

IV. A.



**AGENDA REPORT
May 22, 2018**

**Petition to Vacate Public Utility Easements – Melbourne – Warren & Cheryl
Bradbury – (District 4)**



**AGENDA REPORT
May 22, 2018**

**Petition to Vacate Public Utility Easements – Melbourne – Warren & Cheryl
Bradbury – (District 4)**

SUBJECT:

Petition to Vacate, Re: Partial Vacating a Public Utility Easements – Pineda Crossing Drive – “Pineda Crossing Phase 1” – Melbourne – Warren and Cheryl Bradbury – District 4

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 revenue account for vacatings.

DEPT/OFFICE:

Public Works

REQUESTED ACTION:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider the partial vacating of a public utility easement along the east lot line of Lot 9, Block C, “Pineda Crossing Phase 1” in Section 25, Township 26 South, Range 36 East. If approved, it is requested that the Board authorize the Chairperson to sign the attached Resolution approving the vacating.

SUMMARY EXPLANATION and BACKGROUND:

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method to the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioners own Lot 9, Block C, plat of “Pineda Crossing Phase 1” and are requesting the partial vacating of the 10.0 ft. wide public utility easement adjoining the east lot line to remove the existing residence as an encroachment into said

easement. Easements to be vacated contain a total 185 square feet, more or less. May 07, 2018, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating. All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in Melbourne as follows: Begin at the intersection of U. S. Highway No. 1 and Pineda Causeway (S.R. No. 404); thence 0.70 miles west along Pineda Causeway; thence 0.48 miles south along North Wickham Road; thence 0.45 miles west, southwest and west along Pineda crossing Drive to the residence on the north (right).

CLERK TO THE BOARD INSTRUCTIONS:

Advertise Approved Resolution Notice and Record Vacating Resolution Documents as one resolution type document which in sequence includes the approved/signed resolution, the proof of publication of the public hearing notice and the proof of publication of the adopted resolution notice.

ATTACHMENTS:

Description

- **EXHIBITS**



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

June 8, 2018

MEMORANDUM

TO: Andrew Holmes, Public Works Director Attn: Amber Holley

RE: Advertising Bills for Resolution Partially Vacating a Public Utility Easement Plat of Pineda Crossing, Phase 1, in Section 25, Township 26 South, Range 36 East, Melbourne

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 18-078, partially vacating a public utility easement Plat of Pineda Crossing, Phase 1, in Section 25, Township 26 South, Range 36 East, Melbourne, as petitioned by Warren and Cheryl Bradbury. Said Resolution was adopted by the Board of County Commissioners, in regular session on May 22, 2018.

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

June 8, 2018

Warren and Cheryl Bradbury
3070 Pineda Crossing Drive
Melbourne, FL 32940

Dear Mr. & Mrs. Bradbury:

Re: Resolution Partially Vacating a Public Utility Easement Plat of Pineda Crossing, Phase 1, in Section 25, Township 26 South, Range 36 East, Melbourne

The Board of County Commissioners, in regular session on May 22, 2018, adopted Resolution No. 18-078, partially vacating a public utility easement Plat of Pineda Crossing, Phase 1, in Section 25, Township 26 South, Range 36 East, Melbourne, as petitioned by you. Said Resolution has been recorded in ORBK 8179, Pages 1087 through 1091. 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: Amber Holley, Public Works

RESOLUTION 2018 - 078

**PARTIAL VACATING OF A PUBLIC UTILITY EASEMENTS PLAT OF "PINEDA CROSSING
PHASE 1", MELBOURNE, FLORIDA, LYING IN SECTION, 25, TOWNSHIP 26 SOUTH,
RANGE 36 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **WARREN AND CHERYL BRADBURY** with the Board of County Commissioners to vacate a portion of a public utility easement in Brevard County, Florida, described as follows:

SEE ATTACHED SKETCH & DESCRIPTION

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

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

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

THEREFORE BE IT RESOLVED that said portion of the public utility 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 22nd day of May, 2018 A.D.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



RITA PRITCHETT, CHAIR

As approved by the Board on:
May 22, 2018

LEGAL DESCRIPTION

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST
PARCEL ID# 26-36-25-50-C-9

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

PURPOSE OF SKETCH AND DESCRIPTION:
VACATION OF PORTION OF SIDE PUBLIC UTILITY
EASEMENT ON THE EAST LINE
OF LOT 9, BLOCK C, SHOWN HEREON.

