

ARIPEKA AT VIERA - PHASES 3 AND 4

SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARING REFERENCE: ASSUMED BEARING OF N16°20'33"E ON THE EAST LINE OF LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK G6870 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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 HOMEOWNERS' 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 HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED ON 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, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (COLLECTIVELY THE "COMMUNITY DECLARATION").
 - THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ARIPEKA NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 9212, AT PAGE 1528, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AS THE SAME MAY BE AMENDED, SUPPLEMENTED OR MODIFIED FROM TIME TO TIME (THE "NEIGHBORHOOD DECLARATION").
 - 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 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.
 - VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD DATED MAY 8, 2020, AS RECORDED IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, AS MODIFIED BY AMENDED AND RE-STATEMENT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2), RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1413, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1340, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - AGREEMENT AND GRANT OF CONSERVATION EASEMENT AND AFFIRMATIVE EASEMENTS FOR ENVIRONMENTAL MANAGEMENT AND ADMINISTRATION RECORDED DECEMBER 31, 2012, IN OFFICIAL RECORDS BOOK 6768, PAGE 2396, TOGETHER WITH FIRST SUPPLEMENT TO AGREEMENT AND GRANT OF CONSERVATION EASEMENT AND AFFIRMATIVE EASEMENTS FOR ENVIRONMENTAL MANAGEMENT AND ADMINISTRATION RECORDED IN OFFICIAL RECORDS BOOK 8559, PAGE 1649, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - EASEMENT BY AND BETWEEN THE VIERA COMPANY, GRANTOR AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED JULY 13, 2020 IN OFFICIAL RECORDS BOOK 8793, PAGE 1063
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE

- FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PRIVATE STREET RIGHTS OF WAY NOTED AS A PART OF TRACT ZZ A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED), FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES AS PROVIDED HEREIN. FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
 - THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WHICH ARE PART OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), SUCH AS SWALES, DRAINS, INLETS, PIPES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. DRAINAGE SWALES INSTALLED WITHIN SUCH EASEMENT AREAS SHALL BE MAINTAINED AS PROVIDED IN THE NEIGHBORHOOD DECLARATION. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SUCH DRAINAGE SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
 - LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, OR WETLAND OR ANY OTHER STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT, SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, FLOW WAY, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID DRAINAGE FACILITY.
 - THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 8,12,13,14,15,18 BLOCK C, LOTS 4,5,7,8,11,12, BLOCK D, LOTS 13,14, BLOCK A, AND TRACT E ARE NONEXCLUSIVE EASEMENTS 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; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER SUCH EASEMENT AREAS IN CONNECTION THEREWITH, NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE PRIVATE DRAINAGE EASEMENT AREAS REFERENCED IN THIS NOTE IS PROHIBITED.
 - A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACT ZZ FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH. ANY UTILITY COMPANY USING THIS EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE PRIVATE STREET IMPROVEMENTS WITHIN TRACT ZZ SHALL BE RESPONSIBLE FOR REPAIRING THE AFFECTED STREET IMPROVEMENTS AND RESTORING SUCH REPAIRED AREA TO ITS ORIGINAL CONDITION.
 - A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS.
 - A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COMMUNITY DECLARATION DESCRIBED IN NOTE 6.A ABOVE.
 - THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS B, C, H, I-2 AND ZZ FOR 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 TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
 - ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. 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 ANY SUCH TRACT OR PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OR ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) AS EXPRESSLY PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. IS HEREBY GRANTED THE PERPETUAL RIGHT TO DISCHARGE DRAINAGE FROM TRACT ZZ AND THE PRIVATE ROAD IMPROVEMENTS WITHIN THE LIMITS OF TRACT ZZ INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. HOWEVER, TO THE EXTENT THAT ANY DRAINAGE PIPES, INLETS OR STRUCTURES RECEIVING SUCH ROAD RIGHT-OF-WAY DRAINAGE ARE LOCATED WITHIN TRACT ZZ, SUCH STRUCTURES, INLETS AND PIPES SHALL BE MAINTAINED AND REPAIRED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
- TRACT OS N1-3D SHALL BE OWNED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, A SHARED USE TRAIL, AND FOR WETLAND PRESERVATION WITH ASSOCIATED UPLAND BUFFERS AND THE PRESERVATION AND PROTECTION OF PREFERRED COVER TYPE (PCT) TREE CANOPY WITHIN THAT PORTION OF TRACT OS N1-3D DESIGNATED ON THIS PLAT AS PCT EASEMENT AREA. TRACT OS N1-3D AND THE IMPROVEMENTS THEREON SHALL BE OPERATED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC., EXCLUDING THOSE AREAS OF SUCH TRACT CONTAINING (I) PRESERVED WETLANDS AND ASSOCIATED UPLAND BUFFERS OR (II) PCT TREE CANOPY LOCATED WITHIN THE LIMITS OF A DESIGNATED PCT EASEMENT AREA, WHICH AREAS SHALL BE CONTROLLED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT IN ACCORDANCE WITH THE WEST VIERA PUD AND APPLICABLE LAW. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL NOT REMOVE, ALTER OR DISTURB THE PRESERVED WETLANDS, UPLAND BUFFERS OR THE PCT TREE CANOPY LOCATED WITHIN SUCH TRACT AND SUCH ASSOCIATION'S MAINTENANCE AND REPAIR OF IMPROVEMENTS, IF ANY, LOCATED WITHIN A PCT EASEMENT AREA SHALL ONLY OCCUR IN A MANNE APPROVED BY THE VIERA STEWARDSHIP DISTRICT.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS AND THROUGH THOSE PARTS OF TRACT OS N1-3D CONTAINING A PRESERVED WETLAND, RELATED UPLAND BUFFER OR A PCT EASEMENT AREA TO CONDUCT INSPECTIONS, PERFORM WORK AND ALL MANNER OF OTHER ACTIVITIES RELATING TO THE PRESERVATION, PROTECTION AND MAINTENANCE OF PRESERVED WETLANDS, UPLAND BUFFERS AND/OR PCT TREE CANOPY LOCATED THEREIN. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS TRACT OS N1-3D IN CONNECTION THEREWITH TO FACILITATE THE PRESERVATION, PROTECTION AND MAINTENANCE OF WETLANDS, RELATED UPLAND BUFFERS AND PCT TREE CANOPY.
- TRACTS B, C AND D SHALL BE OWNED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR WALLS, SIDEWALKS, SIGNAGE, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS AND, AS TO TRACTS B AND C, VSD DRAINAGE SYSTEM FACILITIES. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL MAINTAIN THE AFORESAID TRACTS AND ALL IMPROVEMENTS THEREON, EXCEPT AND EXCLUDING ANY DRAINAGE 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.
- TRACTS H AND I-2 SHALL BE OWNED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING IRRIGATION, FENCING AND RELATED IMPROVEMENTS. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL MAINTAIN THE AFORESAID TRACTS AND ALL IMPROVEMENTS THEREON, EXCEPT AND EXCLUDING ANY DRAINAGE 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.
- TRACT E SHALL BE OWNED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR PEDESTRIAN ACCESS, SIDEWALKS, LANDSCAPING IRRIGATION, DRAINAGE, UTILITIES AND OTHER RELATED IMPROVEMENTS.
- THE RIGHT-OF-WAY FOR WAXMING CIRCLE DESCRIBED HEREON AS TRACT ZZ AND ALL ROAD IMPROVEMENTS THEREON SHALL BE OWNED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND RESERVED FOR INGRESS/EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS.
- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE VSD DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL DRAINAGE FACILITIES COMPRISING THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED IN THE NEIGHBORHOOD DECLARATION. (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SIDE-YARD SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
- IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

SEE SHEET 2 FOR DESCRIPTION AND TRACT TABLE

STATE PLANE COORDINATE NOTES:

