



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

G.3.

7/11/2023

Subject:

Petition to Vacate, Re: Public Utility Easement- 627 Sugarwood Way - "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90" Plat Book 28, Page 77 - Melbourne - Kevin D. & Christine L. Hutchenson - District 4

Fiscal Impact:

The petitioners are charged \$640. These fees are deposited in Fund 0002-30265 revenue account for vacatings.

Dept/Office:

Public Works Department - Surveying & Mapping

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating part of a public utility easement, "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90" in Section 13, Township 26 South, Range 36 East. If approved, it is requested that the Board authorize the Chair 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 for the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioner owns Lot 23 and is requesting the vacating of a portion of a 10.00 ft. wide public utility easement on Lot 23 to allow for the existing home and enclosed pool to remain and be removed as an encroachment. The easement to be vacated contains 484.00 square feet, more or less. The property is located in Melbourne North of St. Andrews Blvd. and West of N. Wickham Rd.

On June 26, 2023, 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.

Name: Amber.Holley@brevardfl.gov Phone: Ext. 58346

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.



July 26, 2023

MEMORANDUM

TO: Marc Bernath, Public Works Director Attn: Amber Holley

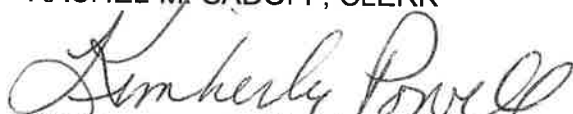
RE: Advertising Bills for Resolution Vacating a Portion of a Public Utility Easement in Plat "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90" Melbourne

Enclosed for your necessary action are copies of the advertising bills for Resolution No.23-060, vacating a portion of a public utility easement in plat "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90" Melbourne, as petitioned by Kevin D. and Christine L. Hutchenson. Said Resolution was adopted by the Board of County Commissioners, in regular session on July 11, 2023.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/sm

Encls. (2)



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

Telephone: (321) 637-2001

Fax: (321) 264-6972

Kimberly.Powell@brevardclerk.us

July 26, 2023

Kevin D. and Christine L. Hutchenson
627 Sugarwood Way
Melbourne, FL 32940

Dear Sir/Madam:

Re: Resolution Vacating a Portion of a Public Utility Easement in Plat "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90" Melbourne, Lying in Section 13, Township 26 South, Range 36 East

The Board of County Commissioners, in regular session on July 11, 2023, adopted Resolution No. 23-060, vacating a portion of a public utility easement in plat "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90", as petitioned by you. Said Resolution has been recorded in ORBK 9845, Pages 200 through 205. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell
Kimberly Powell, Clerk to the Board

/sm

Encl. (1)

cc: Amber Holley, Public Works

Public Hearing Legal Advertisement

Ad#5745667

06/26/2023

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 10.0 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "WOODBIDGE AT SUNTREE UNIT II" IN SECTION 13, 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 KEVIN D. & CHRISTINE L. HUTCHENSON with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A PORTION OF A 10-FOOT-WIDE PUBLIC UTILITY EASEMENT LYING WITHIN LOT 23, WOODBRIDGE AT SUNTREE UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 23 AND RUN SOUTH 29°31'08" EAST ALONG THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE SOUTH 29°31'08" EAST, A DISTANCE OF 8.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 08°24'13"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 22.00 FEET; THENCE SOUTH 00°33'17" EAST, A DISTANCE OF 65.17 FEET; THENCE NORTH 85°28'14" WEST, A DISTANCE OF 1.00 FOOT TO A POINT, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 34°02'54", AND A RADIAL BEARING OF NORTH 85°28'14" WEST; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 83.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°31'08" WEST, A DISTANCE OF 7.62 FEET; THENCE NORTH 55°19'17" EAST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING, CONTAINING 484 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 5:00 P.M. on July 11, 2023, 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.

Figure 7: Copy of public hearing advertisement as published on June 26, 2023. See the next page for the full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 10.0 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "WOODBIDGE AT SUNTREE UNIT II" IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST, MELBOURNE, FL

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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.