LEGAL DESCRIPTION:

DESCRIPTION OF A PORTION OF EASEMENT TO BE VACATED:
THE WEST 2.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT
LOCATED ON THE EAST SIDE OF LOT 9, BLOCK C, OF THE PLAT OF "PINEDA CROSSING
PHASE I" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES
30 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,
LESS AND EXCEPT THEREFROM THE SOUTH 10 FEET AND THE NORTH 7.5 FEET OF SAID
LOT 9, BLOCK C.
CONTAINING 185 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH R/W OF PINEDA CROSSING DRIVE BEARS S 89°17'27" W, SAID BEARING BEING IDENTICAL TO THE BEARING SHOWN ON PLAT.
2. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE NAMED HEREON AND CAN NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS IS NOT A SURVEY.
6. IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY SPACE COAST SURVEYING, INC., DATED 03-1-2018, JOB NUMBER 31475

PREPARED FOR:
WARREN & CHERYL BRADBURY

JAMES R. YORIO, P.S.M. NO. 5693
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: SPACE COAST SURVEYING INC.
ADDRESS: 1600 WEST EAU GALLIE BLVD. SUITE 203, MELBOURNE, FL. 32935
PHONE: (321)253-5509 CERTIFICATE OF AUTHORIZATION NUMBER LB-0006815

DRAWN BY: J.R.Y.
DATE: 3-1-2018

CHECKED BY: J.R.Y.
SHEET 1 OF 2

DRAWING NO. 31475A
REVISIONS _____

SECTION 25
TOWNSHIP 26 SOUTH
RANGE 36 EAST

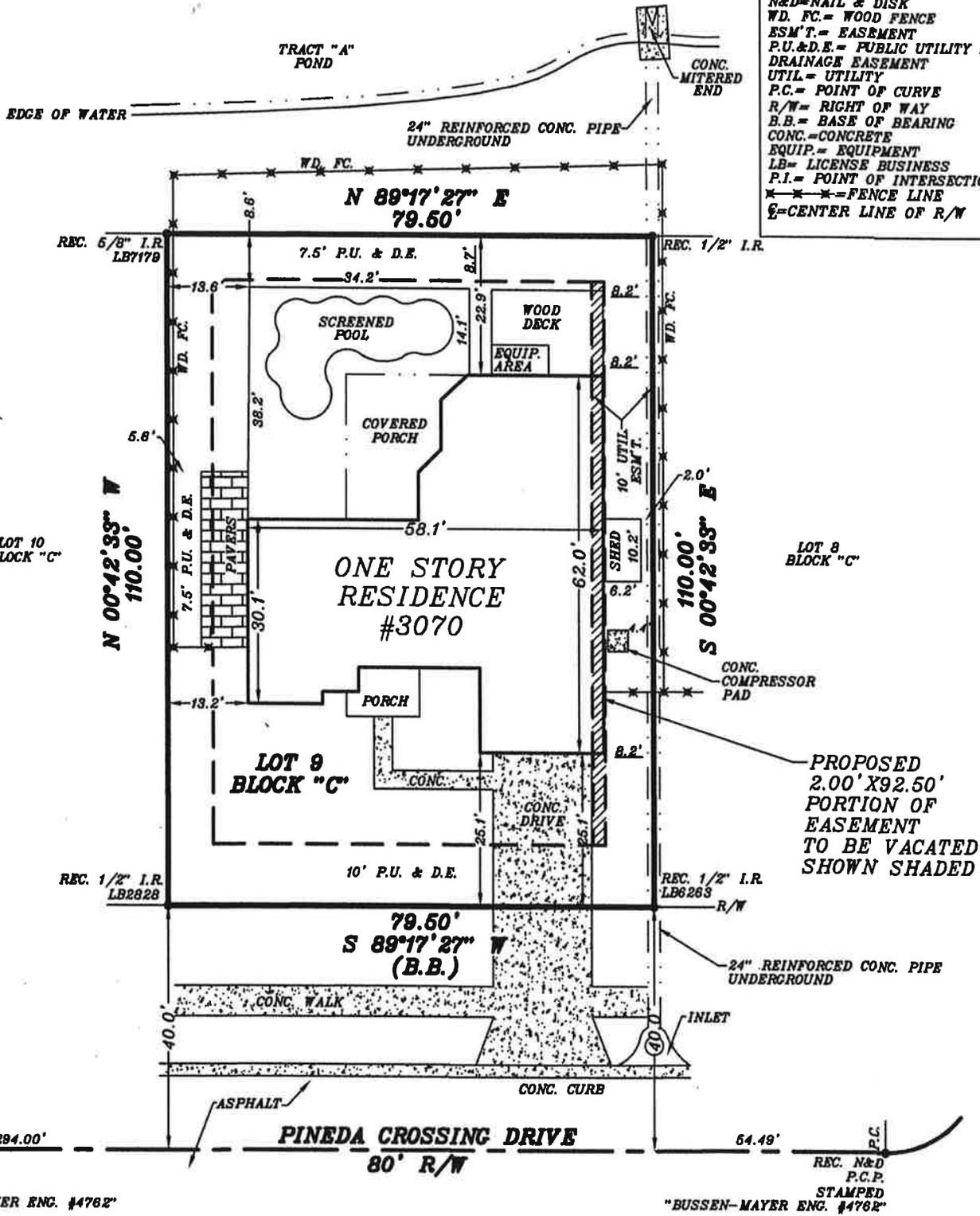
SKETCH OF DESCRIPTION

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST
 PARCEL ID# 26-36-25-50-C-9

