

LEGAL DESCRIPTION PROPOSED RAMBLING ACRES WEST ANNEX SUBDIVISION:
 A part of Section 1, Township 22 South, Range 34 East and a part of Section 12, Township 22 South, Range 34 East, Brevard County, Florida;
 TOGETHER WITH,
 All of Lot 25 and a part of Lot 44, RAMBLING ACRES WEST, as recorded in Plat Book 30, Page 24, according to the Public Records of Brevard County, Florida, described as follows:
 Begin at a 4"x4" concrete monument marking the northwest corner of said RAMBLING ACRES WEST, run
 THENCE SOUTH 74 degrees 15 minutes 00 seconds WEST a distance of 147.95 feet to a point for corner;
 THENCE SOUTH 15 degrees 45 minutes 00 seconds EAST a distance of 413.18 feet to a point for corner;
 THENCE NORTH 80 degrees 39 minutes 17 seconds EAST a distance of 50.00 feet to a point for corner;
 THENCE NORTH 46 degrees 49 minutes 37 seconds EAST a distance of 195.43 feet to a point on the westerly right-of-way line of EAGLE'S PLACE, said point being on the arc of a circular curve concave northeasterly having a radius of 60.00 feet;
 THENCE southeasterly along the arc of said curve through a central angle of 53 degrees 47 minutes 44 seconds, an arc length of 56.33 feet, and a chord which bears SOUTH 57 degrees 38 minutes 58 seconds EAST having a chord distance of 54.29 feet to the Northeast Corner of the aforesaid Lot 44;
 THENCE along the boundary of said Lot 44 the following two courses and distances:
 SOUTH 05 degrees 27 minutes 16 seconds WEST, a distance of 278.00 feet;
 NORTH 89 degrees 22 minutes 57 seconds WEST, a distance of 168.76 feet to the Southwest Corner of said Lot 44, said point being on the east line of the aforementioned Section 12;
 THENCE SOUTH 01 degrees 10 minutes 30 seconds EAST along said east line, a distance of 1273.41 feet to the Northwest Corner of the aforementioned Lot 25;
 THENCE along the boundary of said Lot 25, the following four courses and distances:
 SOUTH 70 degrees 00 minutes 00 seconds EAST along a line radial to the next mentioned curve, a distance of 276.71 feet to a point on the arc of a circular curve concave easterly having a radius of 50.00 feet;
 SOUTHERLY along the arc of said curve through a central angle of 83 degrees 00 minutes 00 seconds, a distance of 72.43 feet;
 SOUTH 27 degrees 00 minutes 00 seconds WEST, a distance of 70.00 feet;
 SOUTH 84 degrees 24 minutes 40 seconds WEST, distance of 248.73 feet to the Southwest Corner of said Lot 25;
 THENCE SOUTH 60 degrees 00 minutes 30 seconds WEST a distance of 575.00 feet to a point for corner;
 THENCE SOUTH 88 degrees 49 minutes 30 seconds WEST a distance of 390.00 feet to a point for corner;
 THENCE NORTH 01 degrees 10 minutes 30 seconds EAST a distance of 439.44 feet to a point for corner;
 THENCE NORTH 88 degrees 49 minutes 30 seconds EAST a distance of 439.44 feet to a point for corner;
 THENCE NORTH 55 degrees 23 minutes 30 seconds EAST a distance of 107.69 feet to a point for corner;
 THENCE NORTH 01 degrees 10 minutes 30 seconds WEST, a distance of 1424.40 feet to a point for corner;
 THENCE NORTH 53 degrees 35 minutes 02 seconds WEST, a distance of 26.56 feet to the most southerly corner of lands described in Official Records Book 6182, at Page 1434 of the Public Records of Brevard County;
 THENCE along the boundary of said lands the following four courses and distances:
 NORTH 53 degrees 35 minutes 02 seconds WEST a distance of 156.98 feet to a point for corner;
 NORTH 0 degrees 16 minutes 10 seconds WEST a distance of 746.17 feet to a point for corner;
 SOUTH 89 degrees 44 minutes 13 seconds EAST a distance of 409.19 feet to a point for corner, said point being on the east line of Section 1, Township 22 South, Range 34 East Brevard County, Florida;
 SOUTH 00 degrees 39 minutes 21 seconds West along said east line a distance of 260.16 feet to the POINT OF BEGINNING.
 Containing 25.67 acres of land, more or less.

