

## EXHIBIT

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Ordinance 24-2019

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## DESCRIPTION:

A parcel of land lying in the east 1/2 of Section 28, Township 24 South, Range 35 East, Brevard County, Florida and being more particularly described as follows;

Begin at the intersection of the westerly right-of-way line of Adamson Road and the northerly right-of-way line of State Road No.524; thence South 53°26'00" West, along the north right-of-way line of said State Road No.524, a distance of 388.37 feet to the southeast corner of lands as described in O.R. Book 3582 Page 2877; thence North 36°34'01" West, along the east line of said lands, a distance of 330.00 feet to the northeast corner of said lands; thence South 53°26'01" West, along the north line of said lands as described in O.R. Book 3582 Page 2877 and the north line of lands as described in O.R. Book 2756 Page 302 and the north line of lands as described in O.R. Book 3582 Page 2875 all of the Public Records of Brevard County, Florida, a distance of 396.00 feet to the northwest corner of said lands as described in O.R. Book 3582 Page 2875; thence South 36°34'01" East, along the west line of said lands as described in O.R. Book 3582 Page 2875, a distance of 330.01 feet to a point on the aforesaid northerly right-of-way line of State Road No.524; thence South 53°26'01" West, along said north right-of-way line, a distance of 324.01 feet to the southeast corner of lands as described in O.R. Book 6374 Page 2660 of said Public Records; thence North 36°33'56" West, along the east line of said lands, a distance of 330.01 feet; thence South 53°26'01" West, along the north line of said lands, a distance of 132.00 feet; thence South 36°34'01" East, along the west line of said lands, a distance of 330.01 feet to a point on the aforesaid northerly right-of-way line of State Road No.524; thence South 53°26'01" West, along said north right-of-way line, a distance of 414.94 feet; thence North 36°33'59" West, along said northerly right-of-way line of State Road No.524 and the northerly right-of-way line of State Road No.520 a distance of 32.00 feet to a point on the arc of a 1100.08 foot radius circular curve concave northerly; thence westerly, along the arc of said curve, through a central angle of 27°19'20", a distance of 524.58 feet said curve having a chord bearing of South 73°27'48" West and a chord distance of 519.63 feet to the Point-of-Tangency; thence South 87°39'42" West along the north right-of-way line of State Road No.520 a distance of 20.59 feet to the Point-of-Curvature of a 1100.25 foot radius circular curve concave northerly; thence westerly, along the arc of said curve, through a central angle of 17°43'17", a distance of 340.30 feet said curve having a chord bearing of North 82°56'22" West and a chord distance of 338.95 feet; thence North 74°06'29" West, along said northerly right-of-way line, a distance of 403.04 feet to a point on the north-south midsection line of said Section 28; thence North 00°15'37" East, along said north-south midsection line, a distance of 2855.32 feet to a point on the south line of a FPL agreement as recorded in O.R. Book 561 Page 876 of said Public Records; thence South 89°46'43" East, along said south line, a distance of 2055.51 feet to the northwest corner of lands as described in O.R. Book 3766 Page 1897 of said Public Records; thence South 01°02'16" West, along the west line of said lands and the west line of lands as described in O.R. Book 7566 Page 2584 of said public records, a distance of 937.42 feet to the southwest corner of said lands as described in O.R. Book 7566 Page 2584; thence North 89°47'35" East, along the south line of said lands, a distance of 303.17 feet to the northwest corner of lands as described in O.R. Book 7594 Page 1640 of said Public Records; thence South 01°09'41" West, along the west line of lands as described in O.R. Book 7594 Page 1640, O.R. Book 7476 Page 1366 and O.R. Book 7612 Page 1300 all of said Public Records a total distance of 565.24 feet; thence South 89°35'24" East, along the south line of said lands as described in O.R. Book 7612 Page 1300, a distance of 256.24 feet to a point on the aforesaid west right-of-way line of Adamson Road; thence South 01°12'27" West along said west right-of-way line a distance of 387.12 feet to the Point-of-Beginning

Containing 139.23 acres more or less and being subject to any easements and/or rights-or-ways of record.

## NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. TITLE REPORT NOT PROVIDED.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH-SOUTH MIDSECTION LINE BEING N.00°15'37"E. AN ASSUMED BEARING.
4. THIS SKETCH AND DESCRIPTION IS CERTIFIED CORRECT TO:  
BDM FINANCIAL

## CERTIFICATE:

I hereby certify that the sketch and description shown hereon is true and correct to the best of my knowledge and belief, as performed under my direction and supervision, and that it meets or exceeds the standards of practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052 Florida Administrative Code, pursuant to Section 472.027, Florida statutes.

Joseph Barry Cabaniss, P.L.S.

Date

FLORIDA SURVEYOR'S CERTIFICATE NO.:

4524

BUSSEN-MAYER ENGINEERING CERTIFICATE NO.:

3535

Sec.: 28

A SKETCH AND DESCRIPTION PREPARED FOR:

Date : 03/14/19

Twp.: 24 South

BDM FINANCIAL

Scale : 1"=600'

Rng.: 35 East

BREVARD COUNTY

FLORIDA

P. N. : 391801

Dsn. by : N/A

Drn. by : JCC

Chk. by : JBC



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-6885

Sheet No.

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of

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FP & L Right-Of-Way



State Road 524

State Road 520

Adamson Road

City Limits

City Limits

UTILITIES NOTE:

EXISTING SANITARY SEWER 10" FORCEMAIN LIES WITHIN S.R. 524 RIGHT-OF-WAY  
EXISTING SANITARY SEWER 12" FORCEMAIN LIES WITHIN S.R. 520 RIGHT-OF-WAY  
EXISTING POTABLE WATER TRANSMISSION MAIN LIES WITHIN S.R. 520 RIGHT-OF-WAY

PARCELS TO BE ANNEXED - NOT OWNED BY APPLICANT

Tax Parcel #	Parcel I.D.#	Tax Account #	Owner
10	24-35-28-00-10	2408237	Brown, Clover M. Brown, Tiffany
34	24-35-28-00-34	2408261	Penko, Stanley V. Penko, Jeanette M
755	24-35-28-00-755	2408310	Green, Tammy L.
757	24-35-28-00-757	2408312	Green, Milford, Boathe, Christine
759	24-35-28-00-759	2408314	Green, Milford L.
773	24-35-28-00-773	2408328	Ditsch, John J.
776	24-35-28-00-776	2408331	Nuckols, Edward, Ekresman, Norman D
777	24-35-28-00-777	2408332	Gruitzik, Josephine B
787	24-35-28-00-787	2408342	Andreu, Luis Edward
788	24-35-28-00-788	2408343	Blanda, Joseph
800	24-35-28-00-800	2408355	Pate, Atul
801	24-35-28-00-801	2408356	Albright, W Douglas
802	24-35-28-00-802	2408357	Eriman, James, Malto, Roque, Dooley, Edward
805	24-35-28-00-805	2408360	Koontz, Doris M
808	24-35-28-00-808	2441803	Joseph, Ceia, Joseph, Marietta
809	24-35-28-00-809	2443045	Corpinello, Anthony

