

ADDISON CENTER AT VIERA

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, ACCORDING TO THE PLAT OF REELING PARK NORTH AND SEVILLE PHASE 1 AS RECORDED IN ROAD PLAT BOOK 61, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEARING ASSUMED AS S00°51'27"E.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY VERTICAL CONTROL MARK G6B51 IS LOCATED IN THE VICINITY OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA, CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- BREVARD COUNTY MANDATORY PLAT NOTES.
 - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
 - EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE PROPERTY OWNERS ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
 - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION TO MAINTAIN.
- LOTS 1, 2, 3, 4, 5 AND 6, BLOCK B, ARE SUBJECT TO AND BENEFITED BY THAT CERTAIN OPERATING AND EASEMENT AGREEMENT DATED AS OF MAY 17, 2022, BY AND BETWEEN PUBLIX SUPER MARKETS, INC. AND THE VIERA COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 9514, PAGE 2200, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH AGREEMENT CONTAINS CERTAIN COVENANTS, RESTRICTIONS AND EASEMENTS PROVIDING A GENERAL PLAN OF DEVELOPMENT FOR SUCH LOTS, INCLUDING, BUT NOT LIMITED TO, AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS PORTIONS OF LOT 1, BLOCK B AS DESCRIBED THEREIN, FOR THE BENEFIT OF LOTS 2-6, BLOCK B. NO SEPARATE VEHICULAR ACCESS DIRECTLY TO AND FROM STADIUM PARKWAY, IVANHOE DRIVE OR SPUR DRIVE WILL BE PERMITTED FOR LOTS 2, 3, 4, 5 AND 6, BLOCK B.
- LOTS 1 AND 3, BLOCK B, ARE SUBJECT TO THAT CERTAIN MEMORANDUM OF LEASE BETWEEN PUBLIX SUPER MARKETS, INC. AND THE VIERA COMPANY, DATED AS OF JUNE 14, 2021, AND RECORDED IN OFFICIAL RECORDS BOOK 9158, PAGE 88, AS AMENDED BY AMENDMENT TO MEMORANDUM OF LEASE, DATED AS OF MAY 17, 2022, AND RECORDED IN OFFICIAL RECORDS BOOK 9514, PAGE 2273, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; WHICH MEMORANDUM, AS AMENDED, ALSO DESCRIBES EXCLUSIVES, PROHIBITED USES AND RESTRICTIONS AFFECTING LOTS 2, 4, 5 AND 6, BLOCK B.
- LOT 1, BLOCK A, IS SUBJECT TO THAT CERTAIN EASEMENT AGREEMENT RECORDED MAY 7, 2019, IN OFFICIAL RECORDS BOOK 8432, PAGE 1024, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 1, BLOCK A IS NONEXCLUSIVE AND GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE COMMUNITY DECLARATION DESCRIBED IN NOTE 15(A) BELOW), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER SUCH EASEMENT AREA IN CONNECTION THEREWITH, NO FENCES, LANDSCAPING (OTHER THAN SOD) OR OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREA. BREVARD COUNTY SHALL HAVE THE RIGHT TO UTILIZE THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 1, BLOCK A TO CONVEY DRAINAGE FROM THE PUBLIC RIGHT-OF-WAY OF IVANHOE DRIVE TO THE STORMWATER FACILITIES LOCATED IN TRACT A, ROAD PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- TRACT A SHALL BE OWNED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT AND IS RESERVED FOR WETLAND PRESERVATION AND ASSOCIATED UPLAND BUFFERS AND THE PRESERVATION AND PROTECTION OF PREFERRED COVER TYPE ("PCT") TREE CANOPY WITHIN THOSE PORTIONS OF TRACT A DESIGNATED ON THIS PLAT AS A PCT AREA. PRESERVED WETLANDS, ASSOCIATED UPLAND BUFFERS AND PCT TREE CANOPY LOCATED WITHIN THE LIMITS OF A DESIGNATED PCT AREA SHALL BE MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT IN ACCORDANCE WITH THE WEST VIERA PUD AND APPLICABLE REGULATORY PERMITS.
- TRACT B SHALL BE OWNED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIDEWALKS, UTILITIES AND RELATED IMPROVEMENTS. CENTRAL VIERA COMMUNITY ASSOCIATION, INC. SHALL MAINTAIN TRACT B AND ALL IMPROVEMENTS THEREON, EXCEPT AND EXCLUDING ANY FACILITY OR IMPROVEMENT WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACT B FOR (1) THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACT IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT; AND (2) VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM TRACT A AND THE PUBLIC RIGHT-OF-WAYS OF TRAFFORD DRIVE AND SPUR DRIVE TO FACILITATE THE MAINTENANCE OF WETLANDS, UPLANDS AND PCT AREAS LOCATED ON TRACT A.
- TRACT B AND THE 10' DRAINAGE EASEMENT AREA SHOWN ON LOT 1, BLOCK A SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF TRACT B OR THE PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 1, BLOCK A, AND THE MAINTENANCE, REPAIR AND/OR RESTORATION OF DRAINAGE FACILITIES COMPRISING THE VSD DRAINAGE SYSTEM LOCATED THEREON SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT. BREVARD COUNTY IS GRANTED THE RIGHT TO (1) DISCHARGE DRAINAGE FROM THE PUBLIC RIGHT-OF-WAY OF IVANHOE DRIVE INTO AND THROUGH THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 1, BLOCK A AS DESCRIBED IN PLAT NOTE 9 ABOVE AND (2) DISCHARGE DRAINAGE FROM THE PUBLIC RIGHT-OF-WAY OF TRAFFORD DRIVE INTO AND THROUGH TRACT B. NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES RECEIVING SUCH RIGHT-OF-WAY DRAINAGE ARE ALSO WITHIN THE RIGHT-OF-WAY OF IVANHOE DRIVE OR TRAFFORD DRIVE, AS APPLICABLE, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE 20' WIDE PUBLIC SANITARY SEWER EASEMENTS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SANITARY SEWER IMPROVEMENTS, INCLUDING VEHICULAR ACCESS RELATED TO SAME.
- THE 15' WIDE PUBLIC REUSE EASEMENTS SHOWN ON SHEETS 2 & 3 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF REUSE MAIN IMPROVEMENTS, INCLUDING VEHICULAR ACCESS RELATED TO SAME.