FLOOD ZONE INFORMATION:
 These lands appear to be located within Flood Zone "A" per Flood Insurance Rate Map 12009CO205H, issued by the Federal Emergency Management Agency, effective date 1/29/2021.
 The Community Determined Base Flood Elevation is 20.0 NGVD per the Brevard County Floodplain Administrator.

NOTES:
 1 - Lots 1 and 2 are for future single-family uses only in full compliance with all applicable zoning and building codes. All jurisdictional wetlands located thereon shall be preserved. Sanitary sewer will be provided by an approved Onsite Sewage Treatment and Disposal System.
 Potable Water is provided by existing City of Titusville service laterals located at the property line.
 2 - PARCEL "A" with the exception of the existing easement granted to Rambling Acres West Homeowners Association is for conservation purposes only, with access provided via an easement through Lot 1 to Eagle's Place an existing public right-of-way.
 3 - The existing easement through the proposed Lot 1 will be limited to recreational and management uses with access for the DuBule family to their lands to the west of Lot 1.
 4 - Tax Parcel 2224917 is owned by the Rambling Acres Homeowners Association with access via an existing easement through the proposed PARCEL "A" to the existing Tract B, Rambling Acres West. It is not a part of this proposed plat.
 5 - Lot grading, drainage and wetland delineation shall be included with the final plat for county review and approval.

PROPOSED LOT 1
 Consists of a part Lot 44 RAMBLING ACRES WEST, as recorded in Plat Book 30, Page 24, according to the Public Records of Brevard County, Florida, being situated in Section 7, Township 22 South, Range 35 East:

TOGETHER WITH
 A part of the lands described in Official Records Book 6182, Page 1434 of the Public Records of Brevard County, being situated in Section 1, Township 22 South, Range 34 East and Section 12, Township 22 South, Range 34 East, Brevard County, Florida:

Containing 7.58 acres more or less.

TAX ACCOUNT
 2224917
 ORB 6520
 PG 1129
 RAWHA
 COMMON AREA

EXISTING PRIVATE EASEMENT GRANTED TO
 RAMBLING WEST ACRES HOMEOWNERS ASSOCIATION

REMAINDER OF TAX PARCEL 22-34-12-00-751

PROPOSED LOT 2
 Consists of all of Lot 25 RAMBLING ACRES WEST, as recorded in Plat Book 30, Page 24, according to the Public Records of Brevard County, Florida, being situated in Section 7, Township 22 South, Range 35 East:

TOGETHER WITH
 A part of the lands described in Official Records Book 5833, Page 2488 of the Public Records of Brevard County, being situated in Section 12, Township 22 South, Range 34 East, Brevard County, Florida:

Containing 6.34 acres more or less.

REMAINDER OF TAX PARCEL 22-34-12-00-751

prepared by:
B. L. WARD, PLS
 Surveying, Mapping, Land Planning and Site Design
 2520 Frontier Drive Titusville, Florida 32796
 321-271-0717 email: loysward@gmail.com

SURVEYOR'S CERTIFICATION
 I, B. L. Ward, PLS, hereby certify that this MAP OF LEGAL DESCRIPTION of the lands described hereon was prepared under my responsible charge and meets or exceeds the Standards of Practice set forth in Chapter 5J-17 Florida Administrative Code.
B. L. Ward Date: **07/12/24**
 B. L. Ward, PLS Fla, Reg. #2396

| | |
|----------|---|
| 10/24/21 | Revised per County Staff Comments |
| 10/04/21 | Added remainder of Lot 44 and Parcel "C" to Lot 1 (formerly Parcel "A") |
| 10/04/21 | Clarified Existing 50' Private Access Easement |
| 10/04/21 | Changed Parcel "B" to Lot 2, Changed Parcel "D" to Parcel "A" |
| Date: | Revision: |

