

Meeting Date
April 28, 2015



AGENDA	
Section	PUBLIC HEARING
Item No.	IV.C

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

SUBJECT:	Petition to Vacate, Re: Public Utility Easement – Heaton Park Trail – Wingate Estates Phase Two – Sastry and Naina Varanasi – District 4
	Public Works Department – Surveying Section

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating a portion of a public utility easement at Lot 44, Block B, Wingate Estates Phase Two in Section 27, Township 25 South, Range 36 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating.

Summary Explanation & Background:

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

The petitioners as owners of said Lot 44 are requesting the vacating of a 3.00 ft. by 38.00 ft. portion of the public utility easement which lies within a 7.50 ft. wide public utility and private drainage easement encumbering the southerly 7.50 ft. of said Lot 44 thereby removing a 1.6 ft. by 17.9 ft. wedge shaped portion of the existing garage as an encroachment into said easement.

April 02, 2015, 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 Board previously approved Resolution 2005-117 at Lot 5, Block C of this plat to likewise remove the residence from the side lot line easements. The property is located in Rockledge, FL: Begin at U.S. Highway No. 1 and Barnes Blvd.; thence 0.66 miles east along Barnes Blvd.; thence 0.38 miles south along Waterford Drive; thence 0.25 west along San Beluga Way; thence 0.10 miles south along Wynfield Circle; thence 0.21 miles east along Auburn Lakes Drive; thence 0.05 miles south along Heaton Park Trail to house on west (right).

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

Name: [Marc.Cazessus@brevardcounty.us](mailto:Marc.Cazessus@brevardcounty.us)  
Phone: Ext. 57315

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

Exhibits Attached: Resolution, Maps & Comment Summary

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	Mel Scott			Department Director / Extension	
Stockton Whitten		Assistant County Manager	Venetta Valdengo			John Denninghoff / Ext. 57202	



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972

May 4, 2014

## MEMORANDUM

TO: Recording

RE: Item IV.C., Resolution Vacating a Public Utility Easement on Heaton Park Trail in Wingate Estates Phase Two, as Petitioned by Sastry and Naina Varanasi

The Board of County Commissioners, in regular session on April 28, 2015, adopted Resolution to vacate a 3.00 foot by 38.00 foot portion of a 7.50 foot wide public utility easement along the south line of Lot 44, Block B, Wingate Estates – Phase Two in Section 27, Township 25 South, Range 36 East in Rockledge. Enclosed are the proof of publication setting the public hearing, Resolution No. 15-050, with attached Exhibits, and proof of publication advertising the vacation.

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

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

Encls. (3)



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972

May 5, 2015

Sastry and Naina Varanasi  
c/o Ms. Linda Stern  
3223 Balboa Place  
Melbourne, FL 32940

Dear Mr. & Mrs. Varanasi:

RE: Item IV.C., Resolution to Vacate Public Utility Easement – Heaton Park Trail, Wingate Estates Phase Two

The Board of County Commissioners, in regular session on April 28, 2015, adopted Resolution No. 15-050, vacating a 3.00 foot by 38.00 foot portion of a 7.50 foot wide public utility easement along the south line of Lot 44, Block B, Wingate Estates – Phase Two in Section 27, Township 25 South, Range 36 East in Rockledge, as petitioned by you. Said Resolution has been recorded in ORBK 7359, PG's 19-23. 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 Etheridge, Deputy Clerk

/kg

Encl. (1)

cc: Marc Cazessus



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972

May 5, 2015

MEMORANDUM

TO: John Denninghoff, Public Works Director

Attn: Marc Cazessus

RE: Advertising Bills for Resolution Vacating Public Utility Easement – Heaton Park Trail, Wingate Estates Phase Two – Sastry and Naina Varanasi

Enclosed for your necessary action are copies of the advertising bills and receipt of recordation for Resolution 15-050, vacating public utility easement as petitioned by Sastry and Naina Varanasi. Said Resolution was adopted by the Board of County Commissioners, in regular session on April 28, 2015.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Etheridge*

Tammy Etheridge, Deputy Clerk

/kg

Encl. (4)

Mailed to:

A daily publica

Brevard County BOCC  
Attn: Tammy Etheridge  
PO Box 999  
Titusville, FL 32781-0999



STATE OF FLORIDA  
COUNTY OF BREVARD

**Kathy Cicala**

Before the undersigned authority personally appeared \_\_\_\_\_  
who on oath says that she is **LEGAL ADVERTISING SPECIALIST** of the **FLORIDA TODAY**, a  
newspaper published in Brevard County, Florida; that the attached copy of advertising being a

LEGAL NOTICE

Ad # ( 351554 ) \$ 187.31 The matter of:  
Acct. # ( 6BR427 )  
BREVARD COUNTY BOCC  
the Court NOTICE TO VACATE A 2.00 FT. BY 38.00 F. PORTION OF A

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

April 2, 2015

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, regularly as stated above, 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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before this:



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

*Kathy Cicala*  
(Signature of Affiant)

2nd day of April 2015

*Ruby Royer*  
(Signature of Notary Public)

Ruby Royer

(Name of Notary Typed, Printed or Stamped)

Personally Known  or Produced Identification \_\_\_\_\_  
Type Identification Produced: \_\_\_\_\_

AD#351554,04/02/2015  
**LEGAL NOTICE**  
NOTICE TO VACATE A 2.00 FT. BY 38.00 FT. PORTION OF A 7.50 FT. WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF LOT 44, BLOCK B, WINGATE ESTATES - PHASE TWO, ROCKLEDGE, FL, IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 34 EAST  
NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 88, Article II, Section 86-36, Brevard County Code, a petition has been filed by **Sastry Varanasi** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:  
**EXHIBIT A**  
A parcel of land being a portion of a 7.5 foot wide Public Utility and Private Drainage Easement which lies over and across the Southerly 7.5 feet of Lot 44, Block B, Wingate Estates Phase Two, according to the Plat thereof as recorded Plat Book 48, Pages 64 through 66 of the Public Records of Brevard County, Florida and being more particularly described as follows:  
Commence at the Southeast corner of said Lot 44 and run S 72 degrees 56'28" W along the South line of said Lot 44, a distance of 23.00 feet; thence N 17 degrees 03'32" W 4.50 feet to the Point of Beginning of the herein described parcel; thence S 72 degrees 56'28" W 38.00 feet; thence N 17 degrees 03'32" W 3.00 feet to the intersection with the North line of said easement as noted and described on said Plat; thence N 72 degrees 56'28" E along the North line of said Easement 38.00 feet; thence S 17 degrees 03'32" E 3.00 feet to the Point of Beginning. Containing 114 square feet more or less.  
Prepared By: Joel A. Seymour, PSA  
The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 a.m. on **April 28, 2015** 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.

RECEIVED

APR 13 2015

Board of County Commissioners

**VACATING A PORTION OF A PUBLIC UTILITY EASEMENT IN WINGATE ESTATES PHASE TWO  
IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 36 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Sastry and Naina Varanasi** 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 of said 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 28<sup>th</sup> day of April A.D., 2015.

