PLAT BOOK

SECTION 29. TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION KNOW ALL MEN BY THESE PRESENTS, Pulte Home Company, LLC, a Michigan Limited Liability Company, being the owner in fee simple of the lands described in

DEL WEBB AT VIERA - PHASE 5A Hereby dedicates said lands and this plat for the uses and purposes therein expressed and hereby dedicates to Brevard County Tract "D" (lift station tract) for the uses and purposes

described in the plat notes and a perpetual easement over and across Tract "ZZ" and all

private streets thereon for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation

of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and

water utilities. No other easements are hereby dedicated or granted to the public, it being

the intention of the undersigned that all other easements and common areas shown hereo

be owned and maintained privately or by the Viera Stewardship District as described hereon

across Tract "ZZ" and all private streets thereon for access and maintenance of potable

and that Brevard County and the public have no right or interest therein.

DEL WEBB AT VIERA - PHASE 5A

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

STEWARDSHIP DISTRICT RECORDED AUGUST 10, 2006 IN

THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR

THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL

RECORDS BOOK 6081, PAGE 1341 AND AMENDED NOTICE OF

STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS

BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF

G. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF

IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY

IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC

H. RIGHT OF FIRST OFFER AGREEMENT BY AND BETWEEN

AND THE VIERA COMPANY, A FLORIDA CORPORATION,

RECORDED JUNE 11, 2013 IN OFFICIAL RECORDS BOOK

6897 PAGE 187 PUBLIC RECORDS OF BREVARD COUNTY

AMENDED AND RESTATED DEVELOPMENT ORDER VIERA

DEVELOPMENT OF REGIONAL IMPACT, AS APPROVED BY

THAT CERTAIN RESOLUTION 19-134 ADOPTED BY THE

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

ON AUGUST 20, 2019 AND AS EVIDENCED BY NOTICE OF

SEPTEMBER 23, 2019 IN OFFICIAL RECORDS BOOK 8545.

PAGE 418, AND AMENDED BY THAT CERTAIN AMENDMENT

TO NOTICE OF THE MODIFICATION OF A DEVELOPMENT

ORDER RECORDED ON SEPTEMBER 14, 2023 IN OFFICIAL

RECORDS BOOK 9887, PAGE 355, PUBLIC RECORDS OF

VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL

ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD

MODIFICATION OF A DEVELOPMENT ORDER RECORDED ON

PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION

RECORDS OF BREVARD COUNTY, FLORIDA

VIERA STEWARDSHIP DISTRICT RECORDED ON MAY 20, 2013

CREATION AND ESTABLISHMENT OF THE VIERA

BREVARD COUNTY, FLORIDA.

BREVARD COUNTY, FLORIDA.

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF \$38°01'12"W ON THE SOUTH LINE OF LOT 8, BLOCK L. DEL WEBB AT VIERA - PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75. PAGE 53, PUBLIC RECORDS OF BREVARD COUNTY.
- 2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9)
- 3. BREVARD COUNTY VERTICAL CONTROL G6B99 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES, FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- 4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED
- 5. BREVARD COUNTY MANDATORY PLAT NOTES
- A. 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.
- B. 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
- C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO
- 6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED
- BY THE FLORIDA PUBLIC SERVICE COMMISSION. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY (TRACT ZZ) A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT. THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELLSOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE
- THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO THE DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE DECLARATION, AS AMENDED, DESCRIBED IN PLAT NOTE 10.A), SUCH AS SWALES, DRAINS, PIPES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE DECLARATION, AS AMENDED, DESCRIBED IN PLAT NOTE 10.D), OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN FOR THE

RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT

AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND

AK7519

AK7524

NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT

NORTHING

1.426.329.224

1,422,840,468

CONSTRUCTION, INSTALLATION, REPAIR,

STATE PLANE COORDINATE NOTES:

DESIGNATION

DURAN AZ MK 6

BREVARD GPS 1090

- ASSOCIATED IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO SUCH EASEMENT AREAS TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH EASEMENT AREAS TO FACILITATE THE PURPOSES THEREOF
- 9. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- 10. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:

A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS,

RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS MODIFIED BY THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3813, PAGE 3867. THE SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3882, PAGE 2349, THE THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4065, PAGE 2855. AMENDMENT NUMBER FOUR RECORDED IN OFFICIAL RECORDS BOOK 4209, PAGE 2335, THE FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4297, PAGE 372, AMENDMENT NUMBER FIVE RECORDED IN OFFICIAL RECORDS BOOK 4303, PAGE 571, THE SIXTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4718, PAGE 1926 (NUMBER SEQUENCE SKIPS "SEVENTH"), THE EIGHTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 627, THE NINTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5333, PAGE 1015, THE TENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5369, PAGE 4776, THE ELEVENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5806, PAGE 8129, THE TWELFTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6279 PAGE 1612. THE THIRTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6359, PAGE 1905, SUPPLEMENTA DECLARATION AND FOURTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, THE FIFTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7828, PAGE 1083, THE SIXTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8114, PAGE 2777 THE SEVENTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8130. PAGE 63. THE EIGHTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8242,

PAGE 2738, SECOND SUPPLEMENTAL DECLARATION AND

AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8931

HUNDRED FORTY-NINE RECORDED IN OFFICIAL RECORDS

RECORDED IN OFFICIAL RECORDS BOOK 9599, PAGE 1565

RECORDED IN OFFICIAL RECORDS BOOK 9619, PAGE 361.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY

SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED

CORPORATION, AND VIERA STEWARDSHIP DISTRICT, A

RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 321,

C. STORMWATER DRAINAGE EASEMENT AGREEMENT BY AND

AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED

LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS

BOOK 9270, PAGE 446, PUBLIC RECORDS OF BREVARD

D. NEIGHBORHOOD DECLARATION FOR DEL WEBB AT VIERA

RECORDED IN OFFICIAL RECORDS BOOK 9487, PAGE 2609,

DECLARATION FOR DEL WEBB AT VIERA (ADDING DEL WEBB

AT VIERA PHASE 2) RECORDED IN OFFICIAL RECORDS BOOK

AS THEREAFTER SUPPLEMENTED BY THE FOLLOWING:

9489. PAGE 816; AND SUPPLEMENTAL DECLARATION TO

NEIGHBORHOOD DECLARATION FOR DEL WEBB AT VIERA

DECLARATION FOR DEL WEBB AT VIERA (ADDING DEL WEBB

AT VIERA PHASE 4) RECORDED IN OFFICIAL RECORDS BOOK

10020, PAGE 2837; AND SUPPLEMENTAL DECLARATION TO

NEIGHBORHOOD DECLARATION FOR DEL WEBB AT VIERA

OFFICIAL RECORDS BOOK 10214, PAGE 2515, ALL OF THE

AGREEMENT COVERING WATER SERVICE BETWEEN THE

VIERA COMPANY AND THE CITY OF COCOA, FLORIDA DATED

(ADDING DEL WEBB AT VIERA PHASE 5) RECORDED IN

PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AUGUST 26, 1988, AS AMENDED BY THAT CERTAIN

AMENDMENT #1 TO AGREEMENT TO PROVIDE WATER

THAT CERTAIN SECOND AMENDMENT TO AGREEMENT

BOOK 3404, PAGE 932, AND RE-RECORDED IN OFFICIAL

IN OFFICIAL RECORDS BOOK 7962, PAGE 1632, FOURTH

SERVICE DATED JUNE 13, 1989, AS FURTHER AMENDED BY

DATED MAY 27, 1994 AS RECORDED IN OFFICIAL RECORDS

RECORDS BOOK 3407, PAGE 3452, TOGETHER WITH THIRD

AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017

(ADDING DEL WEBB AT VIERA PHASE 3) RECORDED IN

OFFICIAL RECORDS BOOK 9640, PAGE 1570; AND

SUPPLEMENTAL DECLARATION TO NEIGHBORHOOD

SUPPLEMENTAL DECLARATION TO NEIGHBORHOOD

COUNTY, FLORIDA.

BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION

PURSUANT TO CHAPTER 189, FLORIDA STATUTES,

PUBLIC RECORDS OF BREVARD, COUNTY, FLORIDA.

ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY,

B. DEVELOPMENT EASEMENT AGREEMENT BY AND AMONG

COMPANY, THE VIERA COMPANY, A FLORIDA

AND AMENDED AND RESTATED TWENTY-FIRST AMENDMENT

NINETEENTH AMENDMENT RECORDED IN OFFICIAL

RECORDS BOOK 8904, PAGE 1165, THE TWENTIETH

PAGE 435: ANNEXATION AGREEMENT NUMBER ONE

BOOK 9270, PAGE 241; TWENTY-FIRST AMENDMENT

- RECORDED JULY 2, 2020, IN OFFICIAL RECORDS BOOK 8784 PAGE 1579, AS AMENDED AND RESTATED BY THAT CERTAIN VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED SEPTEMBER '17, 2021 IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA RESTRICTIVE COVENANTS, REASSIGNMENT/REVERTER AND OTHER MATTERS SET FORTH IN SPECIAL WARRANTY DEED
- RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 252, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA GENERAL ASSIGNMENT OF DEVELOPMENT RIGHTS PERMITS, AND APPROVALS BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION AND PULTE HOME COMPANY LLC A MICHIGAN LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 262,
- PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. M. MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 313, PUBLIC RECORDS OF
- BREVARD COUNTY, FLORIDA. N. AGREEMENT BY AND BETWEEN THE VIERA STEWARDSHIP DISTRICT AND PULTE HOME COMPANY, LLC, REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1374, AND IN OFFICIAL RECORDS BOOK 9841, PAGE 1792, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- O. DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 1424, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- P. ACCESS IS THROUGH THE PLAT OF DEL WEBB AT VIERA PHASE 2 RECORDED IN PLAT BOOK 72, PAGE 2 AND THROUGH THE PLAT OF DEL WEBB AT VIERA - PHASE 3 RECORDED IN PLAT BOOK 72, PAGE 93, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- Q. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 10230, PAGE 2075, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 11. THE FOLLOWING NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE VIERA STEWARDSHIP
- A. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS B, C, E, F, AND ZZ FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND RELATED IMPROVEMENTS; WHICH SHALL RECEIVE, TREAT, STORE AND CONVEY STORMWATER DRAINAGE FROM THE LANDS PLATTED HEREUNDER AND OTHER LANDS WITHIN THE VIERA

COMBINED

0.99994903

0.99994936

SCALE FACTOR

CONVERGENCE

(+)0°07' 18.2"

(+)0°07' 27.3"

ANGLE

- DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH IN OFFICIAL RECORDS BOOK 7962, PAGE 1655, AND FIFTH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS AMENDMENT TO AGREEMENT RECORDED NOVEMBER 15. OVER AND ACROSS SUCH TRACTS IN CONNECTION 2021, IN OFFICIAL RECORDS BOOK 9326, PAGE 1646, ALL OF THEREWITH TO FACILITATE THE CONTROL. OPERATION THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AND MAINTENANCE OF ALL SUCH STORM WATER F. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA MANAGEMENT FACILITIES LOCATED THEREON BY THE
 - B. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH (I) THE CONSTRUCTION, INSTALLATION, REPAIR RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER

VIERA STEWARDSHIP DISTRICT.

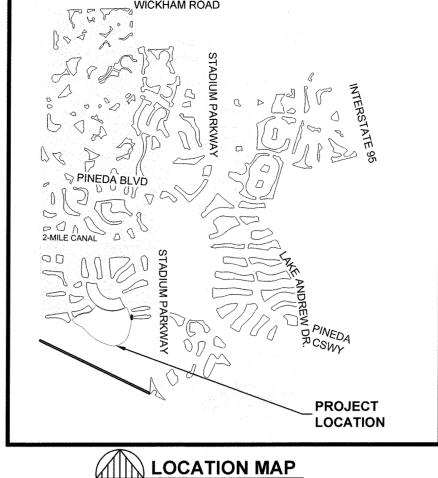
ENVIRONMENTAL AREAS

- 12. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 3 AND 4 AND 11 AND 12 OF BLOCK C, LOTS 9 AND 10 OF BLOCK D, LOTS 6 AND 7 AND 12 AND 13 OF BLOCK E, LOTS 5 AND 6 OF BLOCK F, LOTS 3 AND 4 OF BLOCK G, LOTS 10 AND 11 AND 17 AND 18 OF BLOCK HARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT, (VSD), FOR THE INSTALLATION, INSPECTION, USE, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS COMPRISING A PART OF THE VSD DRAINAGE SYSTEM TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS 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 EASEMENTS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
- 13. THE 15.00 FOOT WIDE PUBLIC REUSE MAIN EASEMENT THROUGH TRACTS E AND E2 SHOWN ON SHEET 3 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE MAINTENANCE, REPAIR, AND OPERATION OF REUSE IMPROVEMENTS TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.
- 14. ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE. REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR THE DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 15. THE PLANTING OF ANY TREE OR OTHER LANDSCAPING, OTHER THAN SOD, WITHIN THE LIMITS OF ANY PRIVATE DRAINAGE EASEMENT (DE) SHOWN OR GRANTED HEREON IS PROHIBITED UNLESS APPROVED BY THE DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. WITH RESPECT TO SIDE LOT LINE DRAINAGE EASEMENTS, AND APPROVED BY THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO ALL DRAINAGE EASEMENTS GRANTED TO IT.
- 16.LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, INCLUDING WITHOUT LIMITATION TRACTS B. C. E. AND F SHOWN HEREON; OR FLOW WAYS, WETLANDS AND ANY OTHER STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
- 17. 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 FACILITIES OF THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS

SEE SHEET 2 FOR TRACT TABLE

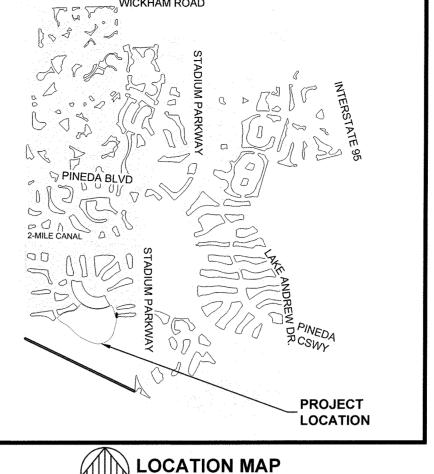
INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS.

- 18. TRACT ZZ AND THE PRIVATE ROAD IMPROVEMENTS LOCATED THEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. IS HEREBY GRANTED THE RIGHT TO DISCHARGE AND CONVEY DRAINAGE FROM THE PRIVATE STREETS LOCATED WITHIN TRACT ZZ INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. PROVIDED, HOWEVER, TO THE EXTENT THAT THE DRAINAGE STRUCTURES AND PIPES RECEIVING SUCH ROAD AND STREET DRAINAGE ARE LOCATED WITHIN TRACT ZZ. SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
- 19. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY INC. OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE CENTRAL VIERA COMMUNITY DECLARATION REFERENCED HEREIN.
- 20.TRACTS A2, A3, B1, B2, C1, C2, C3, E1, E2, E3, F1, F2, AND F3 ARE RESERVED FOR LANDSCAPING, PRIVATE UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED ASSOCIATION, INC.
- 21 TRACTS B, C, E, AND F ARE FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED FACILITIES LOCATED WITHIN SAID TRACTS AND ALL OTHER MAINTENANCE THEREIN SHALL BE BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION INC.
- 22.TRACTS E AND E2 ARE ALSO RESERVED FOR PEDESTRIAN ACCESS, A MAILBOX FACILITY AND RELATED DRIVEWAY IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
- BREVARD COUNTY.
- 24.TRACT ZZ IS RESERVED FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, LANDSCAPING, IRRIGATION, HOMEOWNERS ASSOCIATION INC.
- 25.IN THE EVENT THAT BREVARD COUNTY DISTURBS THE REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- 26.ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREIN SHALL ALSO BE EASEMENTS FOR INGRESS AND EGRESS ASSOCIATED WITH MAINTENANCE OF THE ADJACENT STORMWATER TRACTS.



A PARCEL OF LAND IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA. AND BEING MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

