

Meeting Date
<b>April 19, 2016</b>



AGENDA	
Section	<b>PUBLIC HEARING</b>
Item No.	<b>TV. B</b>

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

SUBJECT:	Petition to Vacate, Re: Fourth Street Public Right-of-Way – “Island Beach, Sheet No. One.” – Brooks Cadorin; Benjamin Keller; Norman B. and Mary R. McGrath; Carla Elberse and Dylan Greene – District 2 – (Fiscal Impact: Petitioner paid \$640.00 Vacating Application Fee)
	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 the unimproved, public right-of-way of Fourth Street lying in the “Island Beach, Sheet No. One.” in Section 01, Township 25 South, Range 36 East. If approved, it is requested that the Board authorize The Chairman to sign 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 as owners of the adjoining lands are requesting the vacating of the public right-of-way of Fourth Street to provide for improved security, upgraded landscaping and enhanced maintenance.

**March 24, 2016**, legal notices were 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, there are no objections as the petitioners are providing replacement easements to FPL, AT&T, Bright House Networks and Florida City Gas. The Board has previously approved sixteen right-of-way vacatings in whole or part in this development. The property is located in Merritt Island as follows: begin at the intersection of State Road No. 520 (aka: Merritt Island Causeway) and South Courtenay Parkway; thence 1.57 miles southerly along South Courtenay Parkway; thence 0.05 miles westerly, along Island Beach Boulevard to the undeveloped Fourth Street right-of-way on the south (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. 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 with Boundary Survey and Legal, Appraisers Detail Sheets, Vicinity Map, Aerial Map, Plat, Deeds of Ownership, Comment Summary Sheet and notice of Public Hearing Advertisement

Clerk to the Board instruction: Advertise Final Legal Notice and **Clerk to return proof of advertisement of the public hearing, the adopted resolution and the proof of advertisement of the adopted resolution to Marc Cazessus for simultaneous recording with the eleven replacement easements.**

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			



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

May 6, 2016

MEMORANDUM

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

RE: Advertising Bills and Receipt for Resolution Vacating a Portion of Fourth Street, an Unimproved 40.0 Ft. Wide Public Right-of-Way – Island Beach, Sheet No. One Subdivision

Enclosed for your necessary action are copies of the advertising bills and receipt of recordation for Resolution No. 16-048, vacating a portion of Fourth Street, an unimproved 40.0 ft. wide public right-of-way – Island Beach, Sheet No. One Subdivision, located in Section 1, Township 25 South, Range 36 East – Brooks Cadorin, Benjamin Keller, Norman and Mary McGrath, Carla Elberse and Dylan Greene. Said Resolution was adopted by the Board of County Commissioners, in regular session on April 19, 2016.

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

May 6, 2016

Brooks Cadorin  
485 Island Beach Boulevard  
Merritt Island, FL 32952

Dear Mr. Cadorin:

Re: Resolution Vacating a Portion of Fourth Street, an Unimproved 40.0 Ft. Wide Public Right-of-Way – Island Beach, Sheet No. One Subdivision

The Board of County Commissioners, in regular session on April 19, 2016, adopted Resolution No. 16-048, vacating a portion of Fourth Street, an unimproved 40.0 ft. wide public right-of-way – Island Beach, Sheet No. One Subdivision, located in Section 1, Township 25 South, Range 36 East, as petitioned by you. Said Resolution has been recorded in ORBK 7606, Pages 1243 through 1247. 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, Deputy Clerk

/ds

Encl. (1)

cc: Marc Cazessus, Public Works



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

May 6, 2016

Benjamin Keller  
525 Island Beach Boulevard  
Merritt Island, FL 32952

Dear Mr. Keller:

Re: Resolution Vacating a Portion of Fourth Street, an Unimproved 40.0 Ft. Wide Public Right-of-Way – Island Beach, Sheet No. One Subdivision

The Board of County Commissioners, in regular session on April 19, 2016, adopted Resolution No. 16-048, vacating a portion of Fourth Street, an unimproved 40.0 ft. wide public right-of-way – Island Beach, Sheet No. One Subdivision, located in Section 1, Township 25 South, Range 36 East, as petitioned by you. Said Resolution has been recorded in ORBK 7606, Pages 1243 through 1247. 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, Deputy Clerk

/ds

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

May 6, 2016

Norman and Mary McGrath  
480 Hibiscus Boulevard  
Merritt Island, FL 32952

Dear Mr. & Mrs. McGrath:

Re: Resolution Vacating a Portion of Fourth Street, an Unimproved 40.0 Ft. Wide Public Right-of-Way – Island Beach, Sheet No. One Subdivision

The Board of County Commissioners, in regular session on April 19, 2016, adopted Resolution No. 16-048, vacating a portion of Fourth Street, an unimproved 40.0 ft. wide public right-of-way – Island Beach, Sheet No. One Subdivision, located in Section 1, Township 25 South, Range 36 East, as petitioned by you. Said Resolution has been recorded in ORBK 7606, Pages 1243 through 1247. 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, Deputy Clerk

/ds

Encl. (1)

cc: Marc Cazessus, Public Works



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

May 6, 2016

Carla Elberse and Dylan Greene  
520 Hibiscus Boulevard  
Merritt Island, FL 32952

Dear Ms. Elberse and Mr. Greene:

Re: Resolution Vacating a Portion of Fourth Street, an Unimproved 40.0 Ft. Wide Public Right-of-Way – Island Beach, Sheet No. One Subdivision

The Board of County Commissioners, in regular session on April 19, 2016, adopted Resolution No. 16-048, vacating a portion of Fourth Street, an unimproved 40.0 ft. wide public right-of-way – Island Beach, Sheet No. One Subdivision, located in Section 1, Township 25 South, Range 36 East, as petitioned by you. Said Resolution has been recorded in ORBK 7606, Pages 1243 through 1247. 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, Deputy Clerk

/ds

Encl. (1)

cc: Marc Cazessus, Public Works

**VACATING A PORTION OF FOURTH STREET, AN UNIMPROVED, 40.0 FT. WIDE PUBLIC  
RIGHT-OF-WAY IN "ISLAND BEACH, SHEET NO. ONE." SUBDIVISION SECTION 1,  
TOWNSHIP 25 SOUTH, RANGE 36 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Brooks Cadarin; Benjamin Keller; Norman B. and Mary R. McGrath; Carla Elberse and Dylan Greene** with the Board of County Commissioners to vacate a portion of the Fourth Street public right-of-way 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 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 of said portion of the Fourth Street public right-of-way will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said portion of the Fourth Street public right-of-way is hereby vacated; and Brevard County renounces and disclaims any rights in and to said right-of-way. 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 19<sup>th</sup> day of April A.D., 2016.

