

Meeting Date
October 10, 2017



AGENDA	
Section	PUBLIC HEARING
Item No.	TV.A.

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Petition to Vacate, Re: 5.0 ft. wide Public Utility & Drainage Easement – Finch Drive – “Waterway Estates Fifth Addition” – Adrienne Trent & Curtis Ferry – District 4 (Fiscal Impact: \$640.00 Vacating Application Fee Paid by Petitioner)
DEPT/OFFICE	Public Works Department – Surveying Section

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider the vacating of a 5.0 ft. wide public utility & drainage easement at Lot 27, “Waterway Estates Fifth Addition” in Section 22, Township 26 South, Range 37 East. If approved, it is requested that the Board authorizes 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 Lot 27 and are requesting the vacating of the 5.0 ft. wide public utility and drainage easement along the west lot line to remove an awning and support as an encroachment into the easement and to pursue a setback variance. Easement to be vacated contains 440.54 square feet, more or less.

September 20, 2017, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

All pertinent County agencies and public utility companies have been notified and no objections have been received to date. The subject parcel is located in Satellite Beach as follow: begin at the intersection of Pineda Causeway (S.R. 404) and South Patrick Drive (County Road 513); thence 0.24 miles south along County Road 513; thence 0.25 miles west along Skylark Boulevard; thence 0.05 miles north along Eagle Drive; thence 0.03 miles east along Finch Drive to the residence on the north (left).

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.

Name: Marc.Cazessus@brevardfl.gov 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 approved/signed resolution, the proof of publication of the public hearing notice and the proof of publication of the adopted resolution notice.

Contract / Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager Frank Abbate		Assistant County Manager John P. Denninghoff				Department Director / Extension Andrew J. Holmes, P.E. / Ext. 57202		
		Assistant County Manager Jim Liesenfelt						



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

October 30, 2017

M E M O R A N D U M

TO: Andrew Holmes, Interim Public Works Director Attn: Marc Cazessus

RE: Advertising Bills for Resolution Vacating a 5.00 Foot Wide Public Utility and Drainage Easement in Waterway Estates Fifth Addition, Satellite Beach

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 17-204, vacating a 5.00 foot wide public utility and drainage easement in Waterway Estates Fifth Addition, Satellite Beach, as petitioned by Adrienne Trent and Curtis Ferry. Said Resolution was adopted and approved by the Board of County Commissioners, in regular session on October 10, 2017.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encls. (2)



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

October 30, 2017

Adrienne Trent and Curtis Ferry
405 Finch Drive
Satellite Beach, FL 32937

Dear Ms. Trent and Mr. Ferry:

Re: Resolution Vacating a 5.00 Foot Wide Public Utility and Drainage Easement in Waterway Estates Fifth Addition, Satellite Beach

The Board of County Commissioners, in regular session on October 10, 2017, adopted Resolution No. 17-204, vacating a 5.00 foot wide public utility and drainage easement in Waterway Estates Fifth Addition, Satellite Beach, as petitioned by you. Said Resolution has been recorded in ORBK 8012, Pages 2032 through 2037. 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

Tammy Rowe

Tammy Rowe, Deputy Clerk

/ds

Encl. (1)

cc: Marc Cazessus, Public Works

**VACATING OF A 5.0 FT. WIDE PUBLIC UTILITY & DRAINAGE EASEMENT IN
"WATERWAY ESTATES FIFTH ADDITION", SATELLITE BEACH, FLORIDA, LYING IN
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 37 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **ADRIENNE TRENT & CURTIS FERRY** with the Board of County Commissioners to vacate a 5.0 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 the vacating of the public utility and drainage easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said 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 10th day of October, 2017 A.D.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



CURT SMITH, CHAIRMAN

As approved by the Board on:
October 10, 2017

LEGAL DESCRIPTION

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST
PARCEL ID NUMBER 26-37-22-02-*--27
PURPOSE OF SURVEY: EASEMENT VACATION

SHEET 1 OF 3
NOT VALID WITHOUT
SKETCHES ON SHEET 2 OF 3
AND SHEET 3 OF 3

LEGAL DESCRIPTION

That certain 5.00 ft. wide public utility and drainage easement lying over and across the west 5.00 ft. of Lot 27, plat of "Waterway Estates Fifth Addition" as recorded in Plat Book 23, Page 85 of the Public Records of Brevard County, Florida less and excepting the north 7.50 feet and the south 10.00 ft. therefrom and containing 440.54 square feet, more or less

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF FINCH DRIVE BEING "S.89 08'50"W." PER THE PLAT OF "WATERWAY ESTATES FIFTH ADDITION" PER PLAT BOOK 23, PAGE 85 OF THE BREVARD COUNTY, FLORIDA PUBLIC RECORDS.
3. IMPROVEMENTS AS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY GAI SURVEYORS, PROJECT NO. 17-728 DATED APRIL/ 18 / 2017.

