

Meeting Date
August 18, 2015



AGENDA	
Section	PUBLIC HEARING
Item No.	IV. A

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Petition to Vacate, Re: Public Utility Easement – Croton Drive – Barefoot Bay Mobile Home Subdivision Unit Two Part 10 – Brian Belanger – District 3 (Fiscal Impact: Petitioner Paid \$640 Vacating Application Fee)
	Public Works Department – Surveying Section

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating part of a public utility easement along the common line between Lots 24 and 25, Block 62, Barefoot Bay Mobile Home Subdivision Unit Two, Part Ten in Section 9, Township 30 South, Range 38 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 owns said Lots 24 and 25 and is requesting the vacating of the 12.00 ft. wide public utility easement centered along the common lot line between said lots less and except therefrom the West 6.00 ft. and the East 10.00 ft. for the permitting and construction of an 8.00 ft. by 10.00 ft. golf cart mini-garage adjoining the existing structure.

August 03, 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 (AT & T; no response). There have been numerous previous vacatings of the common lot line easement in the subdivision to combine lots into one building site and the property is located in Barefoot Bay as follows: Begin at the intersection of U. S. Highway No. 1 and Barefoot Boulevard; thence westerly 1.76 miles along Barefoot Boulevard; thence northeasterly 130 ft.+/- along Croton Drive to the residence to the northwest (left).

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
Phone: Ext. 57315

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

Exhibits Attached: Resolution with Sketch and Legal, Appraisers Detail Sheets, Vicinity Map, Aerial Map, Plat, Deeds, Boundary Survey, Comment Summary

Contract /Agreement (If attached):	Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
------------------------------------	-----------------------------	-----	--------------------------	----	--------------------------	----	--------------------------

County Manager	Assistant County Manager	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

September 4, 2015

MEMORANDUM

TO: John Denninghoff, Public Works Director

Attn: Marc Cazessus

RE: Advertising Bills for Resolution Vacating Public Utility Easement on Croton Drive – Barefoot Bay Mobile Home Subdivision Unit Two Part 10 – Brian Belanger

Enclosed for your necessary action are copies of the advertising bills and receipt of recordation for Resolution 15-133, vacating public utility easement as petitioned by Brian Belanger. Said Resolution was adopted by the Board of County Commissioners, in regular session on August 18, 2015.

Your cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/kg

Encls. (4)



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

September 4, 2015

Brian Belanger
1203 Croton Drive
Barefoot Bay, FL 32976

Dear Mr. Belanger:

RE: Item IV.A., Resolution Vacating Public Utility Easement – Croton Drive – Barefoot Bay
Mobile Home Subdivision Unit Two Part 10 – Brian Belanger

The Board of County Commissioners, in regular session on August 18, 2015, adopted Resolution No. 15-133, vacating public utility easement along the common line between Lots 24 and 25, Block 62, Barefoot Bay Mobile Home Subdivision Unit Two, Part Ten in Section 9, Township 30 South, Range 38 East, as petitioned by you. Said Resolution has been recorded in ORBK 7444, PG's 1097-2001. Enclosed is a certified copy of the Resolution for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/kg

Encl. (1)

cc: Mark Cazessus



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

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

September 2, 2015

MEMORANDUM

COPY

TO: Recording

RE: Item IV.A., Resolution Vacating Public Utility Easement on Croton Drive, Barefoot Bay Mobile Home Subdivision Unit Two Part Ten, as petitioned by Brian Belanger

The Board of County Commissioners, in regular session on August 18, 2015, adopted Resolution to vacate part of a public utility easement along the common line between Lots 24 and 25, Block 62, Barefoot Bay Mobile Home Subdivision Unit Two, Part Ten in Section 9, Township 30 South, Range 38 East. Enclosed are the proof of publication setting the public hearing, Resolution No. 15-133, with attached Exhibits, and proof of publication advertising the vacation.

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

Your continued cooperation is greatly appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/kg

Encls. (3)

A Daily Publication By:



Attn:

**BREVARD COUNTY PUBLIC WORKS/TI
400 SOUTH ST
TITUSVILLE, FL 32780**

STATE OF FLORIDA COUNTY OF BREVARD:

Before the undersigned authority personally appeared Kim Curro, 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:

08/03/15

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 3th of August 2015, by Kim Curro who is personally known to me

Ruby Royer
Notary Public for the State of Florida
My Commission expires January 30, 2018

Publication Cost: \$246.50
Ad No: 0000628139
Customer No: BRE-6BR327



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

AD#628139 8/3/2015
LEGAL NOTICE

NOTICE TO VACATE A PORTION OF A 12.0 FT. WIDE PUBLIC UTILITY EASEMENTS CENTERED ALONG THE COMMON LOT LINE BETWEEN LOTS 24 & 25, BLOCK 62, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT TWO, PART TEN IN SECTION 9, TOWNSHIP 30 SOUTH, RANGE 38 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 BRIAN BELANGER with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

SEE EXHIBIT "A"

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 August 18, 2015 at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.

The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

EXHIBIT "A"

LEGAL DESCRIPTION:

THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE SOUTHERLY 6.00 FEET OF LOT 24 AND THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE NORTHERLY 6.00 FEET OF LOT 25, BLOCK 62, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT TWO PART TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 105 THRU 115, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE WESTERLY 6.00 FEET AND THE EASTERLY 10.00 FEET OF SAID EASEMENTS, CONTAINING 768.00 SQUARE FEET MORE OR LESS.

