



AGENDA REPORT
July 10, 2018

**Petition to Vacate Right-of-Way - Cocoa Beach - Southern Self Storage,
LLC - (District 2)**

SUBJECT:

Re: Petition to Vacate, Public Road Right-of-Way - Spring Street (AKA 20th Street)-"A & B Bruners Re-Subdivision of Blocks A, H, J, K and parts of Blocks C and I of A.L. Bruners Re-Sub OF Burchfiel and Bruner's Addition to Crescent Beach"- Cocoa Beach - Southern Self Storage, LLC - District 2

FISCAL IMPACT:

\$640.00 Vacating Application Fee Paid by Petitioner

DEPT/OFFICE:

Public Works

REQUESTED ACTION:

It is requested that the Board of County Commissioners conduct a public hearing to consider vacating a public right-of-way, Spring Street (AKA 20th Street), "A & B Bruners Re-Subdivision of Blocks A, H, J, K and parts of Blocks C and I of A.L. Bruners Re-Sub OF Burchfiel and Bruner's Addition to Crescent Beach" in Section 26, Township 25 South, Range 37 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating and accept the new public drainage easement.

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 petitioner owns the South 130 ft. of Block I north of the right-of-way and is requesting the vacating of the 42.00 ft. wide public right-of-way south of Block I to provide an improved landscape buffer and increased security. The right-of-way to be vacated contains 0.38 ACRES (16,480.20 sq. ft.±).

On June 25, 2018, the legal notice was advertised in Florida Today Newspaper 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 Brevard County Storm Water Department has requested a 10.0 foot easement along the south side of 20th Street for future drainage; the petitioner has executed a Public Drainage Easement in favor of Brevard County.

The property is located in Cocoa Beach as follows: Begin at the intersection of Pineda Causeway and Highway A.1.A; thence 5.14 miles north along Highway A.1.A; thence 0.08 miles west along 20th Street to the Right-of-Way west of S. Orlando Ave.

Land Acquisition Policies and Procedures have been followed for approval and acceptance by the Board of County Commissioners for all easements.

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.

Name: Amber.Holley@brevardfl.gov Phone: Ext. 57315

CLERK TO THE BOARD INSTRUCTIONS:

Advertise Approved Resolution Notice and provide proof of publication of the public hearing to the Department.

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

July 19, 2018

M E M O R A N D U M

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

RE: Advertising Bills for Resolution Vacating a Public Right-of-Way in A & B Bruners Re-Subdivision of Blocks A, H, J, K, and Parts of Blocks C and I of A.L. Bruners Re-Sub of Burchfiel and Bruner's Addition to Crescent Beach, Cocoa Beach

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 18-095, vacating a public right-of-way in A & B Bruners Re-Subdivision of Blocks A, H, J, K, and parts of Blocks C and I of A.L. Bruners Re-Sub of Burchfiel and Bruner's Addition to Crescent Beach, Cocoa Beach, as petitioned by Southern Self Storage, LLC. Said Resolution was adopted by the Board of County Commissioners, in regular session on July 10, 2018.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

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

July 19, 2018

Southern Self Storage, LLC
3300 PGA Boulevard, Suite 350
Palm Beach Gardens, FL 33410

Dear Sir:

Re: Resolution Vacating a Public Right-of-Way in A & B Bruners Re-Subdivision of Blocks A, H, J, K, and Parts of Blocks C and I of A.L. Bruners Re-Sub of Burchfiel and Bruner's Addition to Crescent Beach, Cocoa Beach

The Board of County Commissioners, in regular session on July 10, 2018, adopted Resolution No. 18-095, vacating a public right-of-way in A & B Bruners Re-Subdivision of Blocks A, H, J, K, and parts of Blocks C and I of A.L. Bruners Re-Sub of Burchfiel and Bruner's Addition to Crescent Beach, Cocoa Beach, as petitioned by you. Said Resolution has been recorded in ORBK 8216, Pages 299 through 305. Enclosed is a certified copy of the recorded Resolution, Quit Claim Deed, Drainage Easement, and Easement for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/ds

Encls. (4)

cc: Amber Holley, Public Works

VACATING A PUBLIC RIGHT-OF-WAY IN "A & B BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K AND PARTS OF BLOCKS C AND I OF A.L. BRUNERS RE-SUB OF BURCHFIEL AND BRUNER'S ADDITION TO CRESCENT BEACH", COCOA BEACH, FLORIDA, LYING IN SECTION, 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **SOUTHERN SELF STORAGE, LLC** with the Board of County Commissioners to vacate a public right-of-way in Brevard County, Florida, described as follows:

SEE ATTACHED BOUNDARY SURVEY

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.

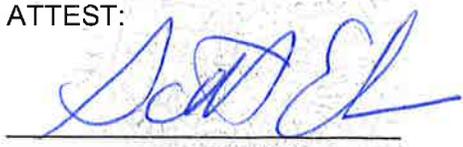
WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating a public right-of-way will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public right-of-way is hereby vacated; and Brevard County renounces and disclaims any rights in and to said right-of-way. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED AND ADOPTED, in regular session, this 10TH day of July, 2018 A.D.

ATTEST:


SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


RITA PRITCHETT, CHAIR

As approved by the Board on:
July 10, 2018

BOUNDARY SURVEY

EXHIBIT A

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PARENT PARCEL ID NUMBER: 25-37-26-26-1
 PURPOSE OF SURVEY: VACATE RIGHT-OF-WAY

SHEET 1 OF 4
 NOT VALID WITHOUT SHEETS
 2, 3 & 4 OF 4

Legal Description: (By Surveyor)

That portion of the following described property lying West of Orlando Avenue (100 foot Public Road Right-of-Way per Florida Department of Transportation Right-of-Way Map Section 7060-150); the 42 foot wide Public Road Right-of-Way shown as Spring Street (aka 20th Street) per, A & B Bruners Re-Subdivision of Blocks A, H, J, K and parts of Blocks C and I of A.L. Bruners Re-Sub of Burchfiel and Bruner's Addition to Crescent Beach, according to the plat thereof, as recorded in Plat Book 9, Page 4A, of the Public Records of Brevard County, Florida, and that portion of the 25' wide Public Road Right-of-Way shown as Palm Avenue per said Plat Book 9, Page 4A; lying West of said Spring Street, South of vacated Palm Avenue as described in Resolution recorded in Official Records Book 5565, Page 7949, of the said Public Records and North of vacated Palm Avenue as described in Official Records Book 5266, Page 389, of the said Public Records. Containing 16,480.20 square feet or 0.38 acres of land more or less

SURVEYOR'S NOTES:

- Easements and Rights-of-Way shown hereon except as called for by a Plat only includes those provided to the surveyor. The surveyor has made no search of the Public Records for such.
- Only open and notorious evidence of easements and Right-of-Way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
- Bearings hereon based on the State Plane Coordinate System for Florida's East Zone (NAD 27) more specifically the North line of the South 130 feet Block I, Re-subdivision of Blocks D, G, E and H and Tracts I, J and K of Burchfiel and Bruner's Addition to Crescent Beach being North 83°02'30" East.
- Type of survey: Boundary
- This property is located in Federal Flood Zone X, areas determined to be outside the 0.2% annual chance flood plain, as shown on Flood Insurance Rate Map Community No. 125092, Panel 0461, Suffix G, effective date March 17, 2014.
- Use only property corners for construction of fences and other improvements.

PREPARED FOR AND CERTIFIED TO:
 SOUTHERN SELF STORAGE, LLC AND
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

JONATHAN M. MOTT, PLS NO. 3608
 NOT VALID UNLESS SIGNED AND SEALED

WILLIAM MOTT LAND SURVEYING INC.

EAGLE HARBOUR DOWNTOWN
 3800 WEST EAU GALLIE BOULEVARD, SUITE 101
 MELBOURNE, FLORIDA 32934-3285
 PHONE (321) 751-4444 FAX (321) 751-4445

LEGEND:
 R.B. = REFERENCE BEARING
 O.R.B. = OFFICIAL RECORDS BOOK
 D.B. = DEED BOOK
 P.B. = PLAT BOOK NT = NON TANGENT
 PC = PAGE PC = POINT OF CURVATURE
 R/W = RIGHT-OF-WAY
 L# = LINE TABLE TAG
 C# = CURVE TABLE TAG
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 O.H.W. = OVERHEAD WIRE

COPYRIGHT © 2016 WILLIAM MOTT LAND SURVEYING INC., ALL RIGHTS RESERVED LICENSED BUSINESS "3608"

DRAWN BY: <u>T.B.</u>	PROJECT NO: <u>2170412</u>	REVISION	DATE	DESCRIPTION	SECTION <u>26</u>
CHECKED BY: <u>J.M.M.</u>	DRAWING: <u>17-412Sketch ROW.DWG</u>		<u>04/23/18</u>	REVISED PER COMMENTS	TOWNSHIP <u>25</u> SOUTH
DATE: <u>03/12/18</u>	CLIENT NO: <u>5411</u>				RANGE <u>37</u> EAST

BOUNDARY SURVEY

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PARENT PARCEL ID NUMBER: 25-37-26-26-1

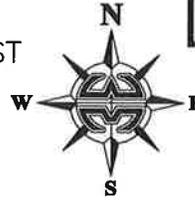
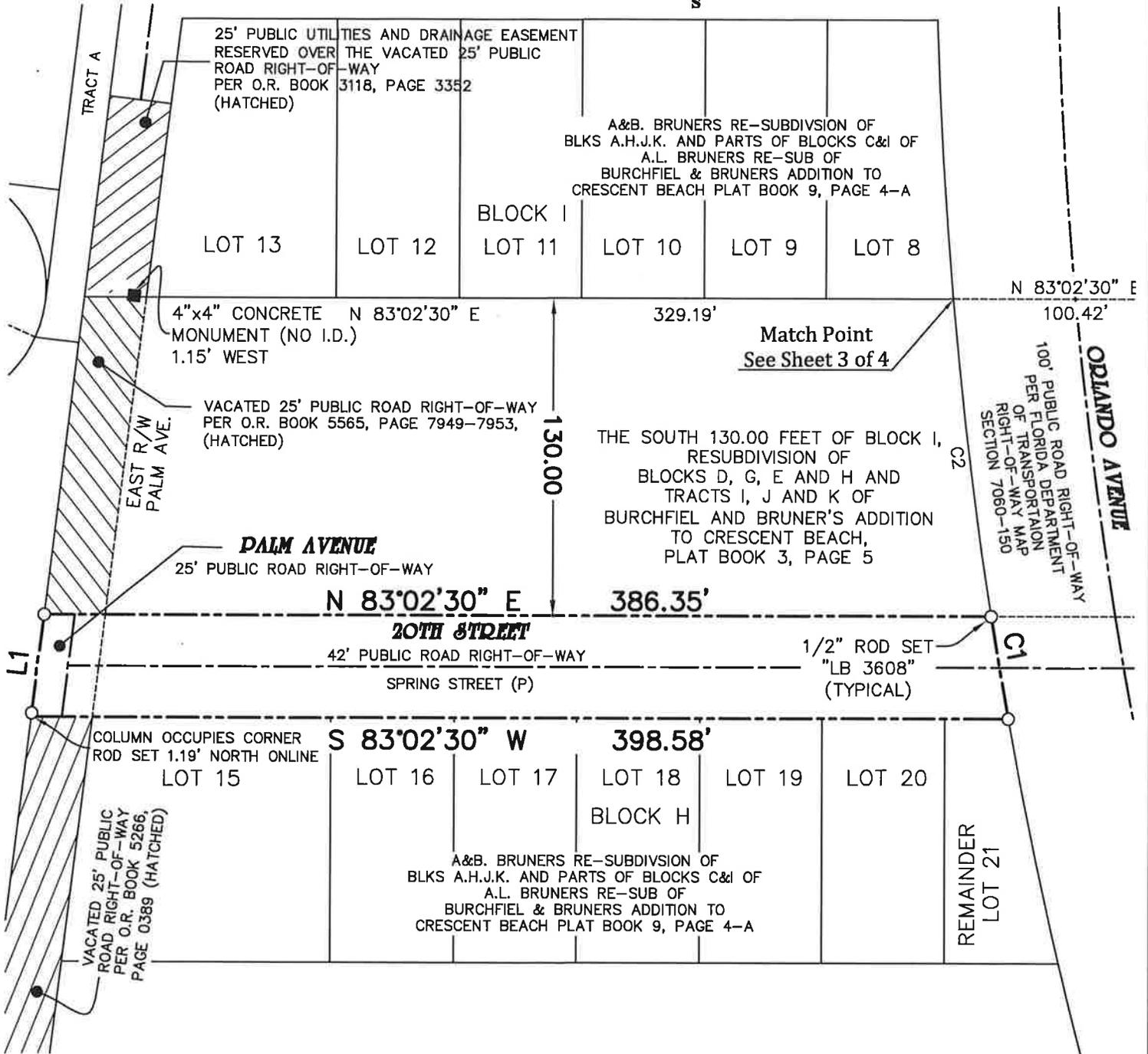


EXHIBIT A

SHEET 2 OF 4

NOT VALID WITHOUT SHEETS
 1, 3 & 4 OF 4



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1960.08'	1°14'42"	42.59'	42.59'	S 16°32'22" E
C2	1960.08'	3°49'47"	131.01'	130.99'	S 14°00'07" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.31'	N 00°01'05" E

BOUNDARY SURVEY

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
PARENT PARCEL ID NUMBER: 25-37-26-26-1

