



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.1.

1/28/2025

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### Subject:

Petition to Vacate, Re: Right-of-way - Westways Drive - "MacAdam Subdivision" Plat Book 13, Page 101 - Melbourne - Martin Ramos - 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 right-of-way, "MacAdam Subdivision" in Section 17, Township 27 South, Range 37 East. If approved, it is requested that the Board authorize the Chair to sign the attached Resolution approving the vacating and accept the roadway, drainage, utility, and sidewalk easement.

### 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 Lots 12-14 and is requesting the vacating of a portion of a 50.00 ft. wide public right-of-way north of Lots 12-14 to allow for improved security, enhanced landscape, and additional area for motor home parking for 100% disabled veteran. The property is located in Melbourne East of Croton Road and South of Lake Washington Road.

On January 13, 2025, 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: 321-350-8346

### 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.



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

February 12, 2025

**MEMORANDUM**

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

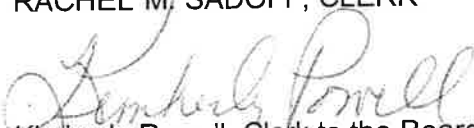
RE: Advertising Bills for Resolution Vacating a Portion of a Public Right-of-Way, Known as Westways Drive, in Plat "MacAdam Subdivision", Melbourne, Lying in Section 17, Township 27 South, Range 37 East – Martin Ramos

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 2025-007, vacating a portion of a public right-of-way, known as Westways Drive, in Plat "MacAdam Subdivision", Melbourne, lying in Section 17, Township 27 South, Range 37 East, as petitioned by Martin Ramos. Said Resolution was adopted by the Board of County Commissioners, in regular session on January 28, 2025.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/kl

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

February 12, 2025

Martin Ramos  
690 Rockinghorse Road  
Melbourne, FL 32935

Dear Sir:

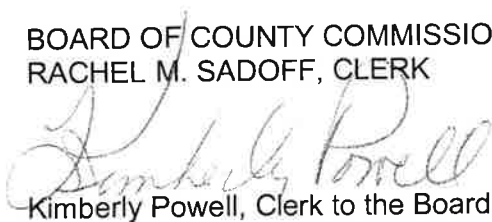
Re: Resolution Vacating a Portion of a Public Right-of-Way, Known as Westways Drive, in Plat "MacAdam Subdivision", Melbourne, Lying in Section 17, Township 27 South, Range 37 East

The Board of County Commissioners, in regular session on January 28, 2025, adopted Resolution No. 2025-007, vacating a portion of a public right-of-way, known as Westways Drive, in Plat "MacAdam Subdivision", Melbourne, lying in Section 17, Township 27 South, Range 37 East. 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, Clerk to the Board

/kl

Encl. (1)

cc: Amber Holley, Public Works

**Resolution 2025 -007**

**Vacating a portion of a public right-of-way, known as Westways Drive, in plat "MacAdam Subdivision", Melbourne, Florida, lying in Section 17, Township 27 South, Range 37 East**

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

**SEE ATTACHED SKETCH & DESCRIPTION**

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

WHEREAS, notice of the public hearing before the Board of County Commissioners was published 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 right-of-way will not be detrimental to Brevard County or the public.


THEREFORE BE IT RESOLVED that said public right-of-way 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 28<sup>th</sup> day of January, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

  
Rachel Sadoff, Clerk

  
Rob Feltner, Chairman

As approved by the Board on:  
January 28, 2025

# LEGAL DESCRIPTION

## EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEETS 2 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 27-37-17-28-\*12

SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: VACATING A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY.

### LEGAL DESCRIPTION: VACATED RIGHT-OF-WAY (PREPARED BY SURVEYOR)

DESCRIPTION: A PORTION OF WESTWAYS DRIVE, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY, MacADAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 101, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHWEST CORNER OF LOT 12, SAID MacADAM SUBDIVISION, AND RUN NORTH 00°06'30" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 12, A DISTANCE OF 50.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID WESTWAYS DRIVE; THENCE NORTH 88°57'00" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE THE EAST LINE OF LOT 13, SAID MacADAM SUBDIVISION; THENCE SOUTH 00°06'30" EAST ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 50.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID CORNER BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WESTWAYS DRIVE; THENCE SOUTH 88°57'00" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

### ABBREVIATIONS

B.B. = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT-OF-WAY  
S.F. = SQUARE FEET

### 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 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 AN OWNERSHIP AND ENCUMBRANCE REPORT.
5. BEARINGS ARE BASED ON A BEARING OF NORTH 88°57'00" EAST FOR THE NORTH RIGHT-OF-WAY LINE OF WESTWAYS DRIVE, MacADAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 143, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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

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](mailto:frontdesk@aalsurvey.com) LICENSED BUSINESS #6623

