



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

October 27, 2021

MEMORANDUM

TO: Tad Calkins, Planning and Development Director Attn: Amanda Elmore

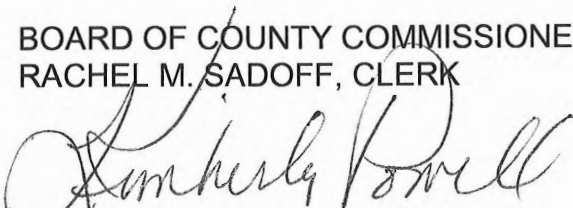
RE: Item F.2., Final Plat and Contract Approval for Pangea Park, Phases 1 and 2 -
Developer: The Viera Company

The Board of County Commissioners, in regular session on October 26, 2021, granted final plat approval in accordance with Section 62-2841(i) and Section 62-2844; and authorized the Chair to execute the final plat and Contract for Pangea Park, Phases 1 and 2, Developer: The Viera Company, subject to minor engineering changes as applicable, and does not relieve the developer from obtaining all other necessary jurisdictional permits. Enclosed is a fully-executed and a certified copy of the Contract.

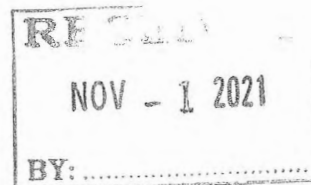
Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

Encl. (2)



Subdivision No. 20SD00009/21ER00032/21Fm00008 Project Name Pangea Park Subdivision, Village 2,
Neighborhood 5 Phase 1 & 2
Subdivision Infrastructure
Contract

THIS CONTRACT entered into this 26th day of October 2021, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:

and all other improvements depicted in subdivision number 20SD00009/21ER00032/21Fm00008. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with non-defective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

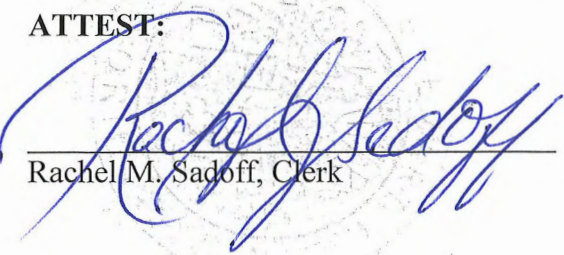
3. The PRINCIPAL agrees to complete said construction on or before the 30th day of October, 2022.

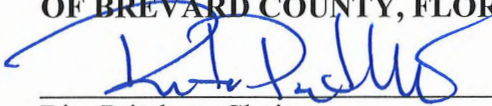
4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$8,088,875.89. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA**


Rachel M. Sadoff, Clerk

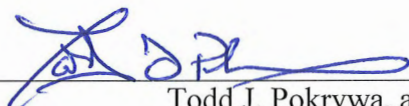

Rita Pritchett, Chair

As approved by the Board on: October 26, 2021.

WITNESSES:

PRINCIPAL: The Viera Company

Karen P. Prosser


Todd J. Pokrywa, as President

Mary Ellen McKibben

Sept 16, 2021
DATE

State of: Florida

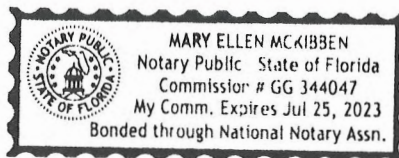
County of: Brevard

The foregoing instrument was acknowledged before me this 16th day of Sept, 2021, by
_____ who is personally known to me ~~or who has produced~~
_____ ~~as identification~~ and who ~~did~~ (did not) take an oath.

My commission expires:

S E A L

Commission Number:



Mary Ellen McKibben
Notary Public

Mary Ellen McKibben
Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, THE VIERA COMPANY, hereinafter referred to as "Owner" and, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$8,088,875.89 for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 26th day of October, 2021, which contract is made a part hereof by reference.

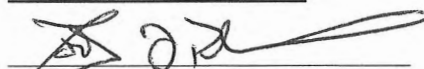
NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by October 30th, 2022 then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

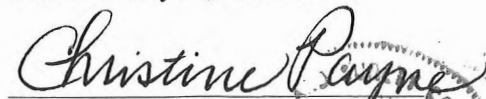
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

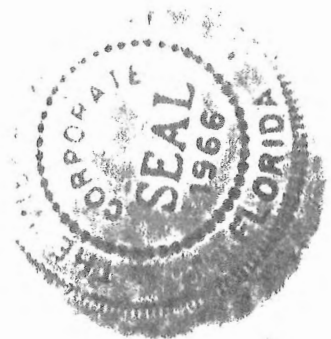
EXECUTED this 16th day of Sept, 2021.

OWNER: THE VIERA COMPANY


Todd J. Pokrywa, President

SURETY:


Christine Payne, Attorney-in-Fact





Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

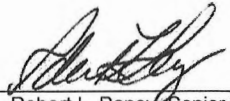
KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Christine Payne** of **ORLANDO, Florida**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **17th** day of **January**, **2019**.



State of Connecticut

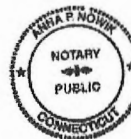
City of Hartford ss.

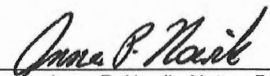
By: 
 Robert L. Raney, Senior Vice President

On this the **17th** day of **January**, **2019**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2021**




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

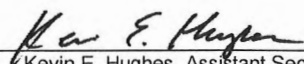
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **13th** day of **September**, **2021**




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.

DESCRIPTION OF PANGEA PARK PHASE 1 AND PHASE 2

A PARCEL OF LAND LOCATED IN SECTIONS 27, 28 AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE, SEGMENT E AND PINEDA BOULEVARD SEGMENT 1 PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (SAD CURVE BEING CONVEX TO THE NORTHWEST CORNER OF LAKE ANDREW DRIVE, SEGMENT F AS RECORDED IN ROAD PLAT BOOK 5, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN S02°10'13"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE A DISTANCE OF 658.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE AND ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 10°12'19", A CHORD BEARING OF S08°50'53"W AND A CHORD LENGTH OF 525.30 FEET, A DISTANCE OF 525.30 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST, THENCE N86°36'33"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 212.67 FEET, THENCE N80°14'44"W A DISTANCE OF 708.61 FEET, THENCE S22°06'13"W A DISTANCE OF 58.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 1°18'18", A CHORD BEARING OF S31°44'21"W AND A CHORD LENGTH OF 101.61 FEET), A DISTANCE OF 102.08 FEET TO THE END OF SAID CURVE, THENCE S41°32'00"W A DISTANCE OF 623.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 1°34'50", A CHORD BEARING OF N07°18'47"W AND A CHORD LENGTH OF 558.17 FEET, A DISTANCE OF 712.11 FEET TO THE END OF SAID CURVE, THENCE N07°37'04"W A DISTANCE OF 164.54 FEET, THENCE N14°20'01"W A DISTANCE OF 51.02 FEET, THENCE N07°57'04"W A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 1°20'19", A CHORD BEARING OF N15°54'22"W AND A CHORD LENGTH OF 562.31 FEET, A DISTANCE OF 566.41 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 271.75 FEET, A CENTRAL ANGLE OF 2°05'45", A CHORD BEARING OF N02°34'07"W AND A CHORD LENGTH OF 271.75 FEET, A DISTANCE OF 286.81 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST, THENCE N07°15'10"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 112.00 FEET, THENCE S81°53'57"W A DISTANCE OF 57.23 FEET, THENCE N02°02'28"W A DISTANCE OF 635.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 2°25'27", A CHORD BEARING OF S12°28'53"W AND A CHORD LENGTH OF 458.58 FEET), A DISTANCE OF 462.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST, THENCE S02°47'04"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 260.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 0°52'48", A CHORD BEARING OF N07°46'17"W AND A CHORD LENGTH OF 101.38 FEET), A DISTANCE OF 104.79 FEET TO A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 1°07'02", A CHORD BEARING OF N02°03'15"W AND A CHORD LENGTH OF 142.83 FEET), A DISTANCE OF 242.86 FEET TO THE END OF SAID CURVE, THENCE N02°49'52"E A DISTANCE OF 200.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 0°49'19", A CHORD BEARING OF N03°44'05"E AND A CHORD LENGTH OF 4.37 FEET), A DISTANCE OF 4.37 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST, THENCE N06°21'19"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 132.00 FEET, THENCE N12°47'19"W A DISTANCE OF 53.88 FEET, THENCE N02°32'28"W A DISTANCE OF 139.41 FEET, THENCE N02°10'01"E A DISTANCE OF 81.00 FEET, THENCE N07°40'59"E A DISTANCE OF 382.00 FEET, THENCE N02°02'52"E A DISTANCE OF 1168.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 35.13 FEET, A CENTRAL ANGLE OF 0°52'48", A CHORD BEARING OF N07°46'17"W AND A CHORD LENGTH OF 35.13 FEET), A DISTANCE OF 38.96 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 2°03'27", A CHORD BEARING OF S07°56'53"E AND A CHORD LENGTH OF 704.47 FEET), A DISTANCE OF 709.28 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 471.00 FEET, A CENTRAL ANGLE OF 0°29'44", A CHORD BEARING OF S07°12'14"E AND A CHORD LENGTH OF 661.41 FEET), A DISTANCE OF 661.41 FEET TO THE SOUTHWEST CORNER OF PINEDA BOULEVARD SEGMENT 1 PHASE 1, THENCE ALONG THE BOUNDARY OF SAID LAKE ANDREW DRIVE, SEGMENT E AND PINEDA BOULEVARD SEGMENT 1 PHASE 1, THE FOLLOWING SIX (6) CURVES AND DISTANCES: 1) THENCE CONTINUE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 471.00 FEET, A CENTRAL ANGLE OF 2°21'29", A CHORD BEARING OF S07°12'56"E AND A CHORD LENGTH OF 278.78 FEET), A DISTANCE OF 278.80 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 277.00 FEET, A CENTRAL ANGLE OF 1°19'10", A CHORD BEARING OF S07°12'56"E AND A CHORD LENGTH OF 303.13 FEET), A DISTANCE OF 303.12 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE SOUTH AND HAVING A RADIUS OF 471.00 FEET, A CENTRAL ANGLE OF 0°17'44", A CHORD BEARING OF S08°56'53"E AND A CHORD LENGTH OF 313.84 FEET), A DISTANCE OF 313.00 FEET TO A POINT OF COMPOUND CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 0°10'49", A CHORD BEARING OF S04°42'02"E AND A CHORD LENGTH OF 38.32 FEET), A DISTANCE OF 43.87 FEET TO THE END OF SAID CURVE; 5) THENCE S11°18'59"W A DISTANCE OF 345.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAD CURVE BEING CONVEX TO THE EAST AND HAVING A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 0°43'04", A CHORD BEARING OF S07°08'35"W AND A CHORD LENGTH OF 56.64 FEET), A DISTANCE OF 56.18 FEET TO THE POINT OF BEGINNING, CONTAINING 149.93 ACRES, MORE OR LESS.

SEE SHEET 2 OF 13 FOR TRACT AREA 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	CONVERSION ANGLE
DURAN AZ MK 6	AKT519	1,428,329.224	434,146.017	738,933.411	225,237.354	28°15'56.1988"	080°47'43.4302"	0.9999993	+0°00' 18.2"
GRANDVIEW GPS 1090	AKT524	1,425,540.481	433,645.642	742,650.043	225,738.744	28°14'51.8162"	080°47'43.9184"	0.9999438	+0°00' 27.8"
19-7362A	AKT548	1,418,452.318	431,736.530	746,854.034	227,641.565	28°13'48.2276"	080°47'43.1244"	0.9999550	+0°00' 27.8"

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 0.9999993 WAS USED TO CORRECT 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 DISTANCES TO GRID DISTANCES. ALL DISTANCES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

NOTICE: THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LINES 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.