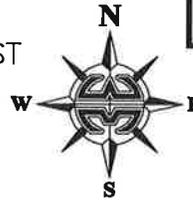
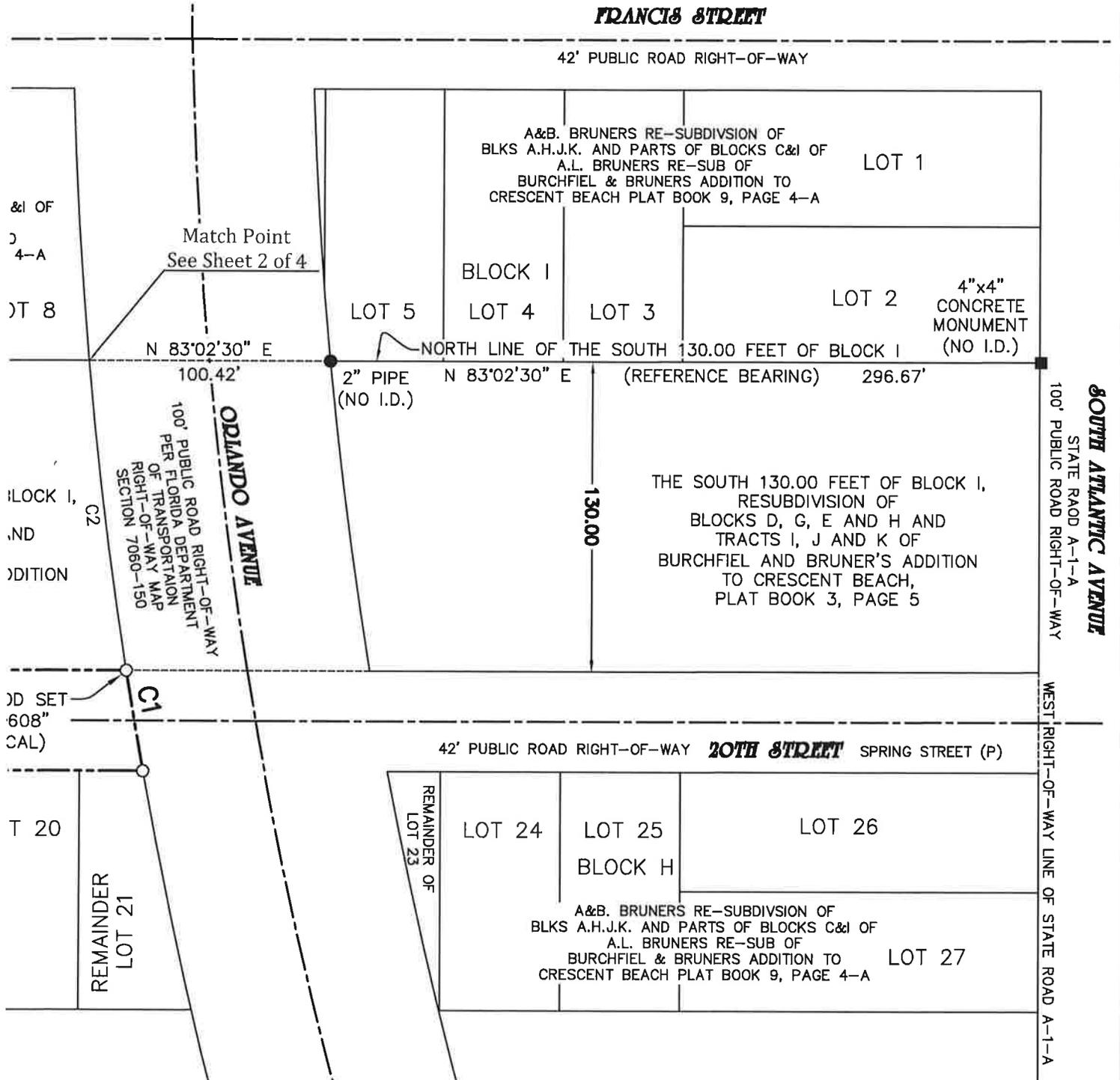


EXHIBIT A

SHEET 3 OF 4
NOT VALID WITHOUT SHEETS
1, 2 & 4 OF 4



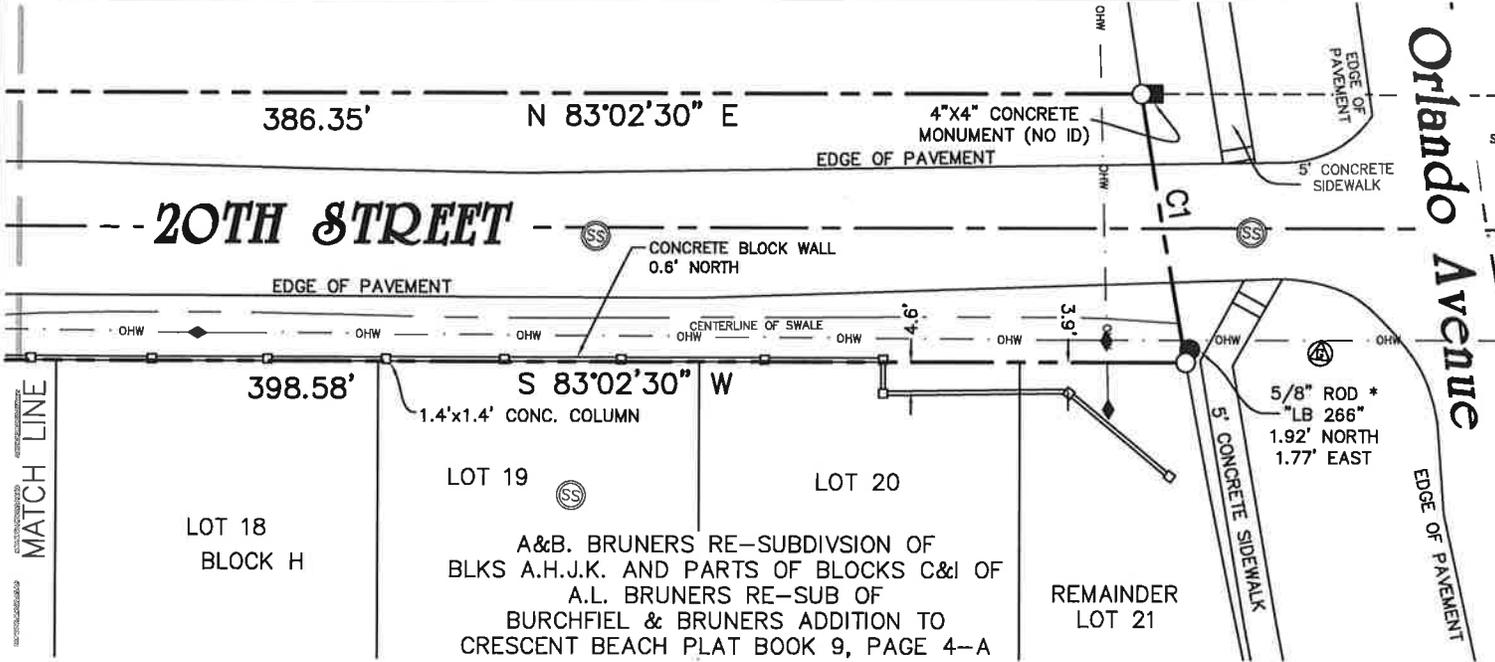
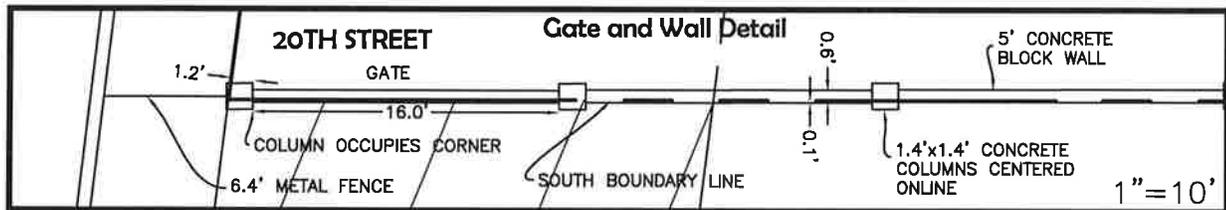
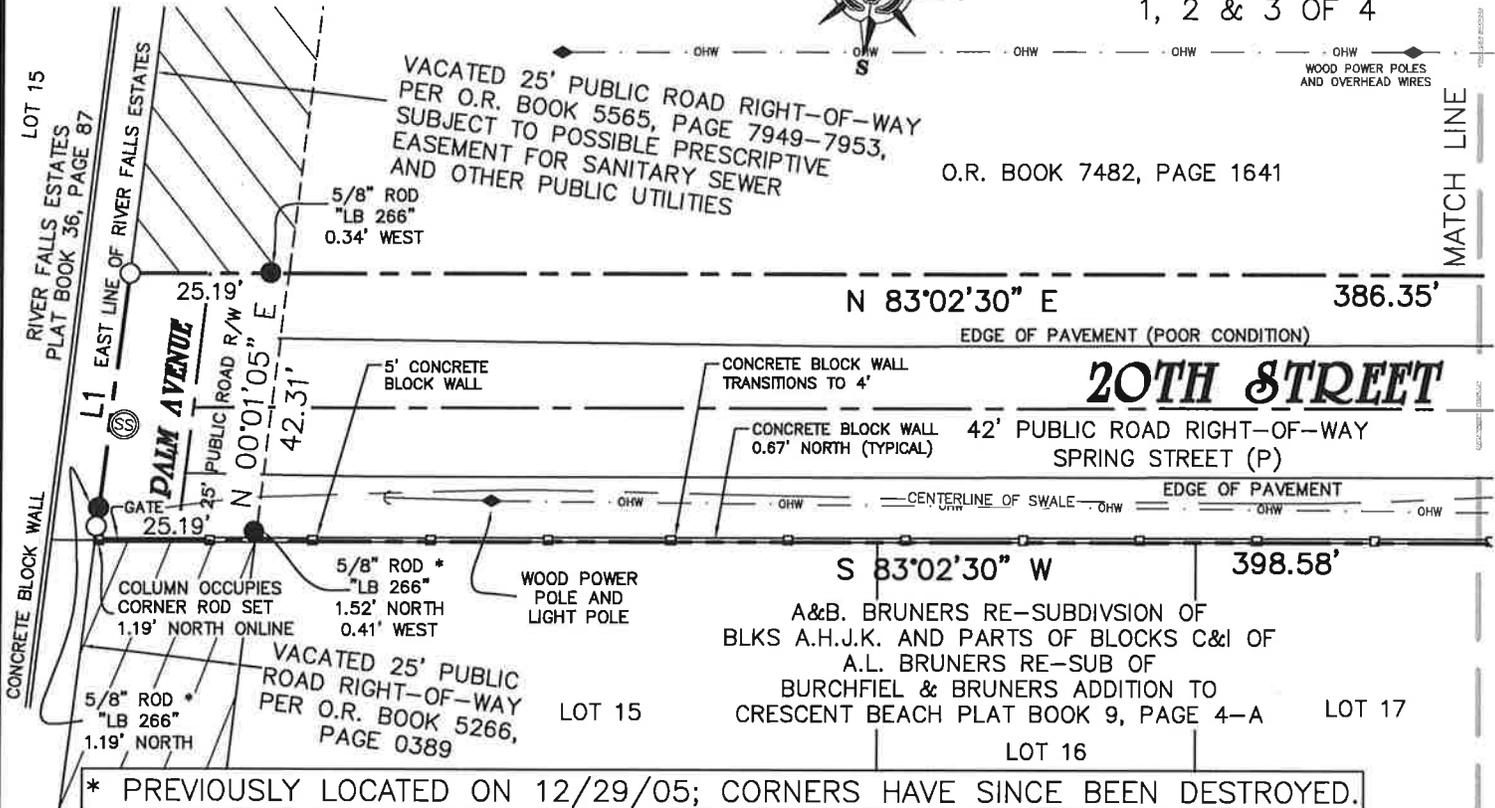
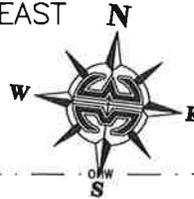
BOUNDARY SURVEY

EXHIBIT A

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
PARENT PARCEL ID NUMBER: 25-37-26-26-1

SHEET 4 OF 4

NOT VALID WITHOUT SHEETS
1, 2 & 3 OF 4





Attn: Amber Holley
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

Notice Public Hearing

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

06/25/18

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

Sworn to and Subscribed before me this 25th of June 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: \$275.84
Ad No: 0002993437
Customer No: BRE-6BR327



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

AD#2993437, 6/25/2018
LEGAL NOTICE
NOTICE FOR THE PARTIAL VACATING OF THE UNOPENED, 42.0 FT. WIDE PUBLIC RIGHT-OF-WAY OF 20th STREET, UNRECORDED PLAT OF "A & B BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K AND PARTS OF BLOCKS C AND I OF A.L. BRUNERS RE-SUB OF BURCHFIEL AND BRUNER'S ADDITION TO CRESCENT BEACH" IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST, COCOA BEACH, FL.

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by SOUTHERN SELF STORAGE, LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF ORLANDO AVENUE (100 FOOT PUBLIC ROAD RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7060-150); THE 42 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY SHOWN AS SPRING STREET (AKA 20TH STREET) PER A & B BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K AND PARTS OF BLOCKS C AND I OF A.L. BRUNERS RE-SUB OF BURCHFIEL AND BRUNER'S ADDITION TO CRESCENT BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 4A, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THAT PORTION OF THE 25' WIDE PUBLIC ROAD RIGHT-OF-WAY SHOWN AS PALM AVENUE PER SAID PLAT BOOK 9, PAGE 4A; LYING WEST OF SAID SPRING STREET, SOUTH OF VACATED PALM AVENUE AS DESCRIBED IN RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5565, PAGE 7949, OF THE SAID PUBLIC RECORDS AND NORTH OF VACATED PALM AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5266, PAGE 389, OF THE SAID PUBLIC RECORDS, CONTAINING 16,480.20 SQUARE FEET OR 0.38 ACRES OF LAND MORE OR LESS. JONATHAN M. MOTT, PLS.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described right-of-way at 5:00 P.M. on July 10, 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.



A Daily Publication By:



Attn: Amber Holley
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:

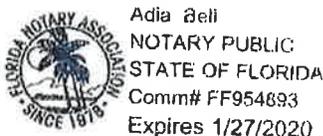
07/15/18

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 16th of July
2018, by Becky Holland who is personally known to me

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

Publication Cost: \$266.74
Ad No: 0003031017
Customer No: BRE-6BR327



AD#3031017 July 15, 2018
LEGAL NOTICE

RESOLUTION VACATING A PUBLIC
RIGHT-OF-WAY IN A & B BRUNERS
RE-SUBDIVISION OF BLOCKS A, H, J, K,
AND PARTS OF BLOCKS C AND I OF A.L.
BRUNERS RE-SUB OF BURCHFIEL AND
BRUNER'S ADDITION TO CRESCENT
BEACH, COCOA BEACH - SOUTHERN
SELF STORAGE, LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the
10th day of July 2018, the Board of
County Commissioners of Brevard County,
Florida, adopted a Resolution
vacating a public right-of-way in A & B
Bruners Re-subdivision of Blocks A, H, J,
K, and parts of Blocks C and I of A.L. Bruners
Re-sub of Burchfiel and Bruner's
Addition to Crescent Beach, as petitioned
by Southern Self Storage, LLC.