MAP OF LEGAL DESCRIPTION
RAMBLING ACRES WEST ANNEX
 Situate in Section 12, T22S, R34E, et al, Brevard County, Florida
 Date: 07/23/21
 FN: 22-34-12-00-751
 Drawn By: BLW
 Sheet 1 of 1



Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

January 19, 2023

Re: Plat Modification and Waiver to the Rambling Acres West Addition Subdivision

Dear Property Owner:

REVISED MAP ATTACHED. On **January 24, 2023**, beginning at **9:00 a.m.**, the Board of County Commissioners will consider a request for modifications to an approved final plat, per Section 62-2897, and a request to replat under Section 62-2805(d); waiving the flood zone limitations, and postponing the lot grading plan, drainage plan, and compensatory storage calculations until a request for land alteration or building permit is submitted.

The meeting will be held at the Brevard County Government Center, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida, 32940. You are invited to attend the meeting and address the Board concerning this issue.

If you are unable to attend the meeting but would like to submit comments in writing prior to the meeting, please mail them to Jennifer Jones, Planning and Development, Room 114, 2725 Judge Fran Jamieson Way, Viera, Florida, 32940. You can also email comments to jennifer.jones@brevardfl.gov. All received comments will be forwarded to the Board prior to the meeting.

Sincerely,

Jones, Jennifer

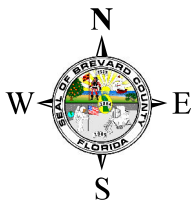
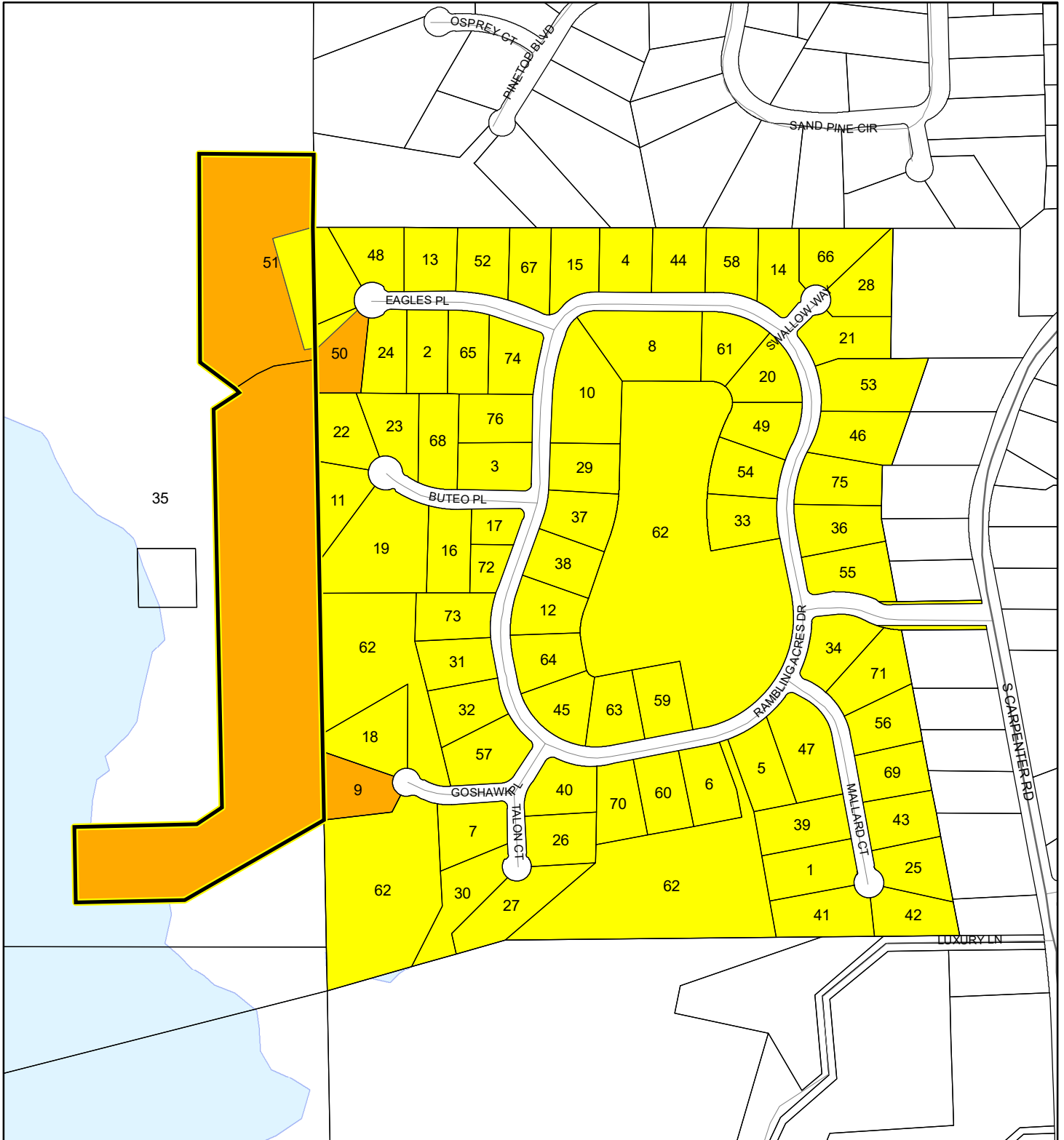
Digitally signed by Jones,
Jennifer
Date: 2023.01.19 08:14:38
-05'00'