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL
 DESCRIPTION ON SHEET 1 OF 2

- LEGEND:**
 P.C.P. = PERMANENT CONTROL POINT
 REC = RECOVERED
 I.R. = IRON ROD
 N&D = NAIL & DISK
 WD. FC. = WOOD FENCE
 ESM'T. = EASEMENT
 P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 UTIL = UTILITY
 P.C. = POINT OF CURVE
 R/W = RIGHT OF WAY
 B.B. = BASE OF BEARING
 CONC. = CONCRETE
 EQUIP. = EQUIPMENT
 LB = LICENSE BUSINESS
 P.I. = POINT OF INTERSECTION
 --- = FENCE LINE
 C = CENTER LINE OF R/W



PROPOSED
 2.00' X 92.50'
 PORTION OF
 EASEMENT
 TO BE VACATED
 SHOWN SHADED

A Daily Publication By:



BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A 220
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:

05/07/18

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 7th of May
2018, 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: \$210.64
Ad No: 0002906096
Customer No: BRE-6BR327



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

AD#2906096, 5/7/2018
NOTICE TO VACATE A PORTION OF A
10.0 FT. WIDE PUBLIC UTILITY EASE-
MENT, PLAT OF "PINEDA CROSSING
PHASE 1" IN SECTION 25, TOWNSHIP 26
SOUTH, RANGE 36 EAST, MELBOURNE,
FL

NOTICE IS HEREBY GIVEN that pursuant
to Chapter 336.09, Florida Statutes, and
Chapter 86, Article II, Section 86-36, Bre-
vard County Code, a petition has been
filed by WARREN AND CHERYL BRAD-
BURY with the Board of County Commis-
sioners of Brevard County, Florida, to re-
quest vacating the following described
property, to wit:

DESCRIPTION OF A PORTION OF EASE-
MENT TO BE VACATED: THE WEST 2.00
FEET OF THAT CERTAIN 10.00 FOOT
WIDE PUBLIC UTILITY EASEMENT LOCAT-
ED ON THE EAST SIDE OF LOT 9, BLOCK
C, OF THE PLAT OF "PINEDA CROSSING
PHASE 1", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK
39, PAGES 30 THROUGH 35, INCLUSIVE,
OF THE PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA, LESS AND EXCEPT
THEREFROM THE SOUTH 10 FEET AND
THE NORTH 7.5 FEET OF SAID LOT 9,
BLOCK C, CONTAINING 185 SQUARE
FEET MORE OR LESS. PREPARED BY:
JAMES R. YORIO, PSM

The Board of County Commissioners will
hold a public hearing to determine the
advability of such vacating of the
above-described easements at 9:00 A.M.
on May 22, 2018 at the Brevard County
Government Center Board Room, Build-
ing 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 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.





BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A 220
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:

05/27/18

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 29th of May 2018, by **Becky Holland** who is personally known to me

Linette Sanchez
Notary Public for the State of Florida
My Commission expires GG067694

Publication Cost: \$185.61
Ad No: 0002944874
Customer No: BRE-6BR327



AD#2944874, 5/27/2018
LEGAL NOTICE
RESOLUTION PARTIALLY VACATING A PUBLIC UTILITY EASEMENT PLAT OF PINEDA CROSSING, PHASE 1, IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST, MELBOURNE - WARREN AND CHERYL BRADBURY

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 22nd day of May 2018, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution partially vacating a public utility easement plat of Pineda Crossing, Phase 1, in Section 25, Township 26 South, Range 36 East, Melbourne, as petitioned by Warren and Cheryl Bradbury.

DESCRIPTION OF A PORTION OF EASEMENT TO BE VACATED: THE WEST 2.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT LOCATED ON THE EAST SIDE OF LOT 9, BLOCK C, OF THE PLAT OF "PINEDA CROSSING PHASE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 30 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTH 10 FEET AND THE NORTH 7.5 FEET OF SAID LOT 9, BLOCK C, CONTAINING 185 SQUARE FEET MORE OR LESS. PREPARED BY: JAMES R. YORIO, PSM

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

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





**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.: 0002944874
Pymt Method: Invoice
Net Amt: \$185.61

Run Times: 1

No. of Affidavits: 1

Run Dates: 05/27/18

Text of Ad:

AD#2944874, 5/27/2018
LEGAL NOTICE
RESOLUTION PARTIALLY VACATING A
PUBLIC UTILITY EASEMENT PLAT OF
PINEDA CROSSING, PHASE 1, IN SECTION
25, TOWNSHIP 26 SOUTH, RANGE 36
EAST, MELBOURNE - WARREN AND
CHERYL BRADBURY

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the
22nd day of May 2018, the Board of
County Commissioners of Brevard Coun-
ty, Florida, adopted a Resolution partial-
ly vacating a public utility easement plat
of Pineda Crossing, Phase 1, in Section
25, Township 26 South, Range 36 East,
Melbourne, as petitioned by Warren and
Cheryl Bradbury.