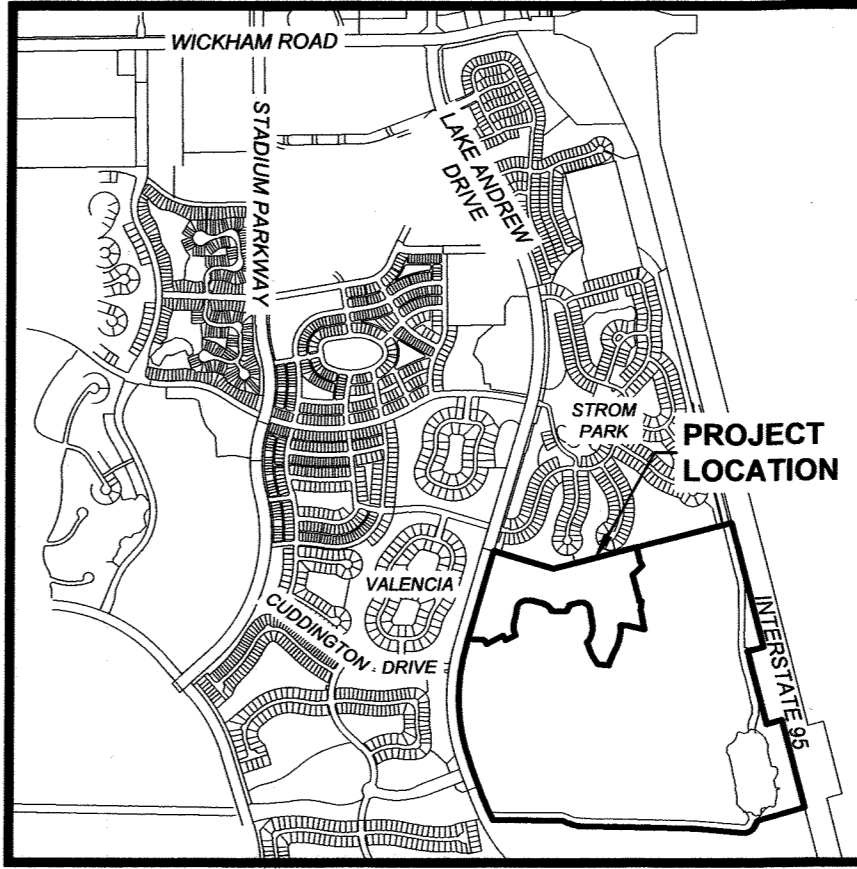
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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 ASHTECH SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

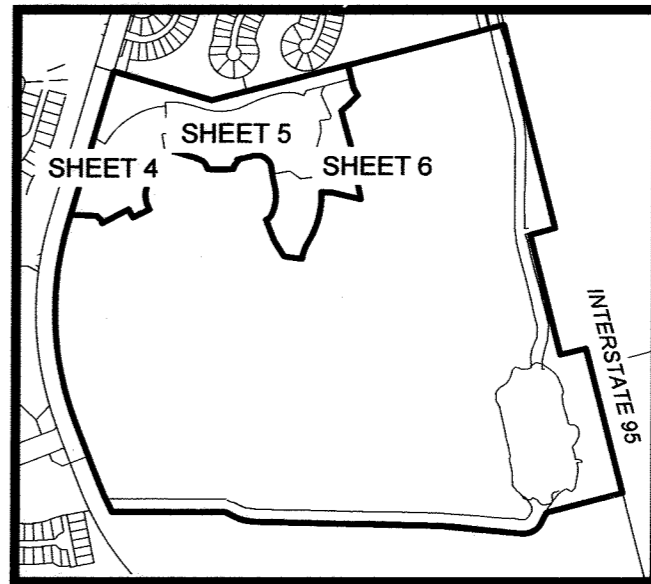
DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+0°)07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	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.



LOCATION MAP
NTS



KEY MAP
NTS

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOD END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

PLAT BOOK _____, PAGE _____
SHEET 1 OF 6
SECTIONS 21 AND 22, 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

ARIPEKA AT VIERA - PHASES 3 AND 4

hereby dedicates said lands and this plat for the uses and purposes therein expressed and hereby dedicates to Brevard County a perpetual easement over and across Tract "ZZ" and all private streets thereon for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "ZZ" and all private streets thereon for access and maintenance of potable water utilities. 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:
Todd J. Pokrywa
President

Attest:
Jay A. Decator, III
Secretary

THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

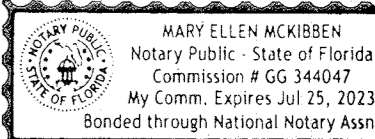
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of May, 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.

Mary Ellen McKibben
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 01/20/22 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 said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, Brevard County, Florida.

Leslie E. Howard
Registration Number 5611
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 62-2841(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 all public utility easements and ingress/egress easements for emergency vehicles dedicated for public use on this plat.

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.

ARIPEKA AT VIERA - PHASES 3 AND 4
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

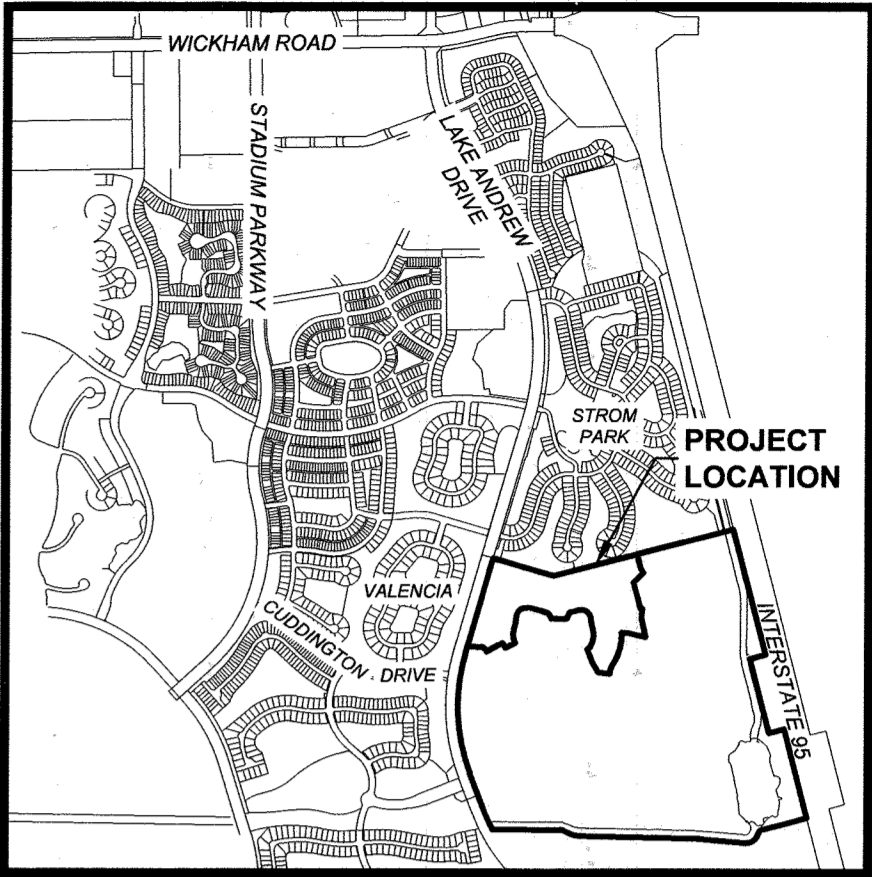
DESCRIPTION OF ARIPEKA AT VIERA - PHASES 3 AND 4