BEGIN AT THE SOUTHEAST CORNER OF DEL WEBB AT VIERA - PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 53, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE SOUTH BOUNDARY OF SAID DEL WEBB AT VIERA -GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION. PHASE 4, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) THENCE S38°01'12"W, A DISTANCE OF 177.00 FEET; (2) THENCE S31°14'54"W, A DISTANCE OF 25.41 FEET TO THE BEGINNING OF A VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CURVE TO THE RIGHT; (3) 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 55°16'52", A CHORD BEARING OF S58°53'20"W AND A CHORD LENGTH OF 281.14 FEET), A DISTANCE OF 292.35 FEET TO A POINT OF REVERSE CURVATURE; (4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS RADIUS OF 947.00 FEET, A CENTRAL ANGLE OF 40°31'18", A CHORD BEARING OF S66°16'07"W AND A CHORD LENGTH OF 655.88 FEET), A DISTANCE OF 669.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT: (SAID POINT ALSO BEING THE SOUTHEAST IMPROVEMENTS AND SHALL BE OWNED BY DEL WEBB AT CORNER OF TRACT F1 ACCORDING TO THE PLAT OF DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION INC. VSD SHALL BE VIERA-PHASE 4, AS RECORDED IN PLAT BOOK 75, PAGE 53, PUBLIC RESPONSIBLE FOR MAINTAINING VSD DRAINAGE SYSTEM RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 727.50 FEET, A CENTRAL ANGLE OF 27°43'51", A CHORD BEARING OF S51°17'13"E AND A CHORD LENGTH OF 348.68 FEET), A DISTANCE OF 352.11 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 997.50 FEET, A CENTRAL ANGLE OF 24°42'37", A CHORD BEARING OF S52°47'50"E AND A CHORD LENGTH OF 426.87 FEET), A DISTANCE OF 430.20 FEET TO A POINT OF REVERSE 23. TRACT D IS HEREBY DEDICATED FOR A SANITARY SEWER CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURV LIFT STATION AND SHALL BE OWNED AND MAINTAINED BY BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIL OF 1486.52 FEET, A CENTRAL ANGLE OF 26°04'00", A CHORD BEARING OF S53°28'32"E AND A CHORD LENGTH OF 670.48 FEET), A DISTANCE OF 676.29 FEET TO THE END OF SAID CURVE; THENCE S66°30'32"E, A DISTANCE OF 279.36 FEET TO THE BEGINNING OF A CURVE TO THE HARDSCAPE AND RELATED IMPROVEMENTS AND SHALL LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING BE OWNED AND MAINTAINED BY THE DEL WEBB AT VIERA CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 637.50 FEET, A CENTRAL ANGLE OF 100°08'58", A CHORD BEARING OF N63°24'59"E AND A CHORD LENGTH OF 977.78 FEET), A DISTANCE OF SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, 1114.31 FEET TO THE END OF SAID CURVE; THENCE N13°20'30"E, A DISTANCE OF 379.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 937.50 FEET, A CENTRAL ANGLE OF 13°24'29", A CHORD BEARING OF N06°38'15"E AND A CHORD LENGTH OF 218.89 FEET), A DISTANCE OF 219.39 FEET TO THE SOUTHWEST CORNER OF TRACT G4, DEL WEBB AT VIERA PHASE-2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID DEL WEBB AT VIERA PHASE-2, THE FOLLOWING FOUR, (4), COURSES AND DISTANCES; 1) THENCE CONTINUE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 937.50 FEET, A CENTRAL ANGLE OF 07°14'20", A CHORD BEARING OF N03°41'09"W AND A CHORD LENGTH OF 118.37 FEET), A DISTANCE OF 118.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 2) THENCE S82°41'41"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 75.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 862.50 FEET, A CENTRAL ANGLE OF 25°21'11", A CHORD BEARING OF N19°58'54"W AND A CHORD LENGTH OF 378.55 FEET), A DISTANCE OF 381.65 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 69°37'02", A CHORD BEARING OF N86°47'26"W AND A CHORD LENGTH OF 1221.59 FEET), A DISTANCE OF 1300.10 FEET TO THE POINT OF BEGINNING. CONTAINING 55.58 ACRES, MORE OR LESS.

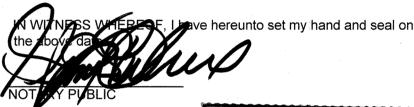


DESCRIPTION OF DEL WEBB AT VIERA - PHASE 5A

physical presence or _____ online notarization, this April 3 2025 by Aaron Struckmeyer, Director - Land Development of Pulte Home Company LLC, a limited liability company incorporated under the laws of State of Michigan, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that official seal of said corporation is duly affixed thereto; and that the dedication is the act and deed of said corporation.

The foregoing instrument was acknowledged before me by means of

PAGE



STATE OF FLORIDA COUNTY OF BREVARD

My Comm. Expires Comm. No.

SHANI CHARLES MY COMMISSION # HH 523323 EXPIRES: August 17, 2028

CERTIFICATE OF SURVEYOR KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 01/02/2025 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, Fibrida Statutes, and County Ordinance 62-2841 (c)(d) as amended and that said lands are located in Brevard County 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

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

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

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts Tract D for a sanitary sewer lift station, and all public utility easements, ingress and egress easements for emergency vehicles and areas dedicated for the public use on this plat.

Rob Feltner, Chairman

Clerk of the Board

ATTEST:

CERTIFICATE OF APPROVAL

BY BOARD OF COUNTY COMMISSIONERS

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

Rob Feltner, Chairman

ATTEST:

Clerk of the Board

CERTIFICATE OF CLERK

HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed

ATTEST:

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

0.99995250 1,416,452.318 431,735.530 746,854.0344 227,641.565 28°13'48.22765" 080°43'06.11244" (+)0°07' 59.6" I 95 73A64 AK2846 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.

E METERS

225,227.354

225,759.744

N. LATITUDE

28°15'26.19982"

28°14'51.61826"

W. LONGITUDE

080°44'34.43002"

080°44'14.98184"

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.

EASTING

738.933.411

740,680.093

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE

THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTEC SOLUTIONS VERSION 2.7

N METERS

434.746.017

433,682.642

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04.

- 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) 723-1159

CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LBC

DESIGN/DRAWN: HAK/DHF DRAWING# 11568-307-001 PROJECT# 11568

DATE: 4/2/25

