



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 270.00 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.

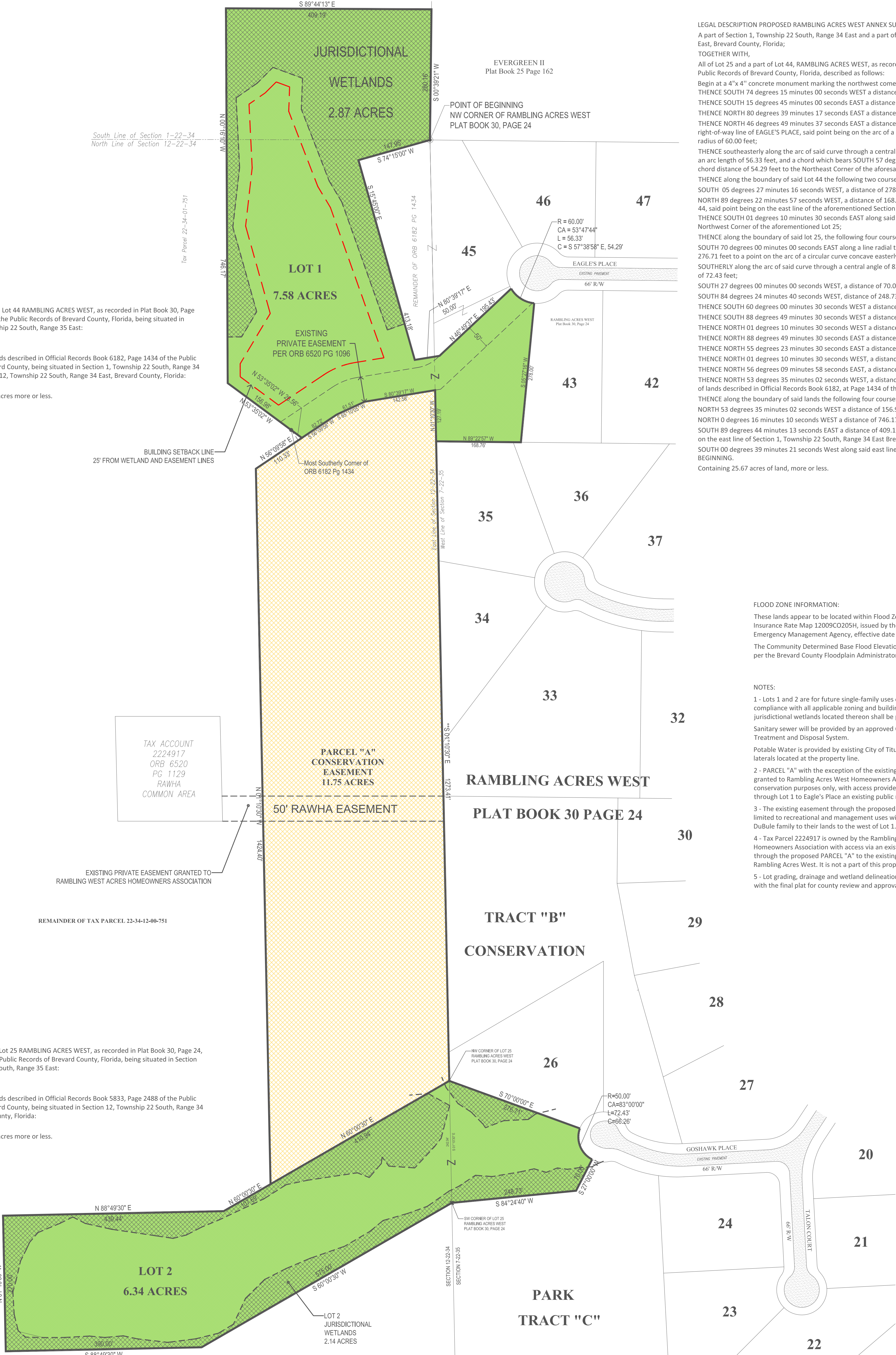
FLOOD ZONE INFORMATION:
These lands appear to be located within Flood Zone "A" per Flood Insurance Rate Map 12009CO205H, issued by the Federal Emergency Management Agency, effective date 1/29/2021.
The Community Determined Base Flood Elevation is 20.0 NGVD per the Brevard County Floodplain Administrator.

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.