A PARCEL OF LAND LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

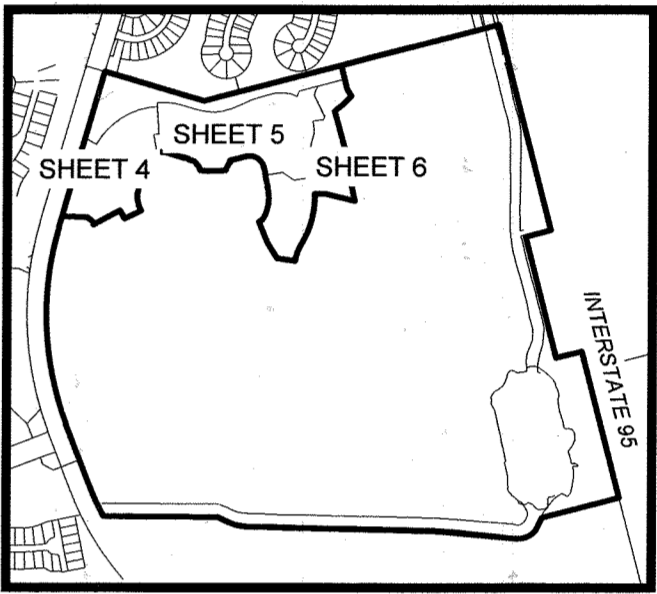
BEGIN AT THE NORTHWEST CORNER OF ARIPEKA AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 40, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF STROM PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 80, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN ALONG THE BOUNDARY OF SAID ARIPEKA AT VIERA - PHASE 2 THE FOLLOWING 11 (ELEVEN) COURSES AND DISTANCES: 1) S14°30'59"E A DISTANCE OF 158.57 FEET; 2) THENCE S12°37'14"E, A DISTANCE OF 24.83 FEET; 3) THENCE S30°41'51"E, A DISTANCE OF 63.34 FEET; 4) THENCE S44°07'25"W, A DISTANCE OF 84.61 FEET; 5) THENCE S50°59'08"W, A DISTANCE OF 86.74 FEET; 6) THENCE S15°30'28"E, A DISTANCE OF 265.11 FEET; 7) THENCE S13°39'54"E, A DISTANCE OF 79.96 FEET; 8) THENCE N84°55'08"E, A DISTANCE OF 25.35 FEET; 9) THENCE S05°23'23"W, A DISTANCE OF 110.60 FEET; 10) THENCE S12°37'14"E, A DISTANCE OF 58.05 FEET; 11) THENCE S11°50'11"E, A DISTANCE OF 190.54 FEET TO A POINT ON THE BOUNDARY OF ARIPEKA AT VIERA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID ARIPEKA AT VIERA - PHASE 1 THE FOLLOWING 34 (THIRTY-FOUR) COURSES AND DISTANCES: 1) THENCE N76°38'13"W, A DISTANCE OF 225.92 FEET; 2) THENCE S88°00'08"E, A DISTANCE OF 86.37 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 34°44'33", A CHORD BEARING OF N14°30'57"E, AND A CHORD LENGTH OF 397.09 FEET), A DISTANCE OF 403.24 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 24°23'28", A CHORD BEARING OF S19°41'29"W, AND A CHORD LENGTH OF 137.31 FEET), A DISTANCE OF 138.35 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; 5) THENCE N82°30'15"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 140.00 FEET; 6) THENCE N31°20'29"W, A DISTANCE OF 145.05 FEET; 7) THENCE N21°54'47"W, A DISTANCE OF 170.23 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 44°27'07", A CHORD BEARING OF N51°04'18"E, AND A CHORD LENGTH OF 45.39 FEET), A DISTANCE OF 46.55 FEET TO A POINT OF COMPOUND CURVATURE; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 44°27'07", A CHORD BEARING OF N05°38'05"E, AND A CHORD LENGTH OF 238.15 FEET), A DISTANCE OF 244.22 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 9°41'59", A CHORD BEARING OF N10°43'35"W, AND A CHORD LENGTH OF 135.27 FEET), A DISTANCE OF 135.43 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 101°58'19", A CHORD BEARING OF N66°51'46"W, AND A CHORD LENGTH OF 170.94 FEET), A DISTANCE OF 185.77 FEET TO A POINT OF REVERSE CURVATURE; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 8°36'34", A CHORD BEARING OF S76°27'23"W, AND A CHORD LENGTH OF 120.10 FEET), A DISTANCE OF 120.21 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; 13) THENCE S09°11'42"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 12.36 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 14) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 65.49 FEET, A CENTRAL ANGLE OF 32°09'55", A CHORD BEARING OF S33°58'51"W, AND A CHORD LENGTH OF 36.29 FEET), A DISTANCE OF 36.77 FEET TO THE END OF SAID CURVE; 15) THENCE S19°53'64"W, A DISTANCE OF 35.51 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 16) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 13°09'36", A CHORD BEARING OF N89°49'21"W, AND A CHORD LENGTH OF 199.39 FEET), A DISTANCE OF 199.82 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 17) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 27°17'07", A CHORD BEARING OF N19°07'34"W, AND A CHORD LENGTH OF 30.66 FEET), A DISTANCE OF 30.95 FEET TO THE END OF SAID CURVE; 18) THENCE N32°46'05"W, A DISTANCE OF 22.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 67.23 FEET, A CENTRAL ANGLE OF 43°45'36", A CHORD BEARING OF N55°26'29"W, AND A CHORD LENGTH OF 50.11 FEET), A DISTANCE OF 51.35 FEET TO THE END OF SAID CURVE; 20) THENCE N77°19'17"W, A DISTANCE OF 22.27 FEET; 21) THENCE N13°28'16"E, A DISTANCE OF 5.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 22) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 2°52'16", A CHORD BEARING OF N75°05'36"W, AND A CHORD LENGTH OF 40.09 FEET), A DISTANCE OF 40.09 FEET TO THE END OF SAID CURVE; 23) THENCE N73°39'27"W, A DISTANCE OF 111.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 24) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 220.00 FEET), A CENTRAL ANGLE OF 32°31'09", A CHORD BEARING OF N89°55'02"W, AND A CHORD LENGTH OF 123.20 FEET), A DISTANCE OF 124.87 FEET TO A POINT OF COMPOUND CURVATURE; 25) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 69°28'39", A CHORD BEARING OF S39°05'03"W, AND A CHORD LENGTH OF 125.36 FEET), A DISTANCE OF 133.39 FEET TO A POINT OF REVERSE CURVATURE; 26) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 13°27'12", A CHORD BEARING OF S11°04'20"W, AND A CHORD LENGTH OF 168.67 FEET), A DISTANCE OF 169.06 FEET TO A POINT OF REVERSE CURVATURE; 27) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 46°11'54", A CHORD BEARING OF S05°18'02"E, AND A CHORD LENGTH OF 164.78 FEET), A DISTANCE OF 169.33 FEET TO THE END OF SAID CURVE; 28) THENCE S28°23'59"E, A DISTANCE OF 9.92 FEET; 29) THENCE S64°19'40"W, A DISTANCE OF 140.16 FEET; 30) THENCE N28°23'59"W, A DISTANCE OF 71.87 FEET; 31) THENCE S61°36'01"W A DISTANCE OF 230.29 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 32) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 68°27'44", A CHORD BEARING OF N38°20'13"W, AND A CHORD LENGTH OF 56.25 FEET), A DISTANCE OF 59.74 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 33) THENCE N28°23'59"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 14.59 FEET; 34) THENCE N87°53'53"W, A DISTANCE OF 198.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE N16°20'33"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1149.00 FEET TO THE SOUTHWEST CORNER OF TRACT K-4, STROM PARK - PHASE 5, 6 AND 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S73°39'27"E ALONG THE SOUTH LINE OF SAID STROM PARK - PHASE 5, 6 AND 8, A DISTANCE OF 786.63 FEET, THENCE CONTINUE ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID STROM PARK - PHASE 3 N75°29'01"E A DISTANCE OF 1078.96 FEET TO THE POINT OF BEGINNING, CONTAINING 38.48 ACRES, MORE OR LESS.

ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
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- N NORTH
- NR NON-RADIAL
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- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT



LOCATION MAP
NTS



KEY MAP
NTS

TRACT TABLE			
TRACT NAME	AREA (ACRES)	DESCRIPTION	OWNERSHIP
OS N1-3D	4.66	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, WETLAND, UPLAND, CONSERVATION, SIGNAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT B	1.11	WALL, SIDEWALKS, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT C	2.72	WALL, SIDEWALKS, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT E	0.14	SIDEWALKS, LANDSCAPE, IRRIGATION, DRAINAGE, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT H	0.66	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, FENCING AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT I-2	3.98	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, FENCING AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT K	0.10	SIDEWALKS, LANDSCAPE, IRRIGATION, DRAINAGE, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT ZZ	5.43	INGRESS/EGRESS, SIGNAGE, PUBLIC & PRIVATE UTILITIES, DRAINAGE, VSD DRAINAGE SYSTEM FACILITIES, AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
315 SOUTH HARBOR CITY BOULEVARD, SUITE 1
PHOENIX, ARIZONA 85004
PHONE: (602) 725-8874 FAX: (602) 725-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4665
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004903