PREPARED BY: THOMAS R. CECRLE, PLS

RECEIVED
AUG 10 2015
Board of County Commissioners

VACATING A PORTION OF A PUBLIC UTILITY EASEMENT IN BAREFOOT BAY MOBILE HOME SUBDIVISION UNIT TWO, PART TEN IN SECTION 9, TOWNSHIP 30 SOUTH, RANGE 38 EAST

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Brian Belanger** with the Board of County Commissioners to vacate a portion of a public utility easement in Brevard County, Florida, described as follows:

SEE ATTACHED SKETCH & DESCRIPTION

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

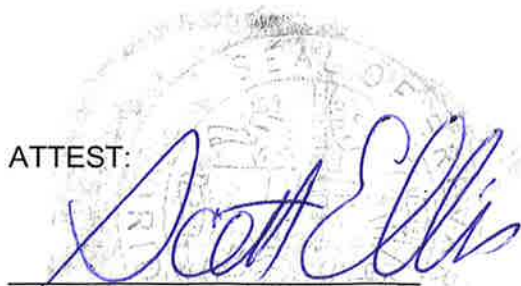
WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

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

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

DONE, ORDERED AND ADOPTED, in regular session, this 18th day of August A.D., 2015.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



ROBIN FISHER, CHAIRMAN

As approved by the Board on:
August 18, 2015

LEGAL DESCRIPTION

SHEET 1 OF 2
NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

SECTION 09, TOWNSHIP 30 SOUTH, RANGE 38 EAST
PARCEL ID NUMBER: 30-38-09-JS-00062.0-0024.00
PARCEL ID NUMBER: 30-38-09-JS-00062.0-0025.00

PURPOSE OF SKETCH AND DESCRIPTION

TO VACATE TWO, 6.00 FOOT WIDE PUBLIC UTILITY EASEMENTS LYING ON BOTH SIDES OF THE COMMON LINE BETWEEN LOTS 24 AND 25, BLOCK 62

LEGAL DESCRIPTION:

THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE SOUTHERLY 6.00 FEET OF LOT 24 AND THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE NORTHERLY 6.00 FEET OF LOT 25, BLOCK 62, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT TWO PART TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 105 THRU 115, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE WESTERLY 6.00 FEET AND THE EASTERLY 10.00 FEET OF SAID EASEMENTS. CONTAINING 768.00 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF CROTON DRIVE AS S 36°20'00" W AS PER RECORD PLAT.
2. NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
3. THIS SKETCH IS NOT INTENDED TO LOCATE EXISTING UNDERGROUND FOUNDATIONS, ENCROACHMENTS OR ANY IMPROVEMENTS EXCEPT AS SHOWN.
4. THIS SKETCH IS NOT A BOUNDARY SURVEY.



PREPARED FOR: BRIAN NORMAN BELANGER
SANDRA WEBSTER BELANGER

THOMAS R. CECRLE, PLS 4896
NOT VALID UNLESS SIGNED AND SEALED

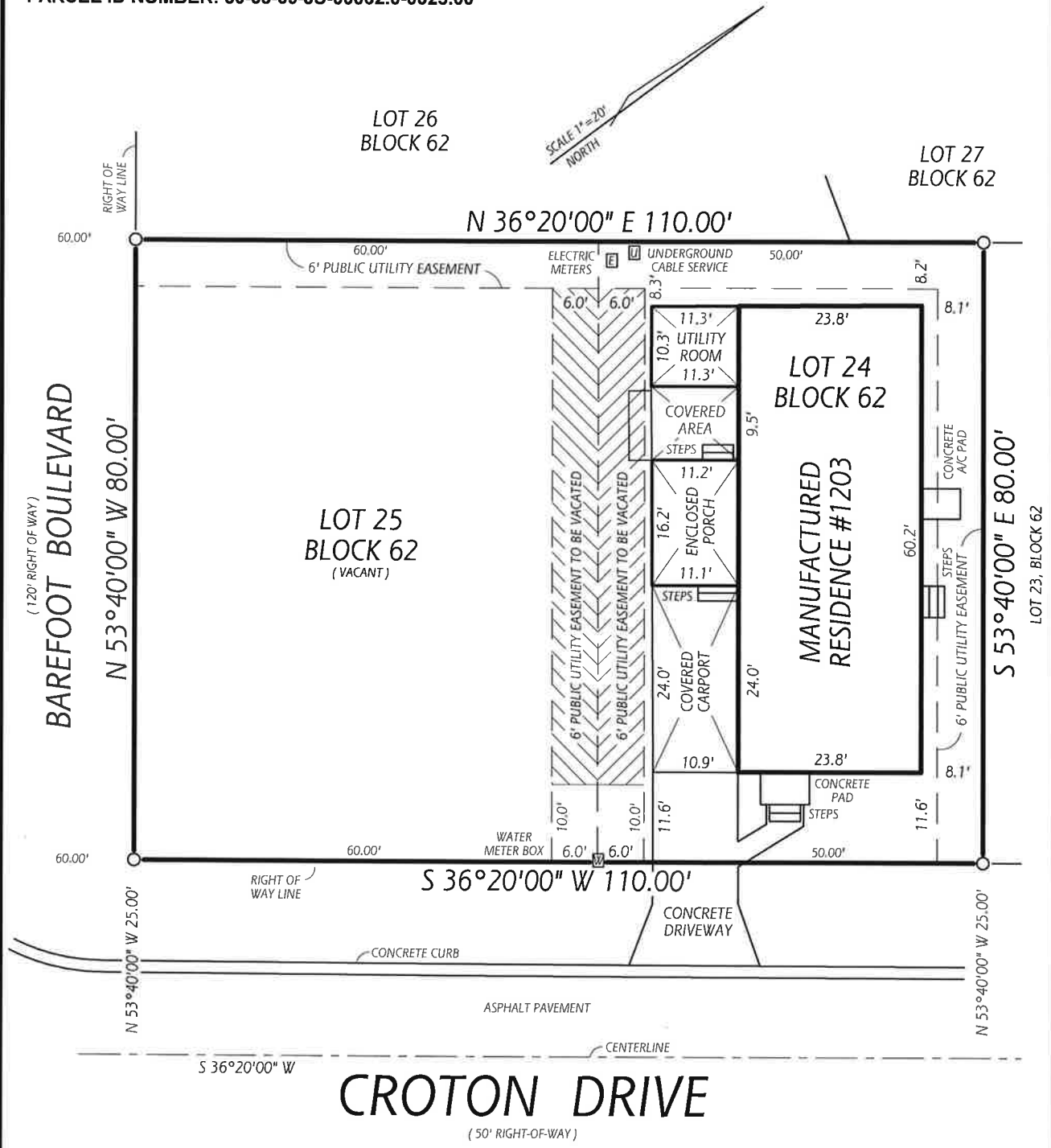
PREPARED BY: CECRLE LAND SURVEYING, INC. CERTIFICATION OF AUTHORIZATION L.B. NO. 6637
ADDRESS: 10749 HIGHWAY US1, SUITE A, SEBASTIAN, FL 32958
PHONE: PHONE 772-388-0520 FAX 772-388-2012 EMAIL tcecrle@bellsouth.net