STATE PLANE COORDINATE NOTES:

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTEC SOLUTIONS VERSION 2.7 THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+/-) 0"07" 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+/-) 0"07" 27.3"
I 95 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22765"	080°43'06.11244"	0.99995250	(+/-) 0"07" 59.6"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995030 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LANDS PLATTED HEREUNDER OR PORTIONS THEREOF ARE SUBJECT TO THE FOLLOWING:

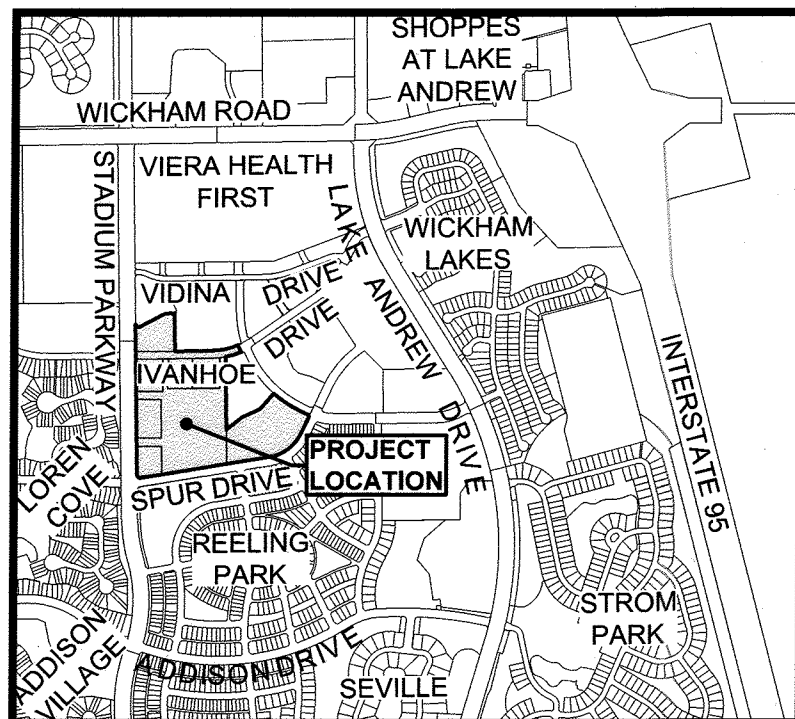
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
- NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
- EASEMENT AGREEMENT RECORDED MAY 7, 2019, IN OFFICIAL RECORDS BOOK 8432, PAGE 1024, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- MEMORANDUM OF LEASE RECORDED JUNE 16, 2021 IN OFFICIAL RECORDS BOOK 9158, PAGE 88, AS AMENDED IN OFFICIAL RECORDS BOOK 9514, PAGE 2273, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- OPERATING AND EASEMENT AGREEMENT RECORDED MAY 24, 2022 IN OFFICIAL RECORDS BOOK 9514, PAGE 2200, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS ESTABLISHING EXCLUSIVE USE RIGHTS IN FAVOR OF PUBLIX SUPER MARKETS RECORDED MAY 24, 2022 IN OFFICIAL RECORDS BOOK 9514, PAGE 2255, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- MINERAL RIGHTS RESERVED BY CONSOLIDATED NAVAL STORES COMPANY, IN DEED RECORDED IN DEED BOOK 270 PAGE 409, AS AFFECTED BY WARRANTY DEED FROM CONSOLIDATED FINANCIAL CORPORATION (F/K/A CONSOLIDATED NAVAL STORES COMPANY) TO CONSOLIDATED-TOMOKA LAND CO., RECORDED IN OFFICIAL RECORDS BOOK 1087, PAGE 564 AND PARTIALLY RELEASED BY THE RELEASE OF SURFACE, ENTRY RIGHTS WITH RESPECT TO OIL GAS AND MINERAL INTERESTS, DATED 9/30/1987, BY CONSOLIDATED -TOMOKA LAND CO. IN OFFICIAL RECORDS BOOK 2852 PAGE 1304, WHICH RELEASES "ALL OF THE RIGHTS OF THE RELEASOR TO EXPLORE FOR, DRILL FOR, DEVELOP, MINE AND REMOVE OIL, GAS, AND OTHER MINERALS, OR OTHERWISE TO ENTER UPON, USE OCCUPY, DISRUPT OR DAMAGE THE SURFACE ... OR TO AUTHORIZE ANY OTHER PERSON TO DO SO"; SAID MINERAL RIGHTS WERE FURTHER CONVEYED BY CONSOLIDATED-TOMOKA LAND CO. TO INDIGO GROUP, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5387 PAGE 3769, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- RIGHTS EXIST PURSUANT TO THAT CERTAIN RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6887, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE PUBLIC IMPROVEMENTS WITHIN THE LIMITS OF THIS PLAT ARE COVERED BY TITLE COMMITMENT NUMBER _____ ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TO BREVARD COUNTY.

