

Meeting Date  
March 17, 2015



AGENDA	
Section	Public Hearing
Item No.	TV.A

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

**SUBJECT:** Petition to Vacate, Re: Public Utility and Drainage Easement – Duncan Avenue – Port St. John Unit No. Six – Thomas Burt - Cocoa – FL – 32927 - District 1  
Public Works Department – Surveying Section

**Requested Action:**  
It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating the West 4.00 ft. of the East 20.00 ft. of a 20.00 ft. wide public utility and drainage easement at the east line of Lot 13, Block 191, Port St. John Unit No. - Six in Section 21, Township 23 South, Range 35 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating.

**Summary Explanation & Background:**  
Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method to the Board of County Commissioners to vacate and abandon unused rights-of-way and easements.  
The petitioner as owner of Lot 13 is requesting vacating of the West 4.00 ft. of the East 20.00 ft. of the public utility and drainage easement which encumbers the East 20.00 ft. of said lot but excluding therefrom the North and South 6.00 ft. for the existing public utility and drainage easements (1,360 square feet+/-). The petition is being requested to remove an existing concrete patio as an encroachment into said easement and to allow for the issuance of a building permit for a screen enclosure. From 2001 to the present, the County has approved five other easement vacating petitions in the immediate vicinity.  
February 26, 2015, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.  
All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in the north Cocoa area, in the Port St. John development: begin at the intersection of U. S. Highway 1 and Fay Blvd.; thence west on Fay Blvd. for 3.60 miles; thence north on Homestead Avenue for 0.57 miles; thence west on Corsica Blvd. for 0.12 miles; thence north on Duncan Avenue for 0.08 miles to the residence on the east (right).  
Fiscal Impact: The petitioners are charged \$640 for processing, advertising, and recording costs associated with the vacating of a county right-of-way or easement. These fees are deposited in Fund 0002-30265-3699000, revenue account for vacatings. This action is in keeping with the County's efforts to create cooperative partnerships between County Government and its citizenry. No additional funding will be requested for next year's budget.

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

Clerk to the Board instruction: Advertise Final Legal Notice and Record Vacating Resolution Documents (which in sequence includes the initial notice of public hearing ad, the approved resolution, and the final legal notice ad).  
Exhibits Attached: Resolution, Maps & Comment Summary

<b>Contract /Agreement (If attached):</b> Reviewed by County Attorney		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager	Assistant County Manager Mel Scott			Department Director / Extension			
Stockton Whitten	Assistant County Manager Venetta Valdengo			 John Denninghoff / Ext. 57202			



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

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

April 2, 2015

MEMORANDUM

TO: John Denninghoff, Public Works Director Attn: Marc Cazessus

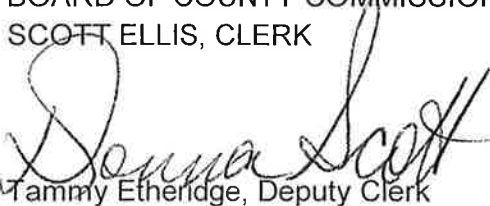
RE: Public Drainage & Utility Easement – Duncan Avenue – Port St. John Unit No. Six

Enclosed for your necessary action are copies of the advertising bills for Resolution to vacate Public Drainage & Utility Easement – Duncan Avenue – Port St. John Unit No. Six as petitioned by Thomas E. Burt. Said Resolution was adopted by the Board of County Commissioners, in regular session on March 17, 2015. Enclosed are the certified copy of recorded Resolution and the bill for the recording.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

for.   
Tammy Etheridge, Deputy Clerk

/jl

Encls. (2)



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

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

April 1, 2015

Thomas E. Burt  
6615 Duncan Avenue  
Cocoa, FL 32927

Dear Mr. Burt:

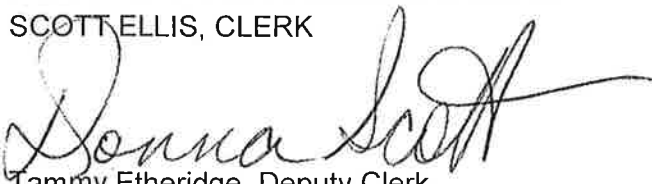
RE: Item IV.A., Petition to Vacate Public Drainage & Utility Easement – Duncan Avenue –  
Port St. John Unit No. Six