DATE: 08/01/2022
DESIGN/DRAWN: HAK/DHF
DRAWING# 11459_304_001
PROJECT# 11459

ARIPEKA AT VIERA - PHASES 3 AND 4

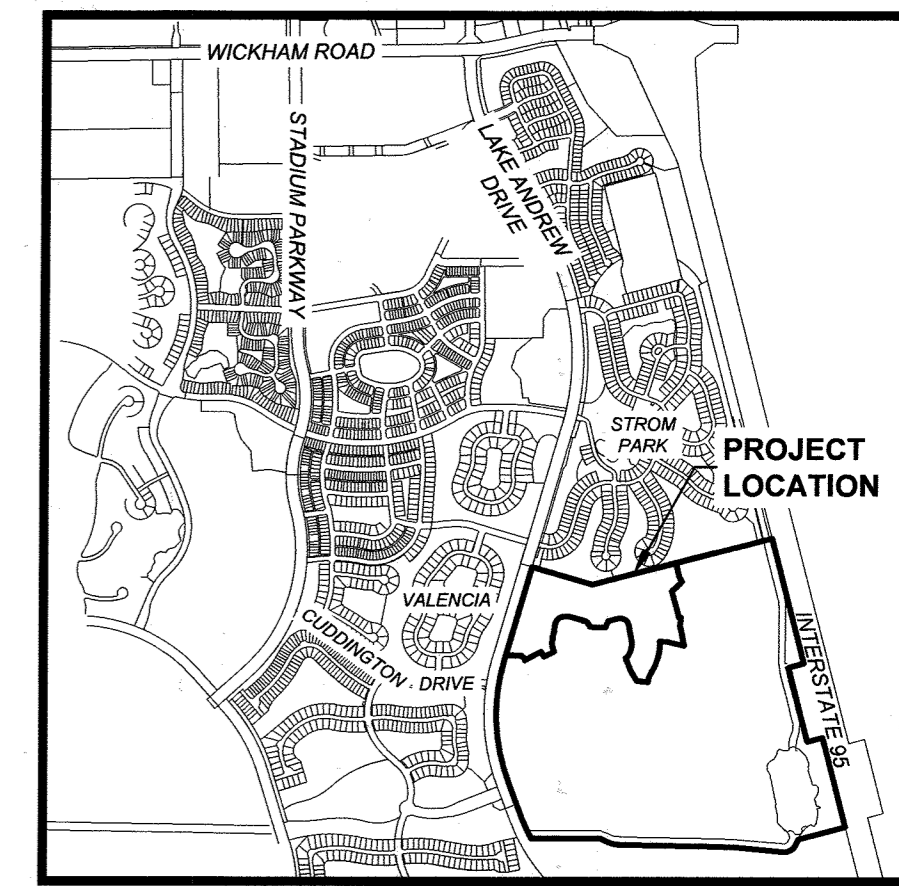
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

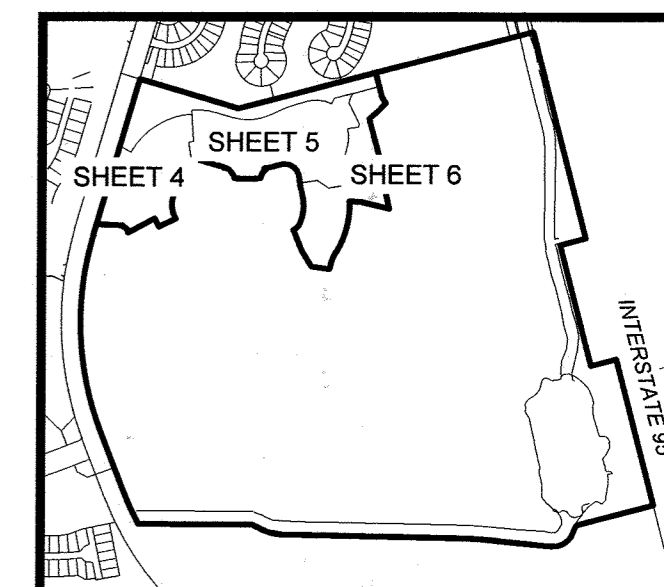
PLAT BOOK _____, PAGE _____
SHEET 3 OF 6
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SURVEY SYMBOL LEGEND

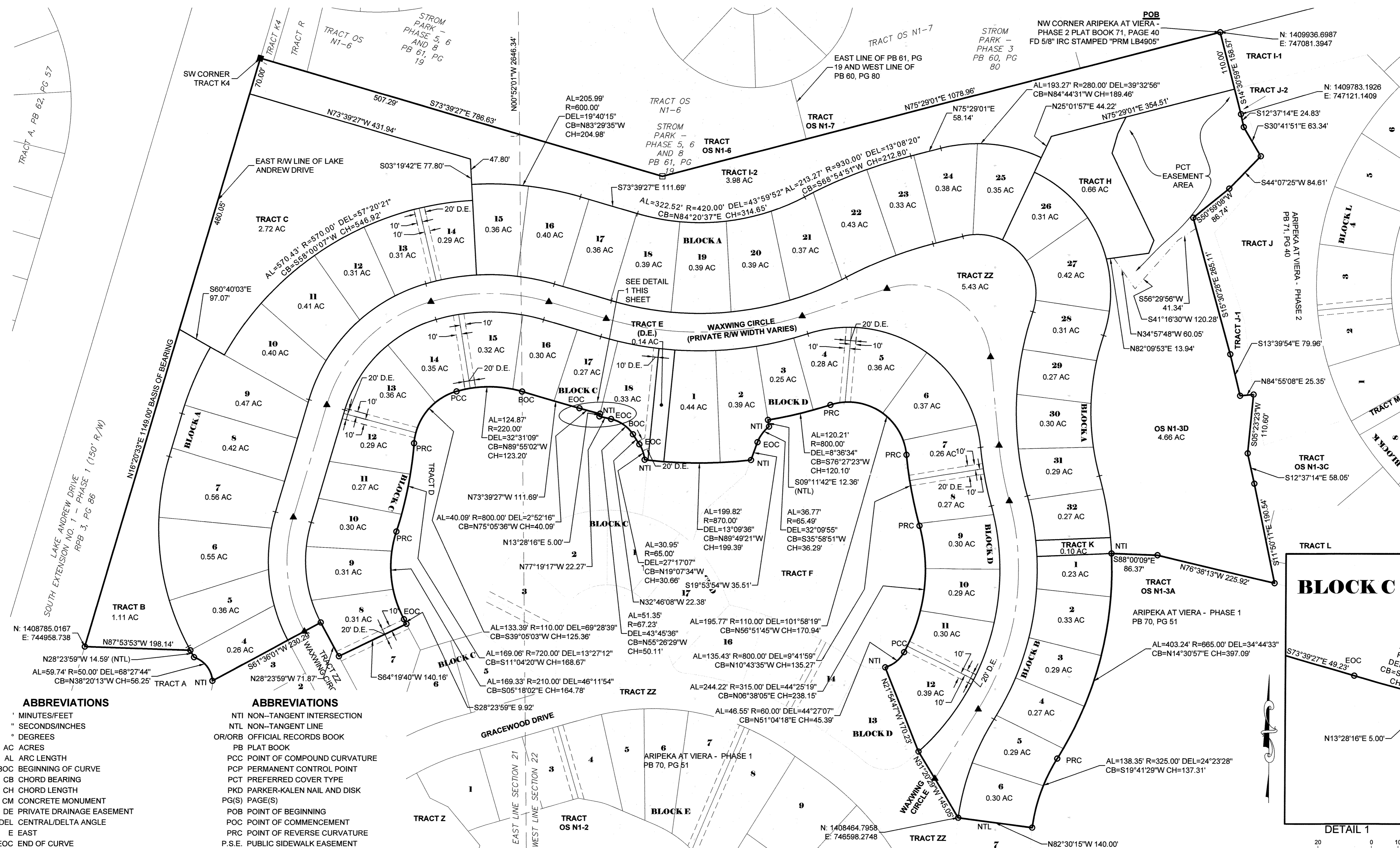
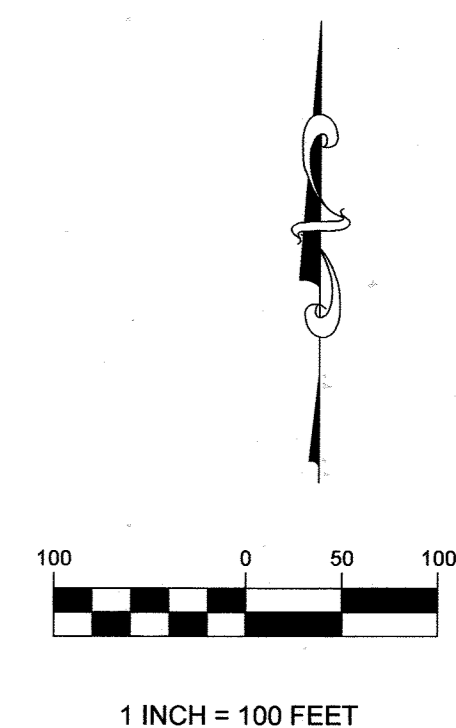
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- FD PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP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