Resolution 2023 - 060

Vacating a portion of a public utility easement in plat "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90" Melbourne, Florida, lying in Section 13, Township 26 South, Range 36 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Kevin D. & Christine L. Hutchenson** with the Board of County Commissioners to vacate a public 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 the public easement(s) will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public easement(s) are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. 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 11th day of July 2023 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:


Rachel Sadoff, Clerk


Rita Pritchett, Chair

As approved by the Board on:
July 11, 2023

CFN 2023155392, OR BK 9845 PAGE 200,
Recorded 07/25/2023 at 09:12 AM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:6

LEGAL DESCRIPTION

EXHIBIT "A"

PARENT PARCEL ID#: 26-36-13-52-*-23
SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

SHEET 1 OF 3
NOT VALID WITHOUT SHEETS 2 AND 3 OF 3
THIS IS NOT A SURVEY

PURPOSE: VACATING A PORTION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT.

LEGAL DESCRIPTION:

(PREPARED BY SURVEYOR)

A PORTION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT LYING WITHIN LOT 23, WOODBRIDGE AT SUNTREE UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 23 AND RUN SOUTH 29°31'08" EAST ALONG THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE SOUTH 29°31'08" EAST, A DISTANCE OF 8.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 08°24'13"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 22.00 FEET; THENCE SOUTH 00°33'17" EAST, A DISTANCE OF 65.17 FEET; THENCE NORTH 85°28'14" WEST, A DISTANCE OF 1.00 FOOT TO A POINT, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 34°02'54", AND A RADIAL BEARING OF NORTH 85°28'14" WEST; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 83.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°31'08" WEST, A DISTANCE OF 7.62 FEET; THENCE NORTH 55°19'17" EAST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING. CONTAINING 484 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

ABBREVIATIONS

B.B. = BASIS OF BEARINGS
C/L = CENTERLINE
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY

SURVEYORS NOTES:

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE 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.
2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
5. THIS SKETCH WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON A ASSUMED BEARING OF NORTH 34°40'43" WEST FOR THE SOUTHWESTERLY LINE OF LOT 23 SHOWN AS BEING THE BASIS OF BEARINGS.

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS


DANIEL D. GARNER, PSM 6189
PROFESSIONAL SURVEYOR & MAPPER

PREPARED BY:

AAL LAND SURVEYING SERVICES, INC.

3970 MINTON ROAD, WEST MELBOURNE, FL 32904

PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com LICENSE BUSINESS #6623

DRAWN BY:
DOUG W. GUARE

CHECKED BY:
DANIEL D. GARNER

REVISION: COUNTY COMMENTS

05-08-23

REVISION: COUNTY COMMENTS

06-14-23

DATE: 03-08-23

PROJECT # 48361

REVISION:

SECTION 13,
TOWNSHIP 26 SOUTH,
RANGE 36 EAST

EXHIBIT "A"

PARENT PARCEL ID#: 26-36-13-52-*-23
SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