ATTEST:

  
\_\_\_\_\_  
SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
\_\_\_\_\_  
ROBIN FISHER, CHAIRMAN

As approved by the Board on:  
April 28, 2015

# LEGAL DESCRIPTION

SHEET 1 OF 2

SECTION 27, TOWNSHIP 25 SOUTH, RANGE 36 EAST  
PARCEL ID# 25-36-27-04-0000B.0-0044.00

NOT VALID WITHOUT THE SKETCH  
ON SHEET 2 OF 2

## NOT A SURVEY

**PURPOSE OF SKETCH:**

VACATION OF A PORTION OF THE PUBLIC UTILITY EASEMENT LYING IN THE 7.50 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT.

LEGAL DESCRIPTION:

A parcel of land being a portion of a 7.5 foot wide Public Utility and Private Drainage Easement which lies over and across the Southerly 7.5 feet of Lot 44, Block B, Wingate Estates Phase Two, according to the Plat thereof as recorded Plat Book 48, Pages 64 through 66 of the Public Records of Brevard County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Lot 44 and run S 72°56'28" W along the South line of said Lot 44, a distance of 23.00 feet; thence N 17°03'32" W 4.50 feet to the Point of Beginning of the herein described parcel; thence S 72°56'28" W 38.00 feet; thence N 17°03'32" W 3.00 feet to the intersection with the North line of said easement as noted and described on said Plat; thence N 72°56'28" E along the North line of said Easement 38.00 feet; thence S 17°03'32" E 3.00 feet to the Point of Beginning. Containing 114 square feet more or less.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE C/L BEING S00°15'04"E AS PER PLAT (SEE SKETCH)
2. THIS IS NOT A SURVEY.
3. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.
4. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

**LEGEND:**

- BLDG = BUILDING
- BRG = BEARING
- C/L = CENTERLINE
- ESMT = EASEMENT
- FP&L = FLORIDA POWER & LIGHT COMPANY
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PUDE = PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT
- REF = REFERENCE
- R/W = RIGHT OF WAY

PREPARED FOR:  
GARY R. STERN LIFE ESTATE

PROJECT NO. 33979

DRAWN BY: JAS

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 3/26/15

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA No. LS 6133

**Kane Surveying, Inc.**  
FLORIDA LICENSED BUSINESS No. LB 7838  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA 32904  
(321) 676-0427 FAX (321) 984-1448

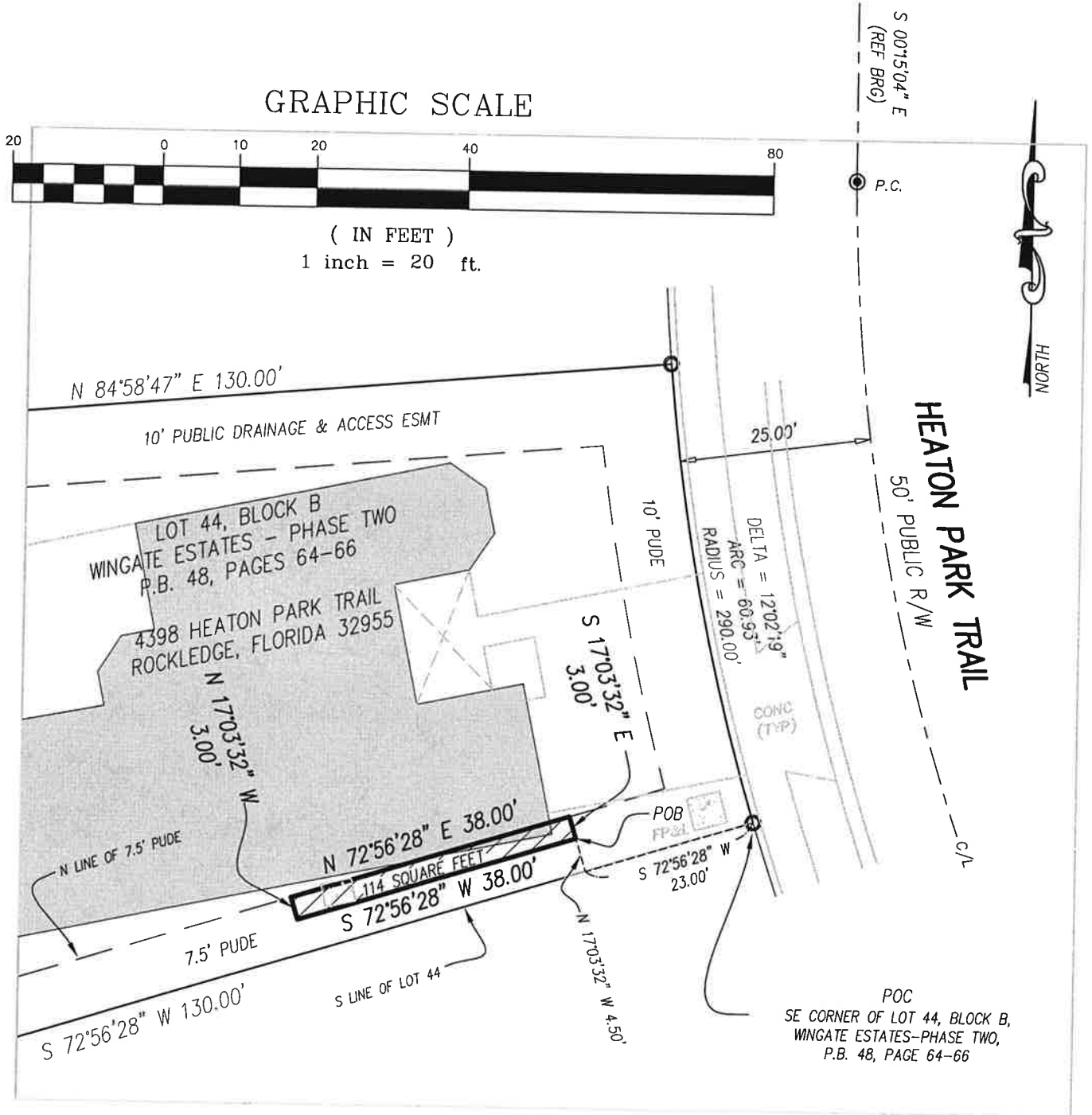
# SKETCH OF DESCRIPTION

SECTION 27, TOWNSHIP 25 SOUTH, RANGE 36 EAST  
PARCEL ID# 25-36-27-04-0000B.0-0044.00

NOT A SURVEY

SHEET 2 OF 2

NOT VALID WITHOUT THE SKETCH  
ON SHEET 2 OF 2



**Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA 32904  
(321) 676-0427 FAX (321) 984-1448

DATE: 3/26/15

PROJECT NO. 33979

Mailed to:

A daily publication by:

Brevard County BOCC  
Attn: Tammy Etheridge  
PO Box 999  
Titusville, FL 32781-0999