DESCRIPTION OF A PORTION OF EASE-
MENT TO BE VACATED: THE WEST 2.00
FEET OF THAT CERTAIN 10.00 FOOT
WIDE PUBLIC UTILITY EASEMENT LOCAT-
ED ON THE EAST SIDE OF LOT 9, BLOCK
C, OF THE PLAT OF "PINEDA CROSSING
PHASE 1", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK
39, PAGES 30 THROUGH 35, INCLUSIVE,
OF THE PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA, LESS AND EXCEPT
THEREFROM THE SOUTH 10 FEET AND
THE NORTH 7.5 FEET OF SAID LOT 9,
BLOCK C, CONTAINING 185 SQUARE
FEET MORE OR LESS. PREPARED BY:
JAMES R. YORIO, PSM

The Board further renounced and dis-
claimed 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

Donna Scott

From: LEGALS, BRE <BRELEGALS@gannett.com>
Sent: Thursday, May 24, 2018 3:19 PM
To: Donna Scott
Subject: RE: legal notice
Attachments: RESOLUTION PARTIALLY VACATING A PUBLIC UTILITY EASEMENTOrderConf.pdf

Hello Donna,

Please see the attached proof.

Reference AD#2944874, 5/27 Florida Today

Thank you

Billy McCabe
Regional Legal Clerk



Office: 888.516.9220

Fax: 800-560-7434

wmccabe@gannettnj.com

From: Donna Scott [<mailto:donna.scott@brevardclerk.us>]

Sent: Thursday, May 24, 2018 1:48 PM

To: LEGALS, BRE <BRELEGALS@gannett.com>

Subject: legal notice

Attached is a legal notice to be published on Sunday, May 27; billing the Public Works Department Account No. 6BR327, and Purchase Order No. 4500092228-10.

Donna Scott

Assistant Clerk to the Board

(321) 637-2001 / Ext. 49120



Brevard County, Florida

Clerk of the Court
Scott Ellis

Under Florida law, all correspondence sent to the Clerk's Office, which is not exempt or confidential pursuant to Chapter 119 of the Florida Statutes, is public record. If you do not want the public record contents of your e-mail address to be provided to the public in response to a public records request, please do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

LEGAL NOTICE

RESOLUTION PARTIALLY VACATING A PUBLIC UTILITY EASEMENT PLAT OF PINEDA CROSSING, PHASE 1, IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST, MELBOURNE – WARREN AND CHERYL BRADBURY

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 22nd day of May 2018, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution partially vacating a public utility easement plat of Pineda Crossing, Phase 1, in Section 25, Township 26 South, Range 36 East, Melbourne, as petitioned by Warren and Cheryl Bradbury.

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 May 27, 2018, issue of the Florida TODAY.

Bill the Board of County Commissioners Account Number 6BR327 and forward bill and proof of publication to:

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

LEGAL DESCRIPTION:

EXHIBIT "A"

DESCRIPTION OF A PORTION OF EASEMENT TO BE VACATED:
THE WEST 2.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE
PUBLIC UTILITY EASEMENT LOCATED ON THE EAST SIDE OF LOT
9, BLOCK C, OF THE PLAT OF "PINEDA CROSSING PHASE I",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 39, PAGES 30 THROUGH 35, INCLUSIVE, OF THE PUBLIC
RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT
THEREFROM THE SOUTH 10 FEET AND THE NORTH 7.5 FEET OF
SAID LOT 9, BLOCK C. CONTAINING 185 SQUARE FEET MORE
OR LESS. PREPARED BY: JAMES R. YORIO, PSM



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2615895
Owners	Bradbury, Warren W; Bradbury, Cheryl A
Mailing Address	3070 Pineda Crossing Dr Melbourne FL 32940
Site Address	3070 Pineda Crossing Dr Melbourne FL 32940
Parcel ID	26-36-25-50-C-9
Property Use	0110 - Single Family Residence
Exemptions	HEX1 - Homestead First HEX2 - Homestead Additional
Taxing District	4200 - Unincorp District 4
Total Acres	0.20
Subdivision	Pineda Crossing Phase I
Site Code	0142 - Nbhd Lake/Reten Frtg
Plat Book/Page	0039/0030
Land Description	Pineda Crossing Phase I Lot 9 Blk C



VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$218,020	\$206,050	\$183,020
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$188,170	\$184,300	\$183,020
Assessed Value School	\$188,170	\$184,300	\$183,020
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	\$138,170	\$134,300	\$133,020
Taxable Value School	\$163,170	\$159,300	\$158,020

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/18/2014	\$240,000	WD	Improved	7119/2842
12/30/1998	\$158,500	WD	Improved	3940/3911
09/30/1994	\$32,000	WD	Vacant	3425/1064
09/30/1994	\$28,600	WD	Vacant	3424/2161