SHEET 2 OF 3

NOT VALID WITHOUT SHEET 1 AND 3 OF 3

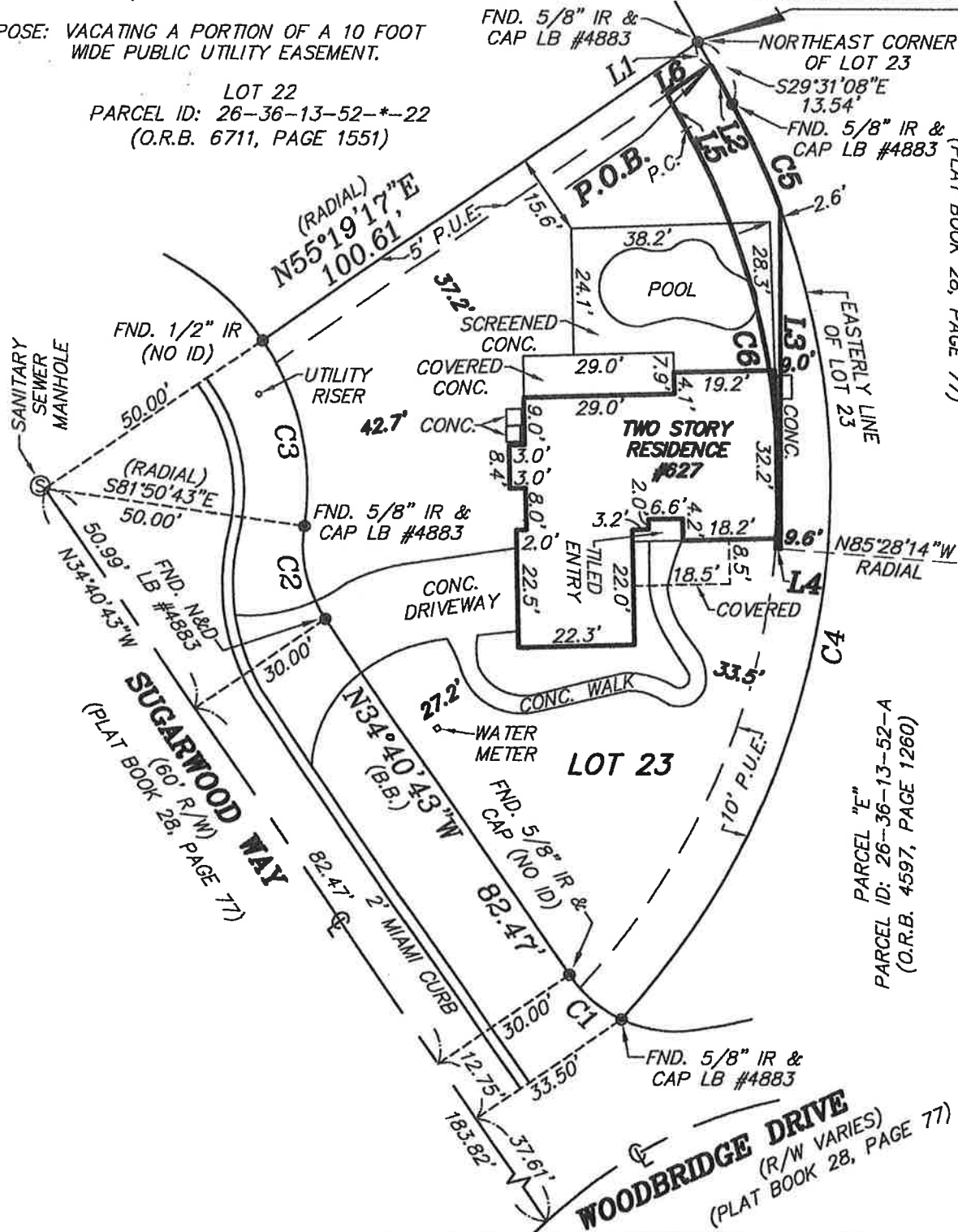
THIS IS NOT A SURVEY

PURPOSE: VACATING A PORTION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT.

LOT 22
PARCEL ID: 26-36-13-52-*-22
(O.R.B. 6711, PAGE 1551)

POINT OF COMMENCEMENT

NORTHEAST CORNER OF LOT 23, WOODBRIDGE
AT SUNTREE, UNIT II
(PLAT BOOK 28, PAGE 77)



PREPARED BY:

AAL LAND SURVEYING SERVICES, INC.

3970 MINTON ROAD, WEST MELBOURNE, FL 32904

PHONE: (321) 768-8110 FAX: (321) 952-9771 EMAIL: frontdesk@aalsurvey.com

SCALE: 1" = 30'

PROJECT # 48361

REVISION: COUNTY COMMENTS

05-08-23

REVISION: COUNTY COMMENTS

06-14-23

REVISION:

SECTION 13,
TOWNSHIP 26 SOUTH,
RANGE 36 EAST

SKETCH OF DESCRIPTION

PARENT PARCEL ID#: 26-36-13-52--*-23
SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

PURPOSE: VACATING A PORTION OF A 10 FOOT
WIDE PUBLIC UTILITY EASEMENT.

