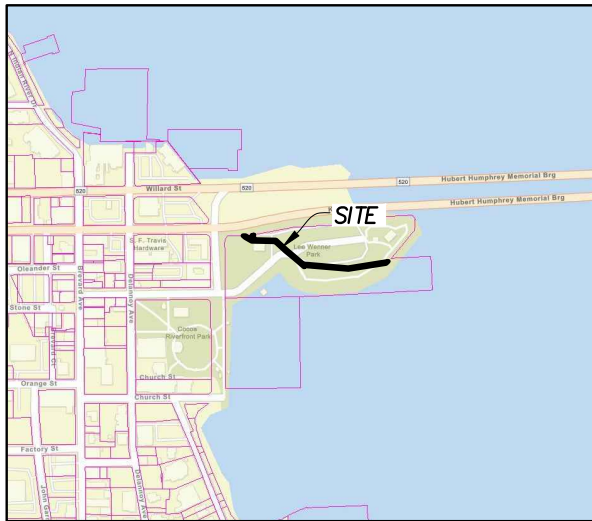


Exhibit B - Easement Area

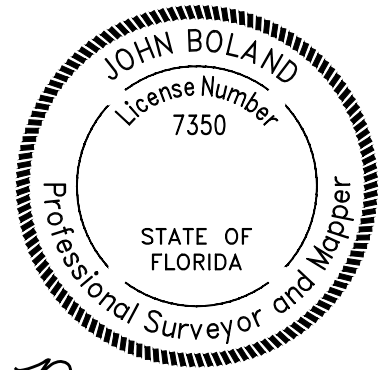
A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8063, PAGE 1885, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 WEST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°10'52"W FOR 27.36 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY RUN S49°56'33"E FOR 4.00 FEET; THENCE S59°57'21"E FOR 34.32 FEET; THENCE N00°01'31"E FOR 21.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 520; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N79°00'47"E FOR 10.19 FEET; THENCE S00°01'31"W FOR 24.14 FEET; THENCE S88°39'11"E FOR 120.77 FEET; THENCE S47°40'19"E FOR 78.51 FEET; THENCE S50°00'48"E FOR 118.45 FEET; THENCE S85°06'38"E FOR 245.15 FEET; THENCE N80°52'26"E FOR 219.72 FEET; THENCE S45°38'55"W FOR 14.18 FEET; THENCE S53°47'09"W FOR 4.00 FEET; THENCE S80°52'26"W FOR 205.81 FEET; THENCE N85°06'38"W FOR 236.67 FEET; THENCE S40°25'43"W FOR 7.51 FEET; THENCE N49°34'17"W FOR 70.34 FEET; THENCE N50°25'09"W FOR 61.93 FEET; THENCE N47°40'19"W FOR 75.01 FEET; THENCE N88°39'11"W FOR 128.21 FEET; THENCE N59°57'21"W FOR 39.35 FEET; THENCE N49°56'33"W FOR 16.42 FEET; THENCE N89°10'52"E FOR 15.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 8,584 SQUARE FEET (0.197 ACRES) MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)



John Boland 03/23/23
 JOHN M. BOLAND DATE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 7350
 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 5

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: 03/23/23 SCALE: 1" = 40' DRAWN: SAS CHECK: JMB

FILE: K:\PROJECTS\1877001-Kimley Horn - FL520 Replacement\DWG\WORKSHEETS\1877001-Plats_esm_sas_PFL.dwg
 LOGIN: Steven Sluglik
 PLOTTED: 3/23/2023 11:38:05 AM

FILE: K:\PROJECTS\1877001-Kimley Horn - FL520 Replacement\DWG\WORKSHEETS\1877001-Plats_esm_sas_PPL.dwg
LOGIN: Steven Sluglik
PLOTTED: 3/23/2023 11:38:06 AM

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 5

SKETCH OF DESCRIPTION OF
**PROPOSED EASEMENT ACROSS THE
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SURVEY AND MAPPING