BUILDINGS

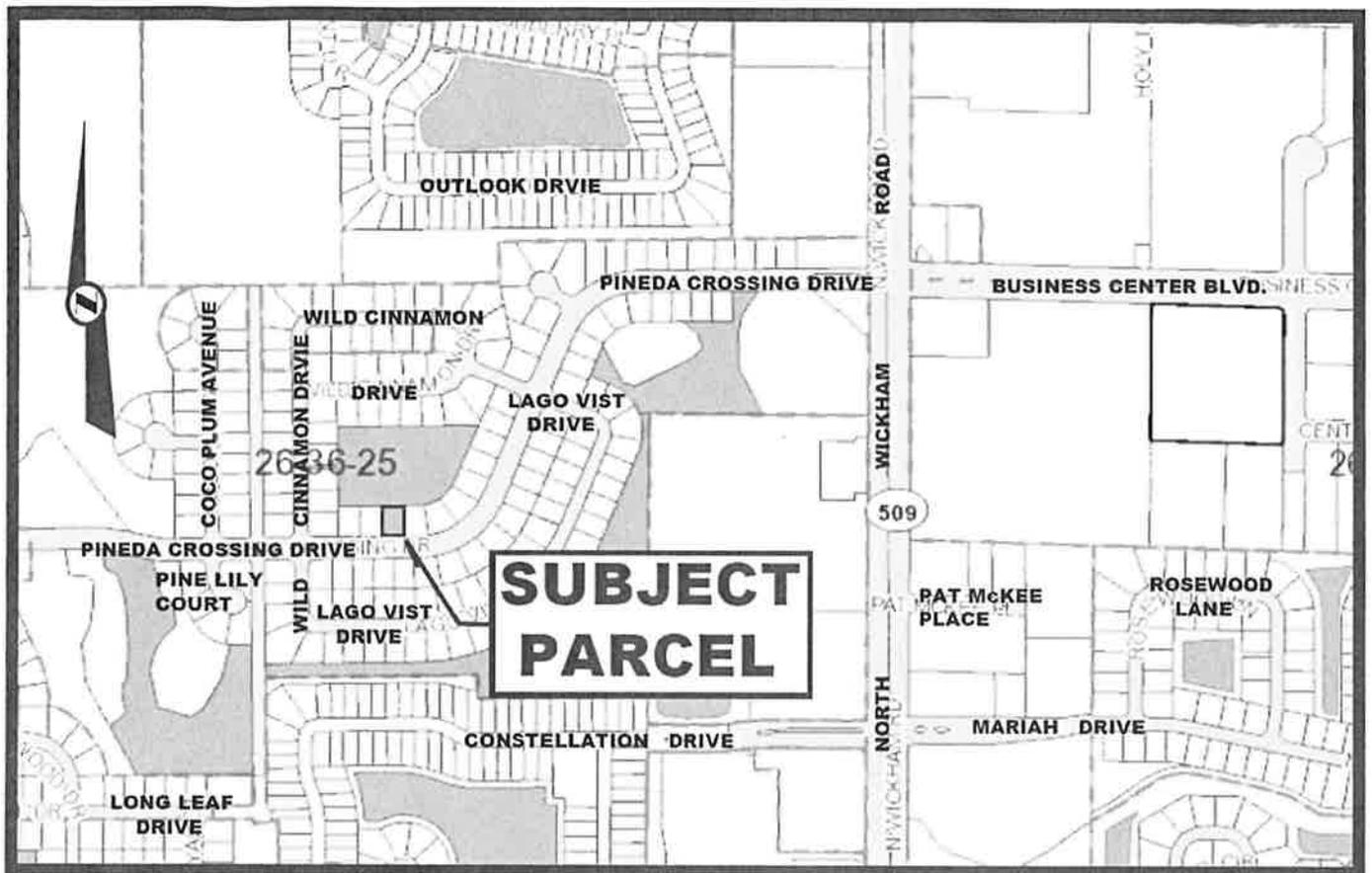
PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commercial Units
0110 - Single Family Residence	1995	8	1	1	0

Materials	Sub Areas
Exterior Wall: Stucco	Base Area (1st) 2024
Frame: Masryconc	Garage 400
Roof: Asph/Asb Shngl	Open Porch 92
Roof Structure: Hip/Gable	Open Porch 352
	Total Base Area 2024
	Total Sub Area 2868