The Board of County Commissioners, in regular session on March 17, 2015, adopted a Resolution to Vacate a portion of Port St. John Unit Six as petitioned by you. Said Resolution has been recorded in ORBK 7333, PGs 2925 through 2929. Enclosed is a certified copy of the recorded Resolution for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*for*   
Tammy Etheridge, Deputy Clerk

/jl

Encls. (1)



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

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

April 1, 2015

MEMORANDUM

TO: Recording

RE: Item IV.A., Petition to Vacate Public Drainage & Utility Easement - Duncan Avenue –  
Port St. John Unit No. Six – Thomas Burt – Cocoa – FL – 32927 – District 1

The Board of County Commissioners, in regular session on March 17, 2015, adopted a Resolution to vacate a portion of Port St. John Unit Six. Enclosed is the proof of the publication setting the public hearing, Resolution No. 15-029, with attached Exhibits and proof of publication advertising the vacating.

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

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/jl

Encl. (1)

Mailed to:

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

A daily publication by:



CFN 2015063537, OR BK 7333 PAGE 2925.  
Recorded 04/01/2015 at 01:58 PM, Scott Ellis, Clerk of Courts,  
Brevard County  
# Pgs:5

STATE OF FLORIDA  
COUNTY OF BREVARD

# Kathy Cicala

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

## LEGAL NOTICE

Ad # ( 349395 ) \$ 171.65 the matter of:  
Acct. # ( 6BR427  
BREVARD COUNTY BOCC

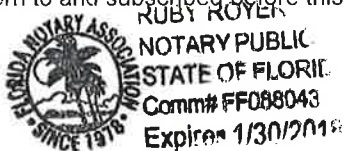
the Court NOTICE TO VACATE THE WEST 4.00 FT OF A 20.00 FT.....

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

February 26, 2015

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida, and that the said newspaper has heretofore been continuously published in said Brevard County, Florida, regularly as stated above, and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before this:



*Kathy Cicala*  
(Signature of Affiant)

26th day of February 2015

*Ruby Royer*  
(Signature of Notary Public)

Ruby Royer

(Name of Notary Typed, Printed or Stamped)

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

AD#349395,02/26/2015  
**LEGAL NOTICE**  
**NOTICE TO VACATE THE WEST 4.00 FT. OF A 20.00 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AT THE EAST LINE OF LOT 13, BLOCK 191, PORT ST. JOHN UNIT NO. SIX, COCOA, FLORIDA IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST**  
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 **Thomas E. Burt** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION:**  
A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT TO HAVE A 4.00 FOOT BY 48.00 FOOT PORTION VACATED, BEING A PART OF LOT 13, BLOCK 191, PORT ST. JOHN UNIT-SIX, AS RECORDED IN PLAT BOOK 23, AT PAGES 53 THROUGH 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE WEST 4.00 FEET OF THE EAST 20.00 FEET OF SAID LOT 13, LESS AND EXCEPT THEREFROM THE NORTH AND SOUTH 4.00 FEET, CONTAINING 272 SQUARE FEET, MORE OR LESS.  
PREPARED BY: ERIC NIELSEN, PSM  
The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 a.m. on **March 17, 2015** at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.  
Pursuant to Section 284.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.  
Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.  
The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

RECEIVED

MAR 02 2015

Board of County Commissioners

**VACATING A PORTION OF A PUBLIC UTILITY & DRAINAGE EASEMENT IN PORT ST. JOHN UNIT NO. – SIX IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Thomas E. Burt** with the Board of County Commissioners to partially vacate a public utility and drainage easement in Brevard County, Florida, described as follows:

**SEE ATTACHED SKETCH & DESCRIPTION**

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

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

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

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

DONE, ORDERED AND ADOPTED, in regular session, this 17<sup>th</sup> day of March A.D., 2015.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA



---

ROBIN FISHER, CHAIRMAN

As approved by the Board on:  
March 17, 2015

**LEGAL DESCRIPTION**

**SHEET 1 OF 2**

SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST

NOT VALID WITHOUT THE SKETCH  
ON SHEET 2 OF 2

PARCEL ID# 23-35-21-JX-00191.0-0013.00

PURPOSE  
OF SURVEY: VACATION PORTION OF EASEMENT

LEGAL DESCRIPTION:

A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT TO HAVE A 4.00 FOOT BY 68.00 FOOT PORTION VACATED, BEING A PART OF LOT 13, BLOCK 191, PORT ST. JOHN UNIT-SIX, AS RECORDED IN PLAT BOOK 23, AT PAGES 53 THROUGH 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 4.00 FEET OF THE EAST 20.00 FEET OF SAID LOT 13, LESS AND EXCEPT THEREFROM THE NORTH AND SOUTH 6.00 FEET, CONTAINING 272 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE EAST RIGHT OF WAY LINE OF DUNCAN AVENUE AS PER PLAT OF PORT ST. JOHN UNIT-SIX

THE SKETCH ON SHEET 2 OF 2 IS NOT A "BOUNDARY SURVEY," IT IS A SKETCH ONLY TO ACCOMPANY THE "LEGAL DESCRIPTION".