DRAWN BY <u>T.R.C.</u>	CHECKED BY <u>T.R.C.</u>	DRAWN NO. <u>15-168-L1</u>	SECTION 09 TOWNSHIP 30 SOUTH RANGE 38 EAST
DATE: <u>6-17-2015</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS: <u>6-29-2015</u> <u>7-7-2015</u>	

SKETCH OF DESCRIPTION

SECTION 09, TOWNSHIP 30 SOUTH, RANGE 38 EAST
PARCEL ID NUMBER: 30-38-09-JS-00062.0-0024.00
PARCEL ID NUMBER: 30-38-09-JS-00062.0-0025.00

SHEET 2 OF 2
NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2



SECTION 09, TOWNSHIP 30 SOUTH, RANGE 38 EAST

PROJECT NO : 15-168-L2
PREPARED BY : T.R.C.

A Daily Publication By:



Attor: Tammy Etheridge
CLERK TO THE BOARD OF COUNTY C
400 SOUTH ST. - P.O. Box 999
TITUSVILLE FL 32780

STATE OF FLORIDA COUNTY OF BREVARD:
Before the undersigned authority personally appeared
Kim Curro, 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:

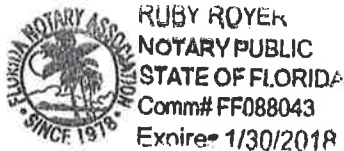
08/27/15

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 27th of August
2015, by Kim Curro who is personally known to me

Ruby Royer
Notary Public for the State of Florida
My Commission expires January 30, 2018

Publication Cost: \$101.50
Ad No: 0000678784
Customer No: BRE-6BR427



AD#678784 8/27/2015
LEGAL NOTICE

RESOLUTION VACATING PUBLIC UTILITY
EASEMENT - CROTON DRIVE - BARE-
FOOT BAY MOBILE HOME SUBDIVISION
UNIT TWO PART 10

NOTICE IS HEREBY GIVEN that on the
18th day of August, 2015 the Board of
County Commissioners
of Brevard County, Florida
adopted a Resolution vacating pub-
lic utility easement on Croton Drive in
Barefoot Bay Mobile Home Subdivision
Unit Two, Part Ten in Section 9,
Township 30 South, Range 38 East peti-
tioned by Brian Belanger to wit:

SEE ATTACHED EXHIBIT "A"

THE 5.00 FOOT PUBLIC UTILITY EASE-
MENT LYING ALONG THE SOUTHERLY
6.00 FEET OF LOT 24 AND
THE 6.00 FOOT PUBLIC UTILITY EASE-
MENT LYING ALONG THE NORTHERLY
6.00 FEET OF LOT 25, BLOCK
62, BAREFOOT BAY MOBILE HOME SUB-
DIVISION, UNIT TWO PART TEN, AC-
CORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK
22, PAGES 105 THRU 115, PUBLIC RE-
CORDS OF BREVARD
COUNTY, FLORIDA, LESS AND EXCEPT
THE WESTERLY 6.00 FEET AND THE
EASTERLY 10.00 FEET
OF SAID EASEMENTS. CONTAINING
768.00 SQUARE FEET MORE OR LESS.

PREPARED BY: THOMAS R. CECRLE, PSM

The Board further renounced and dis-
claimed any right of the County in and
to said public utility and drainage ease-
ment.

