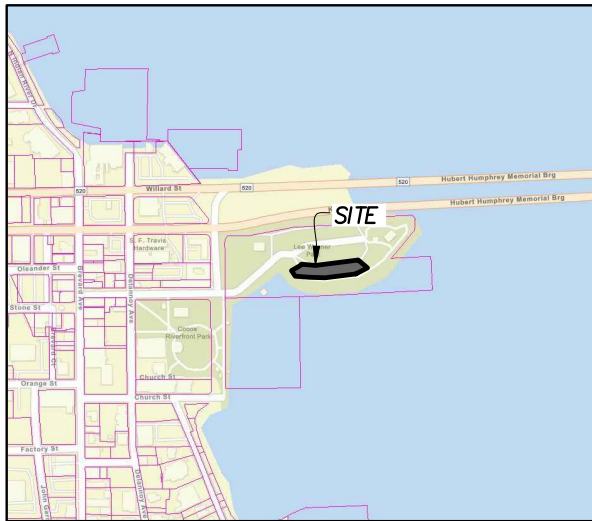


EXHIBIT "B" LEGAL DESCRIPTION:

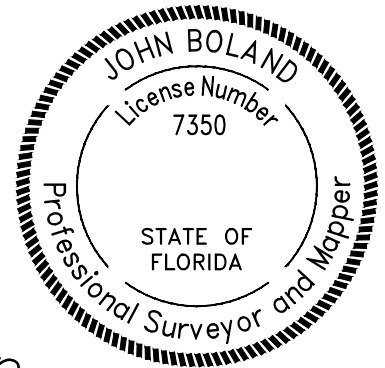
A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8063, PAGE 1885, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 WEST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 520 ALSO KNOWN AS MERRITT ISLAND CAUSEWAY (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 70100-2517) BEING MARKED BY A FOUND IRON ROD; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN S50°44'19"E FOR 297.91 FEET TO THE POINT OF BEGINNING; THENCE N59°42'24"E FOR 55.38 FEET; THENCE N40°25'43"E FOR 10.00 FEET; THENCE S85°06'38"E FOR 77.25 FEET; THENCE N82°32'56"E FOR 237.58 FEET; THENCE S50°00'53"E FOR 67.13 FEET; THENCE S62°33'26"W FOR 72.61 FEET; THENCE S82°32'56"W FOR 170.32 FEET; THENCE N88°11'31"W FOR 84.09 FEET; THENCE N85°41'50"W FOR 80.42 FEET; THENCE N34°25'28"W FOR 36.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 26,624 SQUARE FEET (0.611 ACRES) MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)



John Boland

04/13/23

JOHN M. BOLAND
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 7350

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET INDEX:

- SHEET 1: LEGAL DESCRIPTION
- SHEET 2: LEGEND, NOTES
- SHEETS 3-5: SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 1 OF 4

SKETCH OF DESCRIPTION OF
**PROPOSED EASEMENT ACROSS
THE LANDS OF CITY OF COCOA
(LEE WENNER PARK)**

SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PREPARED FOR:

FLORIDA POWER & LIGHT COMPANY

SGC ENGINEERING, LLC

SURVEY AND MAPPING

1001 TOWN PLAZA COURT, SUITE 1032
WINTER SPRINGS, FLORIDA 32708

PHONE: (800) 581-4031

WWW.SGCSURVEY.COM

LB 7979



DATE: 04/13/23 SCALE: 1" = 40' DRAWN: SAS CHECK: JMB

FILE: K:\PROJECTS\1877001-Kimley Horn - FL520 Replacement\DWG\WORKSHEETS\1877001-Plats_esm_TCE_FPL.dwg

LOGIN: Steven Sluglik

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LOGIN: Steven Sluglik
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SKETCH NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON, IF ANY ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050 THROUGH 5J17.052, FLORIDA ADMINISTRATIVE CODE.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 88) [GEOID 12B].
4. IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC ENGINEERING, LLC BETWEEN APRIL 14, 2020 AND OCTOBER 19, 2020.
5. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
6. PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEMORANDUM TO BEN DESLAURIERS DATED OCTOBER 20, 2020 AN ORDINARY HIGH WATER LINE (OHWL) HAS NOT BEEN DETERMINED AT THIS SITE. AN ELEVATION OF -0.30 FEET, NORTH AMERICAN VERTICAL DATUM 1988, ALONG THE NATURAL SHORELINE IS SUFFICIENT FOR SAFE UPLAND LINE.