AD#353318,04/30/2015

**LEGAL NOTICE**  
RESOLUTION VACATING A PORTION OF A 7.50 FT. PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF LOT 44, BLOCK B, WINGATE ESTATES, PHASE TWO IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 36 EAST TO WHOM IT MAY CONCERN:  
NOTICE IS HEREBY GIVEN that on the 28th day of April, 2015, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating public utility easement, Heaton Park Trail, Wingate Estates Phase Two petitioned by Sas try and Naina Varasi to wit:  
**EXHIBIT "A"** Legal Description for a vacation of easement for a portion of Lot 44, Block B, Wingate Estates Phase II: A parcel of land being a portion of a 7.5 foot wide Public Utility and Private Drainage Easement which lies over and across the southerly 7.5 feet of Lot 44, Block B, Wingate Estates Phase Two, according to the Plat thereof as recorded Plat Book 48, Pages 64 through 66 of the Public Records of Brevard County, Florida and being more particularly described as follows: Commence at the Southeast corner of said Lot 44 and run S 72 degrees 56'28" W along the South line of said Lot 44, a distance of 23.00 feet; thence N 17 degrees 03'32" W 4.50 feet to the Point of Beginning of the herein described parcel; thence S 72 degrees 56'28" W 38.00 feet; thence N 17 degrees 03'32" W 3.00 feet to the intersection with the North line of said easement as noted and described on said Plat; thence N 72 degrees 56'28" E along the North line of said Easement 38.00 feet; thence S 17 degrees 03'32" 3.00 feet to the Point of Beginning. Containing 114 square feet more or less.  
Prepared by: Joel A. Seymour, PSMT  
The Board further renounced and disclaimed any right of the County in and to said public utility and drainage easement. All persons govern yourselves accordingly.  
BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA  
SCOTT ELLIS, CLERKBY: Tammy Etheridge, Deputy Clerk

STATE OF FLORIDA  
COUNTY OF BREVARD

Before the undersigned authority personally appeared Kathy Cicala, who on oath says that she is LEGAL ADVERTISING SPECIALIST of the FLORIDA TODAY, a newspaper published in Brevard County, Florida; that the attached copy of advertising being a

LEGAL NOTICE

Ad # ( 353318 ) \$	140.33	The matter of:
Acct. # ( 6BR427		BREVARD COUNTY BOCC
the Court		RESOLUTION VACATING A PORTION OF A 7.50 FT. PUBLIC...

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

April 30, 2015

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, regularly as stated above, 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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Kathy Cicala  
(Signature of Affiant)

30th day of April 2015

Carolyn R. Roper  
(Signature of Notary Public)

Carolyn Roper

(Name of Notary Typed, Printed or Stamped)

Sworn to and subscribed before this:



Personally Known X or Produced Identification \_\_\_\_\_  
Type Identification Produced: \_\_\_\_\_

**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  
 #: 1510556  
 Receipt #: 61481351  
 Cashier Date: 5/5/2015  
 9:17:43 AM



Print Date:  
 5/5/2015 9:17:45 AM

Customer Information	Transaction Information	Payment Summary
(3175) SURVEY SECTION BREVARD CO BCGC BLDG A ZIP 81 VIERA, FL 32904 Beginning Escrow Balance: -\$1765.50	Date Received: 05/05/2015 Source Code: Titusville - Six Story Q Code: Titusville - Six Story Return Code: Hand Carried Trans Type: Recording Agent Ref Num:	Total Fees \$44.00 Total Payments \$44.00

1 Payments	
ESCROW	\$44.00

1 Recorded Items		
(RSL) RESOLUTION	<i>BK/PG: 7359/19 CFN:2015089047 Date:5/5/2015                      9:17:42 AM                      From: To:</i>	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	5	\$44.00
Indexing @ 1st 4 Names Free, Add'l=\$1 ea.	2	\$0.00

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

1 Miscellaneous Items
(AGTR) AGENT TRANSMITTAL

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A 7.50 FT. PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF LOT 44, BLOCK B, WINGATE ESTATES, PHASE TWO IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 36 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 28th day of April, 2015, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating public utility easement, Heaton Park Trail, Wingate Estates Phase Two petitioned by Sastry and Naina Varanasi to wit:

SEE ATTACHED EXHIBIT "A"

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

All persons govern yourselves accordingly.

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

FLORIDA TODAY:

Please advertise in the April 30, 2015 issue of Florida TODAY.

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

Legal Description for a vacation of easement for a portion of Lot 44, Block B, Wingate Estates Phase II:

A parcel of land being a portion of a 7.5 foot wide Public Utility and Private Drainage Easement which lies over and across the Southerly 7.5 feet of Lot 44, Block B, Wingate Estates Phase Two, according to the Plat thereof as recorded Plat Book 48, Pages 64 through 66 of the Public Records of Brevard County, Florida and being more particularly described as follows:

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Prepared by: Joel A. Seymour, PSM

## Ashley Folsom

---

**From:** Cicala, Kathy <kcicala@floridatoday.com>  
**Sent:** Wednesday, April 29, 2015 2:44 PM  
**To:** Kelly Fulton; Tammy Etheridge  
**Cc:** Ashley Folsom  
**Subject:** RE: I need all of these in word documents      FW: Legal Ads for Vacating

Varanasi  
#353318  
\$140.33  
4/30

AD#353318,04/30/2015 û

¥

<BF>LEGAL NOTICE<NM> û

RESOLUTION VACATING A PORTION OF  
A 7.50 FT. PUBLIC UTILITY EASEMENT  
ALONG THE SOUTH LINE OF LOT 44,  
BLOCK B, WINGATE ESTATES, PHASE  
TWO IN SECTION 27, TOWNSHIP 25  
SOUTH, RANGE 36 EAST  
TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 28th  
day of A p r il, 2 015 , the Board of County  
Commissioners of Brevard County, Florida,  
adopted a Resolution vacating public utility  
easement, Heaton Park Trail, Wingate Es'  
tates Phase Two petitioned by Sas try and  
Naina Varaasi to wit:

<BF>EXHIBIT ÔÔAÔÔ<NM>Legal Description for a vaca'  
tion of easement for a portion of Lot 44,  
Block B, Wingate Estates Phase II:A parcel  
of land being a portion of a 7.5 foot wide  
Public Utility and Private Drainage Ease'  
ment which lies over and across the South'  
erly 7.5 feet of Lot 44, Block B, Wingate  
Estates Phase Two, according to the Plat  
thereof as recorded Plat Book 48, Pages 64  
through 66 of the Public Records of Brevard  
County, Florida and being more particularly  
described as follows: Commence at the  
Southeast comer of said Lot 44 and run S 72  
degrees 56Ô28ÔÔ W along the South line of said  
Lot 44, a distance of 23.00 feet; thence N 17  
degrees 03Ô32ÔÔ W 4.50 feet to the Point of  
Beginning of the herein described parcel;  
thence S 72 degrees 56Ô28ÔÔ W 38.00 feet;

thence N 17 degrees 03'32" W 3.00 feet to the intersection with the North line of said easement as noted and described on said Plat; thence N 72 degrees 56'28" E along the North line of said Easement 38.00 feet; thence S 17 degrees 03'32" W 3.00 feet to the Point of Beginning . Containing 114 square feet more or less.

Prepared by: Joel A. Seymour, PSM  
The Board further renounced and disclaimed any right of the County in and to said public utility and drainage easement. All persons govern yourselves accordingly .