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

RECEIVED

AUG 31 2015

Board of County Commissioners

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
 #: 1575156
 Receipt #: 61544687
 Cashier Date: 9/3/2015
 10:55:09 AM



Print Date:
 9/3/2015 10:55:11 AM

Customer Information	Transaction Information	Payment Summary
(3175) SURVEY SECTION BREVARD CO BCGC BLDG A ZIP 81 VIERA, FL 32904 Beginning Escrow Balance: -\$952.50	DateReceived: 09/03/2015 Source Code: Titusville - Six Story Q Code: Titusville - Six Story Return Code: Hand Carried Trans Type: Recording Agent Ref Num:	Total Fees \$44.00 Total Payments \$44.00

1 Payments
 ESCROW \$44.00

1 Recorded Items
 (RSL) RESOLUTION BK/PG: 7444/1097 CFN:2015175004 Date:9/3/2015 10:55:08 AM 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

1 Miscellaneous Items
 (AGTR) AGENT TRANSMITTAL

Dana Blackley, CFA
Property Appraiser
Brevard County, FL



**Property
 Details**

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

General Parcel Information			
Parcel ID:	30-38-09-JS-00062.0-0024.00	Millage Code:	3400
Exemption:		Use Code:	213
Site Address:	1203 CROTON DR , BAREFOOT BAY 32976		Tax ID:
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:	BELANGER, BRIAN NORMAN
Second Name:	BELANGER, SANDRA WEBSTER
Mailing Address:	1203 CROTON DR
City, State, Zipcode:	BAREFOOT BAY, FL 32976

Abbreviated Description		
Plat Book/Page:	Sub Name:	LOT
0022/0105	BAREFOOT BAY	24
	UNIT 2 PART 10	BLK
		62

Value Summary			
Roll Year:	2012	2013	2014
Market Value Total: ¹	\$32,650	\$35,060	\$39,160
Agricultural Market Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$32,650	\$35,060	\$38,560
Assessed Value School:	\$32,650	\$35,060	\$39,160
Homestead Exemption: ²	\$0	\$0	\$0
Additional Homestead: ²	\$0	\$0	\$0
Other Exemptions: ²	\$0	\$0	\$0
Taxable Value Non-School: ³	\$32,650	\$35,060	\$38,560
Taxable Value School: ³	\$32,650	\$35,060	\$39,160

Land Information	
Acres:	0.09
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
7288/2265	1/20/2015	\$59,500	WD	01			I
6523/0363	1/13/2012	\$42,000	WD	01			I
3112/3408	2/1/1991	\$100	PI				I
2275/2006	11/18/1980	\$4,700	WD				V
1152/0219	11/15/1970	\$100	PI				

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	213	1980	8	04	13	02	02	04	03	02

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	1,380	0	0	0	0	0	0	0	0	0	0	0	1,380

Extra Feature Information	
Extra Feature Description	Units

https://www.bcpao.us/..._parcel.asp?acct=3002630&gan=T&tax=T&bid=T&oth=T&sa=T&lad=T&log=T&GoWhere=real_search.asp&SearchBy=Owner{6/19/2015 10:48:39 AM}

**BREVARD COUNTY PROPERTY DETAIL
 SHEET - LOT 24: SHEET 1 OF 2**

Dana Bickley, CFA
Property Appraiser
Brevard County, FL



**Property
 Details**

New Search		General Parcel Information					
Online Homestead	Parcel ID:	30-38-09-JS-00062.0-0025.00	Millage Code:	3400	Exemption:	Use Code:	20
TRIM Notice	Site Address:	1201 CROTON DR , BAREFOOT BAY 32976			Tax ID:	3002631	
Map	Site Address is assigned by Brevard County Address Assignment for E-911 purposes and may not reflect the postal community name.						
Map + Sales	Owner Information			Abbreviated Description			
Classic Map	Owner Name:	POGODZINSKI, EDWARD J		Plat Book/Page:	Sub Name:	LOT	
Bird's Eye View	Second Name:	POGODZINSKI, CORINNE G TRUST		0022/0105	BAREFOOT BAY UNIT 2 PART	25 BLK 62	
Taxes	Mailing Address:	91 OLD PURCHASE RD					
Photos	City, State, Zipcode:	EDGARTOWN, MA 02539					
Building Drawings	Value Summary				Land Information		
Plat	Roll Year:	2012	2013	2014	Acres:	0.11	
Comments	Market Value Total: ¹	\$5,000	\$3,000	\$3,000	Site Code:	1	
Permits	Agricultural Market Value:	\$0	\$0	\$0	Land Value:	\$3,000	
Land Info	Assessed Value Non-School:	\$5,000	\$3,000	\$3,000			
Building Info	Assessed Value School:	\$5,000	\$3,000	\$3,000			
Help	Homestead Exemption: ²	\$0	\$0	\$0			
	Additional Homestead: ²	\$0	\$0	\$0			
	Other Exemptions: ²	\$0	\$0	\$0			
	Taxable Value Non-School: ³	\$5,000	\$3,000	\$3,000			
	Taxable Value School: ³	\$5,000	\$3,000	\$3,000			