THAT PORTION OF THE FOLLOWING DESCRIBED
PROPERTY LYING WEST OF ORLANDO AVENUE
(100 FOOT PUBLIC ROAD RIGHT-OF-WAY PER
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP SECTION 7069-150); THE
42 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY
SHOWN AS SPRING STREET (AKA 20TH STREET)
PER, A & B BRUNERS RE-SUBDIVISION OF
BLOCKS A, H, J, K AND PARTS OF BLOCKS C
AND I OF A.L. BRUNERS RE-SUB OF BURCHFIEL
AND BRUNER'S ADDITION TO CRESCENT BEACH,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 9, PAGE 4A, OF THE
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,
AND THAT PORTION OF THE 25' WIDE PUBLIC ROAD
RIGHT-OF-WAY SHOWN AS PALM AVENUE PER SAID
PLAT BOOK 9, PAGE 4A; LYING WEST OF SAID
SPRING STREET, SOUTH OF VACATED PALM AVENUE
AS DESCRIBED IN RESOLUTION RECORDED IN
OFFICIAL RECORDS BOOK 5565, PAGE 7949, OF
THE SAID PUBLIC RECORDS AND NORTH OF
VACATED PALM AVENUE AS DESCRIBED IN
OFFICIAL RECORDS BOOK 5266, PAGE 389, OF
THE SAID PUBLIC RECORDS, CONTAINING
16,480.20 SQUARE FEET OR 0.38 ACRES OF
LAND MORE OR LESS. JONATHAN M. MOTT, PL5

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

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



CONSTRUCTION ENGINEERING GROUP
2651 W EAU GALLIE BLVD STE A

MEI RNE, FL 32935-8957

HE

CFN 2018160943, OR BK 8216 PAGE 409,
Recorded 07/19/2018 at 09:27 AM, Scott Ellis, Clerk of Courts,
Brevard County
Pgs:6

This Instrument Prepared by and Return to:
Kirby H. Williams
Barker Williams, PLLC
60 Clayton Lane, Suite B
Santa Rosa Beach, FL 32459
ST File No.: 181013

Record Deed: \$18.50
Deed Documentary Stamps: \$.00
Total Paid: \$ 18.50

Property Appraisers Parcel Identification (Folio) Number: _____

STATE OF FLORIDA

COUNTY OF BREVARD

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **MAGNOLIA BAY CONDOMINIUM ASSOCIATION OF BREVARD, INC., a Florida not for profit corporation**, whose address is 2002 Julep Drive, Cocoa Beach, Florida 32931 hereinafter "Grantor", for and in consideration of Ten (\$10.00) Dollars and all other good and valuable considerations, the receipt whereof is acknowledged, do remise, release, and quit claim unto **SOUTHERN SELF STORAGE, LLC, a Florida limited liability company**, whose post office address is 3300 PGA Boulevard, Suite 350, Palm Beach Gardens, Florida 33410-2811 hereinafter referred to as the "Grantee", Grantee's heirs and assigns, forever, the following:

The real property, situated, lying and being in BREVARD COUNTY, State of Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein.

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

Together with all the estate and rights of Grantor in such property. Grantor represents that it previously entered and recorded that certain *Disclaimer of Interest in Vacation of Right-of-Way Owned by Brevard County, Florida with Respect to Magnolia Bay, A Condominium* disclaiming any interest in the above described property and this Quit Claim Deed is being entered and delivered to convey any interest that may remain or survive such disclaimer.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 4TH day of JUNE, 2018.

Signed, sealed and delivered
in our presence:

**MAGNOLIA BAY
CONDOMINIUM ASSOCIATION
OF BREVARD, INC.**, a Florida not for profit
corporation

Jay Steven Levine
WITNESS
Printed Name: Jay Steven Levine

By: Sal Bate
Print Name: SAL BATE
Its: Pres.

Maria Minor
WITNESS
Printed Name: MARIA MINOR

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4 day of June, 2018 by Sal Bate as president and on behalf of Magnolia Bay Condominium Association of Brevard, Inc., a Florida not for profit corporation who () is personally known to me or () has produced _____ as identification.

SEAL



Jay Steven Levine
Notary Public
Jay Steven Levine
Printed Notary Name
My Commission Expires:

SCRIVENER'S NOTE: A TITLE SEARCH WAS NOT PERFORMED ON THE PROPERTY BEING CONVEYED HEREIN. SCRIVENER MAKES NO REPRESENTATION REGARDING THE TITLE OF SUCH PROPERTY.

BOUNDARY SURVEY

EXHIBIT A

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PARENT PARCEL ID NUMBER: 25-37-26-26-1
 PURPOSE OF SURVEY: VACATE RIGHT-OF-WAY

SHEET 1 OF 4
 NOT VALID WITHOUT SHEETS
 2, 3 & 4 OF 4

Legal Description: (By Surveyor)

That portion of the following described property lying West of Orlando Avenue (100 foot Public Road Right-of-Way per Florida Department of Transportation Right-of-Way Map Section 7060-150); the 42 foot wide Public Road Right-of-Way shown as Spring Street (aka 20th Street) per, A & B Bruners Re-Subdivision of Blocks A, H, J, K and parts of Blocks C and I of A.L. Bruners Re-Sub of Burchfiel and Bruner's Addition to Crescent Beach, according to the plat thereof, as recorded in Plat Book 9, Page 4A, of the Public Records of Brevard County, Florida, and that portion of the 25' wide Public Road Right-of-Way shown as Palm Avenue per said Plat Book 9, Page 4A; lying West of said Spring Street, South of vacated Palm Avenue as described in Resolution recorded in Official Records Book 5565, Page 7949, of the said Public Records and North of vacated Palm Avenue as described in Official Records Book 5266, Page 389, of the said Public Records. Containing 16,480.20 square feet or 0.38 acres of land more or less

SURVEYOR'S NOTES:

- Easements and Rights-of-Way shown hereon except as called for by a Plat only includes those provided to the surveyor. The surveyor has made no search of the Public Records for such.
- Only open and notorious evidence of easements and Right-of-Way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
- Bearings hereon based on the State Plane Coordinate System for Florida's East Zone (NAD 27) more specifically the North line of the South 130 feet Block I, Re-subdivision of Blocks D, G, E and H and Tracts I, J and K of Burchfiel and Bruner's Addition to Crescent Beach being North 83°02'30" East.
- Type of survey: Boundary
- This property is located in Federal Flood Zone X, areas determined to be outside the 0.2% annual chance flood plain, as shown on Flood Insurance Rate Map Community No. 125092, Panel 0461, Suffix G, effective date March 17, 2014.
- Use only property corners for construction of fences and other improvements.

(Handwritten signature and blue circular stamp of Jonathan M. Mott, Professional Surveyor, No. 5060, State of Florida)

PREPARED FOR AND CERTIFIED TO:
 SOUTHERN SELF STORAGE, LLC AND
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

JONATHAN M. MOTT, PLS. NO. 5060
 NOT VALID UNLESS SIGNED AND SEALED

WILLIAM MOTT LAND SURVEYING INC.

EAGLE HARBOUR DOWNTOWN
 3800 WEST EAU GALLIE BOULEVARD, SUITE 101
 MELBOURNE, FLORIDA 32934-3285
 PHONE (321) 751-4444 FAX (321) 751-4445

COPYRIGHT © 2018 WILLIAM MOTT LAND SURVEYING INC., ALL RIGHTS RESERVED LICENSED BUSINESS "3608"

LEGEND:
 R.B. = REFERENCE BEARING
 O.R.B. = OFFICIAL RECORDS BOOK
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 R/W = RIGHT-OF-WAY
 L# = LINE TABLE TAG
 C# = CURVE TABLE TAG
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 O.H.W. = OVERHEAD WIRE
 NT = NON TANGENT
 PC = POINT OF CURVATURE

DRAWN BY: <u>T.B.</u>	PROJECT NO: <u>2170412</u>	REVISION	DATE	DESCRIPTION	SECTION <u>26</u>
CHECKED BY: <u>J.M.M.</u>	DRAWING: <u>17-412Sketch ROW.DWG</u>		<u>04/23/18</u>	REVISED PER COMMENTS	TOWNSHIP <u>25</u> SOUTH
DATE: <u>03/12/18</u>	CLIENT NO: <u>5411</u>				RANGE <u>37</u> EAST

BOUNDARY SURVEY

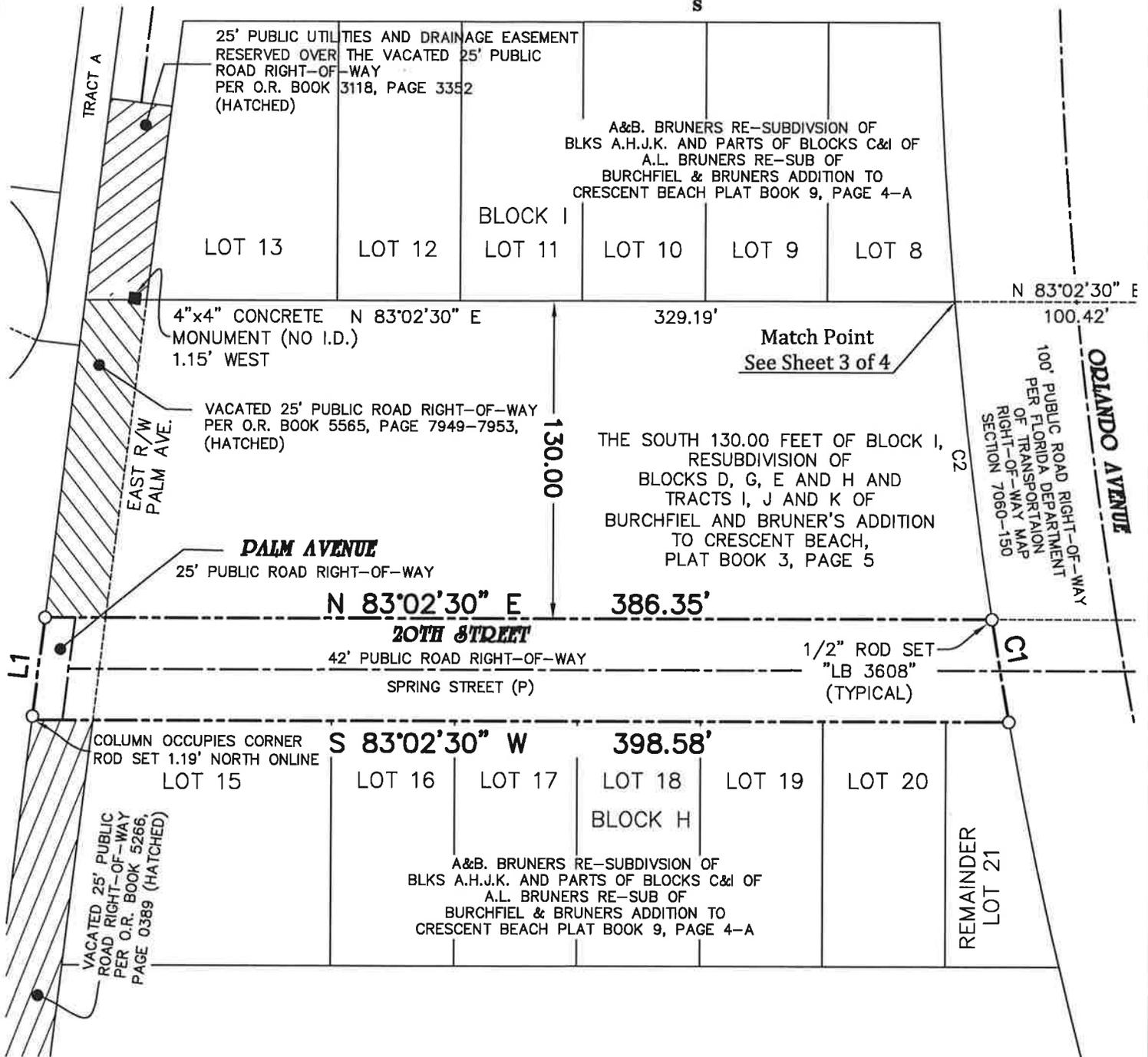
SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PARENT PARCEL ID NUMBER: 25-37-26-26-1



EXHIBIT A

SHEET 2 OF 4

NOT VALID WITHOUT SHEETS
 1, 3 & 4 OF 4



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	1960.08'	1°14'42"	42.59'	S 16°32'22" E
C2	1960.08'	3°49'47"	131.01'	S 14°00'07" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.31'	N 00°01'05" E

BOUNDARY SURVEY

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
PARENT PARCEL ID NUMBER: 25-37-26-26-1

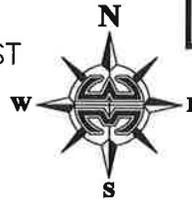
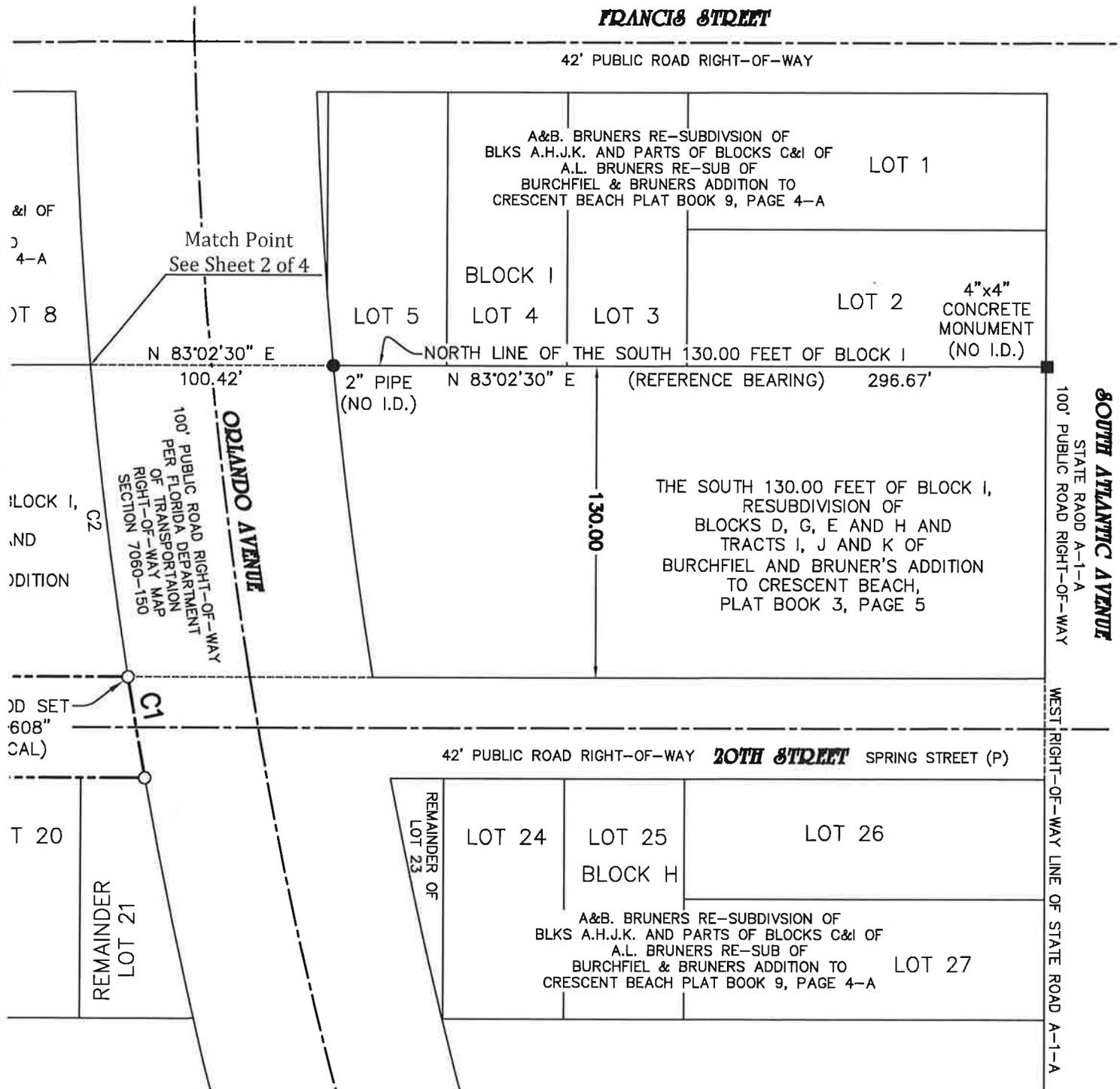