ATTEST:

  
SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
JIM BARFIELD, CHAIRMAN

As approved by the Board on:  
April 19, 2016

# LEGAL DESCRIPTION

SHEET 1 OF 2

SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

PARCEL ID# N/A

PURPOSE OF SURVEY: VACATE A PORTION OF ROAD RIGHT-OF-WAY

## LEGAL DESCRIPTION TO BE VACATED:

A PORTION OF FOURTH STREET (A 40 FOOT RIGHT-OF-WAY) LYING BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF ISLAND BEACH BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF HIBISCUS BOULEVARD, ISLAND BEACH, SHEET NO. ONE, AS RECORDED IN PLAT BOOK 4, PAGE 94, AND REPLATTED IN A RESUBDIVISION OF THE PLAT OF ISLAND BEACH, SHEET NO. ONE, PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST. CONTAINING 0.22 ACRES/9793.01 SQUARE FEET, MORE OR LESS.

## SURVEYOR'S NOTES:

1. NO UNDERGROUND IMPROVEMENTS ARE LOCATED.
2. ONLY VISIBLE IMPROVEMENTS ARE SHOWN.
3. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS TRACT OF LAND CONTAINS 9793.01 SQUARE FEET OR 0.22 ACRES OF LAND MORE OR LESS.
4. THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN AND NOTED AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
5. BEARINGS ARE BASED UPON THE NORTH R/W LINE OF ISLAND BEACH BOULEVARD, SHOWN TO BEAR N90°00'00"E, AS PER PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
6. THIS PROPERTY IS WITHIN FLOOD ZONE "X", DETERMINED 3-17-14 BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 1250920430G.
7. FIELD WORK WAS COMPLETED ON 05-08-15.
8. LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
9. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEY AND MAPPER.

### LEGEND

RW	RIGHT-OF-WAY
O/H	OVERHEAD POWER AND/OR TELEPHONE LINES
⊙	WOOD LIGHT POLE
CONC	CONCRETE
WPP	WOOD POWER POLE
EASE	EASEMENT
CBS	CONCRETE BLOCK STRUCTURE
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
AKA	ALSO KNOWN AS
ORB	OFFICIAL RECORDS BOOK
●	SET 5/8" IRC "PLS 5170" (TYP)
IRC	IRON ROD AND CAP
(TYP)	TYPICAL

PREPARED FOR:

BROOKS CADORIN, BENJAMIN & ANGEL KELLER  
NORMAN & MARY McGRATH, CARLA ELBERSE  
& DYLAN GREENE

TIM CARLILE, PLS, FLORIDA. PLS NO. 5170  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: LAND AND SEA SURVEYING CONCEPTS, INC.

ADDRESS: 1605 CHASE HAMMOCK ROAD, MERRITT ISLAND, FL 32953

PHONE: 321-454-6310 "CERTIFICATE OF AUTHORIZATION LB NO.6447"

**LAND & SEA  
SURVEYING**

DRAWN BY: SK

CHECKED BY: TC

DRAWING NO. 2015-025

SECTION 1

DATE: 5-15-15

SHEET 1 OF 2

REVISIONS \_\_\_\_\_

TOWNSHIP 25 SOUTH  
RANGE 36 EAST

# BOUNDARY SURVEY

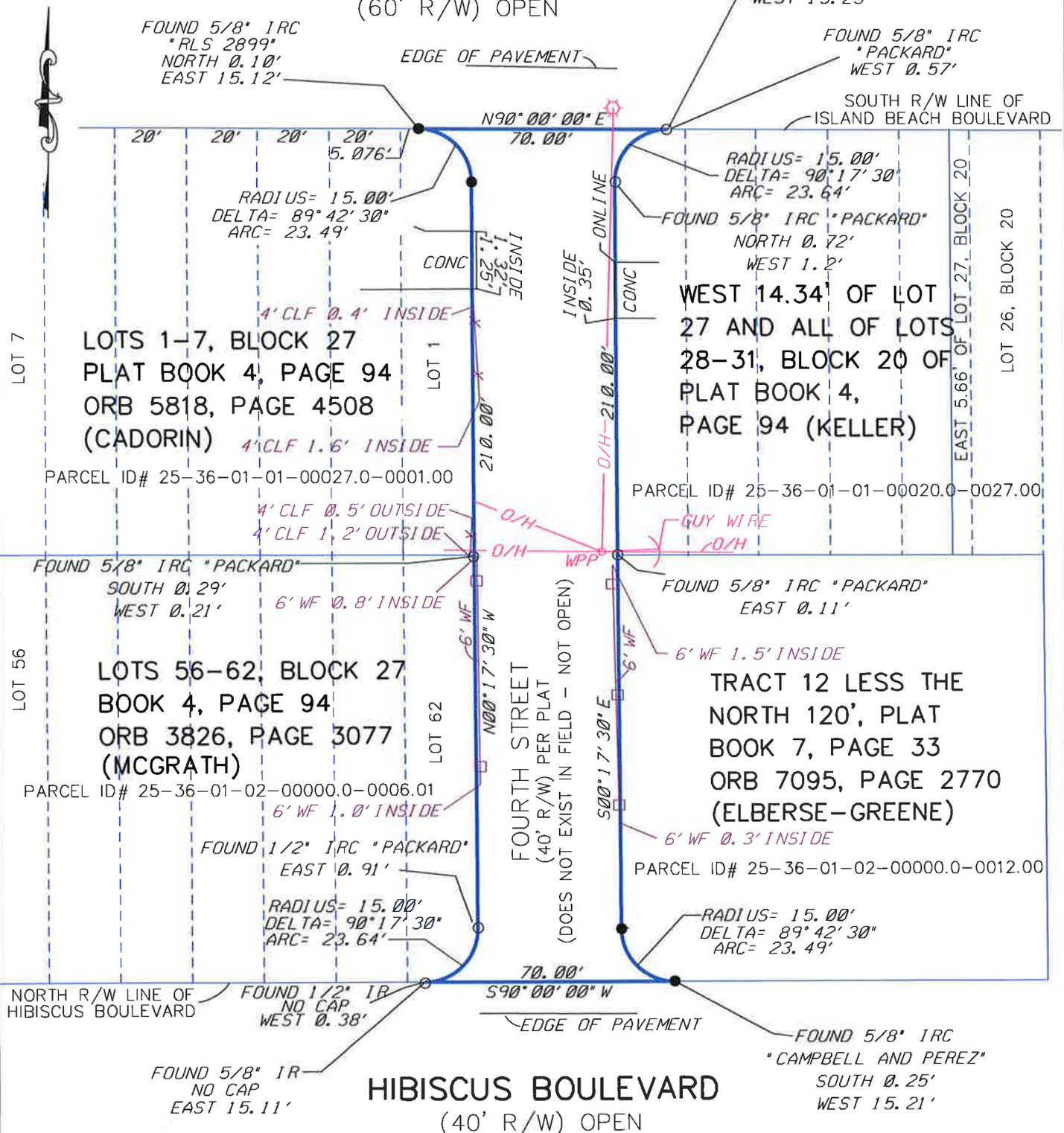
SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST

PARCEL ID# N/A

SCALE: 1" = 40'

## ISLAND BEACH BOULEVARD (60' R/W) OPEN

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





BREVARD CTY PUBLIC WORKS DEPT  
2725 JUDGE FRAN JAMIESON WAY  
VIERA FL 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