SURVEYOR'S NOTES:
Bearing and Line used for the basis of Bearings is indicated by the ** symbol. Refer to Official Records Book 6520, Page 1096 for Declaration of Covenants, Conditions and Restrictions.
There may be additional matters of record affecting these lands not shown hereon.
--- Indicates Limits of Jurisdictional Wetlands

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.

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.



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



BOARD OF COUNTY COMMISSIONERS

Planning & Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

June 27, 2022

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

Dear Property Owner:

On **July 12, 2022**, beginning at **5:00 p.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); and waiver of the flood zone limitations, 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.

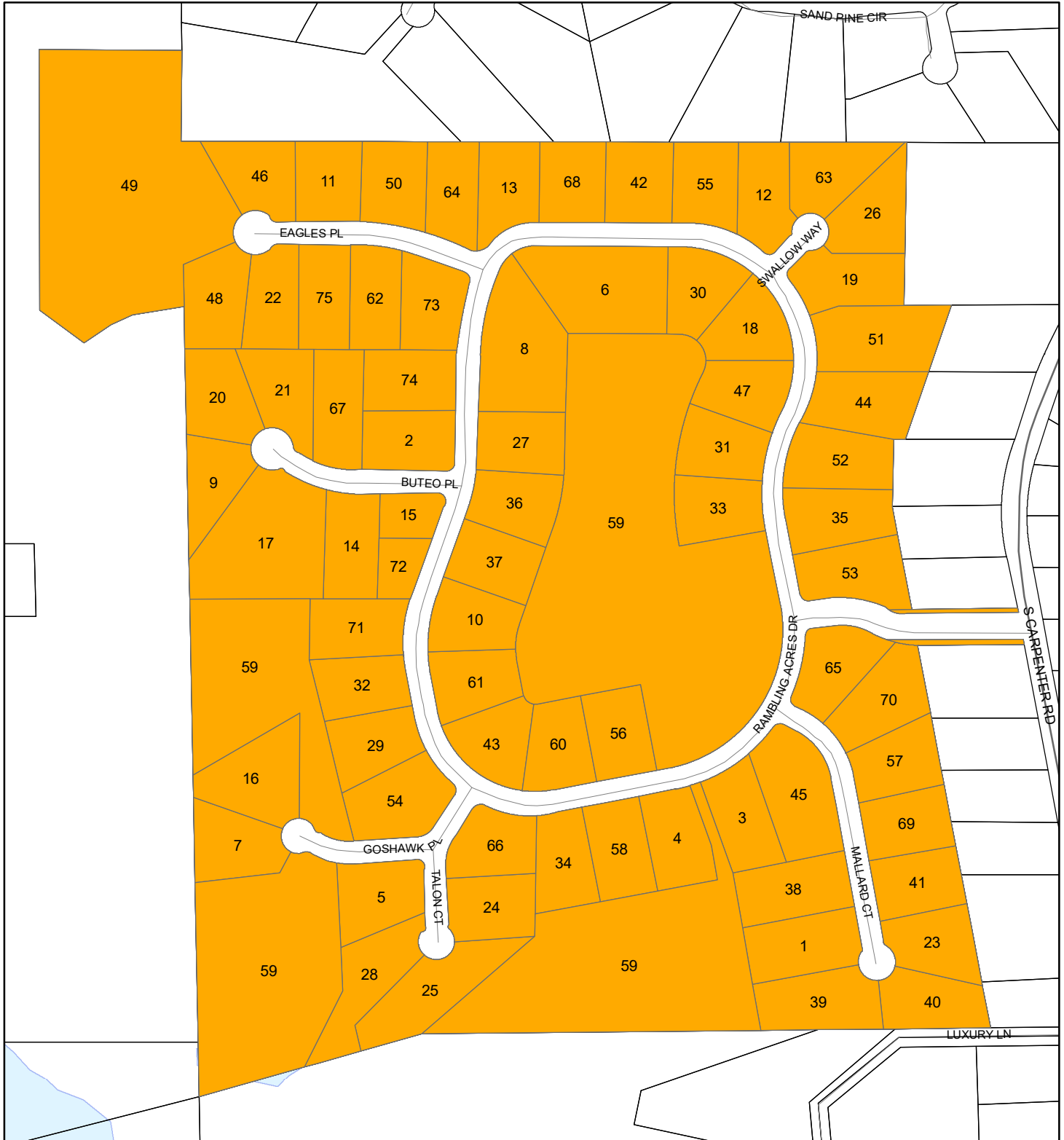
Sincerely,

Special Projects Coordinator
Planning and Development Department

RADIUS MAP

RAMBLING ACRES WEST

ramblingacresw_10



1:4,800 or 1 inch = 400 feet

Buffer Distance: -10 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: 5/5/2022