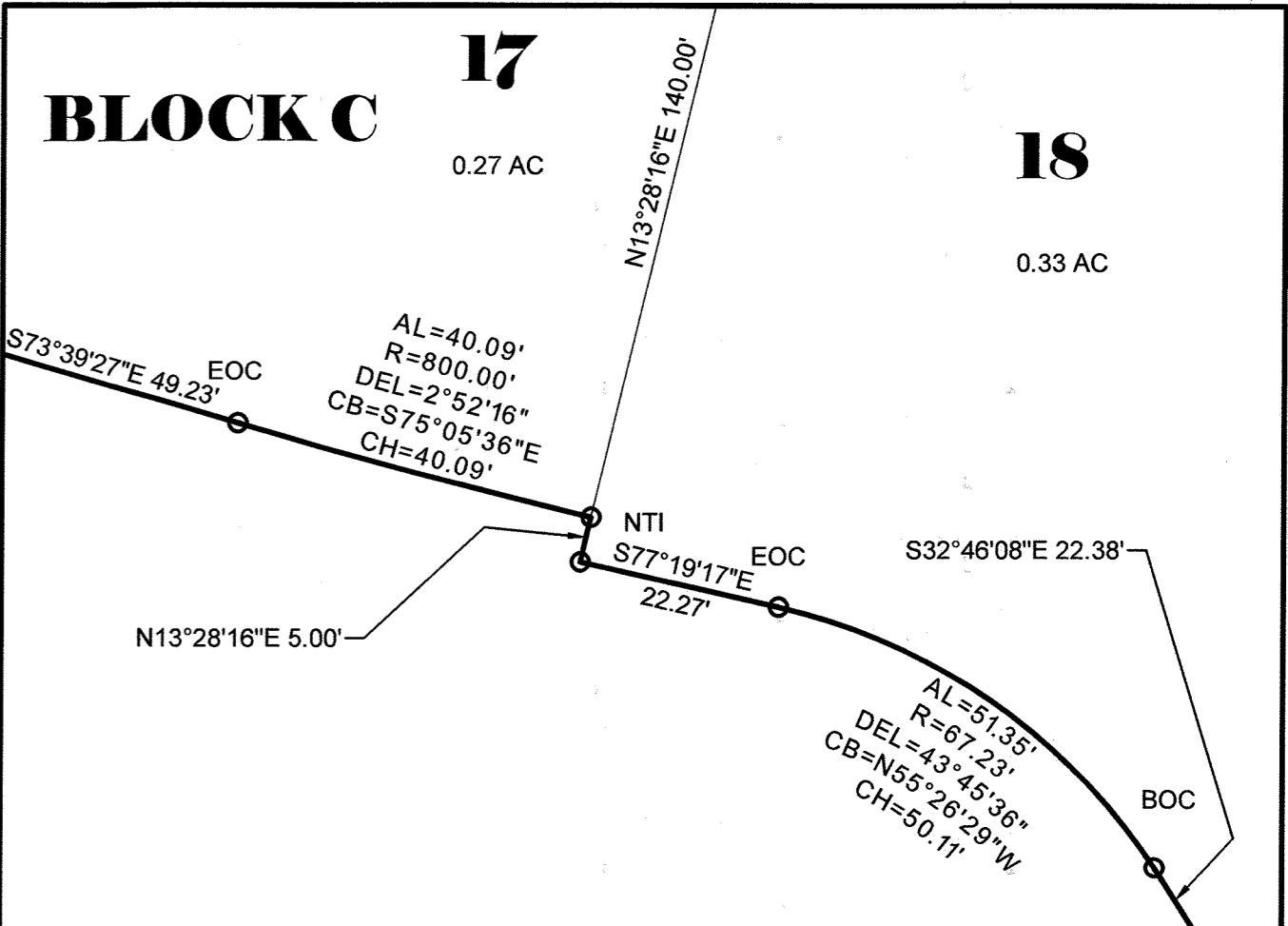


KEY MAP
NTS



- #### ABBREVIATIONS
- MINUTES/FEET
 - SECONDS/INCHES
 - DEGREES
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
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 - E EAST
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 - EX EXISTING
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 - FT FOOT/FEET
 - N NORTH
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- #### ABBREVIATIONS
- NTI NON-TANGENT INTERSECTION
 - NLT NON-TANGENT LINE
 - OR/ORB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PCC POINT OF COMPOUND CURVATURE
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 - R RADIUS
 - RPB ROAD PLAT BOOK
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT



DETAIL 1
1 INCH = 20 FEET

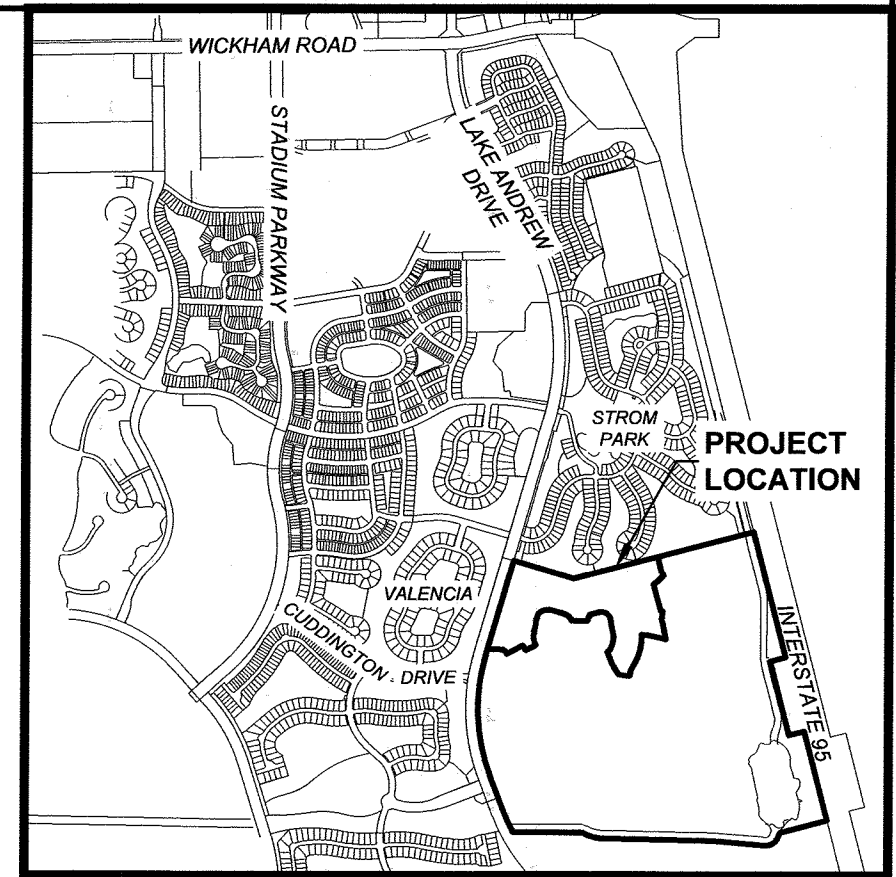
THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERS - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 1400, MIAMI, FL 33130
PHONE: (305) 786-8888 FAX: (305) 786-1100
CERTIFICATE OF BUSINESS AUTHORIZATION #465
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #10004905
DATE: 08/01/2022
DESIGN/DRAWN: HAK/DHF
DRAWING# 11459_304_001
PROJECT# 11459

