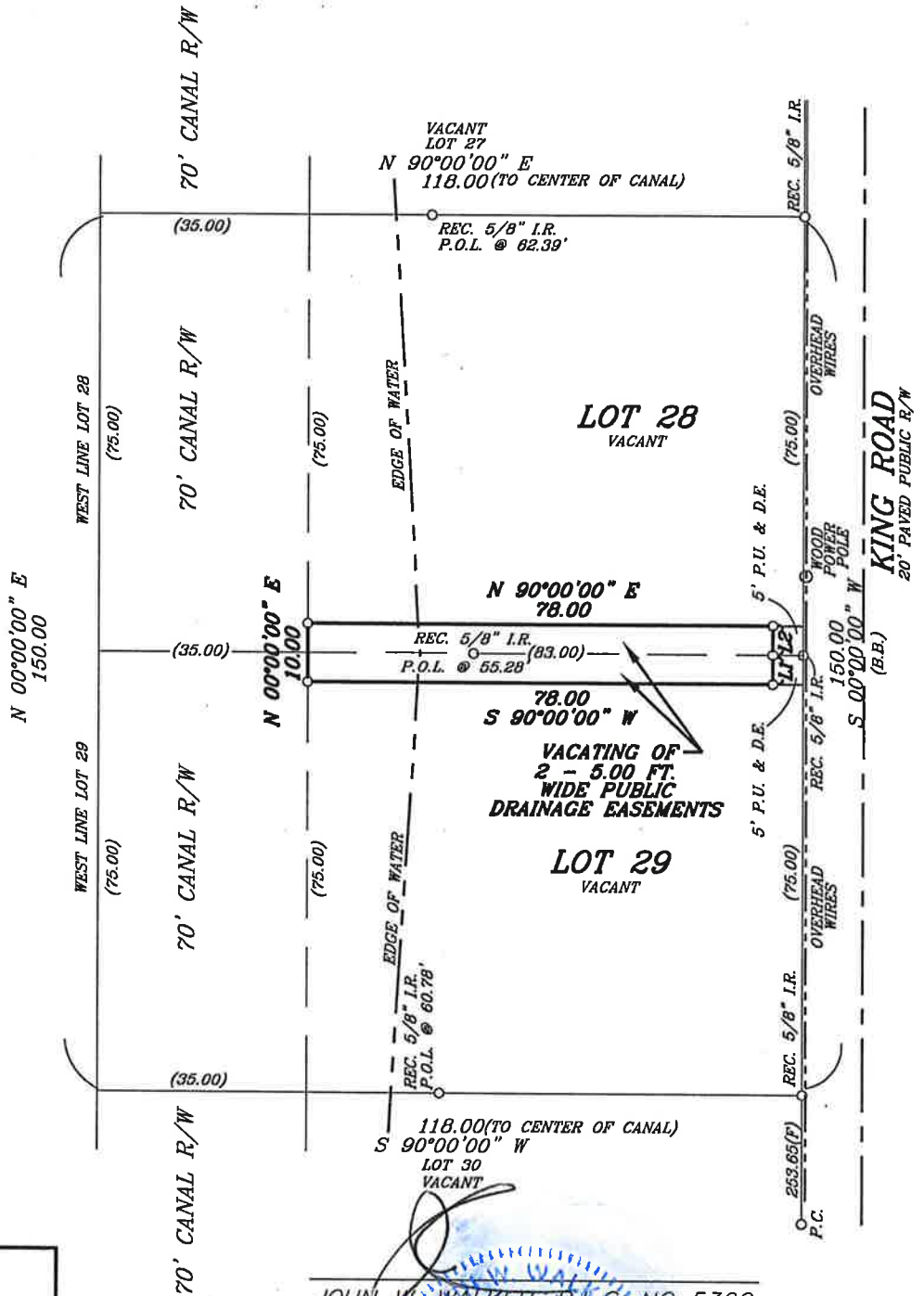
DRAWN BY: <u>ZAD</u>	CHECKED BY: <u>JW</u>	DRAWINGS No. <u>50183</u>	SECTION <u>03</u>
DATE: <u>MARCH 18th, 2016</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS <u>2</u>	TOWNSHIP <u>25</u> SOUTH
			RANGE <u>35</u> EAST

**SKETCH OF DESCRIPTION**

LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 35 EAST.

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

PARCEL ID #s: 25-35-03-76-00000.0-0028.00 & 25-35-03-76-00000.0-0029.00



SCALE: 1" = 30'

L1: S 00°00'00" W, 5.00  
L2: S 00°00'00" W, 5.00

PREPARED FOR:  
JEFFREY T. DE LOCHE &  
SUSAN M. DE LOCHE

JOHN W. WALKER, R.L.S. NO 5362  
NOT VALID UNLESS SIGNED AND SEALED



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PHONE: 321-636-1055 FAX: 321-636-1404

LICENSED BUSINESS No. 6710

DRAWN BY: ZAD  
DATE: MARCH 18th, 2016

CHECKED BY: JW  
SHEET 2 OF 2

DRAWINGS No. 50183  
REVISIONS 2

SECTION 03  
TOWNSHIP 25 SOUTH  
RANGE 35 EAST

A Daily Publication By:



BREVARD CTY PUBLIC WORKS DEPT  
P. O. BOX 999  
BLDG A 220

32940

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

**Notice Public Hearing**

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

07/18/16

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 18th of July 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: \$161.74  
Ad No: 0001435194  
Customer No: BRE-6BR327



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

AD#1435194 7/16/16

**LEGAL NOTICE**  
RESOLUTION VACATING PART OF A 10.0 FT. WIDE PUBLIC DRAINAGE EASEMENT CENTERED ALONG THE COMMON LOT LINE BETWEEN LOTS 28 & 29 - REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC., COCOA, IN SECTION 03, TOWNSHIP 25 SOUTH, RANGE 35 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 12th day of July, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating part of a 10.0 ft. wide public drainage easement centered along the common lot line between Lots 28 & 29 - Replat of St. John's Valley Camp Sites, Inc., Cocoa, in Section 03, Township 25 South, Range 35 East, as petitioned by Stephen & Diana Trout and Jeffrey & Susan DeLoche.

SEE ATTACHED EXHIBIT "A"

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

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

**EXHIBIT A**

THAT CERTAIN 10.00 FT. WIDE PUBLIC DRAINAGE EASEMENT LYING 5.00 FT. ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC." AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS THE EAST 5.00 FT. & WEST 35.00 FEET OF AFOREMENTIONED EASEMENT, CONTAINING 0.018 ACRES OF 780 SQUARE FEET, MORE OR LESS, PREPARED BY: JOHN W. WALKER, RLS

*Brevard County*

AUG 01 2016

*Surveying and Mapping*

*MPC*



# LEGAL DESCRIPTION

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

LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 35 EAST.

PARCEL ID #s: 25-35-03-76-00000.0-0028.00

PURPOSE OF SURVEY: PROPOSED 10.00 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT.