ABBREVIATIONS:

P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT  
L = LINE

PREPARED FOR:  
THOMAS E. BURT LOU ANN BURT

I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

*Eric Nielsen*  
SURVEYOR & MAPPER, PSM NO. 5386  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:  
ERIC NIELSEN LAND SURVEYING, INC.  
12 STONE STREET, SUITE 4  
COCOA, FL. 32922

DRAWN BY: E.N.  
DATE: 10-23-2014

CHECKED BY: EN  
SHEET 1 OF 2

DRAWING NO. 10-014-021615  
REVISIONS 02-16-2015

SECTION 21  
TOWNSHIP 23 SOUTH  
RANGE 35 EAST

# SKETCH TO ACCOMPANY LEGAL

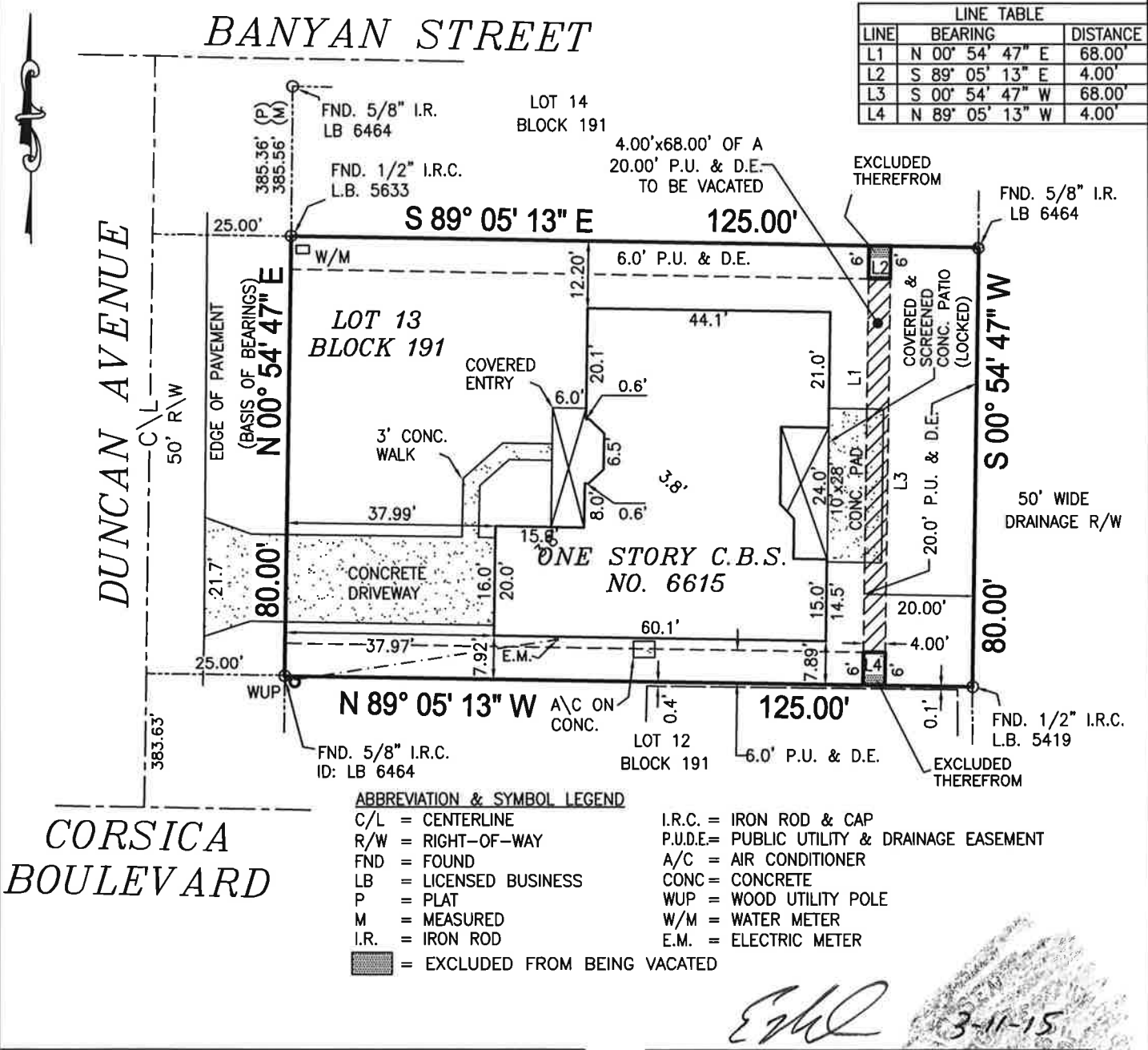
SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARCEL ID# 23-35-21-JX-00191.0-0013.00