EXHIBIT A

SHEET 3 OF 4
NOT VALID WITHOUT SHEETS
1, 2 & 4 OF 4



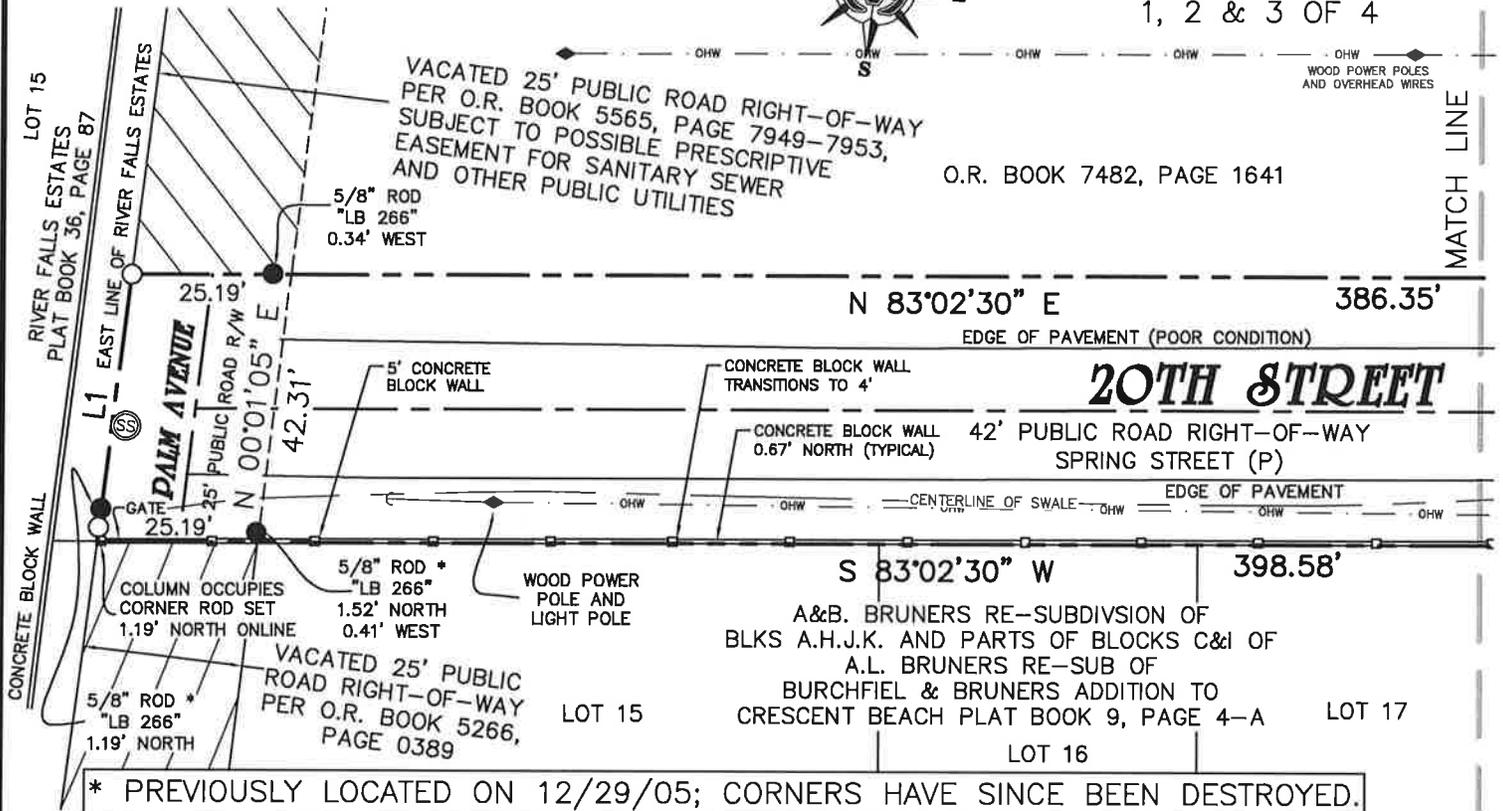
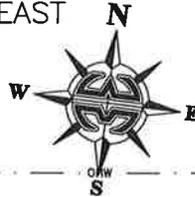
BOUNDARY SURVEY

EXHIBIT A

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PARENT PARCEL ID NUMBER: 25-37-26-26-1

SHEET 4 OF 4

NOT VALID WITHOUT SHEETS
 1, 2 & 3 OF 4



CONSTRUCTION ENGINEERING GROUP
2651 W EAU GALLIE BLVD STE A
MELBOURNE, FL 32935-8957 - HC

DRAINAGE EASEMENT

THIS INDENTURE, made this 29th day of May, A.D. 2018, between **SOUTHERN SELF STORAGE, LLC**, as the first party, whose mailing address is 3300 PGA Boulevard, Suite #350, Palm Beach Gardens, Florida 33410-2811, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, as the second party, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, for the use and benefit of BREVARD COUNTY, Florida.

WITNESSETH: That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, an easement commencing on the above date for the purposes of drainage, and other allied uses pertaining thereto which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of the easements is located in Section 26, Township 25 South, Range 37 East, County of Brevard, State of Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and/or assigns.

The first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

IN WITNESS WHEREOF, the first party having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

[Signature]
Witness
TRESHA McMillan
(Print Name)
[Signature]
Witness
Kim Page
(Print Name)

[Signature]
Robert A. McIntosh, Manager
[Signature]
Peter V. Cowie, Manager

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of May, 2018, by Robert A. McIntosh, who is/is not personally known to me or who has produced _____ as identification and who did/did not take an oath.



Notary Public [Signature]
Print Name TRESHA McMillan
Commission No. GG 50516
Commission Expires Nov 28, 2020

See 2nd page for Notary of Peter V. Cowie's Signature

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of May, 2018, by Peter V. Cowie, who is/is not personally known to me or who has produced _____ as identification and who did/did not take an oath.



Notary Public [Signature]
Print Name TRESHA McMillan
Commission No. GG 50516
Commission Expires NOV 28, 2020

Agenda Item # _____
Board Meeting Date _____

LEGAL DESCRIPTION

EXHIBIT A

PARCEL 801

PARENT PARCEL ID NUMBER: 25-37-26-26-1
 SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PURPOSE: CONVEY PUBLIC DRAINAGE EASEMENT
 (THIS IS NOT A SURVEY)

SHEET 1 OF 2
 NOT VALID WITHOUT
 SHEET 2 OF 2

RECEIVED
 MAY 21 2018
 BY: *mjc*

Legal Description: (By Surveyor)

SOUTH 10 FEET OF SPRING STREET (42 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY) PER A&B. BRUNERS RE-SUBDIVISION OF BLKS A.H.J.K. AND PARTS OF BLOCKS C&I OF A.L. BRUNERS RE-SUB OF BURCHFIEL & BRUNERS ADDITION TO CRESCENT BEACH PLAT BOOK 9, PAGE 4-A, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.07'	N 00°01'05" E
L2	395.58'	N 83°02'30" E
L3	398.58'	N 83°02'30" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1960.08'	0°17'49"	10.16'	10.16'	S 17°00'48" E

SURVEYOR'S NOTES

1. This Sketch and Description is based on a Boundary Survey prepared by William Mott Land Surveying, Inc., Project Number 217-0412, Dated August 24, 2017.
2. Easements and Rights-of-Way shown hereon except as called for by a Plat only includes those provided to the surveyor. The surveyor has made no search of the Public Records for such.
3. Bearings hereon based on the State Plane Coordinate System for Florida's East Zone (NAD 27) more specifically the North line of the South 130 feet Block I, Re-subdivision of Blocks D, G, E and H and Tracts I, J and K of Burchfiel and Bruner's Addition to Crescent Beach being North 83°02'30" East.

[Handwritten Signature]
 JONATHAN MORROW
 SURVEYOR
 LICENSE NO. 3608

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

JONATHAN M. MOTT, PLS. NO. 5060
 NOT VALID UNLESS SIGNED AND SEALED

WM WILLIAM MOTT LAND SURVEYING INC.

CASA BELLA PLAZA
 3159 ALZANTE CIRCLE, SUITE 103
 MELBOURNE, FLORIDA 32940
 PHONE (321) 751-4444 FAX (321) 751-4445

COPYRIGHT © 2016 WILLIAM MOTT LAND SURVEYING INC., ALL RIGHTS RESERVED LICENSED BUSINESS "3608"

LEGEND:
 O.H.W. = OVERHEAD WIRE
 R.B. = REFERENCE BEARINGS
 O.R.B. = OFFICIAL RECORDS BOOK
 D.B. = DEED BOOK
 P.B. = PLAT BOOK NT = NON TANGENT
 PG. = PAGE PC = POINT OF CURVATURE
 R/W = RIGHT-OF-WAY (P) = PLAT
 L# = LINE TABLE TAG
 C# = CURVE TABLE TAG
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT

DRAWN BY: T.B.	PROJECT NO: 217-0412	REVISION	05/03/18	REVISED TITLE	SECTION 26
CHECKED BY: J.M.M.	DRAWING: SK-BREVARD.DWG				TOWNSHIP 25 SOUTH
DATE: 05/02/18	CLIENT NO: 5411				RANGE 37 EAST

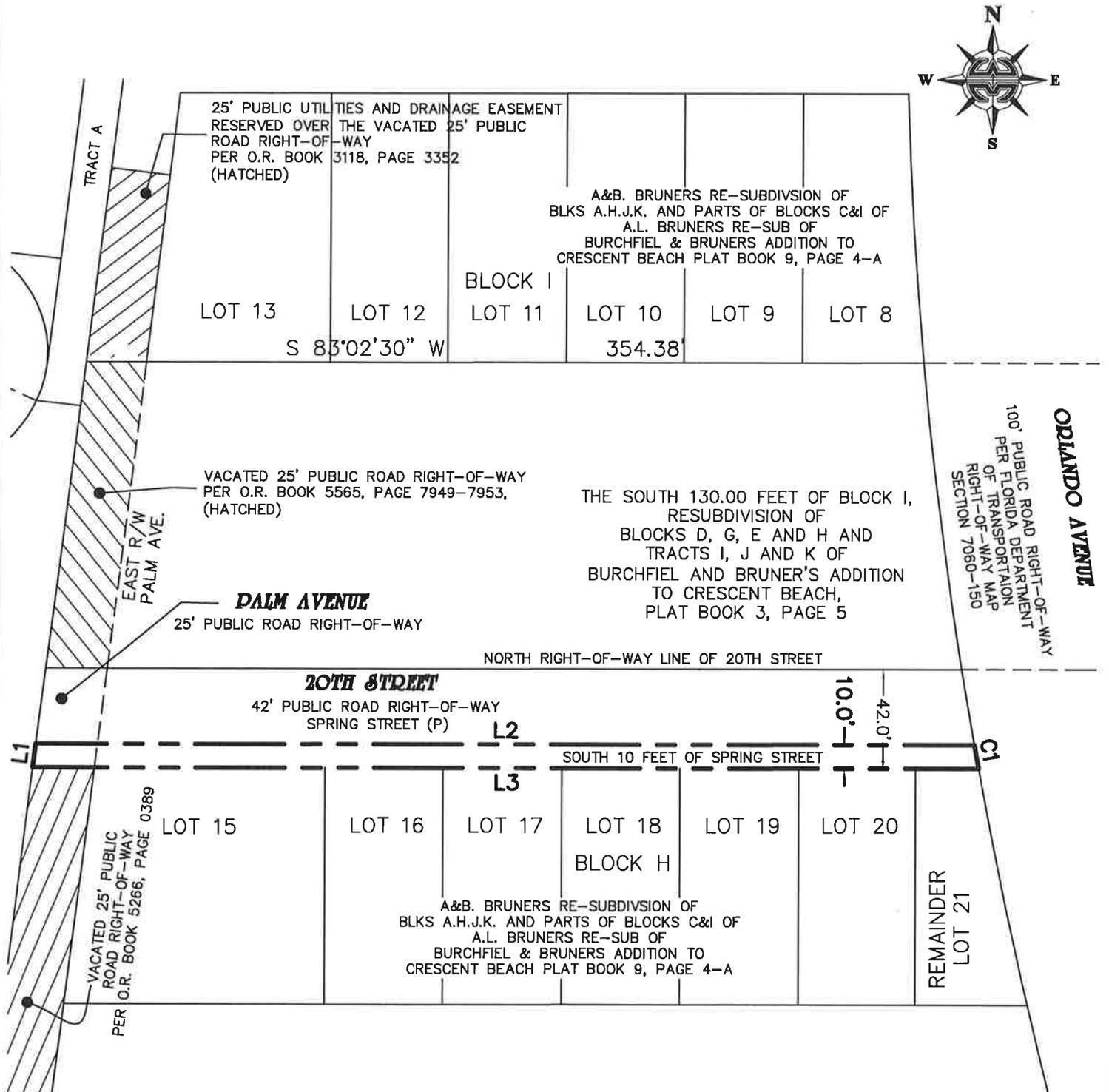
SKETCH OF DESCRIPTION

EXHIBIT A

PARCEL 801

PARENT PARCEL ID NUMBER: 25-37-26-26-1
 SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PURPOSE: CONVEY PUBLIC DRAINAGE EASEMENT
 (THIS IS NOT A SURVEY)

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



Pursuant to Section 695.26(3)(f), this instrument
exempt from Chapter 695, F.S.
Prepared by and return to a Public Official:
City Manager, City of Cocoa Beach
2 South Orlando Avenue
Cocoa Beach, Florida 32931

EASEMENT

THIS INDENTURE, made this 8th day of June, 2018, by and between SOUTHERN SELF STORAGE, LLC, a Florida limited liability company "Grantor", successor in interest to Southern Self Storage, LLC, whose address is 3300 PGA Blvd; Suite 350; Palm Beach Gardens, FL 33410 and CITY OF COCOA BEACH, FLORIDA, a municipal corporation, organized and existing under the laws of the State of Florida, and whose address is 2 South Orlando Ave., Cocoa Beach, Florida, 32931, "Grantee."