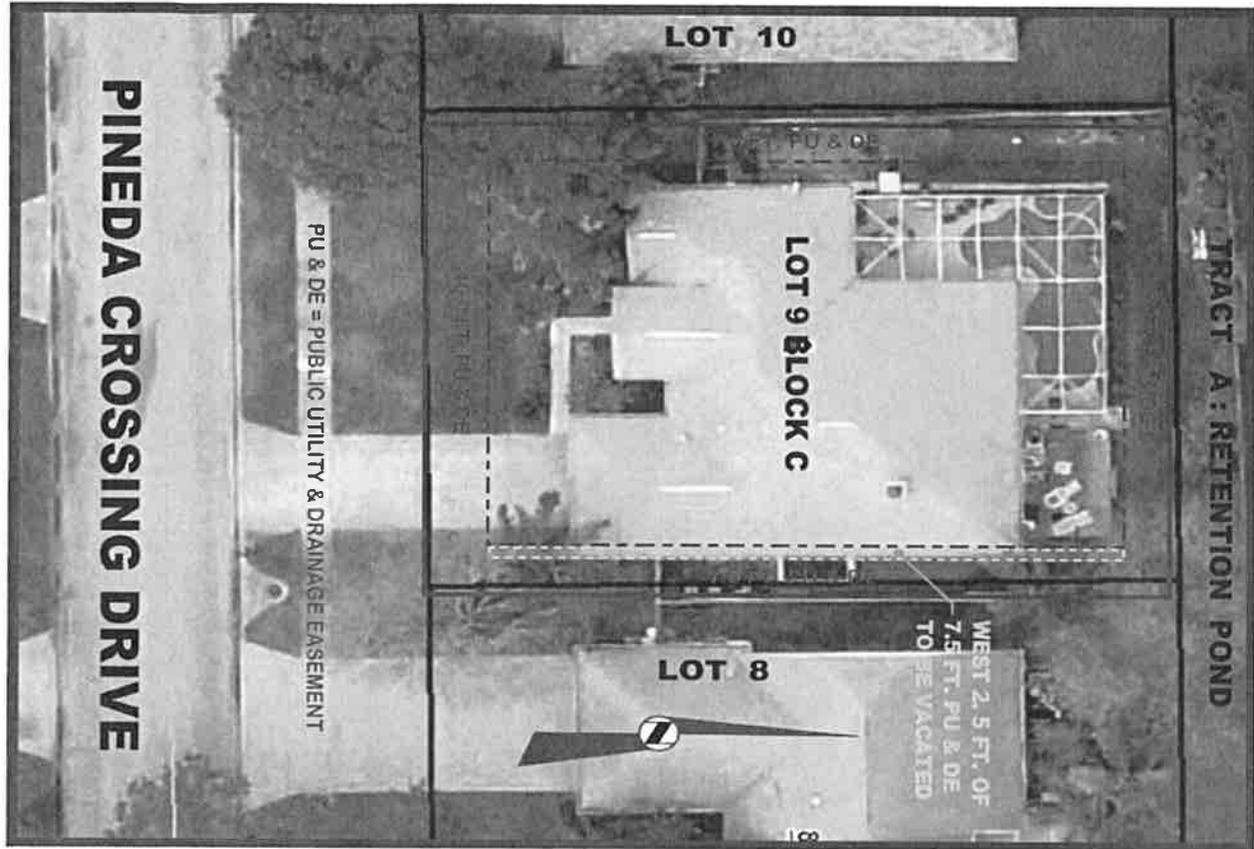
Extra Features	Additional Extra Features
Pool Deck 547	No Data Found
Pool - Residential 1	
Fireplace 1	

APPRAISER'S DETAIL SHEET



VICINITY MAP

Warren & Cheryl Bradbury – 3070 Pineda Crossing Drive, Melbourne, FL, 32940 – Lot 9, Block C, “Pineda Crossing Phase 1” – Plat Book 39, Page 30 – Section 25, Township 26 South, Range 36 East – District 4 – Proposed Partial Vacating of a 7.5 ft. Wide Public Utility & Drainage Easement



AERIAL MAP

Warren & Cheryl Bradbury – 3070 Pineda Crossing Drive, Melbourne, FL, 32940 – Lot 9, Block C, “Pineda Crossing Phase 1” – Plat Book 39, Page 30 – Section 25, Township 26 South, Range 36 East – District 4 – Proposed Partial Vacating of a 7.5 ft. Wide Public Utility & Drainage Easement

PINEDA CROSSING PHASE I

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
 OF BREVARD COUNTY, FLORIDA.



SEE SHEET 5 OF 6
 SEE SHEET 2 OF 6
 SEE SHEET 3 OF 6
 SEE SHEET 6 OF 6

PLAT REFERENCE:
SHEET 2 OF 2

Return To: *EUPS*
Sunbelt Title Agency
558 W. New-England Avenue
Suite 220
Winter Park, FL 32789



240000.00

Prepared by: Karyn Wyce
Sunbelt Title Agency
Address: 2170 West SR 434, Suite 450
Longwood, FL 32779
File Number: 7998140160

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 18th day of April, 2014 by Patricia L. Mueller, A Single Woman, hereinafter called the Grantor, to Warren W. Bradbury and Cheryl A. Bradbury, Husband And Wife, whose post office address is: 3070 Pineda Crossing Drive Melbourne, FL 32940 hereinafter called the Grantee:

(Whenever used herein the term "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 of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Brevard County, Florida, viz:

Lot 9, Block C, PINEDA CROSSING PHASE I, according to the plat thereof, recorded in Plat Book 39, Page(s) 30 through 35, inclusive, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 26-36-25-50-0000C.0-0009.00

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Michele Paccione
Witness (Signature)
Print Name: Michele Paccione

Patricia L. Mueller
Patricia L. Mueller
3090 Greenbrook Way NE
Atlanta, GA 30345

Janice M. Kaminski
Witness (Signature)
Print Name: JANICE M. KAMINSKI

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 18th day of April, 2014, by Patricia L. Mueller, who: [] is personally known to me or [] produced *Driver's License* as identification.