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

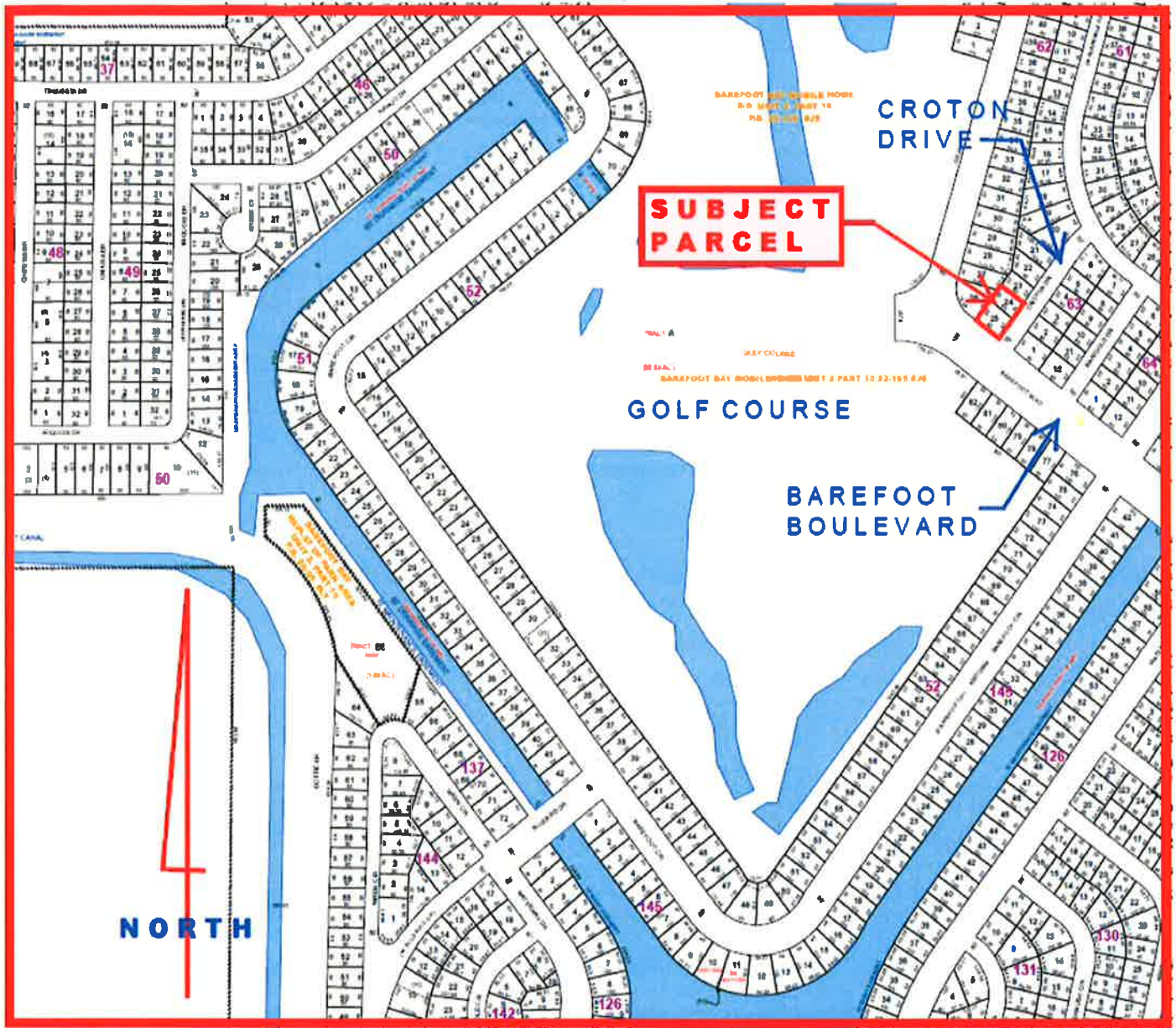
Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Sale Screening Code	Sale Screening Source	Physical Change Code	Vacant/Improved
3112/3408	2/1/1991	\$100	PI				V
2433/1263	5/27/1983	\$100	OC				V
2334/0758	10/27/1981	\$12,500	WD				V
2282/1058	12/19/1980	\$4,800	WD				V

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

[Home](#) [About Us](#) [Appraiser's Job](#) [General Info](#) [History & Funding](#) [Assessment Cases](#) [Emotional Distress Plead](#) [Agricultural](#) [Homestead Exemption](#) [Minors Property](#) [Assessed Values](#) [1993 Aerials](#) [Labels](#) [Contact Us](#) [Property Research](#) [Map Search](#) [Track Sales Search](#) [Maps & Data](#) [Data Authority](#) [Data Facts](#) [FAQ](#) [Recent Homestead Fraud](#) [Enforcement Results](#)