Special Projects Coordinator
Planning and Development Department

RADIUS MAP

BREVARD COUNTY

RAMBLING ACRES WEST ANNEX



1:6,000 or 1 inch = 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 1/18/2023

- Subject Property
- Notify Property
- Parcels

BUFF_ID|TAXID|PARCELID|OWNER1|OWNER2|MAIL1|MAIL2|CITY_STATE_ZIP5_ZIP4
 1|2203137|22 3507-25-*--13|AKIN, GREGORY K|AKIN, SHARON A|1534 MALLARD
 COURT||TITUSVILLE FL 32796-
 2|2203166|22 3507-25-*--42|ALAN JOSEPH WHEELER & TRICIA |LEIGH WHEELER REVOCABLE
 LIVING TRUST||3883 EAGLES PL||TITUSVILLE FL 32796-3649
 3|2203162|22 3507-25-*--38|ALEXANDER, ERROL|ALEXANDER, PATRICIA A|3880 BUTEO
 PL||TITUSVILLE FL 32796-
 4|2203175|22 3507-25-*--51|BACHMAN, JACQUELYNN MAGURN|BACHMAN, GREGORY STEVEN|3854
 RAMBLING ACRES DR||TITUSVILLE FL 32796-3641
 5|2203140|22 3507-25-*--16|BLANKENSHIP, JOHN K|BLANKENSHIP, DAWN|3948 RAMBLING ACRES
 DR||TITUSVILLE FL 32796-
 6|2203141|22 3507-25-*--17|CALLIGAN, HEATHER TRUSTEE||3942 RAMBLING ACRES
 DR||TITUSVILLE FL 32796-
 7|2203148|22 3507-25-*--24|CAMPBELL FAMILY TRUST||3887 GOSHAWK PL||TITUSVILLE FL
 32796-3651
 8|2203187|22 3507-25-*--63|CARRILLO, CARLOS A DR|CARRILLO, CHRISTINE R|3857 RAMBLING
 ACRES DR||TITUSVILLE FL 32796-
 9|2203149|22 3507-25-*--25|CHURCH STREET REALTY LLC||10644 CRYSTAL SPRINGS
 CT||ORLANDO FL 32825-8503
 10|2203189|22 3507-25-*--65|COLEMAN, RANDALL T|COLEMAN, MARY T|3869 RAMBLING ACRES
 DRIVE||TITUSVILLE FL 32796-
 11|2203158|22 3507-25-*--34|COLLINS, GARY E|COLLINS, MARJORIE M|3897 BUTEO
 PLACE||TITUSVILLE FL 32796-
 12|2203194|22 3507-25-*--70|COVINGTON, JAMES JEFFREY|COVINGTON, DARCY|3901 RAMBLING
 ACRES DR||TITUSVILLE FL 32796-3647
 13|2203171|22 3507-25-*--47|DANIEL, STEVEN A|DANIEL, MARGARET A LIFE EST|3882
 EAGLE'S PLACE||TITUSVILLE FL 32796-
 14|2203178|22 3507-25-*--54|DOBBS, RICHARD ALLEN|DOBBS, LISA GUTHRIE|1620 BANANA
 DRIVE||TITUSVILLE FL 32780-3821
 15|2203174|22 3507-25-*--50|DONALD R LANGLEY & THERESA |M LANGLEY LIVING TRUST||3860
 RAMBLING ACRES DR||TITUSVILLE FL 32796-3641
 16|2203156|22 3507-25-*--32|DYBER, JOHN||3885 BUTEO PL||TITUSVILLE FL
 32796-
 17|2203155|22 3507-25-*--31|DYBER, JOHN||3885 BUTEO PL||TITUSVILLE FL 32796-3650
 18|2203150|22 3507-25-*--26|FIRST OMNI SERVICE CORP||PO BOX 321368||COCOA BCH FL
 32932-1368
 19|2203157|22 3507-25-*--33|FIRST OMNI SERVICE CORPORATION||PO BOX 321368||COCOA BCH
 FL 32932-1368
 20|2203185|22 3507-25-*--61|FORTIN, PAUL M|FORTIN, JEANNINE Y|132 CATRIONA
 DRIVE||DAYTONA FL 32124-
 21|2203181|22 3507-25-*--57|FOSTER, HENRY L|FOSTER, ROSALIE M|3830 RAMBLING ACRES
 DR||TITUSVILLE FL 32796-
 22|2203159|22 3507-25-*--35|FREDERICKS, MICHAEL C|FREDERICKS, KELLY A|3898 BUTEO
 PL||TITUSVILLE FL 32796-3650
 23|2203160|22 3507-25-*--36|FRY, DANIEL E|FRY, MARY W LIFE ESTATE|3892 BUTEO
 PLACE||TITUSVILLE FL 32796-
 24|2203167|22 3507-25-*--43|FRY, DANIEL E|FRY, MARY W TRUSTEES|3892 BUTEO
 PLACE||TITUSVILLE FL 32796-
 25|2203134|22 3507-25-*--10|GAETJENS, B W|GAETJENS, TERRY M|1535 MALLARD
 COURT||TITUSVILLE FL 32796-