- Buffer
- 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	2203162	22 3507-25-* -38	ALEXANDER, ERROL	ALEXANDER, PATRICIA A	3880 BUTEO PL		TITUSVILLE FL	32796-	
3	2203140	22 3507-25-* -16	BLANKENSHIP, JOHN K	BLANKENSHIP, DAWN	3948 RAMBLING ACRES DR		TITUSVILLE FL	32796-	
4	2203141	22 3507-25-* -17	CALLIGAN, HEATHER TRUSTEE		3942 RAMBLING ACRES DR		TITUSVILLE FL	32796-	
5	2203148	22 3507-25-* -24	CAMPBELL FAMILY TRUST		3887 GOSHAWK PL		TITUSVILLE FL	32796-3651	
6	2203187	22 3507-25-* -63	CARRILLO, CARLOS A DR	CARRILLO, CHRISTINE R	3857 RAMBLING ACRES DR		TITUSVILLE FL	32796-	
7	2203149	22 3507-25-* -25	CHURCH STREET REALTY LLC		10644 CRYSTAL SPRINGS CT		ORLANDO FL	32825-8503	
8	2203189	22 3507-25-* -65	COLEMAN, RANDALL T	COLEMAN, MARY T	3869 RAMBLING ACRES DRIVE		TITUSVILLE FL	32796-	
9	2203158	22 3507-25-* -34	COLLINS, GARY E	COLLINS, MARJORIE M	3897 BUTEO PLACE		TITUSVILLE FL	32796-	
10	2203194	22 3507-25-* -70	COVINGTON, JAMES JEFFREY	COVINGTON, DARCY	3901 RAMBLING ACRES DR		TITUSVILLE FL	32796-3647	
11	2203171	22 3507-25-* -47	DANIEL, STEVEN A	DANIEL, MARGARET A	LIFE EST 3882 EAGLE'S PLACE		TITUSVILLE FL	32796-	
12	2203178	22 3507-25-* -54	DOBBS, RICHARD ALLEN	DOBBS, LISA GUTHRIE	1620 BANANA DRIVE		TITUSVILLE FL	32780-3821	
13	2203174	22 3507-25-* -50	DONALD R LANGLEY & THERESA	M LANGLEY LIVING TRUST			3860 RAMBLING ACRES DR		TITUSVILLE FL 32796-3641
14	2203156	22 3507-25-* -32	DYBER, JOHN		3885 BUTEO PL		TITUSVILLE FL	32796-	
15	2203155	22 3507-25-* -31	DYBER, JOHN		3885 BUTEO PL		TITUSVILLE FL	32796-3650	
16	2203150	22 3507-25-* -26	FIRST OMNI SERVICE CORP		PO BOX 321368		COCOA BCH FL	32932-1368	
17	2203157	22 3507-25-* -33	FIRST OMNI SERVICE CORPORATION		PO BOX 321368		COCOA BCH FL	32932-1368	
18	2203185	22 3507-25-* -61	FORTIN, PAUL M	FORTIN, JEANNINE Y	132 CATRIONA DRIVE		DAYTONA FL	32124-	
19	2203181	22 3507-25-* -57	FOSTER, HENRY L	FOSTER, ROSALIE M	3830 RAMBLING ACRES DR		TITUSVILLE FL	32796-	
20	2203159	22 3507-25-* -35	FREDERICKS, MICHAEL C	FREDERICKS, KELLY A	3898 BUTEO PL		TITUSVILLE FL	32796-3650	
21	2203160	22 3507-25-* -36	FRY, DANIEL E	FRY, MARY W	LIFE ESTATE 3892 BUTEO PLACE		TITUSVILLE FL	32796-	
22	2203167	22 3507-25-* -43	FRY, DANIEL E	FRY, MARY W TRUSTEES	3892 BUTEO PLACE		TITUSVILLE FL	32796-	
23	2203134	22 3507-25-* -10	GAETJENS, B W	GAETJENS, TERRY M	1535 MALLARD COURT		TITUSVILLE FL	32796-	
24	2203145	22 3507-25-* -21	GARCIA, ORLANDO, JR	GARCIA, ROSALIND	1501 TALON CT		TITUSVILLE FL	32796-3652	
25	2203146	22 3507-25-* -22	GEORGE R HAMILTON & PAMELIA	C HAMILTON REVOCABLE TRUST			1507 TALON CT		TITUSVILLE FL 32796-3652
26	2203180	22 3507-25-* -56	GRAVELINE, ROBERT P		1301 SWALLOW WAY		TITUSVILLE FL	32796-3648	
27	2203191	22 3507-25-* -67	HAMMOND, CLYDE J	HAMMOND, JEAN C	3883 RAMBLING ACRES DR		TITUSVILLE FL	32796-3646	
28	2203147	22 3507-25-* -23	HARRINGTON, DAVID E	HARRINGTON, KATERI HORNER	1506 TALON CT		TITUSVILLE FL	32796-3652	
29	2203152	22 3507-25-* -28	HEATHER CALLIGAN TRUST		3942 RAMBLING ACRES DR		TITUSVILLE FL	32796-3644	
30	2203186	22 3507-25-* -62	HEATHER CALLIGAN TRUST		3942 RAMBLING ACRES DR		TITUSVILLE FL	32796-3644	