# LEGAL DESCRIPTION

A PROPOSED 10.00 FT. WIDE PUBLIC UTILITY & DRAINAGE EASEMENT LYING ON THE NORTH 10.00 FT. OF LOT 28 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES" AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 0.027 ACRES OF 1180 SQUARE FEET, MORE OR LESS.

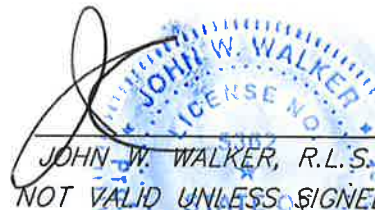
# SURVEYOR'S NOTES

- STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-025, FLORIDA STATUTES.
- UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL, THIS SKETCH AND DESCRIPTION IS NOT VALID.
- THIS SKETCH AND DESCRIPTION WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
- THIS SKETCH AND DESCRIPTION IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
- ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
- ADDITIONS OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT CONSENT FROM SIGNING SURVEYOR.
- THIS SKETCH IS NOT A BOUNDARY SURVEY.
- THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY WALKER LAND SURVEYING, INC. DATED MARCH, 2nd, 2004.

### LEGEND

P.T. =POINT OF TANGENCY	P =PLAT	P.O.L. =POINT ON LINE	P.O.C. =POINT OF COMMENCEMENT
D =DESCRIPTION	F =FIELD	TYP. =TYPICAL	C/C =COVERED CONCRETE
B.B. =BASE BEARING (SEE #8)	I.P. =IRON PIPE	R/W =RIGHT-OF-WAY	N&D =NAIL & DISC
A/C =AIR CONDITIONER	I.R. =IRON ROD	RAD. =RADIAL	ESMT. =EASEMENT
R =RADIUS	C.M. =CONCRETE MONUMENT	N.R. =NON-RADIAL	DRAIN. =DRAINAGE
L =ARC LENGTH	SET I.R. =5/8" I.R. W/#LB 6710	W.P. =WITNESS POINT	UTIL. =UTILITY
CH =CHORD	REC. =RECOVERED	W.D. =WOOD	C.L.F. =CHAIN LINK FENCE
CB =CHORD BEARING	P.O.B. =POINT OF BEGINNING	S/W =SIDEWALK	C/B =CONCRETE BLOCK
CONC. =CONCRETE	COV'D =COV'D	D.H. =DRILLHOLE	P.C. =POINT OF CURVATURE
		P.U. & D.E. =PUBLIC UTILITY & DRAINAGE EASEMENT	

PREPARED FOR:  
 JEFFREY T. DE LOCHE &  
 SUSAN M. DE LOCHE

  
 JOHN W. WALKER, R.L.S. NO 5362  
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: WALKER LAND SURVEYING, INC.  
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LICENSED BUSINESS No. 6710

DRAWN BY: ZAD  
 DATE: MARCH 18th, 2016

CHECKED BY: JW  
 SHEET 1 OF 2

DRAWINGS No. 50183  
 REVISIONS 0

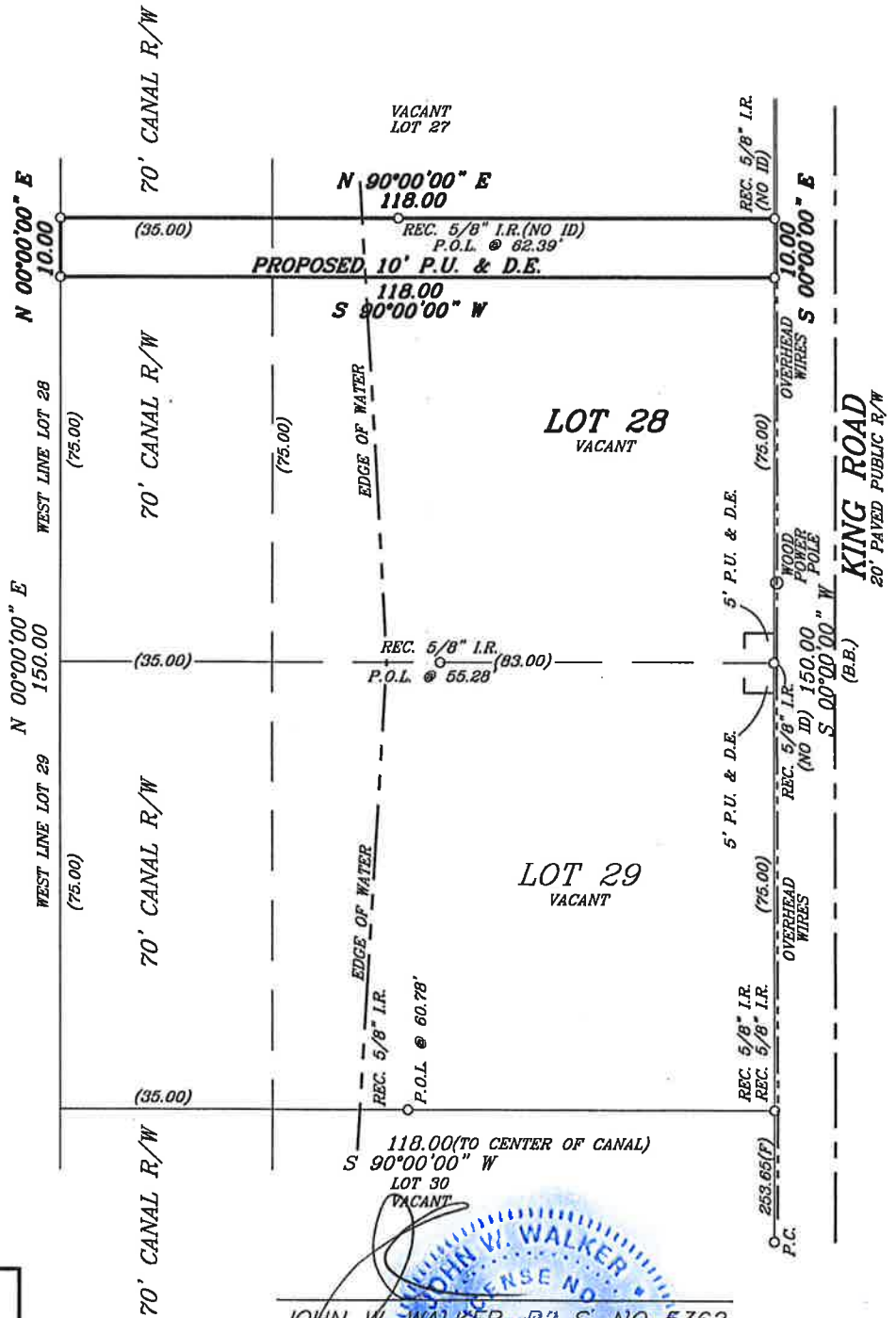
SECTION 03  
 TOWNSHIP 25 SOUTH  
 RANGE 35 EAST

**SKETCH OF DESCRIPTION**

LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 35 EAST.