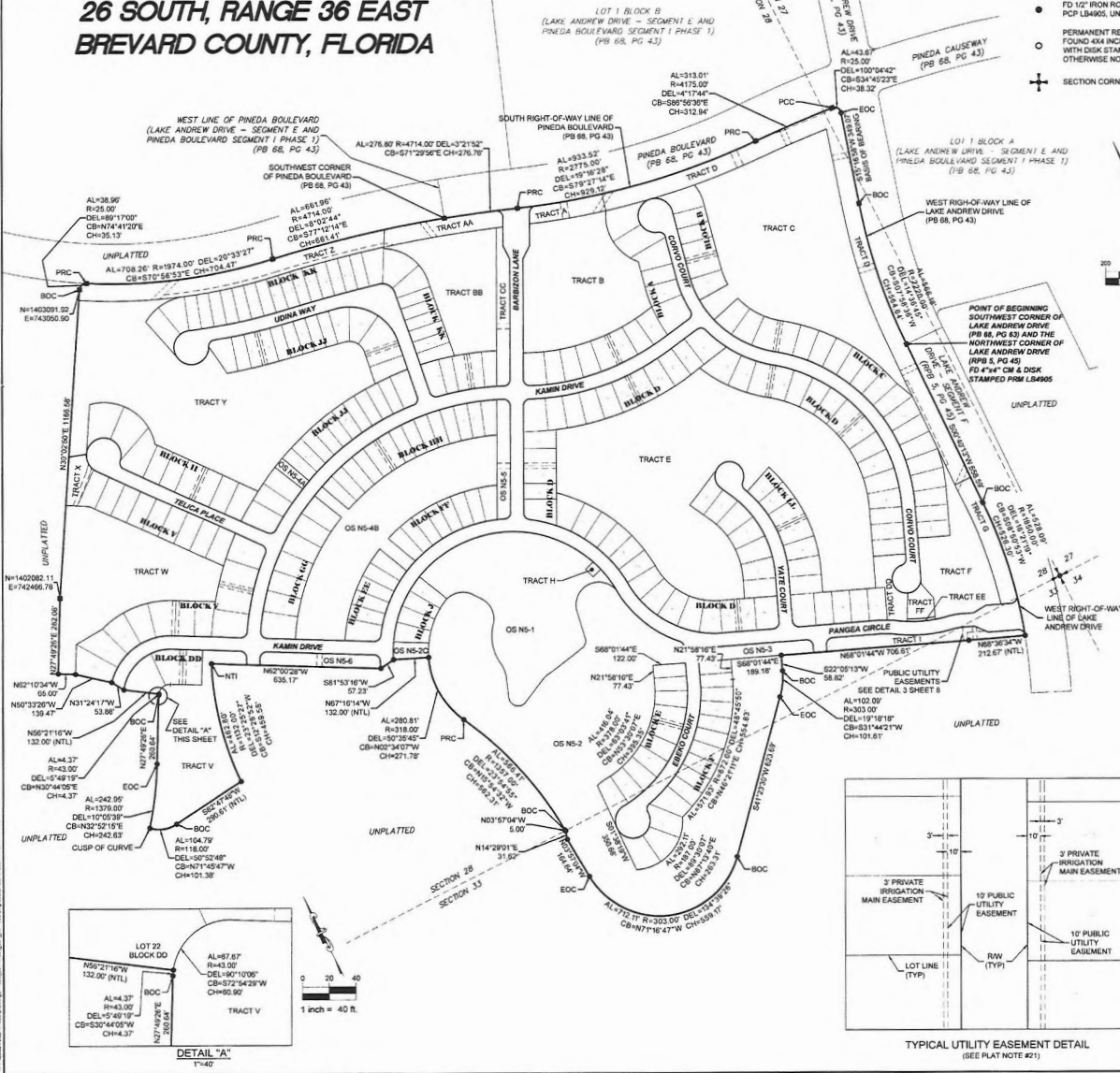
PANGEA PARK PHASES 1 & 2 SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF S19°41'00"W, ON THE WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE, SEGMENT E AND PINEDA BOULEVARD SEGMENT 1 PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.09(1)(b) & 177.09(1)(c).
- BREVARD COUNTY VERTICAL CONTROL MARK 6887 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE NON-RAIL, UNLESS OTHERWISE NOTED.
- UNDEVELOPED LANDS SHALL BE CONSIDERED TO BE NON-DEVELOPED.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROWS FOR LAND OPEN OCCURRENCE, 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 ON 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 NSBU.
- 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 TERMS AND PROVISIONS OF THE FOLLOWING:
 - (1) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 21, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 21, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1165, ALL WITHIN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - (2) NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT ADOPTED AUGUST 8, 2008, AS RECORDED IN OFFICIAL RECORDS BOOK 5863, PAGE 2028, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1254, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - (3) DECLARATION 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 8475, PAGE 1876, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - (4) VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENT/GOVERNMENTAL LIEN OF RECORD DATED MAY 8, 2008, AS RECORDED IN OFFICIAL RECORDS BOOK 5794, PAGE 1676, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - (5) STORMWATER FLOWWAY OPERATION AND MAINTENANCE EASEMENT AGREEMENT BETWEEN A DUBS & SONS, INC. AND THE VIERA STEWARDSHIP DISTRICT RECORDED JUNE 28, 2008, IN OFFICIAL RECORDS BOOK 7851, PAGE 263, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND RESTRICTIONS FOR PANGEA PARK NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 6294, AT PAGE 263, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 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 UTILITY COMMISSION.
- THIS IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND CONJACENT WITH A PUBLIC STREET RIGHT OF WAY A NON-EXCLUSIVE 10' WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED, ANY UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALKS IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALKS AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO: FLORIDA POWER & LIGHT CO. AND CV OF VIERA, LLC (A CABLE TELEVISION AND TELECOMMUNICATIONS SERVICE PROVIDER).
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS B, C, E, F, V, W, Y, BB, OS N6-2, OS N6-4, OS N6-4A AND OS N6-4B AND THE SPECIFIC PRIVATE DRAINAGE EASEMENT AREAS SHOWN HEREON WITHIN TRACTS A, D, O, Z, X, CC, AA, OS N6-4 AND OS N6-4A FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE AND IMPROVEMENT OF STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE OPERATION, REPAIR, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE AND IMPROVEMENT OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON BETWEEN LOTS 8 & 10, BLOCK A, LOTS 8 & 10, BLOCK C, LOTS 8 & 10, BLOCK D, LOTS 8 & 10, BLOCK E, LOTS 8 & 10, BLOCK F, LOTS 8 & 10, BLOCK G, LOTS 8 & 10, BLOCK H, LOTS 8 & 10, BLOCK I, LOTS 8 & 10, BLOCK J, LOTS 8 & 10, BLOCK K, LOTS 8 & 10, BLOCK L, LOTS 8 & 10, BLOCK M, LOTS 8 & 10, BLOCK N, LOTS 8 & 10, BLOCK O, LOTS 8 & 10, BLOCK P, LOTS 8 & 10, BLOCK Q, LOTS 8 & 10, BLOCK R, LOTS 8 & 10, BLOCK S, LOTS 8 & 10, BLOCK T, LOTS 8 & 10, BLOCK U, LOTS 8 & 10, BLOCK V, LOTS 8 & 10, BLOCK W, LOTS 8 & 10, BLOCK X, LOTS 8 & 10, BLOCK Y, LOTS 8 & 10, BLOCK Z, LOTS 8 & 10, BLOCK AA, LOTS 8 & 10, BLOCK AB, LOTS 8 & 10, BLOCK AC, LOTS 8 & 10, BLOCK AD, LOTS 8 & 10, BLOCK AE, LOTS 8 & 10, BLOCK AF, LOTS 8 & 10, BLOCK AG, LOTS 8 & 10, BLOCK AH, LOTS 8 & 10, BLOCK AI, LOTS 8 & 10, BLOCK AJ, LOTS 8 & 10, BLOCK AK, LOTS 8 & 10, BLOCK AL, LOTS 8 & 10, BLOCK AM, LOTS 8 & 10, BLOCK AN, LOTS 8 & 10, BLOCK AO, LOTS 8 & 10, BLOCK AP, LOTS 8 & 10, BLOCK AQ, LOTS 8 & 10, BLOCK AR, LOTS 8 & 10, BLOCK AS, LOTS 8 & 10, BLOCK AT, LOTS 8 & 10, BLOCK AU, LOTS 8 & 10, BLOCK AV, LOTS 8 & 10, BLOCK AW, LOTS 8 & 10, BLOCK AX, LOTS 8 & 10, BLOCK AY, LOTS 8 & 10, BLOCK AZ, LOTS 8 & 10, BLOCK BA, LOTS 8 & 10, BLOCK BB, LOTS 8 & 10, BLOCK BC, LOTS 8 & 10, BLOCK BD, LOTS 8 & 10, BLOCK BE, LOTS 8 & 10, BLOCK BF, LOTS 8 & 10, BLOCK BG, LOTS 8 & 10, BLOCK BH, LOTS 8 & 10, BLOCK BI, LOTS 8 & 10, BLOCK BJ, LOTS 8 & 10, BLOCK BK, LOTS 8 & 10, BLOCK BL, LOTS 8 & 10, BLOCK BM, LOTS 8 & 10, BLOCK BN, LOTS 8 & 10, BLOCK BO, LOTS 8 & 10, BLOCK BP, LOTS 8 & 10, BLOCK BQ, LOTS 8 & 10, BLOCK BR, LOTS 8 & 10, BLOCK BS, LOTS 8 & 10, BLOCK BT, LOTS 8 & 10, BLOCK BU, LOTS 8 & 10, BLOCK BV, LOTS 8 & 10, BLOCK BW, LOTS 8 & 10, BLOCK BX, LOTS 8 & 10, BLOCK BY, LOTS 8 & 10, BLOCK BZ, LOTS 8 & 10, BLOCK CA, LOTS 8 & 10, BLOCK CB, LOTS 8 & 10, BLOCK CC, LOTS 8 & 10, BLOCK CD, LOTS 8 & 10, BLOCK CE, LOTS 8 & 10, BLOCK CF, LOTS 8 & 10, BLOCK CG, LOTS 8 & 10, BLOCK CH, LOTS 8 & 10, BLOCK CI, LOTS 8 & 10, BLOCK CJ, LOTS 8 & 10, BLOCK CK, LOTS 8 & 10, BLOCK CL, LOTS 8 & 10, BLOCK CM, LOTS 8 & 10, BLOCK CN, LOTS 8 & 10, BLOCK CO, LOTS 8 & 10, BLOCK CP, LOTS 8 & 10, BLOCK CQ, LOTS 8 & 10, BLOCK CR, LOTS 8 & 10, BLOCK CS, LOTS 8 & 10, BLOCK CT, LOTS 8 & 10, BLOCK CU, LOTS 8 & 10, BLOCK CV, LOTS 8 & 10, BLOCK CW, LOTS 8 & 10, BLOCK CX, LOTS 8 & 10, BLOCK CY, LOTS 8 & 10, BLOCK CZ, LOTS 8 & 10, BLOCK DA, LOTS 8 & 10, BLOCK DB, LOTS 8 & 10, BLOCK DC, LOTS 8 & 10, BLOCK DD, LOTS 8 & 10, BLOCK DE, LOTS 8 & 10, BLOCK DF, LOTS 8 & 10, BLOCK DG, LOTS 8 & 10, BLOCK DH, LOTS 8 & 10, BLOCK DI, LOTS 8 & 10, BLOCK DJ, LOTS 8 & 10, BLOCK DK, LOTS 8 & 10, BLOCK DL, LOTS 8 & 10, BLOCK DM, LOTS 8 & 10, BLOCK DN, LOTS 8 & 10, BLOCK DO, LOTS 8 & 10, BLOCK DP, LOTS 8 & 10, BLOCK DQ, LOTS 8 & 10, BLOCK DR, LOTS 8 & 10, BLOCK DS, LOTS 8 & 10, BLOCK DT, LOTS 8 & 10, BLOCK DU, LOTS 8 & 10, BLOCK DV, LOTS 8 & 10, BLOCK DW, LOTS 8 & 10, BLOCK DX, LOTS 8 & 10, BLOCK DY, LOTS 8 & 10, BLOCK DZ, LOTS 8 & 10, BLOCK EA, LOTS 8 & 10, BLOCK EB, LOTS 8 & 10, BLOCK EC, LOTS 8 & 10, BLOCK ED, LOTS 8 & 10, BLOCK EE, LOTS 8 & 10, BLOCK EF, LOTS 8 & 10, BLOCK EG, LOTS 8 & 10, BLOCK EH, LOTS 8 & 10, BLOCK EI, LOTS 8 & 10, BLOCK EJ, LOTS 8 & 10, BLOCK EK, LOTS 8 & 10, BLOCK EL, LOTS 8 & 10, BLOCK EM, LOTS 8 & 10, BLOCK EN, LOTS 8 & 10, BLOCK EO, LOTS 8 & 10, BLOCK EP, LOTS 8 & 10, BLOCK EQ, LOTS 8 & 10, BLOCK ER, LOTS 8 & 