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WINTER SPRINGS, FLORIDA 32708

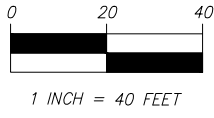
PHONE: (800) 581-4031

WWW.SGCSURVEY.COM

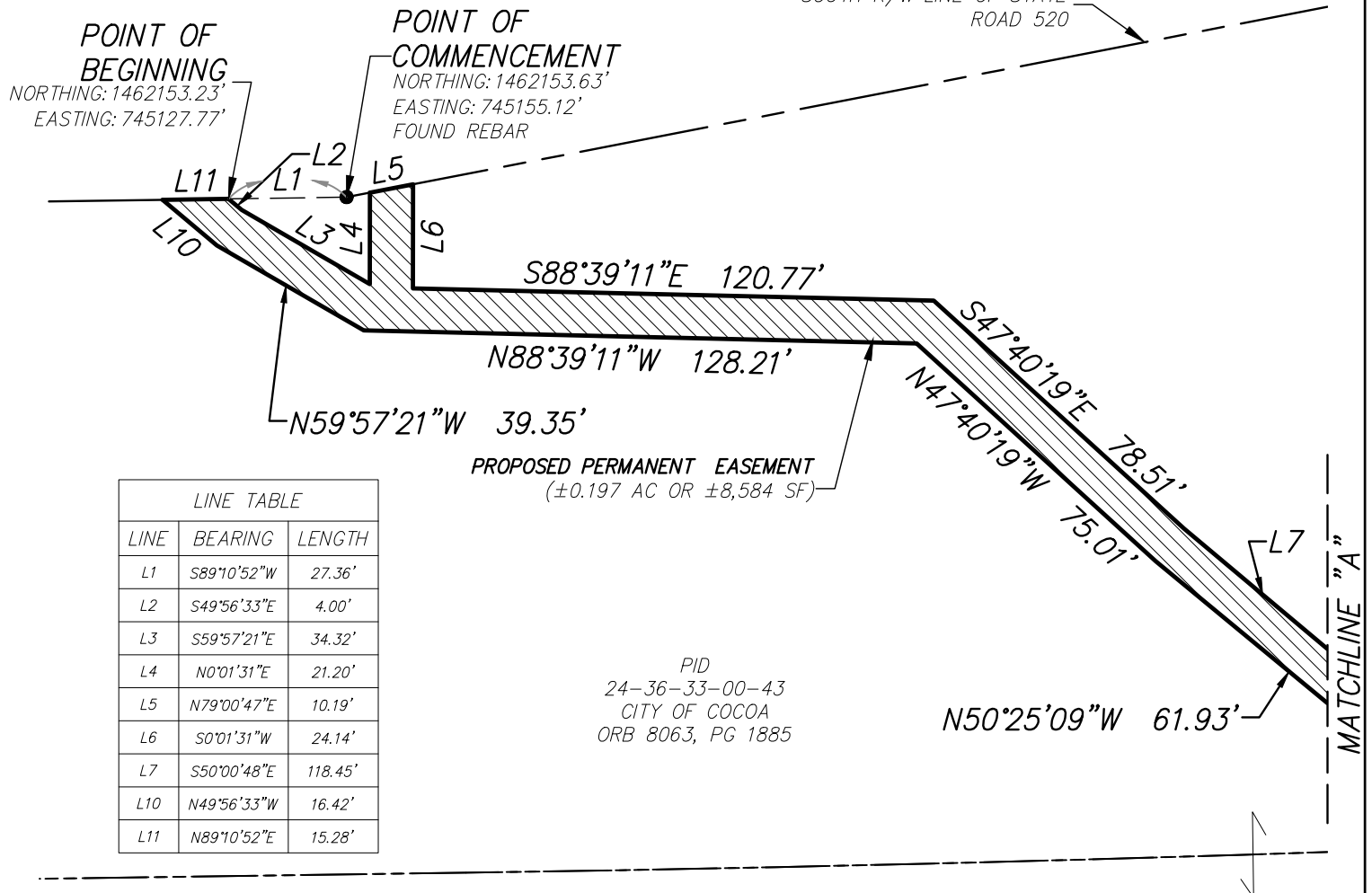
LB 7979



DATE: 03/23/23 SCALE: 1" = 40' DRAWN: SAS CHECK: JMB



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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°10'52"W	27.36'
L2	S49°56'33"E	4.00'
L3	S59°57'21"E	34.32'
L4	N0°01'31"E	21.20'
L5	N79°00'47"E	10.19'
L6	S0°01'31"W	24.14'
L7	S50°00'48"E	118.45'
L10	N49°56'33"W	16.42'
L11	N89°10'52"E	15.28'

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

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 3 OF 5

SKETCH OF DESCRIPTION OF
**PROPOSED EASEMENT ACROSS THE
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 (LEE WENNER PARK)**
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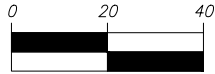
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 WWW.SGCSURVEY.COM