**Legal Notices**

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

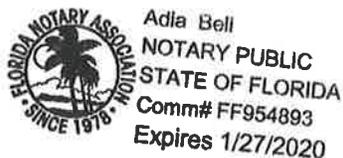
**03/24/16**

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 24th of March 2016, by Kim Curro who is personally known to me

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

Publication Cost: \$193.26  
Ad No: 0001140849  
Customer No: BRE-6BR327



AD#1140849 3/24/2016  
**LEGAL NOTICE**  
**NOTICE TO VACATE THE 40.00 FT. WIDE, UNIMPROVED PUBLIC RIGHT-OF-WAY OF FOURTH STREET, PER THE PLAT OF "ISLAND BEACH MAP NO. ONE," MERRITT ISLAND, FLORIDA IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST**

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 Brooks Cadorin; Benjamin Keller; Norman and Mary McGrath; Carla Elberse; and Dylan Greene 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 right-of-way at 9:00 a.m. on April 19, 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"**  
**LEGAL DESCRIPTION:**

A PORTION OF FOURTH STREET (A 40 FOOT RIGHT-OF-WAY) LYING BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF ISLAND BEACH BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF HIBISCUS BOULEVARD, ISLAND BEACH, SHEET NO. ONE, AS RECORDED IN PLAT BOOK 4, PAGE 94, AND REPLATTED IN A RESUBDIVISION OF THE PLAT OF ISLAND BEACH, SHEET NO. ONE, PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CONTAINING 0.22 ACRES/9793.01 SQUARE FEET, MORE OR LESS.  
 PREPARED BY: TIM CARLILE, PLS



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:

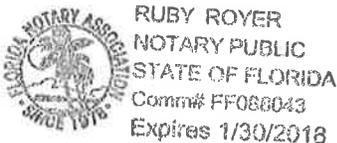
04/23/16

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 25th of April 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: \$134.09  
Ad No: 0001217590  
Customer No: BRE-6BR427



AD#1217590 4/23/2016  
**LEGAL NOTICE**  
RESOLUTION VACATING A PORTION OF FOURTH STREET, AN UNIMPROVED 40.0 FT. WIDE PUBLIC RIGHT-OF-WAY - ISLAND BEACH, SHEET NO. ONE SUBDIVISION, IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 19th day of April, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of Fourth Street, an unimproved 40.0 ft. wide public right-of-way - Island Beach, Sheet No. One Subdivision, in Section 1, Township 25 South, Range 36 East, as petitioned by Brooks Cadorin; Benjamin Keller; Norman B. and Mary R. McGrath; Carla Elberse; and Dylan Greene.

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

A PORTION OF FOURTH STREET (A 40 FOOT RIGHT-OF-WAY) LYING BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF ISLAND BEACH BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF HIBISCUS BOULEVARD, ISLAND BEACH, SHEET NO. ONE, AS RECORDED IN PLAT BOOK 4, PAGE 94, AND REPLATED IN A RESUBDIVISION OF THE PLAT OF ISLAND BEACH, SHEET NO. ONE, PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CONTAINING 0.22 ACRES/9793.015 SQUARE FEET, MORE OR LESS.

PREPARED BY: TIM CARLILE, PLS



RECEIVED  
APR 28 2016

Board of County 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  
 #: 1697998  
 Receipt #: 61665565  
 Cashier Date: 5/3/2016  
 10:45:57 AM



Print Date:  
 5/3/2016 10:45:59 AM

Customer Information	Transaction Information	Payment Summary
(3175) SURVEY SECTION BREVARD CO BCGC BLDG A ZIP 81 VIERA, FL 32904 Beginning Escrow Balance: -\$916.00	DateReceived: 05/03/2016 Source Code: Viera Q Code: Viera Return Code: Hand Carried Trans Type: Recording Agent Ref Num:	Total Fees \$47.00 Total Payments \$47.00

1 Payments	
ESCROW	\$47.00

1 Recorded Items		
(RSL) RESOLUTION	BK/PG: 7606/1243 CFN:2016083248 Date:5/3/2016 10:45:55 AM From: To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	5	\$44.00
Indexing @ 1st 4 Names Free, Add'l=\$1 ea.	7	\$3.00

0 Search Items
----------------

0 Miscellaneous Items
-----------------------



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.: 0001217590  
Pymt Method Invoice  
Net Amt: \$134.09

Run Times: 1

No. of Affidavits: 1

Run Dates: 04/23/16

Text of Ad:

AD#1217590 LEGAL NOTICE 4/23/2016  
RESOLUTION VACATING A PORTION OF  
FOURTH STREET, AN UNIMPROVED 40.0  
FT. WIDE PUBLIC RIGHT-OF-WAY -  
ISLAND BEACH, SHEET NO. ONE SUBDI-  
VISION, IN SECTION 1, TOWNSHIP 25  
SOUTH, RANGE 36 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the  
19th day of April, 2016, the Board of  
County Commissioners of Brevard Coun-  
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South, Range 36 East, as petitioned by  
Brooks Cadarin; Benjamin Keller;  
Norman B. and Mary R. McGrath; Carla  
Elberse; and Dylan Greene.

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.

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

A PORTION OF FOURTH STREET (A 40  
FOOT RIGHT-OF-WAY) LYING BETWEEN  
THE SOUTH RIGHT-OF- WAY LINE OF  
ISLAND BEACH BOULEVARD AND THE  
NORTH RIGHT-OF-WAY LINE OF HIBIS-  
CUS BOULEVARD, ISLAND BEACH, SHEET  
NO. ONE, AS RECORDED IN PLAT BOOK  
4, PAGE 94 AND REPLATED IN A  
RESUBDIVISION OF THE PLAT OF ISLAND  
BEACH, SHEET NO. ONE, PLAT BOOK 7,  
PAGE 33 OF THE PUBLIC RECORDS OF  
BREVARD COUNTY, FLORIDA. LYING IN  
SECTION 1, TOWNSHIP 25 SOUTH, RANGE  
36 EAST CONTAINING 0.22 ACRES/9793  
.015 SQUARE FEET, MORE OR LESS.

PREPARED BY: TIM CARLILE, PLS

## Donna Scott

---

**From:** LEGALS, BRE <BRELEGALS@gannett.com>  
**Sent:** Wednesday, April 20, 2016 2:14 PM  
**To:** Donna Scott  
**Subject:** Brevard Classified Legal Auto Reply

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.\***

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF FOURTH STREET, AN UNIMPROVED 40.0 FT. WIDE PUBLIC RIGHT-OF-WAY – ISLAND BEACH, SHEET NO. ONE SUBDIVISION, IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 19<sup>th</sup> day of April, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of Fourth Street, an unimproved 40.0 ft. wide public right-of-way – Island Beach, Sheet No. One Subdivision, in Section 1, Township 25 South, Range 36 East, as petitioned by Brooks Cadorin; Benjamin Keller; Norman B. and Mary R. McGrath; Carla Elberse; and Dylan Greene.