PREPARED FOR:
ADRIENNE TRENT AND CURTIS FERRY


SURVEYOR AND MAPPER BSM NO. 5363
NOT VALID UNLESS SIGNED AND SEALED



PREPARE BY: GAI Surveyors
ADDRESS: 1 Oleander St Cocoa, Fl. 32922
PHONE: 321-806-3908

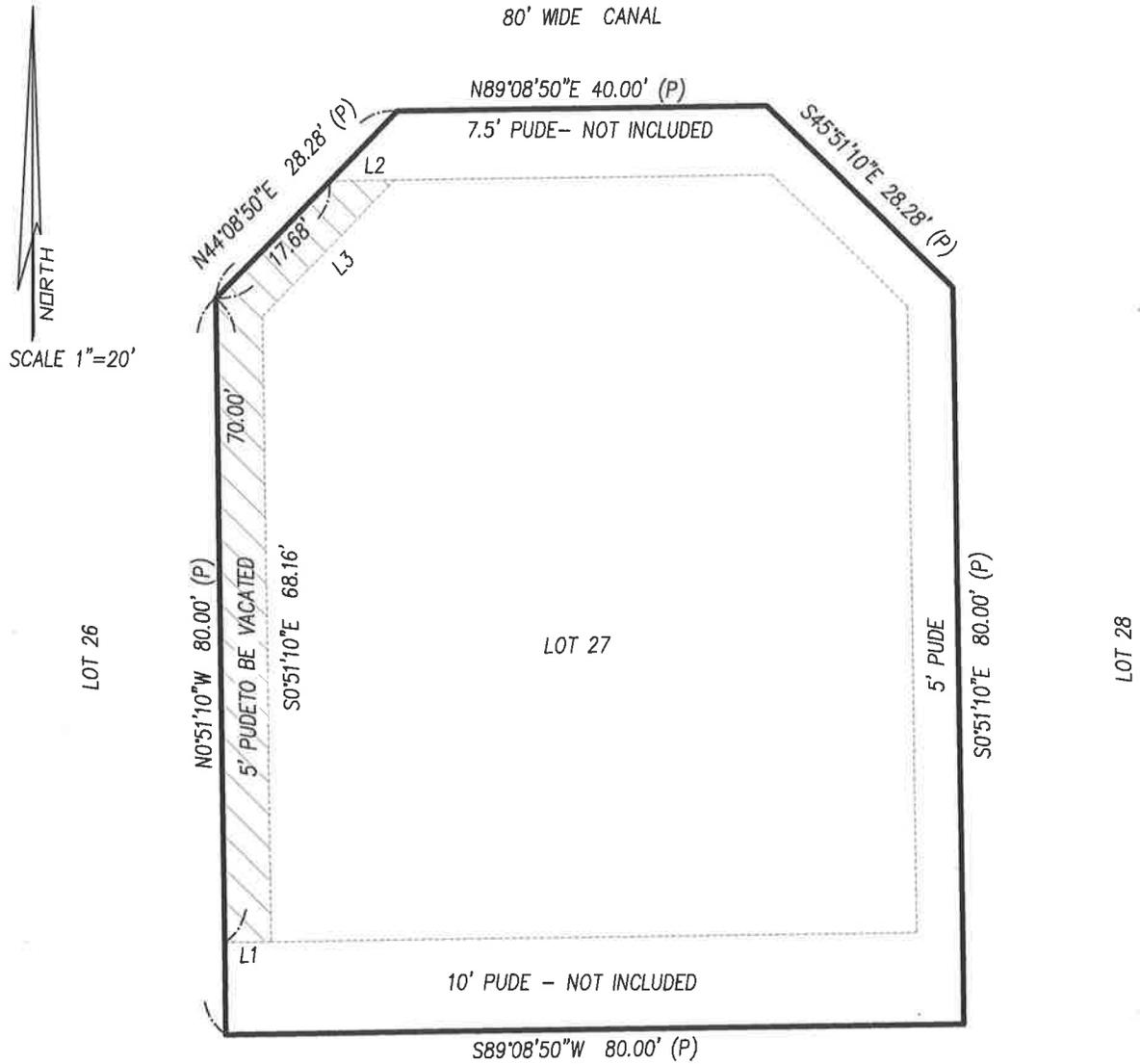
DRAWN BY: AEG CHECKED BY: EKG DRAWING NO. _____ SECTION 22
DATE: 18 June 17 SHEET 1 OF 3 REVISIONS _____ TOWNSHIP 26 SOUTH
RANGE 37 EAST

SKETCH OF LEGAL DESCRIPTION

SHEET 2 OF 3

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST
 PARCEL ID NUMBER 26-37-22-02-*--27

NOT VALID WITHOUT THE LEGAL
 DESCRIPTION ON SHEET 1 OF 3
 AND SKETCH ON SHEET 3 OF 3



FINCH DRIVE
 50' PUBLIC RIGHT OF WAY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°08'50"W	5.00'
L2	N89°08'50"E	7.07'
L3	S44°08'50"W	20.61'

PROJECT NO. 17-728
 PREPARE BY:

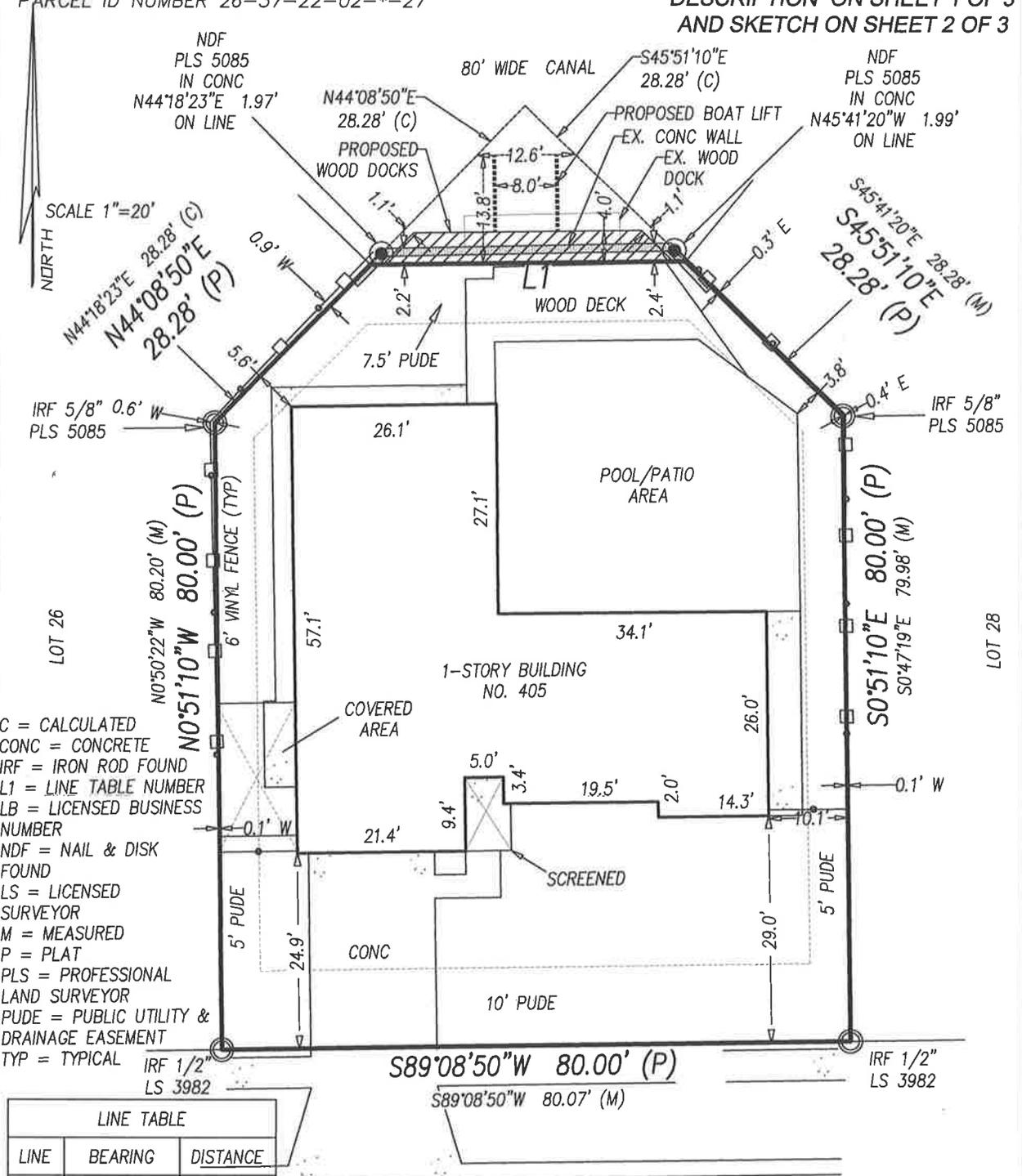
GAI Surveyors
 L.B. No. 7928

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST

SKETCH OF LEGAL DESCRIPTION SHEET 3 OF 3

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST
 PARCEL ID NUMBER 26-37-22-02-* -27

NOT VALID WITHOUT THE LEGAL
 DESCRIPTION ON SHEET 1 OF 3
 AND SKETCH ON SHEET 2 OF 3



C = CALCULATED
 CONC = CONCRETE
 IRF = IRON ROD FOUND
 L1 = LINE TABLE NUMBER
 LB = LICENSED BUSINESS NUMBER
 NDF = NAIL & DISK FOUND
 LS = LICENSED SURVEYOR
 M = MEASURED
 P = PLAT
 PLS = PROFESSIONAL LAND SURVEYOR
 PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
 TYP = TYPICAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1 (P)	N89°08'50"E	40.00'
L1 (C)	N89°17'33"E	40.15'

2' CONC CURB
FINCH DRIVE
 50' PUBLIC RIGHT OF WAY

PROJECT NO. 17-728
 PREPARE BY:
GAI Surveyors
 L.B. No. 7928



BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A220
VIERA, FL 32940

STATE OF FLORIDA COUNTY OF BREVARD:
Before the undersigned authority personally appeared
Becky Holland, 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:

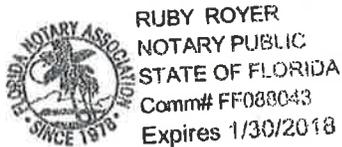
09/20/17

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 20th of
September 2017, by Becky Holland who is personally
known to me

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

Publication Cost: \$210.64
Ad No: 0002414944
Customer No: BIRE-6BR327



Ad # 2414944 09/20/2017
LEGAL NOTICE
NOTICE FOR THE VACATING OF A 5.0 FT.
WIDE PUBLIC UTILITY & DRAINAGE EASE-
MENT, PLAT OF "WATERWAY ESTATE:
FIFTH ADDITION" IN SECTION 22,
TOWNSHIP 26 SOUTH, RANGE 37 EAST,
SATELLITE BEACH, FL