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00) together with other good and valuable consideration paid by Grantee to the Grantor, the receipt of which is hereby acknowledged, Grantor, by these presents does hereby give and assign, a non exclusive, but superior in right to all other rights granted in the easement area, permanent, perpetual easement and right-of-way for the installation, operation and maintenance of utilities, to include without limitation, electric, sewer, water drainage, reclaimed water, cable and telecommunication facilities, and all rights to include, but not limited to, the perpetual right to enter upon said easement at any time that it may see fit, and construct, lay, reconstruct, operate, maintain, and repair improvements, fixtures, accessories and all appurtenances thereto, under and upon the following property, situate lying and being in Brevard County, Florida, to wit:

Being a portion of that parcel described in that deed recorded Official Records Book 3048, Page 4388 of the Public Records of Brevard County, Florida and being more particularly described as follows:

A portion of lands described in O.R. Book 7482, Page 1641, of the Public Records of Brevard County Florida, being more particularly described as follows:

Commencing at the Northwest corner of Block I, Resubdivision of Blocks D, G, E, and H and Tracts I, J, K of Burchfiel and Bruner's Addition to Crescent Beach, according to the Plat thereof, as recorded in Plat Book 3, Page 5, of the said Public Records of Brevard County; thence South 83°02'30" West, a distance of 10.07 Feet to the POINT-OF-BEGINNING; thence South 00°01'05" West, a distance of 147.34 Feet; thence North 83°02'30" East, a distance of 375.86 Feet to a point on the West Right-of-Way line of Orlando Avenue (as shown on Florida Department of Transportation Right-of-Way Map Section 7060-150) also being the point of curvature of a non tangent circular curve concave to the East, having a radius of 1,960.08 Feet, and a central angle of 00°26'41"; thence from a tangent bearing of South 16°23'53" East, run Southerly along said West Right-of-Way line and along the arc of said curve an arc distance of 15.22 Feet; thence leaving said line run South 83°02'30" West, a distance of 83.71 Feet; thence South 01°40'11" East, a distance of 10.79 Feet; thence South 83°02'30" West, a distance of 15.06 Feet; thence North 01°40'11" West, a distance of 10.79 Feet; thence South 83°02'30" West, a distance of 296.58 Feet to a point on the West Right-of-Way line of Palm Avenue Per said Plat Book 3, Page 5; thence North 00°01'05" East along said West line, a distance of 162.46 Feet; thence North 83°02'30" East, a distance of 15.11 Feet to the POINT-OF-BEGINNING.

Containing 0.190 Acres of land more or less.

Graphic Depiction of said easement presented as Exhibit "A," attached hereto.

Grantee shall have the right to excavate, patrol, inspect, alter, improve, repair, maintain or remove

such facilities, utilities, and accessories, including the rights and privileges reasonably necessary or convenient for the enjoyment or use thereof for the purpose of installation, operation and maintenance; and the further right to trim, cut, remove trees, bushes, undergrowth, and other obstructions of poles, pipes, lines, mains, conduits, laterals and accessories, and appurtenances thereto. Grantor further grants the reasonable right to enter upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted.

The Grantor hereby covenants and agrees that no facilities, buildings, structures or obstacles shall be located, constructed, excavated or created within the Easement Area which would in the opinion of the Grantee interfere with the safe and efficient operation of Grantee's facilities. However, this easement shall in no way reduce the allowed building lot coverage, and the easement area may be utilized as rear yard area, buffer area, and may be used for landscaping not in conflict with any utilities installed in the easement Grantor may develop the remainder (non easement area) of its property as if this Agreement did not exist.

This Agreement shall be binding upon the successors and assigns, personal representatives, executors, and administrators of the parties hereto.

IN WITNESS WHEREOF, the said Grantor hereunto sets its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:
[Signature]
Witness Tresha McMillan
(Print Name)
Witness Kim Page
(Print Name)

SOUTHERN SELF STORAGE, LLC
By: Peter Cowie
Its: Managing Member

By: [Signature]
Peter Cowie

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7th day of JUNE, 2018, by Peter Cowie Robert McIntoshTM, Managing Member of Southern Self Storage, on behalf of said limited liability company, who is personally known to me and who (did) (did not) take an oath.



Notary Public [Signature]
My Commission Expires: 11/28/2020

ACCEPTED BY the City of Cocoa Beach:

[Signature]
Loredana Kalaghchy, City Clerk

SKETCH OF LEGAL (NOT A SURVEY)

EXHIBIT A

Legal Description: (By Surveyor)

A portion of lands described in O.R. Book 7482, Page 1641, of the Public Records of Brevard County Florida, being more particularly described as follows:

Commencing at the Northwest corner of Block I, Resubdivision of Blocks D, G, E, and H and Tracts I, J, K of Burchfiel and Bruner's Addition to Crescent Beach, according to the Plat thereof, as recorded in Plat Book 3, Page 5, of the said Public Records of Brevard County; thence South 83°02'30" West, a distance of 10.07 Feet to the POINT-OF-BEGINNING; thence South 00°01'05" West, a distance of 147.34 Feet; thence North 83°02'30" East, a distance of 375.86 Feet to a point on the West Right-of-Way line of Orlando Avenue (as shown on Florida Department of Transportation Right-of-Way Map Section 7060-150) also being the point of curvature of a non tangent circular curve concave to the East, having a radius of 1,960.08 Feet, and a central angle of 00°26'41"; thence from a tangent bearing of South 16°23'53" East, run Southerly along said West Right-of-Way line and along the arc of said curve an arc distance of 15.22 Feet; thence leaving said line run South 83°02'30" West, a distance of 83.71 Feet; thence South 01°40'11" East, a distance of 10.79 Feet; thence South 83°02'30" West, a distance of 15.06 Feet; thence North 01°40'11" West, a distance of 10.79 Feet; thence South 83°02'30" West, a distance of 296.58 Feet to a point on the West Right-of-Way line of Palm Avenue Per said Plat Book 3, Page 5; thence North 00°01'05" East along said West line, a distance of 162.46 Feet; thence North 83°02'30" East, a distance of 15.11 Feet to the POINT-OF-BEGINNING.

Containing 0.190 Acres of land more or less.

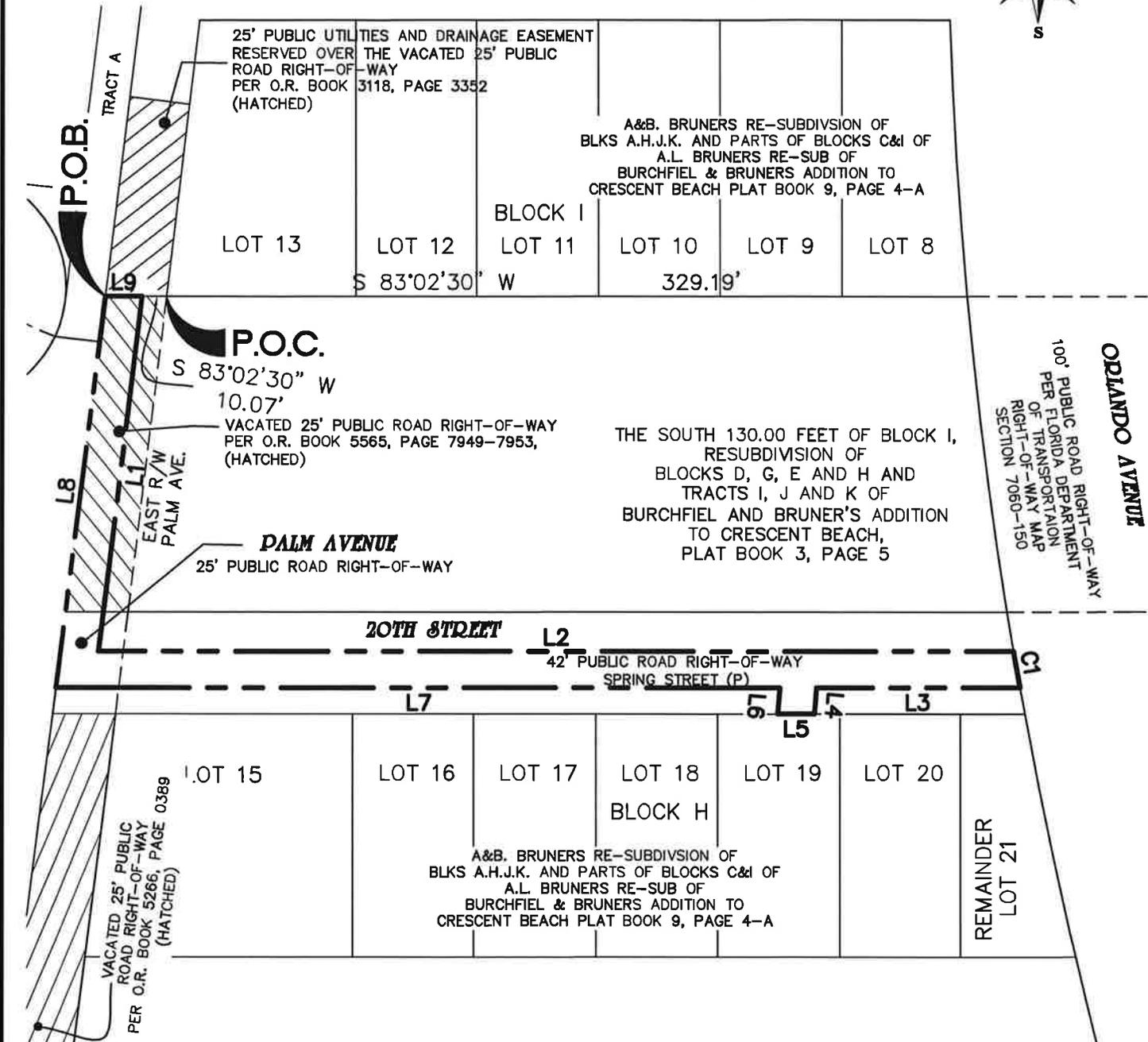
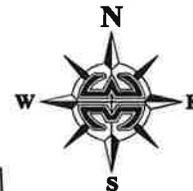
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1960.08'	0°26'41"	15.22'	15.22'

LINE TABLE		
LINE	LENGTH	BEARING
L1	147.34'	S 00°01'05" W
L2	375.86'	N 83°02'30" E
L3	83.71'	S 83°02'30" W
L4	10.79'	S 01°40'11" E
L5	15.06'	S 83°02'30" W
L6	10.79'	N 01°40'11" W
L7	296.58'	S 83°02'30" W
L8	162.46'	N 00°01'05" E
L9	15.11'	N 83°02'30" E

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER

PROJECT NO: 217-0412		DRAWING NAME: 17-412 SKETCH COCOA.DWG		SHEET 1 OF 2	
SCALE: 1"=50'		DWN.BY: T.B.	CHD.BY: J.M.M.	PROPERTY I.D. 5411	THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST HAVE THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY THIS FIRM.
REVISIONS	A.				
	B.				
	C.				CERTIFIED TO: <div style="text-align: center; font-size: large;">City of Cocoa Beach</div>
CERTIFICATION I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.					WILLIAM MOTT LAND SURVEYING INC. CasaBella Plaza 3159 Alzanta Circle, Suite 103 Melbourne, Florida 32940 Phone (321) 751-4444 <small>LICENSED BUSINESS *3608*</small>
SIGNING DATE: 05/02/18		JONATHAN M. MOTT, P.L.S. FLA. CERT. NO.5060			

SKETCH OF LEGAL (NOT A SURVEY)



THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER

PROJECT NO: 217-0412 DRAWING NAME: 17-412 SK COCOA.DWG SHEET 2 OF 2

SCALE: 1"=50' DWN.BY: T.B. CHD.BY: J.M.M. PROPERTY I.D. 5411

REVISIONS	A.
	B.
	C.

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST HAVE THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY THIS FIRM.

CERTIFIED TO:

City of Cocoa Beach

SEE SHEET 1 FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

WM WILLIAM MOTT LAND SURVEYING INC.
CasaBella Plaza
3159 Aizante Circle, Suite 103
Melbourne, Florida 32940
Phone (321) 751-4444 LICENSED BUSINESS *3608*

LEGAL NOTICE

RESOLUTION VACATING A PUBLIC RIGHT-OF-WAY IN A & B BRUNERS
RE-SUBDIVISION OF BLOCKS A, H, J, K, AND PARTS OF BLOCKS C AND I OF A.L.
BRUNERS RE-SUB OF BURCHFIEL AND BRUNER'S ADDITION TO CRESCENT BEACH,
COCOA BEACH – SOUTHERN SELF STORAGE, LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 10th day of July 2018, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a public right-of-way in A & B Bruners Re-subdivision of Blocks A, H, J, K, and parts of Blocks C and I of A.L. Bruners Re-sub of Burchfiel and Bruner's Addition to Crescent Beach, as petitioned by Southern Self Storage, LLC.

SEE ATTACHED EXHIBIT "A"

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

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 July 15, 2018, issue of the Florida TODAY.