LEGEND:

	SUBJECT EASEMENT
	EXISTING R/W
	PARCEL LINES
	TIE LINE
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
RNG	RANGE
TWN	TOWNSHIP
●	FOUND IRON ROD

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 2 OF 4

SKETCH OF DESCRIPTION OF
**PROPOSED EASEMENT ACROSS THE
LANDS OF CITY OF COCOA
(LEE WENNER PARK)**

SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
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PREPARED FOR:

FLORIDA POWER & LIGHT COMPANY

SGC ENGINEERING, LLC

SURVEY AND MAPPING

1001 TOWN PLAZA COURT, SUITE 1032
WINTER SPRINGS, FLORIDA 32708

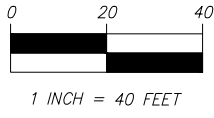
PHONE: (800) 581-4031

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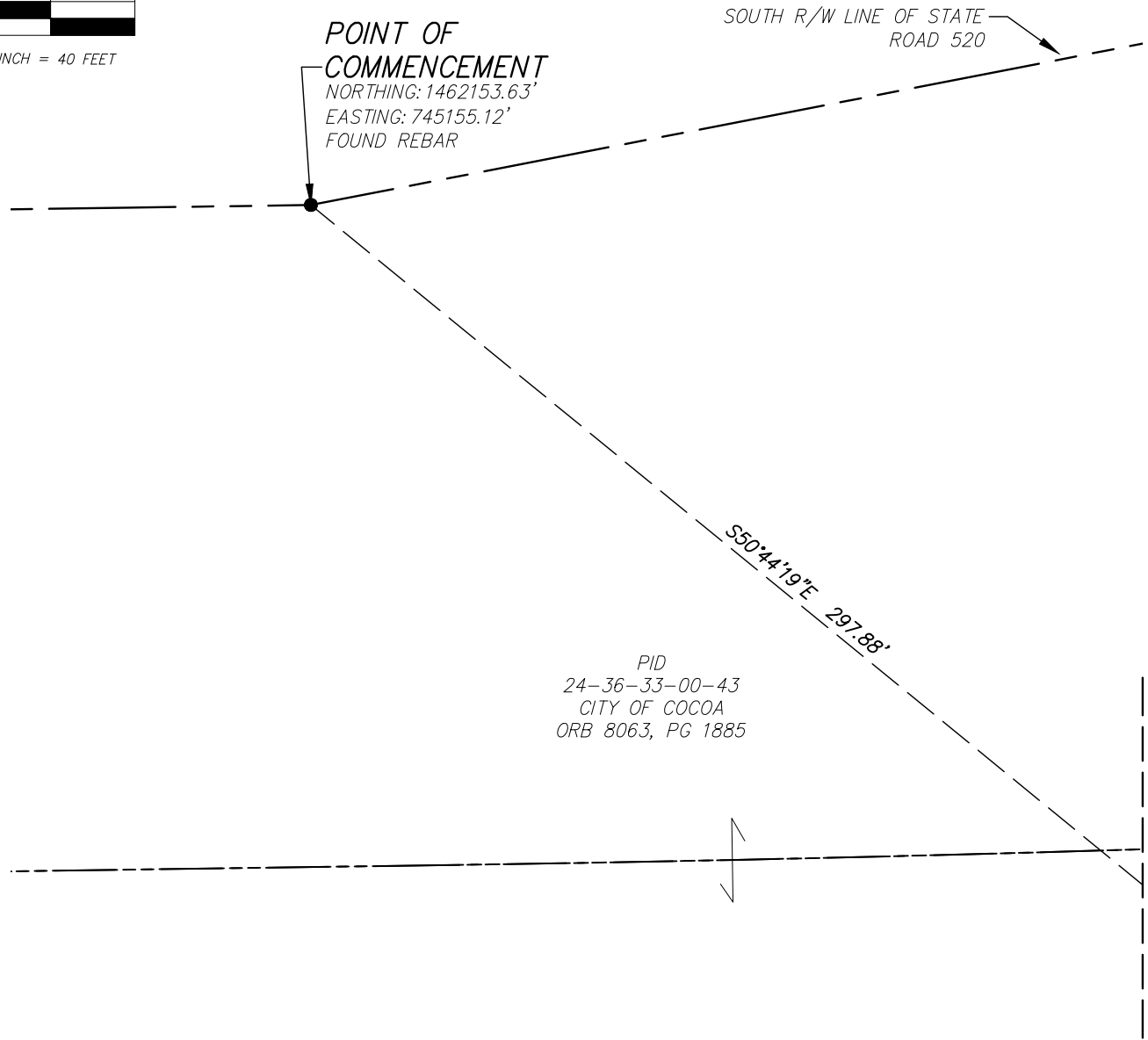
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STATE ROAD 520 (MERRITT ISLAND CAUSEWAY)
(A VARIABLE WIDTH PUBLIC R/W PER FLORIDA DEPARTMENT OF
TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 70100-2517)

