

PANGEA PARK PHASES 3 & 4

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

BREVARD COUNTY, FLORIDA

DESCRIPTION OF PANGEA PARK PHASE 3 AND PHASE 4

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF TRACT I, PANGEA PARK - PHASES 1 & 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 58, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE SOUTH BOUNDARY LINE OF SAID PANGEA PARK - PHASES 1 & 2, THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES, (1) THENCE N68°36'34"W A DISTANCE OF 212.67 FEET, (2) THENCE N68°10'44"W A DISTANCE OF 706.61 FEET, (3) THENCE S22°05'13"W A DISTANCE OF 58.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 19°18'18", A CHORD BEARING OF S31°44'21"W AND A CHORD LENGTH OF 101.61 FEET), A DISTANCE OF 102.09 FEET TO THE END OF SAID CURVE; (5) THENCE S41°23'30"W A DISTANCE OF 623.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 134°39'28", A CHORD BEARING OF N71°16'47"W AND A CHORD LENGTH OF 559.17 FEET), A DISTANCE OF 712.11 FEET TO THE END OF SAID CURVE, (6) THENCE N03°57'04"W A DISTANCE OF 164.64 FEET, (7) THENCE N14°29'01"E A DISTANCE OF 31.82 FEET; (8) THENCE N03°57'04"W A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; (9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1357.00 FEET, A CENTRAL ANGLE OF 23°54'55", A CHORD BEARING OF N15°54'32"W AND A CHORD LENGTH OF 562.31 FEET), A DISTANCE OF 566.41 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 318.00 FEET, A CENTRAL ANGLE OF 50°35'45", A CHORD BEARING OF N02°34'07"W AND A CHORD LENGTH OF 271.78 FEET), A DISTANCE OF 280.81 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; (11) THENCE N67°16'41"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 132.00 FEET; (12) THENCE S81°53'16"W A DISTANCE OF 57.23 FEET; (13) THENCE N62°00'28"W A DISTANCE OF 836.17 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 1132.00 FEET, A CENTRAL ANGLE OF 23°25'27", A CHORD BEARING OF S12°28'52"W AND A CHORD LENGTH OF 459.58 FEET), A DISTANCE OF 462.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; (15) THENCE S82°47'48"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 290.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (16) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 50°52'48", A CHORD BEARING OF N71°46'27"W AND A CHORD LENGTH OF 101.38 FEET), A DISTANCE OF 104.79 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 NORTHWEST AND HAVING A RADIUS OF 1379.00 FEET, A CENTRAL ANGLE OF 10°05'39", A CHORD BEARING OF N32°52'15"E AND A CHORD LENGTH OF 242.63 FEET), A DISTANCE OF 242.95 FEET TO THE END OF SAID CURVE; (18) THENCE N27°49'28"E A DISTANCE OF 260.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 5°49'19", A CHORD BEARING OF N30°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; (20) THENCE N65°21'16"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 132.00 FEET; (21) THENCE N31°24'17"W A DISTANCE OF 53.88 FEET; (22) THENCE N50°33'26"W A DISTANCE OF 138.47 FEET; (23) THENCE N62°10'34"W A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST BOUNDARY OF LAURASIA PHASE - 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S27°49'26"W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 334.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID EAST BOUNDARY AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 12°49'53", A CHORD BEARING OF S34°14'22"W AND A CHORD LENGTH OF 223.48 FEET), A DISTANCE OF 223.95 FEET TO THE SOUTHEAST CORNER OF SAID LAURASIA - PHASE 1; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 44°18'52", A CHORD BEARING OF S62°48'45"W AND A CHORD LENGTH OF 754.30 FEET), A DISTANCE OF 773.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 55°33'54", A CHORD BEARING OF S57°11'14"W AND A CHORD LENGTH OF 468.12 FEET), A DISTANCE OF 484.90 FEET; TO THE END OF SAID CURVE; THENCE S29°24'16"W A DISTANCE OF 309.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 2°42'37", A CHORD BEARING OF S62°51'47"E AND A CHORD LENGTH OF 75.68 FEET), A DISTANCE OF 75.69 FEET TO THE END OF SAID CURVE; THENCE S64°13'06"E A DISTANCE OF 852.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 13°50'23", A CHORD BEARING OF S71°08'18"E AND A CHORD LENGTH OF 361.44 FEET), A DISTANCE OF 362.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2150.00 FEET, A CENTRAL ANGLE OF 14°22'55", A CHORD BEARING OF S70°52'01"E AND A CHORD LENGTH OF 538.26 FEET), A DISTANCE OF 539.68 FEET TO THE END OF SAID CURVE; THENCE S63°40'34"E A DISTANCE OF 2296.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°47'10", A CHORD BEARING OF N71°55'51"E AND A CHORD LENGTH OF 34.98 FEET), A DISTANCE OF 38.74 FEET TO THE END OF SAID CURVE; THENCE N27°32'17"E A DISTANCE OF 409.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 19°29'50", A CHORD BEARING OF N37°17'11"E AND A CHORD LENGTH OF 533.37 FEET), A DISTANCE OF 535.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 23°10'56", A CHORD BEARING OF N35°26'38"E AND A CHORD LENGTH OF 743.43 FEET), A DISTANCE OF 748.52 FEET TO THE SOUTHWEST CORNER OF LAKE ANDREW DRIVE - SEGMENT F AS RECORDED IN ROAD PLAT BOOK 5, PAGE 45, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE SEGMENT F AND CONTINUING ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 8°49'27", A CHORD BEARING OF N20°28'21"E AND A CHORD LENGTH OF 220.31 FEET), A DISTANCE OF 220.44 FEET TO THE POINT OF BEGINNING, CONTAINING 141.84 ACRES, MORE OR LESS.

STATE PLANE COORDINATE NOTES:

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

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

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+0°)07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+0°)07' 27.3"
195 73A6A	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.

PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF S66°08'50"W, ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF, LAKE ANDREW DRIVE - SEGMENT F, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 45, 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 G6867 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-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 TERMS AND PROVISIONS OF THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, 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.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR PANGEA PARK NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 9254, PAGE 0324, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (HEREAFTER REFERRED TO AS THE "NEIGHBORHOOD DECLARATION").
 - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2008, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081 PAGE 1341, 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 RECORDED JULY 2, 2020 IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, AS AFFECTED BY AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 9261 PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, AND DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT 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.
- 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 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 SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK 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 CVI OF VIERA, LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THE 5' WIDE PRIVATE DRAINAGE EASEMENTS SHOWN ALONG THE SIDE LOT LINES ON SHEET 7, 8, AND 9 HEREOF, ARE NON-EXCLUSIVE AND INCLUDE THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH, ARE HEREBY GRANTED TO PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SWALE CONFORMING TO THE SUBDIVISION DESIGN APPROVED BY BREVARD COUNTY. THE MAINTENANCE OF SUCH SWALES SHALL BE IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION RECORDED IN NOTE 6(a) ABOVE, TO FACILITATE THE EFFECTIVE MAINTENANCE OF SIDE YARD 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 HEREON. THERE IS HEREBY GRANTED OVER AND ACROSS THE FRONT OF LOTS 1-32, BLOCK G, COINCIDENT WITH AND ABUTTING THE OUTSIDE BOUNDARY OF THE 10-FOOT-WIDE PERPETUAL PUBLIC UTILITY EASEMENT DESCRIBED IN NOTE 8 HEREIN, A 3 FOOT WIDE PERPETUAL NON EXCLUSIVE IRRIGATION MAIN EASEMENT. SAID EASEMENT IS GRANTED TO PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF IRRIGATION FACILITIES AND RELATED IMPROVEMENTS. (SEE UTILITY EASEMENT DETAIL ON SHEET 2).
- 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 J, K, L, M, N, O, R, OS N5-2A, OS N5-2B, OS N5-7, OS N5-8, AND OS N5-9 FOR THE INSTALLATION, CONSTRUCTION REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION 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 CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT. ADDITIONALLY, THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS AND THROUGH TRACT M TO CONDUCT INSPECTIONS, PERFORM WORK AND ALL MANNER OF OTHER ACTIVITIES RELATING TO THE PRESERVATION, PROTECTION AND MAINTENANCE OF PREFERRED COVER TYPE (PCT) TREE CANOPY LOCATED THEREIN; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS TRACT M AND TRACT N IN CONNECTION THEREWITH TO FACILITATE THE PRESERVATION, PROTECTION AND MAINTENANCE OF PCT TREE CANOPY LOCATED WITHIN TRACT M.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ON LOT 1, BLOCK S AND BETWEEN LOTS 4 & 5, BLOCK AA, LOTS 7 & 8, BLOCK BB, LOTS 10 & 11, BLOCK CC, LOTS 9 & 10, 17 & 18, BLOCK DD, LOTS 4 & 5, BLOCK E, LOTS 2 & 3, 20 & 21, 27 & 28, BLOCK G, LOTS 16 & 17, BLOCK K, LOTS 2 & 3, 12 & 13, BLOCK M, LOTS 4 & 5, BLOCK N, LOTS 4 & 5, BLOCK O, LOTS 4 & 5, BLOCK P, LOTS 8 & 9, 20 & 21, BLOCK R, LOTS 6 & 7, 18 & 19, 34 & 35, BLOCK S, LOTS 6 & 7, 16 & 17, 24 & 25, BLOCK T, LOTS 2 & 3, 8 & 9, BLOCK U, LOTS 14 & 15, BLOCK V, LOTS 5 & 6, 12 & 13, BLOCK W, LOTS 5 & 6, BLOCK X, LOTS 1 & 2, 7 & 8 BLOCK Y, LOTS 8 & 9, 15 & 16, BLOCK Z ARE NON-EXCLUSIVE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE 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 AND ACROSS 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 EASEMENT AREAS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
- ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF 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 OR PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS DEFINED IN THE NEIGHBORHOOD DECLARATION) AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES CONNECTING TO SUCH PRIVATE EASEMENTS AND TRACTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT AREA OR TRACT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, 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 FACILITIES.
- TRACTS H, J, K, L, M, N, O, P, R, T, AND U SHALL BE OWNED BY PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR TRAILS AND SIDEWALKS, RELATED IMPROVEMENTS AND THE PROTECTION OF PCT TREE CANOPY WITHIN THAT PORTION OF TRACT M DESIGNATED ON THIS PLAT AS PCT EASEMENT AREA. PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING (1) ALL DRAINAGE FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH ARE PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT, AND (2) PCT TREE CANOPY LOCATED WITHIN THE LIMITS OF THE DESIGNATED PCT EASEMENT AREA WITHIN TRACT M, WHICH AREA SHALL BE CONTROLLED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT, IN ACCORDANCE WITH THE WEST VIERA PUD AND APPLICABLE LAW. PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. SHALL NOT REMOVE, ALTER OR DISTURB THE PCT TREE CANOPY LOCATED WITHIN TRACT M AND SUCH ASSOCIATION'S MAINTENANCE AND REPAIR OF IMPROVEMENTS, IF ANY, LOCATED WITHIN THE PCT EASEMENT AREA SHALL ONLY OCCUR IN A MANNER APPROVED BY THE VIERA STEWARDSHIP DISTRICT.
- TRACTS OS N5-2A, OS N5-2B, OS N5-7, OS N5-8, OS N5-9 SHALL BE OWNED BY PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR OPEN SPACE, TRAILS AND SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS. ADDITIONALLY, SUCH TRACTS SHALL ALSO BE RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES. PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING ALL DRAINAGE FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH ARE PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- TRACT S SHALL BE OWNED AND MAINTAINED BY PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR USE AS AN UPLAND BUFFER AND RELATED IMPROVEMENTS AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- TRACT Q SHALL BE OWNED BY THE VIERA STEWARDSHIP DISTRICT AND IS RESERVED FOR WETLAND PRESERVATION WITH ASSOCIATED UPLAND BUFFERS AND THE PRESERVATION AND PROTECTION OF PCT TREE CANOPY WITHIN THAT PORTION OF TRACT Q DESIGNATED ON THIS PLAT AS PCT AREA. TRACT Q SHALL BE MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT, INCLUDING THE PRESERVED WETLANDS AND PCT TREE CANOPY LOCATED THEREON, IN ACCORDANCE WITH THE WEST VIERA PUD AND APPLICABLE LAW. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS AND THROUGH TRACT T AND TRACT OS N5-9 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, INCLUDING EQUIPMENT, TO AND FROM TRACT Q TO FACILITATE THE VIERA STEWARDSHIP DISTRICT'S OPERATION AND MAINTENANCE OF TRACT Q AND THE PRESERVED WETLANDS AND PCT AREAS LOCATED THEREON.
- 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 PANGEA PARK 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 NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY SUCH ASSOCIATION, AND (ii) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, INCLUDING WITHOUT LIMITATION ALL DRAINAGE SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.