Michele Paccione
NOTARY PUBLIC (signature)
Print Name: Karyn Wyce
My Commission Expires:
Stamp/Seal:



Incident to the issuance of title insurance.
WARRANTY DEED
REV. 1/24/14
LST/MLK

PETITIONER'S DEED

LEGAL DESCRIPTION

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST
PARCEL ID# 26-36-25-50-C-9

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

PURPOSE OF SKETCH AND DESCRIPTION:
VACATION OF PORTION OF SIDE PUBLIC UTILITY
EASEMENT ON THE EAST LINE
OF LOT 9, BLOCK C, SHOWN HEREON.

LEGAL DESCRIPTION:

DESCRIPTION OF A PORTION OF EASEMENT TO BE VACATED:
THE WEST 2.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT
LOCATED ON THE EAST SIDE OF LOT 9, BLOCK C, OF THE PLAT OF "PINEDA CROSSING
PHASE I" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES
30 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,
LESS AND EXCEPT THEREFROM THE SOUTH 10 FEET AND THE NORTH 7.5 FEET OF SAID
LOT 9, BLOCK C.
CONTAINING 185 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH R/W OF PINEDA CROSSING DRIVE BEARS S 89°17'27" W, SAID BEARING BEING IDENTICAL TO THE BEARING SHOWN ON PLAT.
2. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE NAMED HEREON AND CAN NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS IS NOT A SURVEY.
6. IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY SPACE COAST SURVEYING, INC., DATED 03-1-2018, JOB NUMBER 31475

PREPARED FOR:
WARREN & CHERYL BRADBURY

JAMES R. YORIO, P.S.M. NO. 5693
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: SPACE COAST SURVEYING INC.
ADDRESS: 1600 WEST EAU GALLIE BLVD. SUITE 203, MELBOURNE, FL. 32935
PHONE: (321)253-5509 CERTIFICATE OF AUTHORIZATION NUMBER LB-0006815