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

Kathy Cicala

LEGAL ADVERTISING SPECIALIST

FLORIDA TODAY, THE EAGLE, THE REPORTER

FLORIDATODAY

P.O. Box 419000, Melbourne, FL 32941-9000

321 242-3832

legals@floridatoday.com

thereporter@gannett.com

theeagle@gannett.com

[kcicala@floridatoday.com](mailto:kcicala@floridatoday.com)

Please visit us online at [www.floridatoday.com](http://www.floridatoday.com)

**THIS EMAIL IS NOT A BILL.**

---

**From:** Kelly Fulton [mailto:Kelly.Fulton@brevardclerk.us]

**Sent:** Wednesday, April 29, 2015 1:46 PM

**To:** Cicala, Kathy; Tammy Etheridge

**Cc:** Ashley Folsom

**Subject:** RE: I need all of these in word documents FW: Legal Ads for Vacating

**Importance:** High

Kathy,

Attached are the five (5) Legal Ads in Word.

Thank you.

Kelly Greene Fulton  
Clerk to the Board/VAB Clerk  
321-637-2001  
[kelly.fulton@brevardclerk.us](mailto:kelly.fulton@brevardclerk.us)

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



**Property  
 Details**

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			
Parcel ID:	25-36-27-04-00008.0-0044.00	Millage Code:	430Y
Exemption:		Use Code:	110
Site Address:	4398 HEATON PARK TRL , ROCKLEDGE 32955		Tax ID:
			2533171

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

Owner Information		Abbreviated Description	
Owner Name:	VARANASI, SASTRY	Plat Book/Page:	WINGATE ESTATES PHASE LOT 44 BLOCK B
Second Name:	VARANASI, NAINA	Sub Name:	ESTATES PHASE TWO VIERA NORTH P.U.D., PARC
Mailing Address:	13536 ASPEN DR		
City, State, Zipcode:	ROGERS, MN 55374		

Value Summary				Land Information	
Roll Year:	2012	2013	2014	Acres:	0.22
Market Value Total: <sup>1</sup>	\$191,130	\$214,700	\$242,300	Site Code:	142
Agricultural Market Value:	\$0	\$0	\$0		
Assessed Value Non-School:	\$191,130	\$194,370	\$197,280		
Assessed Value School:	\$191,130	\$194,370	\$197,280		
Homestead Exemption: <sup>2</sup>	\$25,000	\$25,000	\$25,000		
Additional Homestead: <sup>2</sup>	\$25,000	\$25,000	\$25,000		
Other Exemptions: <sup>2</sup>	\$500	\$500	\$500		
Taxable Value Non-School: <sup>3</sup>	\$140,630	\$143,870	\$146,780		
Taxable Value School: <sup>3</sup>	\$165,630	\$168,870	\$171,780		

<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="#">7285/2114</a>	12/19/2014	\$310,000	WD	01			I
<a href="#">6518/1416</a>	12/23/2011	\$100	TD	11			I
<a href="#">6518/1405</a>	12/23/2011	\$100	OC	11			I
<a href="#">6209/0762</a>	7/21/2010	\$100	WD	11			I
<a href="#">5062/3220</a>	9/15/2003	\$255,100	WD				I
<a href="#">4829/1562</a>	4/10/2003	\$126,600	WD	PT			V

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

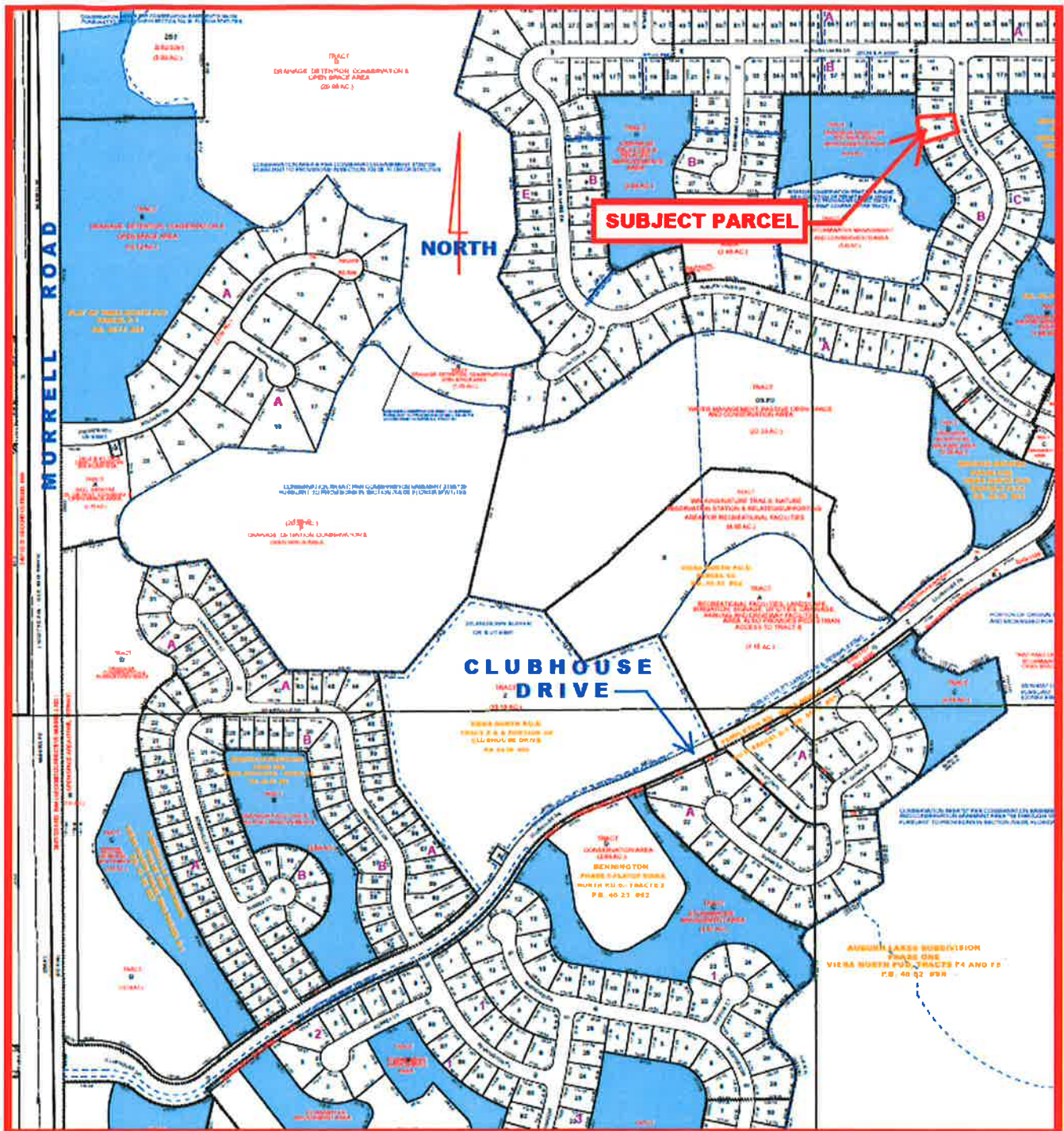
Building Information										
PDC #	Use Code	Year Built	Story Height	Frame Code	Exterior Code	Interior Code	Roof Type	Roof Material	Floors Code	Ceiling Code
1	110	2003	8	03	03	03	02	04	03	03