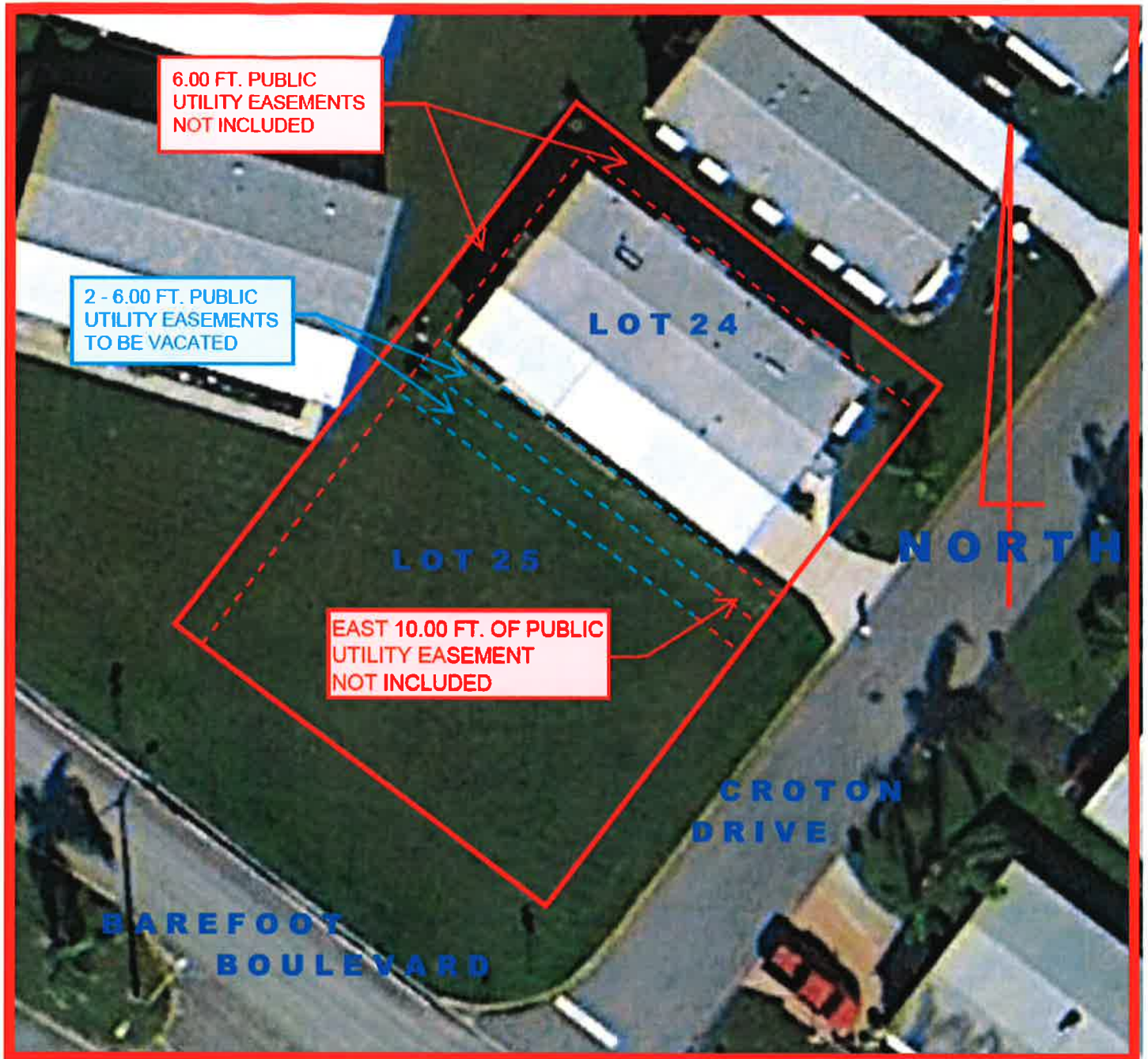
https://www.bcpao.us/...ct=3002631&gen=T&tax=T&bid=T&oth=T&sal=T&ind=T&leg=T&GoWhere=real_search.asp&SearchBy=Owner[6/19/2015 10:52:56 AM]

**BREVARD COUNTY PROPERTY DETAIL
 SHEET – LOT 25: SHEET 2 OF 2**



VICINITY MAP

Brian Belanger – 1203 Croton Drive, Barefoot Bay, 32976
– Lots 24 & 25, Block 62, Barefoot Bay Mobile Home
Subdivision, Unit Two, Part Ten – Plat Book 22, Page 105
– Section 9, Township 30 South, Range 38 East – District
3 – Proposed Vacating of a 12.00 ft. Wide Public Utility
Easement centered along the Common Lot Line Less and
Except the West 6.00 ft. and the East 10.00 ft.



AERIAL MAP

Brian Belanger – 1203 Croton Drive, Barefoot Bay, 32976
– Lots 24 & 25, Block 62, Barefoot Bay Mobile Home
Subdivision, Unit Two, Part Ten – Plat Book 22, Page 105
– Section 9, Township 30 South, Range 38 East – District
3 – Proposed Vacating of a 12.00 ft. Wide Public Utility
Easement centered along the Common Lot Line Less and
Except the West 6.00 ft. and the East 10.00 ft.

This Document Prepared By and Return to:
Professional Title of Indian River, Inc.
1546 North Us Highway 1
Sebastian, FL 32958
P. 45.322

10.00
116.50

Parcel ID Number 3002630

Warranty Deed

This Indenture, Made this 20 day of January, 2015 AD. Between
Debra C. Krall, a single woman

of the County of Newport, State of RI, grantor, and
Brian Norman Balanger and Sandra Webster Balanger, husband and wife

whose address is: 1203 Croton Drive, Barefoot Bay, Fl. 32976

of the County of Brevard, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Brevard, State of Florida to wit:

Lot 24, Block 62, Barefoot Bay Unit Two, Part Ten, according to the
map or plat thereof, as recorded in Plat Book 22, Page(s) 105 through
115, inclusive, of the Public Records of Brevard County, Florida.

Grantor(s) further warrant that the above described property is not their
homestead.

Subject to all valid restrictions, reservations, easements and zoning of record.