SHEET 2 OF 2


NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

"THIS IS A SKETCH ONLY, NOT A BOUNDARY SURVEY"



### ABBREVIATION & SYMBOL LEGEND

- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- FND = FOUND
- LB = LICENSED BUSINESS
- P = PLAT
- M = MEASURED
- I.R. = IRON ROD
- [Hatched Box] = EXCLUDED FROM BEING VACATED
- I.R.C. = IRON ROD & CAP
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- A/C = AIR CONDITIONER
- CONC = CONCRETE
- WUP = WOOD UTILITY POLE
- W/M = WATER METER
- E.M. = ELECTRIC METER

  
 3-11-15  
 SURVEYOR & MAPPER, PSM NO. 5386  
 NOT VALID UNLESS SIGNED AND SEALED

I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

PREPARED BY:  
 ERIC NIELSEN LAND SURVEYING, INC.  
 12 STONE STREET, SUITE 4  
 COCOA, FL. 32922

DRAWN BY: E.N.  
 DATE: 10-23-2014

CHECKED BY: EN  
 SHEET 1 OF 2

DRAWING NO. 10-014-021615  
 REVISIONS 02-16-2015

SECTION 21  
 TOWNSHIP 23 SOUTH  
 RANGE 35 EAST

Mailed to:

Brevard County BOCC  
ATTN: TAMMY ETHERIDGE  
PO Box 999  
Titusville, FL 32781-0999

A daily publication by:



STATE OF FLORIDA  
COUNTY OF BREVARD

**Kathy Cicala**

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

LEGAL NOTICE

Ad # ( 351209 )	\$	116.84	The matter of:
Acct. # ( 6BR427			
<b>BREVARD COUNTY BOCC</b>			
the	Court	<b>RESOLUTION VACATING A PORTION OF PUBLIC UTILITY</b>	

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

MARCH 26, 2015

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida, and that the said newspaper has heretofore been continuously published in said Brevard County, Florida, regularly as stated above, and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before this:



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

*Kathy Cicala*  
(Signature of Affiant)

26TH DAY OF MARCH 2015

*Ruby Royer*  
(Signature of Notary Public)  
**Ruby Royer**

(Name of Notary Typed, Printed or Stamped)

AD#351209,03/26/2015

**LEGAL NOTICE**  
**RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY & DRAINAGE EASEMENT IN PORT ST. JOHN UNIT NO. SIX IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST TO WHOM IT MAY CONCERN:**

NOTICE IS HEREBY GIVEN that on the 17TH day of March, 2015, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating Public Utility & Drainage Easement - Port St. John Unit No. 6, as petitioned by Thomas E. Burt wit:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PORTION OF EASEMENT TO BE VACATED:**  
LEGAL DESCRIPTION:  
A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT TO HAVE A 4.00 FOOT BY 68.00 FOOT PORTION VACATED, BEING A PART OF LOT 13, BLOCK 191, PORT ST. JOHN UNIT-SIX, AS RECORDED IN PLAT BOOK 23, AT PAGES 53 THROUGH 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE WEST 4.00 FEET OF THE EAST 20.00 FEET OF SAID LOT 13, LESS AND EXCEPT THEREFROM THE NORTH AND SOUTH 6.00 FEET, CONTAINING 272 SQUARE FEET, MORE OR LESS.  
PREPARED BY: ERIC NIELSEN, PSM  
The Board further renounced and disclaimed any right of the County in and to said public utility and drainage easement. All persons govern yourselves accordingly.  
BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA  
SCOTT ELLIS, CLERK  
BY: Tammy Etheridge, Deputy Clerk