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

PARCEL ID #s: 25-35-03-76-00000.0-0028.00



SCALE: 1" = 30'

PREPARED FOR:  
JEFFREY T. DE LOCHE &  
SUSAN M. DE LOCHE

JOHN W. WALKER, R.L.S. NO. 5362  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: WALKER LAND SURVEYING, INC.  
ADDRESS: 4175 S. U.S. 1, ROCKLEDGE, FL. 32955  
PHONE: 321-636-1055 FAX: 321-636-1404

LICENSED BUSINESS No. 6710

DRAWN BY: ZAD  
DATE: MARCH 18th, 2016

CHECKED BY: JW  
SHEET 2 OF 2

DRAWINGS No. 50183  
REVISIONS 0

SECTION 03  
TOWNSHIP 25 SOUTH  
RANGE 35 EAST

THAT CERTAIN 10.00 FT. WIDE PUBLIC DRAINAGE EASEMENT LYING 5.00 FT. ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC." AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LESS THE EAST 5.00 FT. & WEST 35.00 FEET OF AFOREMENTIONED EASEMENT. CONTAINING 0.018 ACRES OF 780 SQUARE FEET, MORE OR LESS. PREPARED BY: JOHN W. WALKER, RLS

**Dana Blickley, CFA**  
**Property Appraiser**  
**Brevard County, FL**



**Property  
 Details  
 DISTRICT 1**

**Major System Change Will Temporarily Interrupt Website Data Updates [\[Read More\]](#)**

**General Parcel Information**

<b>Parcel ID:</b> 25-35-03-76-00000.0-0028.00	<b>Millage Code:</b> 1800	<b>Exemption:</b>	<b>Use Code:</b> 10
<b>Site Address:</b>			<b>Tax ID:</b> 2500226

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

**Owner Information**

<b>Owner Name:</b>	DE LOCHE, JEFFREY T
<b>Second Name:</b>	DE LOCHE, SUSAN M TRUSTEES
	TROUT, STEPHEN
<b>Mailing Address:</b>	465 MAUNA LOA CT
<b>City, State, Zipcode:</b>	MERRITT ISLAND, FL 32953

**Abbreviated Description**

<b>Plat Book/Page:</b> 0020/0094	<b>Sub Name:</b> ST JOHNS VALLEYCAMP SITES, REPLAT OF	<b>LOT</b> 28
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**Value Summary**

Roll Year:	2013	2014	2015
<b>Market Value Total:</b> <sup>1</sup>	\$1,400	\$1,400	\$1,400
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$1,400	\$1,400	\$1,400
<b>Assessed Value School:</b>	\$1,400	\$1,400	\$1,400
<b>Homestead Exemption:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Additional Homestead:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Other Exemptions:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Taxable Value Non-School:</b> <sup>3</sup>	\$1,400	\$1,400	\$1,400
<b>Taxable Value School:</b> <sup>3</sup>	\$1,400	\$1,400	\$1,400

**Land Information**

<b>Acres:</b>	0.2
<b>Site Code:</b>	1
<b>Land Value:</b>	\$1,400

*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
<a href="#">7374/0207</a>	5/20/2015	\$100	WD	11			V
<a href="#">7056/2536</a>	1/21/2014	\$20,000	WD	01			V
<a href="#">3431/2460</a>	10/30/1994	\$100	WD				V
<a href="#">3109/1388</a>	2/28/1991	\$16,500	WD				V
<a href="#">2529/1001</a>	7/1/1984	\$12,500	WD				V
<a href="#">2516/1333</a>	5/31/1984	\$150,000	PT				V
<a href="#">2328/2430</a>	9/22/1981	\$100	PT				V

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

**APPRAISER'S DETAIL  
 SHEET: SHEET 1 OF 2**

**Dana Blickley, CFA**  
**Property Appraiser**  
**Brevard County, FL**



**Property  
 Details  
 DISTRICT 1**

**Major System Change Will Temporarily Interrupt Website Data Updates [\[Read More\]](#)**

**General Parcel Information**

<b>Parcel ID:</b>	25-35-03-76-00000.0-0029.00	<b>Millage Code:</b>	<u>1800</u>	<b>Exemption:</b>		<b>Use Code:</b>	<u>10</u>
<b>Site Address:</b>						<b>Tax ID:</b>	2500227

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

**Owner Information**

<b>Owner Name:</b>	DE LOCHE, JEFFREY
<b>Second Name:</b>	DE LOCHE, SUSAN
<b>Mailing Address:</b>	465 MAUNA LOA CT
<b>City, State, Zipcode:</b>	MERRITT ISLAND, FL 32953

**Abbreviated Description**

<b>Plat Book/Page:</b>	0020/0094	<b>Sub Name:</b>	ST JOHNS VALLEYCAMP SITES, REPLAT OF	<b>LOT</b>	29
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**Value Summary**

Roll Year:	2013	2014	2015
<b>Market Value Total:<sup>1</sup></b>	\$1,400	\$1,400	\$1,400
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$1,400	\$1,400	\$1,400
<b>Assessed Value School:</b>	\$1,400	\$1,400	\$1,400
<b>Homestead Exemption:<sup>2</sup></b>	\$0	\$0	\$0
<b>Additional Homestead:<sup>2</sup></b>	\$0	\$0	\$0
<b>Other Exemptions:<sup>2</sup></b>	\$0	\$0	\$0
<b>Taxable Value Non-School:<sup>3</sup></b>	\$1,400	\$1,400	\$1,400
<b>Taxable Value School:<sup>3</sup></b>	\$1,400	\$1,400	\$1,400