31|2203183|22 3507-25-*59|HEATHER CALLIGAN TRUST||3942 RAMBLING ACRES DR||TITUSVILLE FL 32796-3644
32|2203153|22 3507-25-*29|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|2203143|22 3507-25-*19|HUMAN, CLAYTON|HUMAN, MICHELLE|3930 RAMBLING ACRES DR||TITUSVILLE FL 32796-
35|2203127|22 3507-25-*3|JANCZEWSKI, WILLIAM G,II|JANCZEWSKI, JESSICA M|3806 RAMBLING ACRES DR||TITUSVILLE
FL 32796-3640
36|2203192|22 3507-25-*68|JONES, BRIAN M|JONES, DENISE R|3895 RAMBLING ACRES DR||TITUSVILLE FL 32796-
37|2203193|22 3507-25-*69|JONES, BRIAN M|JONES, DENISE R|3895 RAMBLING ACRES DRIVE||TITUSVILLE FL 32796-
38|2203138|22 3507-25-*14|KARAVAS, GEORGE A|KARAVAS, CAROL R|1528 MALLARD COURT||TITUSVILLE FL 32796-
39|2203136|22 3507-25-*12|LEE, ROGER D|LEE, LINDA D TRUSTEES|1540 MALLARD CT||TITUSVILLE FL 32796-3653
40|2203135|22 3507-25-*11|LEE, ROGER D|LEE, LINDA D TRUSTEES|1540 MALLARD CT||TITUSVILLE FL 32796-3653
41|2203133|22 3507-25-*9|LEFTIN, LAWRENCE J||240 WILSON AVE||SATELLITE BCH FL 32937-
42|2203176|22 3507-25-*52|LIEBSCH, CARL J|LIEBSCH, CATHY J|3848 RAMBLING ACRES DR||TITUSVILLE FL 32796-3641
43|2203196|22 3507-25-*72|LUHMANN, GREGG C|LUHMANN, THRESEA J|3919 RAMBLING ACRES DR||TITUSVILLE FL
32796-3647
44|2203125|22 3507-25-*1|MACCIONE, DOMENICO M|MACCIONE, JEAN TERESA|3818 RAMBLING ACRES DR||TITUSVILLE FL
32796-3640
45|2203139|22 3507-25-*15|MAHASE ENTERPRISES INC||8750 STATE ROAD 46||MIMS FL 32754-6013
46|2203170|22 3507-25-*46|MARTIN, MARY J||3888 EAGLE'S PLACE||TITUSVILLE FL 32796-
47|2203184|22 3507-25-*60|MC CLELLAN, REGINALD L|MC CLELLAN, CAROLYN J|3819 RAMBLING ACRES DR||TITUSVILLE
FL 32796-3646
48|2203168|22 3507-25-*44|MC LENDON, W KELLY TRUSTEE||3894 EAGLE'S PLACE||TITUSVILLE FL 32796-
49|2203169|22 3507-25-*45|MC LENDON, W KELLY TRUSTEE||3894 EAGLE'S PLACE||TITUSVILLE FL 32796-
50|2203172|22 3507-25-*48|MC MILLAN, ROSALIA ANN||551 LOXLEY CT||TITUSVILLE FL 32780-3226
51|2203200|22 3507-25-G|MCARDLE FAMILY TRUST||3826 RAMBLING ACRES DR||TITUSVILLE FL 32796-3640
52|2203126|22 3507-25-*2|MOLINA, GILBERT A||3474 STARBIRD DRIVE||OCOE FL 34761-
53|2203128|22 3507-25-*4|MULLIGAN, MARY J||3794 RAMBLING ACRES DR||TITUSVILLE FL 32796-
54|2203151|22 3507-25-*27|NIX, MICAH|NIX, SUMMER|3884 GOSHAWK PL||TITUSVILLE FL 32796-3651
55|2203177|22 3507-25-*53|PATEL, RAMESH|PATEL, NILAM|3842 RAMBLING ACRES DR||TITUSVILLE FL 32796-3641
56|2203198|22 3507-25-*74|POFF, MARK|POFF, PATRICIA|4917 CARODOC CIR||TITUSVILLE FL 32796-1472
57|2203131|22 3507-25-*7|POORAN, RONALD|POORAN, SAVI|1688 PARK AVE S||TITUSVILLE FL 32780-
58|2203142|22 3507-25-*18|POWERS, WILLIAM A|POWERS, KAREN M|3936 RAMBLING ACRES DR||TITUSVILLE FL
32796-3644
59|2203199|22 3507-25-A|RAMBLING ACRES WEST HOMEOWNERS|ASSOCIATION INC|PO BOX 132||TITUSVILLE FL 32781-0132
60|2203197|22 3507-25-*73|REID, BRIAN||3925 RAMBLING ACRES DR||TITUSVILLE FL 32796-
61|2203195|22 3507-25-*71|REITH, TIMOTHY W|REITH, MELISSA A|3907 RAMBLING ACRES DR||TITUSVILLE FL
32796-3647
62|2203165|22 3507-25-*41|RIVERA FAMILY TRUST||3877 EAGLES PL||TITUSVILLE FL 32796-3649