10, BLOCK ES, LOTS 8 & 10, BLOCK ET, LOTS 8 & 10, BLOCK EU, LOTS 8 & 10, BLOCK EV, LOTS 8 & 10, BLOCK EW, LOTS 8 & 10, BLOCK EX, LOTS 8 & 10, BLOCK EY, LOTS 8 & 10, BLOCK EZ, LOTS 8 & 10, BLOCK FA, LOTS 8 & 10, BLOCK FB, LOTS 8 & 10, BLOCK FC, LOTS 8 & 10, BLOCK FD, LOTS 8 & 10, BLOCK FE, LOTS 8 & 10, BLOCK FF, LOTS 8 & 10, BLOCK FG, LOTS 8 & 10, BLOCK FH, LOTS 8 & 10, BLOCK FI, LOTS 8 & 10, BLOCK FJ, LOTS 8 & 10, BLOCK FK, LOTS 8 & 10, BLOCK FL, LOTS 8 & 10, BLOCK FM, LOTS 8 & 10, BLOCK FN, LOTS 8 & 10, BLOCK FO, LOTS 8 & 10, BLOCK FP, LOTS 8 & 10, BLOCK FQ, LOTS 8 & 10, BLOCK FR, LOTS 8 & 10, BLOCK FS, LOTS 8 & 10, BLOCK FT, LOTS 8 & 10, BLOCK FU, LOTS 8 & 10, BLOCK FV, LOTS 8 & 10, BLOCK FW, LOTS 8 & 10, BLOCK FX, LOTS 8 & 10, BLOCK FY, LOTS 8 & 10, BLOCK FZ, LOTS 8 & 10, BLOCK GA, LOTS 8 & 10, BLOCK GB, LOTS 8 & 10, BLOCK GC, LOTS 8 & 10, BLOCK GD, LOTS 8 & 10, BLOCK GE, LOTS 8 & 10, BLOCK GF, LOTS 8 & 10, BLOCK GG, LOTS 8 & 10, BLOCK GH, LOTS 8 & 10, BLOCK GI, LOTS 8 & 10, BLOCK GJ, LOTS 8 & 10, BLOCK GK, LOTS 8 & 10, BLOCK GL, LOTS 8 & 10, BLOCK GM, LOTS 8 & 10, BLOCK GN, LOTS 8 & 10, BLOCK GO, LOTS 8 & 10, BLOCK GP, LOTS 8 & 10, BLOCK GQ, LOTS 8 & 10, BLOCK GR, LOTS 8 & 10, BLOCK GS, LOTS 8 & 10, BLOCK GT, LOTS 8 & 10, BLOCK GU, LOTS 8 & 10, BLOCK GV, LOTS 8 & 10, BLOCK GW, LOTS 8 & 10, BLOCK GX, LOTS 8 & 10, BLOCK GY, LOTS 8 & 10, BLOCK GZ, LOTS 8 & 10, BLOCK HA, LOTS 8 & 10, BLOCK HB, LOTS 8 & 10, BLOCK HC, LOTS 8 & 10, BLOCK HD, LOTS 8 & 10, BLOCK HE, LOTS 8 & 10, BLOCK HF, LOTS 8 & 10, BLOCK HG, LOTS 8 & 10, BLOCK HH, LOTS 8 & 10, BLOCK HI, LOTS 8 & 10, BLOCK HJ, LOTS 8 & 10, BLOCK HK, LOTS 8 & 10, BLOCK HL, LOTS 8 & 10, BLOCK HM, LOTS 8 & 10, BLOCK HN, LOTS 8 & 10, BLOCK HO, LOTS 8 & 10, BLOCK HP, LOTS 8 & 10, BLOCK HQ, LOTS 8 & 10, BLOCK HR, LOTS 8 & 10, BLOCK HS, LOTS 8 & 10, BLOCK HT, LOTS 8 & 10, BLOCK HU, LOTS 8 & 10, BLOCK HV, LOTS 8 & 10, BLOCK HW, LOTS 8 & 10, BLOCK HX, LOTS 8 & 10, BLOCK HY, LOTS 8 & 10, BLOCK HZ, LOTS 8 & 10, BLOCK IA, LOTS 8 & 10, BLOCK IB, LOTS 8 & 10, BLOCK IC, LOTS 8 & 10, BLOCK ID, LOTS 8 & 10, BLOCK IE, LOTS 8 & 10, BLOCK IF, LOTS 8 & 10, BLOCK IG, LOTS 8 & 10, BLOCK IH, LOTS 8 & 10, BLOCK II, LOTS 8 & 10, BLOCK IJ, LOTS 8 & 10, BLOCK IK, LOTS 8 & 10, BLOCK IL, LOTS 8 & 10, BLOCK IM, LOTS 8 & 10, BLOCK IN, LOTS 8 & 10, BLOCK IO, LOTS 8 & 10, BLOCK IP, LOTS 8 & 10, BLOCK IQ, LOTS 8 & 10, BLOCK IR, LOTS 8 & 10, BLOCK IS, LOTS 8 & 10, BLOCK IT, LOTS 8 & 10, BLOCK IU, LOTS 8 & 10, BLOCK IV, LOTS 8 & 10, BLOCK IW, LOTS 8 & 10, BLOCK IX, LOTS 8 & 10, BLOCK IY, LOTS 8 & 10, BLOCK IZ, LOTS 8 & 10, BLOCK JA, LOTS 8 & 10, BLOCK JB, LOTS 8 & 10, BLOCK JC, LOTS 8 & 10, BLOCK JD, LOTS 8 & 10, BLOCK JE, LOTS 8 & 10, BLOCK JF, LOTS 8 & 10, BLOCK JG, LOTS 8 & 10, BLOCK JH, LOTS 8 & 10, BLOCK JI, LOTS 8 & 10, BLOCK JJ, LOTS 8 & 10, BLOCK JK, LOTS 8 & 10, BLOCK JL, LOTS 8 & 10, BLOCK JM, LOTS 8 & 10, BLOCK JN, LOTS 8 & 10, BLOCK JO, LOTS 8 & 10, BLOCK JP, LOTS 8 & 10, BLOCK JQ, LOTS 8 & 10, BLOCK JR, LOTS 8 & 10, BLOCK JS, LOTS 8 & 10, BLOCK JT, LOTS 8 & 10, BLOCK JU, LOTS 8 & 10, BLOCK JV, LOTS 8 & 10, BLOCK JW, LOTS 8 & 10, BLOCK JX, LOTS 8 & 10, BLOCK JY, LOTS 8 & 10, BLOCK JZ, LOTS 8 & 10, BLOCK KA, LOTS 8 & 10, BLOCK KB, LOTS 8 & 10, BLOCK KC, LOTS 8 & 10, BLOCK KD, LOTS 8 & 10, BLOCK KE, LOTS 8 & 10, BLOCK KF, LOTS 8 & 10, BLOCK KG, LOTS 8 & 10, BLOCK KH, LOTS 8 & 10, BLOCK KI, LOTS 8 & 10, BLOCK KJ, LOTS 8 & 10, BLOCK KK, LOTS 8 & 10, BLOCK KL, LOTS 8 & 10, BLOCK KM, LOTS 8 & 10, BLOCK KN, LOTS 8 & 10, BLOCK KO, LOTS 8 & 10, BLOCK KP, LOTS 8 & 10, BLOCK KQ, LOTS 8 & 10, BLOCK KR, LOTS 8 & 10, BLOCK KS, LOTS 8 & 10, BLOCK KT, LOTS 8 & 10, BLOCK KU, LOTS 8 & 10, BLOCK KV, LOTS 8 & 10, BLOCK KW, LOTS 8 & 10, BLOCK KX, LOTS 8 & 10, BLOCK KY, LOTS 8 & 10, BLOCK KZ, LOTS 8 & 10, BLOCK LA, LOTS 8 & 10, BLOCK LB, LOTS 8 & 10, BLOCK LC, LOTS 8 & 10, BLOCK LD, LOTS 8 & 10, BLOCK LE, LOTS 8 & 10, BLOCK LF, LOTS 8 & 10, BLOCK LG, LOTS 8 & 10, BLOCK LH, LOTS 8 & 10, BLOCK LI, LOTS 8 & 10, BLOCK LJ, LOTS 8 & 10, BLOCK LK, LOTS 8 & 10, BLOCK LL, LOTS 8 & 10, BLOCK LM, LOTS 8 & 10, BLOCK LN, LOTS 8 & 10, BLOCK LO, LOTS 8 & 10, BLOCK LP, LOTS 8 & 10, BLOCK LQ, LOTS 8 & 10, BLOCK LR, LOTS 8 & 10, BLOCK LS, LOTS 8 & 10, BLOCK LT, LOTS 8 & 10, BLOCK LU, LOTS 8 & 10, BLOCK LV, LOTS 8 & 10, BLOCK LW, LOTS 8 & 10, BLOCK LX, LOTS 8 & 10, BLOCK LY, LOTS 8 & 10, BLOCK LZ, LOTS 8 & 10, BLOCK MA, LOTS 8 & 10, BLOCK MB, LOTS 8 & 10, BLOCK MC, LOTS 8 & 10, BLOCK MD, LOTS 8 & 10, BLOCK ME, LOTS 8 & 10, BLOCK MF, LOTS 8 & 10, BLOCK MG, LOTS 8 & 10, BLOCK MH, LOTS 8 & 10, BLOCK MI, LOTS 8 & 10, BLOCK MJ, LOTS 8 & 10, BLOCK MK, LOTS 8 & 10, BLOCK ML, LOTS 8 & 10, BLOCK MM, LOTS 8 & 10, BLOCK MN, LOTS 8 & 10, BLOCK MO, LOTS 8 & 10, BLOCK MP, LOTS 8 & 10, BLOCK MQ, LOTS 8 & 10, BLOCK MR, LOTS 8 & 10, BLOCK MS, LOTS 8 & 10, BLOCK MT, LOTS 8 & 10, BLOCK MU, LOTS 8 & 10, BLOCK MV, LOTS 8 & 10, BLOCK MW, LOTS 8 & 10, BLOCK MX, LOTS 8 & 10, BLOCK MY, LOTS 8 & 10, BLOCK MZ, LOTS 8 & 10, BLOCK NA, LOTS 8 & 10, BLOCK NB, LOTS 8 & 10, BLOCK NC, LOTS 8 & 10, BLOCK ND, LOTS 8 & 10, BLOCK NE, LOTS 8 & 10, BLOCK NF, LOTS 8 & 10, BLOCK NG, LOTS 8 & 10, BLOCK NH, LOTS 8 & 10, BLOCK NI, LOTS 8 & 10, BLOCK NJ, LOTS 8 & 10, BLOCK NK, LOTS 8 & 10, BLOCK NL, LOTS 8 & 10, BLOCK NM, LOTS 8 & 10, BLOCK NN, LOTS 8 & 10, BLOCK NO, LOTS 8 & 10, BLOCK NP, LOTS 8 & 10, BLOCK NQ, LOTS 8 & 10, BLOCK NR, LOTS 8 & 10, BLOCK NS, LOTS 8 & 10, BLOCK NT, LOTS 8 & 10, BLOCK NU, LOTS 8 & 10, BLOCK NV, LOTS 8 & 10, BLOCK NW, LOTS 8 & 10, BLOCK NX, LOTS 8 & 10, BLOCK NY, LOTS 8 & 10, BLOCK NZ, LOTS 8 & 10, BLOCK OA, LOTS 8 & 10, BLOCK OB, LOTS 8 & 10, BLOCK OC, LOTS 8 & 10, BLOCK OD, LOTS 8 & 10, BLOCK OE, LOTS 8 & 10, BLOCK OF, LOTS 8 & 10, BLOCK OG, LOTS 8 & 10, BLOCK OH, LOTS 8 & 10, BLOCK OI, LOTS 8 & 10, BLOCK OJ, LOTS 8 & 10, BLOCK OK, LOTS 8 & 10, BLOCK OL, LOTS 8 & 10, BLOCK OM, LOTS 8 & 10, BLOCK ON, LOTS 8 & 10, BLOCK OO, LOTS 8 & 10, BLOCK OP, LOTS 8 & 10, BLOCK OQ, LOTS 8 & 10, BLOCK OR, LOTS 8 & 10, BLOCK OS, LOTS 8 & 10, BLOCK OT, LOTS 8 & 10, BLOCK OU, LOTS 8 & 10, BLOCK OV, LOTS 8 & 10, BLOCK OW, LOTS 8 & 10, BLOCK OX, LOTS 8 & 10, BLOCK OY, LOTS 8 & 10, BLOCK OZ, LOTS 8 & 10, BLOCK PA, LOTS 8 & 10, BLOCK PB, LOTS 8 & 10, BLOCK PC, LOTS 8 & 10, BLOCK PD, LOTS 8 & 10, BLOCK PE, LOTS 8 & 10, BLOCK PF, LOTS 8 & 10, BLOCK PG, LOTS 8 & 10, BLOCK PH, LOTS 8 & 10, BLOCK PI, LOTS 8 & 10, BLOCK PJ, LOTS 8 & 10, BLOCK PK, LOTS 8 & 10, BLOCK PL, LOTS 8 & 10, BLOCK PM, LOTS 8 & 10, BLOCK PN, LOTS 8 & 10, BLOCK PO, LOTS 8 &