DESCRIPTION: ADDISON CENTER AT VIERA

A PARCEL OF LAND IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF STADIUM PARKWAY, ACCORDING TO THE PLAT OF REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE-PHASE 1, AS RECORDED IN PLAT BOOK 61, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY AND RUN S00°51'27"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STADIUM PARKWAY, A DISTANCE OF 1247.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°23'47", A CHORD BEARING OF S50°03'20"E, AND A CHORD LENGTH OF 37.85 FEET), A DISTANCE OF 42.93 FEET TO THE END OF SAID CURVE AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SPUR DRIVE, ACCORDING TO THE PLAT OF SAID REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE-PHASE 1; THENCE N80°44'46"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1221.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 55°20'57", A CHORD BEARING OF N53°04'18"E AND A CHORD LENGTH OF 357.63 FEET), A DISTANCE OF 371.92 FEET TO THE END OF SAID CURVE; THENCE N25°23'50"E CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 161.60 FEET TO THE SOUTHEAST CORNER OF TRAFFORD DRIVE, ACCORDING TO THE PLAT OF VIERA VILLAGE CENTER, AS RECORDED IN PLAT BOOK 86, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID TRAFFORD DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N19°36'10"W AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N64°36'10"W, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 84.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 18°29'28", A CHORD BEARING OF N55°21'26"W AND A CHORD LENGTH OF 329.37 FEET), A DISTANCE OF 330.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST AND SOUTHEAST CORNER OF AMAZING EXPLORERS ACADEMY AT VIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID AMAZING EXPLORERS ACADEMY AT VIERA THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE S41°05'32"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 178.46 FEET; 2) THENCE S68°14'25"W, A DISTANCE OF 180.06 FEET; 3) THENCE S51°26'38"W, A DISTANCE OF 153.54 FEET; 4) THENCE N00°51'27"W, A DISTANCE OF 611.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 13°44'19", A CHORD BEARING OF N72°28'24"E, AND A CHORD LENGTH OF 151.90 FEET), A DISTANCE OF 152.26 TO THE SOUTHWEST CORNER OF IVANHOE DRIVE (A 70' WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF VIERA VILLAGE CENTER); THENCE N24°23'45"W ALONG THE WEST LINE OF SAID IVANHOE DRIVE A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID IVANHOE DRIVE AND A NON-TANGENT INTERSECTION WITH THE CURVED SOUTH LINE OF BREVARD OAKS SKILLED NURSING FACILITY AS RECORDED IN PLAT BOOK 65, PAGE 51 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE ARC OF SAID CURVED SOUTHERLY BOUNDARY OF BREVARD OAKS SKILLED NURSING FACILITY, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 23°32'18", A CHORD BEARING OF S77°22'24"W, AND A CHORD LENGTH OF 230.49 FEET), A DISTANCE OF 232.11 FEET TO THE END OF SAID CURVE; THENCE S89°08'33"W, CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 362.80 FEET TO THE SOUTHWEST CORNER OF SAID BREVARD OAKS SKILLED NURSING FACILITY; THENCE N00°51'27"W ALONG THE WEST LINE OF SAID BREVARD OAKS SKILLED NURSING FACILITY, A DISTANCE OF 351.64 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED SOUTHERLY LINE OF TRACT A, IVANHOE DRIVE AND VIDINA DRIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF BREVARD COUNTY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT A THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°53'27", A CHORD BEARING OF S78°41'50"W, AND A CHORD LENGTH OF 9.06 FEET), A DISTANCE OF 9.12 FEET TO THE END OF SAID CURVE; 2) THENCE S89°08'33"W, A DISTANCE OF 22.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 25°49'26", A CHORD BEARING OF S78°13'50"W, AND A CHORD LENGTH OF 100.55 FEET), A DISTANCE OF 101.41 FEET TO THE END OF SAID CURVE; 4) THENCE S63°19'07"W, A DISTANCE OF 220.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 115°49'26", A CHORD BEARING OF N68°46'10"W, AND A CHORD LENGTH OF 42.36 FEET), A DISTANCE OF 50.54 FEET TO THE END OF SAID CURVE AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, ACCORDING TO THE PLAT OF STADIUM PARKWAY - PHASE 3, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 5 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°51'27"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 151.95 FEET TO THE POINT OF BEGINNING, CONTAINING 31.60 ACRES, MORE OR LESS.