26|2203145|22 3507-25-*-21|GARCIA, ORLANDO, JR|GARCIA, ROSALIND|1501 TALON CT||TITUSVILLE FL 32796-3652
27|2203146|22 3507-25-*-22|GEORGE R HAMILTON & PAMELIA |C HAMILTON REVOCABLE TRUST||1507 TALON CT||TITUSVILLE FL 32796-3652
28|2203180|22 3507-25-*-56|GRAVELINE, ROBERT P||1301 SWALLOW WAY||TITUSVILLE FL 32796-3648
29|2203191|22 3507-25-*-67|HAMMOND, CLYDE J|HAMMOND, JEAN C|3883 RAMBLING ACRES DR||TITUSVILLE FL 32796-3646
30|2203147|22 3507-25-*-23|HARRINGTON, DAVID E|HARRINGTON, KATERI HORNER|1506 TALON CT||TITUSVILLE FL 32796-3652
31|2203153|22 3507-25-*-29|HEATHER CALLIGAN TRUST||3942 RAMBLING ACRES DR||TITUSVILLE FL 32796-3644
32|2203152|22 3507-25-*-28|HEATHER CALLIGAN TRUST||3942 RAMBLING ACRES DR||TITUSVILLE FL 32796-3644
33|2203182|22 3507-25-*-58|HOLLAND FAMILY TRUST||3807 RAMBLING ACRES DR||TITUSVILLE FL 32796-3646
34|2203129|22 3507-25-*-5|HUDSON, JAMES TIMOTHY|HUDSON, TANYA MINTO|3960 RAMBLING ACRES DR||TITUSVILLE FL 32796-3615
35|2224721|22 3401-00-751|HUNTERS BROOKE TITUSVILLE LLC||2726 N DEAN RD||ORLANDO FL 32817-
36|2203127|22 3507-25-*-3|JANCZEWSKI, WILLIAM G, II|JANCZEWSKI, JESSICA M|3806 RAMBLING ACRES DR||TITUSVILLE FL 32796-3640
37|2203192|22 3507-25-*-68|JONES, BRIAN M|JONES, DENISE R|3895 RAMBLING ACRES DR||TITUSVILLE FL 32796-
38|2203193|22 3507-25-*-69|JONES, BRIAN M|JONES, DENISE R|3895 RAMBLING ACRES DRIVE||TITUSVILLE FL 32796-
39|2203138|22 3507-25-*-14|KARAVAS, GEORGE A|KARAVAS, CAROL R|1528 MALLARD COURT||TITUSVILLE FL 32796-
40|2203144|22 3507-25-*-20|KROLL, WOODROW MICHAEL|KROLL, LINDA KAY|3924 RAMBLING ACRES DR||TITUSVILLE FL 32796-3644
41|2203136|22 3507-25-*-12|LEE, ROGER D|LEE, LINDA D TRUSTEES|1540 MALLARD CT||TITUSVILLE FL 32796-3653
42|2203135|22 3507-25-*-11|LEE, ROGER D|LEE, LINDA D TRUSTEES|1540 MALLARD CT||TITUSVILLE FL 32796-3653
43|2203133|22 3507-25-*-9|LEFTIN, LAWRENCE J||240 WILSON AVE||SATELLITE BCH FL 32937-
44|2203176|22 3507-25-*-52|LIEBSCH, CARL J|LIEBSCH, CATHY J|3848 RAMBLING ACRES DR||TITUSVILLE FL 32796-3641
45|2203196|22 3507-25-*-72|LUHMANN, GREGG C|LUHMANN, THRESEA J|3919 RAMBLING ACRES DR||TITUSVILLE FL 32796-3647
46|2203125|22 3507-25-*-1|MACCIONE, DOMENICO M|MACCIONE, JEAN TERESA|3818 RAMBLING ACRES DR||TITUSVILLE FL 32796-3640
47|2203139|22 3507-25-*-15|MAHASE ENTERPRISES INC||8750 STATE ROAD 46||MIMS FL 32754-6013
48|2203170|22 3507-25-*-46|MARTIN, MARY J||3888 EAGLE'S PLACE||TITUSVILLE FL 32796-
49|2203184|22 3507-25-*-60|MC CLELLAN, REGINALD L|MC CLELLAN, CAROLYN J|3819 RAMBLING ACRES DR||TITUSVILLE FL 32796-3646
50|2203168|22 3507-25-*-44|MC LENDON, W KELLY TRUSTEE||3894 EAGLE'S PLACE||TITUSVILLE FL 32796-
51|2203169|22 3507-25-*-45|MC LENDON, W KELLY TRUSTEE||3894 EAGLE'S