PANGAEA PARK - PHASES 1 & 2

SECTIONS 27, 28, AND 33, TOWNSHIP
26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



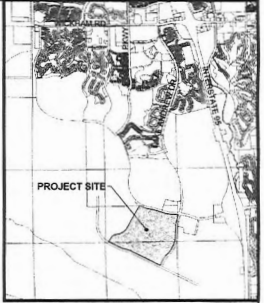
SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4x4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- FD 12" IRON ROD AND CAP: PCP LB4905, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 4x4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- SECTION CORNER, MARKED AS NOTED

ABBREVIATIONS

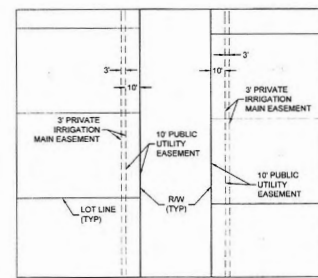
- MINUTE/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRE
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBLR FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- ORVOR OFFICIAL RECORDS BOOK
- PRM PLAT BOOK
- PCP POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- POS (S) PAGES
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.O.E. PUBLIC DRAINAGE EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

PLAT BOOK _____, PAGE _____
SHEET 3 OF 13
SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP
NTS

TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	0.42	LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT B	4.35	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT C	8.21	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT D	3.56	LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT E	13.01	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT F	2.06	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT G	0.74	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS, FEATURES AND SIGNAGE	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT H	0.04	SANITARY SEWER LIFT STATION	BREVARD COUNTY
TRACT I	0.58	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS, FEATURES AND SIGNAGE	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT V	3.14	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT W	4.49	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT X	0.30	LANDSCAPING, IRRIGATION, FENCING AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT Y	9.44	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT Z	1.74	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT AA	0.67	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS, FEATURES AND SIGNAGE	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT BB	2.61	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT CC	0.83	LANDSCAPING, IRRIGATION, SIDEWALKS, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT DD	0.46	FUTURE DEVELOPMENT	THE VIERA COMPANY
TRACT EE	0.52	FUTURE DEVELOPMENT	THE VIERA COMPANY
TRACT FF	0.24	FUTURE DEVELOPMENT	THE VIERA COMPANY
OS N5-1	5.20	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-2	16.10	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-2C	0.18	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-3	0.50	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-4A	0.12	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-4B	4.69	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-5	0.51	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-6	0.51	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION



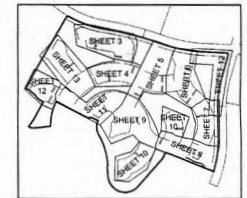
TYPICAL UTILITY EASEMENT DETAIL
(SEE PLAT NOTE #21)

ABBREVIATIONS

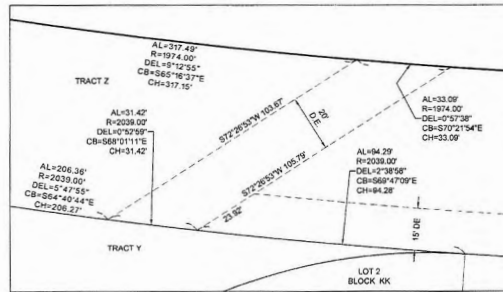
MINUTES/FEET
SECONDS/INCHES
DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL DELTA ANGLE
E EAST
EOC END OF CURVE
EX EXISTING
FBRL FRONT BUILDING RESTRICTION LINE
FD FOUND
FT FOOT/FEET
IE IRRIGATION EASEMENT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

PANGAEA PARK SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 13
SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



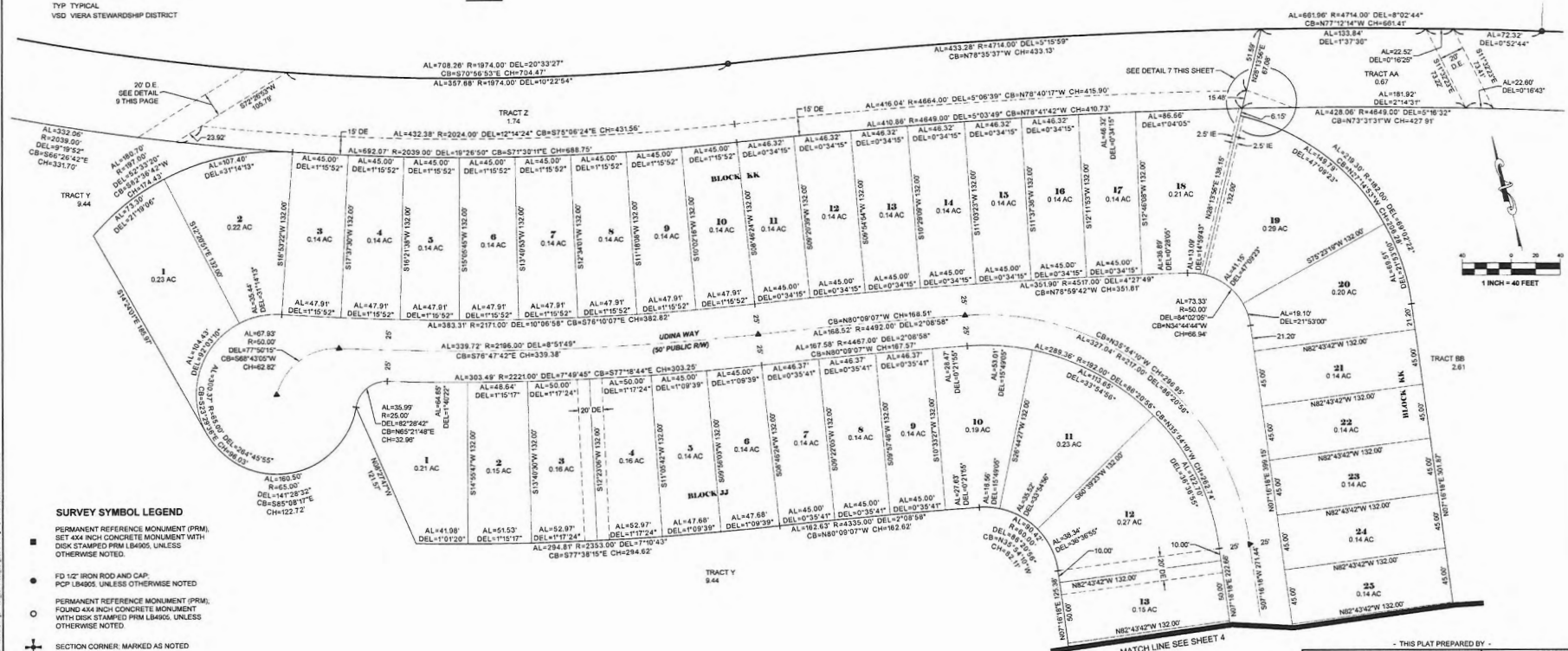
KEY MAP
NTS



DETAIL 9



DETAIL 7



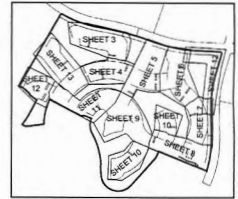
SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP, PCP LB4905, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM), FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- SECTION CORNER, MARKED AS NOTED

THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
DATE 09/09/21
DESIGN/DRAWN: LEWIS
DRAWING: 11330_301_003
PROJECT: 11330

PANGAEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



KEY MAP
NTS

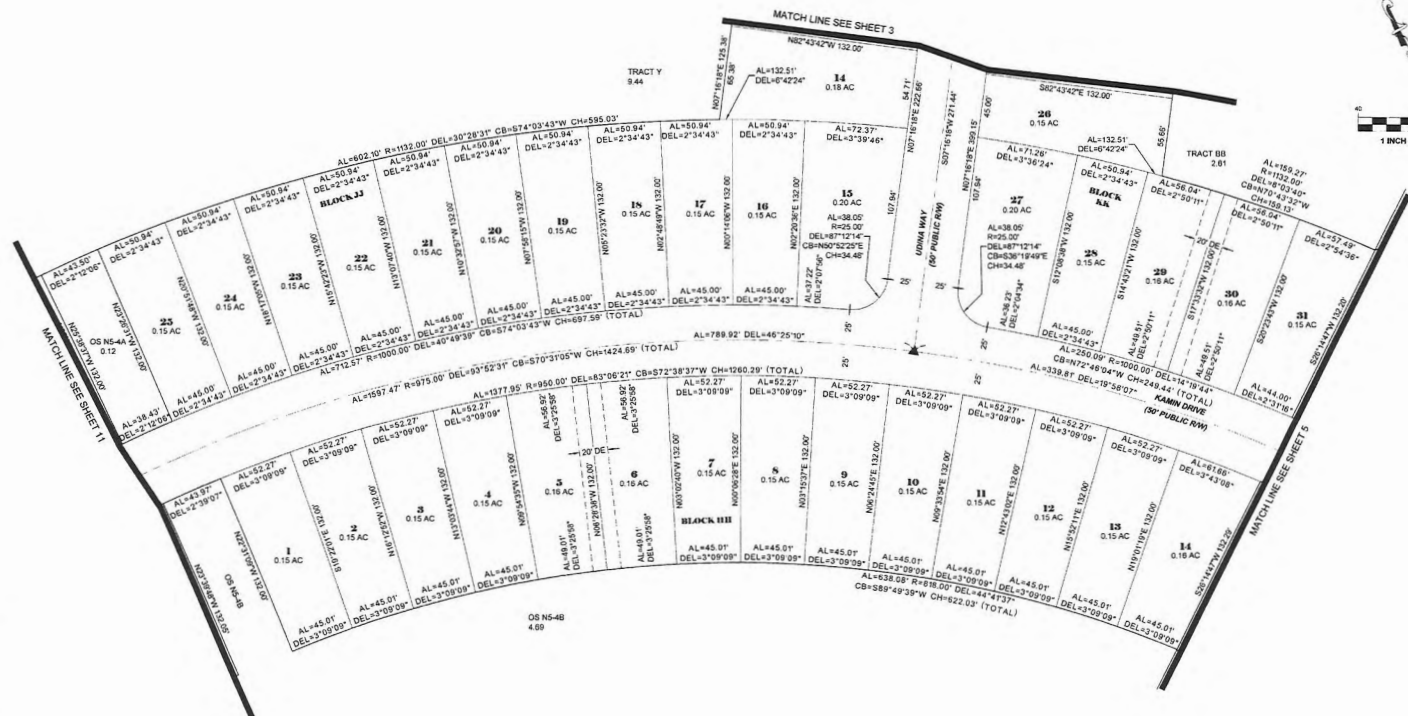


SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LMS95, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP: PCP LMS95, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LMS95, UNLESS OTHERWISE NOTED.
- SECTION CORNER, MARKED AS NOTED