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

FLORIDA TODAY:

Please advertise in the April 23, 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.**

A PORTION OF FOURTH STREET (A 40 FOOT RIGHT-OF-WAY) LYING BETWEEN THE SOUTH RIGHT-OF- WAY LINE OF ISLAND BEACH BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF HIBISCUS BOULEVARD, ISLAND BEACH, SHEET NO. ONE, AS RECORDED IN PLAT BOOK 4, PAGE 94, AND REPLATIED IN A RESUBDIVISION OF THE PLAT OF ISLAND BEACH, SHEET NO. ONE, PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN SECTION 1,TOWNSHIP 25 SOUTH, RANGE 36 EAST.CONTAINING 0.22 ACRES/9793 .01SQUARE FEET, MORE OR LESS.

PREPARED BY: TIM CARLILE, PLS



New Search
Online Homestead
TRIM Notice
Map
Map + Sales
Classic Map
Bird's Eye View
Taxes
Photos
Building Drawings
Plat
Comments
Permits
Land Info
Building Info
Help

**General Parcel Information**

<b>Parcel ID:</b> 25-36-01-01-00027.0-0001.00	<b>Millage Code:</b> 2200	<b>Exemption:</b> 1	<b>Use Code:</b> 110
<b>Site Address:</b> 485 ISLAND BEACH BLVD , MERRITT ISLAND 32952			<b>Tax ID:</b> 2501071

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 Names:</b>	CADORIN, BROOKS
<b>Second Names:</b>	
<b>Mailing Address:</b>	485 ISLAND BCH BLVD
<b>City, State, Zipcode:</b>	MERRITT ISLAND, FL 32952

**Abbreviated Description**

<b>Plat Book/Page:</b> 0004/0094	<b>Sub Name:</b> ISLAND BEACH SHEET 1	<b>LOTS:</b> 1 TO 7 BLK 27
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**Value Summary**

Roll Year:	2012	2013	2014
<b>Market Value Total:</b> <sup>1</sup>	\$108,910	\$126,630	\$126,200
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$108,910	\$110,760	\$112,420
<b>Assessed Value School:</b>	\$108,910	\$110,760	\$112,420
<b>Homestead Exemption:</b> <sup>2</sup>	\$25,000	\$25,000	\$25,000
<b>Additional Homestead:</b> <sup>2</sup>	\$25,000	\$25,000	\$25,000
<b>Other Exemptions:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Taxable Value Non-School:</b> <sup>3</sup>	\$58,910	\$60,760	\$62,420
<b>Taxable Value School:</b> <sup>3</sup>	\$83,910	\$85,760	\$87,420

**Land Information**

<b>Acres:</b>	0.39
<b>Site Code:</b>	1

<sup>1</sup>: 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.

<sup>2</sup>: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

<sup>3</sup>: 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="#">5818/4508</a>	10/9/2007	\$160,000	WD				I
<a href="#">4050/2309</a>	8/6/1999	\$123,000	WD				I
<a href="#">3907/1379</a>	9/30/1998	\$118,000	WD				I
<a href="#">3294/1225</a>	5/30/1993	\$99,500	WD				I
<a href="#">3108/3567</a>	2/28/1991	\$95,400	WD				I
<a href="#">3074/0671</a>	6/30/1990	\$95,900	WD				I
<a href="#">2989/1236</a>	4/5/1989	\$88,000	WD				V
<a href="#">0773/0740</a>	4/1/1965	\$27,100	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	1965	8	03	03	04	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	1,913	525	48	0	0	0	0	0	0	0	0	0	1,913

**PROPERTY APPRAISERS DETAILS SHEET**  
**BROOKS CADORIN**



**General Parcel Information**

<b>Parcel ID:</b> 25-36-01-02-00000.0-0012.00	<b>Millage Code:</b> 2200	<b>Exemption:</b>	<b>Use Code:</b> 110
<b>Site Address:</b> 520 HIBISCUS BLVD , MERRITT ISLAND 32952			<b>Tax ID:</b> 2501113

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>	ELBERSE, CARLA
<b>Second Name:</b>	GREENE, DYLAN C
<b>Mailing Address:</b>	GABRIEL METSULAAN 34 5611 SR EINDHOVEN
<b>City, State, Zipcode:</b>	THE NETHERLANDS, 00000

**Abbreviated Description**

<b>Plat Book/Page:</b> 0007/0033	<b>Sub Name:</b> ISLAND BEACH SHEET 1, RESUBD OF	<b>TRACT</b> 12 EX N 120 FT
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**Value Summary**

Roll Year:	2012	2013	2014
<b>Market Value Total:</b> <sup>1</sup>	\$105,360	\$123,290	\$135,110
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$105,360	\$123,290	\$135,110
<b>Assessed Value School:</b>	\$105,360	\$123,290	\$135,110
<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>	\$105,360	\$123,290	\$135,110
<b>Taxable Value School:</b> <sup>3</sup>	\$105,360	\$123,290	\$135,110

**Land Information**

<b>Acres:</b>	0.33
<b>Site Code:</b>	1

<sup>1</sup>: 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.

<sup>2</sup>: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

<sup>3</sup>: 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="#">7095/2770</a>	3/26/2014	\$100	WD	11			I
<a href="#">6083/0204</a>	11/30/2009	\$175,000	WD	01			I
<a href="#">4098/2987</a>	11/19/1999	\$105,900	WD				I
<a href="#">3315/2371</a>	8/30/1993	\$95,600	WD				I
<a href="#">3285/4039</a>	4/30/1993	\$24,000	WD				V
<a href="#">3143/0927</a>	8/30/1991	\$29,000	WD				V
<a href="#">2585/0112</a>	2/28/1985	\$15,000	WD				
1392/0876	10/1/1973	\$5,000					

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	1993	8	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	1,566	420	18	0	240	0	0	0	0	0	0	0	1,566

**PROPERTY APPRAISERS DETAILS SHEET**  
**CARLA ELBERSE & DYLAN GREENE**

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



**Property**  
**Details**

**General Parcel Information**

Parcel ID:	25-36-01-01-00020.0-0027.00	Millage Code:	2200	Exemption:		Use Code:	110
Site Address:	525 ISLAND BEACH BLVD , MERRITT ISLAND 32952					Tax ID:	253924

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:	KELLER, BENJAMIN E
Second Name:	KELLER, ANGEL D H/W
Mailing Address:	525 ISLAND BEACH BLVD
City, State, Zipcode:	MERRITT ISLAND, FL 32952

**Abbreviated Description**

Plat Book/Page:	0004/0094	Sub Name:	ISLAND BEACH SHEET 1	W 14.34 FT OF LOT 27 & ALL OF LOTS 28 THRU 31 BLK 20 A/K/A W 14.34 FT OF LOT 27 BLK 20 OF PB 4 PG 94 & N 120 FT OF TRACT 12 OF PB 7 PG 33
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**Value Summary**