**Land Information**

<b>Acres:</b>	0.2
<b>Site Code:</b>	<u>1</u>
<b>Land Value:</b>	\$1,400

*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.*

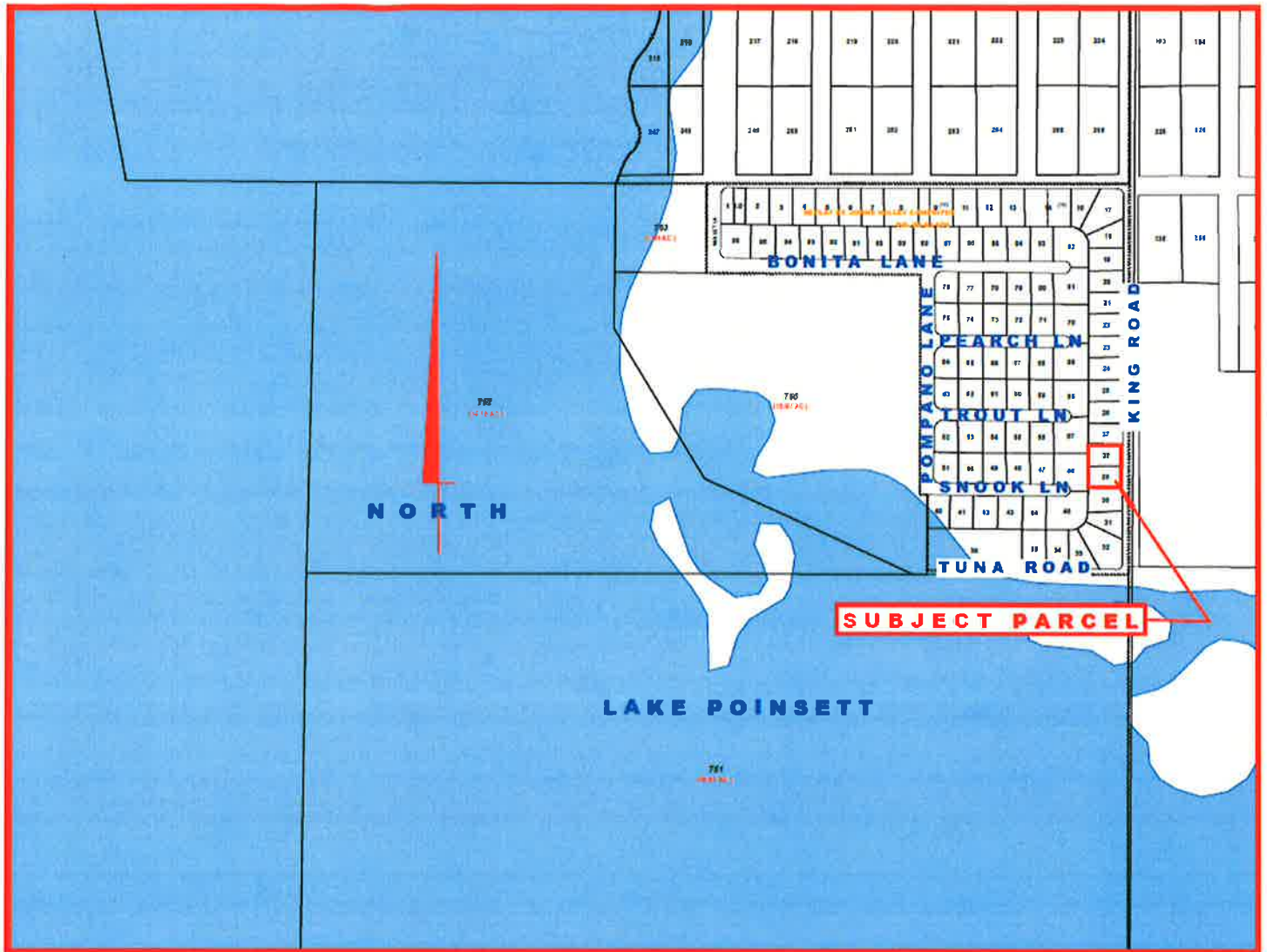
*3: The Additional Homestead exemption does not apply when calculating taxable value for school districts pursuant to Amendment 1.*

**Sale Information**

Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Sale Screening Code	Sale Screening Source	Physical Change Code	Vacant/Improved
<a href="#">7374/0205</a>	5/20/2015	\$100	<a href="#">QC</a>	<u>11</u>			V
<a href="#">7056/2544</a>	1/21/2014	\$20,000	<a href="#">WD</a>	<u>01</u>			V
<a href="#">3431/2452</a>	10/30/1994	\$100	<a href="#">WD</a>				V
<a href="#">3120/4139</a>	4/30/1991	\$12,000	<a href="#">WD</a>				V
<a href="#">2524/0147</a>	7/1/1984	\$22,000	<a href="#">PT</a>				V
<a href="#">2516/1333</a>	5/31/1984	\$150,000	<a href="#">PT</a>				V
<a href="#">2328/2430</a>	9/22/1981	\$100	<a href="#">PT</a>				V

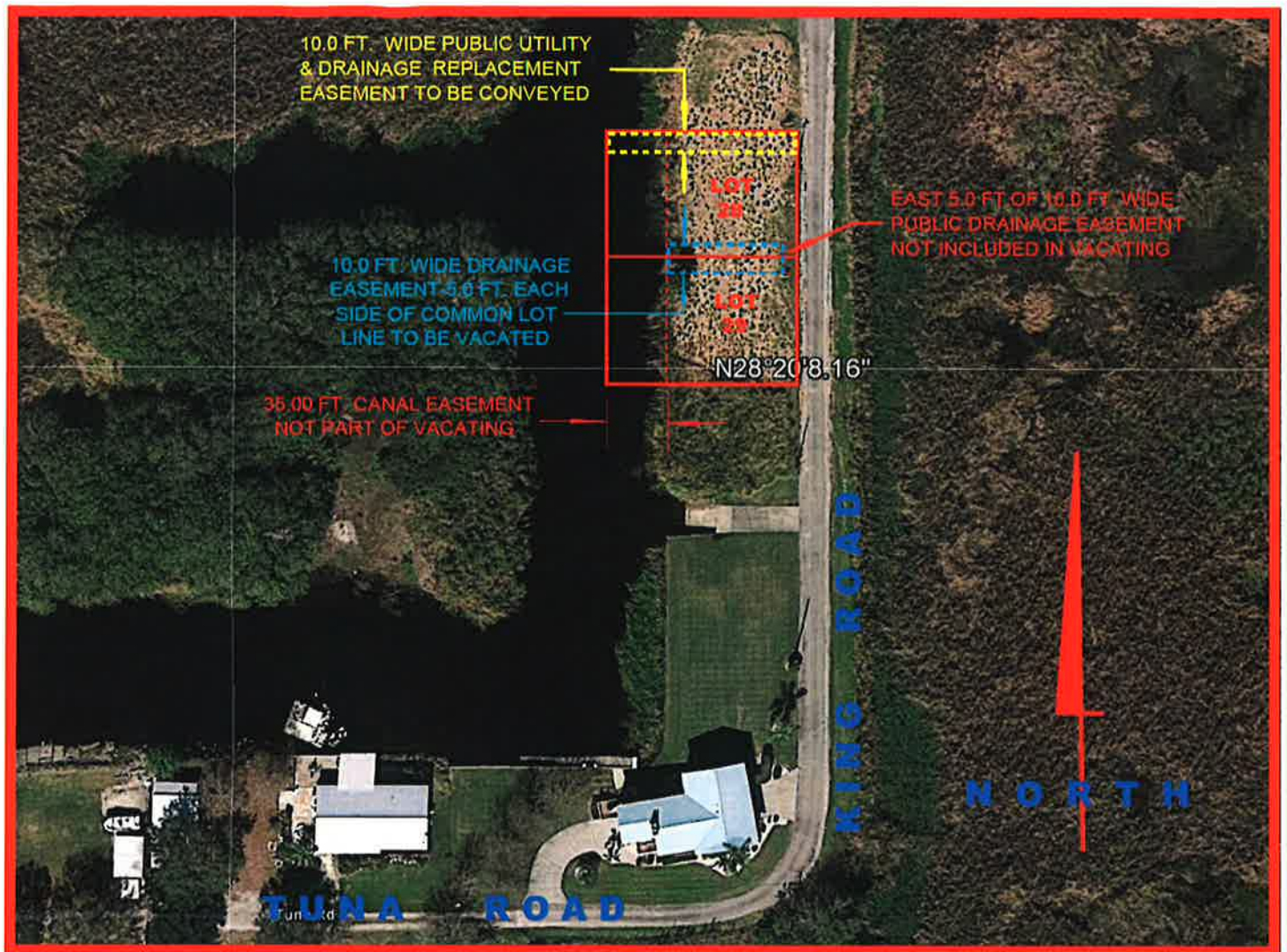
*Sale screening and sale screening source codes are for assessment purposes only and have no bearing on potential marketability of the property.*