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEET 1 AND 2 OF 3
THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°31'08"E	5.02'
L2	S29°31'08"E	8.52'
L3	S00°33'17"E	65.17'
L4	N85°28'14"W	1.00'
L5	N29°31'08"W	7.62'
L6	N55°19'17"E	10.04'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	13.38'	30°40'09"	13.22'	S50°00'48"E
C2	25.00'	18.69'	42°50'00"	18.26'	S13°15'43"E
C3	50.00'	37.38'	42°50'00"	36.51'	N13°15'43"W
C4	150.00'	188.33'	71°56'12"	176.20'	N06°26'58"E
C5	150.00'	22.00'	8°24'13"	21.98'	N25°19'01"W
C6	140.00'	83.20'	34°02'54"	81.98'	N12°29'41"W

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**
3970 MINTON ROAD, WEST MELBOURNE, FL 32904
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com

SCALE: N/A

PROJECT # 48361

REVISION: COUNTY COMMENTS

05-08-23

REVISION: COUNTY COMMENTS

06-14-23

REVISION:

SECTION 13,
TOWNSHIP 26 SOUTH,
RANGE 36 EAST



Amber Holley
BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A 220
VIERA, FL, 32940

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, 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) dated:
or by publication on the newspaper's website, if authorized,
on

06/26/2023

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, rebäte, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 26th of June 2023,
by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires
Publication Cost: \$279.10
Ad No: 0005745667
Customer No: BRE-6BR327
This is not an invoice

of Affidavits 1

Ad#5745667 06/26/2023

LEGAL NOTICE
NOTICE FOR THE PARTIAL VACATING OF A 10.0 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "WOODBIDGE AT SUNTREE UNIT II" IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST, MELBOURNE, FL.

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NANCY HEYRMAN
Notary Public
State of Wisconsin



Amber Holley
BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A 220
VIERA, FL, 32940

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, 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) dated:
or by publication on the newspaper's website, if authorized,
on

07/18/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 18th of July 2023,
by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$249.71

Ad No: 0005769009

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

Ad#5769009 7/18/2023
LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY EASEMENT IN PLAT "WOODBRIDGE AT SUNTREE UNIT 2, SUNTREE P.U.D. STAGE 85, TRACT 90" MELBOURNE, LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST - KEVIN D. AND CHRISTINE L. HUTCHENSON

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on the 11th day of July, 2023, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public utility easement in plat "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90" Melbourne, lying in Section 13, Township 26 South, Range 36 East as petitioned by Kevin D. and Christine L. Hutchenson.

LEGAL DESCRIPTION:

A PORTION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT LYING WITHIN LOT 23, WOODBRIDGE AT SUNTREE UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 23 AND RUN SOUTH 29°31'08" EAST ALONG THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE SOUTH 29°31'08" EAST, A DISTANCE OF 8.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 08°24'13", THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 22.00 FEET; THENCE SOUTH 00°33'17" EAST, A DISTANCE OF 65.17 FEET; THENCE NORTH 85°28'14" WEST, A DISTANCE OF 1.00 FOOT TO A POINT, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 34°02'54", AND A RADIAL BEARING OF NORTH 85°28'14" WEST; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 83.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°31'08" WEST, A DISTANCE OF 7.62 FEET; THENCE NORTH 55°19'17" EAST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING. CONTAINING 484 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

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
RACHEL M. SADOFF, CLERK
BY: Kimberly Powell, Clerk to the Board

NANCY HEYRMAN
Notary Public
State of Wisconsin

Brevard County Property Appraiser Detail Sheet

Account 2603206
 Owners HUTCHENSON, KEVIN D; HUTCHENSON, CHRISTINE L
 Mailing Address 627 SUGARWOOD WAY MELBOURNE FL 32940
 Site Address 627 SUGARWOOD WAY MELBOURNE FL 32940
 Parcel ID 26-36-13-52-*-23
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Exemptions HEX1 - HOMESTEAD FIRST
 HEX2 - HOMESTEAD ADDITIONAL
 Taxing District 4200 - UNINCORP DISTRICT 4
 Total Acres 0.30
 Subdivision WOODBRIDGE AT SUNTREE UNIT 2 SUNTREE
 P.U.D STAGE 85, TRACT 90
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0028/0077
 Land Description WOODBRIDGE AT SUNTREE UNIT 2 SUNTREE
 P.U.D STAGE 85, TRACT 90 LOT 23

VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$462,150	\$306,370	\$276,870
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$196,340	\$190,630	\$188,000
Assessed Value School	\$196,340	\$190,630	\$188,000
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$25,000
Taxable Value Non-School	\$146,340	\$140,630	\$138,000
Taxable Value School	\$171,340	\$165,630	\$163,000

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/30/1995	\$168,900	WD	Improved	3494/4304
08/30/1990	\$188,500	WD	Improved	3080/1609
08/01/1988	\$145,000	NN	Improved	2932/2832

Vicinity Map

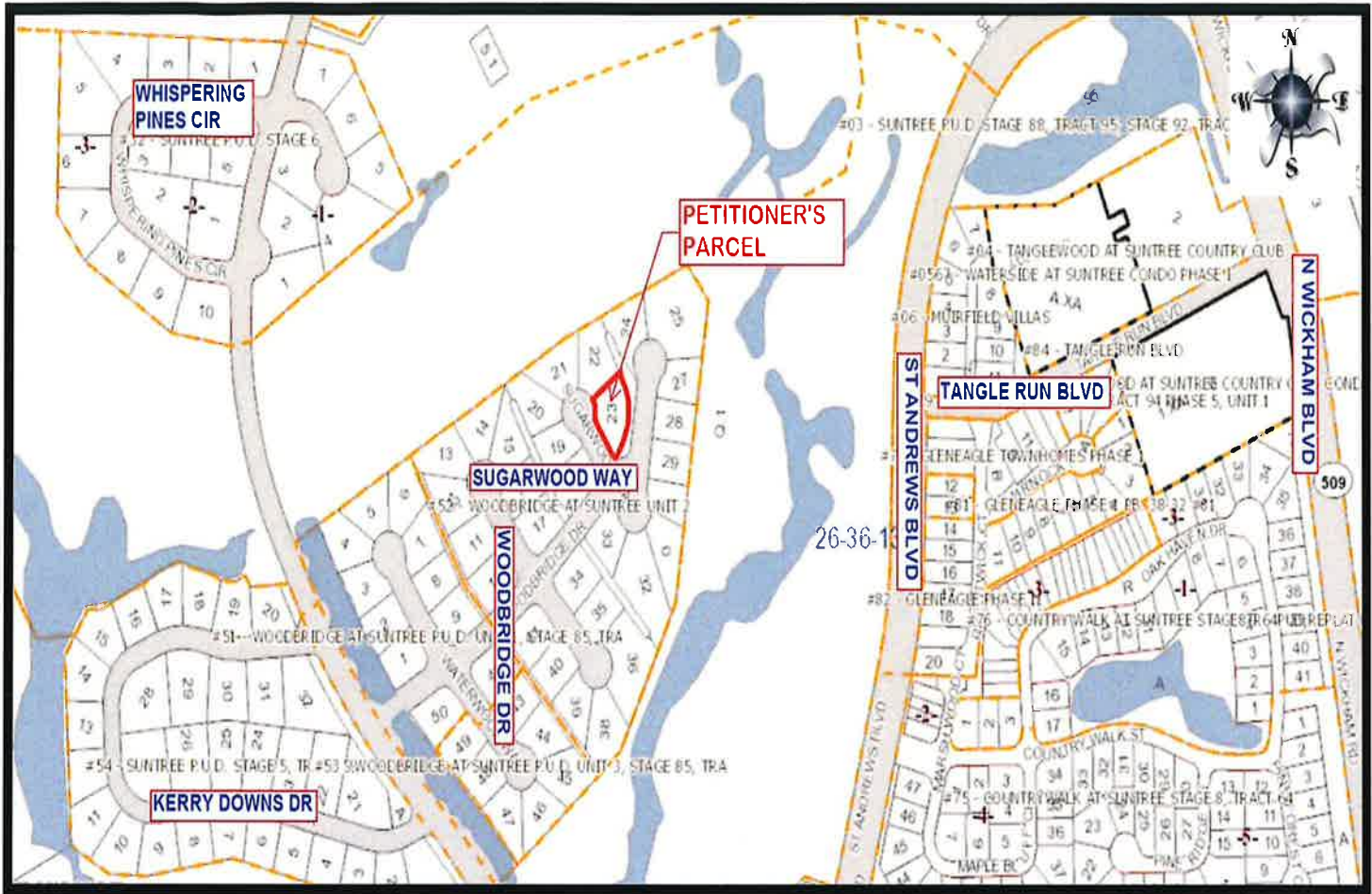


Figure 1: Map of Lot 23, Woodbridge at Suntree Unit 2, 627 Sugarwood Way, Melbourne, Florida, 32940.

Kevin D. & Christine L. Hutchenson – 627 Sugarwood Way – Melbourne, FL, 32940 – Lot 23, plat of “Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90” – Plat Book 28, Page 77 – Section 13, Township 26 South, Range 36 East – District 4 – Proposed Vacating of a portion of a 10.0 ft. Wide Public Utility Easement