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

**BrevardClerk.US**

Scott Ellis, Clerk of Court

700 South Park Avenue, Bldg. B  
 P.O. Box 2767  
 Titusville, FL 32781-2767  
 (321) 637-2006

DBLIVE Transaction

#: 1491774

Receipt #: 61462748

Cashier Date: 4/1/2015

1:58:04 PM



Print Date:

4/1/2015 1:58:06 PM

Customer Information	Transaction Information	Payment Summary
(3175) SURVEY SECTION BREVARD CO BCGC BLDG A ZIP 81 VIERA, FL 32904 Beginning Escrow Balance: -\$1534.50	DateReceived: 04/01/2015 Source Code: Titusville - Six Story Q Code: Titusville - Six Story Return Code: Hand Carried Trans Type: Recording Agent Ref Num:	Total Fees \$44.00 Total Payments \$44.00

1 Payments	
ESCROW	\$44.00

1 Recorded Items		
(RV) REVOCATION	BK/PG: 7333/2925 CFN:2015063537 Date:4/1/2015 1:58:03 PM From: To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	5	\$44.00
Indexing @ 1st 4 Names Free, Addt'l=\$1 ea.	2	\$0.00

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

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY & DRAINAGE  
EASEMENT IN PORT ST. JOHN UNIT NO. SIX IN SECTION 21, TOWNSHIP 23  
SOUTH, RANGE 35 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 17<sup>TH</sup> day of March, 2015, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating Public Utility & Drainage Easement — Port St. John Unit No. 6, as petitioned by Thomas E. Burt wit:

**SEE ATTACHED EXHIBIT "A"**

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

All persons govern yourselves accordingly.

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

FLORIDA TODAY:

Please advertise in the March 26, 2015 issue of Florida TODAY.

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

**LEGAL DESCRIPTION**

**SHEET 1 OF 2**

SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST

NOT VALID WITHOUT THE SKETCH  
ON SHEET 2 OF 2

PARCEL ID# 23-35-21-JX-00191.0-0013.00

PURPOSE  
OF SURVEY: VACATION PORTION OF EASEMENT

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ABBREVIATIONS:

P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT  
L = LINE

PREPARED FOR:  
THOMAS E. BURT LOU ANN BURT

  
SURVEYOR & MAPPER, PSM NO. 5386  
NOT VALID UNLESS SIGNED AND SEALED

I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

PREPARED BY:  
ERIC NIELSEN LAND SURVEYING, INC.  
12 STONE STREET, SUITE 4  
COCOA, FL. 32922

DRAWN BY: E.N.  
DATE: 10-23-2014

CHECKED BY: EN  
SHEET 1 OF 2

DRAWING NO. 10-014-021615  
REVISIONS 02-16-2015

SECTION 21  
TOWNSHIP 23 SOUTH  
RANGE 35 EAST

**SKETCH AND DESCRIPTION**  
**SHEET 1 OF 2 (NEED S & S COPY)**

**SKETCH TO ACCOMPANY LEGAL**

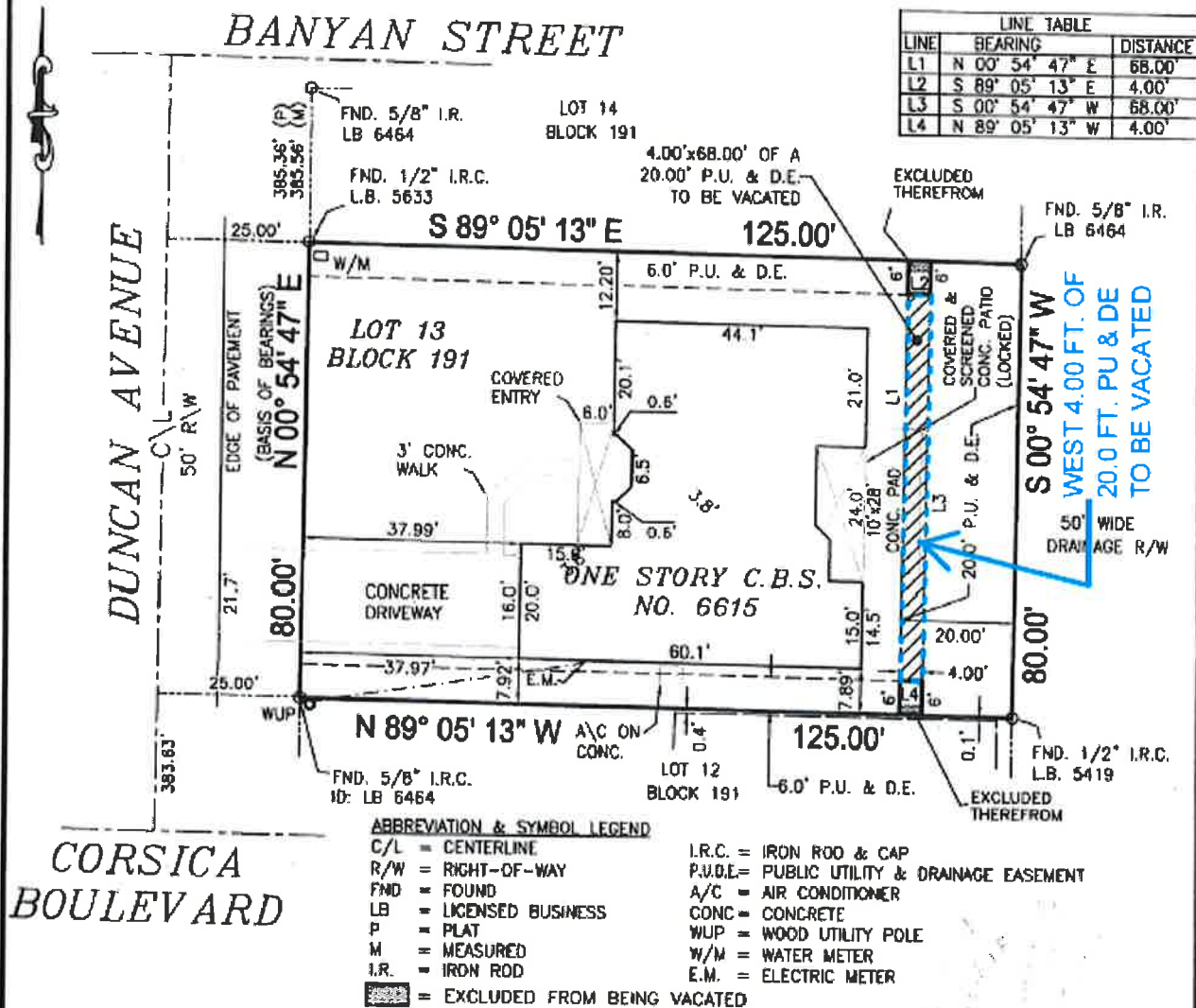
SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARCEL ID# 23-35-21-JX-00191.0-0013.00

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

"THIS IS A SKETCH ONLY, NOT A BOUNDARY SURVEY"



**CORSICA BOULEVARD**

- ABBREVIATION & SYMBOL LEGEND**
- C/L = CENTERLINE
  - R/W = RIGHT-OF-WAY
  - FND = FOUND
  - LB = LICENSED BUSINESS
  - P = PLAT
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  - I.R. = IRON ROD
  - [Hatched Box] = EXCLUDED FROM BEING VACATED
  - I.R.C. = IRON ROD & CAP
  - P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - A/C = AIR CONDITIONER
  - CONC = CONCRETE
  - WUP = WOOD UTILITY POLE
  - W/M = WATER METER
  - E.M. = ELECTRIC METER

I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

*Eric Nielsen*  
 SURVEYOR & MAPPER, PSM NO. 5386  
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:  
 ERIC NIELSEN LAND SURVEYING, INC.  
 12 STONE STREET, SUITE 4  
 COCOA, FL. 32922

DRAWN BY: <u>E.N.</u>	CHECKED BY: <u>EN</u>	DRAWING NO. <u>10-014-021615</u>	SECTION <u>21</u>
DATE: <u>10-23-2014</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS <u>02-16-2015</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

**SKETCH AND DESCRIPTION**  
**SHEET 2 OF 2 (NEED S & S COPY)**



New Search
Online Homestead
TRIM Notice
Map
Map + Sales
Classic Map
Bird's Eye View
Taxes
Photos
Building Drawings
Plat
Comments
Permits
Land Info
Building Info
Help

**General Parcel Information**

Parcel ID:	23-35-21-JX-00191.0-0013.00	Millage Code:	1900	Exemptions:	1	Use Code:	110
Site Address:	6615 DUNCAN AVE , COCOA 32927					Tax ID:	2306438

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

**Owner Information**

Owner Name:	BURT, THOMAS E
Second Name:	BURT, LOU ANN H/W
Mailing Address:	6615 DUNCAN AVE
City, State, Zipcode:	COCOA, FL 32927