Roll Year:	2012	2013	2014
Market Value Total: <sup>1</sup>	\$35,550	\$51,800	\$72,380
Agricultural Market Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$35,550	\$51,800	\$69,530
Assessed Value School:	\$35,550	\$51,800	\$72,380
Homestead Exemption: <sup>2</sup>	\$0	\$0	\$0
Additional Homestead: <sup>2</sup>	\$0	\$0	\$0
Other Exemptions: <sup>2</sup>	\$0	\$0	\$0
Taxable Value Non-School: <sup>3</sup>	\$35,550	\$51,800	\$69,530
Taxable Value School: <sup>3</sup>	\$35,550	\$51,800	\$72,380

**Land Information**

Acres:	0.26
Site Code:	371

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
6668/2180	7/10/2012	\$100	QC	11			I

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	1967	8	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	1,453	648	0	0	0	0	264	0	0	0	0	0	1,453

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**PROPERTY APPRAISERS DETAILS SHEET**  
**BENJAMIN KELLER**



**General Parcel Information**

<b>Parcel ID:</b>	25-36-01-02-00000.0-0006.01	<b>Millage Code:</b>	2200	<b>Exemption:</b>	1	<b>Use Code:</b>	110
<b>Site Address:</b>	480 HIBISCUS BLVD , MERRITT ISLAND 32952					<b>Tax ID:</b>	2501094

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>	MC GRATH, NORMAN B
<b>Second Name:</b>	MC GRATH, MARY R H/W
<b>Mailing Address:</b>	480 HIBISCUS BLVD
<b>City, State, Zipcode:</b>	MERRITT ISLAND, FL 32952

**Abbreviated Description**

<b>Plat Book/Page:</b>	0007/0033	<b>Sub Name:</b>	ISLAND BEACH SHEET 1, RESUBD OF	<b>E 140 FT OF TRACT 6</b>
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**Value Summary**

Roll Year:	2012	2013	2014
<b>Market Value Total:</b> <sup>1</sup>	\$67,140	\$79,270	\$85,800
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$67,140	\$68,280	\$69,300
<b>Assessed Value School:</b>	\$67,140	\$68,280	\$69,300
<b>Homestead Exemption:</b> <sup>2</sup>	\$25,000	\$25,000	\$25,000
<b>Additional Homestead:</b> <sup>2</sup>	\$17,140	\$18,280	\$19,300
<b>Other Exemptions:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Taxable Value Non-School:</b> <sup>3</sup>	\$25,000	\$25,000	\$25,000
<b>Taxable Value School:</b> <sup>3</sup>	\$42,140	\$43,280	\$44,300

**Land Information**

<b>Acres:</b>	0.39
<b>Site Code:</b>	1

<sup>1</sup>: 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.

<sup>2</sup>: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

<sup>3</sup>: 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
3826/3077	3/30/1998	\$70,000	WD				I
3500/0833	7/1/1995	\$100	QC				I
2237/0780	6/1/1980	\$55,600					
1730/0921	4/1/1977	\$34,000					
1653/0071	8/1/1976	\$360,000					

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	1963	8	04	06	03	02	04	03	03

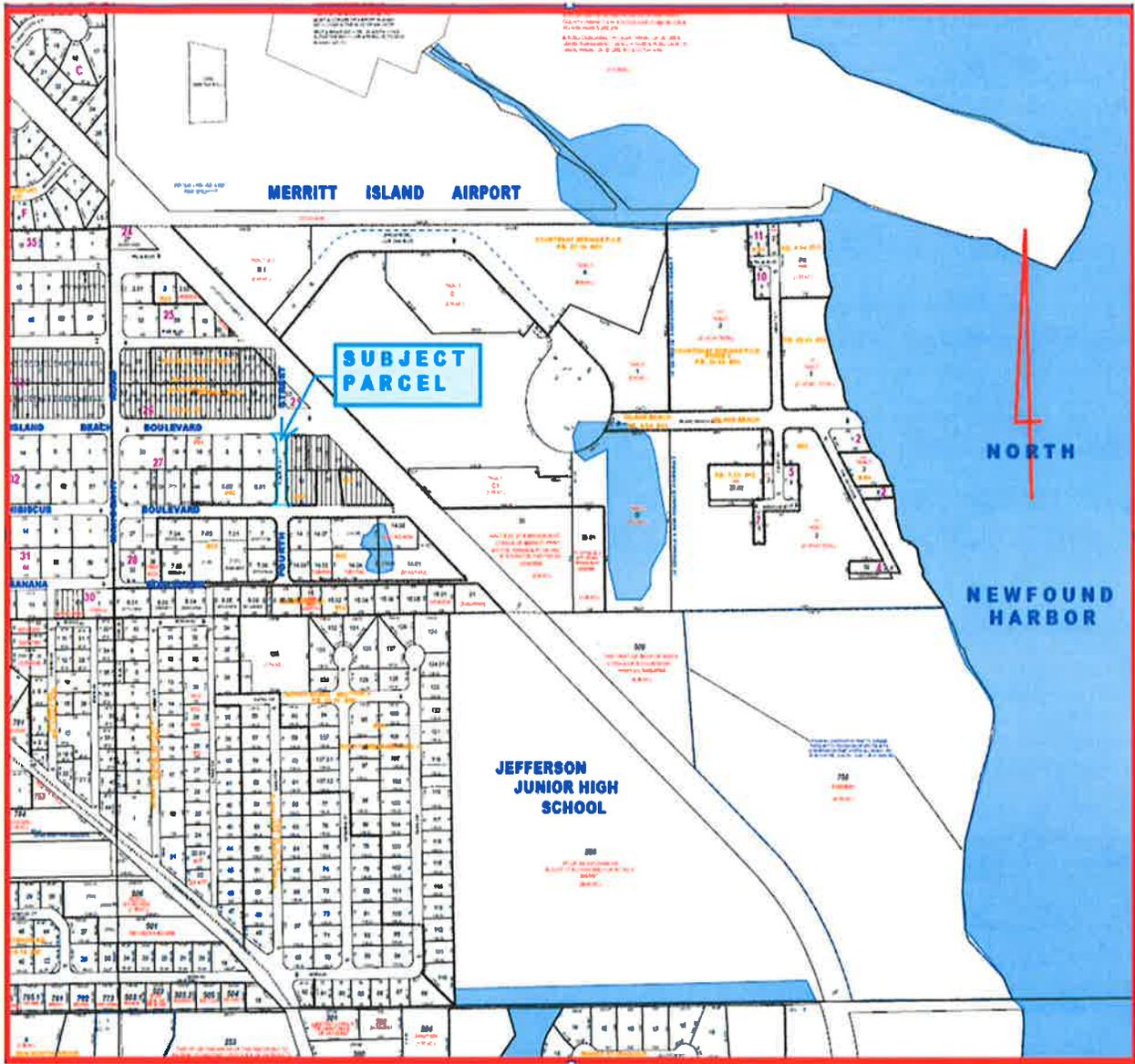
**Building Area Information**

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	1,296	252	104	0	0	0	0	0	0	0	0	0	1,296