Aerial Map

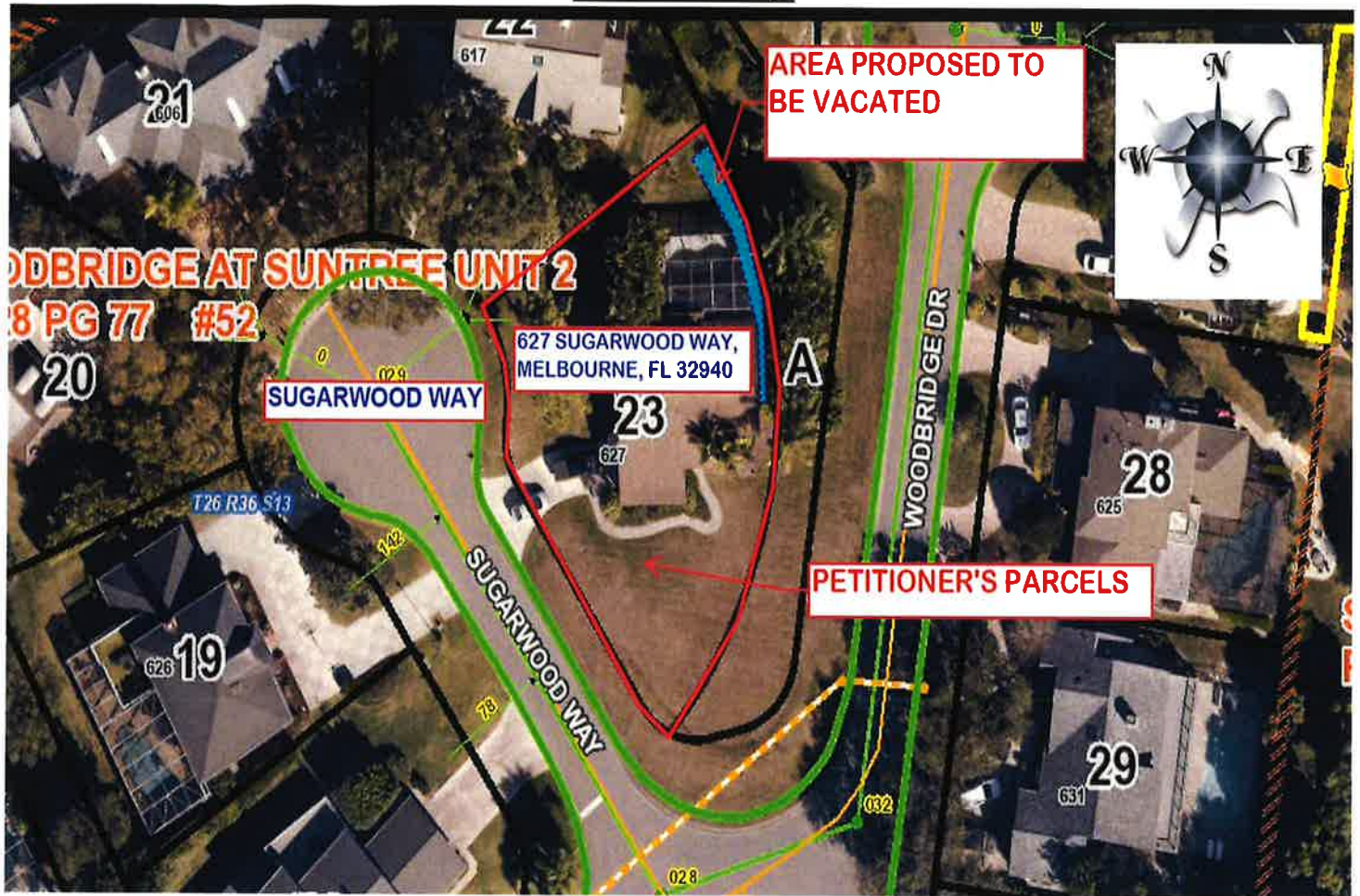


Figure 2: Aerial Map of Lot 23, Woodbridge at Suntree Unit 2, 627 Sugarwood Way, Melbourne, Florida, 32940.

Kevin D. & Christine L. Hutchenson – 627 Sugarwood Way – Melbourne, FL, 32940 – Lot 23, plat of “Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90” – Plat Book 28, Page 77 – Section 13, Township 26 South, Range 36 East – District 4 – Proposed Vacating of a portion of a 10.0 ft. Wide Public Utility Easement

[illegible]

Petitioner's Sketch & Description Sheet 1 of 3

LEGAL DESCRIPTION

PARENT PARCEL ID#: 26-36-13-52-*--23
SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 AND 3 OF 3
THIS IS NOT A SURVEY

PURPOSE: VACATING A PORTION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT.

LEGAL DESCRIPTION: (PREPARED BY SURVEYOR)

A PORTION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT LYING WITHIN LOT 23, WOODBRIDGE AT SUNTREE UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 23 AND RUN SOUTH 29°31'08" EAST ALONG THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE SOUTH 29°31'08" EAST, A DISTANCE OF 8.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 08°24'13"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 22.00 FEET; THENCE SOUTH 00°33'17" EAST, A DISTANCE OF 65.17 FEET; THENCE NORTH 85°28'14" WEST, A DISTANCE OF 1.00 FOOT TO A POINT, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 34°02'54", AND A RADIAL BEARING OF NORTH 85°28'14" WEST; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 83.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°31'08" WEST, A DISTANCE OF 7.62 FEET; THENCE NORTH 55°19'17" EAST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING. CONTAINING 484 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