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William P. McKiernan
Printed Name: WILLIAM P. MCKIERNAN
Witness

Debra C. Krall (Seal)
Debra C. Krall
P.O. Address
22 Narragansette Avenue, Portsmouth, RI
02871

Dorothy Gonzalez
Printed Name: Dorothy Gonzalez
Witness

STATE OF RI
COUNTY OF Newport

The foregoing instrument was acknowledged before me this 20th day of January 2015, by
Debra C. Krall, a single woman

who is personally known to me or who has produced her Driver's License as identification.



Linda R. Francis
Printed Name:
Notary Public
My Commission Expires:

LINDA R. FRANCIS
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 07/30/2016

45322

Used Generated by: e-Deed System, Inc. 2011 (813) 765-1555 (www.eDEED.com)

PETITIONER'S DEED - LOT 24 - SHEET 1 OF 2

This Document Prepared By and Return to
Professional Title of Indian River, Inc.
1546 North Us Highway 1
Sebastian, FL 32958
P. 45755

1000
13230

Parcel ID Number

Warranty Deed

This indenture, Made this 20 day of May, 2015 A.D. Between
Paul E. Pogodzinski, Individually and as Successor Trustee of the
Edward J. Pogodzinski and Corrine G. Pogodzinski Revocable Trust,
pursuant to the provisions of the certain Trust under Agreement dated
February 27, 1991
of the County of Dukes, State of MA, grantor, and
Brian Norman Belanger and Sandra Webster Belanger, husband and wife
whose address is 715 Lone Wolf Trail,, Canton, VA 23123
of the County of Buckingham, State of VA, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
----- TEN DOLLARS (\$10) ----- DOLLARS,
and other good and valuable considerations in GRANTOR in hand paid by GRANTEEES. the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Brevard, State of Florida to wit
Lot 25, Block 62, Barefoot Bay, Unit Two, Part Ten, according to the map or plat
thereof as recorded in Plat Book 22, Page(s) 105 through 115, inclusive, of the
Public Records of Brevard County, Florida.
Grantor(s) further warrant that the above described property is not their
homestead.
Subject to all valid restrictions, reservations, easements and zoning of record.

and the grantor does truly fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written
Signed, sealed and delivered in our presence:

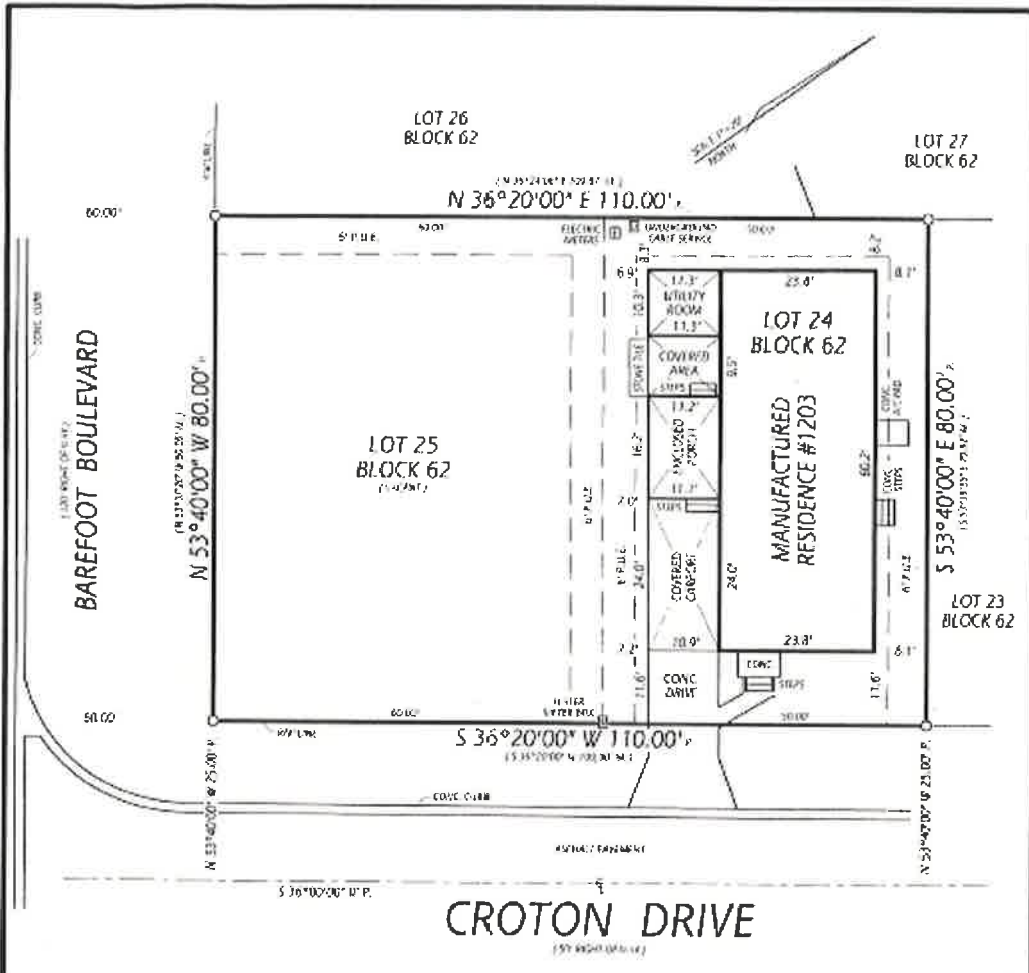
Mary Thurston
Printed Name: Mary Thurston By: Paul E. Pogodzinski (Seal)
Witness: [Signature] Paul E. Pogodzinski, Individually and
as Successor Trustee
91 Old Purchase Road, Edgartown, MA 02539
Michael Blinn
Printed Name: Michael Blinn
Witness