**APPRAISER'S DETAIL SHEET: SHEET 2 OF 2**



## VICINTY MAP

Jeffrey & Susan DeLoche and Stephen & Diana Trout – Lots 28 & 29, Replat of St. John's Valley Camp Sites, Inc. – Section 3, Township 25 South, Range 35 East – District No. 1 – Proposed Vacating of a 10.00 ft. Wide Public Drainage Easement



## AERIAL MAP

Jeffrey & Susan DeLoche and Stephen & Diana Trout – Lots 28 & 29, Replat of St. John's Valley Camp Sites, Inc. – Section 3, Township 25 South, Range 35 East – District No. 1 – Proposed Vacating of a 10.00 ft. Wide Public Drainage Easement



2

**Documentary Deed Tax \$140.00**  
THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Elaine Malnke  
ISLAND TITLE & ESCROW AGENCY, INC.  
2245 NORTH COURTENAY PKWY  
MERRITT ISLAND, FL 32953  
File No. 13-3274

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED, made the 21st day of January, 2014 by LAKE POINSETT SHORES INC, A FLORIDA CORPORATION, herein called the grantor, to JEFFREY DELOCHE AND SUSAN DELOCHE, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST AND STEPHEN TROUT AND DIANA TROUT, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST whose post office address is 465 MAUNA LOA CT., MERRITT ISLAND, FL 32953, hereinafter called the Grantees:**

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 28, Replat of St. John's Valley Camp Sites, as per plat thereof, recorded in Plat Book 20, Page 94, of the Public Records of Brevard County, Florida.**

Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.

**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 grantees 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, 2014**.

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

**S H E E T 1 O F 4**

Page Two of Warranty Deed

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Paul Mahnke*  
Witness #1 Signature

PAUL MAHNKE  
Witness #1 Printed Name

*Elaine Mahnke*  
Witness #2 Signature

ELAINE MAHNKE  
Witness #2 Printed Name

LAKE POINSETT SHORES INC, A FLORIDA CORPORATION

*Susan Griffin Moore*  
By: SUSAN GRIFFIN MOORE, VICE-PRESIDENT  
2185 W. KING ST., COVINGTON, GA, FL 32926

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27 day of January, 2014 by SUSAN GRIFFIN MOORE, VICE-PRESIDENT of LAKE POINSETT SHORES INC, A FLORIDA CORPORATION on behalf of the corporation. He/she is personally known to me or has produced FL driver license as identification.

SEAL



ELAINE E. MAHNKE  
MY COMMISSION # EE 065415  
EXPIRES: April 20, 2017  
Bundled Trust Budget Notary Services

*Elaine E. Mahnke*  
Notary Public

Printed Notary Name

My Commission Expires:

**PETITIONERS' DEED**

**SHEET 2 OF 4**

Prepared by & return to <sup>he</sup>  
Kevin F. Markey P.L.  
96 Willard Street, Suite 106  
Cocoa, FL 32922

WARRANTY DEED

THIS WARRANTY DEED, made on May 20, 2014, by Jeffrey T. DeLoche, a married man ("Grantor"), to Jeffrey T. DeLoche and Susan M. DeLoche, as Co-Trustees of the DeLoche Family Revocable Trust u/t/d 5/20/2015 (collectively "Grantee"), whose post office address is 465 Mauna Loa Court, Merritt Island, FL 32953.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, viz:

Legal description:

Lot 29, Replat of St. John's Valley Camp Sites, as per plat thereof, recorded in Plat Book 20, Page 94, of the Public Records of Brevard County, Florida.

The real property described herein is not the homestead of the Grantor or Grantee.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR REVIEW OR EXAMINATION OF TITLE, AND NO REPRESENTATIONS AS TO THE SAME ARE MADE BY KEVIN P. MARKEY, OR KEVIN P. MARKEY P.L.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record and taxes accruing for the current year.

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

**S H E E T 3 O F 4**

Upon the death, resignation as trustee, disability or discharge (hereinafter referred to as a "Termination Event") of the Grantee, the filing in the public records of evidence of a Termination Event along with an Affidavit of Acceptance and Identification by the successor Trustee shall be effective to vest title to such successor as Trustee.

Acceptable evidence of a Termination Event shall include, but not be limited to, the following: (i) in the event of death, a certified death certificate; (ii) in the event of resignation, a written resignation signed by the resigning trustee, witnessed by two individuals and acknowledged; (iii) in the event of disability or incapacity, the affidavits of two (2) physicians certifying said disability or incapacity; and, (iv) in the event of discharge, an order by a court of competent jurisdiction. *The Grantor, by execution of the deed, and the Grantee, by acceptance of this deed, does hereby grant any and all successor trustees the full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage or dispose of the above-described property pursuant to Florida Statutes, Section 689.073. As used elsewhere in this deed, the term "Trustee" shall include any and all successors, as set forth in this paragraph.*

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness  
Print Name: Kevin P. Markley  
Witness  
Print Name: Mary E. Moss

Jeffrey T. Deloche  
Jeffrey T. Deloche

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me on May 20, 2015, by Jeffrey T. Deloche who is FL D.L. personally known to me or has produced as identification.

Kristin E. Bowen

Notary Public, State of Florida at Large  
Printed Name: Kristin E. Bowen  
Commission No:  
Commission Expires:

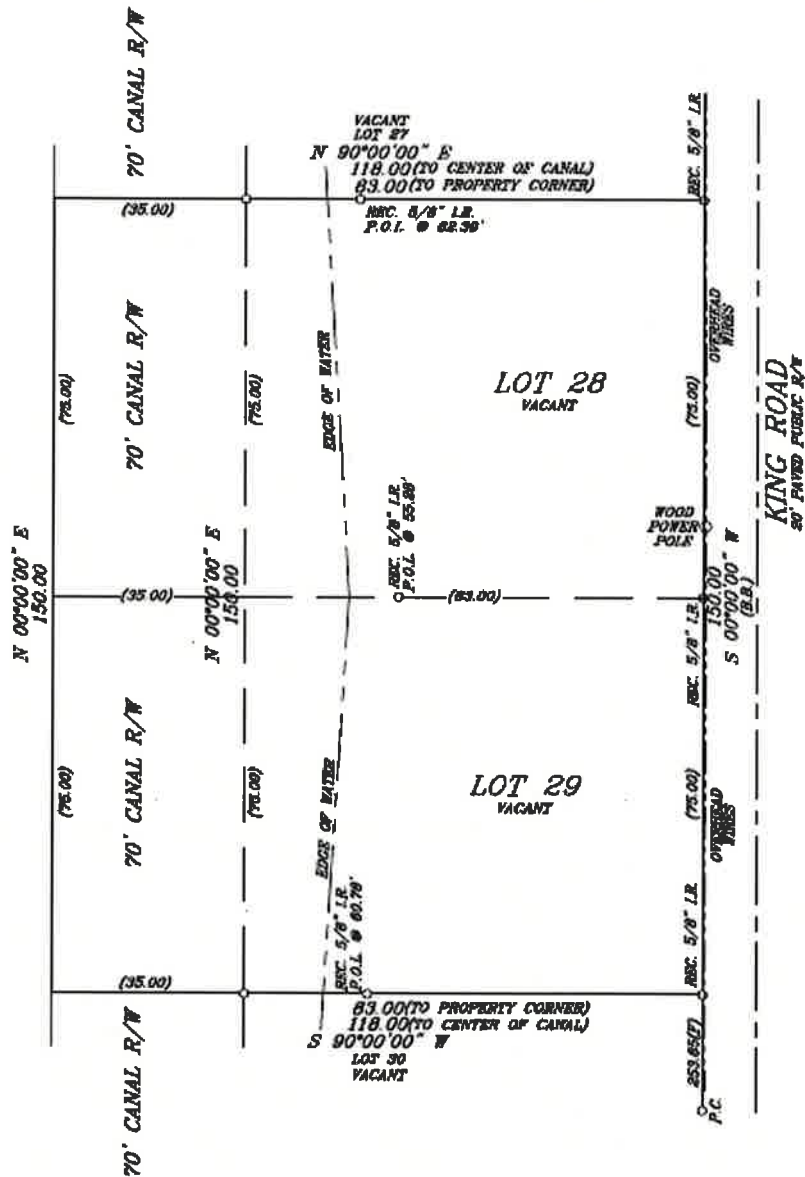


**PETITIONERS' DEED**  
**SHEET 4 OF 4**

PLAT OF LAND SURVEY FOR and/or CERTIFIED TO:  
Jeff Deloche

DESCRIPTION AS FOLLOWS: Lots 28 & 29, REPLAT OF  
ST. JOHN'S VALLEY CAMP SITES, INC., as recorded in  
Plat Book 20, Page 94, Public Records of Brevard  
County, Florida.

NOTES:



**WALKER LAND SURVEYING, INC.**

VICINITY MAP  
SCALE 1" = 1 MILE

1. THE UNDERSIGNED LOCAL SURVEYOR CERTIFIES THAT THIS SURVEY MEETS THE MODERN TECHNICAL REQUIREMENTS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

2. THIS SURVEY WAS PREPARED FROM TITLE OBTAINED FROM THE RECORDS OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE USED IN ANY OTHER MANNER.

4. THE UNDERSIGNED LOCAL SURVEYOR HAS THE HONORARY STATUS OF A PROFESSIONAL SURVEYOR AS SET FORTH IN THE FLORIDA STATUTES.

5. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

6. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

7. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

8. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

9. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

10. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

11. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

12. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

13. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

14. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

15. THE UNDERSIGNED LOCAL SURVEYOR HAS BEEN LICENSED BY THE FLORIDA BOARD OF SURVEYORS AND SUPPORTED BY CHAPTER 322, F.L.A.S. (FLORIDA LAND SURVEYING ACT) AND CHAPTER 407-207, FLORIDA STATUTES.

CERTIFIED BY: JEFF DELOCHÉ S.E. & L.S. No. 5240

DATE: 1-13-14

THIS INSTRUMENT IS VALID FOR THE TERM OF 5 YEARS FROM THE DATE OF RECORDATION.

SCALE: 1" = 30'

FIELD NO. \_\_\_\_\_

BOUNDARY: 1-13-14

DATE: 1-13-14

BY: J.E.D.

# PETITIONERS' BOUNDARY SURVEY

# EXHIBIT "B"

Prepared by Return to: Blaise M. Maulini, Land Acquisition Specialist  
Brevard County Public Works Dept., Land Acquisition Section  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940 (321-690-6847)  
A portion of interest in Tax Parcel ID: 25-35-03-76-00000-0-0028,00

## PERMANENT UTILITY AND DRAINAGE EASEMENT

THIS INDENTURE, made this 2<sup>nd</sup> day of June, 2016, between Stephen Trout and Diana Trout, husband and wife as to an Undivided 1/2 Interest and Jeffrey T. DeLoche and Susan M. DeLoche as Co-Trustees of the DeLoche Family Revocable Trust U/T/D 05/20/15, as to an Undivided 1/2 interest, as the first party and Brevard County, Florida, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

**WITNESSETH:** That the first party, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a permanent utility and drainage easement commencing on the above date for the purposes of public utilities, drainage, and other allied uses which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of the easements is located in Section 03, Township 25 South, Range 35 East, County of Brevard, State of Florida, and being more particularly described as follows:

### SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

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

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

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

Signed, sealed, and delivered in the presence of:

Jeffrey  
T. DeLoche and Susan M.  
DeLoche as Co-Trustees of the  
DeLoche Family Revocable Trust  
U/T/D 5/20/15, as to an Undivided  
1/2 Interest

Jeffrey T. DeLoche, as  
Co-  
Trustee

Susan M. DeLoche, as Co-  
Trustee

Edward Woolcott  
Witness

Print: Edward Woolcott

Paul Fallugia Jr.  
Witness  
Print: Paul Fallugia Jr.



STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of June, 2016, by Jeffrey T. DeLoche and Susan M. DeLoche, who is/is not personally known to me or who have produced, DeLoche's license as identification and who did/did not take an oath.

WITNESS my hand and official seal at (City) Merritt Island County of Brevard, State of Florida, this 2<sup>nd</sup> day of June, 2016.



Edward Woolcott  
Notary Public  
Print Name Edward Woolcott  
Commission No. FF981627

# EXHIBIT "B": REPLACEMENT EASEMENT - SHEET 1 OF 4

Stephen Trout and Diana Trout,  
as husband and wife, as to an  
Undivided 1/2 Interest

Stephanie Scaglione  
Witness  
Print: Stephanie Scaglione

Paul Farrugia Jr.  
Witness  
Print: Paul Farrugia Jr.

[Signature]  
Stephen Trout

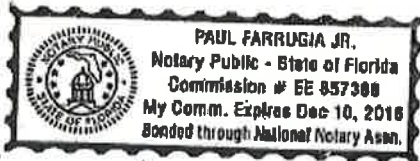
[Signature]  
Diana Trout

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of MAY, 2016,  
by Stephen Trout and Diana Trout, who is/is not personally known to me or who have produced  
Florida Drivers License as identification and who did/did not take an oath.

WITNESS my hand and official seal at (City) Melicid Island County of Brevard, State of  
Florida, this 26<sup>th</sup> day of MAY, 2016.