63	2203179	22	3507-25-*	-55	ROBINSON, RONALD G	ROBINSON, JANET R	1300 SWALLOW WAY	TITUSVILLE FL 32796-	
64	2203173	22	3507-25-*	-49	SALAZAR, PATRICIA		3870 EAGLE'S PLACE	TITUSVILLE FL 32796-	
65	2203129	22	3507-25-*	-5	SALIA, QAZIM		1985 MCGIRTS POINT BLVD	JACKSONVILLE FL 32221-8077	
66	2203144	22	3507-25-*	-20	SMITH, JOEL DERAL	JR	SMITH, VALARIE LYNN	3924 RAMBLING ACRES DR	TITUSVILLE FL 32796-3644
67	2203161	22	3507-25-*	-37	STEFANOVIC, MILIVOJE	STEFANOVIC, TERRY ANN	3886 BUTEO PL	TITUSVILLE FL 32796-	
68	2203175	22	3507-25-*	-51	STOCKTON, JOHN RICHARD	STOCKTON, KRISTINA DEEANN	MADISON	3854 RAMBLING ACRES DR	TITUSVILLE FL 32796-3641
69	2203132	22	3507-25-*	-8	STRATFORD, SIMON M	STRATFORD, KARRE L	1523 MALLARD COURT	TITUSVILLE FL 32796-	
70	2203130	22	3507-25-*	-6	SWANSON, RONALD	SWANSON, MARGARET	1511 MALLARD CT	TITUSVILLE FL 32796-3653	
71	2203154	22	3507-25-*	-30	THIBEAU, JUSTIN	THIBEAU, CAMILLA	845 CRESTWOOD AVE	TITUSVILLE FL 32796-2265	
72	3019511	22	3507-25-*	-31.01	THIBEAU, JUSTIN	THIBEAU, CAMILLA	105 GREENWING TRL	TITUSVILLE FL 32780-2315	
73	2203164	22	3507-25-*	-40	TODD, ADELINE	TODD, HAROLD	3868 RAMBLING ACRES DR	TITUSVILLE FL 32796-	
74	2203163	22	3507-25-*	-39	VANTO, THUY CHUNG	DOAN, NGI THI	114 N DIXIE AVE	TITUSVILLE FL 32796-	
75	2203166	22	3507-25-*	-42	WHEELER, ALAN J	WHEELER, TRICIA LEIGH	3883 EAGLES PL	TITUSVILLE FL 32796-3649	