NOTICE IS HEREBY GIVEN that pursuant
to Chapter 336.09, Florida Statutes, and
Chapter 88, Article II, Section 86-36, Bre-
vard County Code, a petition has been
filed by ADRIENNE AND CURTIS TRENT
with the Board of County Commissioners
of Brevard County, Florida, to request
vacating the following described proper-
ty, 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 5:00 P.M.
on October 10, 2017 at the Brevard
County Government Center Board
Room, Building C, 2725 Judge Fran Ja-
mieson Way, Viera, Florida, at which
time and place all those for or against
the same may be heard before final ac-
tion 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 pur-
pose, he or she may need to ensure that
a verbatim record of the proceedings is
made, which record includes the testi-
mony and evidence upon which the ap-
peal 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 im-
paired persons shall be met if the de-
partment 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 5.00 FT. WIDE PUBLIC
UTILITY AND DRAINAGE EASEMENT LY-
ING OVER AND ACROSS THE WEST 5.00
FT. OF LOT 27, PLAT OF "WATERWAY
ESTATES FIFTH ADDITION" AS RECORD-
ED IN PLAT BOOK 23, PAGE 85 OF THE
PUBLIC RECORDS OF BREVARD COUNTY,
FLORIDA LESS AND EXCEPTING THE
NORTH 7.50 FEET AND THE SOUTH 10.00
FT. THEREFROM AND CONTAINING
440.54 SQUARE FEET, MORE OR LESS
PREPARED BY A. KEITH GORDON, PSM

Ad # 2414944 09/20/2017
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440.54 SQUARE FEET, MORE OR LESS
PREPARED BY A. KEITH GORDON, PSM





BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A220
VIERA, FL 32940

STATE OF FLORIDA COUNTY OF BREVARD:
Before the undersigned authority personally appeared Becky Holland, 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:

10/23/17

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 23th of October 2017, by Becky Holland who is personally known to me

Adia Bell
Notary Public for the State of Florida
My Commission expires January 27, 2020

Publication Cost: \$116.10
Ad No: 0002484555
Customer No: BRE-6BR327



Adia Bell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF954893
Expires 1/27/2020

AD# 2484555 10/23/2017
LEGAL NOTICE
RESOLUTION VACATING A 5.00 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT IN WATERWAY ESTATES FIFTH ADDITION, SATELLITE BEACH - ADRIENNE TRENT & CURTIS FERRY
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on the 10th day of October, 2017, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a 5.00 foot wide public utility & drainage easement in Waterway Estates Fifth Addition, Satellite Beach, as petitioned by Adrienne Trent & Curtis Ferry.
SEE ATTACHED EXHIBIT "A"
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
SCOTT ELLIS, CLERK
BY: Tammy Rowe, Deputy Clerk
EXHIBIT "A"
THAT CERTAIN 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING OVER AND ACROSS THE WEST 5.00 FT. OF LOT 27, PLAT OF "WATERWAY ESTATES FIFTH ADDITION" AS RECORDED IN PLAT BOOK 23, PAGE 85 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LESS AND EXCEPTING THE NORTH 7.50 FEET AND THE SOUTH 10.00 FT. THEREFROM AND CONTAINING 440.54 SQUARE FEET, MORE OR LESS. PREPARED BY A. KEITH GORDON, PSM





**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.: 0002469965
Pymt Method: Invoice
Net Amt: \$50.90

Run Times: 1

No. of Affidavits: 1

Run Dates: 10/14/17

Text of Ad:

Ad#2469965 10/14/2017
LEGAL DESCRIPTION:

EXHIBIT "A"
THAT CERTAIN 5.00 FT. WIDE PUBLIC
UTILITY AND DRAINAGE EASEMENT LY-
ING OVER AND ACROSS THE WEST 5.00
FT. OF LOT 27, PLAT OF "WATERWAY
ESTATES FIFTH ADDITION" AS RECORD-
ED IN PLAT BOOK 23, PAGE 85 OF THE
PUBLIC RECORDS OF BREVARD COUNTY,
FLORIDA LESS AND EXCEPTING THE
NORTH 7.50 FEET AND THE SOUTH 10.00
FT. THEREFROM AND CONTAINING
440.54 SQUARE FEET, MORE OR LESS,
PREPARED BY A. KEITH GORDON, PSM

LEGAL NOTICE

RESOLUTION VACATING A 5.00 FOOT WIDE PUBLIC UTILITY & DRAINAGE
EASEMENT IN WATERWAY ESTATES FIFTH ADDITION, SATELLITE BEACH –
ADRIENNE TRENT & CURTIS FERRY

TO WHOM IT MAY CONCERN:

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SEE ATTACHED EXHIBIT "A"

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
SCOTT ELLIS, CLERK
BY: Tammy Rowe, Deputy Clerk

Florida TODAY: Please advertise in the October 14, 2017, issue of the *Florida TODAY*.