[Signature]  
Notary Public  
Print Name Paul Farrugia Jr.  
Commission No. EE 857388  
My Commission Expires: 12/10/2016



Board Date \_\_\_\_\_  
Agenda Item \_\_\_\_\_

**EXHIBIT "B": REPLACEMENT  
EASEMENT - SHEET 2 OF 4**

# LEGAL DESCRIPTION

SHEET 1 OF 2

LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 35 EAST.

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

PARCEL ID #s: 25-35-03-76-00000.0-0028.00

PURPOSE OF SURVEY: PROPOSED 10.00 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT.

# LEGAL DESCRIPTION

A PROPOSED 10.00 FT. WIDE PUBLIC UTILITY & DRAINAGE EASEMENT LYING ON THE NORTH 10.00 FT. OF LOT 28 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES" AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 0.027 ACRES OF 1180 SQUARE FEET, MORE OR LESS.

# SURVEYOR'S NOTES

- STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-025, FLORIDA STATUTES.
- UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL, THIS SKETCH AND DESCRIPTION IS NOT VALID.
- THIS SKETCH AND DESCRIPTION WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
- THIS SKETCH AND DESCRIPTION IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
- ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
- ADDITIONS OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT CONSENT FROM SIGNING SURVEYOR.
- THIS SKETCH IS NOT A BOUNDARY SURVEY.
- THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY WALKER LAND SURVEYING, INC. DATED MARCH, 2nd, 2004.

## LEGEND

P.T. =POINT OF TANGENCY	P =PLAT	P.O.L. =POINT ON LINE	P.O.C. =POINT OF COMMENCEMENT
D =DESCRIPTION	F =FIELD	TYP. =TYPICAL	C/C =COVERED CONCRETE
B.B. =BASE BEARING (SEE HB)	I.P. =IRON PIPE	R/W =RIGHT-OF-WAY	M&D =NAIL & DISC
A/C =AIR CONDITIONER	I.R. =IRON ROD	RAD. =RADIAL	ESMT. =EASEMENT
R =RADIUS	C.M. =CONCRETE MONUMENT	N.R. =NON-RADIAL	DRAIN. =DRAINAGE
L =ARC LENGTH	SET I.R. =S/8" I.R. W/ØLB 6710	W.P. =WITNESS POINT	UTIL. =UTILITY
CH =CHORD	REC. =RECOVERED	WD. =WOOD	C.L.F. =CHAIN LINK FENCE
CB =CHORD BEARING	P.O.B. =POINT OF BEGINNING	S/W =SIDEWALK	C/B =CONCRETE BLOCK
CONC. =CONCRETE	COV'D =COV'D	D.H. =DRILLHOLE	P.C. =POINT OF CURVATURE
		P.U. & D.E. =PUBLIC UTILITY & DRAINAGE EASEMENT	

PREPARED FOR:  
JEFFREY T. DE LOCHE &  
SUSAN M. DE LOCHE

  
 JOHN W. WALKER, R.L.S. NO 5362  
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: WALKER LAND SURVEYING, INC.  
ADDRESS: 4175 S. U.S. 1, ROCKLEDGE, FL. 32955  
PHONE: 321-636-1055 FAX: 321-636-1404

LICENSED BUSINESS No. 6710

DRAWN BY: ZAD  
DATE: MARCH 18th, 2016

CHECKED BY: JW  
SHEET 1 OF 2

DRAWINGS No. 50183  
REVISIONS 0

SECTION 03  
TOWNSHIP 25 SOUTH  
RANGE 35 EAST

# EXHIBIT "B": REPLACEMENT EASEMENT - SHEET 3 OF 4

# SKETCH OF DESCRIPTION

SHEET 2 OF 2

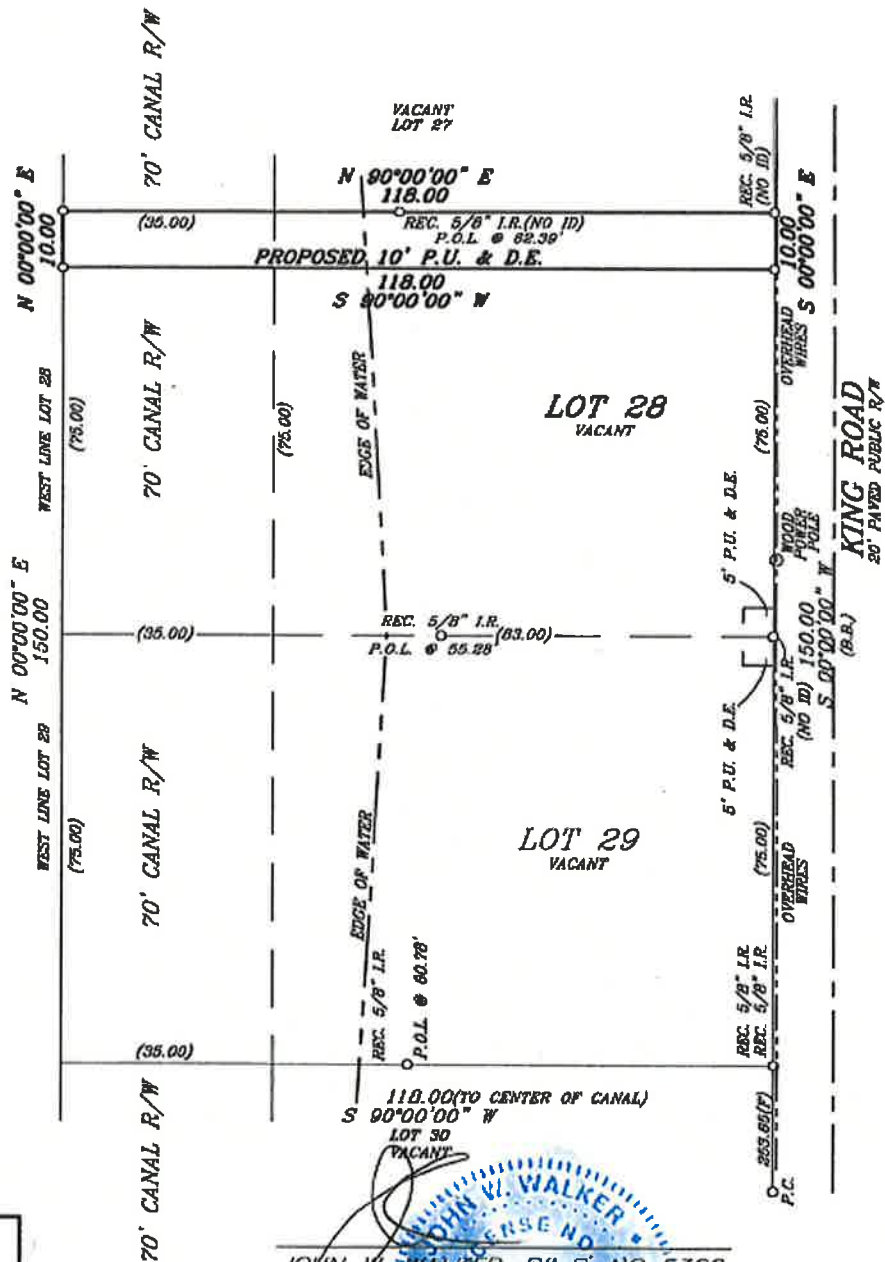
LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 35 EAST.