**Extra Feature Information**

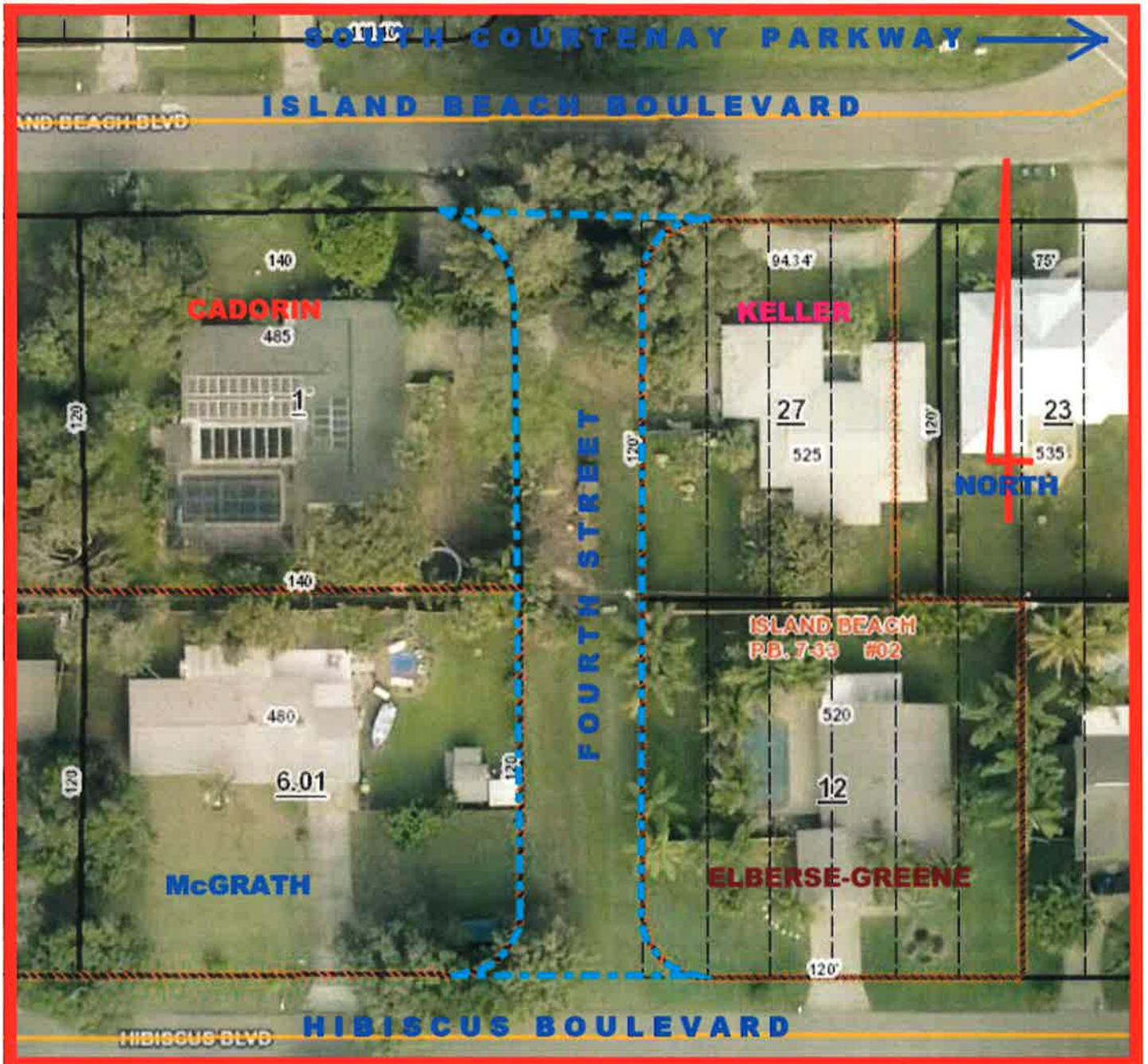
Extra Feature Description	Units
OUTBUILDING	90

**PROPERTY APPRAISERS DETAILS SHEET**  
**NORMAN B. AND MARY R. McGRATH**



## **VICINITY MAP**

Brooks Cadorin – Carla Elberse – Dylan Greene – Benjamin and Angel Keller – Norman and Mary McGrath – Proposed Vacating of the 40.00 ft. Wide Right-of-Way of Fourth Street between Island Beach and Hibiscus Boulevards per the plat of “Island Beach Sheet No. One.” – Plat Book 4, Page 94 – Section 01, Township 25 South, Range 36 East – District 2



## AERIAL MAP

Brooks Cadorin – Carla Elberse – Dylan Greene – Benjamin and Angel Keller – Norman and Mary McGrath – Proposed Vacating of the 40.00 ft. Wide Right-of-Way of Fourth Street between Island Beach and Hibiscus Boulevards per the plat of “Island Beach Sheet No. One.” – Plat Book 4, Page 94 – Section 01, Township 25 South, Range 36 East – District 2



This Instrument Prepared by and to be Returned to:  
Name: **MAGIC TITLE SERVICES, INC.**  
Address: **MARY LOVERN/98L-03021  
2250 LEE ROAD, SUITE 102  
WINTER PARK, FL 32789**

Grantee(s) Name:  
**NORMAN B. MCGRATH  
MARY R. MCGRATH**  
Address:  
**480 HIBISCUS BLVD.  
MERRITT ISLAND, FL 32952**  
Property Appraisers Parcel Identification Number(s):  
25-36-01-02-6.01  
Grantee(s) S.S.#'s [REDACTED]

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**WARRANTY DEED  
INDIV. TO I**



CFM 98086374 04-13-98 01:53 pm  
OR Book/Page: 3826 / 3077

**Sandy Crawford**

Clerk Of Courts, Brevard County

#Pgs: 1 #Pages: 4  
Trust: 1.00 Rec: 0.00 Serv: 0.00  
Deed: 480.00 Fee: 0.00  
Mtg: 0.00 mt Tax: 0.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 26th day of March A.D. 1998 by **DUANE H. SHIPMAN and MARIANNE SHIPMAN, HUSBAND AND WIFE** hereinafter called the grantor, to **NORMAN B. MCGRATH and MARY R. MCGRATH, HUSBAND AND WIFE** whose post office address is **480 HIBISCUS BLVD., MERRITT ISLAND, FL 32952** hereinafter called the 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 corporations)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$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:

LOTS 56, 57, 58, 59, 60, 61 AND 62, BLOCK 27, ISLAND BEACH SHEET NO. ONE, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO KNOWN AS THE EAST 140 FEET OF TRACT 6, RE-SUBDIVISION OF PART OF ISLAND BEACH SHEET NO. ONE, ACCORDING TO THE PLAT THEREOF, OF SAID SUBDIVISION RECORDED IN PLAT BOOK 7, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

*Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.*

*And the grantor hereby covenants with the 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, 1997.*

*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:

Signature  
**ADELE M. FRITZ**  
Printed Signature

Signature  
**MARY B. LOVERN**  
Printed Signature

Signature  
**DUANE H. SHIPMAN**  
Address:  
**117 FOGGY CREEK ROAD  
DAVENPORT, FL 33837-5729**

Signature  
**MARIANNE SHIPMAN**  
Address:  
**117 FOGGY CRBCK ROAD  
DAVENPORT, FL 33837-5729**

**STATE OF FLORIDA  
COUNTY OF BREVARD**

*I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared*

**DUANE H. SHIPMAN and MARIANNE SHIPMAN, HUSBAND AND WIFE** known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): **DRIVERS LICENSE** and that an oath (was) **(was not)** taken.