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	2,566	558	500	0	0	0	0	0	0	0	0	0	2,566

Extra Feature Information

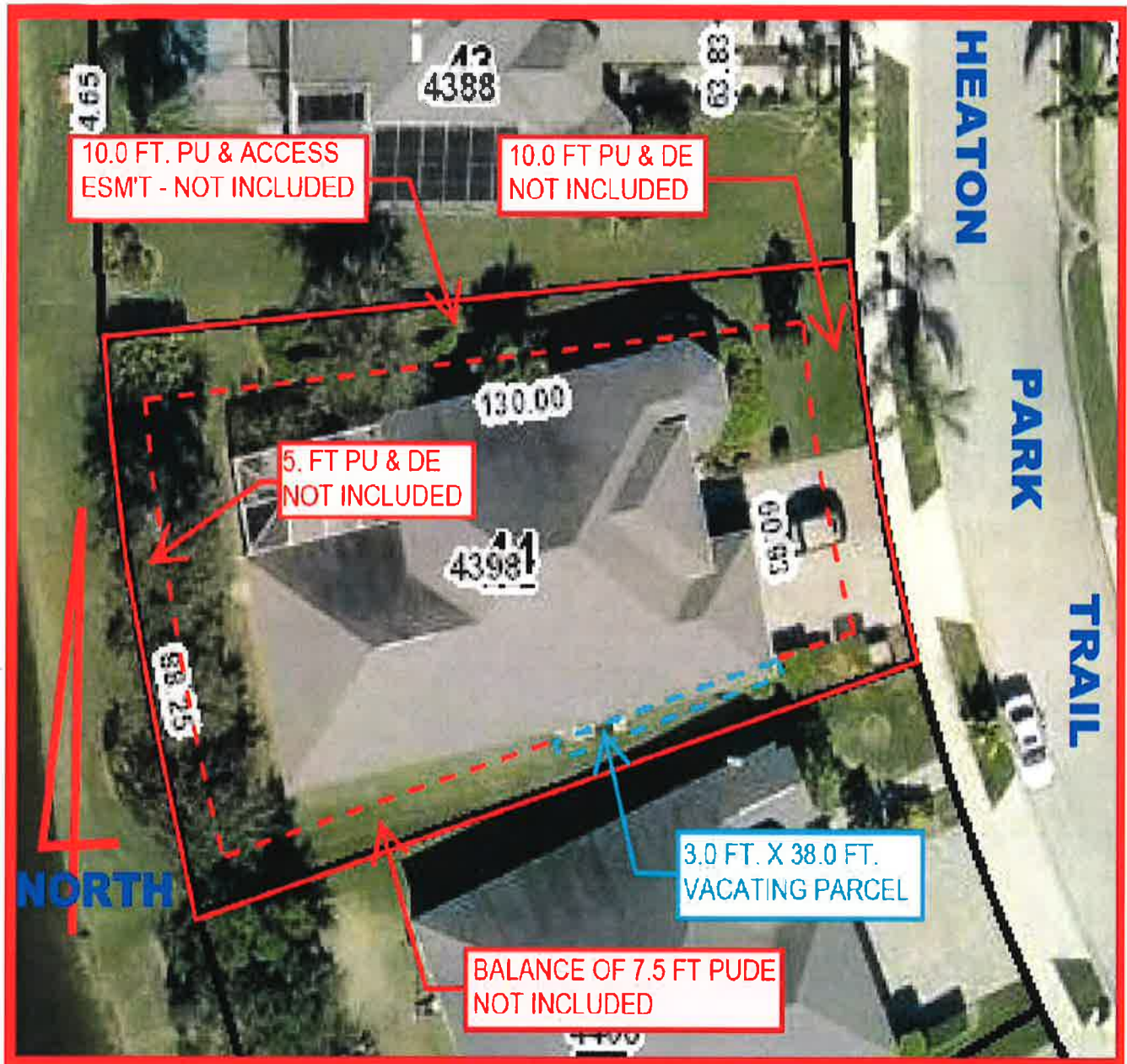
[https://www.bcpao.us/...\\_parcel.asp?acct=2533171&gun=T&tax=T&bid=T&oth=T&val=T&ind=T&leg=T&GoWhere=real\\_search.asp&SearchBy=Owner\[3/26/2015 11:52:46 AM\]](https://www.bcpao.us/..._parcel.asp?acct=2533171&gun=T&tax=T&bid=T&oth=T&val=T&ind=T&leg=T&GoWhere=real_search.asp&SearchBy=Owner[3/26/2015 11:52:46 AM])

# BREVARD COUNTY LAND INFORMATION DETAIL SHEET



## **VICINITY MAP**

**Sastry & Naina Varanasi – Lot 44, Block B, Wingate Estates – Phase Two - Plat Book 48, Page 64 - 4398 Heaton Park Trail, Rockledge, FL 32955 - Section 27, Township 25 South, Range 36 East - District 4 – Partial Vacating of 7.50 ft. Wide Public Utility Easement**



## **AERIAL MAP**

Sastry & Naina Varanasi – Lot 44, Block B, Wingate Estates – Phase Two - Plat Book 48, Page 64 - 4398 Heaton Park Trail, Rockledge, FL 32955 - Section 27, Township 25 South, Range 36 East - District 4 – Partial Vacating of 7.50 ft. Wide Public Utility Easement

PLAT BOOK 11, PAGE 111  
 SHEET 1 OF 2  
 SECTION 27, TWP. 25 S., RANGE 36 E.

**RECORDS**  
 This plat is subject to the provisions of the Florida Statutes, Chapter 218, and the provisions of the Florida Constitution, Article X, Section 10, which require that this plat be recorded in the public records of this county.

