

August 20, 2010

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Fred W. and Catherine K. Rines
P. O. Box 6
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A & A Family Limited Partnership LLLP
3901 Canal Drive
Micco, FL 32976

Dear property owners:

Enclosed you will find an aerial photograph of Lot 31, Section 22 of the Fleming Grant Subdivision. This letter was sent to you because you are an owner of property adjacent to the parcel outlined in yellow on the enclosed aerial photograph. Please allow me to explain the situation that has arisen concerning the narrow parcel of property outlined in yellow.

Our research shows that this parcel was created during the 1960s. It appears that Standish Crippen and Kathryn Crippen, his wife, at one time owned all of the property surrounding the

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outlined parcel. Over a period of time, the Crippens conveyed parcels of property using the yellow outlined parcel as an easement for ingress and egress. After all of the parcels were conveyed, the only portion owned by the Crippens was the parcel outlined in yellow. Over the last several years, the taxes were not paid on this parcel and it has escheated to Indian River County. Thus, the County now owns the property that serves as access to your land.

While the aerial photograph is not 100% accurate, it appears that the road has meandered in and out of the easement over the years. The deed to your property may contain a legal description of this access easement. We are under the impression that the legal description no longer exactly coincides with the roadway as it exists today. It would be in your best interest to get together with the neighboring property owners who use this easement and have it formally surveyed and delineated so that any encroachments might be corrected. Failure to do so could result in difficulties concerning sale or refinancing of your property.

It is the County's desire to abandon its interest in this easement. Normally when a parcel of property owned by the County is abandoned, the abutting property owners share an equal 50% interest in the abandoned property. In other words, the roadway would be split down the middle and the property owners on either side of the road would acquire one half of the roadway. Access easements would then be conveyed to all other property owners dependent on the roadway for ingress and egress to their land.

We realize that this is an unusual situation that has arisen. We would be happy to meet with you individually or as a group at your convenience. If it would be easier to meet in the evening or on site, I would be happy to do so. As you can see, I have included all property owners as addressees on this letter and I have included the map which shows the corresponding land owner on the chart.

Looking forward to working with you on this matter I remain,

Sincerely yours,

William K. DeBaal
Deputy County Attorney
772-226-1426

WKB/nhm
enclosures: map
list of property owners