**Abbreviated Description**

Plat	Sub Name:	LOT 13
Book/Page:	PORT ST JOHN	BLK
0023/0053	UNIT 6	191

**Value Summary**

Roll Year:	2012	2013	2014
Market Value Total: <sup>1</sup>	\$95,630	\$105,560	\$120,190
Agricultural Market Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$95,630	\$97,250	\$98,700
Assessed Value School:	\$95,630	\$97,250	\$98,700
Homestead Exemption: <sup>2</sup>	\$25,000	\$25,000	\$25,000
Additional Homestead: <sup>2</sup>	\$25,000	\$25,000	\$25,000
Other Exemptions: <sup>2</sup>	\$0	\$0	\$0
Taxable Value Non-School: <sup>3</sup>	\$45,630	\$47,250	\$48,700
Taxable Value School: <sup>3</sup>	\$70,630	\$72,250	\$73,700

**Land Information**

Acres:	0.23
Site Code:	1

1: Market value is established for ad valorem purposes in accordance with s.193.011(1) and (8), Florida Statutes. This value does not represent anticipated selling price for the property.

2: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

3: The Additional Homestead exemption does not apply when calculating taxable value for school districts pursuant to Amendment 1.

**Sale Information**

Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Sale Screening Code	Sale Screening Source	Physical Change Code	Vacant/Improved
<a href="#">5167/2304</a>	1/6/2004	\$140,100	WD				I
<a href="#">4988/0437</a>	7/7/2003	\$27,000	WD	17	01		V
<a href="#">4787/0248</a>	12/18/2002	\$3,800	WD	99	03		V
<a href="#">3160/4044</a>	9/1/1991	\$6,100	TD				V
<a href="#">3108/3617</a>	2/1/1991	\$100	QC				V