TRACT AREA SUMMARY			
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	3.51	PCT AREA, UPLAND BUFFER & WETLAND PRESERVE	THE VIERA STEWARDSHIP DISTRICT
TRACT B	4.05	LANDSCAPE, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION, INC., EXCLUDING VSD DRAINAGE SYSTEM FACILITIES WHICH SHALL BE MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT



SEE SHEET 2 FOR BOUNDARY, INTERIOR LOTS & IVANHOE DRIVE CENTER LINE GEOMETRY. SEE SHEET 3 FOR SANITARY SEWER EASEMENT & REUSE MAIN EASEMENT GEOMETRY

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM); FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ARC LENGTH
- BEGINNING OF CURVE
- CHORD BEARING
- CHORD LENGTH
- CONCRETE MONUMENT
- CIRCUIT COURT BOOK
- DRAINAGE EASEMENT (PRIVATE)
- DRAINAGE & UTILITY EASEMENT (PRIVATE)
- CENTRAL/DELTA ANGLE
- EAST
- END OF CURVE
- FOUND
- NORTH
- NOT TO SCALE
- NON-TANGENT INTERSECTION
- NON-TANGENT LINE
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- PERMANENT CONTROL POINT
- PREFERRED CANOPY TYPE
- PAGE(S)
- POINT OF BEGINNING
- RADIUS
- REUSE MAIN EASEMENT (PUBLIC)
- ROAD PLAT BOOK
- RIGHT-OF-WAY
- SOUTH
- SANITARY SEWER EASEMENT (PUBLIC)
- WEST

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
1115 SOUTH HENDERSON CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 725-8974 FAX: (321) 725-1169
CERTIFICATE OF BUSINESS AUTHORIZATION #408
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION 120004905

DATE: 6/1/2022
DESIGN/DRAWN: HAK/EAK
DRAWING# 11470_301_001
PROJECT# 11470

PLAT BOOK _____, PAGE _____

SHEET 1 OF 3
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST


DEDICATION

KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described in

ADDISON CENTER AT VIERA

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates the right-of-way of Ivanhoe Drive as shown hereon to Brevard County for the perpetual use of the public for roadway, drainage, sidewalk, utilities and associated purposes and dedicates the public sanitary sewer easements and public reuse main easements shown hereon to Brevard County for perpetual use in connection with providing sanitary sewer service. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right or interest therein.

By: 
President: Todd J. Pokrywa

Attest: 
Secretary: Jay A. Decator, III

THE VIERA COMPANY
7387 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

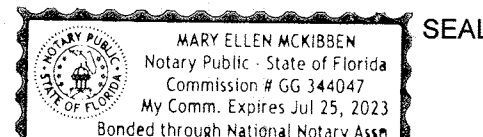
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of Aug, 2022, by Todd J. Pokrywa and Jay A. Decator, III, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who are ☒ personally known to me or ☐ have produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.


NOTARY PUBLIC

Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. GG344047



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 4/27/2022 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-284(c)(d) as amended, and that said lands are located in Brevard County, Florida.


LESLIE E. HOWARD

B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-284(c)(d) as amended.

Michael J. Sweeney, Professional Surveyor & Mapper No. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the dedication of the public sanitary sewer easements and public reuse main easements shown hereon for perpetual use by Brevard County and the dedication of the right-of-way for Ivanhoe Drive shown hereon for public use, including for roadway use, drainage facilities, utilities, sidewalks and associated purposes.

Kristine Zonka, Chair

ATTEST: Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Kristine Zonka, Chair

ATTEST: Clerk of the Board

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on _____ at _____, File No. _____