20. THE 15' WIDE WATER MAIN EASEMENT WITHIN TRACT 11 IS DEDICATED TO THE CITY OF COCOA FOR THE OPERATION, MAINTENANCE, REPAIR, CONSTRUCTION OF POTABLE WATER MAIN FACILITIES AND ASSOCIATED IMPROVEMENTS; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT IN CONNECTION THEREWITH (SEE DETAIL 4 ON SHEET 9).

21. THE REUSE MAIN EASEMENT WITHIN TRACT 11 IS DEDICATED TO BREVARD COUNTY FOR THE OPERATION, MAINTENANCE, REPAIR, CONSTRUCTION OF REUSE WATER MAIN FACILITIES AND ASSOCIATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT IN CONNECTION THEREWITH (SEE DETAIL 4 ON SHEET 9).

22. THE PRIVATE IRRIGATION EASEMENTS SHOWN ON SHEETS 5 AND 6 OF THIS PLAT ON LOTS 11 AND 12, LOTS 14 AND 15, BLOCK V AND LOTS 14 AND 15, BLOCK U AND THE PRIVATE ELECTRICAL EASEMENT SHOWN ON SHEETS 7 AND 8 OF THIS PLAT ON LOTS 34 AND 35, BLOCK S ARE NON-EXCLUSIVE EASEMENTS GRANTED TO PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND ELECTRICAL FACILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS.

- THIS PLAT PREPARED BY -

SEE SHEET 2 OF 10 FOR
TRACT AREA TABLE



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901
PHONE: (407) 758-2674 FAX: (407) 758-1110
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB-0004905

DATE: 12/15/22
DESIGN/DRAWN: HK/TBS
DRAWING# 1153003_300_001
PROJECT# 11530.03

PLAT BOOK _____, PAGE _____

SHEET 1 OF 10

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

DEDICATION

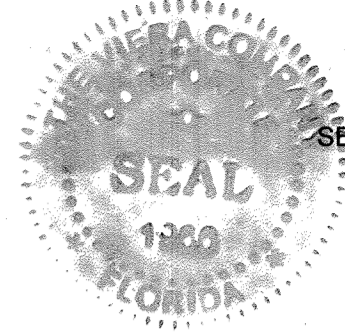
KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described in

PANGEA PARK PHASES 3 & 4

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates to Brevard County the public utility easements and the right-of-ways for Kamin Drive, Laming Way, Machin Place, Jabal Way, Ischia Lane, Galeras Drive, Hargy Way, Fuego Way, and Pangea Circle, as shown hereon, for public use. 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 the public and Brevard County have no right or interest therein.

By:
President: Todd J. Pokrywa

Attest:
Secretary: Jay A. Decator, III



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

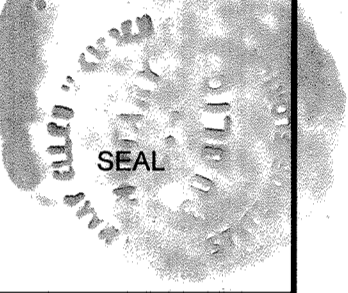
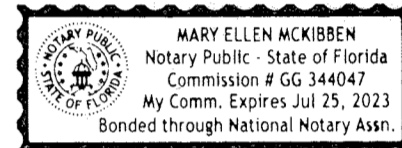
STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1-16-23, 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 is/are personally known to me ☒, or has/have produced _____ as identification.

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

NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 07/21/2022 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, and that said lands are located in Brevard County, Florida.

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



CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.

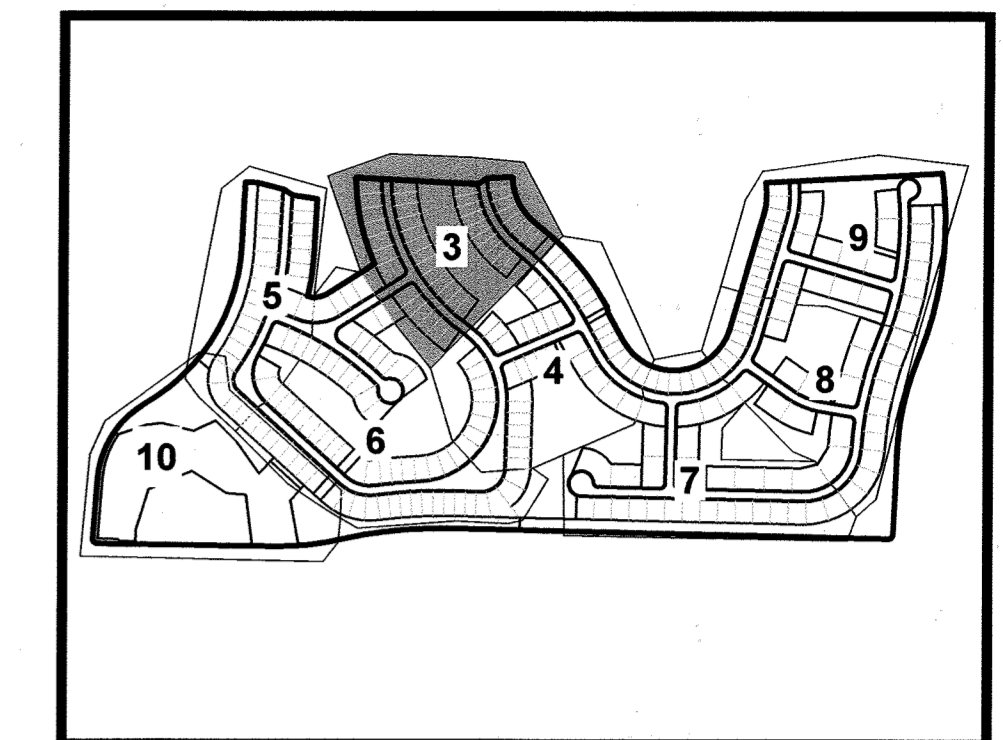
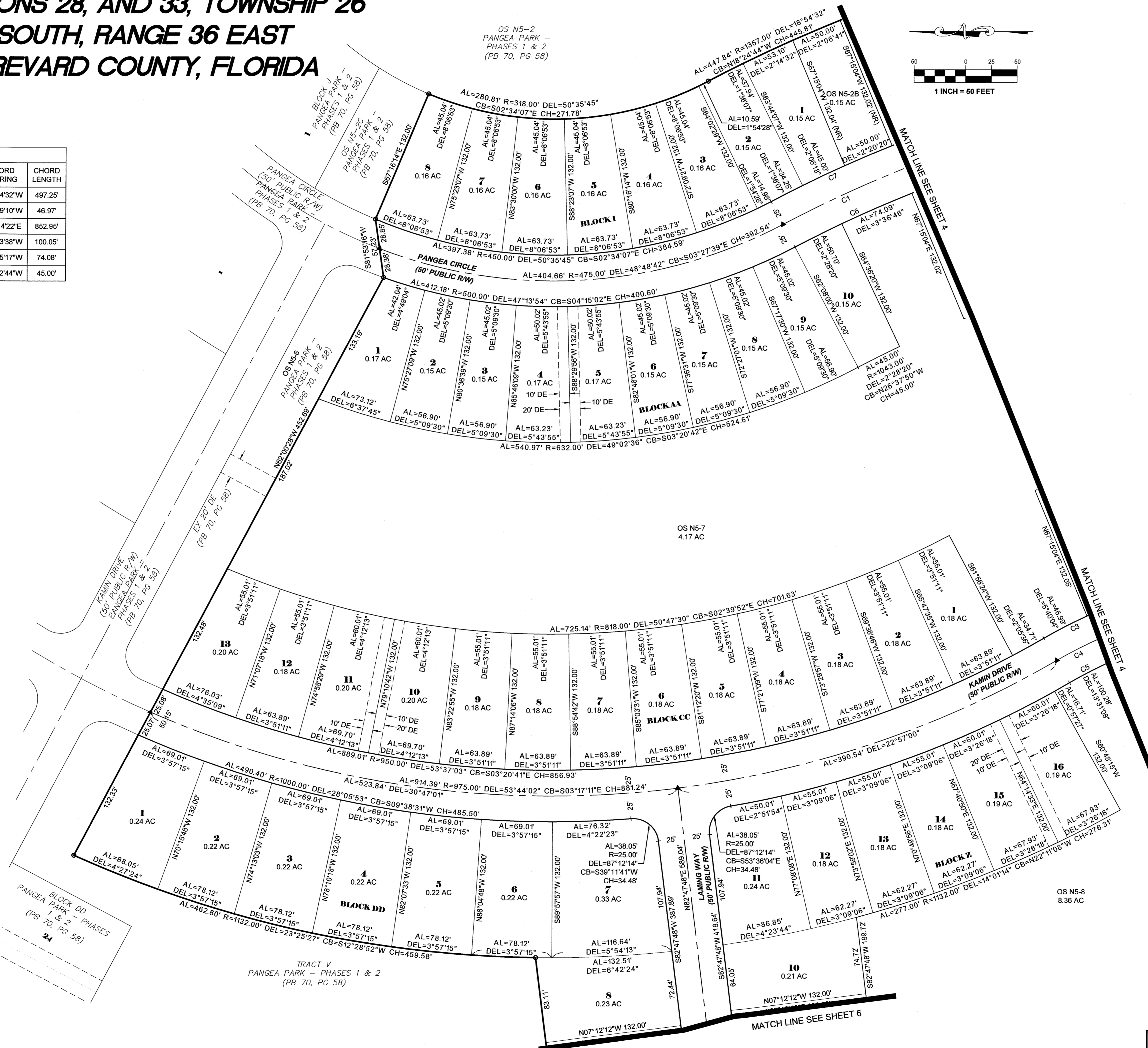
Michael J. Sweeney, Professional Surveyor & Mapper No. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby

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

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	500.88'	1200.00'	23°54'55"	N15°54'32"W	497.25'
C3	46.99'	475.00'	5°40'04"	N27°19'10"W	46.97'
C4	1121.43'	450.00'	142°47'07"	N41°14'22"E	852.95'
C5	100.28'	425.00'	13°31'08"	N23°23'38"W	100.05'
C6	74.09'	1175.00'	3°08'46"	N23°35'17"W	74.08'
C7	45.00'	1225.00'	2°06'18"	N25°12'44"W	45.00'



 **KEY MAP**
NTS

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

- ' 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
- NTL NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCP POINT OF COMPOUND CURVATURE
- PPC PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
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- 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

- THIS PLAT PREPARED BY -

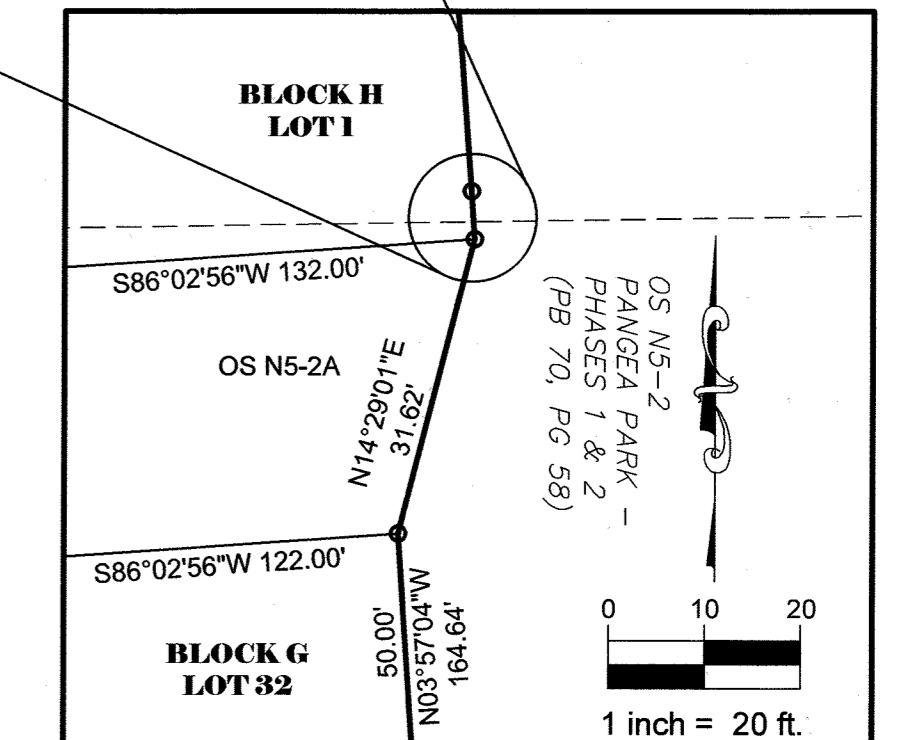
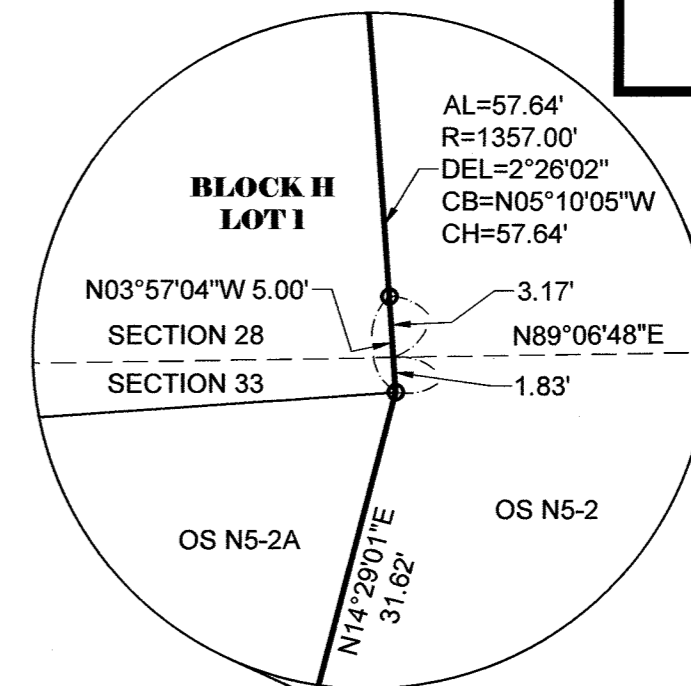
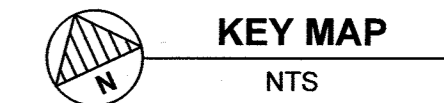
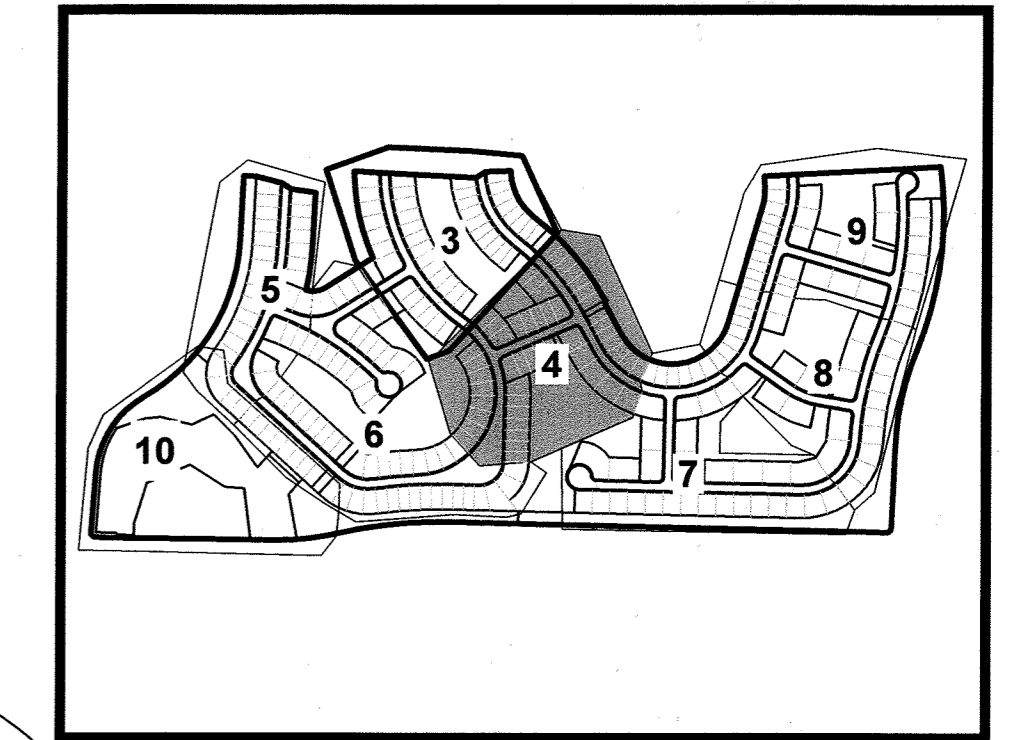