STATE OF Massachusetts
COUNTY OF Dukes
The foregoing instrument was acknowledged before me this 20 day of May, 2015 by
Paul E. Pogodzinski, Individually and as Successor Trustee on behalf of said
trust
who is personally known to me or who has produced her Driver's license as identification



Pattina Richards
Printed Name: Pattina Richards
Notary Public
My Commission Expires 08/20/2021

PETITIONER'S DEED - LOT 25 - SHEET 2 OF 2



LEGAL DESCRIPTION:
 LOTS 24 AND 25, BLOCK 62, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT TWO, PART TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22 PAGE 105 THROUGH 115, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
1. BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF CROTON AS S 36°20'00" W AS PER RECORD PLAT.
 2. NO INSTRUMENT OF RECORD REFLECTING BUILDING SETBACK LINES, EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
 3. THIS SURVEY IS NOT INTENDED TO LOCATE EXISTING UNDERGROUND FOUNDATIONS, ENCROACHMENTS OR ANY IMPROVEMENTS EXCEPT AS SHOWN.
 4. THE RESIDENCE SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP 12009C0694G, DATED MARCH 17, 2014.
 5. DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS SUBURBAN, 1 FOOT IN 1,500 FEET, UNITED STATES STANDARD.

ABBREVIATIONS:
 P-PLAT M-MEASURED CDV-COVERED
 CL-CENTERLINE CONC-CONCRETE
 R/W-RIGHT OF WAY AK-AIR CONDITION
 PUG-PUBLIC UTILITY & DRAINAGE EASEMENT
 PLS-PROFESSIONAL LAND SURVEYOR
 LB-LAND SURVEYING BUSINESS

BOUNDARY SURVEY

CERTIFIED TO:
 BRIAN NORMAN BELANGER
 SANDRA WEBSTER BELANGER

LEGEND:
 O - FOUND 5/8" IRON REBAR WITH NO PLASTIC CAP OR IDENTIFICATION

PREPARED BY:
 CECILE LAND SURVEYING, INC.
 FLORIDA LAND SURVEYING BUSINESS #6637
 10749 HIGHWAY U S 1, SUITE A
 SEBASTIAN, FLORIDA 32958
 PHONE 772-388-0520 FAX 772-388-2012

CERTIFIED CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN CONFORMITY WITH THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 53-17.050 FLORIDA ADMINISTRATIVE CODE, THIS SURVEY IS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT OR CLIENTS NAMED HEREON. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THOMAS RANDALL (SEAL) F.L.S. 4896
 6/17/2015

BOUNDARY SURVEY 6-17-2015	SCALE 1" = 20'	FIELD BOOK 119-70	SHEET 1 OF 1	PROJECT NUMBER 15-160
---------------------------	----------------	-------------------	--------------	-----------------------

PETITIONER'S BOUNDARY SURVEY

LEGAL NOTICE

RESOLUTION VACATING PUBLIC UTILITY EASEMENT – CROTON DRIVE –
BAREFOOT BAY MOBILE HOME SUBDIVISION UNIT TWO PART 10

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 18th day of August, 2015 the Board of
County Commissioners of Brevard County, Florida, adopted a
Resolution vacating public utility easement on Croton Drive in Barefoot Bay Mobile
Home Subdivision Unit ~~Two~~, Part ~~Ten~~ in Section 9, Township 30 South, Range 38
East petitioned by Brian Belanger to wit:

SEE ATTACHED EXHIBIT "A"

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

All persons govern yourselves accordingly.

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

FLORIDA TODAY:

Please advertise in the August 27, 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

THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE SOUTHERLY 6.00 FEET OF LOT 24 AND THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE NORTHERLY 6.00 FEET OF LOT 25, BLOCK 62, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT TWO PART TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 105 THRU 115, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE WESTERLY 6.00 FEET AND THE EASTERLY 10.00 FEET OF SAID EASEMENTS. CONTAINING 768.00 SQUARE FEET MORE OR LESS.

PREPARED BY: THOMAS R. CECRLE, PSM

Kelly Fulton

From: Cazessus, Marc <marc.cazessus@brevardcounty.us>
Sent: Wednesday, September 02, 2015 10:04 AM
To: Tammy Etheridge; Kelly Fulton
Cc: Sweeney, Michael; Vitale, Anthony
Subject: Belanger: Lots 24 & 25, Blk. 62, Barefoot Bay - Easement Vacating

Dear Tammy:

As requested, I have listed the petitioner's contact information for your use to mail a copy of the recorded resolutions to the petitioner.

- Agenda Item # 08-18-15 IV. A. - Brian Belanger, 1203 Croton Drive, Barefoot Bay, FL, 32976

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

Respectfully,

Marc

Marc Cazessus, PLS
Vacating & Acquisition Review Specialist
Tel: (321) 617-7315 Fax: (321) 633-2083
Email: marc.cazessus@brevardcounty.us
Brevard County Public Works Dept.
2725 Judge Fran Jamieson Way, Bldg. A-220
Viera, FL 32940

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