*Witness my hand and official seal in the County and State last aforesaid this 26th day of*

*March, A.D. 1998.*  
  
Notary Signature  
**MARY B. LOVERN**  
Printed Notary Signature

**NOTARY RUBBER STAMP SEAL**



**Mary B. Lovern**  
MY COMMISSION # 00230414 EXPIRES  
September 27, 2000  
BONDED \$40,000.00 FROM INSURANCE, INC.

**DEED OF OWNERSHIP SHEET -  
NORMAN B. AND MARY R. McGRATH**

Prepared by and return to  
Claire Mathews  
Security First Title Partners of the Space Coast  
277 Crockett Boulevard  
Merritt Island, Florida 32953

File Number: SC074422

**Warranty Deed**

Made this October 9, 2007 A.D, by

**Tammi M. Wooten, an unmarried person and Justin Christopher Wooten, an unmarried person and Andrew Wooten, an unmarried person, a minor, by and through his Plenary Guardian, Tammi Wooten**

whose address is: 2637 Deercroft Drive, Melbourne, Florida 32940  
hereinafter called the grantor, to

**Brooks Cadorin, an unmarried person**

whose post office address is: 485 Island Beach Blvd., Merritt Island, Florida 32952  
hereinafter called the grantee:

(Whenever used in this term "grantee" and "grantor" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the 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, Florida, viz:

**Lots 1, 2, 3, 4, 5, 6 and 7, Block 27, ISLAND BEACH SHEET NO. ONE, according to the plat thereof, as recorded in Plat Book 4, Page 94, Public Records of Brevard County, Florida.**

**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

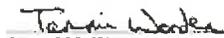
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written

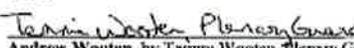
*Signed, sealed and delivered in our presence:*

  
Witness Printed Name: J. J. Tippins

  
Witness Printed Name: Claire L. Mathews

  
Tammi M. Wooten (Seal)  
Address: 2637 Deercroft Drive, Melbourne, Florida 32940

  
Justin Christopher Wooten (Seal)  
Address: 524 S. Atlantic Avenue, Unit 10, Cocoa Beach, Florida 32931

  
Tammi Wooten Plenary Guardian (Seal)  
Andrew Wooten, by Tammi Wooten, Plenary Guardian  
7578 Rainbow Drive, Cupertino, California 95014

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this October 9, 2007, by Tammi M. Wooten, an unmarried person and Justin Christopher Wooten, an unmarried person and Tammi Wooten as Plenary Guardian of Andrew Wooten, an unmarried person, who is/are personally known to me or who has produced Florida drivers license(s) as identification



  
Notary Public  
My Commission Expires: \_\_\_\_\_

DEED Individual Warranty Deed - Legal or Face  
Cluses' Choice

**DEED OF OWNERSHIP SHEET -  
BROOKS CADORIN**

Prepared By and Return To:

Marybeth Goldfarb  
Fidelity National Title of Florida, Inc.  
1365 N. Courtenay Parkway, Suite D  
Merritt Island, FL 32953

File No. FT18-18-12-000100

Property Appraiser's Parcel I.D. (folio) Number(s)  
25-36-01-01-00020-0-0017.

This deed is being recorded to correct deed in  
O.R. Book 6545, Page 1229, to correct the legal  
description.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed July 10, 2012, by Island Beach, LLC, first party, to Benjamin E. Keller and Angel D. Keller, husband and wife whose post office address is 526 Island Beach Blvd, Merritt Island, FL 32952, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Brevard State of Florida, to-wit:

The West 14.34 feet of Lot 27, Block 20 and all of Lots 28 thru 31, Block 20 of Island Beach, Sheet No. One, according to the plat thereof, as recorded in Plat Book 4, Page 94 of the Public Records of Brevard County, Florida.

Together with the following described Septic System Drainage Easement as recorded in O.R. Book 6554, Page 1948, of the Public Records of Brevard County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, ten, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

WITNESSETH

*M. Goldfarb*  
(Witness Signature) M Goldfarb  
Witness Printed Name  
*P. Spurlock*  
(Witness Signature) P Spurlock  
Witness Printed Name

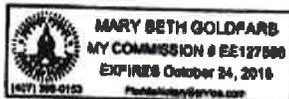
Island Beach, LLC  
*Neal P. Spurlock MGR*  
By: Neal P. Spurlock, MGRM

(Address)

State of FL  
County of Brevard  
The foregoing instrument was acknowledged before me this 10 day of July  
2012 by Neal P. Spurlock, to me known to be the person(s)  
described in or who has/have produced Person by Knowledge as identification and who executed the foregoing  
instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 10 day of July  
2012.

*M. Goldfarb*  
NOTARY PUBLIC  
My Commission Expires:



**DEED OF OWNERSHIP SHEET -  
BENJAMIN KELLER**

**WARRANTY DEED**

This Instrument Prepared By and Return to:

Jason Hedman, Esq.  
Hedman & Wooten, P.A.  
335 S. Plumosa Street, Suite E  
Merritt Island, Florida 32952  
(321) 452-3720

Property Appraiser's Parcel  
Identification (Folio) Number: 25-36-01-02-00000.0-0012.00

THIS WARRANTY DEED made the 26th day of March, 2014, by CARLA ELBERSE, a single woman, hereinafter called "Grantor", to CARLA ELBERSE, a single woman, and DYLAN C. GREENE, a single man, as joint tenants with the right of survivorship, whose address is Gabriel Metsulaan 34, 5611 SR Eindhoven, The Netherlands, hereinafter called "Grantees".

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all of that certain land situate in Brevard County, State of Florida, viz:

Tract 12, Less the North 120 feet thereof, of a Re-Subdivision of the Plat of Island Beach, Sheet No. One, according to the plat thereof as recorded in Plat Book 7, Page 33, Public Records of Brevard County, Florida.

The subject property is not the constitutional homestead of the Grantor. She resides at Gabriel Metsulaan 34, 5611 SR Eindhoven, The Netherlands.

THIS DEED was prepared without title search or examination.

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 Grantors 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 easements and restrictions of record and taxes accruing subsequent to December 31, 2013.

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

**DEED OF OWNERSHIP SHEET –  
DYLAN GREENE – SHEET 1 OF 2**

Signed, sealed and delivered in the presence of:

Susan M. Lomax  
Susan M. Lomax  
Terri T. Wieckowski  
Terri T. Wieckowski

Carla Elberse  
CARLA ELBERSE, Grantor  
Gabriel Metsulaan 34  
5611 SR Eindhoven  
The Netherlands

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CARLA ELBERSE, who is personally known to me or has produced Netherlands Passport as identification, and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of March, 2014.

(SEAL)

Jason Hedman  
Notary Public, State of Florida



**DEED OF OWNERSHIP SHEET -  
DYLAN GREENE - SHEET 2 OF 2**

**COMMENT SUMMARY**

APPLICANT: Brooks Cadorin et. al.