PLACE||TITUSVILLE FL 32796-
52|2203172|22 3507-25-*-48|MC MILLAN, ROSALIA ANN||551 LOXLEY CT||TITUSVILLE FL
32780-3226
53|2203200|22 3507-25-G|MCARDLE FAMILY TRUST||3826 RAMBLING ACRES DR||TITUSVILLE FL
32796-3640
54|2203183|22 3507-25-*-59|MOORE, COURTNEY D|VERGHESE-MOORE, AMY|1236 BROMLEY
DR||FAYETTEVILLE NC 28303-2029
55|2203128|22 3507-25-*-4|MULLIGAN, MARY J||3794 RAMBLING ACRES DR||TITUSVILLE FL
32796-
56|2203131|22 3507-25-*-7|NDW CONSULTANTS LLC||PO BOX 1324||TITUSVILLE FL 32781-1324
57|2203151|22 3507-25-*-27|NIX, MICAH|NIX, SUMMER|3884 GOSHAWK PL||TITUSVILLE FL
32796-3651
58|2203177|22 3507-25-*-53|PATEL, RAMESH|PATEL, NILAM|3842 RAMBLING ACRES
DR||TITUSVILLE FL 32796-3641
59|2203198|22 3507-25-*-74|POFF, MARK|POFF, PATRICIA|3937 RAMBLING ACRES
DR||TITUSVILLE FL 32796-3647
60|2203142|22 3507-25-*-18|POWERS, WILLIAM A|POWERS, KAREN M|3936 RAMBLING ACRES
DR||TITUSVILLE FL 32796-3644
61|2203186|22 3507-25-*-62|PROTASEWICZ, MICHAEL JAN,JR|PROTASEWICZ, DIANA VENA|14339
VIBURNUM LN||ORLANDO FL 32828-7202
62|2203199|22 3507-25-A|RAMBLING ACRES WEST HOMEOWNERS|ASSOCIATION INC|PO BOX
132||TITUSVILLE FL 32781-0132
63|2203197|22 3507-25-*-73|REID, BRIAN||3925 RAMBLING ACRES DR||TITUSVILLE FL 32796-
64|2203195|22 3507-25-*-71|REITH, TIMOTHY W|REITH, MELISSA A|3907 RAMBLING ACRES
DR||TITUSVILLE FL 32796-3647
65|2203165|22 3507-25-*-41|RIVERA FAMILY TRUST||3877 EAGLES PL||TITUSVILLE FL
32796-3649
66|2203179|22 3507-25-*-55|ROBINSON, RONALD G|ROBINSON, JANET R|1300 SWALLOW
WAY||TITUSVILLE FL 32796-
67|2203173|22 3507-25-*-49|SALAZAR, PATRICIA||3870 EAGLE'S PLACE||TITUSVILLE FL
32796-
68|2203161|22 3507-25-*-37|STEFANOVIC, MILIVOJE|STEFANOVIC, TERRY ANN|3886 BUTEO
PL||TITUSVILLE FL 32796-
69|2203132|22 3507-25-*-8|STRATFORD, SIMON M|STRATFORD, KARRE L|1523 MALLARD
COURT||TITUSVILLE FL 32796-
70|2203143|22 3507-25-*-19|SULLIVAN, LISA PAULICK|SULLIVAN, RONNIE HOWARD|3930
RAMBLING ACRES DR||TITUSVILLE FL 32796-3644
71|2203130|22 3507-25-*-6|SWANSON, RONALD|SWANSON, MARGARET|1511 MALLARD
CT||TITUSVILLE FL 32796-3653
72|3019511|22 3507-25-*-31.01|THIBEAU, JUSTIN|THIBEAU, CAMILLA|105 GREENWING
TRL||TITUSVILLE FL 32780-2315
73|2203154|22 3507-25-*-30|THIBEAU, JUSTIN|THIBEAU, CAMILLA|845 CRESTWOOD
AVE||TITUSVILLE FL 32796-2265
74|2203164|22 3507-25-*-40|TODD, ADELINE|TODD, HAROLD|3868 RAMBLING ACRES
DR||TITUSVILLE FL 32796-
75|2203126|22 3507-25-*-2|VALIANT REALTY GROUP LLC||112 S BLUFORD AVE||OCOE FL
34761-2761
76|2203163|22 3507-25-*-39|VANTO, THUY CHUNG|DOAN, NGA THI|114 N DIXIE
AVE||TITUSVILLE FL 32796-