LB 7979

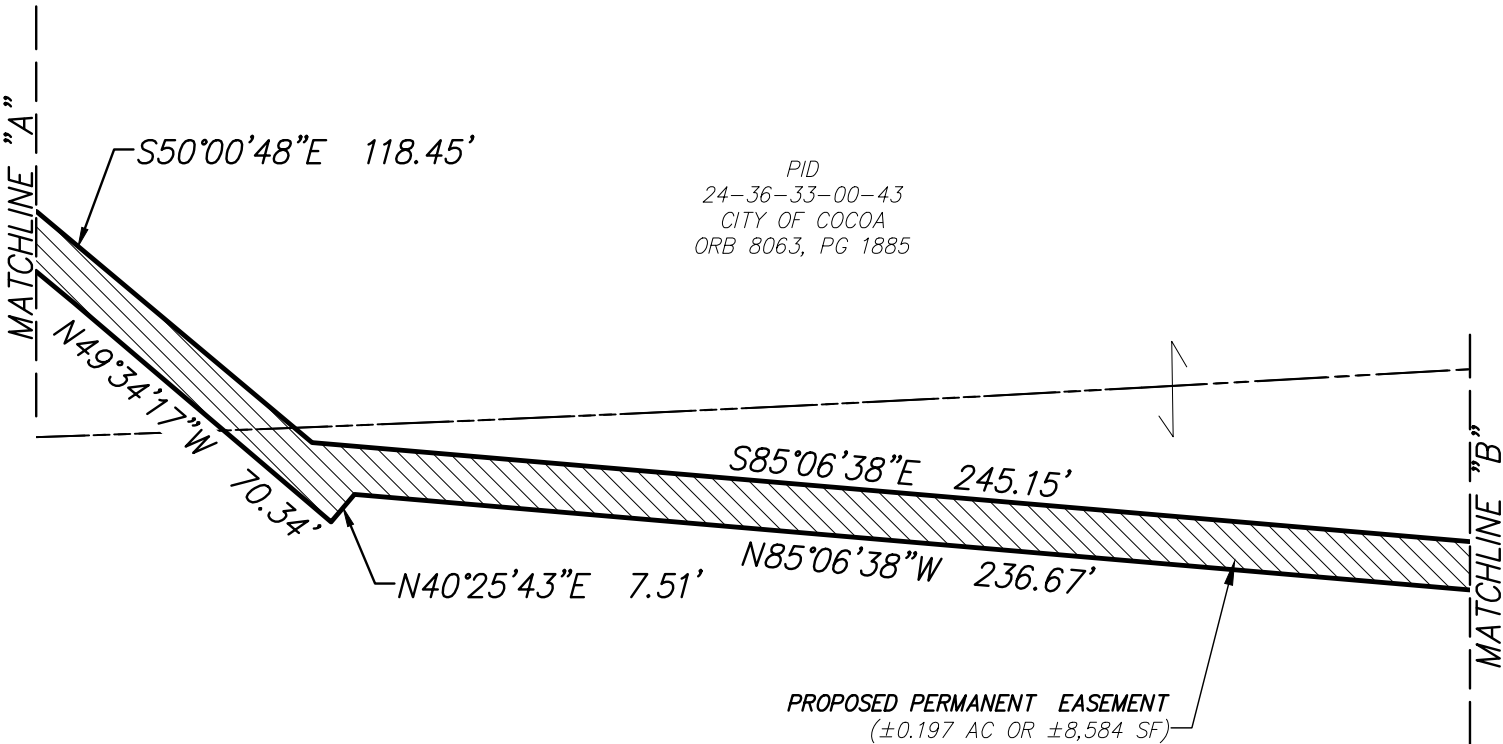


DATE: 03/23/23 SCALE: 1" = 40' DRAWN: SAS CHECK: JMB

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 PLOTTED: 3/23/2023 11:38:06 AM



1 INCH = 40 FEET



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 4 OF 5

SKETCH OF DESCRIPTION OF
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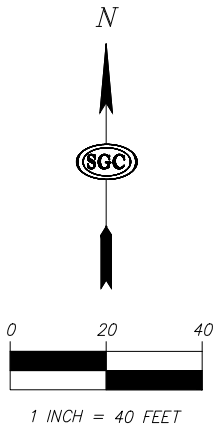


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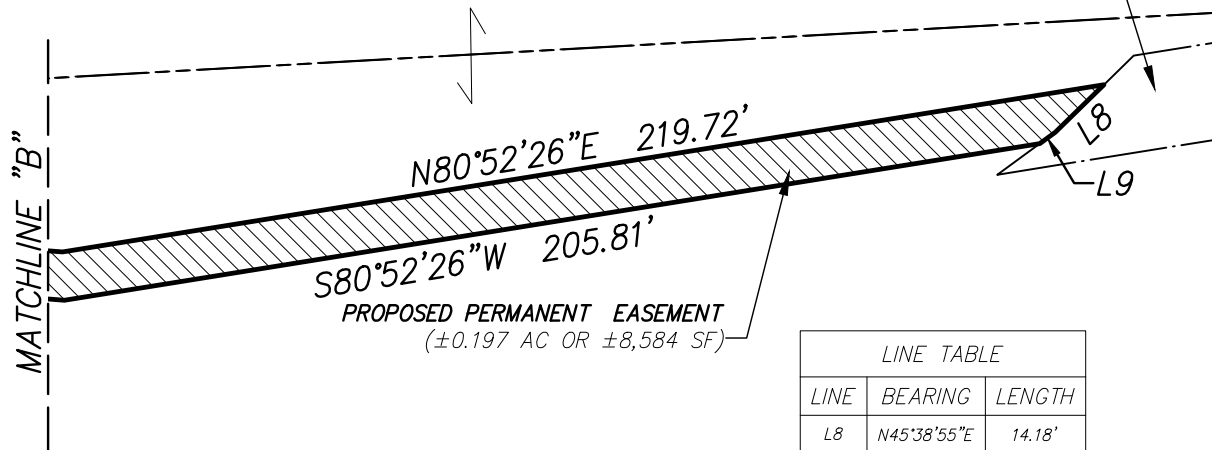
LOGIN: Steven Sluglik

PLOTTED: 3/23/2023 11:38:06 AM



PIVOTAL UTILITY HOLDINGS, INC.,
 A NEW JERSEY CORPORATION,
 D/B/A FLORIDA CITY GAS
 SOVEREIGNTY SUBMERGED LANDS
 EASEMENT
 SSL NO. 050358424
 EASEMENT NO. 42515

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



PROPOSED PERMANENT EASEMENT
 (±0.197 AC OR ±8,584 SF)

LINE TABLE		
LINE	BEARING	LENGTH
L8	N45°38'55"E	14.18'
L9	N53°47'09"E	4.00'

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 5 OF 5

SKETCH OF DESCRIPTION OF
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