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

**Building Information**

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

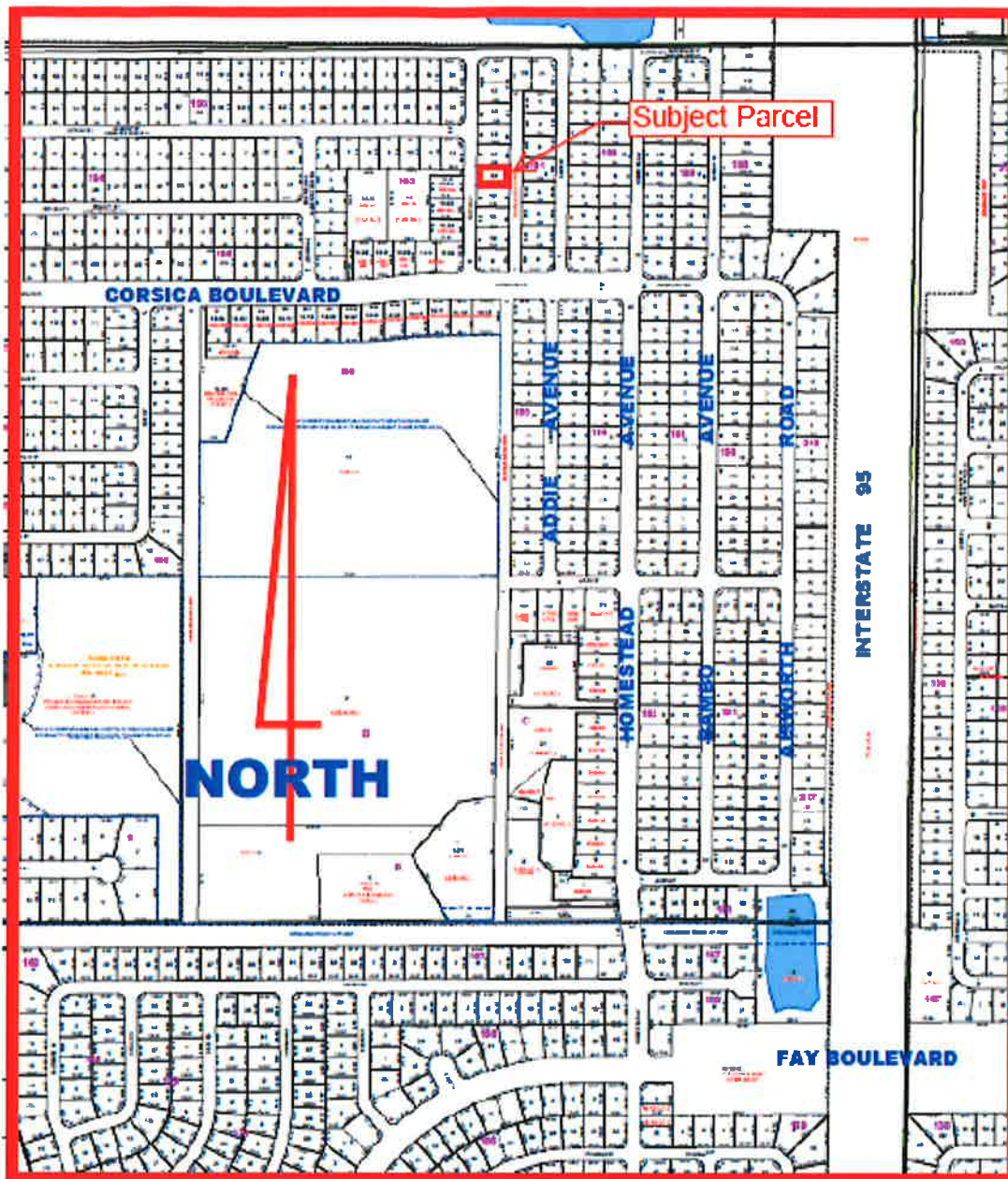
**Building Area Information**

PDC #	Base Area	Garage Area	Open Porches	Car Port	Screened Porches	Utility Rooms	Enclosed Porch	Basements	Attics	Bonus Rooms	RV Carport	RV Garage	Total Base Area
1	2,249	494	159	0	191	0	0	0	0	0	0	0	2,249

**Extra Feature Information**

Extra Feature Description	Units

**LAND INFORMATION SHEET**



## **VICINITY MAP**

Thomas E. and Lou Ann Burt - 6615 Duncan Avenue, Cocoa, FL, 32927 - Lot 13, Block 191, Port St. John Unit - Six - Plat Book 23, Page 53 Section 21, Twp. 23 S., Rge. 35 E. - District 1 Vacate West 4.00 ft. of the 20.0 ft. Public Utility & Drainage Easement



## **AERIAL MAP**

Thomas E. and Lou Ann Burt - 6615 Duncan Avenue, Cocoa, FL, 32927 - Lot 13, Block 191, Port St. John Unit No. - Six - Plat Book 23, Page 53 Section 21, Twp. 23 S., Rge. 35 E. - District 1  
Vacate West 4.00 ft. of the 20.0 ft. Public Utility & Drainage Easement





# Corporate Warranty Deed



CFN 2004007248 01-09-2004 08:10 am  
OR Book/Page: 5167 / 2304

This Indenture, made, January 6, 2004 A.D.

Between

Holiday Builders, Inc., whose post office address is: 2293 W. Eau Gallie Blvd., Melbourne, FL 32933, a corporation existing under the laws of the State of Florida, Grantor and Thomas E. Burt and Lou Ann Burt, husband and wife whose post office address is: 6615 Duncan Ave, Cocoa, Florida 32927, Grantee,



Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in has paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Brevard, State of Florida, to wit:

Lot 13, Block 191, PORT ST. JOHN UNIT SIX, according to the plat thereof, recorded in Plat Book 23, Pages 53 through 59, inclusive, Public Records of Brevard County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 23-35-21-JX-191-13

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Holiday Builders, Inc., a Florida corporation

By: Donna Graham

Donna Graham

Its: Asst. Vice-President

(Corporate Seal)



Signed and Sealed in Our Presence:

BRIDGET GIORDANO

Witness Printed Name:

Patricia Cottina

Patricia Cottina

Witness Printed Name:

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 6th day of January, 2004, by Donna Graham, as Asst Vice-President of Holiday Builders, Inc. a Florida corporation, on behalf of the corporation She is personally known to me.

Notary Public BRIDGET GIORDANO (Seal)  
Notary Printed Name:

My Commission Expires:



Prepared by:  
Bridget Giordano  
HBI Title Company,  
1801 Penn St., Ste. 1-A  
Melbourne, Florida 32901

File Number: 03-2914

Job# 04-003-790

Scott Ellis

Clerk Of Courts, Brevard County

#Pg: 1 #Names: 3  
Fees: 1.00 Rec: 5.00 Serv: 0.00  
---: 980.70 Excise: 0.00  
Mg: 0.00 Int Tax: 0.00

# PETITIONER'S DEED OF RECORD