ARIPEKA AT VIERA - PHASES 3 AND 4

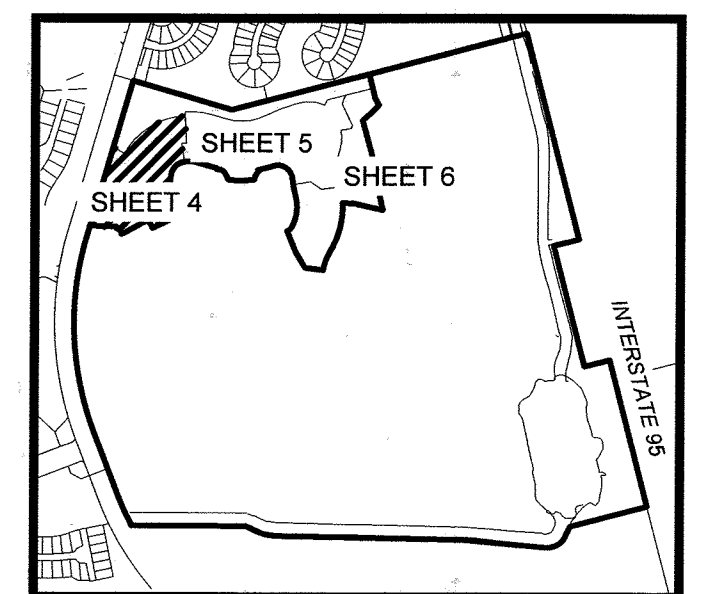
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

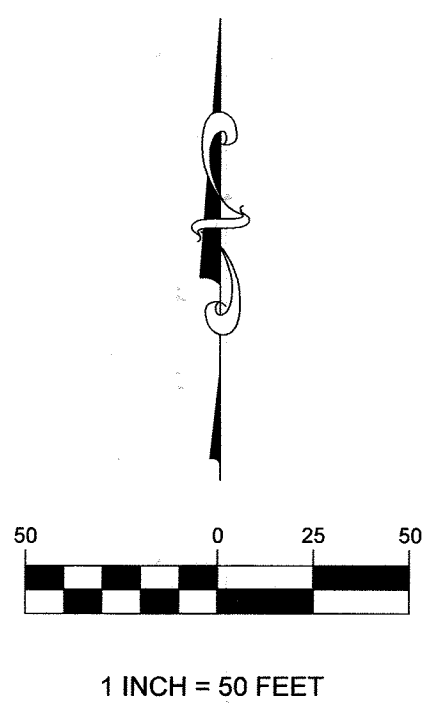
PLAT BOOK _____, PAGE _____
SHEET 4 OF 6
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP
NTS



KEY MAP
NTS



SURVEY SYMBOL LEGEND

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

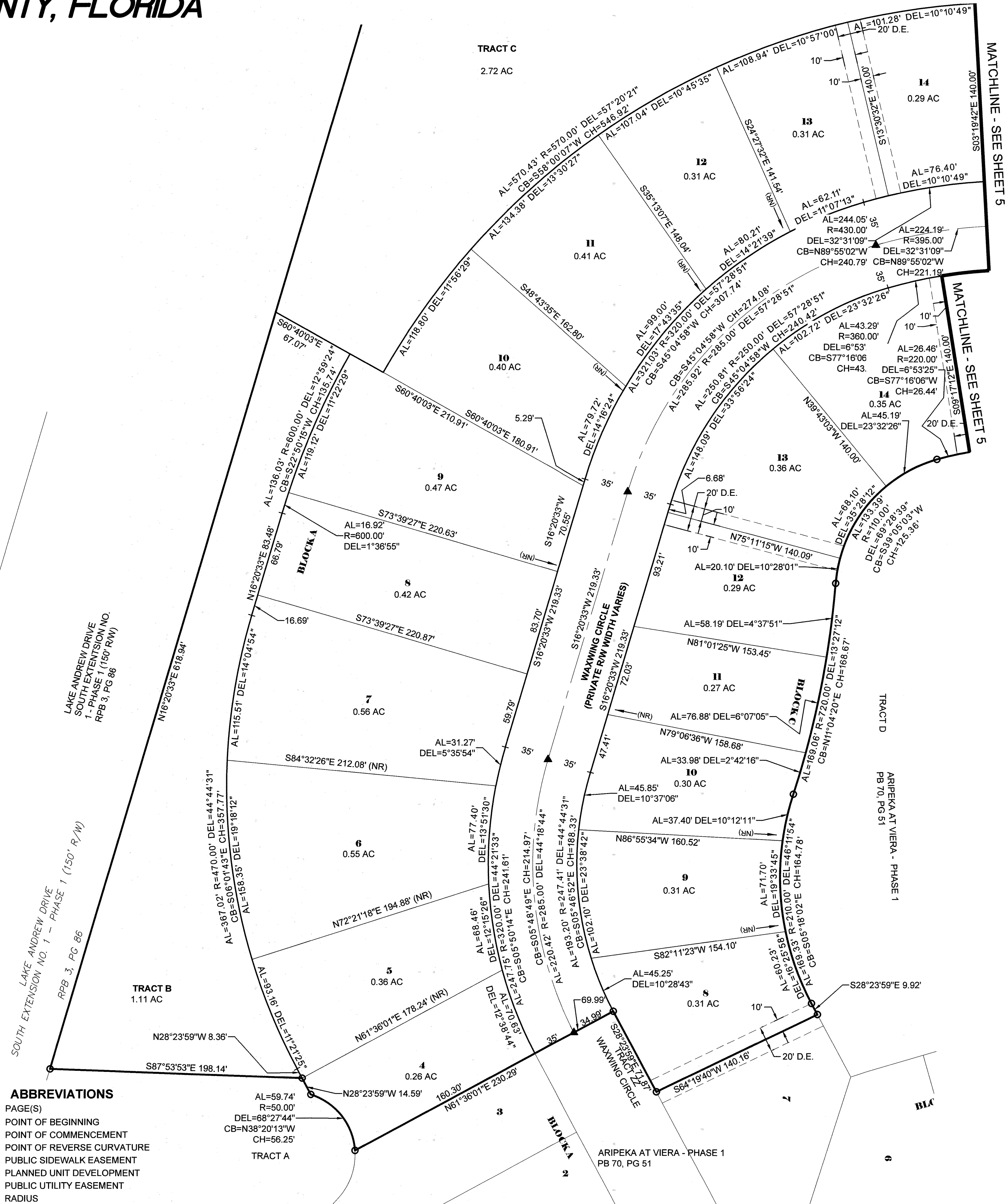
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- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING

ABBREVIATIONS

- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
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- N NORTH
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ABBREVIATIONS

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- P.S.E. PUBLIC SIDEWALK EASEMENT
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- R RADIUS
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- THIS PLAT PREPARED BY -



DATE: 08/01/2022
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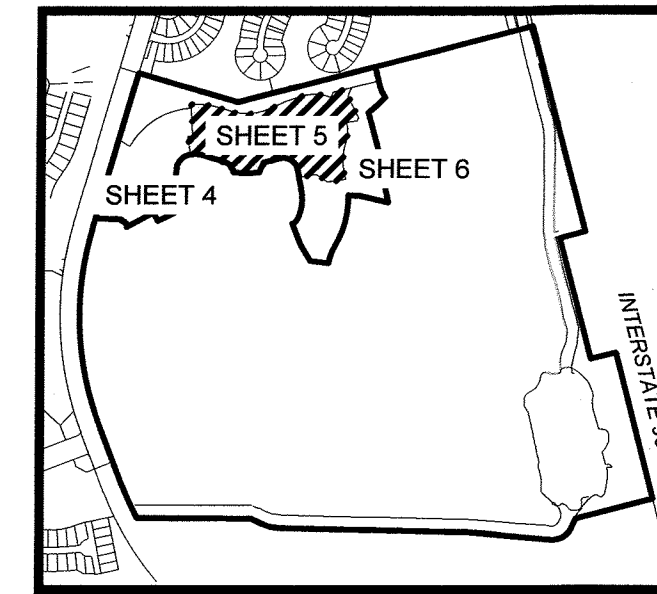
ARIPEKA AT VIERA - PHASES 3 AND 4

SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

SURVEY SYMBOL LEGEND

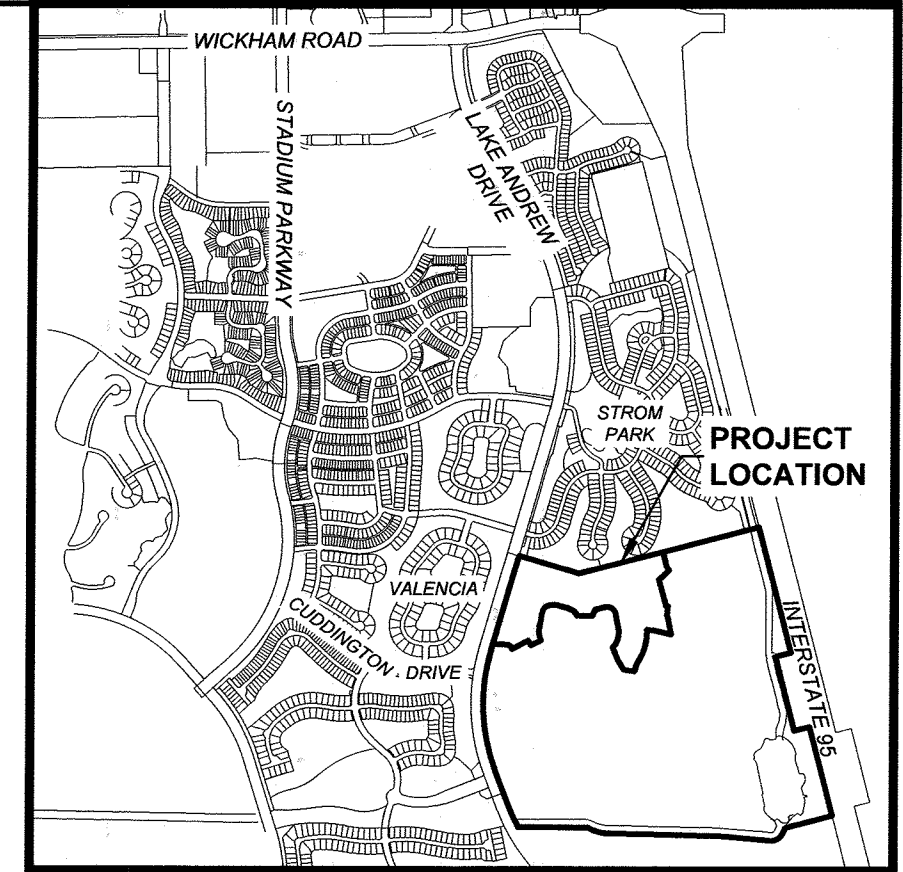
- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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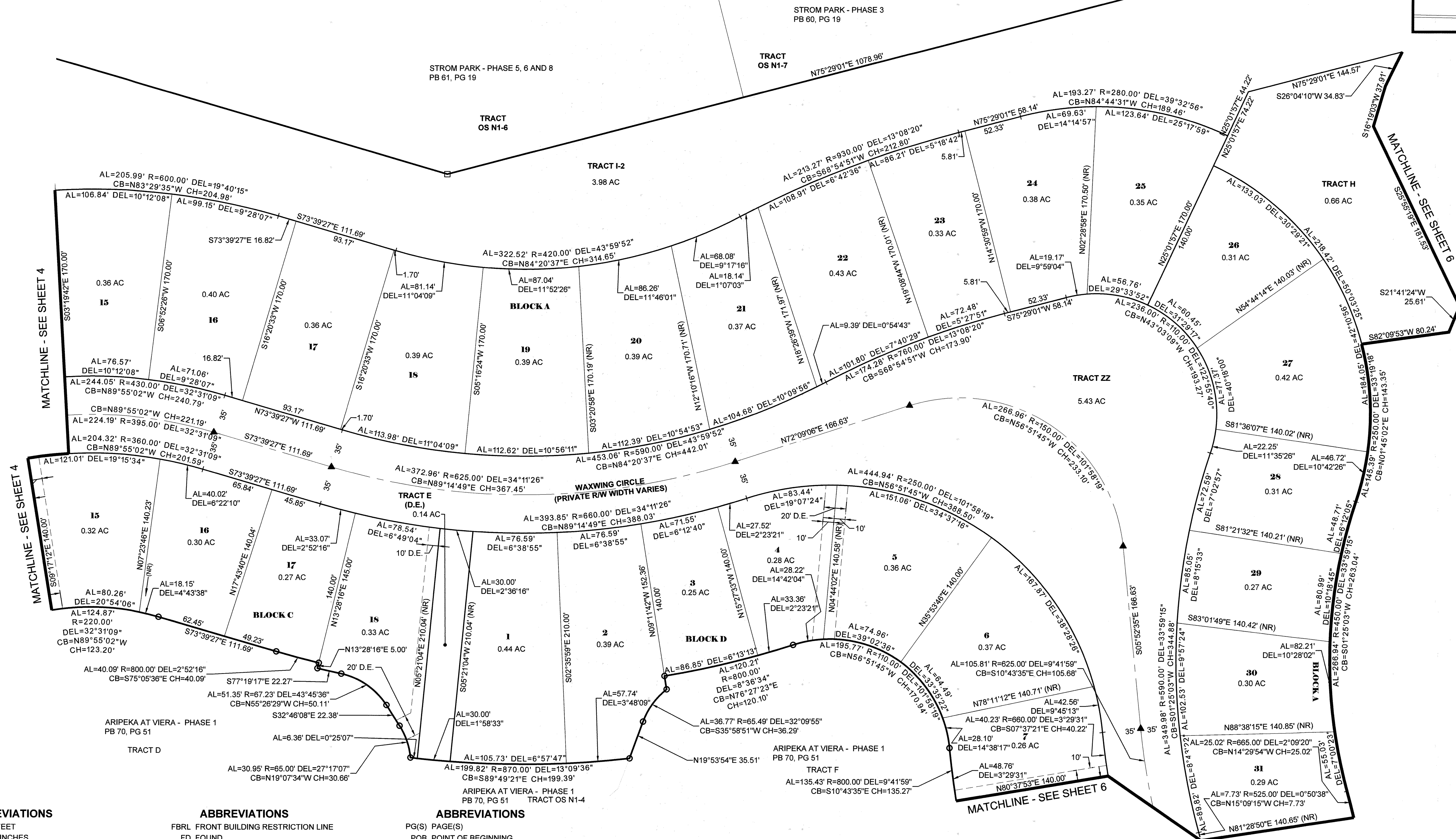
KEY MAP
NTS

PLAT BOOK _____, PAGE _____

SHEET 5 OF 6
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP
NTS



ABBREVIATIONS

MINUTES/FEET
SECONDS/INCHES
DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
EOC END OF CURVE
EX EXISTING

ABBREVIATIONS

FBRL FRONT BUILDING RESTRICTION LINE
FD FOUND
FT FOOT/FEET
N NORTH
NR NON-RADIAL
NTS NOT TO SCALE
NTI NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PCT PREFERRED COVER TYPE
PKD PARKER-KALEN NAIL AND DISK

ABBREVIATIONS

PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVATURE
P.S.E. PUBLIC SIDEWALK EASEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
RPB ROAD PLAT BOOK
R/W RIGHT-OF-WAY
TYP TYPICAL
VSD VIERA STEWARDSHIP DISTRICT

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #00000000

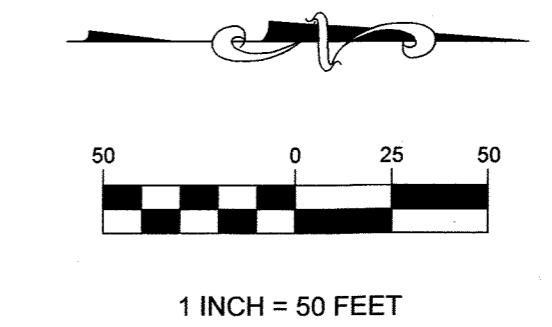
DATE: 08/01/2022
DESIGN/DRAWN: HAK/DHF
DRAWING# 11459_304_001
PROJECT# 11459