B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-5674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4005
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 180304

DATE: 12/15/22
DESIGN/DRAWN: HK/TBS
DRAWING# 1153003_300_003
PROJECT# 1153003

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



DETAIL "1"

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
- NTL NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORL OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PG(S) 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
- R/W RIGHT-OF-WAY
- TPY TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

- THIS PLAT PREPARED BY -



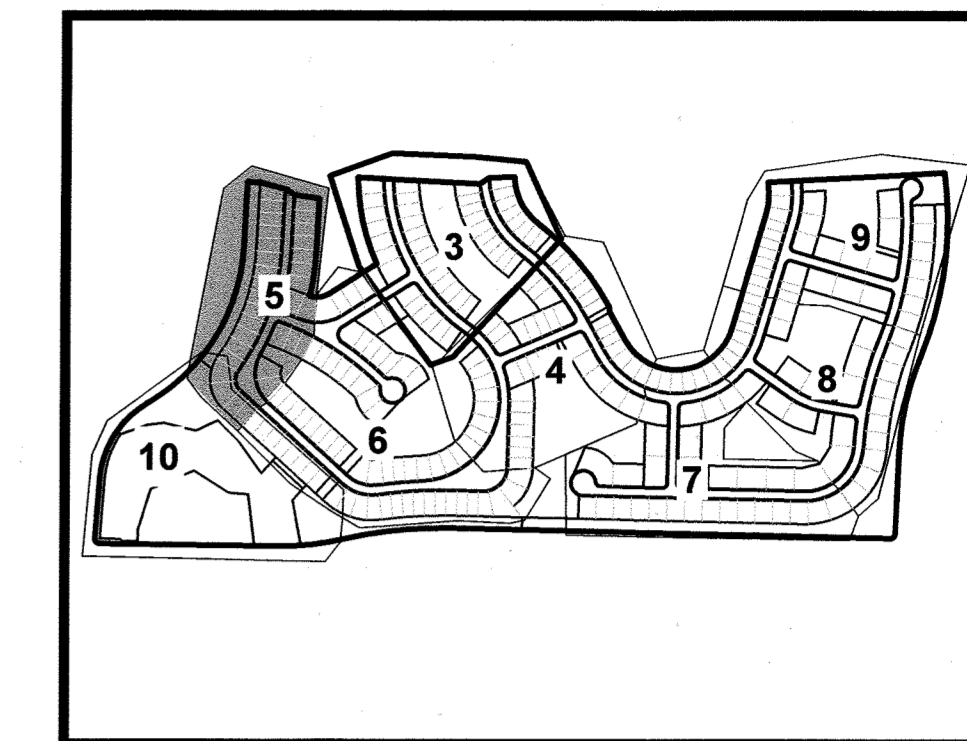
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1150
CERTIFICATE OF BUSINESS AUTHORIZATION: 4935
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000466

DATE: 12/15/22
DESIGN/DRAWN: HK/TBS
DRAWING# 1153003_300_004
PROJECT# 11530.03

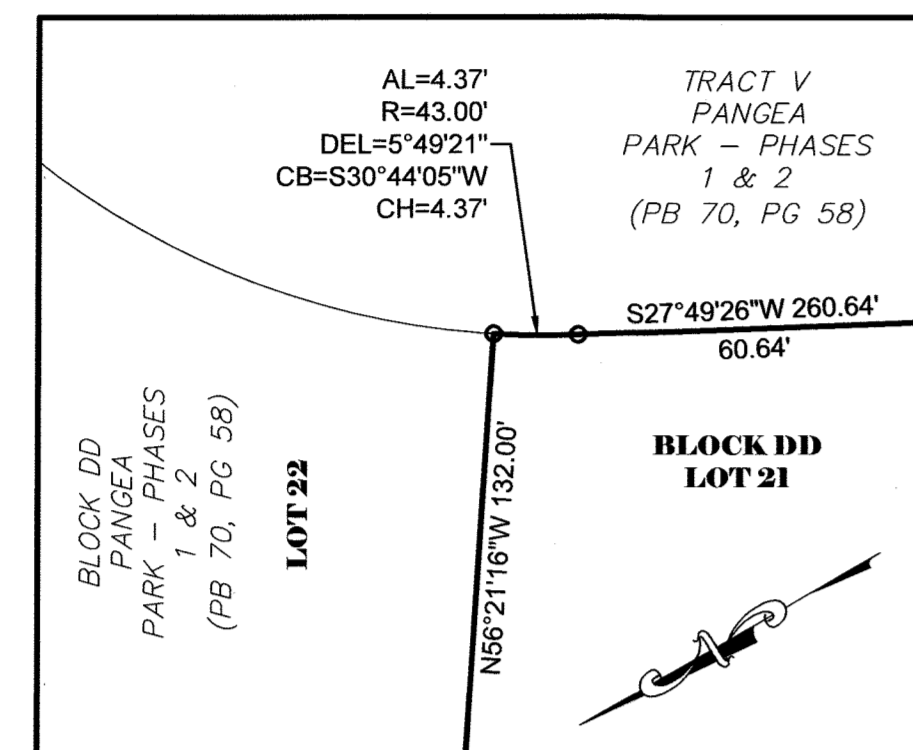
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PANGEA PARK PHASES 3 & 4

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



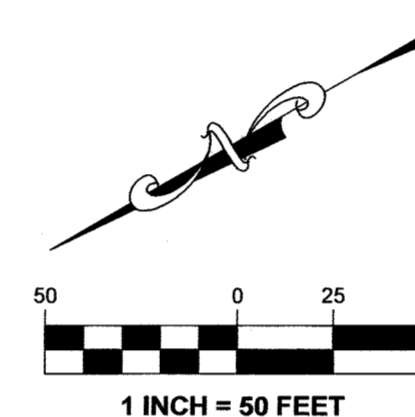
KEY MAP
NTS



DETAIL "2"

0 5 10
1 inch = 10 ft.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C8	65.01'	1450.00'	2°34'07"	N43°51'32"W
C9	88.88'	250.00'	20°22'13"	S52°05'29"E
C10	605.51'	1425.00'	24°20'46"	N34°55'19"W
C11	31.81'	200.00'	9°06'42"	S32°22'47"W
C12	268.60'	1425.00'	10°48'00"	N41°41'42"W



SURVEY SYMBOL LEGEND

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

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
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- R RADIUS
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- VSD VIERA STEWARDSHIP DISTRICT

- THIS PLAT PREPARED BY -



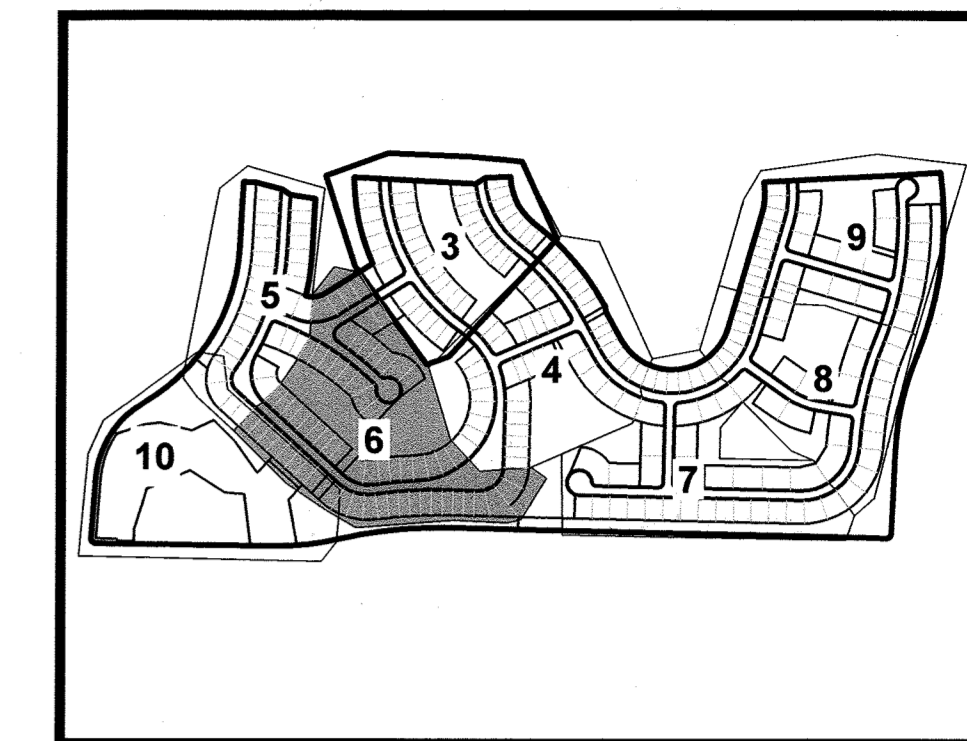
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HANCOCK CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 735-2474 FAX: (321) 735-1158
CERTIFICATE OF BUSINESS AUTHORIZATION: 4803
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB004995

DATE: 12/15/22
DESIGN/DRAWN: HK/TBS
DRAWING# 1153003_300_005
PROJECT# 115303.03

PANGEA PARK PHASES 3 & 4

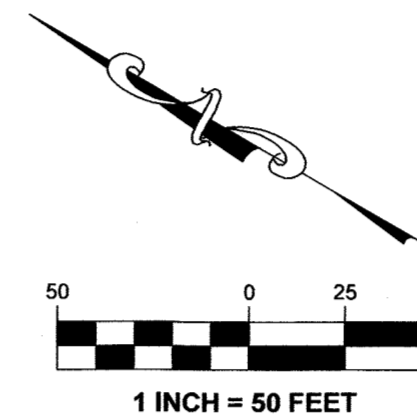
SECTIONS 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA



KEY MAP
NTS

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C13	7.54'	2347.00'	0°11'03"	S72°52'19"E
C14	7.12'	2215.00'	0°11'03"	N72°52'19"W



OS N5-8
8.36 AC

ABBREVIATIONS

- * MINUTES/FEET
- * SECONDS/INCHES
- * DEGREES
- AC ACRES
- AL ARC LENGTH
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- R RADIUS
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- VSD VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

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



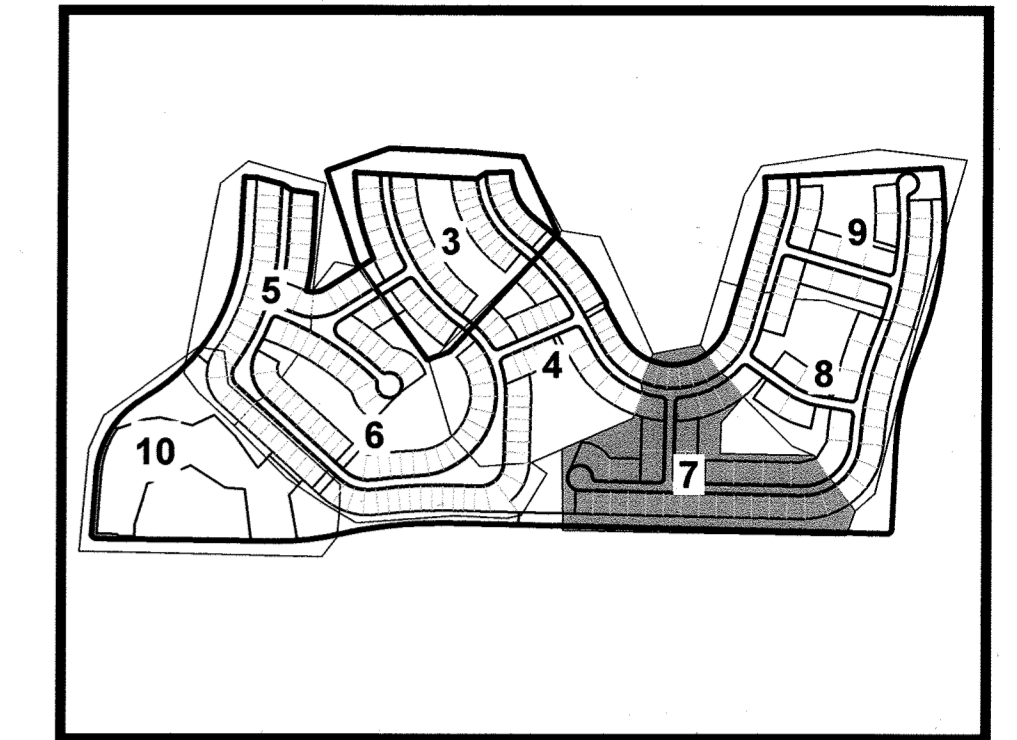
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 100, BOCA RATON, FL 33431
PHONE: (561) 725-3414 FAX: (561) 725-1150
CERTIFICATE OF BUSINESS AUTHORIZATION: 8855

DATE: 12/15/22
DESIGN/DRAWN: HK/TBS
DRAWING# 1153003_300_006
PROJECT# 1153003

PANGEA PARK PHASES 3 & 4

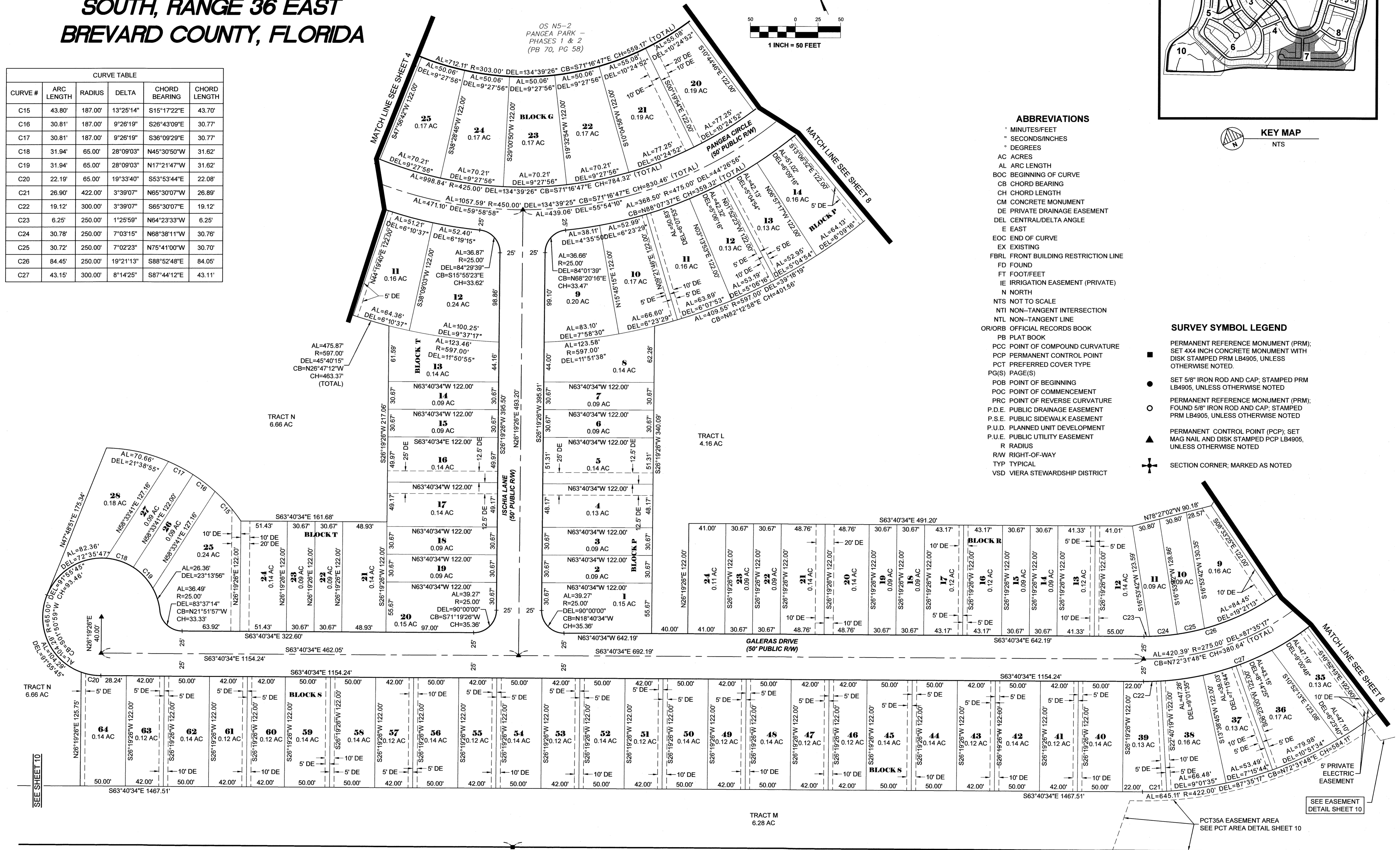
SECTIONS 28, AND 33, TOWNSHIP 26
SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 7 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C15	43.80'	187.00'	13°25'14"	S15°17'22"E
C16	30.81'	187.00'	9°26'19"	S26°43'09"E
C17	30.81'	187.00'	9°26'19"	S36°09'29"E
C18	31.94'	65.00'	28°09'03"	N45°30'50"W
C19	31.94'	65.00'	28°09'03"	N17°21'47"W
C20	22.19'	65.00'	19°33'40"	S53°53'44"E
C21	26.90'	422.00'	3°39'07"	N65°30'07"W
C22	19.12'	300.00'	3°39'07"	S65°30'07"E
C23	6.25'	250.00'	1°25'59"	N64°23'33"W
C24	30.78'	250.00'	7°03'15"	N68°38'11"W
C25	30.72'	250.00'	7°02'23"	N75°41'00"W
C26	84.45'	250.00'	19°21'13"	S88°52'48"E
C27	43.15'	300.00'	8°14'25"	S87°44'12"E