ABBREVIATIONS

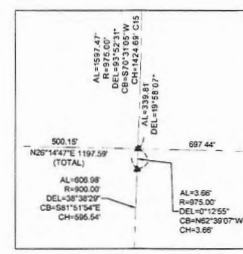
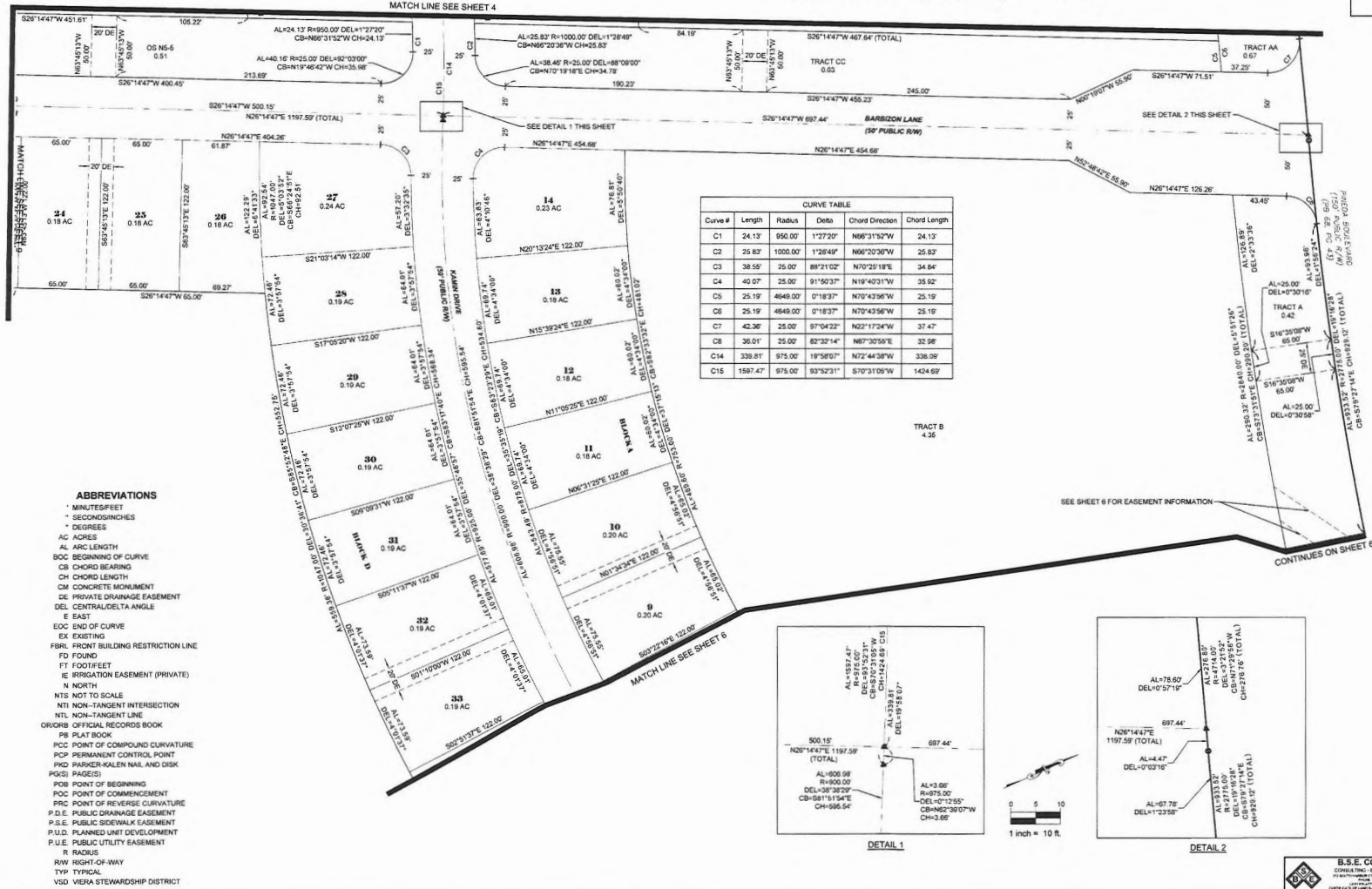
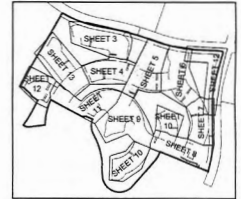
- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- ARC ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBLR FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOTFEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- ORORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- POC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- PGS PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RW RIGHT-OF-WAY
- TY TYPICAL
- VSD VERA STEWARDSHIP DISTRICT



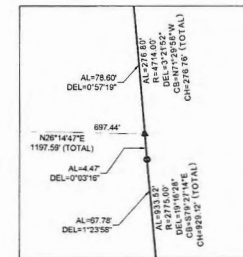
SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB#965, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP; PCP LB#905, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB#965, UNLESS OTHERWISE NOTED.
- ⊕ SECTION CORNER, MARKED AS NOTED

PANGAEA PARK
SECTIONS 27, 28, AND 33, TOWNSHIP
26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



DETAIL 1

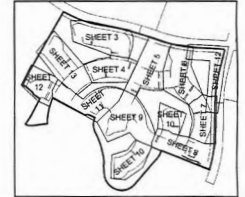


DETAIL 2

PANGAEA PARK

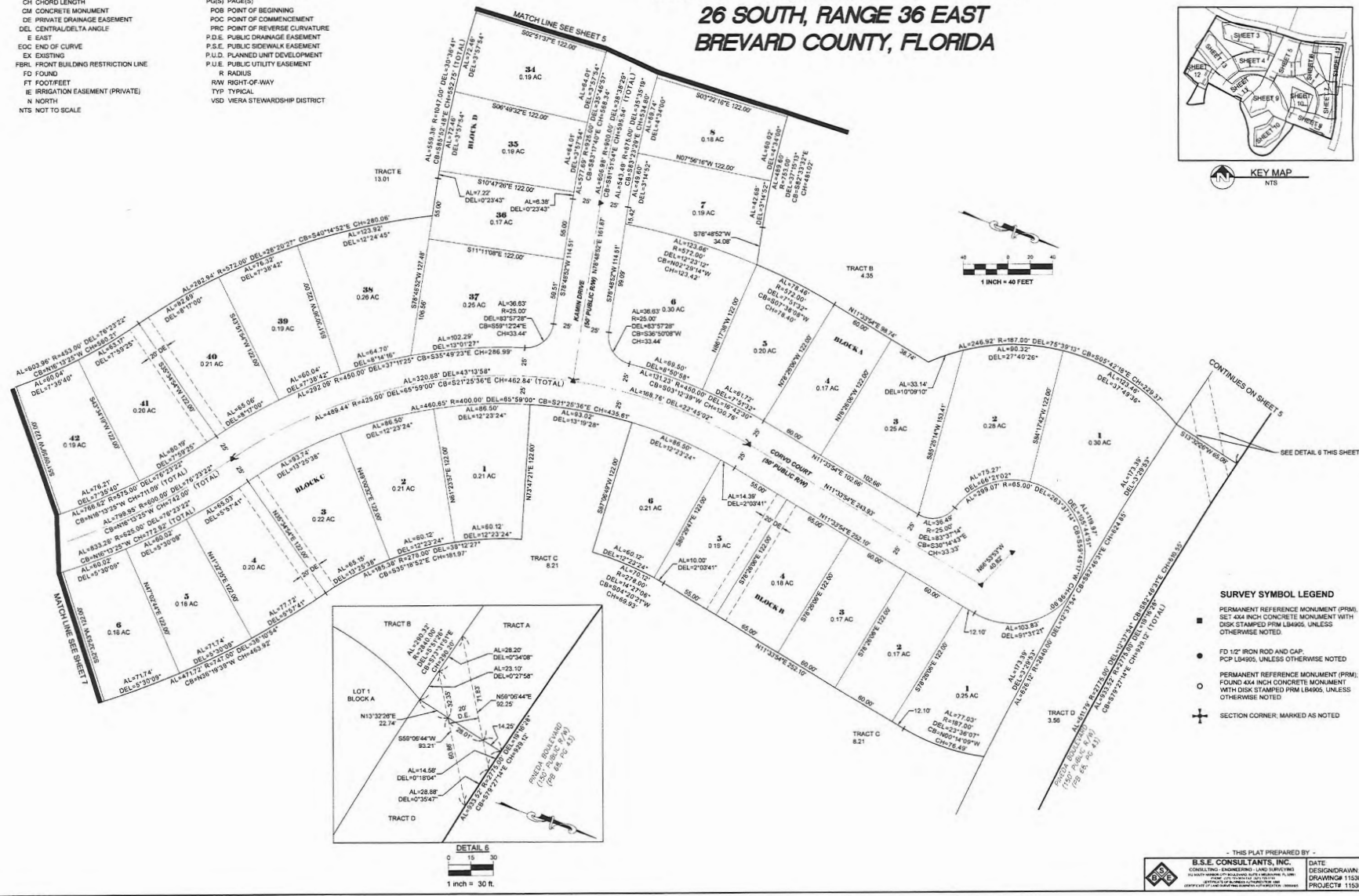
SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

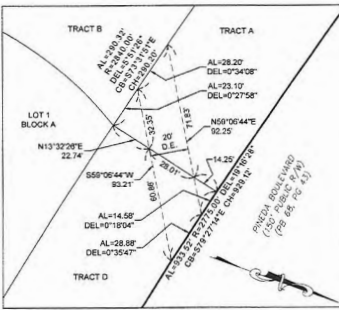


KEY MAP
NTS

- ABBREVIATIONS**
- * MINUTES/FEET
 - * SECONDS/INCHES
 - * DEGREES
 - 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
 - FBRI FRONT BUILDING RESTRICTION LINE
 - FD FOUND
 - FT FOOT/FEET
 - IE IRRIGATION EASEMENT (PRIVATE)
 - N NORTH
 - NTS NOT TO SCALE
- ABBREVIATIONS**
- NTL NON-TANGENT INTERSECTION
 - NTL NON-TANGENT LINE
 - ORORE OFFICIAL RECORDS BOOK
 - PI PLAT BOOK
 - PCP POINT OF COMPOUND CURVATURE
 - PCP PERMANENT CONTROL POINT
 - PKD PARKER-KALEN NAIL AND DISK
 - PROB PROBABLE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - P.S.E. PUBLIC SIDEWALK EASEMENT
 - P.U.D. PLANNED UNIT DEVELOPMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R RADIUS
 - RW RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT

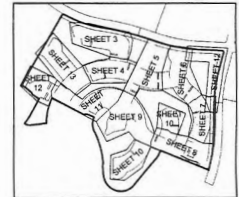


- SURVEY SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM): SET 4x4 INCH CONCRETE MONUMENT WITH DISK STAMPED FROM L54905, UNLESS OTHERWISE NOTED.
 - FD 1/2" IRON ROD AND CAP: PCP L54905, UNLESS OTHERWISE NOTED
 - PERMANENT REFERENCE MONUMENT (PRM): FOUND 4x4 INCH CONCRETE MONUMENT WITH DISK STAMPED FROM L54905, UNLESS OTHERWISE NOTED
 - SECTION CORNER, MARKED AS NOTED



PANGAEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



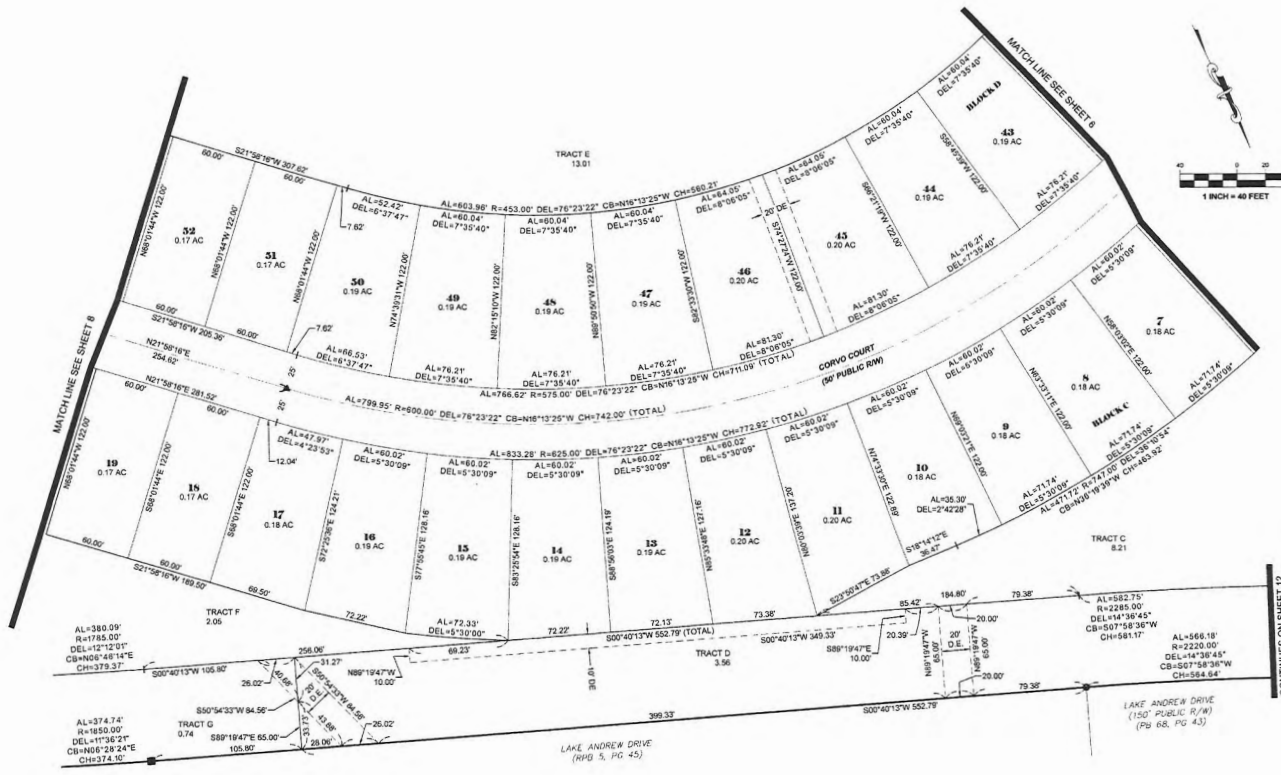
KEY MAP
NTS

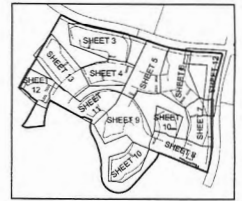
ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBLR FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OROR OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- POC POINT OF COMPOUND CURVATURE
- PPC PERMANENT CONTROL POINT
- PPK PARKER-KALEN NAIL AND DISK
- PPR(P) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- RW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM L184905, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP
- PPK L184905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM L184905, UNLESS OTHERWISE NOTED.
- SECTION CORNER, MARKED AS NOTED





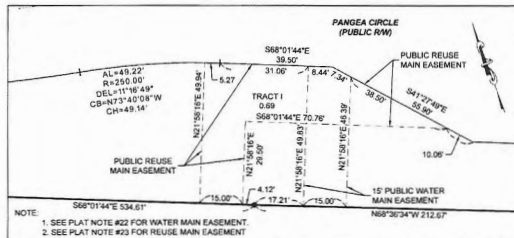
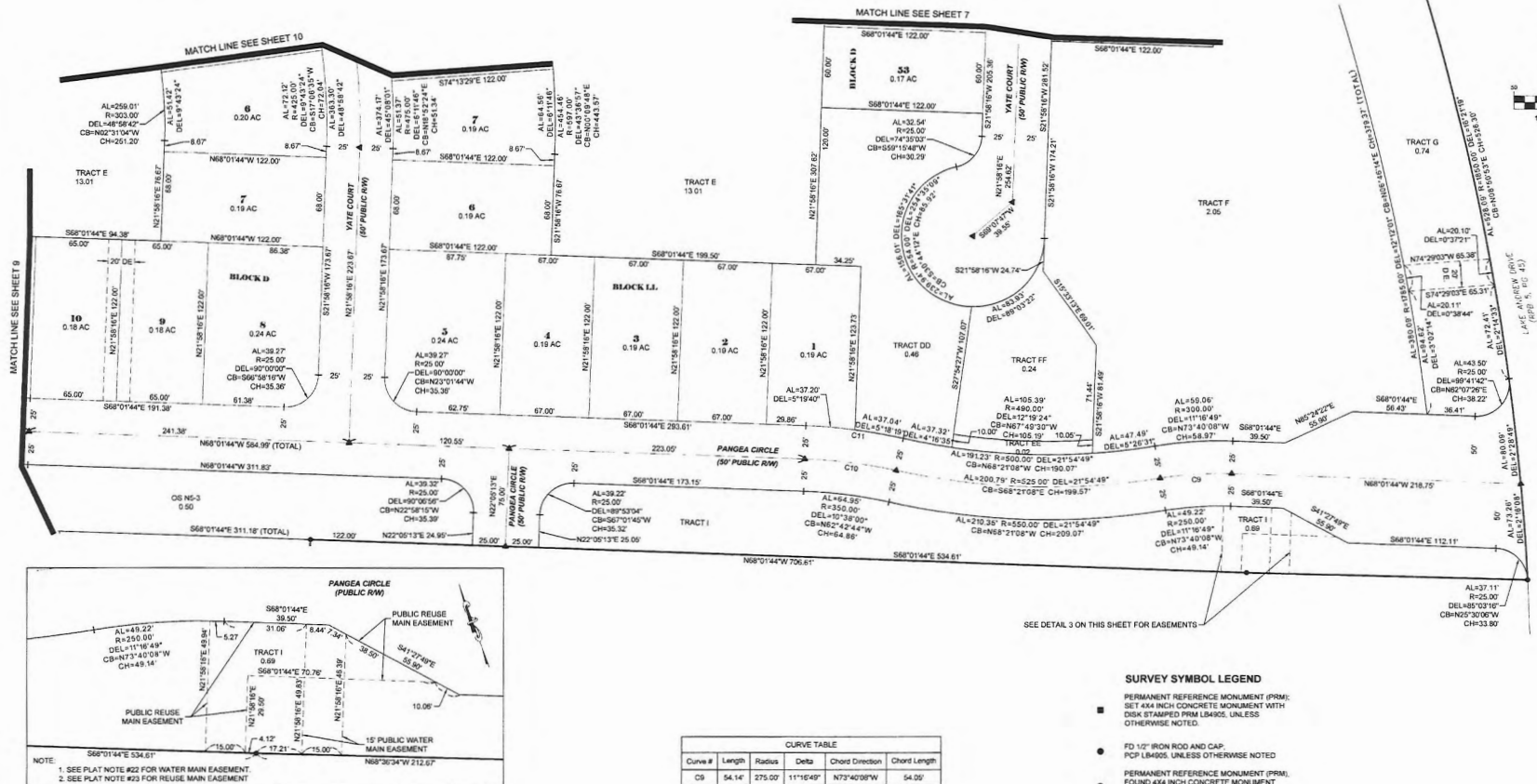
PANGEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

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
 FT FOOT/FEET
 IE IRRIGATION EASEMENT (PRIVATE)
 N NORTH
 NTS NOT TO SCALE

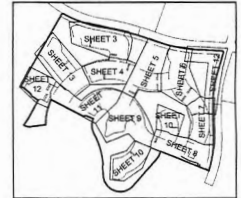
ABBREVIATIONS
 NTI NON-TANGENT INTERSECTION
 NTL NON-TANGENT LINE
 ORVRS OFFICIAL RECORDS BOOK
 PB PLAT BOOK
 PCP POINT OF COMPOUND CURVATURE
 POP PERMANENT CONTROL POINT
 PKD PARKER-KALEN NAIL AND DISK
 PGS PAGE(S)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PRG POINT OF REVERSE CURVATURE
 P.D.E. PUBLIC DRAINAGE EASEMENT
 P.S.E. PUBLIC SIDEWALK EASEMENT
 P.U.D. PLANNED UNIT DEVELOPMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 R RADIUS
 R/W RIGHT-OF-WAY
 TYP TYPICAL
 VSD VIERA STEWARDSHIP DISTRICT



CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Length
C8	54.14'	275.00'	111°16'49"	54.00'
C10	69.59'	375.00'	10°38'00"	69.49'
C11	37.04'	400.00'	5°18'19"	37.03'

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PER LB4905, UNLESS OTHERWISE NOTED.
- FO 1/2" IRON ROD AND CAP: POPLB4905, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PER LB4905, UNLESS OTHERWISE NOTED.
- SECTION CORNER, MARKED AS NOTED



KEY MAP
NTS

SURVEY SYMBOL LEGEND

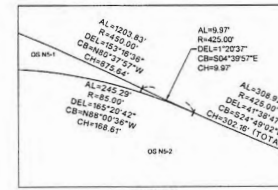
- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM L&NS, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP: PCP L&NS, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM L&NS, UNLESS OTHERWISE NOTED.
- ✚ SECTION CORNER: MARKED AS NOTED

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction
C12	37.69'	25.00'	86°23'12"	N68°26'23"E 34.22'
C13	26.68'	502.00'	3°33'29"	N88°53'45"W 26.68'

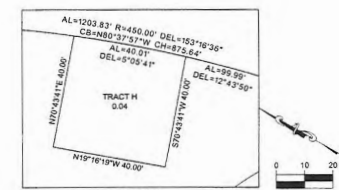
ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- ARC 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
- FBR FRONT BUILDING RESTRICTION LINE
- FO FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OROB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- POC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-HALEN NAIL AND DISK
- POIG PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RW RIGHT-OF-WAY
- TP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

PANGEA PARK **SECTIONS 27, 28, AND 33, TOWNSHIP** **26 SOUTH, RANGE 36 EAST** **BREVARD COUNTY, FLORIDA**



DETAIL 5

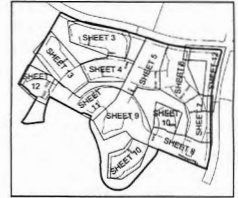


DETAIL 4
(SEE PLAT NOTE #20)

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
 FT FOOT/FEET
 IE IRRIGATION EASEMENT (PRIVATE)
 N NORTH
 NTS NOT TO SCALE
 NTI NON-TANGENT INTERSECTION
 NTL NON-TANGENT LINE
 ORCB OFFICIAL RECORDS BOOK
 PB PLAT BOOK
 PCP POINT OF COMPOUND CURVATURE
 PCP PERMANENT CONTROL POINT
 PKD PARKER-KALEN NAIL AND DISK
 POS PAGE(S)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PRC POINT OF REVERSE CURVATURE
 P.D.E. PUBLIC DRAINAGE EASEMENT
 P.S.E. PUBLIC SIDEWALK EASEMENT
 P.U.D. PLANNED UNIT DEVELOPMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 R RADIUS
 RAW RIGHT-OF-WAY
 TYP TYPICAL
 VSD VERA STEWARDSHIP DISTRICT