**BILL THE PUBLIC WORKS DEPARTMENT OF BREVARD COUNTY BOARD OF
COUNTY COMMISSIONERS ACCOUNT NO. 6BR327 AND PURCHASE ORDER NO.
4500092228-10, AND FORWARD INVOICE AND PROOF OF PUBLICATION TO:**

**Marc Cazessüs, PLS
Public Works Department
Surveying and Mapping Program
2725 Judge Fran Jamieson Way, Bldg. A-220
Viera, FL 32940**

LEGAL DESCRIPTION:

EXHIBIT "A"

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Brevard County Property Appraiser
 Titusville • Merritt Island • Viera • Melbourne • Palm Bay
 PROPERTY DETAILS

Phone: (321) 264-6700
<https://www.bcpao.us>

Account 2606507
 Owners Ferry, Curtis D; Trent, Adrienne E
 Mailing Address 405 Finch Dr Satellite Bch FL 32937
 Site Address 405 Finch Dr Satellite Beach FL 32937
 Parcel ID 26-37-22-02*-27
 Property Use 0110 - Single Family Residence
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 4100 - Unincorp District 4
 Total Acres 0.12
 Subdivision Waterway Estates 5Th Addn
 Site Code 0130 - Canal Front
 Plat Book/Page 0023/0085
 Land Description Waterway Estates 5Th Addn Lot 27



VALUE SUMMARY

Category	2016	2015	2014
Total Market Value	\$297,830	\$278,010	\$255,620
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$267,300	\$265,450	\$164,450
Assessed Value School	\$267,300	\$265,450	\$164,450
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$217,300	\$215,450	\$114,450
Taxable Value School	\$242,300	\$240,450	\$139,450

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/30/2014	\$359,000	WD	Improved	7137/2251
07/30/1990	\$145,000	WD	--	3072/3199
10/01/1972	\$35,000	--	--	1288/1021

BUILDINGS

PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commerical Units
0110 - Single Family Residence	1972	8	1	1	0

Materials

Exterior Wall: Stucco
 Frame: Masryconc
 Roof: Enamel Metal
 Roof Structure: Hip/Gable

Sub Areas

Base Area (1st) 1765
 Garage 511
 Screen Porch 50
 Total Base Area 1765
 Total Sub Area 2332

Extra Features

Pool Deck 815
 Covered Patio: Low 170
 Dock: Light Pilings 88
 Pool: Residential 1

Additional Extra Features

No Data Found

APPRAISER'S DETAIL SHEET:

27.00
2513.00
2540.00

Prepared By and Return To:
DEAN MEAD
8240 Devereux Dr., #100
Viera, FL 32940
(321) 259-8900

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made the 30th day of May, 2014, by GEORGE P. SEGUNA, II, a single man, whose mailing address is 520 Temple Street, Satellite Beach, FL 32937 and LAURA H. SEGUNA, a single woman, whose mailing address is 2535 Summer Brook Street, Melbourne, FL 32940 (hereinafter collectively referred to as "Grantor"), to CURTIS D. FERRY and ADRIENNE E. TRENT, husband and wife, whose mailing address is 405 Finch Drive, Satellite Beach, FL 32937 (hereinafter referred to as "Grantee").

(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 trustees, corporations and partnerships.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain real property situate, lying and being in Brevard County, Florida (hereinafter referred to as the "Property"):

Lot 27, WATERWAY ESTATES FIFTH ADDITION, according to the Plat thereof, as recorded in Plat Book 23, Page 85, of the Public Records of Brevard County, Florida.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2013, and to easements, restrictions, agreements,

sale price - \$359,000.00

PETITIONER'S DEED:
SHEET 1 OF 3

IN WITNESS WHEREOF, the person named herein as "Grantor" has executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Lindsay Mehlhorn
Print Name: Lindsay Mehlhorn

George P. Seguna, II
GEORGE P. SEGUNA, II

Cheryl Sepulveda
Print Name: Cheryl Sepulveda

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 30th day of MAY, 2014, by GEORGE P. SEGUNA, II, a single man. Said person (check one) is personally known to me, produced his driver's licenses (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit:

Lindsay Deane Mehlhorn
Print Name: Lindsay Deane Mehlhorn
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____