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

PARCEL ID #s: 25-35-03-76-00000.0-0028.00



SCALE: 1" = 30'



PREPARED FOR:  
JEFFREY T. DE LOCHE &  
SUSAN M. DE LOCHE

**JOHN W. WALKER**  
R.L.S. NO-5362  
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DATE: MARCH 18th, 2016

CHECKED BY: JW  
SHEET 2 OF 2

DRAWINGS No. 50183  
REVISIONS 0

SECTION 03  
TOWNSHIP 25 SOUTH  
RANGE 35 EAST

## EXHIBIT "B": REPLACEMENT EASEMENT - SHEET 4 OF 4

**COMMENT SUMMARY**

APPLICANT: Jeffrey & Susan DeLoche / Stephen & Diana Trout      UPDATED BY/DATE: Marc Cazessüs, PLS / 20160317 @ 11:05

COMPANIES	NOTIFIED	COMMENTS		STIPULATIONS/REMARKS
		RECEIVED	APPROVED	
<b>UTILITIES</b>				
Florida City Gas	20160303	20160304	Yes	No objections
Florida Power & Light	20160303	20160304	Yes	No objections; require exclude east 5.00 ft.
AT & T	20160303	20160304	Yes	No objections
Bright House Networks	20160303	20160308	Yes	No objections
<b>COUNTY STAFF</b>				
Road and Bridge	20160303	20160317	Yes	Conditional-exclude west 35 ft. for canal & convey 10 ft. easement at north line Lot 28 as replacement easement; Jim Wham
Utility Services	20160303	20160304	Yes	No objections; Tammy Hurley
NRMD - Storm Water	20160303	20160316	Yes	Same as Road & Bridge; Bach McClure
Land Planning	20160303	20160304	Yes	No objections - Rebecca Ragain
Zoning	20160303	20160304	Yes	No objections - Paul Body

**COMMENT SHEET**

**LEGAL NOTICE**

NOTICE TO VACATE A PORTION OF A 10.0 FT. WIDE PUBLIC DRAINAGE EASEMENT CENTERED ALONG THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE "REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC." IN SECTION 03, TOWNSHIP 25 SOUTH, RANGE 35 EAST, COCOA, 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 STÉPHEN & DIANA TROUT and JEFFREY & SUSAN DELOCHE 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 July 12, 2016 at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.

The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

**EXHIBIT "A"**

THAT CERTAIN 10.00 FT. WIDE PUBLIC DRAINAGE EASEMENT LYING 5.00 FT. ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC." AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LESS THE EAST 5.00 FT. & WEST 35.00 FEET OF AFOREMENTIONED EASEMENT. CONTAINING 0.018 ACRES OF 780 SQUARE FEET, MORE OR LESS. PREPARED BY: JOHN W. WALKER, RLS

**PUBLIC HEARING LEGAL**  
**ADVERTISEMENT**

## Donna Scott

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**From:** LEGALS, BRE <BRELEGALS@gannett.com>  
**Sent:** Thursday, July 14, 2016 12:53 PM  
**To:** Donna Scott  
**Subject:** Brevard Classified Legal Auto Reply  
**Attachments:** image001.jpg

Thank you for e-mailing the Brevard Classified Legal Advertising Department. Ads placed by private individuals will be accepted on a payment-in advance basis only.



### AD SUBMISSION GUIDELINES

If you e-mail or fax Legal Ad(s) to us, please provide the following information:

- Account name and number
- Billing telephone number
- Contact person
- Preferred publishing dates
- Number of affidavits needed
- Address affidavit should be sent to, if different from billing.
- P.O. number (applicable to government accounts and agency advertisers)

Your notice will be published on the next available publication date unless otherwise requested.

Date of Publication:	Deadline:
Monday	Friday, 12noon
Tuesday	Friday, 4pm
Wednesday	Monday, 4pm
Thursday	Tuesday, 4pm
Friday	Wednesday, 4pm
Saturday	Thursday, 4pm
Sunday	Thursday, 4pm

We appreciate your business. If you have any questions please contact us @ 888-516-9220. Office hours Mon-Fri 8am-5pm.

**\*IF THIS SUBMISSION IS FOR A LEGAL DISPLAY PLEASE CONTACT US IMMEDIATELY AT 888-516-9220 SO WE CAN ACCURATELY PROCESS YOUR ORDER.**



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

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

**Ad No.:** 0001435194  
**Pymt Method** Invoice  
**Net Amt:** \$161.74

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 07/18/16

**Text of Ad:**

AD#1435194 7/16/16  
**LEGAL NOTICE**  
RESOLUTION VACATING PART OF A 10.0 FT. WIDE PUBLIC DRAINAGE EASEMENT CENTERED ALONG THE COMMON LOT LINE BETWEEN LOTS 28 & 29 - REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC., COCOA, IN SECTION 03, TOWNSHIP 25 SOUTH, RANGE 35 EAST

**TO WHOM IT MAY CONCERN:**

NOTICE IS HEREBY GIVEN that on the 12th day of July, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating part of a 10.0 ft. wide public drainage easement centered along the common lot line between Lots 28 & 29 - Replat of St. John's Valley Camp Sites, Inc., Cocoa, in Section 03, Township 25 South, Range 35 East, as petitioned by Stephen & Diana Trout and Jeffrey & Susan DeLoche.

**SEE ATTACHED EXHIBIT "A"**

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

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

**EXHIBIT A**

THAT CERTAIN 10.00 FT. WIDE PUBLIC DRAINAGE EASEMENT LYING 5.00 FT. ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC." AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS THE EAST 5.00 FT. & WEST 35.00 FEET OF AFOREMENTIONED EASEMENT, CONTAINING 0.018 ACRES OF 780 SQUARE FEET, MORE OR LESS. PREPARED BY: JOHN W. WALKER, RLS

LEGAL NOTICE

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

FLORIDA TODAY:

Please advertise in the July 16, 2016, issue of the Florida TODAY.

**Bill the Board of County Commissioners and forward bill and proof of publication to:  
Tammy Rowe, P.O. Box 999, Titusville, Florida 32781-0999.**

THAT CERTAIN 10.00 FT. WIDE PUBLIC DRAINAGE EASEMENT LYING 5.00 FT. ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS 28 AND 29 OF THE PLAT OF "REPLAT OF ST. JOHN'S VALLEY CAMP SITES, INC." AS RECORDED IN PLAT BOOK 20, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LESS THE EAST 5.00 FT. & WEST 35.00 FEET OF AFOREMENTIONED EASEMENT. CONTAINING 0.018 ACRES OF 780 SQUARE FEET, MORE OR LESS. PREPARED BY: JOHN W. WALKER, RLS