ABBREVIATIONS

B.B. = BASIS OF BEARINGS
C/L = CENTERLINE
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY

SURVEYORS NOTES:

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE 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.
2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
5. THIS SKETCH WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON A ASSUMED BEARING OF NORTH 34°40'43" WEST FOR THE SOUTHWESTERLY LINE OF LOT 23 SHOWN AS BEING THE BASIS OF BEARINGS.

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS


DANIEL D. GARNER, PSM 6189
PROFESSIONAL SURVEYOR & MAPPER

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**
3970 MINTON ROAD, WEST MELBOURNE, FL 32904
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com LICENSE BUSINESS #6623

DRAWN BY: DOUG W. GUARE	CHECKED BY: DANIEL D. GARNER	REVISION: COUNTY COMMENTS 05-08-23	SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST
DATE: 03-08-23	PROJECT # 48361	REVISION: COUNTY COMMENTS 08-14-23	
		REVISION:	

Figure 4: Legal Description. Sheet 1 of 3. Section 13, Township 26 South, Range 36 East. Parcel ID number: 26-36-13-52-*--23.

500

Petitioner's Sketch & Description Sheet 3 of 3

SKETCH OF DESCRIPTION

PARENT PARCEL ID# 26-36-13-52-*23
SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

PURPOSE: VACATING A PORTION OF A 10 FOOT
WIDE PUBLIC UTILITY EASEMENT.