PETITIONER'S DEED:
SHEET 2 OF 3

Lindsay Mehlhorn
Print Name: Lindsay Mehlhorn

Laura H. Seguna
LAURA H. SEGUNA

Cheryl Sepulveda
Print Name: Cheryl Sepulveda

STATE OF FLORIDA
COUNTY OF BREVARD

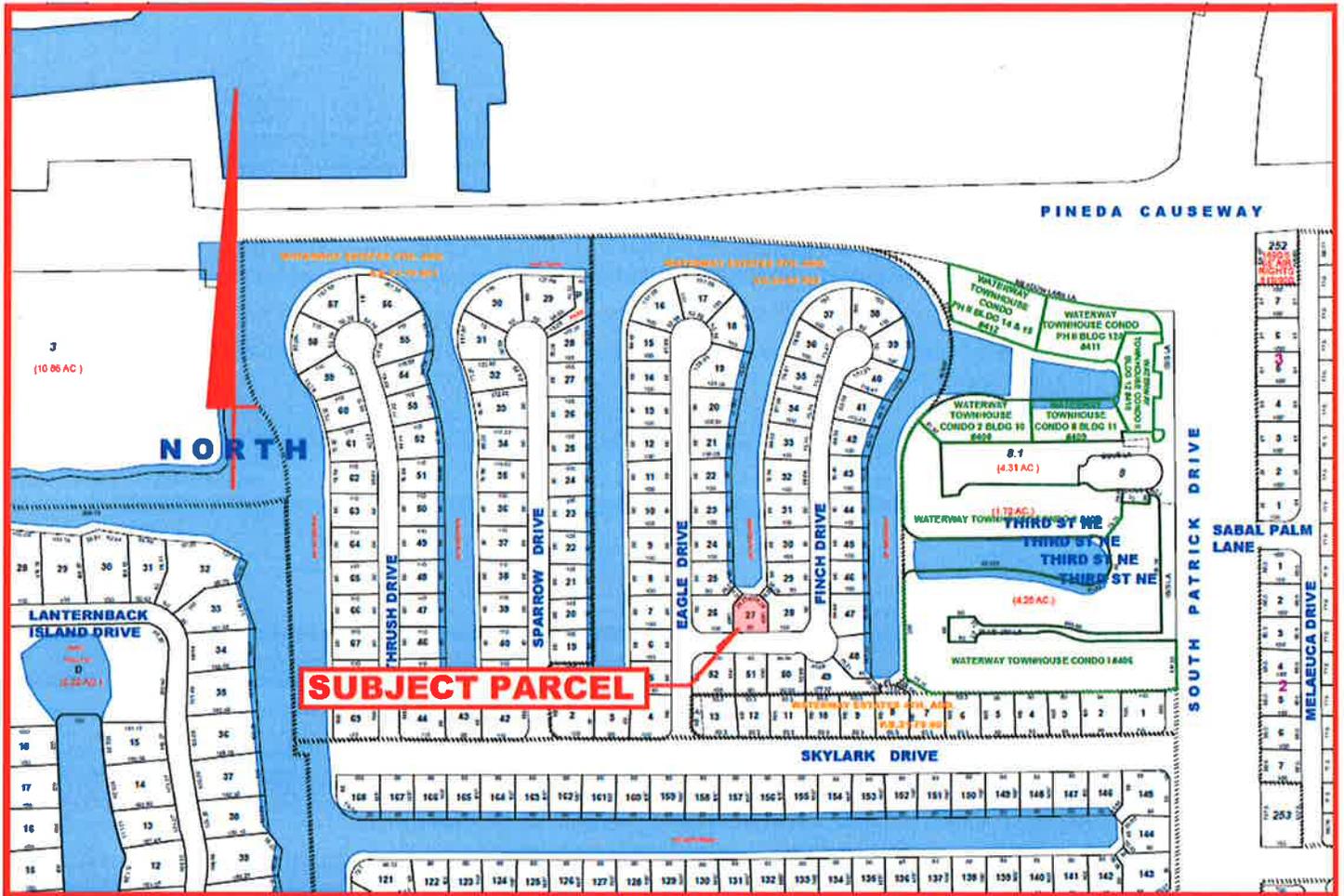
The foregoing instrument was acknowledged before me this 30th day of May, 2014, by LAURA H. SEGUNA, a single woman. Said person (check one) is personally known to me, produced her driver's licenses (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit:

Cheryl Sepulveda
Print Name: Cheryl Sepulveda
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

V0224765.1

CHERYL SEPULVEDA
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # FF076253
EXPIRES 12/12/2017
BONDED THRU 1-000-NOTARY1

PETITIONER'S DEED:
SHEET 3 OF 3



VICINITY MAP

Adrienne & Curtis Trent – 405 Finch Drive,
 Satellite Beach, FL, 32937 – Lot 27, plat of
 “Waterway Estates Fifth Addition” – Plat
 Book 23, Page 85 – Section 22, Township
 26 South, Range 37 East – District 4 –
 Proposed Vacating of a 5.00 ft. Wide
 Public Utility and Drainage Easement



AERIAL MAP

Adrienne & Curtis Trent – 405 Finch Drive,
Satellite Beach, FL, 32937 – Lot 27, plat of
“Waterway Estates Fifth Addition” – Plat
Book 23, Page 85 – Section 22, Township
26 South, Range 37 East – District 4 –
Proposed Vacating of a 5.00 ft. Wide
Public Utility and Drainage Easement

LEGAL DESCRIPTION

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST
PARCEL ID NUMBER 26-37-22-02-*-27
PURPOSE OF SURVEY: EASEMENT VACATION

SHEET 1 OF 3
NOT VALID WITHOUT
SKETCHES ON SHEET 2 OF 3
AND SHEET 3 OF 3

LEGAL DESCRIPTION

That certain 5.00 ft. wide public utility and drainage easement lying over and across the west 5.00 ft. of Lot 27, plot of "Waterway Estates Fifth Addition" as recorded in Plat Book 23, Page 85 of the Public Records of Brevard County, Florida less and excepting the north 7.50 feet and the south 10.00 ft. therefrom and containing 440.54 square feet, more or less

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF FINCH DRIVE BEING "S.89 08'50"W." PER THE PLAT OF "WATERWAY ESTATES FIFTH ADDITION" PER PLAT BOOK 23, PAGE 85 OF THE BREVARD COUNTY, FLORIDA PUBLIC RECORDS.
3. IMPROVEMENTS AS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY GAI SURVEYORS, PROJECT NO. 17-728 DATED APRIL / 18 / 2017.