UPDATED BY / DATE: Marc Cazessüs, PLS - 20150730 @ 15:53

COMPANIES	NOTIFIED	COMMENTS		STIPULATIONS/REMARKS
		RECEIVED	APPROVED	
<b>UTILITIES</b>				
City Gas Co. of FL	20150615	20150616	Yes	Approval based on receiving pre-vacating replacement easement
FPL	20150615, 20150625 20150702	20150706	Yes	Approval based on receiving pre-vacating replacement easements
AT & T	20150615, 20150625 20150702	20150707	Yes	Approved based on receiving pre-vacating replacement easement
Bight House Networks	20150615	20150616	Yes	Approval based on receiving pre-vacating replacement easement
FL Gas Transmission	20150615	20150616	Yes	No objections
<b>COUNTY STAFF</b>				
Road & Bridge	20150615, 20150625 20150702			
Traffic Engineering	20150615	20150622	Yes	No objections: Devin Swanson
Land Acquisition	20150615	20150701	Yes	No objections: Blaise Mancini
Fire & Rescue	20150615	20150616	Yes	No objections: Fire Marshall Frank Scates
Land Planning	20150615	20150616	Yes	No objections: Rebecca Ragain
Brev. Co. Utility Services	20150615	20150616	Yes	No objections: Tammy Hurley
NRMD / Storm Water	20150615, 20150625 20150702	20150702	Yes	No objections: Harvey Wheeler
Zoning	20150616	20150618	Yes	No objections: Paul Body

# COMMENT SUMMARY SHEET

(NOTE: ALL PETITIONERS HAVE AGREED AND SHALL RECORD INDIVIDUAL UTILITY REPLACEMENT EASEMENTS SIMULTANEOUSLY WITH THE RECORDING OF THE ADOPTED VACATING RESOLUTION)

AD#1140849 3/24/2016 LEGAL NOTICE NOTICE TO VACATE THE 40.00 FT. WIDE, UNIMPROVED PUBLIC RIGHT-OF-WAY OF FOURTH STREET, PER THE PLAT OF "ISLAND BEACH MAP NO. ONE." MERRITT ISLAND, FLORIDA IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST 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 Brooks Cadarin; Benjamin Keller; Norman and Mary McGrath; Carla Elberse; and Dylan Greene 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 right-of-way at 9:00 a.m. on April 19, 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" LEGAL DESCRIPTION: A PORTION OF FOURTH STREET (A 40 FOOT RIGHT-OF-WAY) LYING BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF ISLAND BEACH BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF HIBISCUS BOULEVARD, ISLAND BEACH, SHEET NO. ONE, AS RECORDED IN PLAT BOOK 4, PAGE 94, AND REPLATTED IN A RESUBDIVISION OF THE PLAT OF ISLAND BEACH, SHEET NO. ONE, PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST. CONTAINING 0.22 ACRES/9793.01 SQUARE FEET, MORE OR LESS. PREPARED BY: TIM CARLILE, PLS

**PUBLIC HEARING ADVERTISEMENT**

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

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Florida Today:

Please advertise in the March 24, 2016 issue of Florida TODAY.

**PLEASE BILL:** The Board of County Commissioners and forward bill and proof of publications to: Tammy Rowe, Deputy Clerk, Titusville Courthouse, 2nd Floor, P. O. Box 999, Titusville, FL 32781-0999

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#### LEGAL NOTICE

NOTICE TO VACATE THE 40.00 FT. WIDE, UNIMPROVED PUBLIC RIGHT-OF-WAY OF FOURTH STREET, PER THE PLAT OF "ISLAND BEACH MAP NO. ONE." MERRITT ISLAND, FLORIDA IN SECTIONS 1 AND 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST

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 **Brooks Cadorin; Benjamin Keller; Norman and Mary McGrath; Carla Elberse;** and **Dylan Greene** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

#### SEE EXHIBIT "A"

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## EXHIBIT "A"

### LEGAL DESCRIPTION:

A PORTION OF FOURTH STREET (A 40 FOOT RIGHT-OF-WAY) LYING BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF ISLAND BEACH BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF HIBISCUS BOULEVARD, ISLAND BEACH, SHEET NO. ONE, AS RECORDED IN PLAT BOOK 4, PAGE 94, AND REPLATTED IN A RESUBDIVISION OF THE PLAT OF ISLAND BEACH, SHEET NO. ONE, PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST. CONTAINING 0.22 ACRES/9793.01 SQUARE FEET, MORE OR LESS.

PREPARED BY: TIM CARLILE, PLS



Public Works Department/Surveying & Mapping  
2725 Judge Fran Jamieson Way  
Building A, Room 220  
Viera Florida 32940

BOARD OF COUNTY COMMISSIONERS

March 24, 2016

DEANNA TORO  
ADMINISTRATIVE ASSISTANT TO JOHN DENNINGHOFF

RE: AGENDA REPORT FOR: BROOKS CADORIN; BENJAMIN KELLER; NORMAN B. AND  
MARY R. McGRATH; CARLA ELBERSE AND DYLAN GREENE – FOURTH STREET  
RIGHT-OF-WAY VACATING – ISLAND BEACH SUBDIVISION – MERRITT ISLAND

Deanna:

Attached is the agenda report for the Brooks Cadorin; Benjamin Keller; Norman B. and Mary R. McGrath; Carla Elberse and Dylan Greene vacating of the fourth Street right-of-way in the Island Beach S/D on Merritt Island for the April 19, 2016 commissioners' meeting (includes signed and sealed copy of the boundary survey). I shall also provide a digital copy for your use and files; please let me know if you have any questions or require any changes. Please bring top Mr. Denninghoff's attention the "Clerk to the Board Instructions:" which request the Clerk to return both legal notices and the adopted resolution to me for its simultaneous recording with the eleven replacement easements. This request is likewise made as the recording of these replacement easements will require each of the sketches to be hand edited to include the resolution recording information and I have been granted authorization from the surveyor to make said edits.

Thank you; please let me know if you have any questions.

Respectfully,

Marc Cazessus, PLS  
Vacating & Acquisition Review Specialist  
Tel: (321) 617-7315 Fax: (321) 633-2083  
Email: [marc.cazessus@brevardcounty.us](mailto:marc.cazessus@brevardcounty.us)  
Brevard County Public Works Dept.  
2725 Judge Fran Jamieson Way, Bldg. A-220  
Viera, FL 32940

A PORTION OF FOURTH STREET (A 40 FOOT RIGHT-OF-WAY) LYING BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF ISLAND BEACH BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF HIBISCUS BOULEVARD, ISLAND BEACH, SHEET NO. ONE, AS RECORDED IN PLAT BOOK 4, PAGE 94, AND REPLATTED IN A RESUBDIVISION OF THE PLAT OF ISLAND BEACH, SHEET NO. ONE, PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST. CONTAINING 0.22 ACRES/9793.01 SQUARE FEET, MORE OR LESS.

PREPARED BY: TIM CARLILE, PLS