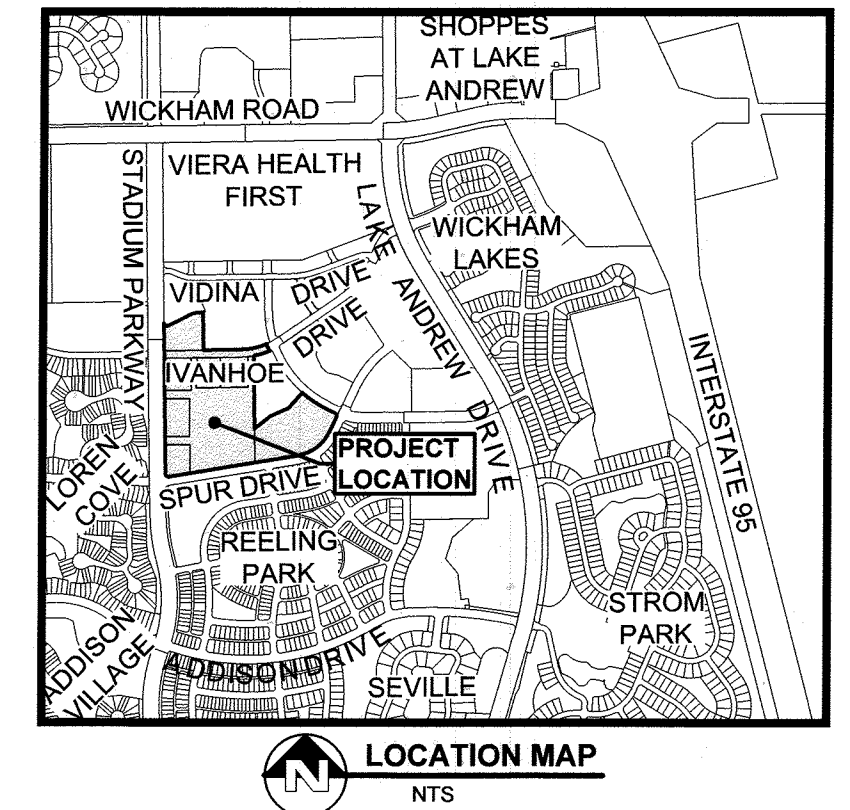
ATTEST: Clerk of the Circuit Court in and for Brevard County, Fla.