ABBREVIATIONS

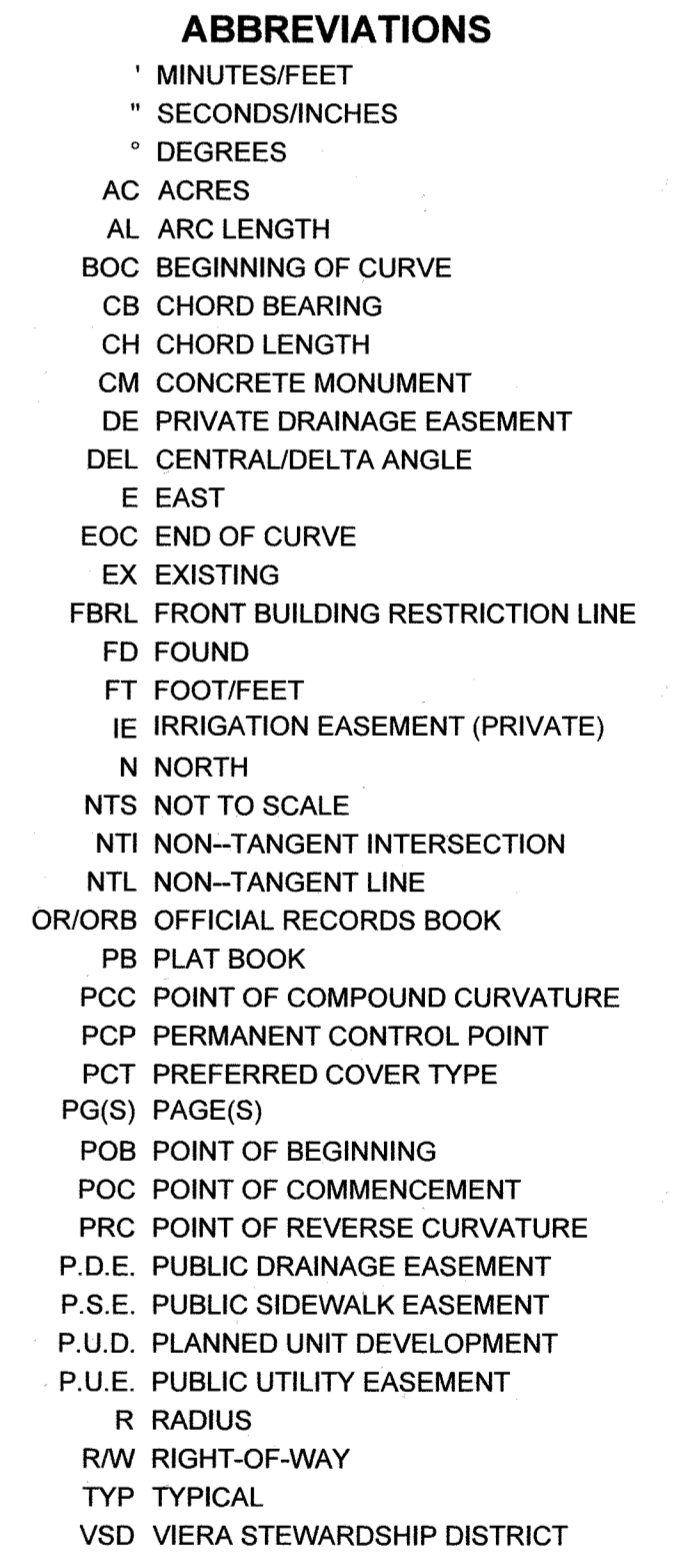
- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PG(S) 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
- 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 LB4905, UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FOUND 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

SECTION CORNER; MARKED AS NOTED

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



PERMANENT REFERENCE MONUMENT (PRM);
SET 4X4 INCH CONCRETE MONUMENT WITH
DISK STAMPED PRM LB4905, UNLESS
OTHERWISE NOTED.

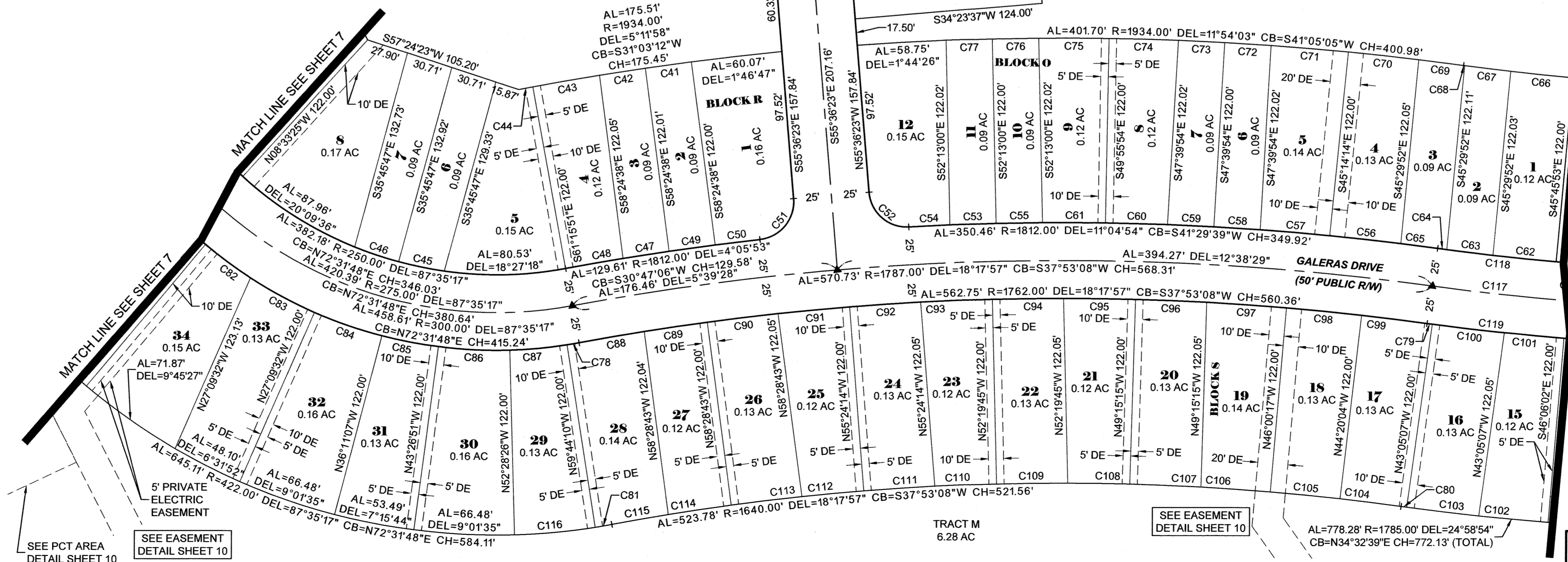
SET 5/8" IRON ROD AND CAP; STAMPED PRM
LB4905, UNLESS OTHERWISE NOTED

PERMANENT REFERENCE MONUMENT (PRM);
FOUND 5/8" IRON ROD AND CAP; STAMPED
PRM LB4905, UNLESS OTHERWISE NOTED

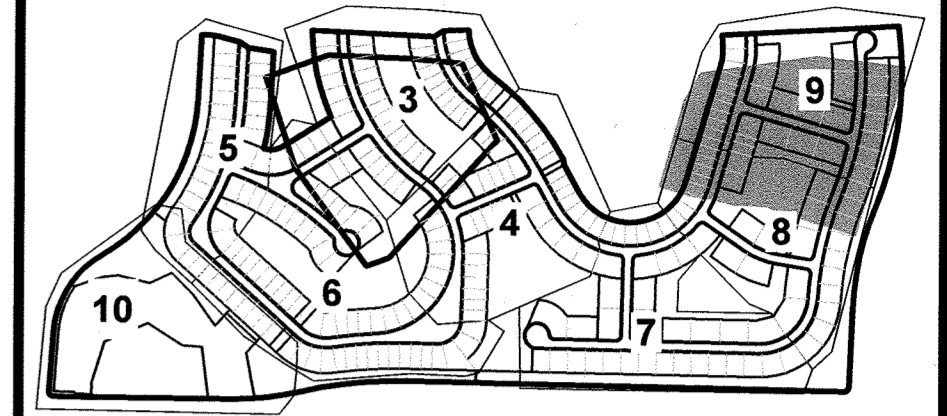
PERMANENT CONTROL POINT (PCP); SET
MAG NAIL AND DISK STAMPED PCP LB4905,
UNLESS OTHERWISE NOTED

	B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 723-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORITY: 4805 CERTIFICATE # LAND SURVEYING AUTHORITY: F00340676		DATE: 12/15/22 DESIGN/DRAWN: HK/TBS DRAWING# 1153003_300_008 PROJECT# 115303_03
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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C89	42.00'	1762.00'	1°21'57"	N30°50'18"E	42.00'
C90	47.01'	1762.00'	1°31'43"	N32°11'708"E	47.00'
C91	47.55'	1762.00'	1°32'47"	N33°49'23"E	47.55'
C92	47.01'	1762.00'	1°31'43"	N35°21'37"E	47.00'
C93	47.55'	1762.00'	1°32'47"	N36°53'52"E	47.55'
C94	47.01'	1762.00'	1°31'43"	N38°26'07"E	47.00'
C95	47.55'	1762.00'	1°32'47"	N39°58'21"E	47.55'
C96	47.01'	1762.00'	1°31'43"	N41°30'36"E	47.00'
C97	52.93'	1762.00'	1°43'16"	N43°08'05"E	52.92'
C98	49.87'	1762.00'	1°37'18"	N44°48'22"E	49.87'
C99	43.61'	1762.00'	1°25'05"	N46°19'34"E	43.61'
C100	48.01'	1663.00'	1°39'14"	N46°05'16"E	48.01'
C101	39.51'	1663.00'	1°21'41"	N44°34'48"E	39.51'
C102	45.93'	1785.00'	1°28'28"	S44°38'12"W	45.93'
C103	48.01'	1785.00'	1°32'27"	S46°08'39"W	48.00'
C104	40.70'	1640.00'	1°25'18"	S46°19'27"W	40.70'
C105	46.31'	1640.00'	1°37'05"	S44°48'15"W	46.31'
C106	46.01'	1640.00'	1°36'26"	S43°11'30"W	46.00'
C107	47.01'	1640.00'	1°38'32"	S41°34'01"W	47.00'
C108	41.00'	1640.00'	1°25'57"	S40°01'46"W	41.00'
C109	47.01'	1640.00'	1°38'32"	S38°29'31"W	47.00'
C110	41.00'	1640.00'	1°25'57"	S36°57'17"W	41.00'
C111	47.01'	1640.00'	1°38'32"	S35°25'02"W	47.00'
C112	41.00'	1640.00'	1°25'57"	S33°52'48"W	41.00'
C113	47.01'	1640.00'	1°38'32"	S32°20'33"W	47.00'
C114	42.00'	1640.00'	1°28'03"	S30°47'15"W	42.00'
C115	37.73'	1640.00'	1°19'05"	S29°23'42"W	37.73'
C116	53.49'	422.00'	7°15'44"	S33°53'42"W	53.45'
C117	801.25'	1638.00'	28°01'37"	S33°01'17"E	793.29'
C118	42.01'	1613.00'	1°29'32"	N44°58'53"E	42.00'
C119	48.01'	1663.00'	1°39'14"	N46°05'16"E	48.01'