Bill the Board of County Commissioners Account Number 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**

LEGAL DESCRIPTION:

EXHIBIT "A"

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF ORLANDO AVENUE (100 FOOT PUBLIC ROAD RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7060-150); THE 42 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY SHOWN AS SPRING STREET (AKA 20TH STREET) PER, A & B BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K AND PARTS OF BLOCKS C AND I OF A.L. BRUNERS RE-SUB OF BURCHFIEL AND BRUNER'S ADDITION TO CRESCENT BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 4A, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THAT PORTION OF THE 25' WIDE PUBLIC ROAD RIGHT-OF-WAY SHOWN AS PALM AVENUE PER SAID PLAT BOOK 9, PAGE 4A; LYING WEST OF SAID SPRING STREET, SOUTH OF VACATED PALM AVENUE AS DESCRIBED IN RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5565, PAGE 7949, OF THE SAID PUBLIC RECORDS AND NORTH OF VACATED PALM AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5266, PAGE 389, OF THE SAID PUBLIC RECORDS. CONTAINING 16,480.20 SQUARE FEET OR 0.38 ACRES OF LAND MORE OR LESS. JONATHAN M. MOTT, PLS



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2520200
Owners	Southern Self Storage LLC
Mailing Address	3300 Pga Blvd , Unit Ste 350 Attn: Robert A McIntosh & Peter V Cowie Palm Beach Gardens FL 33410
Site Address	6 20Th St Unit 107 Cocoa Beach FL 32931
	6 20Th St Unit 101 Cocoa Beach FL 32931
	14 20Th St Cocoa Beach FL 32931
	6 20Th St Unit 104 Cocoa Beach FL 32931
	6 20Th St Unit 205 Cocoa Beach FL 32931
	6 20Th St Unit 106 Cocoa Beach FL 32931
	6 20Th St Unit 202 Cocoa Beach FL 32931
	6 20Th St Unit 102 Cocoa Beach FL 32931
	6 20Th St Unit 105 Cocoa Beach FL 32931
	6 20Th St Unit 201 Cocoa Beach FL 32931
	6 20Th St Unit 203 Cocoa Beach FL 32931
	6 20Th St Unit 206 Cocoa Beach FL 32931
	6 20Th St Unit 207 Cocoa Beach FL 32931
	6 20Th St Unit 103 Cocoa Beach FL 32931
6 20Th St Unit 204 Cocoa Beach FL 32931	
6 20Th St Unit 108 Cocoa Beach FL 32931	
Parcel ID	25-37-26-26-1
Property Use	4810 - Mini-Warehousing
Exemptions	None
Taxing District	2600 - Unincorp District 2
Total Acres	1.99
Subdivision	Burchfiel & Bruners Addn To Crescent Beach, Resubd
Site Code	0340 - A1A
Plat Book/Page	0003/0005
Land Description	Burchfiel & Bruners Addn To Crescent Beach, Resubd S 130 Ft Of Blk I Of Pb 3 Pg 5 And Pt Of Vac Palm Av Of Pb 9 Pg 4 Desc IN Orb 5565 Pg 7949



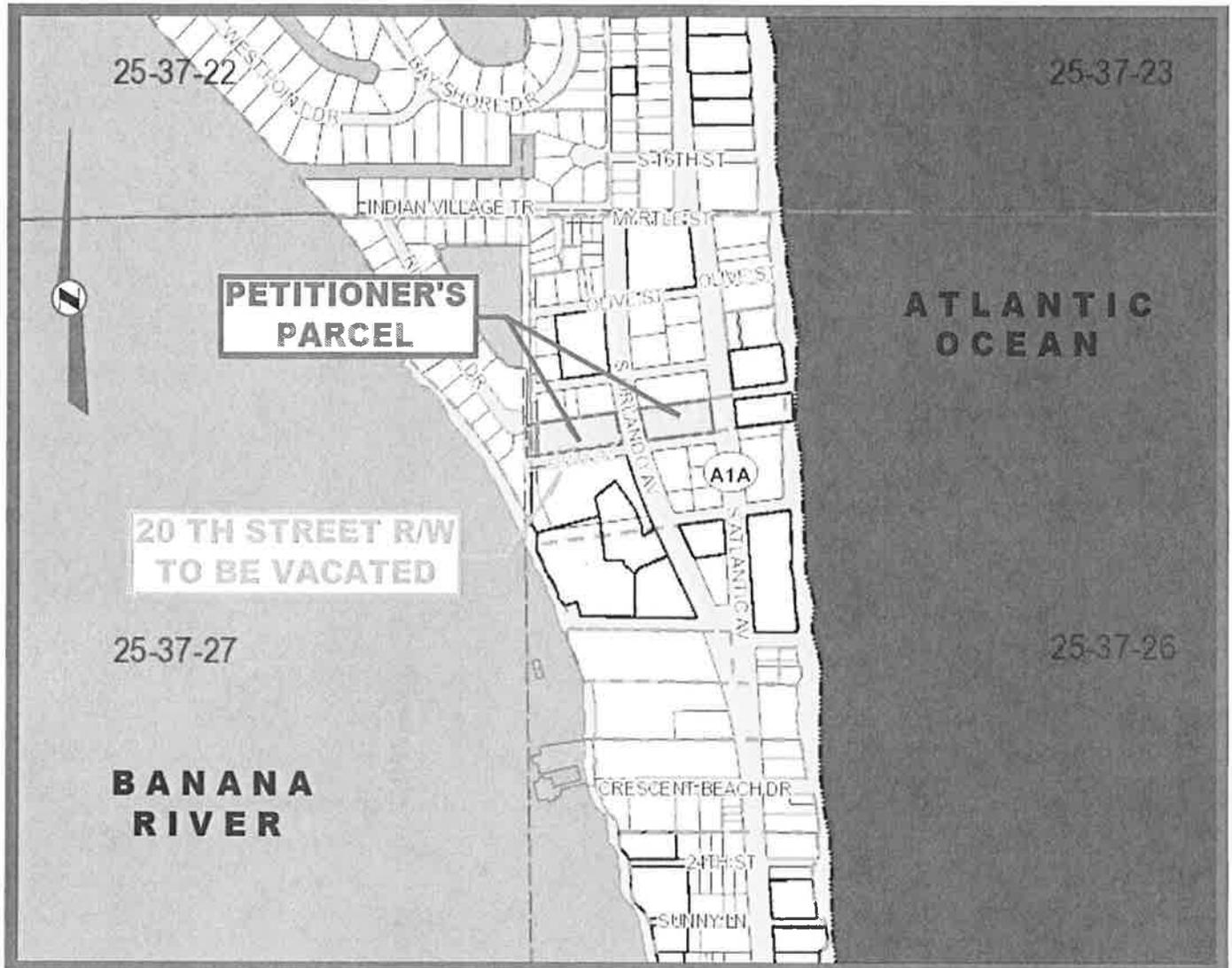
VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$2,835,000	\$2,700,000	\$1,300,000
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$2,835,000	\$2,700,000	\$1,300,000
Assessed Value School	\$2,835,000	\$2,700,000	\$1,300,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$2,835,000	\$2,700,000	\$1,300,000
Taxable Value School	\$2,835,000	\$2,700,000	\$1,300,000

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
10/27/2015	\$3,350,000	WD	Improved	7482/1641
03/16/2015	\$1,201,000	CT	Improved	7322/2549
09/30/2003	\$750,000	WD	Improved	5091/2795
10/02/2001	--	QC	Improved	4431/2069
06/30/1997	\$425,000	WD	Improved	3683/2024
04/01/1996	--	CT	Improved	3570/1782
09/01/1991	\$493,000	NN	Improved	3150/1717
05/06/1983	\$67,000	WD	--	2428/1157
08/01/1973	\$80,000	--	--	1367/0869

APPRAISER'S DETAIL SHEET



VICINITY MAP

Southern Self Storage, LLC – #6 - 20th Street, Cocoa Beach, FL, 32931 – South 130 ft., Block I, Burchfiel & Bruner's Addition to Crescent Beach – Plat Book 03 @ Pg. 05 – Section 26, Township 25 South, Range 37 East – District 2 – Proposed Vacating of 20th Street R/W West of S. R. A-1-A



A E R I A L M A P

Southern Self Storage, LLC – #6 - 20th Street, Cocoa Beach, FL, 32931 – South 130 ft., Block I, Burchfiel & Bruner's Addition to Crescent Beach – Plat Book 03 @ Pg. 05 – Section 26, Township 25 South, Range 37 East – District 2 – Proposed Vacating of 20th Street R/W West of S. R. A-1-A

A & B. BRUNERS RE-SUBDIVISION

OF

BLKS A, J, K. AND PARTS OF BLKS C & I

OF

A. L. BRUNERS RE-SUB

OF

MURCHFIELD BRUNERS ADDITION

TO

CRESCENT BEACH

SEC 26 TP 28 S. R. 37 E

BREVARD CO. FLA.

ACKNOWLEDGMENT

STATE OF FLA.
CO. OF BREVARD

Personally appeared before me this day
Dorabelle Bruner a widow and Bill Bruner a
son of hers the above named to be the
persons who executed the attached dedication
and who acknowledged the same execution to be
their own free deed and act for the purposes
therein expressed between my hands and
seal at Crescent Beach in the State of
Florida this 26th day of August 1928.



Helen Grier
Notary Public for Florida
My Comm. Expires 7-1-1932

DEDICATION

Known all men by these presents that we the
undersigned Dorabelle Bruner and Bill Bruner of
Brevard Co. Fla. the legal owners, have caused the
lands above herein to be re-platted and do
hereby dedicate this plat and the roads and streets
shown thereon to the use of the public. In witness
thereof we have hereunto set our hands and seal
this 26th day of August 1928.

Dorabelle Bruner
Bill Bruner

CERTIFICATE

I hereby certify that the attached plat
was made by me from my survey,
copy of the title book kept of the
and all plats of Brevard Co. Fla.
returned to the said Clerk of Brevard
County. All monuments have been set
as shown in compliance with
the law.

L. R. Hunter
CLERK



ATLANTIC

OCEAN

APPROVAL
approved by the Board of County
Commissioners of Brevard Co. Fla.
this 26th day of August 1928
by *W. H. Hunter*
Clerk of the Board.

PLAT BOOK REFERENCES

Brevard County App.	PA 46, 1788
A. L. Bruners, Re-Sub.	" 47-2
" 1928	" 47-4
Titcombs	" 47-46

FILED IN PLAT BOOK 18700
PA 46, 1788
PLAT FOR RECORD IN THE OFFICE OF CLERK OF COUNTY
COUNTY OF BREVARD, FLORIDA
THIS 26th DAY OF AUGUST 1928
at _____ o'clock _____
Notary Public for Florida
Helen Grier



PLAT REFERENCE

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Michael A. Ryan, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Tax Parcel I.D. Nos.: 2520200
Grantee's ID. No.:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of this 28th day of October, 2015, by REDUS ONE, LLC, a Delaware limited liability company, whose mailing address is 1 Independent Drive, 10th Floor, Jacksonville, FL 32202, Attention: Susan G. Moore ("Grantor"), to and in favor of SOUTHERN SELF STORAGE, LLC, a Florida limited liability company, whose mailing address is _____ 3300 PGA Boulevard, Suite 350, Palm Beach Gardens, FL 33410-2811, Attention: Robert A. McIntosh and Peter V. Cowie ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee those certain parcels of land situated in Brevard County, Florida more particularly described on Exhibit "A" attached hereto (the "Subject Property").

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

The conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2015 and thereafter, and those easements and restrictions of record attached hereto as Exhibit "B"; this reference to which shall not operate to reimpose the same.

The undersigned sole member of Grantor certifies that, pursuant to Section 10 of the Limited Liability Company Agreement of the Grantor, dated as of November 26, 2008, it has the power, on behalf of the Grantor, to bind the Grantor and to do all things necessary to carry out the business and affairs of the Grantor, including but not limited to selling, transferring and

P E T I T I O N E R ' S D E E D :

1 OF 4

conveying real estate. The undersigned is the duly elected Vice President of the Sole Member of the Grantor and in that capacity has the authority to do or cause to be done all acts or things and to sign and deliver, or cause to be signed and delivered, all such documents, instruments, and certificates in the name and on behalf of the sole member of the Grantor as she, in her discretion, may deem necessary, advisable or appropriate to effectuate or carry out the purposes and intent of executing this Special Warranty Deed and the other documents necessary to effectuate the transfer of the real property located in Brevard County, Florida, more particularly described herein.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

REDUS ONE, LLC, a Delaware limited liability company

By: REDUS Properties, Inc., a Delaware corporation, its sole member

[Signature]
Signature of Witness
Eric M. Acton
Printed Name of Witness

By: [Signature]
Name: Susan G. Moore
Title: Assistant Vice President

[Signature]
Signature of Witness
Carray Young
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of October, 2015, by Susan G. Moore, as Assistant Vice President of REDUS Properties, Inc., a Delaware corporation, on behalf of the corporation as sole member of REDUS ONE, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who produced _____ as identification.

(NOTARY SEAL)

CARRAY YOUNG
Notary Public, State of Florida
My Comm. Expires Feb. 4, 2017
Commission No. EE 852371

[Signature]
Notary Public Signature
Carray Young
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: EE852371
My Commission Expires: 2/4/17

PETITIONER'S DEED:

EXHIBIT "A"

The South 130.00 feet of Block I, Resubdivision of Blocks D, G, E and H and Tracts I, J and K of Burchfield & Bruner's Addition to Crescent Beach, according to the plat thereof, as recorded in Plat Book 3, Page 5, of the Public Records of Brevard County, Florida, less and except road right of way and together with vacated Palm Avenue as described in Resolution recorded in Official Records Book 5565, Page 7949, of the Public Records of Brevard County, Florida.

PETITIONER'S DEED:

3 OF 4

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. Easement to Florida Power & Light Company recorded in Official Records Book 2035, Page 893 of the Public Records of Brevard County, Florida.
3. Binding Development Plan recorded December 1, 2005 in Official Records Book 5572, Page 4916 and rerecorded in Official Records Book 5600, Page 3558; and Official Records Book 5862, Page 5122, all of the Public Records of Brevard County, Florida.
4. Easement to Florida Power & Light Company recorded January 29, 2009 in Official Records Book 5909, Page 5921 of the Public Records of Brevard County, Florida.
5. Easement to Florida Power & Light Company recorded February 10, 2009 in Official Records Book 5911, Page 9805 of the Public Records of Brevard County, Florida.
6. Water Line & Ingress/Egress Easement Agreement to the City of Cocoa recorded April 23, 2009 in Official Records Book 5936, Page 1628 of the Public Records of Brevard County, Florida.
7. The rights of all owners of property described in the plat of RESUBDIVISION OF BLOCK D, G, E, AND H AND TRACTS I, J AND K OF BURCHFIELD AND BRUNER'S ADDITION TO CRESCENT BEACH, as recorded in Plat Book 3, Page 5 of the Public Records of Brevard County, Florida, in and to the vacated street contained within the legal description in Schedule A.
8. Matters, if any, as shown on current survey of Subject Property.
9. Rights of tenants, as tenants, occupying all or part of the insured land under unrecorded storage space leases or rental agreements.

PETITIONER'S DEED:

4 OF 4

BOUNDARY SURVEY

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
PARENT PARCEL ID NUMBER: 25-37-26-26-1
PURPOSE OF SURVEY: VACATE RIGHT-OF-WAY

EXHIBIT A

SHEET 1 OF 4
NOT VALID WITHOUT SHEETS
2, 3 & 4 OF 4

Legal Description: (By Surveyor)

That portion of the following described property lying West of Orlando Avenue (100 foot Public Road Right-of-Way per Florida Department of Transportation Right-of-Way Map Section 7060-150); the 42 foot wide Public Road Right-of-Way shown as Spring Street (aka 20th Street) per, A & B Bruners Re-Subdivision of Blocks A, H, J, K and parts of Blocks C and I of A.L. Bruners Re-Sub of Burchfield and Bruner's Addition to Crescent Beach, according to the plat thereof, as recorded in Plat Book 9, Page 4A, of the Public Records of Brevard County, Florida, and that portion of the 25' wide Public Road Right-of-Way shown as Palm Avenue per said Plat Book 9, Page 4A; lying West of said Spring Street, South of vacated Palm Avenue as described in Resolution recorded in Official Records Book 5565, Page 7949, of the said Public Records and North of vacated Palm Avenue as described in Official Records Book 5266, Page 389, of the said Public Records.