PREPARED FOR:

ADRIENNE TRENT AND CURTIS FERRY


SURVEYOR AND MAPPER, PSM NO. 5363
NOT VALID UNLESS SIGNED AND SEALED

PREPARE BY: GAI Surveyors
ADDRESS: 1 Oleander St Cocoa, Fl. 32922
PHONE: 321-806-3908

DRAWN BY: AEG CHECKED BY: EKG DRAWING NO. _____ SECTION 22
DATE: 18 June 17 SHEET 1 OF 3 REVISIONS _____ TOWNSHIP 26 SOUTH
RANGE 37 EAST

PETITIONER'S SKETCH & DESCRIPTION

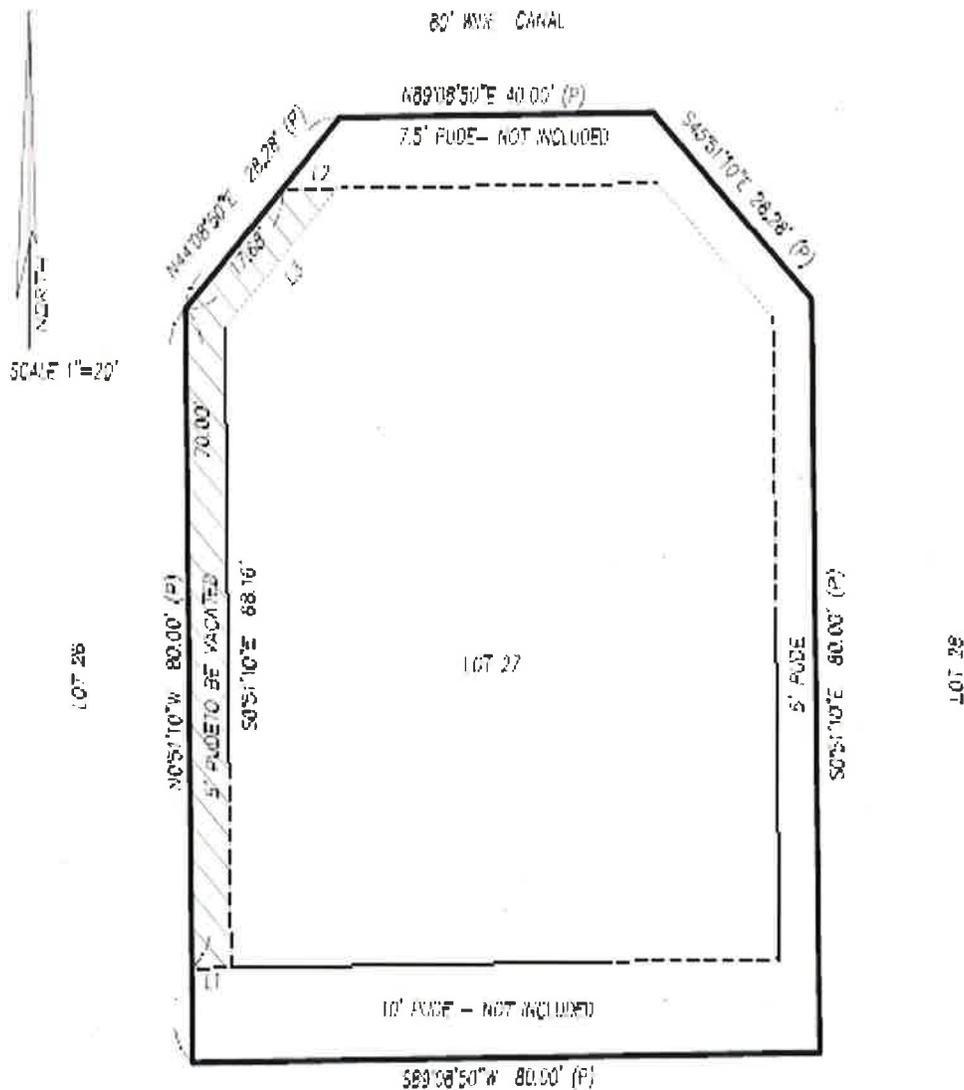
SHEET 1 OF 3

SKETCH OF LEGAL DESCRIPTION

SHEET 2 OF 3

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST
 PARCEL ID NUMBER 26-37-22-02-1-27

**NOT VALID WITHOUT THE LEGAL
 DESCRIPTION ON SHEET 1 OF 3
 AND SKETCH ON SHEET 3 OF 3**



FINCH DRIVE
 50' PUBLIC RIGHT OF WAY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°08'50"W	5.00'
L2	N89°08'50"E	7.50'
L3	S44°08'50"W	20.61'