 **KEY MAP**
NTS



- * 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

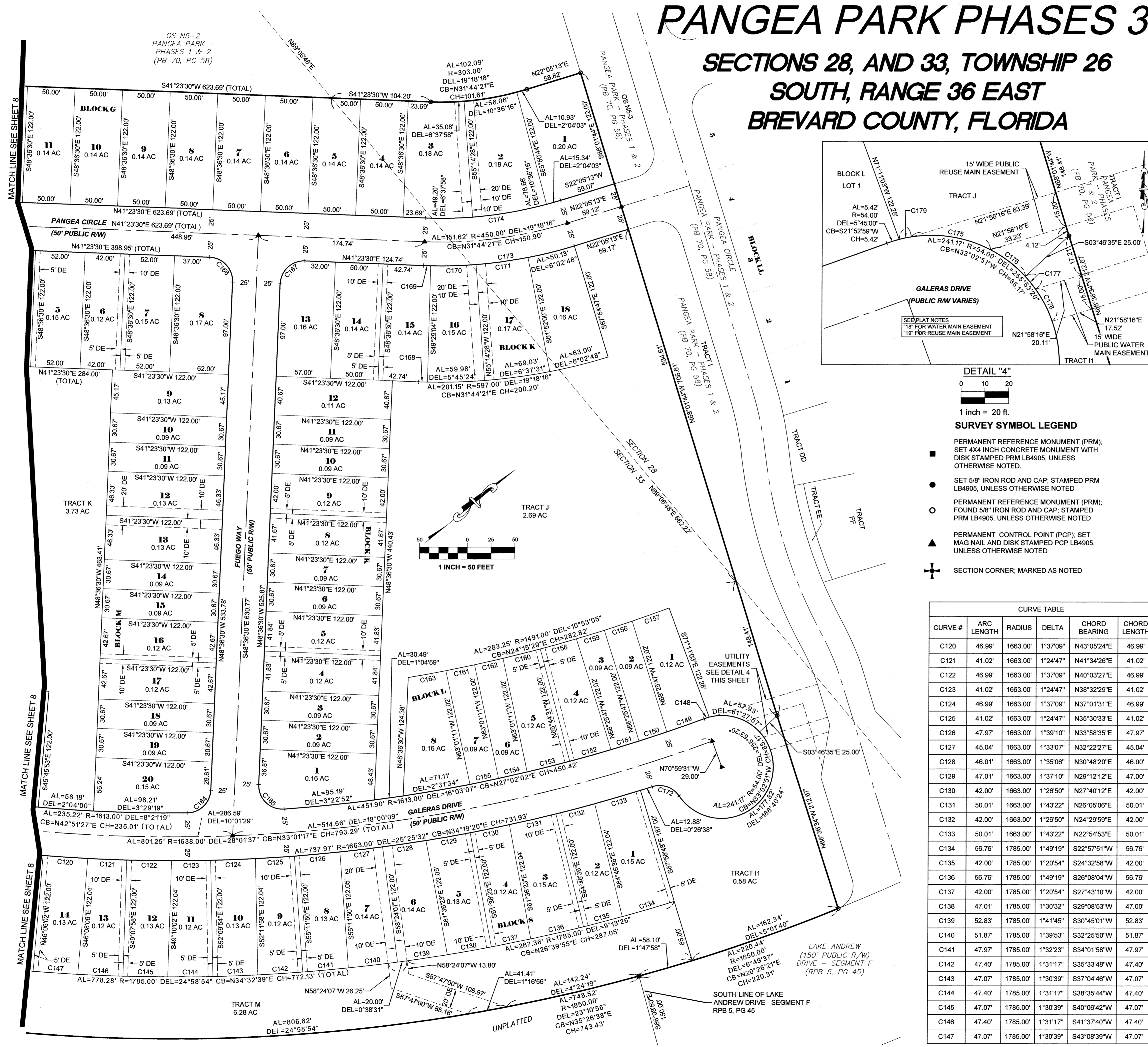
NTL NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PCT PREFERRED COVER TYPE
PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVATURE
P.D.E. PUBLIC DRAINAGE EASEMENT
P.S.E. PUBLIC SIDEWALK EASEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
R/W RIGHT-OF-WAY
TYP TYPICAL
VSD VIERA STEWARDSHIP DISTRICT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C149	41.47'	1613.00'	1°28'23"	S19°44'40"W	41.47'
C150	30.67'	1613.00'	1°05'22"	S21°01'32"W	30.67'
C151	30.67'	1613.00'	1°05'22"	S22°06'54"W	30.67'
C152	45.00'	1613.00'	1°35'54"	S23°27'32"W	45.00'
C153	45.97'	1613.00'	1°37'58"	S25°04'28"W	45.97'
C154	30.67'	1613.00'	1°05'22"	S26°26'08"W	30.67'
C155	30.67'	1613.00'	1°05'22"	S27°31'30"W	30.67'
C156	30.67'	1491.00'	1°10'43"	N20°58'52"E	30.67'
C157	41.01'	1491.00'	1°34'33"	N19°36'14"E	41.01'
C158	39.28'	1491.00'	1°30'33"	N23°30'13"E	39.27'
C159	30.67'	1491.00'	1°10'43"	N22°09'35"E	30.67'
C160	40.17'	1491.00'	1°32'37"	N25°01'48"E	40.17'
C161	30.67'	1491.00'	1°10'43"	N27°34'11"E	30.67'
C162	30.67'	1491.00'	1°10'43"	N26°23'28"E	30.67'
C163	40.12'	1491.00'	1°32'30"	N28°55'47"E	40.12'
C164	38.08'	25.00'	87°17'17"	S04°57'51"E	34.51'
C165	42.03'	25.00'	96°19'54"	S83°13'33"W	37.25'
C166	39.27'	25.00'	90°00'00"	N86°23'30"E	35.38'
C167	39.27'	25.00'	90°00'00"	N03°36'30"W	35.38'
C172	31.98'	25.00'	73°17'15"	S58°15'12"W	29.84'
C173	54.93'	475.00'	6°37'31"	N31°26'46"E	54.90'
C174	78.66'	425.00'	10°36'16"	N29°27'24"E	78.55'
C175	34.26'	54.00'	36°20'48"	S48°24'52"W	33.68'
C176	18.51'	54.00'	19°38'09"	S76°24'21"W	18.42'
C177	6.85'	54.00'	7°16'20"	S89°51'35"W	6.85'
C178	15.30'	54.00'	16°14'00"	N78°23'14"W	15.25'
C179	5.17'	54.00'	5°28'59"	S27°29'58"W	5.17'



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3874 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4605
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0024925