EXHIBIT "A"

SHEET 3 OF 3
NOT VALID WITHOUT SHEET 1 AND 2 OF 3
THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°31'08"E	5.02'
L2	S29°31'08"E	8.52'
L3	S00°33'17"E	65.17'
L4	N85°28'14"W	1.00'
L5	N29°31'08"W	7.62'
L6	N55°19'17"E	10.04'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	13.38'	30°40'09"	13.22'	S50°00'48"E
C2	25.00'	18.89'	42°50'00"	18.26'	S13°15'43"E
C3	50.00'	37.38'	42°50'00"	36.51'	N13°15'43"W
C4	150.00'	188.93'	71°56'12"	176.20'	N06°26'58"E
C5	150.00'	22.00'	8°24'13"	21.98'	N25°19'01"W
C6	140.00'	83.20'	34°02'54"	81.98'	N12°29'41"W

PREPARED BY: **AAL LAND SURVEYING SERVICES, INC.**
3970 MINTON ROAD, WEST MELBOURNE, FL 32904
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com

SCALE: N/A

PROJECT # 48361

REVISION: COUNTY COMMENTS 05-08-23

REVISION: COUNTY COMMENTS 06-14-23

REVISION:

SECTION 13,
TOWNSHIP 26 SOUTH,
RANGE 36 EAST

Figure 6: Sketch of description. Sheet 3 of 3. Section 13, Township 26 South, Range 36 East. Parcel ID number: 26-36-13-52-*23.

Comment Sheet

Applicant: Hutchenson

Updated by: Amber Holley 20230602 at 1500 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20230531	20230620	Yes	No Comment
FL Power & Light	20230531	20230531	Yes	No Objection
At&t	20230531	20230531	Yes	No objections
Charter/Spectrum	20230531	20230607	Yes	No objections
City of Melbourne	20230531	20230531	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20230531	20230602	Yes	No objections
Land Planning	20230531	20230607	Yes	No objections
Utility Services	20230531	20230531	Yes	No objections
Storm Water	20230531	20230531	Yes	No objections
Zoning	20230531	20230607	Yes	No objections

Samantha McDaniel

From: Holley, Amber <Amber.Holley@brevardfl.gov>
Sent: Wednesday, July 12, 2023 9:05 AM
To: Samantha McDaniel
Cc: Nicole Summers; Deborah Thomas; Donna Scott; Kimberly Powell
Subject: July 11, 2023 Commission Meeting
Attachments: LEGAL-DESCRIPTION-HUTCHENSON.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Ladies, please find attached the legal description from the approval on the 7/11 meeting.

Owner information:

- G.3. Kevin D. & Christine L. Hutchenson, 627 Sugarwood Way, Melbourne, FL 32940.

Sincerely,
Amber Holley
Public Works/ Survey Dept.
321-350-8346

"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."

This email was scanned by Bitdefender

LEGAL DESCRIPTION:

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LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY EASEMENT IN PLAT
"WOODBIDGE AT SUNTREE UNIT 2, SUNTREE P.U.D. STAGE 85, TRACT 90"
MELBOURNE, LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST –
KEVIN D. AND CHRISTINE L. HUTCHENSON

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 11th day of July, 2023, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public utility easement in plat "Woodbridge at Suntree Unit 2, Suntree P.U.D. Stage 85, Tract 90" Melbourne, lying in Section 13, Township 26 South, Range 36 East as petitioned by Kevin D. and Christine L. Hutchenson.

LEGAL DESCRIPTION:

A PORTION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT LYING WITHIN LOT 23, WOODBRIDGE AT SUNTREE UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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

RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the Board

Florida TODAY:

Please advertise in the July 18, 2023, issue of the Florida TODAY. **Bill the Board of County Commissioners Account Number BRE-6BR327 and forward bill and proof of publication to: Amber Holley, Public Works Department, 2725 Judge Fran Jamieson Way, Bldg. A-220, Viera, FL 32940.**