ADDISON CENTER AT VIERA

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

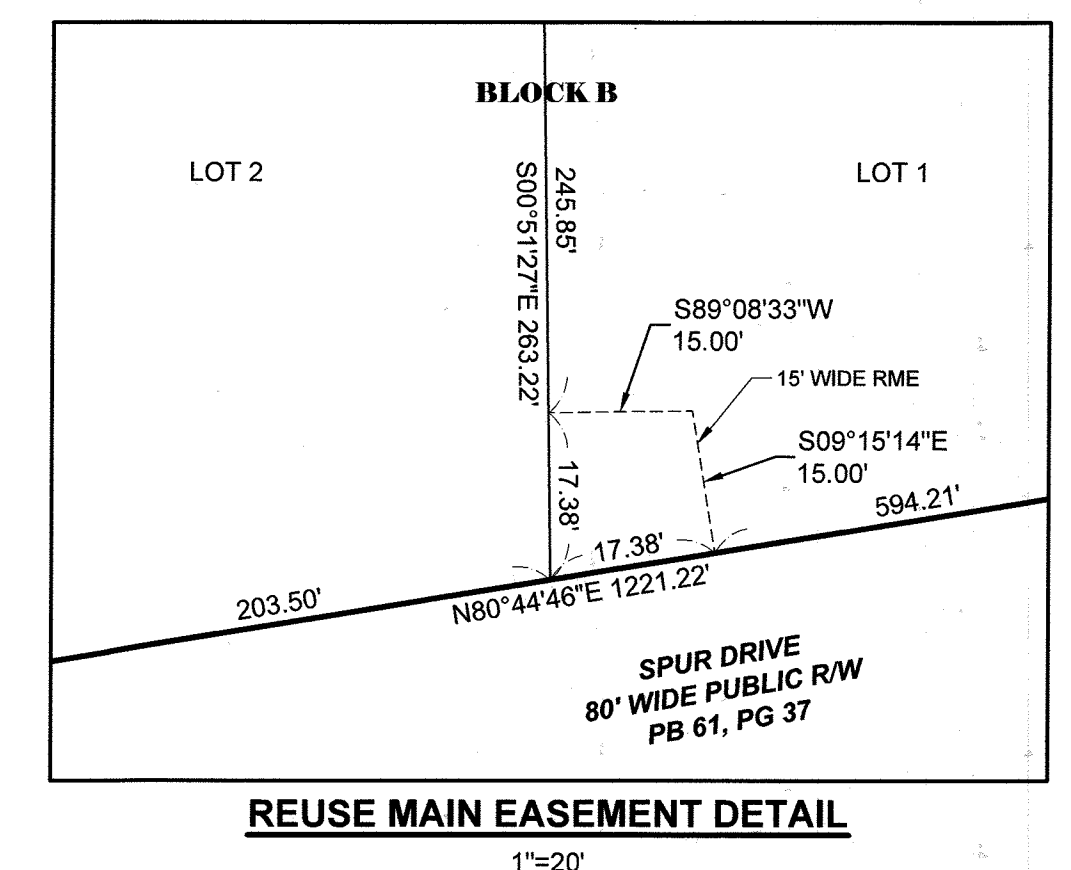
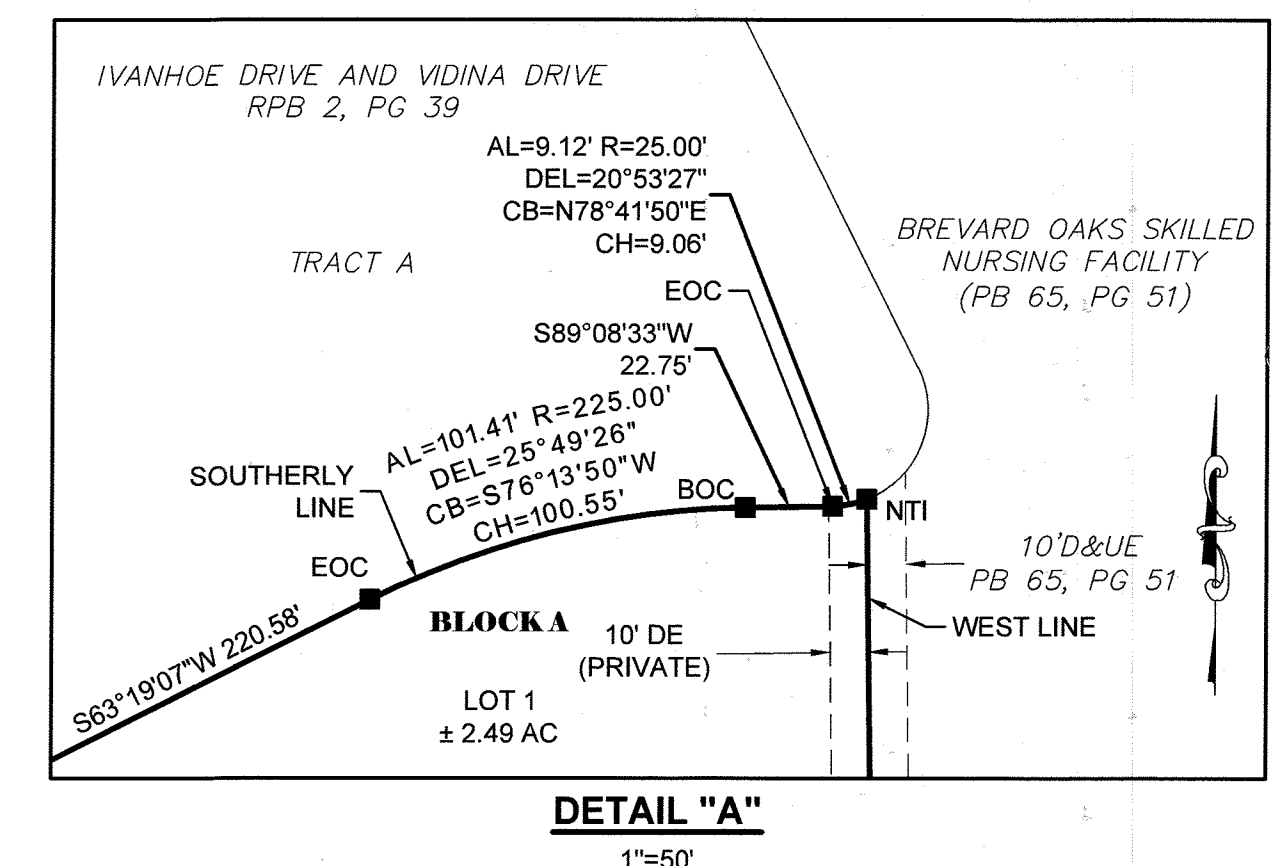
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 3
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST



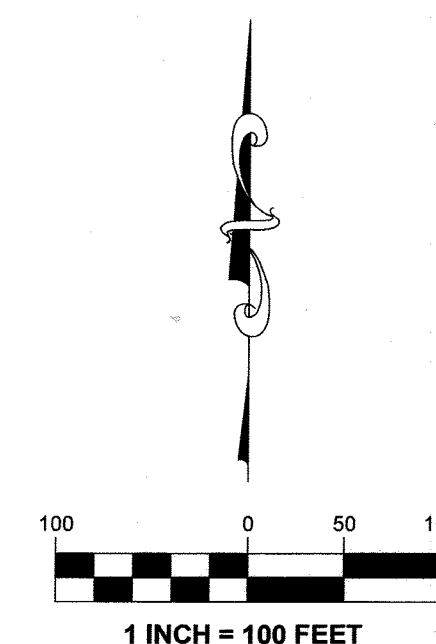
ABBREVIATIONS		ABBREVIATIONS	
MINUTES/FEET	NTS	NOT TO SCALE	
SECONDS/INCHES	NTI	NON-TANGENT INTERSECTION	
DEGREES	NTL	NON-TANGENT LINE	
ARC LENGTH	OR/ORB	OFFICIAL RECORDS BOOK	
BEGINNING OF CURVE	PB	PLAT BOOK	
CHORD BEARING	PCP	PERMANENT CONTROL POINT	
CHORD LENGTH	PTC	PREFERRED CANOPY TYPE	
CONCRETE MONUMENT	PG(S)	PAGE(S)	
CIRCUIT COURT BOOK	POB	POINT OF BEGINNING	
DRAINAGE EASEMENT (PRIVATE)	R	RADIUS	
DRAINAGE & UTILITY EASEMENT (PRIVATE)	RME	REUSE MAIN EASEMENT (PUBLIC)	
CENTRAL/DELTA ANGLE	RPB	ROAD PLAT BOOK	
EAST	R/W	RIGHT-OF-WAY	
END OF CURVE	S	SOUTH	
FOUND	SSE	SANITARY SEWER EASEMENT (PUBLIC)	
NORTH	W	WEST	