**PRIVATE RESTRICTIONS:**  
 There are no private restrictions shown on this plat.

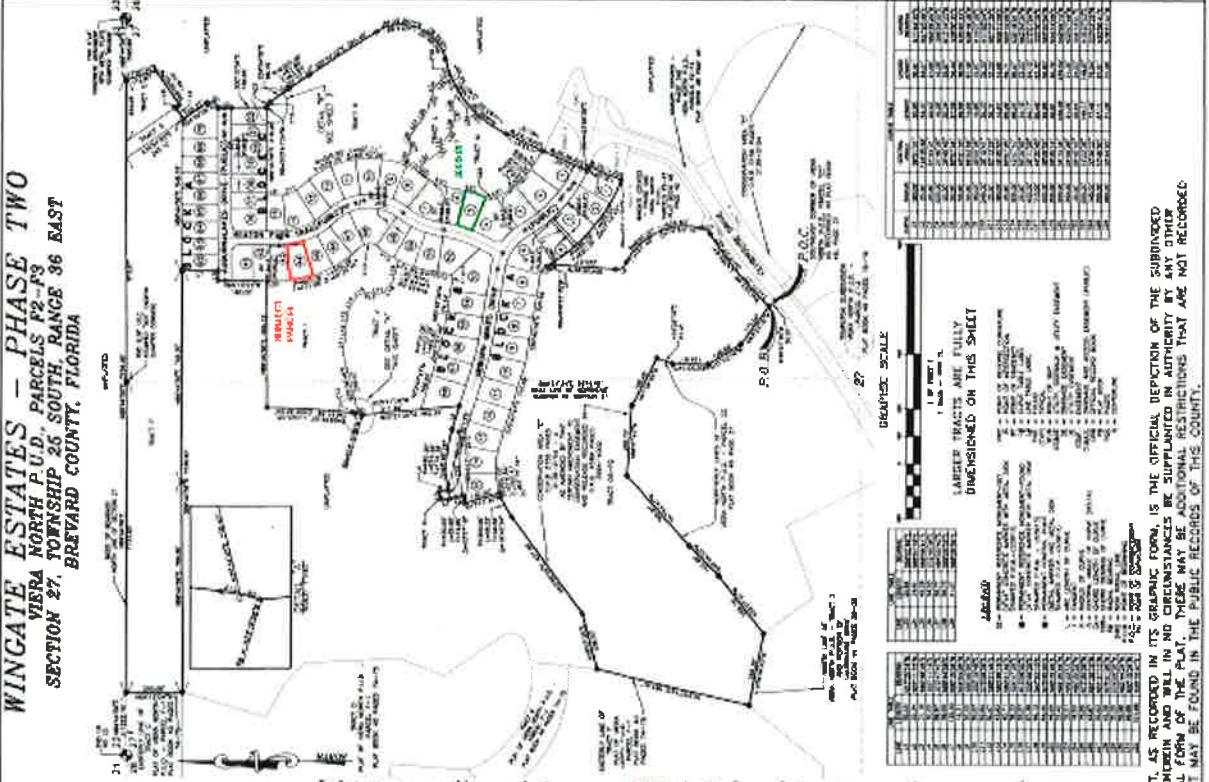
**WELL COMPANY:**  
 The well company for this plat is the Florida Water Company, Inc., located at 1000 North West 10th Street, Fort Lauderdale, Florida 33304.

**STATE OF FLORIDA:**  
 I, *[Signature]*, Clerk of the Board of County Commissioners, do hereby certify that this plat is a true and correct copy of the original as filed in my office on this 27th day of *[Month]*, 2007.

**CERTIFICATE OF SURVEY:**  
 I, *[Signature]*, Registered Professional Surveyor, No. *[Number]*, do hereby certify that this plat is a true and correct copy of the original as filed in my office on this 27th day of *[Month]*, 2007.

**CERTIFICATE OF ACCURACY OF SURVEY:**  
 I, *[Signature]*, Registered Professional Surveyor, No. *[Number]*, do hereby certify that this plat is a true and correct copy of the original as filed in my office on this 27th day of *[Month]*, 2007.

**CERTIFICATE OF CLERK:**  
 I, *[Signature]*, Clerk of the Board of County Commissioners, do hereby certify that this plat is a true and correct copy of the original as filed in my office on this 27th day of *[Month]*, 2007.



**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

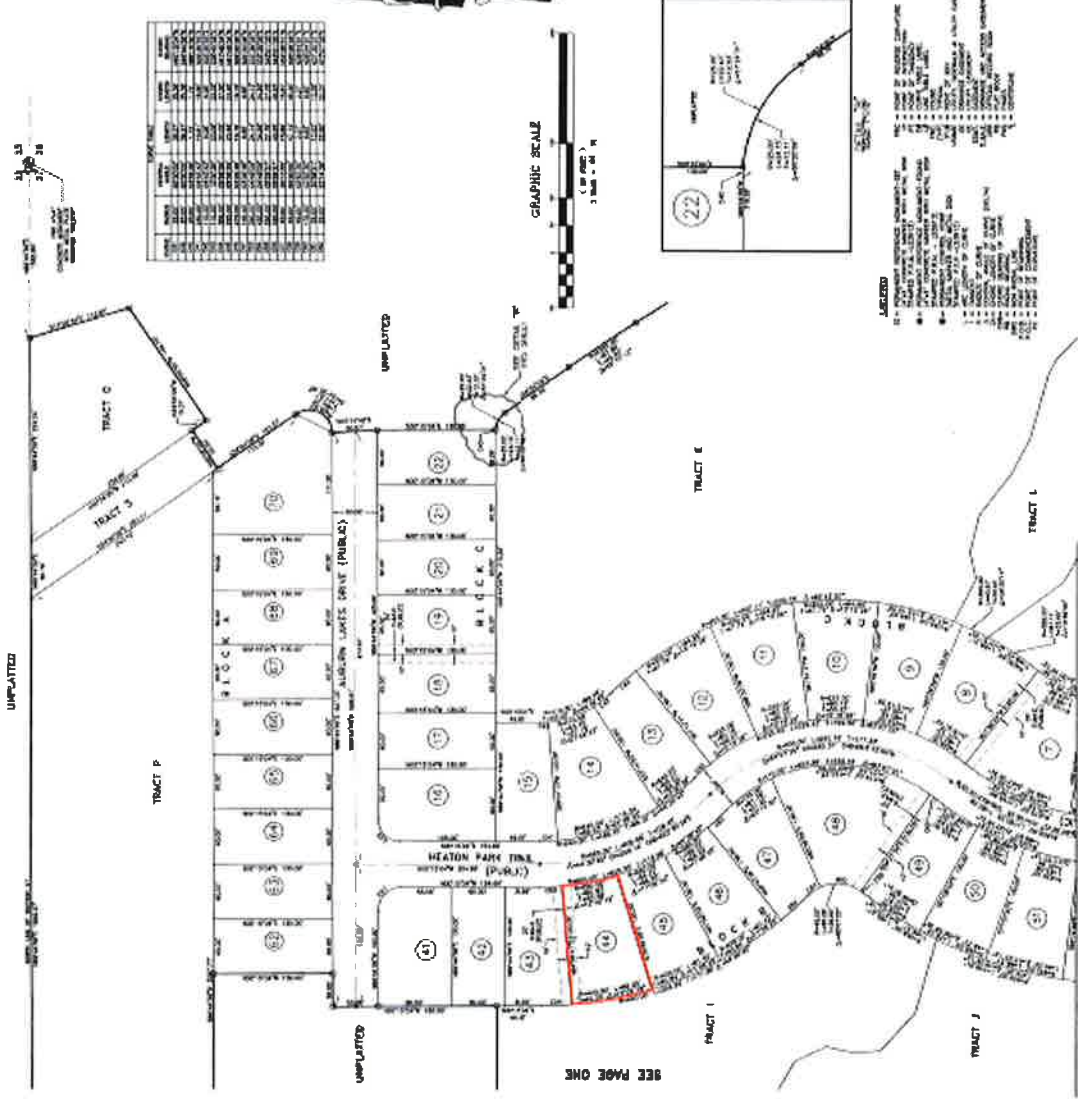
**PRIVATE DAMAGE EASEMENT:**  
 Private damage easement portion of lot 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

# PLAT REFERENCE SHEET 1 OF 2

Private damage easement portion of lot 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLAT BOOK 13, PAGE 14  
 SHEET 2 OF 2  
 SECTION 27, TWP. 28 S., RANGE 36 E.