DRAWN BY:  
DOUG W. GUARE

CHECKED BY:  
ANDREW W. POWSHOK

REVISION: \_\_\_\_\_

REVISION: \_\_\_\_\_

REVISION: \_\_\_\_\_

DATE: 10-01-24

PROJECT # 36270

SECTION 17,  
TOWNSHIP 27 SOUTH,  
RANGE 37 EAST





**AFFIDAVIT OF PUBLICATION**

Amber Holley  
Brevard County Clerk Donna Scott -Survey  
Brevard Cty Public Works Dept  
2725 Judge Fran Jamieson Way Bldg A  
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the 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 Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

01/13/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/13/2025

Legal Clerk

Notary, State of WI, County of Brown

5:15:27

My commission expires

Publication Cost:	\$331.67	
Tax Amount:	\$0.00	
Payment Cost:	\$331.67	
Order No:	10921298	# of Copies:
Customer No:	1127286	1
PO #:	4500092228-10	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**NANCY HEYRMAN**  
Notary Public  
State of Wisconsin

Adk10921298 1/13/2025  
**LEGAL NOTICE**  
NOTICE FOR THE PARTIAL  
VACATING OF A 50.00 FT. WIDE  
PUBLIC RIGHT-OF-WAY; PLAT  
OF "MAC ADAM SUBDIVISION"  
IN SECTION 17, TOWNSHIP 27  
SOUTH, RANGE 27 EAST,  
MELBOURNE, FL  
NOTICE IS HEREBY GIVEN that  
pursuant to Chapter 336.09, Florida  
Statutes, and Chapter 86, Article 11,  
Section 86-36, Brevard County Code,  
a petition has been filed by  
MARTIN RAMOS with the Board of  
County Commissioners of Brevard  
County, Florida, to request vacating  
the following described property, to  
wit:  
A PORTION OF WESTWAYS  
DRIVE, A 50-FOOT WIDE  
PUBLIC RIGHT-OF-WAY,  
MACADAM SUBDIVISION,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 13, PAGE 101, OF  
THE PUBLIC RECORDS OF  
BREVARD COUNTY, FLORIDA,  
BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST  
CORNER OF LOT 12, SAID  
MACADAM SUBDIVISION, AND  
RUN NORTH 00°06'30" WEST  
ALONG THE NORTHERLY  
EXTENSION OF THE WEST LINE  
OF SAID LOT 12, A DISTANCE OF  
50.01 FEET TO THE NORTH  
RIGHT-OF-WAY LINE OF SAID  
WESTWAYS DRIVE; THENCE  
NORTH 89°57'00" EAST ALONG  
SAID NORTH RIGHT-OF-WAY  
LINE, A DISTANCE OF 200.00  
FEET TO A POINT ON THE  
NORTHERLY EXTENSION OF  
THE EAST LINE OF LOT 13, SAID  
MACADAM SUBDIVISION;  
THENCE SOUTH 00°06'30" EAST  
ALONG SAID NORTHERLY  
EXTENSION, A DISTANCE OF  
50.01 FEET TO THE NORTHEAST  
CORNER OF SAID LOT 13, SAID  
CORNER BEING A POINT ON  
THE SOUTH RIGHT-OF-WAY  
LINE OF SAID WESTWAYS  
DRIVE; THENCE SOUTH 89°57'00"  
WEST ALONG SAID SOUTH  
RIGHT-OF-WAY LINE, A  
DISTANCE OF 200.00 FEET TO  
THE POINT OF BEGINNING,  
CONTAINING 10,000 SQUARE  
FEET OR 0.23 ACRES, MORE OR  
LESS, PREPARED BY: ANDREW  
W. POWSHOK, PSM.  
The Board of County Commissioners  
will hold a public hearing to  
determine the advisability of such  
vacating of the above-described  
right-of-way at 9:00 A.M. on  
January 28, 2025 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.



**AFFIDAVIT OF PUBLICATION**

Amber Holley  
Brevard County Clerk Donna Scott -Survey  
Brevard Cty Public Works Dept  
2725 Judge Fran Jamieson Way Bldg A  
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the 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 Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

01/31/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.  
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/31/2025

Legal Clerk

*Nancy Heyrman*  
Notary, State of WI, County of Brown  
5.15.27

My commission expires

Publication Cost:	\$255.08	
Tax Amount:	\$0.00	
Payment Cost:	\$255.08	
Order No:	10988592	# of Copies:
Customer No:	1127286	1
PO #:	MARTIN RAMOS	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