PLAT BOOK _____, PAGE _____
 SHEET 10 OF 13
 SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST

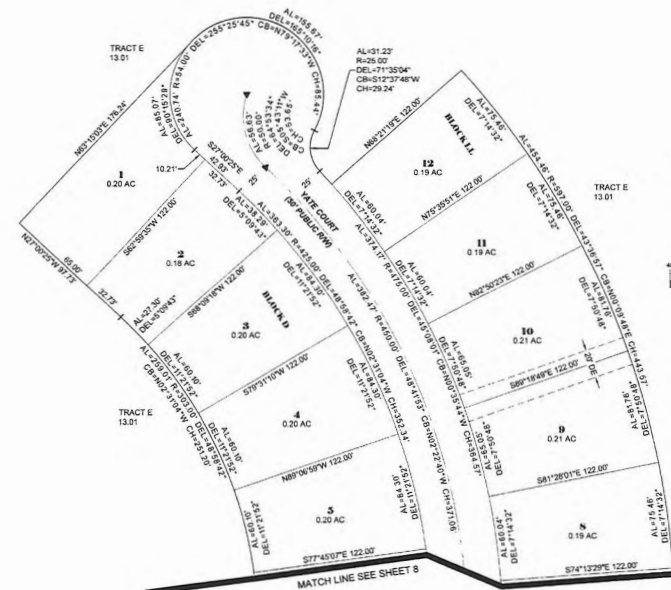
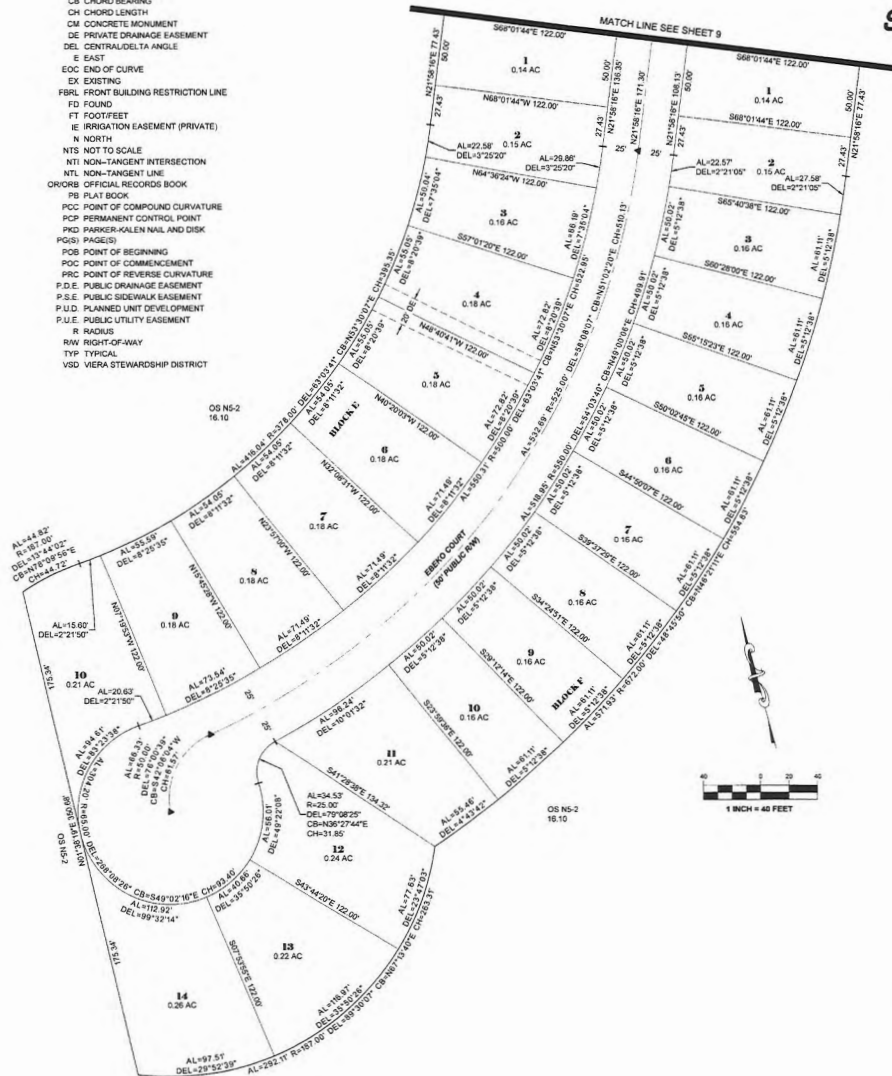


KEY MAP
 NTS

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB400, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP: PCP LB400, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB400, UNLESS OTHERWISE NOTED.
- SECTION CORNER, MARKED AS NOTED.

PANGAEA PARK SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



- ABBREVIATIONS**
- MINUTES/FEET
 - SECONDS/INCHES
 - DEGREES
 - AC ACRES
 - AL ARC LENGTH
 - BDC 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
 - FRL FRONT BUILDING RESTRICTION LINE
 - FO FOUND
 - FT FOOT/FEET
 - IE IRRIGATION EASEMENT (PRIVATE)
 - N NORTH
 - NTS NOT TO SCALE
 - NTI NON-TANGENT INTERSECTION
 - NLT NON-TANGENT LINE
 - OROR OFFICIAL RECORDS BOOK
 - PS PLAT BOOK
 - POC POINT OF COMPOUND CURVATURE
 - PPC PERMANENT CONTROL POINT
 - PKD PARKER-KALEN NAL AND DISK
 - PG(S) PAGE(S)
 - POS POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - P.S.E. PUBLIC SIDEWALK EASEMENT
 - P.U.D. PLANNED UNIT DEVELOPMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT

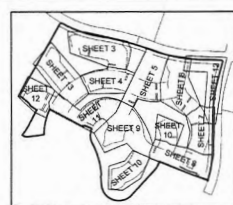
- SURVEY SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4805, UNLESS OTHERWISE NOTED.
 - FD 1/2" IRON ROD AND CAP: PCPLB4805, UNLESS OTHERWISE NOTED.
 - PERMANENT REFERENCE MONUMENT (PRM): FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4805, UNLESS OTHERWISE NOTED.
 - SECTION CORNER, MARKED AS NOTED

PANGEA PARK

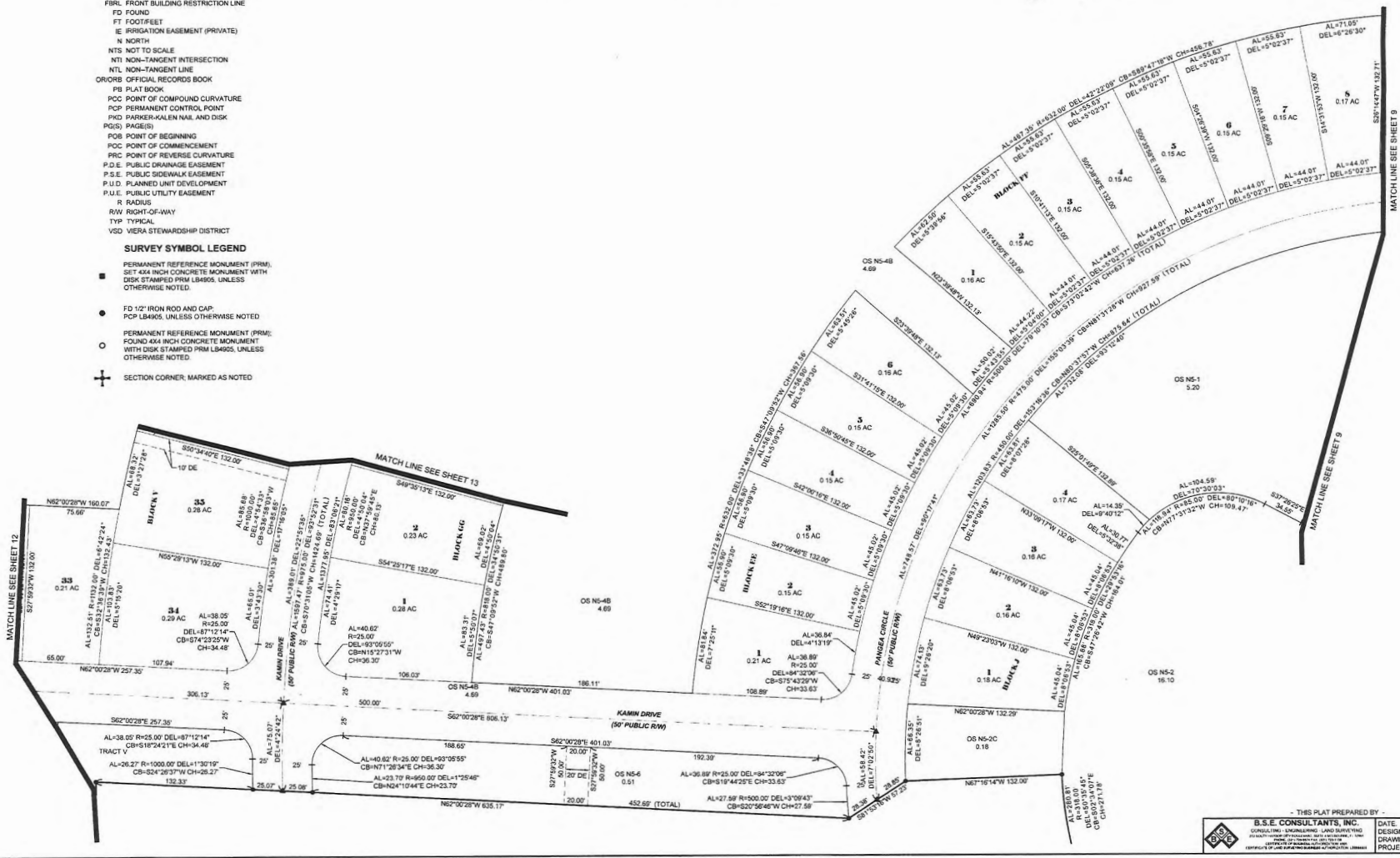
SECTIONS 27, 28, AND 33, TOWNSHIP

26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____
 SHEET 11 OF 13
 SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
 CONSULTING ENGINEERING, LAND SURVEYING
 PLANNING, DESIGN, AND CONSTRUCTION
 DRAWING 11530_001_011
 PROJECT# 11530

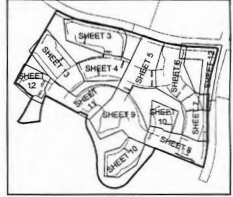
DATE: 09/09/21
 DESIGN/DRAWN: LEHTIS
 PROJECT# 11530