**WINGATE ESTATES - PHASE TWO**  
 VIERA NORTH P.U.D., PARCELS P2-F8  
 SECTION 27, TOWNSHIP 28 SOUTH, RANGE 36 EAST  
 BREVARD COUNTY, FLORIDA



LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,200	0.0275
2	1,200	0.0275
3	1,200	0.0275
4	1,200	0.0275
5	1,200	0.0275
6	1,200	0.0275
7	1,200	0.0275
8	1,200	0.0275
9	1,200	0.0275
10	1,200	0.0275
11	1,200	0.0275
12	1,200	0.0275
13	1,200	0.0275
14	1,200	0.0275
15	1,200	0.0275
16	1,200	0.0275
17	1,200	0.0275
18	1,200	0.0275
19	1,200	0.0275
20	1,200	0.0275
21	1,200	0.0275
22	1,200	0.0275
23	1,200	0.0275
24	1,200	0.0275
25	1,200	0.0275
26	1,200	0.0275
27	1,200	0.0275
28	1,200	0.0275
29	1,200	0.0275
30	1,200	0.0275
31	1,200	0.0275
32	1,200	0.0275
33	1,200	0.0275
34	1,200	0.0275
35	1,200	0.0275
36	1,200	0.0275
37	1,200	0.0275
38	1,200	0.0275
39	1,200	0.0275
40	1,200	0.0275
41	1,200	0.0275
42	1,200	0.0275
43	1,200	0.0275
44	1,200	0.0275
45	1,200	0.0275
46	1,200	0.0275
47	1,200	0.0275
48	1,200	0.0275
49	1,200	0.0275
50	1,200	0.0275
51	1,200	0.0275
52	1,200	0.0275
53	1,200	0.0275
54	1,200	0.0275
55	1,200	0.0275
56	1,200	0.0275
57	1,200	0.0275
58	1,200	0.0275

- LEGEND**
- 1. EASEMENT FOR UTILITY PURPOSES
  - 2. EASEMENT FOR ACCESS
  - 3. EASEMENT FOR LIGHT AND AIR
  - 4. EASEMENT FOR FLOOD CONTROL
  - 5. EASEMENT FOR FLOOD CONTROL (PUBLIC)
  - 6. EASEMENT FOR FLOOD CONTROL (PRIVATE)
  - 7. EASEMENT FOR FLOOD CONTROL (MIXED)
  - 8. EASEMENT FOR FLOOD CONTROL (UNDEVELOPED)
  - 9. EASEMENT FOR FLOOD CONTROL (DEVELOPED)
  - 10. EASEMENT FOR FLOOD CONTROL (RESERVED)
  - 11. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 12. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 13. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 14. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 15. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 16. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 17. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 18. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 19. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 20. EASEMENT FOR FLOOD CONTROL (RETRACTED)
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  - 23. EASEMENT FOR FLOOD CONTROL (RETRACTED)
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  - 25. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 26. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 27. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 28. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 29. EASEMENT FOR FLOOD CONTROL (RETRACTED)
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  - 55. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 56. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 57. EASEMENT FOR FLOOD CONTROL (RETRACTED)
  - 58. EASEMENT FOR FLOOD CONTROL (RETRACTED)

**PLAT REFERENCE**  
**SHEET 2 OF 2**

THIS PLAN PREPARED BY  
**B.S.E. CONSULTANTS, INC.**  
 111 S. W. 10th Ave., Suite 200  
 Ft. Lauderdale, FL 33304  
 TEL: (954) 561-1111  
 FAX: (954) 561-1112

Prepared by and Return To:  
Teresa Roberts, an employee of  
Prestige Title of Brevard, LLC  
5120 N. Highway US 1, Suite 103  
Palm Shores, Florida 32940

File Number: 14-08013

### General Warranty Deed

Made this December 19, 2014 A.D. By **Gary R. Stern**, a married man, joined by his spouse **Linda Stern**, whose address is: 4398 Heaton Park Trail, Rockledge, Florida 32955, hereinafter called the grantor, to **Sastry Varamasi and Naina Varamasi**, husband and wife, whose post office address is: 13536 Aspen Drive, Rogers, Minnesota 55374, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, renounces, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Lot 44, Block B, Wingate Estates - Phase Two, according to the map or plat thereof, as recorded in Plat Book 48, Page(s) 64 through 66, inclusive, of the Public Records of Brevard County, Florida.

Parcel ID Number: 25-36-27-4-B-44


**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, 2014.

**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: T. Roberts

  
\_\_\_\_\_ (Seal)

Gary R. Stern  
Address: 4308 Heaton Park Trail, Rockledge, Florida 32955

  
\_\_\_\_\_

Witness Printed Name: Linda Stern


  
\_\_\_\_\_ (Seal)

Linda Stern  
Address: 4398 Heaton Park Trail, Rockledge, Florida 32955

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 19th day of December, 2014, by Gary R. Stern, a married man, joined by his spouse Linda Stern, who is/are personally known to me or who has produced DL as identification.