Ad#10988592 1/31/2025  
LEGAL NOTICE  
VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY, KNOWN AS WESTWAYS DRIVE, IN PLAT "MacADAM SUBDIVISION", MELBOURNE, LYING IN SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST - MARTIN RAMOS  
TO WHOM IT MAY CONCERN:  
NOTICE IS HEREBY GIVEN that on January 28, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public right-of-way, known as Westways Drive, in Plat "MacAdam Subdivision", Melbourne, lying in Section 17, Township 27 South, Range 37 East.  
**LEGAL DESCRIPTION:**  
A PORTION OF WESTWAYS DRIVE, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY, MacADAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 101, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 12, SAID MacADAM SUBDIVISION, AND RUN NORTH 00°06'30" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 12, A DISTANCE OF 50.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID WESTWAYS DRIVE; THENCE NORTH 88°57'00" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13, SAID MacADAM SUBDIVISION; THENCE SOUTH 00°06'30" EAST ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 50.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID CORNER BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WESTWAYS DRIVE, THENCE SOUTH 88°57'00" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES, MORE OR LESS. PREPARED BY: ANDREW W. POOWSHOK, PSM.  
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  
RACHEL M. SADOFF, CLERK  
BY: Kimberly Powell, Clerk to the Board



Prepared by and return to: Jean Kremitzki  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A211, Viera, Florida 32940  
A portion of Interest in Tax Parcel ID: 27-37-17-28-\*-12

### **ROADWAY, DRAINAGE, UTILITY, AND SIDEWALK EASEMENT**

**THIS INDENTURE**, made this 18<sup>th</sup> day of December, 2024, between Martin Ramos and Migdalia Ramos, husband and wife, whose address is 690 Rockinghorse Road, Melbourne, FL 32935, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, 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 acknowledged, grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of reconstructing, reconfiguring, and maintaining roadway, drainage, County utilities, and sidewalk facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 17, Township 27 South, Range 37 East, Brevard County, Florida, and being more particularly described as follows:

### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"**

Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

**TO HAVE AND TO HOLD** said easement unto Brevard County, a political subdivision of the State of Florida, and to its successors and/or assigns. The first party does 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.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party has caused this easement to be executed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

LISA J. KRUSE

Print Name

2725 Judge Fran Sammons Way  
Address Unit A RM 211  
Viera, FL 32940

Witness

Jean Kremitzki

Print Name

2725 Judge Fran Sammons Way  
Address Unit A RM 211  
Viera, FL 32940

By:

Martin Ramos

By:

Migdalia Ramos  
Migdalia Ramos

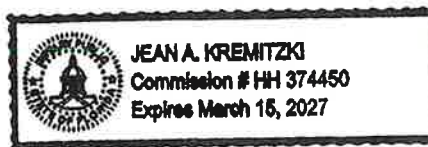
STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this 18<sup>th</sup> day of December, 2024, by Martin Ramos and Migdalia Ramos, as husband and wife. Martin Ramos is ☐ personally known or ☒ produced FL DL L1C 2500-500-18-1234 as identification. Migdalia Ramos is ☐ personally known or ☒ produced FL DL L1C 520-500-10-1234 as identification.

Notary Signature

SEAL



# LEGAL DESCRIPTION

PARCEL ID #800

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEETS 2 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 27-37-17-28-\*--12

SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: ROADWAY, DRAINAGE, UTILITY AND SIDEWALK EASEMENT.

## LEGAL DESCRIPTION: PARCEL 800, ROADWAY, DRAINAGE, UTILITY AND SIDEWALK EASEMENT (PREPARED BY SURVEYOR)

DESCRIPTION: A PORTION OF WESTWAYS DRIVE, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY, MacADAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 101, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

### ABBREVIATIONS

B.B. = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT-OF-WAY  
S.F. = SQUARE FEET

### 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.
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4. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT.
5. BEARINGS ARE BASED ON A BEARING OF NORTH 88°57'00" EAST FOR THE NORTH RIGHT-OF-WAY LINE OF WESTWAYS DRIVE, MacADAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 101, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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

ANDREW W. POWSHOK, PLS 5383  
PROFESSIONAL LICENSED SURVEYOR

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 LICENSED BUSINESS #6623

DRAWN BY:  
DOUG W. GUARE

CHECKED BY:  
ANDREW W. POWSHOK

REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
REVISION: COUNTY COMMENTS 11-20-24