SURVEYOR'S NOTES:

1. Easements and Rights-of-Way shown hereon except as called for by a Plat only includes those provided to the surveyor. The surveyor has made no search of the Public Records for such.
2. Only open and notorious evidence of easements and Right-of-Way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
3. Bearings hereon based on the State Plane Coordinate System for Florida's East Zone (NAD 27) more specifically the North line of the South 130 feet Block I, Re-subdivision of Blocks D, G, E and H and Tracts I, J and K of Burchfield and Bruner's Addition to Crescent Beach being North 83°02'30" East.
4. Type of survey: Boundary
5. This property is located in Federal Flood Zone X, areas determined to be outside the 0.2% annual chance flood plain, as shown on Flood Insurance Rate Map Community No. 125092, Panel 0461, Suffix G, effective date March 17, 2014.
6. Use only property corners for construction of fences and other improvements.

PREPARED FOR AND CERTIFIED TO:
SOUTHERN SELF STORAGE, LLC AND
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

JONATHAN M. MOTT, PLS NO. 5060
NOT VALID UNLESS SIGNED AND SEALED



WILLIAM MOTT LAND SURVEYING INC.

EAGLE HARBOUR DOWNTOWN
3800 WEST EAU GALIE BOULEVARD, SUITE 101
MELBOURNE, FLORIDA 32934-3285
PHONE (321) 751-4444 FAX (321) 751-4445

COPYRIGHT © 2016 WILLIAM MOTT LAND SURVEYING INC. ALL RIGHTS RESERVED LICENSED BUSINESS "3608"

LEGEND:

R.B. = REFERENCE BEARING
 O.R.B. = OFFICIAL RECORDS BOOK
 D.B. = DEED BOOK
 P.B. = PLAT BOOK NT = NON TANGENT
 PG. = PAGE PC = POINT OF CURVATURE
 R/W = RIGHT-OF-WAY
 LT = LINE TABLE TAG
 CT = CURVE TABLE TAG
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT

DRAWN BY: <u>T.B.</u>	PROJECT NO: <u>2170412</u>	REVISION	DATE	DESCRIPTION	SECTION <u>26</u>
CHECKED BY: <u>J.M.M.</u>	DRAWING: <u>17-412Sketch ROW.DWG</u>				TOWNSHIP <u>25</u> SOUTH
DATE: <u>03/12/18</u>	CLIENT NO: <u>5411</u>				RANGE <u>37</u> EAST

PETITIONER'S BOUNDARY SURVEY: 1 OF 4

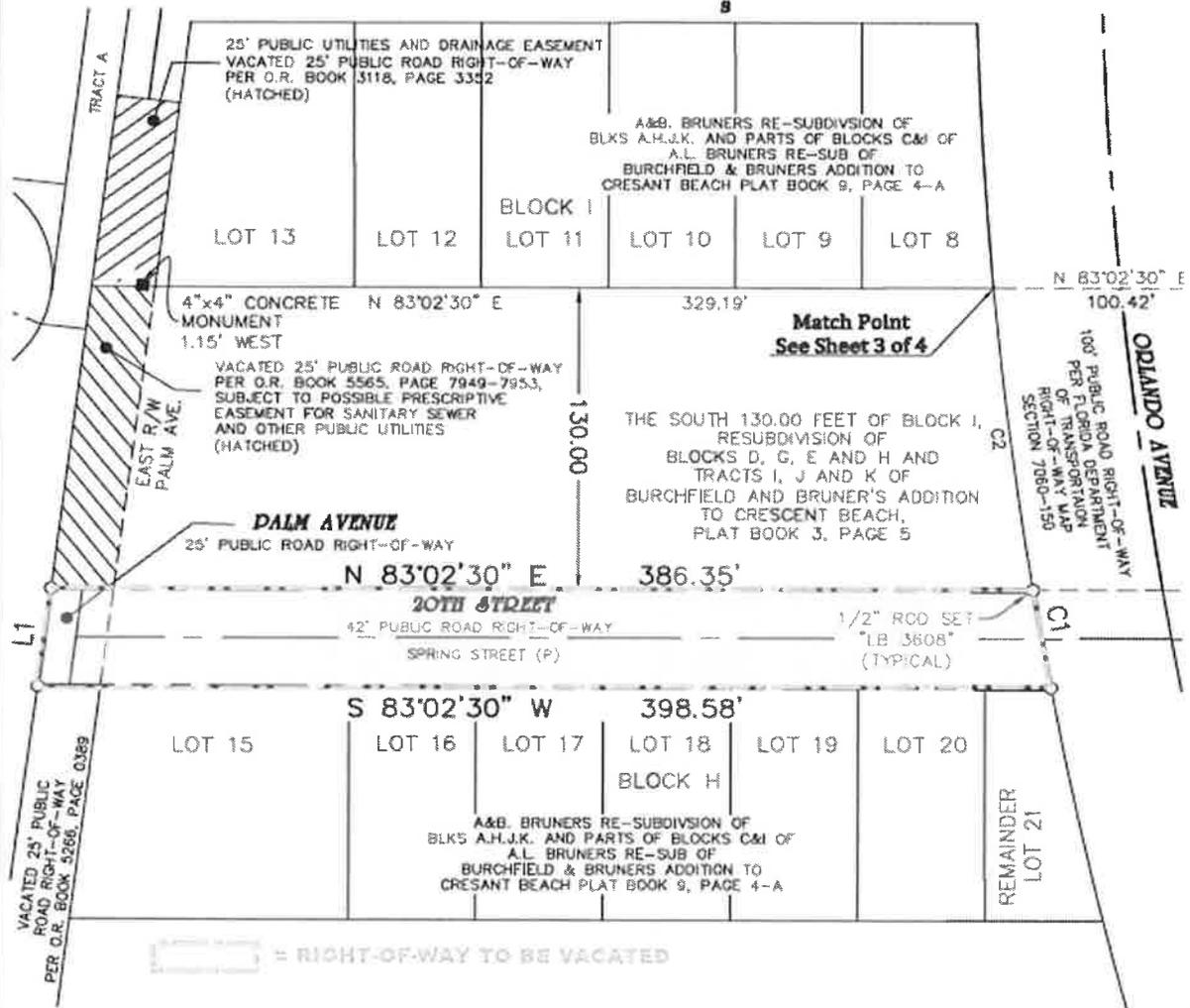
BOUNDARY SURVEY

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PARENT PARCEL ID NUMBER: 25-37-26-26-1



EXHIBIT A

SHEET 2 OF 4
 NOT VALID WITHOUT SHEETS
 1, 3 & 4 OF 4



= RIGHT-OF-WAY TO BE VACATED

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1960.08'	1°14'42"	42.59'	42.59'	S 16°32'22" E
C2	1960.08'	3°49'47"	131.01'	130.99'	S 14°00'07" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.31'	N 00°01'05" E

PREPARED BY: WILLIAM MOTT LAND SURVEYING, INC.
 SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST

SCALE: 1" = 30'
 PROJECT NO. 217-0412

PETITIONER'S BOUNDARY SURVEY: 2 OF 4

BOUNDARY SURVEY

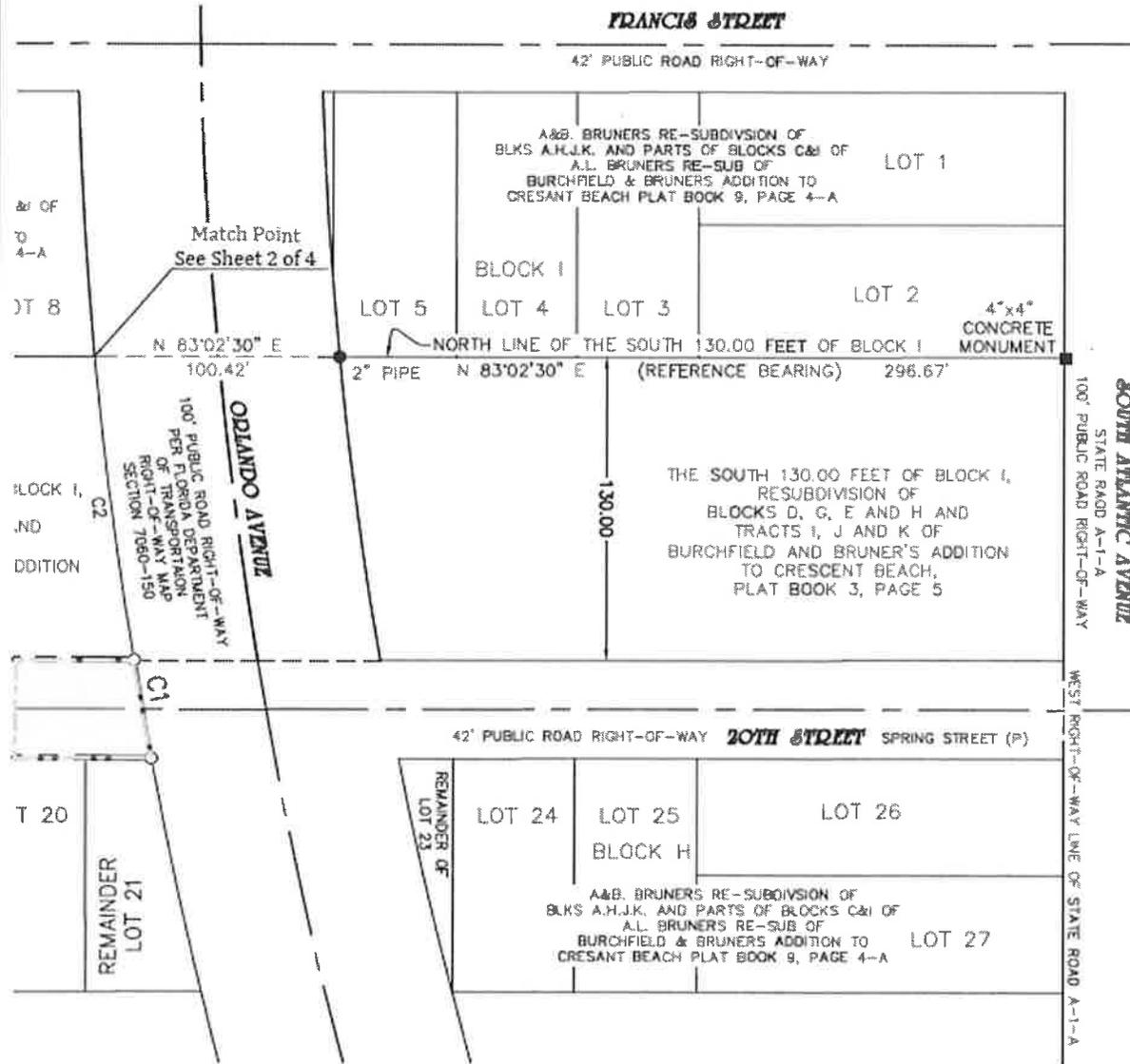
SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
PARENT PARCEL ID NUMBER: 25-37-26-26-1

EXHIBIT A

SHEET 3 OF 4
NOT VALID WITHOUT SHEETS
1, 2 & 4 OF 4



= RIGHT-OF-WAY TO BE VACATED



PREPARED BY: WILLIAM MOTT LAND SURVEYING, INC.
SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST

SCALE: 1" = 30'
PROJECT NO. 217-0412

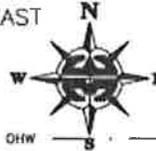
PETITIONER'S BOUNDARY SURVEY: 3 OF 4

BOUNDARY SURVEY

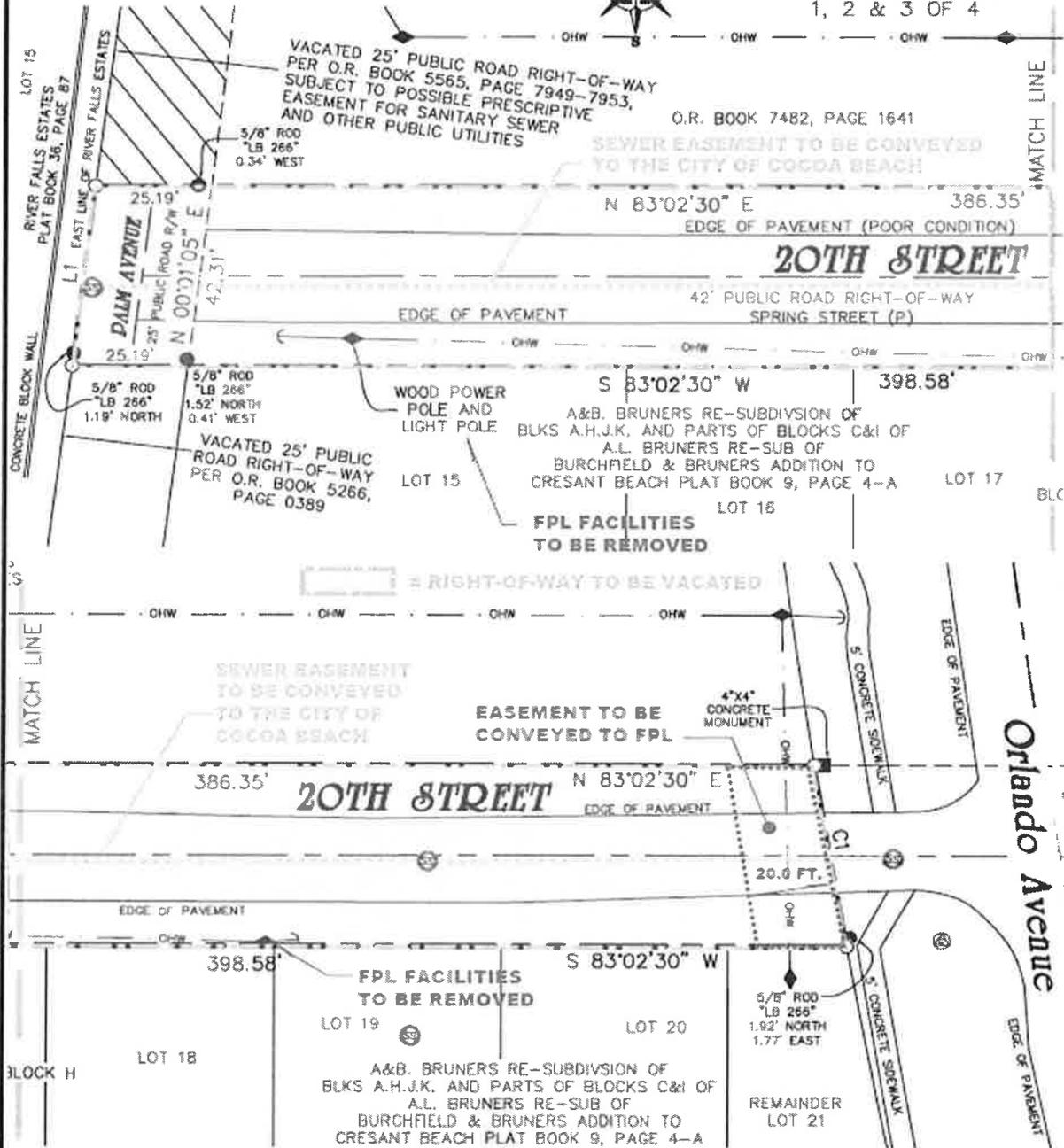
EXHIBIT A

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
PARENT PARCEL ID NUMBER: 25-37-26-26-1