PARCELS OWNED BY APPLICANT

Tax Parcel #	Parcel I.D.#	Tax Account #	Owner
1	24-35-28-00-1	2408228	Cape Canaveral Heights Properties, Inc.
7	24-35-28-00-7	2408234	Jacob Aaron Corp.
17	24-35-28-00-17	2408244	Jacob Aaron Corp.
20	24-35-28-00-20	2408247	Jacob Aaron Corp.
28	24-35-28-00-28	2408255	Jacob Aaron Corp.
45	24-35-28-00-45	2408277	Gigi II LLC
46	24-35-28-00-46	2408273	Jacob Aaron Corp.
47	24-35-28-00-47	2408274	Jacob Aaron Corp.
56	24-35-28-00-56	2408283	Jacob Aaron Corp.
57	24-35-28-00-57	2408284	Jacob Aaron Corp.
61	24-35-28-00-61	2408288	Jacob Aaron Corp.
71	24-35-28-00-71	2408298	Jacob Aaron Corp.
752	24-35-28-00-752	2408307	Gigi II LLC
754	24-35-28-00-754	2408309	Jacob Aaron Corp.
756	24-35-28-00-756	2408311	Gigi II LLC
758	24-35-28-00-758	2408313	Jacob Aaron Corp.
760	24-35-28-00-760	2408315	Jacob Aaron Corp.
761	24-35-28-00-761	2408316	Gigi II LLC
763	24-35-28-00-763	2408318	Jacob Aaron Corp.
764	24-35-28-00-764	2408319	Jacob Aaron Corp.
766	24-35-28-00-766	2408321	Jacob Aaron Corp.
770	24-35-28-00-770	2408325	Jacob Aaron Corp.
771	24-35-28-00-771	2408326	Jacob Aaron Corp.
772	24-35-28-00-772	2408327	Jacob Aaron Corp.
774	24-35-28-00-774	2408329	Gigi II LLC
778	24-35-28-00-778	2408333	Jacob Aaron Corp.
779	24-35-28-00-779	2408334	Jacob Aaron Corp.
780	24-35-28-00-780	2408335	Jacob Aaron Corp.
781	24-35-28-00-781	2408336	Jacob Aaron Corp.
782	24-35-28-00-782	2408337	Jacob Aaron Corp.
786	24-35-28-00-786	2408341	Jacob Aaron Corp.
789	24-35-28-00-789	2408344	Jacob Aaron Corp.
790	24-35-28-00-790	2408345	Jacob Aaron Corp.
791	24-35-28-00-791	2408346	Jacob Aaron Corp.
792	24-35-28-00-792	2408347	Jacob Aaron Corp.
793	24-35-28-00-793	2408348	Jacob Aaron Corp.
794	24-35-28-00-794	2408349	Jacob Aaron Corp.
795	24-35-28-00-795	2408321	Jacob Aaron Corp.
796	24-35-28-00-796	2408351	Jacob Aaron Corp.
797	24-35-28-00-797	2408352	Jacob Aaron Corp.
798	24-35-28-00-798	2408353	Jacob Aaron Corp.
803	24-35-28-00-803	2408358	Jacob Aaron Corp.
806	24-35-28-00-806	2408361	Jacob Aaron Corp.

SITE DATA

TOTAL SITE AREA:	139.23 AC.±
TOTAL AREA OWNED BY APPLICANT:	122.58 AC.± (88.0%)
TOTAL AREA NOT OWNED BY APPLICANT:	16.65 AC.± (12.0%)

LEGEND

- 800 LOT OR TRACT OWNED BY APPLICANT
- 809 LOT OR TRACT NOT OWNED BY APPLICANT

NOTE:

The purpose of this map is to reflect the limits of proposed annexation to the City of Cocoa for lands owned by the applicant under the following entities:

- 1.) Cape Canaveral Heights Properties, Inc.
- 2.) Jacob Aaron Corp.
- 3.) Gigi II, LLC

Parcel information is shown as per the Brevard County Property Appraiser's website.

LOCATION MAP



DATE: 02/20/2019  
BY: JWM  
REV: 01

Sec: 28  
Twp: 24 South  
Rng: 05 East  
Design by: N/A  
Drawn by: L.B.  
Checked by: J.W.M.

Florida  
City of Cocoa  
Cape Canaveral Heights Properties, Inc.;  
Jacob Aaron Corp.; Gigi II, LLC  
Bussen-Mayer Engineering Group, Inc.  
100 P. O. BOX 10000, COCOA, FL 32921  
TEL: (321) 435-5000 FAX: (321) 435-5001

DATE: Feb. 20, 2019  
Scale: 1" = 200'  
Proj. No.: 301801  
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