DATE: 12/15/22
DESIGN/DRAWN: HK/TBS
DRAWING# 1153003_300_009
PROJECT# 1153003

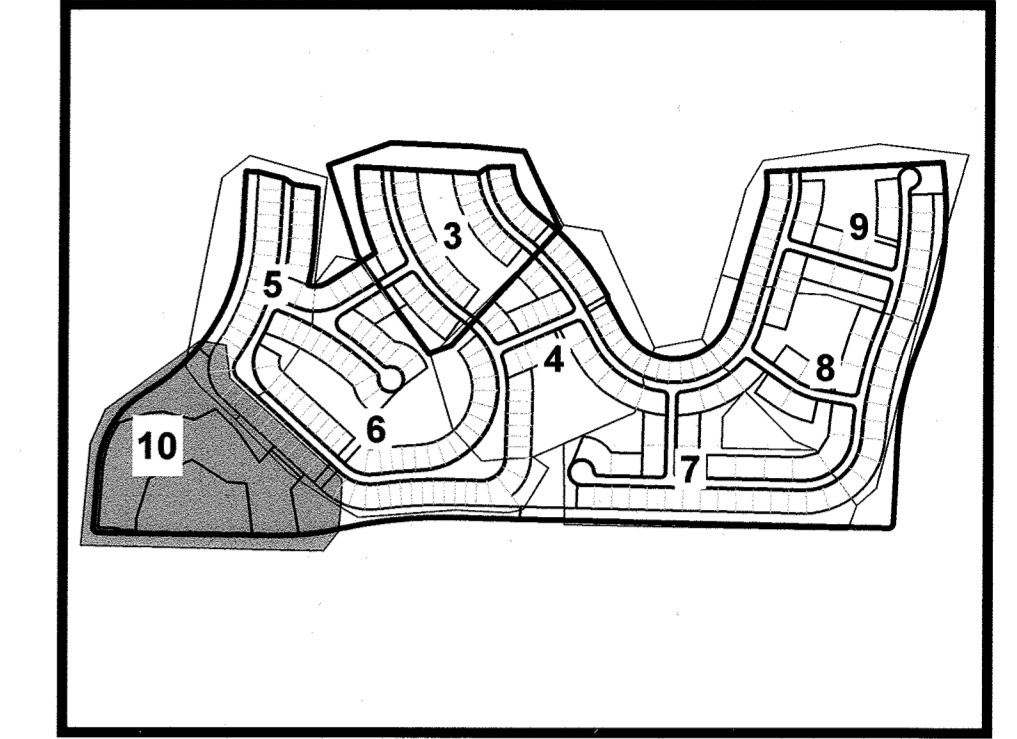


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PANGEA PARK PHASES 3 & 4

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

PLAT BOOK _____, PAGE _____
SHEET 10 OF 10
SECTIONS 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
- DEL 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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- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
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- OR/ORB OFFICIAL RECORDS BOOK
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- PCC POINT OF COMPOUND CURVATURE
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- R RADIUS
- R/W RIGHT-OF-WAY
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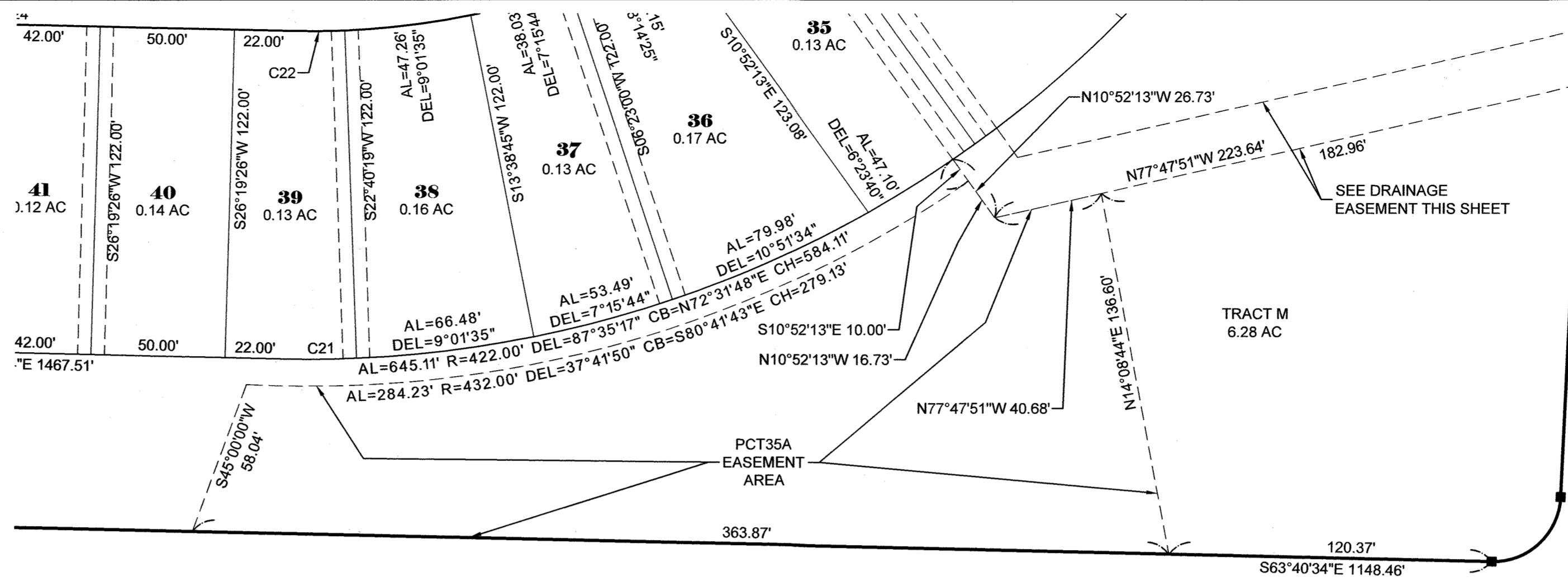
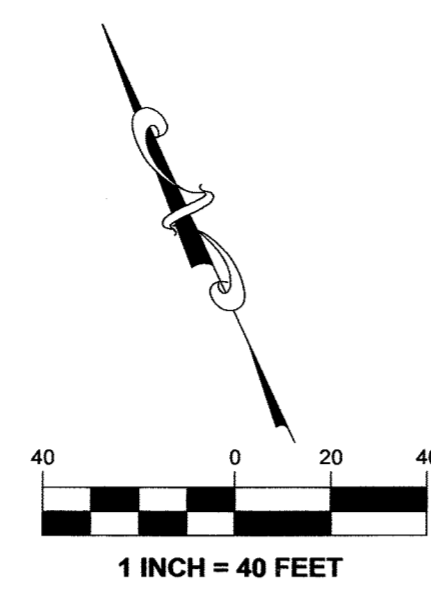
SURVEY SYMBOL LEGEND

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

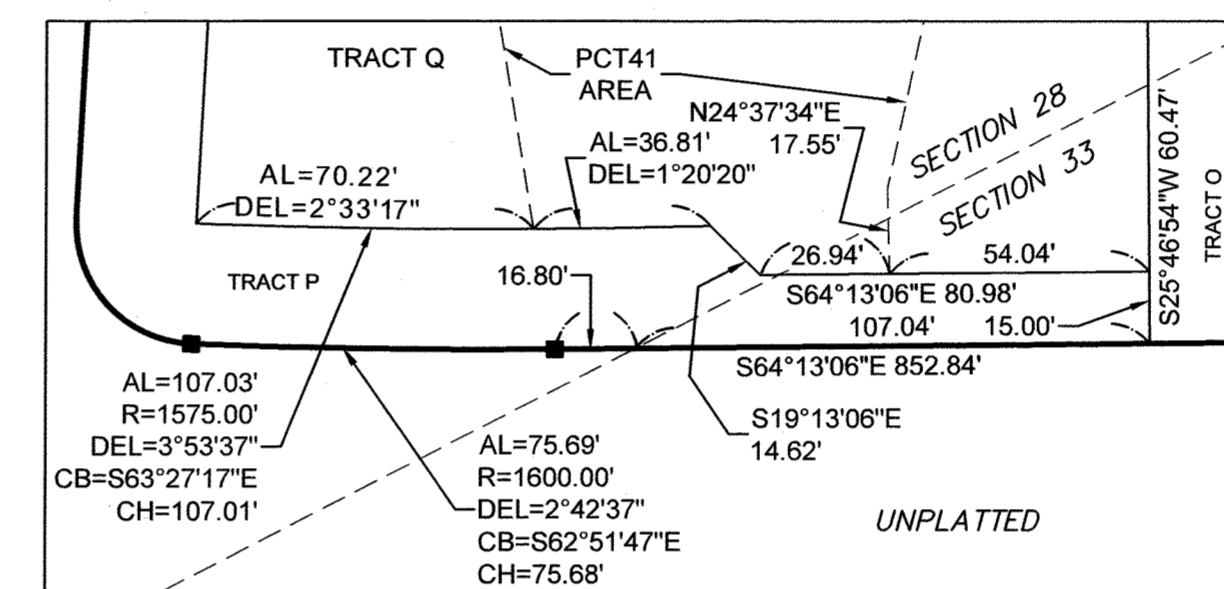
- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901
PHONE: (321) 254-1100 FAX: (321) 254-1101
CERTIFICATE OF LICENSE AUTHORIZATION: 8868
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB4905

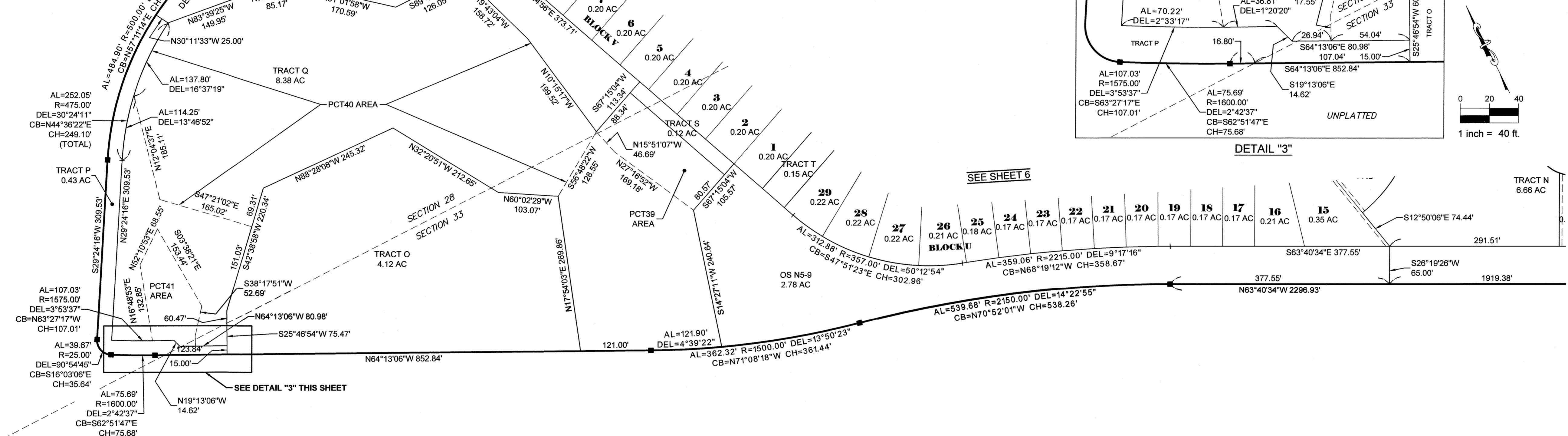
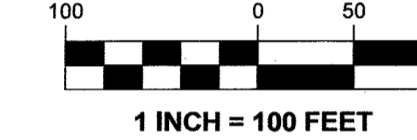
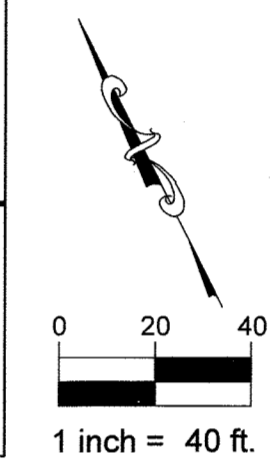
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PROJECT#: 115303.03



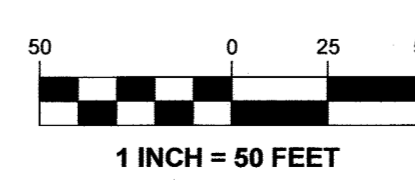
PCT AREA DETAIL



DETAIL "3"



EASEMENT DETAIL



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