ARIPEKA AT VIERA - PHASES 3 AND 4

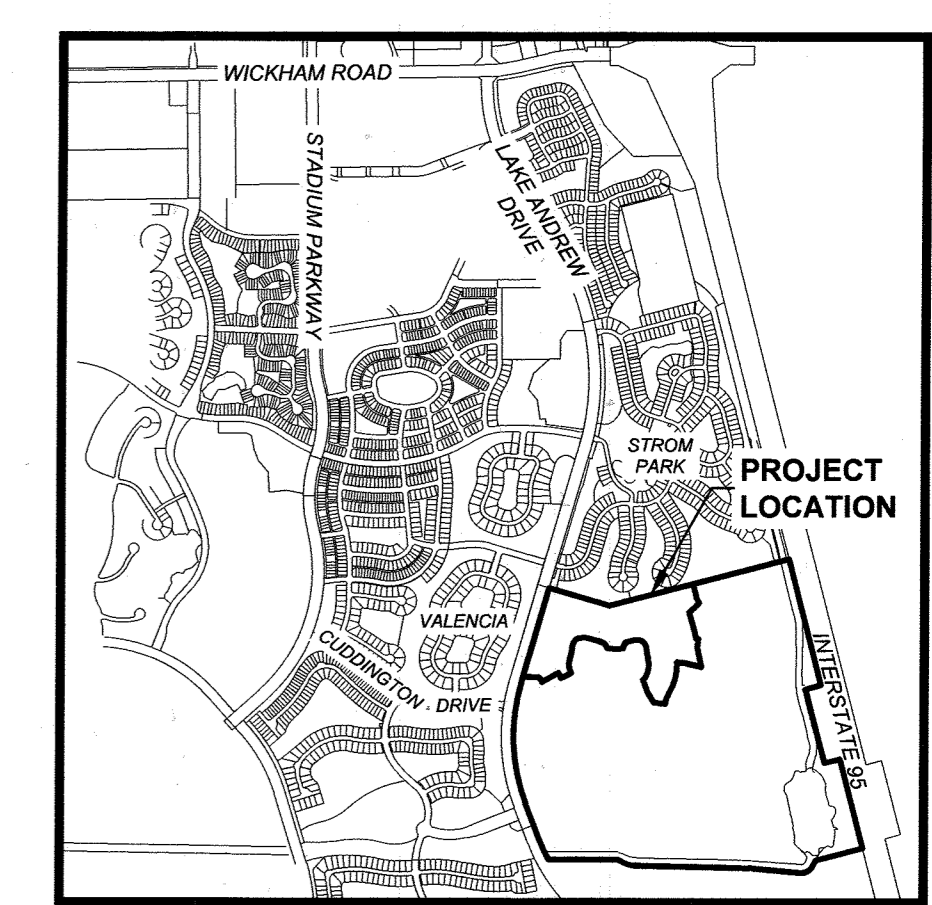
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

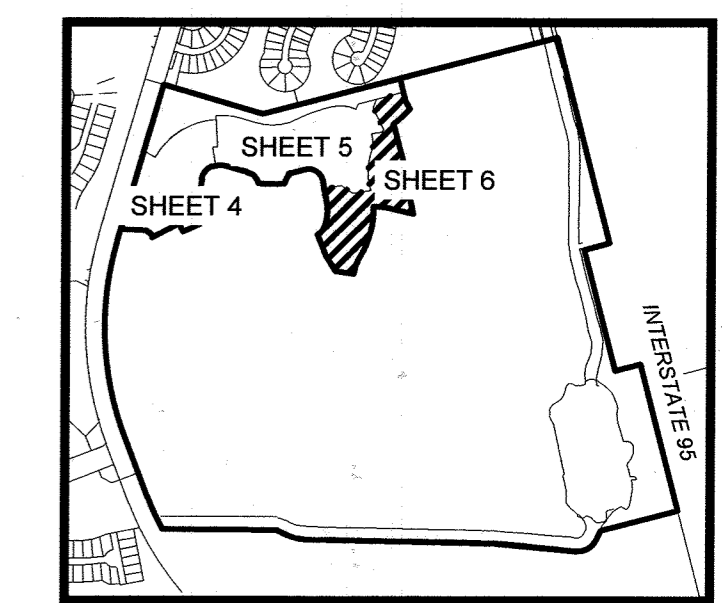
- ABBREVIATIONS**
- * MINUTES/FEET
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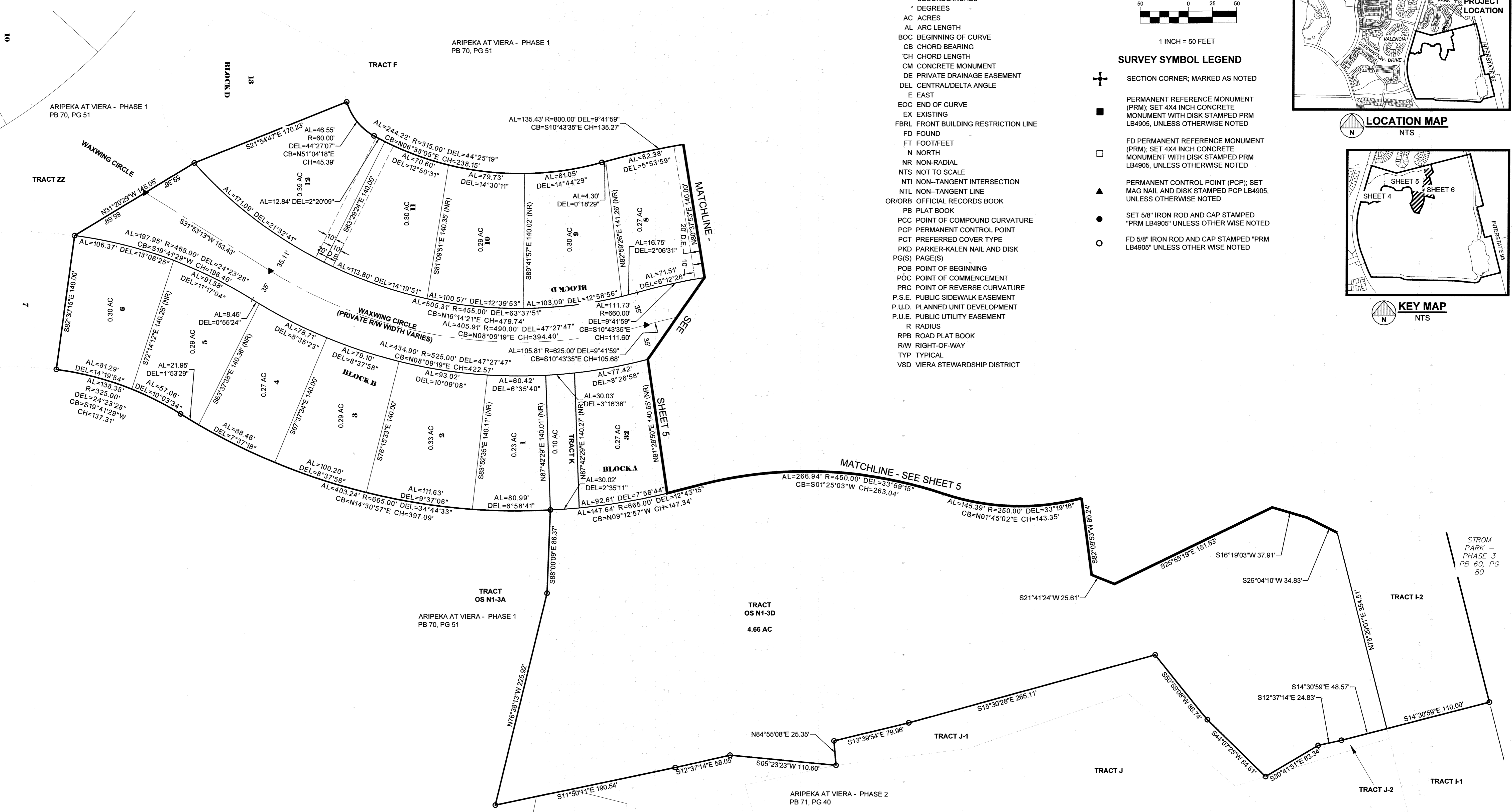
- SURVEY SYMBOL LEGEND**
- SECTION CORNER, MARKED AS NOTED
 - PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
 - FD PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
 - FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED



LOCATION MAP
NTS



KEY MAP
NTS



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