DATE: 10-01-24

PROJECT # 36270

SECTION 17,  
TOWNSHIP 27 SOUTH,  
RANGE 37 EAST

PARCEL ID #800

*EXHIBIT "A"*

*SHEET 2 OF 2*

NOT VALID WITHOUT SHEETS 1 OF 2

THIS IS NOT A SURVEY

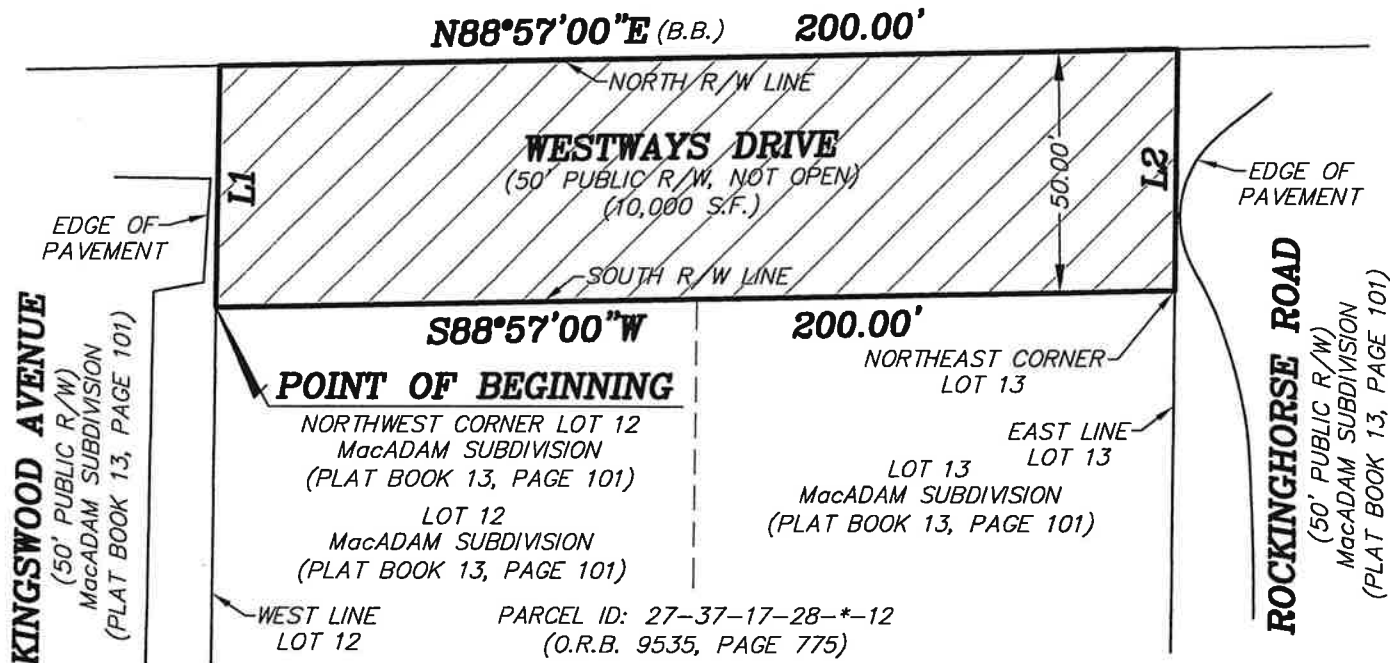
PARENT PARCEL ID#: 27-37-17-28-\*12

SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

PURPOSE: ROADWAY, DRAINAGE, UTILITY AND SIDEWALK EASEMENT.

PARCEL ID: 27-37-17-27-\*9

(O.R.B. 7746, PAGE 177)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°06'30"W	50.01'
L2	S00°06'30"E	50.01'



NORTH

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](mailto:frontdesk@aalsurvey.com)

SCALE: 1" = 40'

**REVISION:-**

**REVISION:**

REVISION: COUNTY COMMENTS

11-20-24

SECTION 17,  
TOWNSHIP 27 SOUTH,  
RANGE 37 EAST

## LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY, KNOWN AS WESTWAYS DRIVE, IN PLAT "MacADAM SUBDIVISION", MELBOURNE, LYING IN SECTION 17, TOWNSHIP 27 SOUTH, RANGE 37 EAST - MARTIN RAMOS

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on January 28, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public right-of-way, known as Westways Drive, in Plat "MacAdam Subdivision", Melbourne, lying in Section 17, Township 27 South, Range 37 East.

### LEGAL DESCRIPTION:

A PORTION OF WESTWAYS DRIVE, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY, MacADAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 101, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 12, SAID MacADAM SUBDIVISION, AND RUN NORTH 00°06'30" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 12, A DISTANCE OF 50.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID WESTWAYS DRIVE; THENCE NORTH 88°57'00" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13, SAID MacADAM SUBDIVISION; THENCE SOUTH 00°06'30" EAST ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 50.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID CORNER BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WESTWAYS DRIVE, THENCE SOUTH 88°57'00" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,000 SQUARE FEET OR 0.23. ACRES, MORE OR LESS. PREPARED BY: ANDREW W. POOWSHOK, PSM.

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

### **Florida TODAY:**

Please advertise in the January 31, 2025 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.**