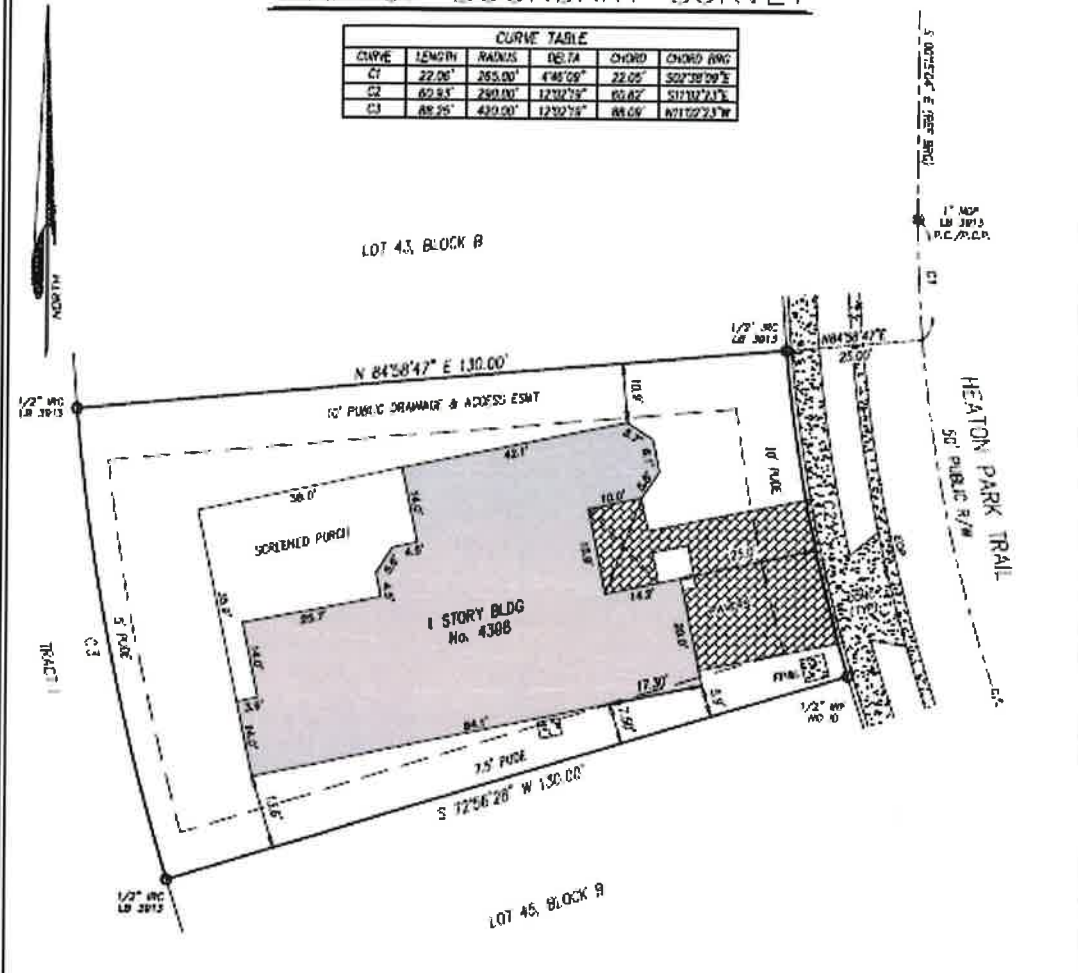


  
\_\_\_\_\_  
Notary Public  
Print Name: T. Roberts  
My Commission Expires: 5/5/18

# PETITIONERS' DEED

# MAP OF BOUNDARY SURVEY

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	22.06'	265.00'	4°45'09"	22.05'
C2	62.83'	280.00'	12°32'25"	60.82'
C3	88.25'	430.00'	12°32'25"	86.05'



### LEGEND

<p>A = ARC A/C = A/C CONDITIONER BFE = BASE FLOOD ELEVATION BLDG = BUILDING BLF = BLOCK BM = BENCHMARK BRG = BRASSING C1 = CALCULATED C/AV = CABLE TELEVISION CBS = CONCRETE BLOCK STRUCTURE CHD = CHORD C/L = CENTERLINE CL = CHAIN LINK FENCE CMP = CONCRETE MOUNTED FOUND CMP = CORRUGATED METAL PIPE CONC = CONCRETE COR = CORNER C1 = C1 DB = DRAIN BOOK DM = DELTA ANGLE ELEC = ELECTRICAL ELEV = ELEVATION ENC = ENCROACHMENT EOP = EDGE OF PAVEMENT EWT = EMBANKMENT FB = FIELD BOOK</p>	<p>FEEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY FF = FINISHED FLOOR PNC = PENTON PND = POND PPFL = FLORIDA POWER &amp; LIGHT COMPANY ID = IDENTIFICATION IPF = IRON PIPE FOUND IRC = IRON ROD &amp; CAP FOUND IRP = IRON ROD FOUND IRS = 5/8" IRON ROD SET TO 7836" LS = LICENSED SURVEY NUMBER LS = (R.L.S.) or (P.L.S.) REGISTERED OR PROFESSIONAL LAND SURVEYOR (M) = MEASURED NDR = NAIL &amp; DISK FOUND NDR = 1 1/4" NAIL &amp; DISK SET TO 7836" NSVD = NATIONAL GEODETIC VERTICAL DATUM NS = NUMBER O/S = OVERSIGHT ORB = OFFICIAL RECORDS BOOK O/S = ORISSET (P) = PLAT PB = PLAT BOOK PC = POINT OF CURVATURE</p>	<p>POC = POINT OF COMMENCEMENT PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION PLS = PROFESSIONAL LAND SURVEYOR POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PFC = POINT OF REVERSE CURVATURE PRM = PERMANENT REPERMITS ADJUSTMENT PSM = PROFESSIONAL SURVEYOR AND MAPPER PT = POINT OF TANGENCY PUB = PUBLIC UTILITY &amp; PRIVATE DRAINAGE EASEMENT R = RADIUS REV = REVERSE RND = RADIUS R/W = RIGHT OF WAY SEC = SECTION SFHA = SPECIAL FLOOD HAZARD AREAS T/S = TOWNSHIP TWP = TOWNSHIP TYP = TYPICAL UH = UTILITY HOLE WD = WOOD WY-COR = 3/8" IRON ROD SET WITH CAP "WITNESS IS 7836" WM = WATER METER XCP = CROSS CUT FOUND</p>
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**LEGAL DESCRIPTION:**  
 LOT 44, BLOCK B, WINGATE ESTATES - PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 64-66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

BOUNDARY	DATE 12/3/14	JOB No. 339
		FB 14-12-18
		WINGATE, L4488

**CERTIFIED TO:**  
 SASTRY V. VARANASI & NAINA VARANASI  
 PRES/CE TITLE OF BREVARD, LLC

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.  
 DATE: 12/4/14  
 JOEL A. SCYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA No. LR 9133

- NOTES:**
1. BARRIERS BASED ON THE C/L IRON ROD(S) AT MEN PLAT (SEE SKETCH)
  2. ELEVATIONS BASED ON \_\_\_\_\_
  3. FLOOD ZONE "X", MAP No. 1200000480 COMMUNITY No. 120000, MARCH 17, 2014, FLOOD ZONE INFORMATION IMPACTING NEIGHBOR IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF STAGE.
  4. HOUSING, CLOSURE, METERS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 361-7-6.003
  5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, USED OR INCORPORATED UNLESS SHOWN OTHERWISE.
  6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
  7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
  8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND IDENTIFICATION OF IMPROVEMENTS.
  9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

**Kane Surveying, Inc.**  
 FLORIDA LICENSED BUSINESS No. LR 7830  
 505 DISTRIBUTION DRIVE  
 MELBOURNE, FLORIDA 32904  
 (321) 676-0427 FAX (321) 384-1448

# PETITIONERS' BOUNDARY SURVEY



## Kelly Fulton

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**From:** Tammy Etheridge  
**Sent:** Wednesday, April 29, 2015 8:23 AM  
**To:** Kelly Fulton  
**Subject:** FW: Varanasi: Lot 44, Blk. B, Wingate Estates Ph. 2 - Easement Vacating  
**Attachments:** REVISED LEGAL FOR ADS\_VARANASI.doc

FYI

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**From:** Cazessus, Marc [<mailto:marc.cazessus@brevardcounty.us>]  
**Sent:** Wednesday, April 29, 2015 7:55 AM  
**To:** Tammy Etheridge  
**Cc:** Donna Scott; Sweeney, Michael; Vitale, Anthony  
**Subject:** Varanasi: Lot 44, Blk. B, Wingate Estates Ph. 2 - Easement Vacating

Ms. Etheridge:

On April 28, 2015 the Board of County Commissioners approved the resolution to vacate an easement located on lands owned by Sastry and Naina Varanasi. This letter is your authorization to publish said resolution using the attached legal description. I have likewise listed the petitioners' contact information for your future use when mailing a copy of the recorded resolutions to the petitioners.

- Agenda Item 04-28-15 IV. C.: Sastry and Naina Varanasi, c/o Ms. Linda Stern, 3223 Balboa Place, Melbourne, FL, 32940 .

Thank you for your time and continued cooperation; please contact me if you have any questions.

Respectfully,

*Marc*

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

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**Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**