DRAWN BY: J.R.Y.
DATE: 3-1-2018

CHECKED BY: J.R.Y.
SHEET 1 OF 2

DRAWING NO. 31475A
REVISIONS _____

SECTION 25
TOWNSHIP 26 SOUTH
RANGE 36 EAST

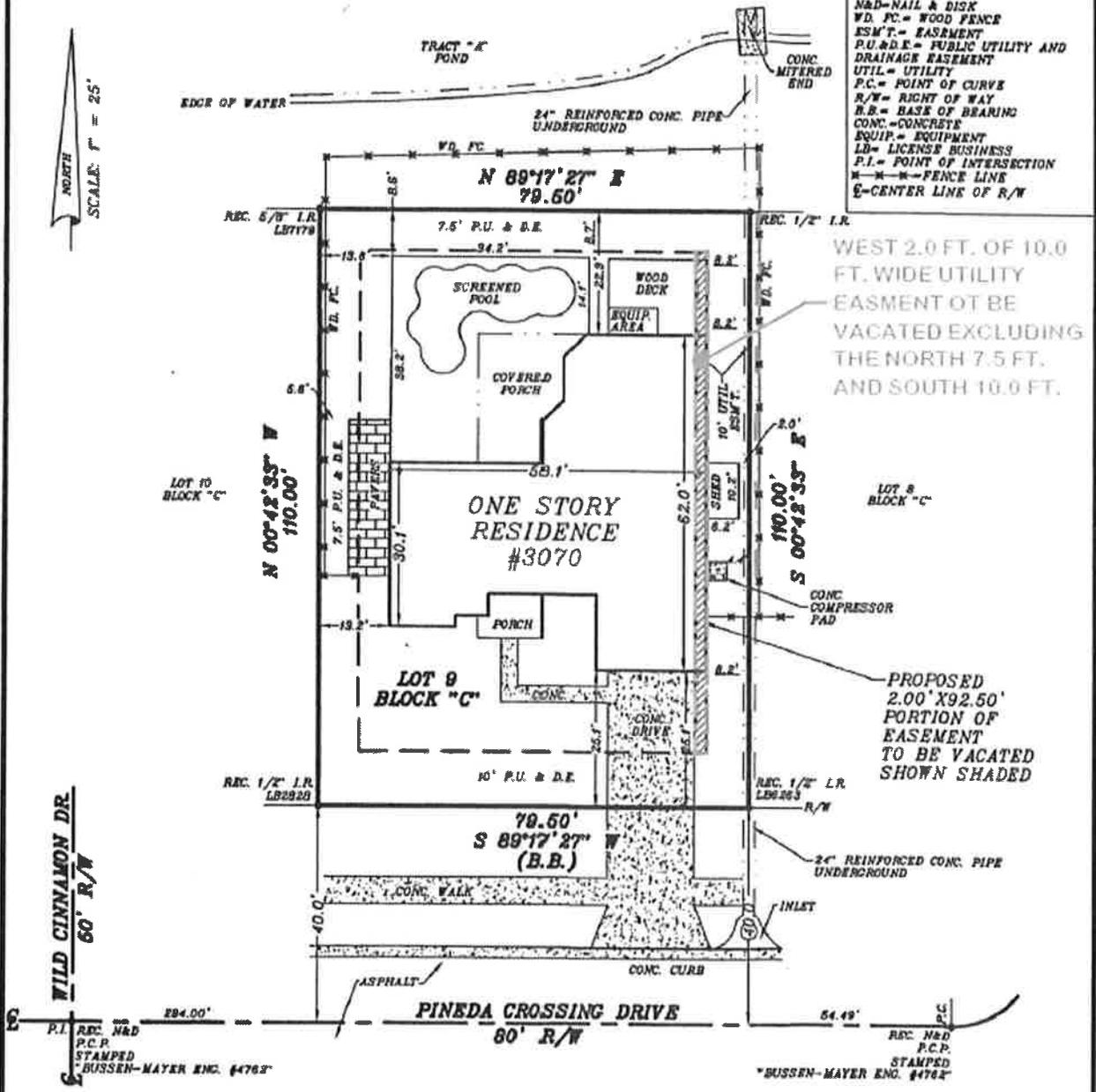
**PETITIONER'S SKETCH &
DESCRIPTION SHEET 1 OF 2**

SKETCH OF DESCRIPTION

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST
 PARCEL ID# 26-36-25-50-C-9

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

- LEGEND:**
 P.C.P. - PERMANENT CONTROL POINT
 REC. - RECOVERED
 I.R. - IRON ROD
 N&D - NAIL & DISK
 WD. FC. - WOOD FENCE
 ESMT. - EASEMENT
 P.U. & D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
 UTIL. - UTILITY
 P.C. - POINT OF CURVE
 R/W - RIGHT OF WAY
 B.B. - BASE OF BEARING
 CONC. - CONCRETE
 EQUIP. - EQUIPMENT
 LB. - LICENSE BUSINESS
 P.I. - POINT OF INTERSECTION
 --- FENCE LINE
 E - CENTER LINE OF R/W



WEST 2.0 FT. OF 10.0 FT. WIDE UTILITY EASEMENT TO BE VACATED EXCLUDING THE NORTH 7.5 FT. AND SOUTH 10.0 FT.

LOT 8 BLOCK "C"

ONE STORY RESIDENCE #3070

LOT 9 BLOCK "C"

70.50' S 89°17'27" W (B.B.)

PINEDA CROSSING DRIVE 80' R/W

PROJECT NO. 31475A
 PREPARED BY: SPACE COAST SURVEYING INC.
 1600 WEST EAU CALLIE BLVD. SUITE 203
 MELBOURNE, FL 32935 (321)253-5509

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST

PETITIONER'S SKETCH & DESCRIPTION SHEET 2 OF 2

AD#2906096, 5/7/2018 NOTICE TO VACATE A PORTION OF A 10.0 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "PINEDA CROSSING PHASE 1" IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST, MELBOURNE, 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 WARREN AND CHERYL BRADBURY with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: DESCRIPTION OF A PORTION OF EASEMENT TO BE VACATED: THE WEST 2.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT LOCATED ON THE EAST SIDE OF LOT 9, BLOCK C, OF THE PLAT OF "PINEDA CROSSING PHASE I", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 30 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTH 10 FEET AND THE NORTH 7.5 FEET OF SAID LOT 9, BLOCK C. CONTAINING 185 SQUARE FEET MORE OR LESS. PREPARED BY: JAMES R. YORIO, PSM The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easements at 9:00 A.M. on May 22, 2018 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.

PUBLIC HEARING LEGAL
ADVERTISEMENT

DESCRIPTION OF A PORTION OF EASEMENT TO BE VACATED: THE WEST 2.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT LOCATED ON THE EAST SIDE OF LOT 9, BLOCK C, OF THE PLAT OF "PINEDA CROSSING PHASE I", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 30 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTH 10 FEET AND THE NORTH 7.5 FEET OF SAID LOT 9, BLOCK C. CONTAINING 185 SQUARE FEET MORE OR LESS. PREPARED BY: JAMES R. YORIO, PSM