SHEET 4 OF 4



NOT VALID WITHOUT SHEETS
1, 2 & 3 OF 4



PREPARED BY: WILLIAM MOTT LAND SURVEYING, INC.
SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST

SCALE: 1" = 30'
PROJECT NO. 217-0412

PETITIONER'S BOUNDARY SURVEY: 4 OF 4

COMMENT SUMMARY

APPLICANT: SOUTHERN SELF STORAGE, LLC UPDATE BY/TIME & DATE: MARC CAZESSÜS, PLS - 20180424 @ 13:39

COMPANIES	NOTIFIED	COMMENTS RECEIVED	APPROVED	STIPULATIONS/REMARKS
UTILITIES				
CITY OF COCOA	20180330	20180402	YES	NO OBJECTIONS
FLORIDA POWER LIGHT	20180330	20180403	YES	STREET LIGHT REMOVAL AGREEMENT REQUIRED
CITY GAS COMPANY OF FLORIDA	20180330	20180402	YES	NO OBJECTIONS
A T & T	20180330	20180403	YES	POLE REMOVAL AGREEMENT REQUIRED
FLORIDA GAS TRANSMISSION	20180330	20180402	YES	NO OBJECTIONS
CHARTER COMMUNICATIONS	20180330	20180402	YES	NO OBJECTIONS
CITY OF COCOA BEACH	20180312	20180312	YES	UTILITY EASEMENT REQUIRED
COUNTY STAFF				
ROAD AND BRIDGE	20180330	20180423	YES	NO OBJECTIONS - SUSAN JACKSON
TRAFFIC ENGINEERING	20180330	20180411	YES	NO OBJECTIONS - DEVIN SWANSON
LAND ACQUISITION	20180330	20180406	YES	NO OBJECTIONS - BLAISE MANCINI
FIRE AND RESCUE	20180330	20180402	YES	NO OBJECTIONS - DOUGLAS CARTER
LAND PLANNING	20180330	20180406	YES	NO OBJECTIONS - RABECCA RAGAIN
COUNTY UTILITY SERVICES	20180330	20180402	YES	NO OBJECTIONS - TAMMY HURLEY
NRMD - STORM WATER	20180330	20180418	YES	NO OBJECTIONS - DRAINAGE & UTILITY EASEMENT REQUIRED - HARVEY WHEELER
ZONING	20180330	20180406	YES	NO OBJECTIONS - PAUL BODY

COMMENT SHEET

AD#2993437, 6/25/2018 LEGAL NOTICE NOTICE FOR THE PARTIAL VACATING OF THE UNOPENED, 42.0 FT. WIDE PUBLIC RIGHT-OF-WAY OF 20th STREET, UNRECORDED PLAT OF "A & B BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K AND PARTS OF BLOCKS C AND I OF A.L. BRUNERS RE-SUB OF BURCHFIEL AND BRUNER'S ADDITION TO CRESCENT BEACH" IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST, COCOA BEACH, FL NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by SOUTHERN SELF STORAGE, LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF ORLANDO AVENUE (100 FOOT PUBLIC ROAD RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7060-150); THE 42 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY SHOWN AS SPRING STREET (AKA 20TH STREET) PER, A & B BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K AND PARTS OF BLOCKS C AND I OF A.L. BRUNERS RE-SUB OF BURCHFIEL AND BRUNER'S ADDITION TO CRESCENT BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 4A, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THAT PORTION OF THE 25' WIDE PUBLIC ROAD RIGHT-OF-WAY SHOWN AS PALM AVENUE PER SAID PLAT BOOK 9, PAGE 4A; LYING WEST OF SAID SPRING STREET, SOUTH OF VACATED PALM AVENUE AS DESCRIBED IN RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5565, PAGE 7949, OF THE SAID PUBLIC RECORDS AND NORTH OF VACATED PALM AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5266, PAGE 389, OF THE SAID PUBLIC RECORDS. CONTAINING 16,480.20 SQUARE FEET OR 0.38 ACRES OF LAND MORE OR LESS. JONATHAN M. MOTT, PLS The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described right-of-way at 5:00 P.M. on July 10, 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

DRAINAGE EASEMENT

THIS INDENTURE, made this 29th day of May, A.D. 2018, between **SOUTHERN SELF STORAGE, LLC**, as the first party, whose mailing address is 3300 PGA Boulevard, Suite #350, Palm Beach Gardens, Florida 33410-2811, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, as the second party, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, for the use and benefit of BREVARD COUNTY, Florida.

WITNESSETH: That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, an easement commencing on the above date for the purposes of drainage, and other allied uses pertaining thereto which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easement.

The land affected by the granting of the easements is located in Section 26, Township 25 South, Range 37 East, County of Brevard, State of Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO (LEGAL DESCRIPTION)

TO HAVE AND TO HOLD said easement unto the County of Brevard and to its successors and/or assigns.

The first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

IN WITNESS WHEREOF, the first party having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

TRESHA McMillan
(Print Name)

[Signature]
Witness

Kim Page
(Print Name)

[Signature]
Robert A. McIntosh, Manager

[Signature]
Peter V. Cowie, Manager

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of May, 2018, by Robert A. McIntosh, who is not personally known to me or who has produced as identification and who did/did not take an oath.



Notary Public [Signature]
Print Name TRESHA McMillan
Commission No. GG 50516
Commission Expires Nov 28, 2020

See 2nd page for Notary of Peter V. Cowie's Signature

DRAINAGE EASEMENT:

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of May, 2018, by Peter V. Cowie, who is/is not personally known to me or who has produced _____ as identification and who did/did not take an oath.



Notary Public [Signature]
Print Name TRESHA McMillan
Commission No. 0050516
Commission Expires NOV 28, 2020

Agenda Item # _____
Board Meeting Date _____

DRAINAGE EASEMENT:

2 OF 4

LEGAL DESCRIPTION

EXHIBIT A

PARCEL 801

PARENT PARCEL ID NUMBER: 25-37-26-26-1
 SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PURPOSE: CONVEY PUBLIC DRAINAGE EASEMENT
 (THIS IS NOT A SURVEY)

SHEET 1 OF 2
 NOT VALID WITHOUT
 SHEET 2 OF 2

RECEIVED
 MAY 21 2018
 BY: *mpc*

Legal Description: (By Surveyor)

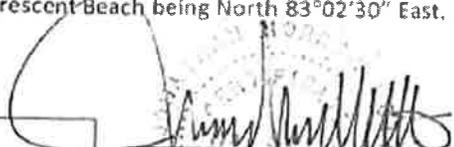
SOUTH 10 FEET OF SPRING STREET (42 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY) PER A&B. BRUNERS RE-SUBDIVISION OF BLKS A.H.J.K. AND PARTS OF BLOCKS C&I OF A.L. BRUNERS RE-SUB OF BURCHFIEL & BRUNERS ADDITION TO CRESCENT BEACH PLAT BOOK 9, PAGE 4-A, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.07'	N 00°01'05" E
L2	395.58'	N 83°02'30" E
L3	398.58'	N 83°02'30" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1960.08'	0°17'49"	10.16'	10.16'	S 17°00'48" E

SURVEYOR'S NOTES

1. This Sketch and Description is based on a Boundary Survey prepared by William Mott Land Surveying, Inc., Project Number 217-0412, Dated August 24, 2017.
2. Easements and Rights-of-Way shown hereon except as called for by a Plat only includes those provided to the surveyor. The surveyor has made no search of the Public Records for such.
3. Bearings hereon based on the State Plane Coordinate System for Florida's East Zone (NAD 27) more specifically the North line of the South 130 feet Block I, Re-subdivision of Blocks D, G, E and H and Tracts I, J and K of Burchfiel and Bruner's Addition to Crescent Beach being North 83°02'30" East.



PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

JONATHAN M. MOTT, PLS. NO. 5060
 NOT VALID UNLESS SIGNED AND SEALED

WILLIAM MOTT LAND SURVEYING INC.

CASA BELLA PLAZA
 3159 ALZANTE CIRCLE, SUITE 103
 MELBOURNE, FLORIDA 32940
 PHONE (321) 751-4444 FAX (321) 751-4445

COPYRIGHT © 2018 WILLIAM MOTT LAND SURVEYING INC., ALL RIGHTS RESERVED

LICENSED BUSINESS "3608"

LEGEND:
 R.B. = REFERENCE BEARING
 O.R.B. = OFFICIAL RECORDS BOOK
 O.B. = ODEE BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 R/W = RIGHT-OF-WAY
 L.T. = LINE TABLE TAG (P) = PLAT
 C.T. = CURVE TABLE TAG
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 D.W. = OVERHEAD WIRE
 NT = NON TANGENT
 PC = POINT OF CURVATURE

DRAWN BY: <u>T.B.</u>	PROJECT NO: <u>217-0412</u>	REVISION	<u>3/1/18</u>	REVISED TITLE	SECTION <u>26</u>
CHECKED BY: <u>J.M.M.</u>	DRAWING: <u>SK-BREVARD.DWG</u>				TOWNSHIP <u>25</u> SOUTH
DATE: <u>05/02/18</u>	CLIENT NO: <u>5411</u>				RANGE <u>37</u> EAST

DRAINAGE EASEMENT:

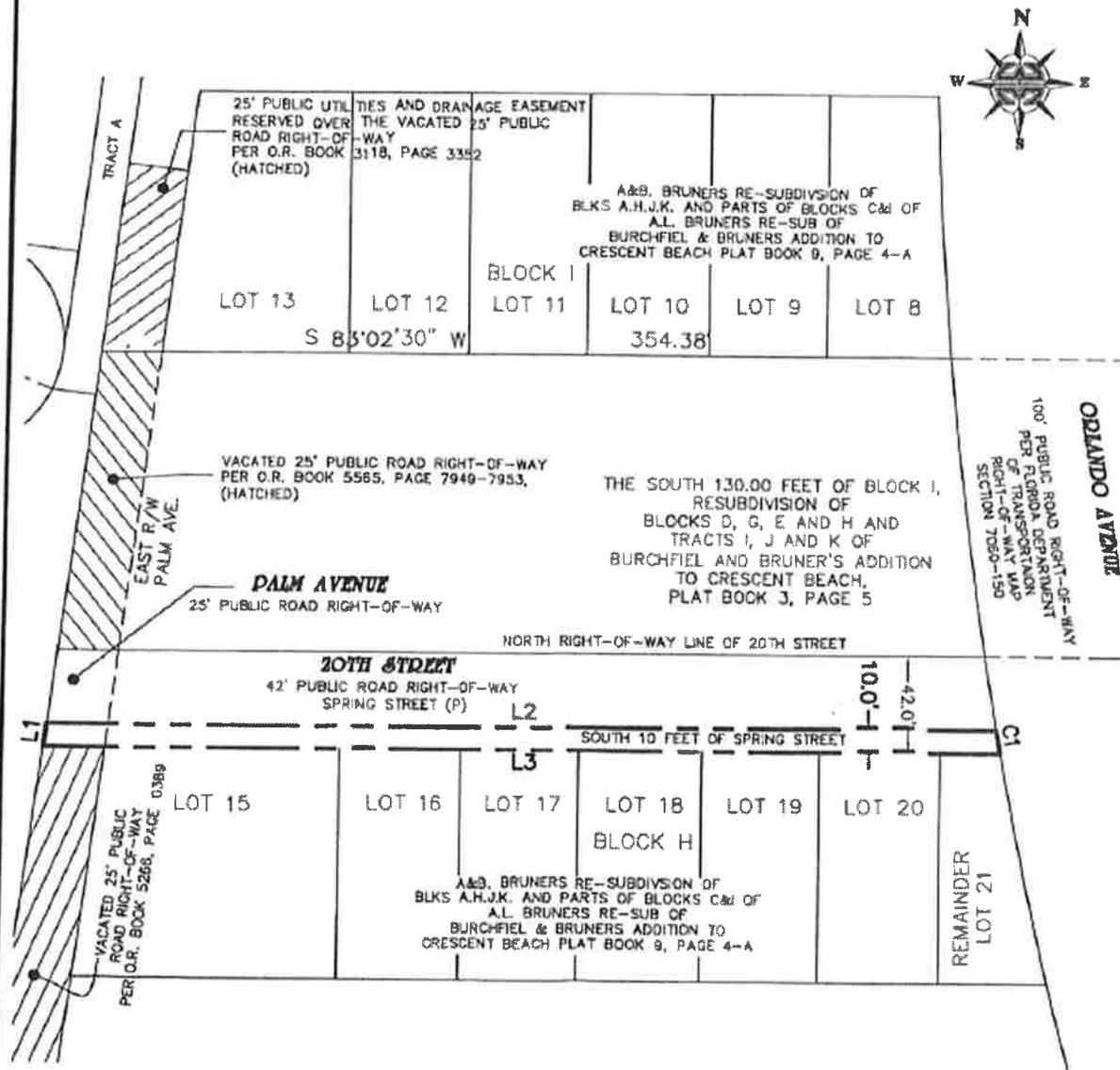
SKETCH OF DESCRIPTION

EXHIBIT A

PARCEL 801

PARENT PARCEL ID NUMBER: 25-37-26-26-1
 SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST
 PURPOSE: CONVEY PUBLIC DRAINAGE EASEMENT
 (THIS IS NOT A SURVEY)

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



PREPARED BY: WILLIAM MOTT LAND SURVEYING, INC.
 SECTION 26, TOWNSHIP 25 SOUTH, RANGE 37 EAST

SCALE: 1" = 60'
 PROJECT NO. 217-0412

DRAINAGE EASEMENT:

4 OF 4

LEGAL DESCRIPTION: (BY SURVEYOR)

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF ORLANDO AVENUE (100 FOOT PUBLIC ROAD RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7060-150); THE 42 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY SHOWN AS SPRING STREET (AKA 20TH STREET) PER, A & B BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K AND PARTS OF BLOCKS C AND I OF A.L. BRUNERS RE-SUB OF BURCHFIEL AND BRUNER'S ADDITION TO CRESCENT BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 4A, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THAT PORTION OF THE 25' WIDE PUBLIC ROAD RIGHT-OF-WAY SHOWN AS PALM AVENUE PER SAID PLAT BOOK 9, PAGE 4A; LYING WEST OF SAID SPRING STREET, SOUTH OF VACATED PALM AVENUE AS DESCRIBED IN RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5565, PAGE 7949, OF THE SAID PUBLIC RECORDS AND NORTH OF VACATED PALM AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5266, PAGE 389, OF THE SAID PUBLIC RECORDS. CONTAINING 16,480.20 SQUARE FEET OR 0.38 ACRES OF LAND MORE OR LESS. JONATHAN M. MOTT, PLS