POINT OF
COMMENCEMENT
NORTHING: 1462153.63'
EASTING: 745155.12'
FOUND REBAR

SOUTH R/W LINE OF STATE
ROAD 520



PID
24-36-33-00-43
CITY OF COCOA
ORB 8063, PG 1885

MATCHLINE "A"

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 3 OF 4

SKETCH OF DESCRIPTION OF
**PROPOSED EASEMENT ACROSS THE
LANDS OF CITY OF COCOA
(LEE WENNER PARK)**

SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
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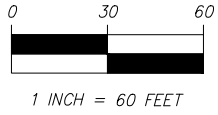
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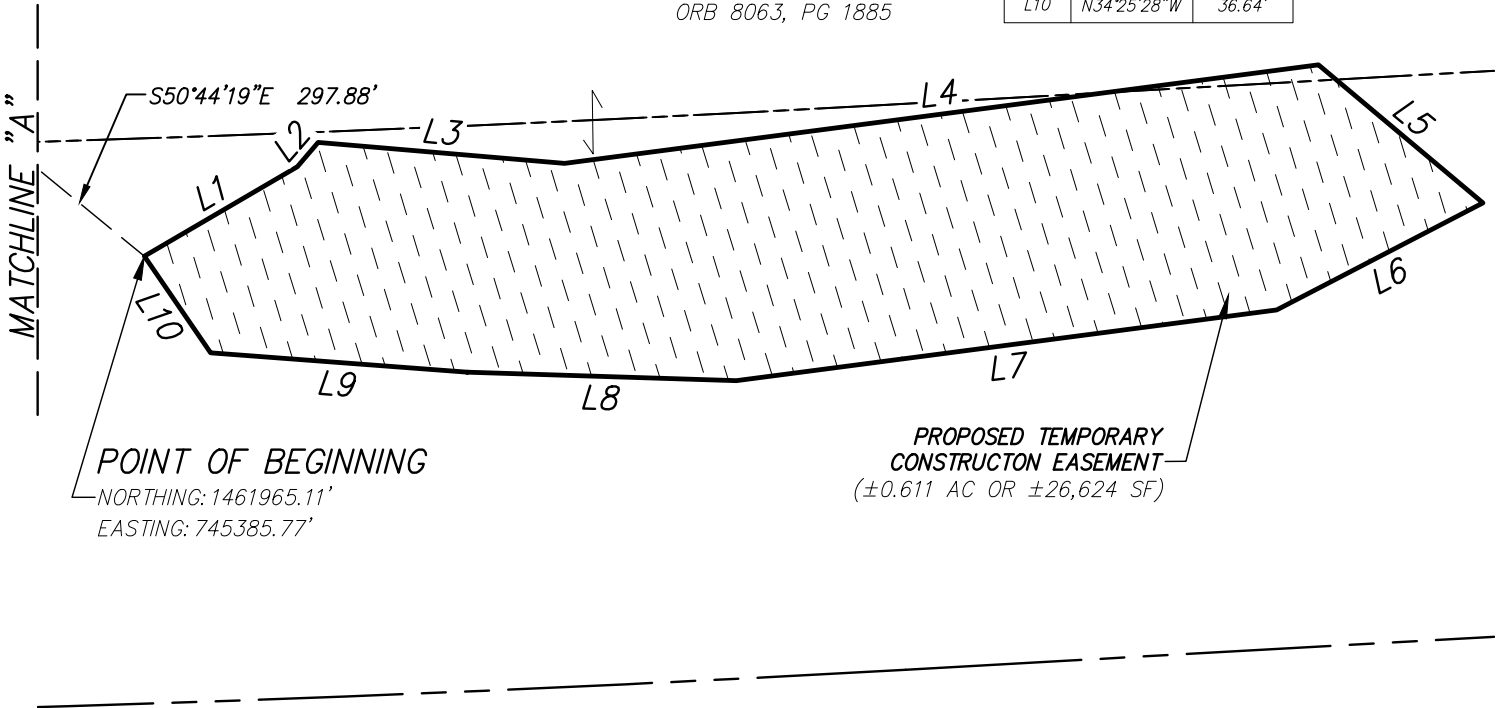
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LOGIN: Steven Sluglik
PLOTTED: 4/13/2023 1:59:25 PM



LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°42'24"E	55.38'
L2	N40°25'43"E	10.00'
L3	S85°06'38"E	77.25'
L4	N82°32'56"E	237.58'
L5	S50°00'53"E	67.13'
L6	S62°33'26"W	72.61'
L7	S82°32'56"W	170.32'
L8	N88°11'31"W	84.09'
L9	N85°41'50"W	80.42'
L10	N34°25'28"W	36.64'

PID
24-36-33-00-43
CITY OF COCOA
ORB 8063, PG 1885



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 4 OF 4

SKETCH OF DESCRIPTION OF
**PROPOSED EASEMENT ACROSS THE
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(LEE WENNER PARK)**

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