SEE SHEET 3 FOR SANITARY SEWER EASEMENT & REUSE MAIN EASEMENT GEOMETRY



SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM);
FD 4X4 INCH CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB4905", UNLESS
OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM);
FD 5/8" IRON ROD AND CAP STAMPED "PRM
LB4905", UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP);
SET MAG NAIL AND DISK STAMPED "PCP
LB4905", UNLESS OTHERWISE NOTED



THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
315 SOUTH WINTER CITY BOULEVARD, SUITE 100, BOCA RATON, FL 33431
PHONE: (561) 725-9014 FAX: (561) 725-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 0005
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 18000900

DATE: 6/1/2022
DESIGN/DRAWN: HAK/EAK
DRAWING# 11470_301_002
PROJECT# 11470

H:\Projects\Addison\11470\Drawings\11470_301_002.dwg August 1, 2022 10:44:21 AM BSK

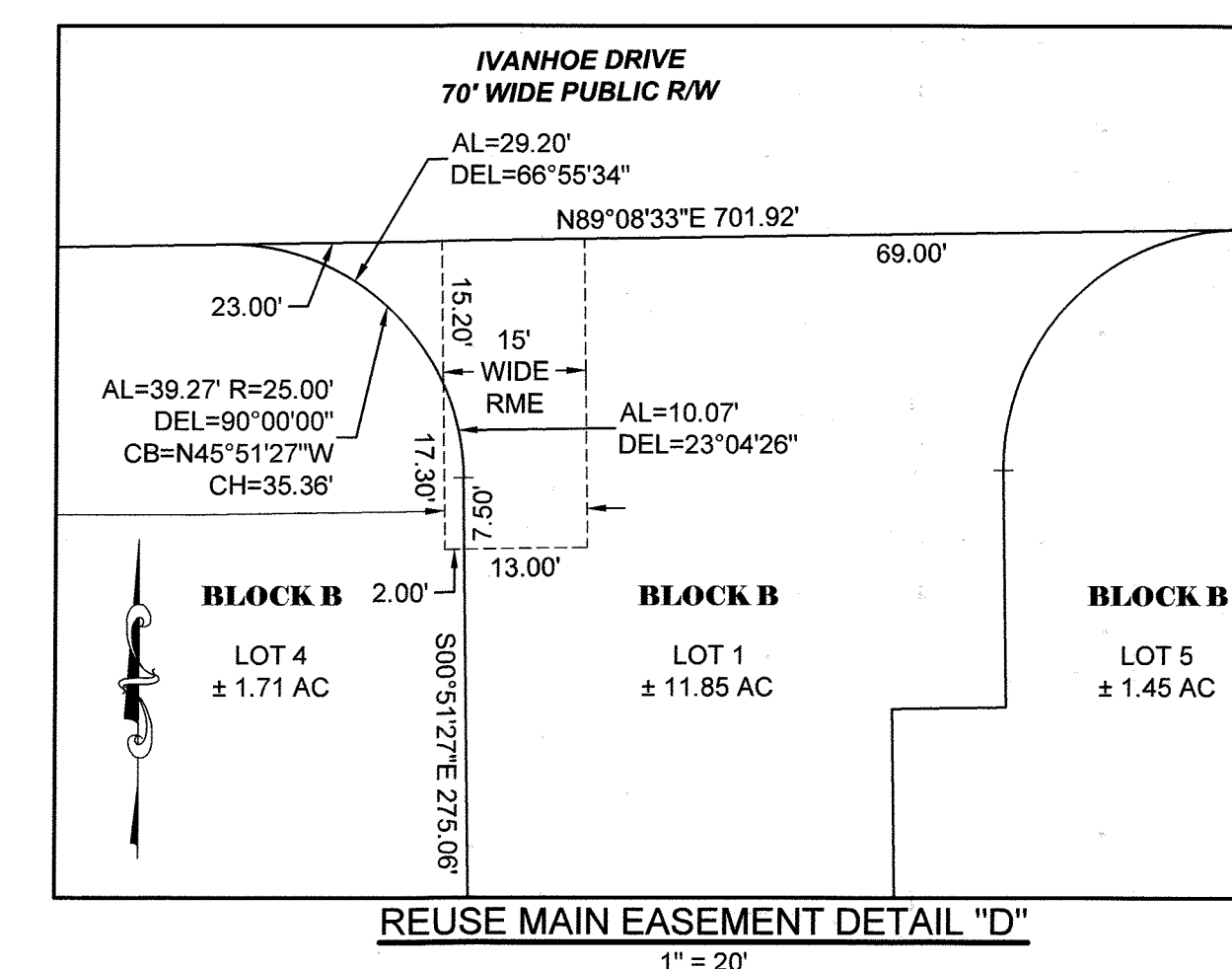
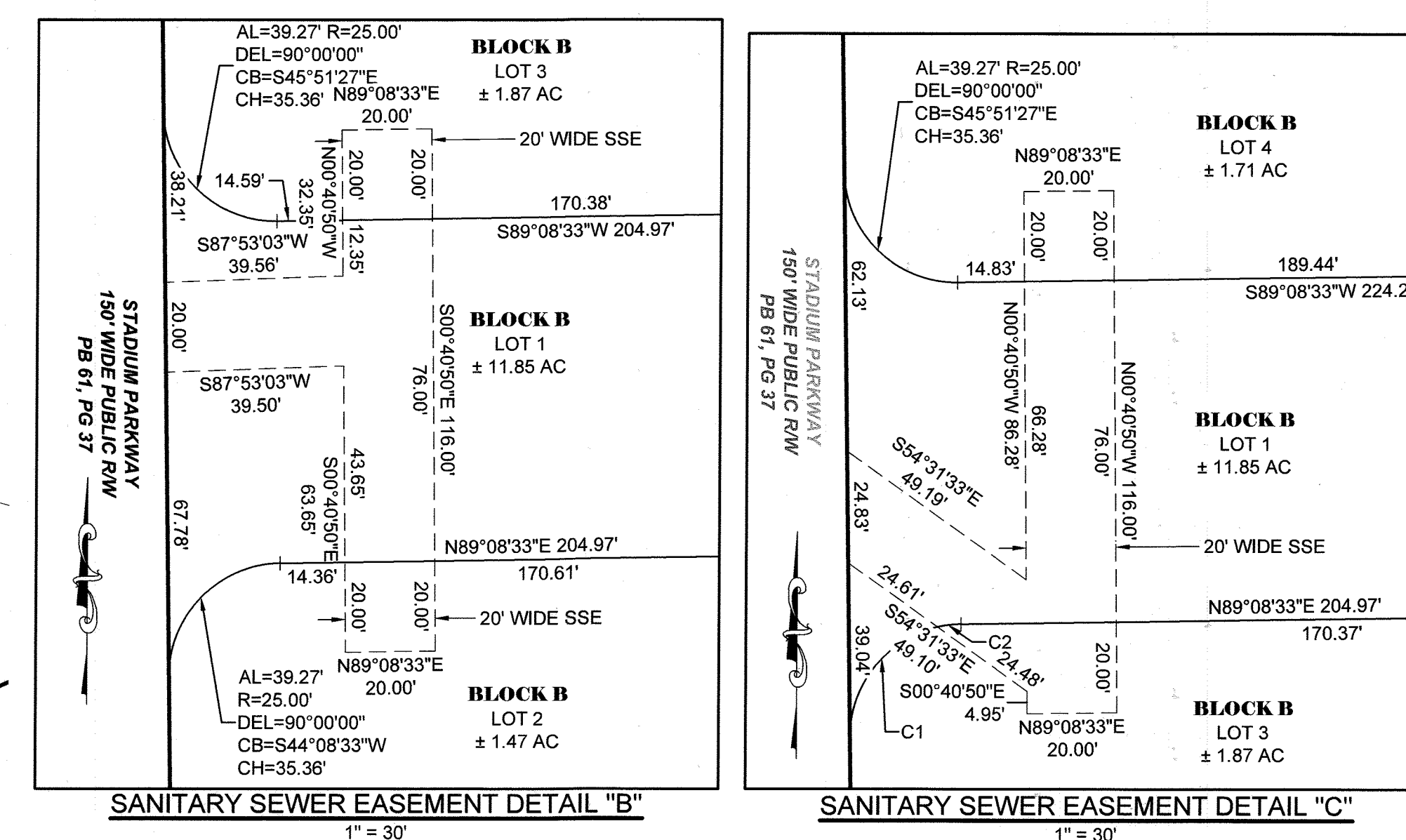
PLAT BOOK _____, PAGE _____
SHEET 3 OF 3
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST



SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED.
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- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	34.06'	25.00'	078°03'23"	S38°10'14"W	31.49
C2	5.21'	25.00'	011°56'37"	S83°10'14"W	5.20



- THIS PLAT PREPARED BY



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3874 FAX: (321) 725-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 1800

DATE: 6/1/2022
DESIGN/DRAWN: HAK/EA
DRAWING# 11470_301_00
PROJECT# 11470

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