PANGAEA PARK

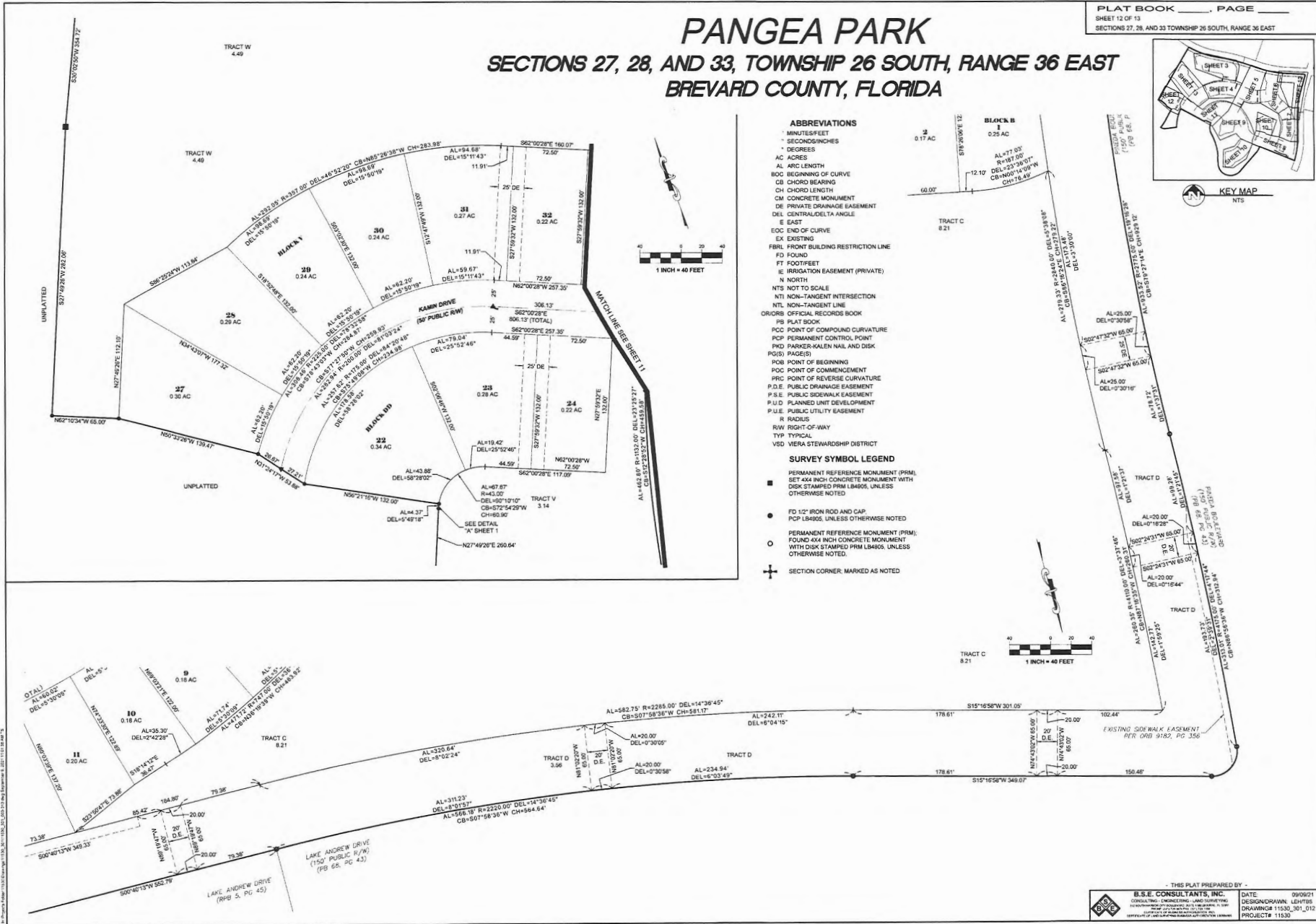
SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 12 OF 13
SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



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 DELTA/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FO FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- ORORBS OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- POC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PRO PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRIC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM 184805, UNLESS OTHERWISE NOTED.
- FO 1/2" IRON ROD AND CAP: PCP 184805, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM 184805, UNLESS OTHERWISE NOTED.
- SECTION CORNER, MARKED AS NOTED

PANGAEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

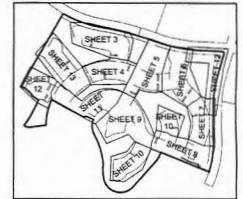
BREVARD COUNTY, FLORIDA



DETAIL 8

ABBREVIATIONS

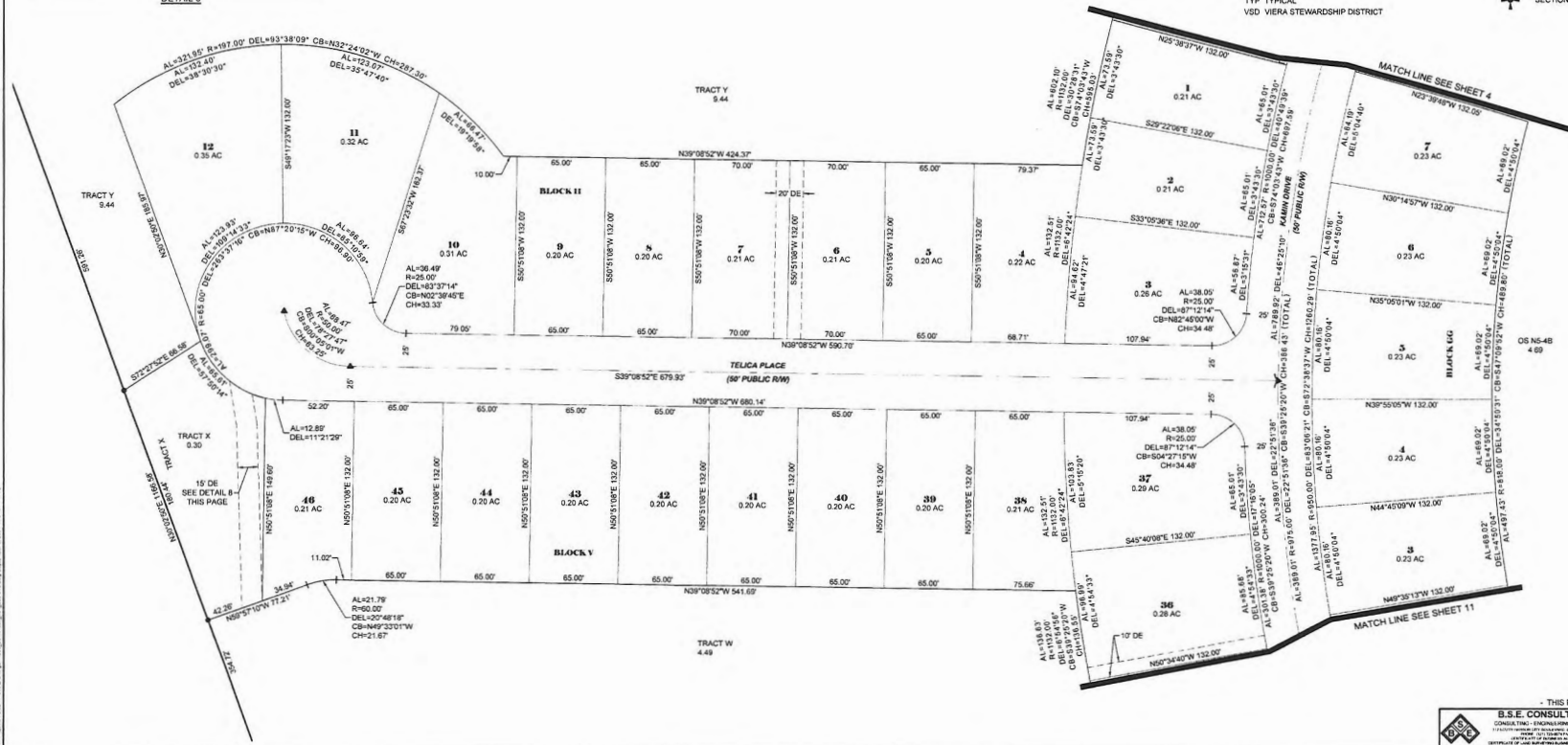
- M MINUTES/FEET
- S SECONDS/INCHES
- D DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FRL FRONT BUILDING RESTRICTION LINE
- FT FOOT/FEET
- I IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NLI NON-TANGENT LINE
- OROB OFFICIAL RECORDS BOOK
- PS PLAT BOOK
- PCG POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- POS (PAGE(S))
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RAW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT



KEY MAP
NTS

SURVEY SYMBOL LEGEND

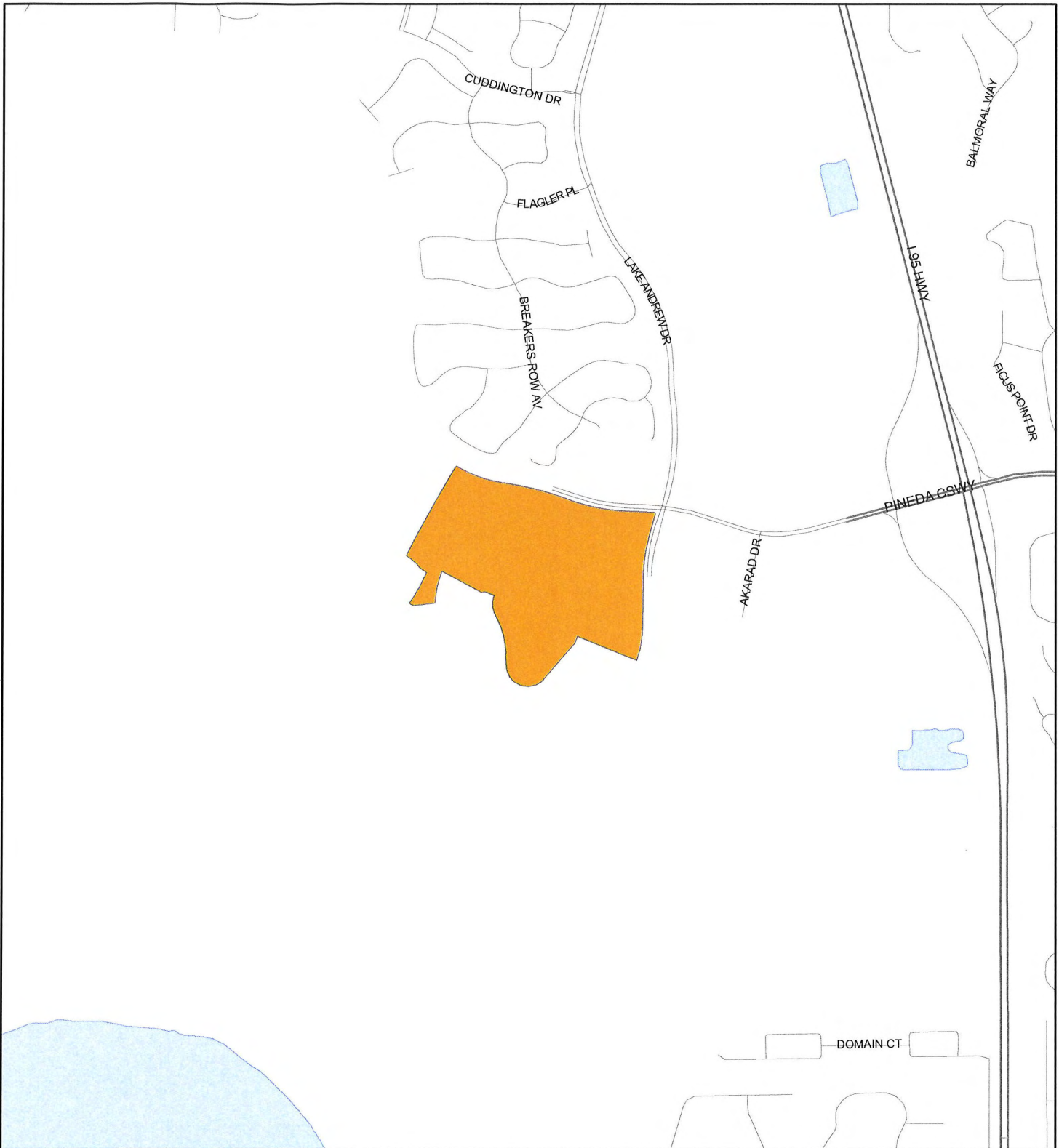
- PERMANENT REFERENCE MONUMENT (PRM): SET 434 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- TO 1/2" IRON ROD AND CAP: POP LB4905, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 434 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- ✚ SECTION CORNER, MARKED AS NOTED



LOCATION MAP

PANGEA PARK - PHASES 1 & 2

21FM00008



1:24,000 or 1 inch = 2,000 feet

 Subject Property

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: 9/15/2021