PROJECT NO. 17-728
 PREPARED BY
GAI Surveyors
 L.S. No. 7578

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST

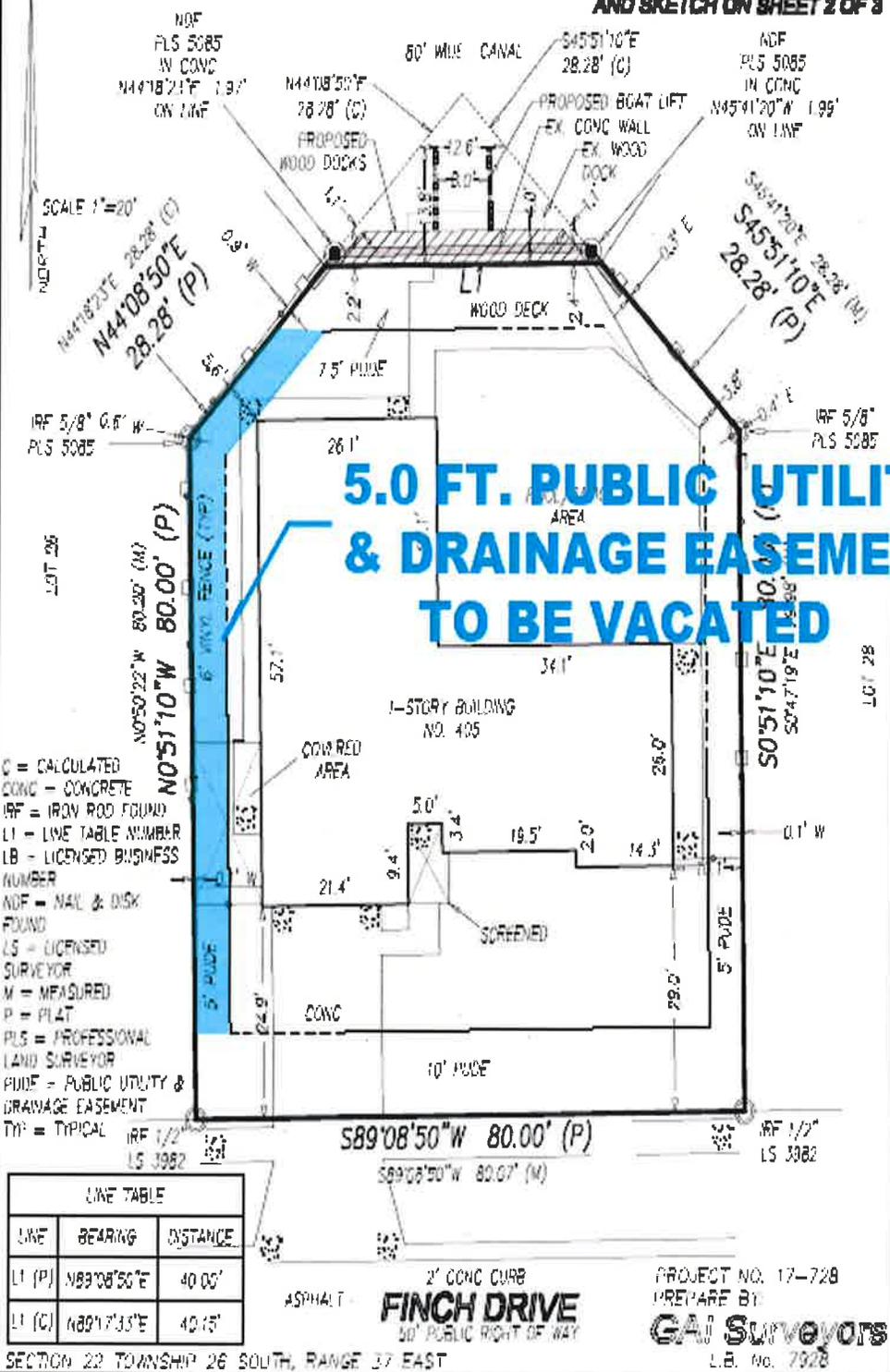
PETITIONER'S SKETCH & DESCRIPTION

SHEET 2 OF 3

SKETCH OF LEGAL DESCRIPTION SHEET 3 OF 3

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST
 PARCEL ID NUMBER 26-37-22-02-4-77

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 3 AND SKETCH ON SHEET 2 OF 3



C = CALCULATED
 CONC = CONCRETE
 IRF = IRON ROD FOUND
 LT = LINE TABLE NUMBER
 LB = LICENSED BUSINESS NUMBER
 NDF = NAIL & DISK FOUND
 LS = LICENSED SURVEYOR
 M = MEASURED
 P = PLAT
 PLS = PROFESSIONAL LAND SURVEYOR
 PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
 TM = TYPICAL

LINE TABLE		
LINE	BEARING	DISTANCE
LT (P)	N89°08'50"E	40.05'
LT (C)	N89°17'33"E	40.15'

2' CONC CURB
FINCH DRIVE
 50' PUBLIC RIGHT OF WAY

PROJECT NO. 17-728
 PREPARED BY
GAI Surveyors
 L.B. No. 7928

SECTION 22 TOWNSHIP 26 SOUTH, RANGE 37 EAST

PETITIONER'S SKETCH & DESCRIPTION SHEET 3 OF 3

Ad # 2414944 09/20/2017 LEGAL NOTICE NOTICE FOR THE VACATING OF A 5.0 FT. WIDE PUBLIC UTILITY & DRAINAGE EASEMENT, PLAT OF "WATERWAY ESTATES FIFTH ADDITION" IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SATELLITE BEACH, 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 ADRIENNE AND CURTIS TRENT 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 5:00 P.M. on October 10, 2017 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 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING OVER AND ACROSS THE WEST 5.00 FT. OF LOT 27, PLAT OF "WATERWAY ESTATES FIFTH ADDITION" AS RECORDED IN PLAT BOOK 23, PAGE 85 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LESS AND EXCEPTING THE NORTH 7.50 FEET AND THE SOUTH 10.00 FT. THEREFROM AND CONTAINING 440.54 SQUARE FEET, MORE OR LESS. PREPARED BY A. KEITH GORDON, PSM

PUBLIC HEARING LEGAL
ADVERTISEMENT

LEGAL DESCRIPTION:

THAT CERTAIN 5.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING OVER AND ACROSS THE WEST 5.00 FT. OF LOT 27, PLAT OF "WATERWAY ESTATES FIFTH ADDITION" AS RECORDED IN PLAT BOOK 23, PAGE 85 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LESS AND EXCEPTING THE NORTH 7.50 FEET AND THE SOUTH 10.00 FT. THEREFROM AND CONTAINING 440.54 SQUARE FEET, MORE OR LESS. PREPARED BY A. KEITH GORDON, PSM