SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT NOTES

BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF N82°41'55"E ON THE SOUTH RIGHT-OF-WAY LINE OF PIVOTAL WAY, ACCORDING TO THE PLAT OF REELING PARK SOUTH-PHASE 4, AS RECORDED IN PLAT BOOK 71, PAGE 63, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- 2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(8) &
- BREVARD COUNTY VERTICAL CONTROL MARK G6B96 IS LOCATED WITHIN THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT
- 4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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 STORM WATER 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 AN MSBU.
- C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED. MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (THE "COMMUNITY DECLARATION")
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR REELING PARK SOUTH NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8691, PAGE 2106, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (THE "NEIGHBORHOOD DECLARATION"). (UPON ANNEXATION).
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
- d. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT DATED DECEMBER 14, 2009 AND RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- e. 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
- RIGHTS EXIST PURSUANT TO THAT CERTAIN RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897 PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- 7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC. TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PUBLIC STREET RIGHT-OF-WAYS AND PRIVATE ALLEYS A 5' WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELLSOUTH TELECOMMUNICATIONS, LLC. PIVOTAL UTILITY HOLDINGS, INC. D/B/A/ FLORIDA CITY GAS, AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE
- LOTS 1-4 BLOCK AA, LOTS 1-6, BLOCK X, LOTS 1-5, BLOCK Y, AND LOTS 1-5, BLOCK Z SHOWN HEREON ARE SUBJECT TO A 5' PRIVATE EASEMENT FOR ROOF OVERHANG AND OTHER ENCROACHMENTS, COURTYARD WALL MAINTENANCE, GENERAL MAINTENANCE, AND DRAINAGE, TOGETHER WITH INGRESS AND EGRESS ASSOCIATED THEREWITH, IN FAVOR OF REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AND APPURTENANT TO THE LOT OF WHICH THE ENCROACHMENTS ARE A PART, ON THE NON-ZERO SIDE LOT LINE OF THE SERVIENT LOT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND AS SHOWN ON SHEET 3 HEREOF. LANDSCAPING AND OTHER IMPROVEMENTS INSTALLED WITHIN THIS EASEMENT AREA ARE SUBJECT TO REMOVAL, RELOCATION, OR TEMPORARY SCREENING OR SECURING BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AS IT DEEMS REASONABLY NECESSARY TO EXERCISE THE EASEMENT RIGHTS IN THIS NOTE.
- 10. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS F, L, OSN3-15, OSN3-16, OSN3-17, OSN3-18, OSN3-19 AND OSN3-20 FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE. MAINTENANCE, IMPROVEMENT AND INSPECTION OF PROJECT 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 VSD DRAINAGE SYSTEM FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- 11. TRACTS OSN3-16, OSN3-17, OSN3-18, OSN3-19 AND OSN3-20 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. IS RESERVED FOR OPEN SPACE, LANDSCAPING, IRRIGATION FACILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS OSN3-16, OSN3-17, OSN3-18, OSN3-19 AND OSN3-20 AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- 12. TRACT F INCLUDING WITHOUT LIMITATION ALL PRIVATE ALLEY IMPROVEMENTS LOCATED THEREON SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AS A COMMON AREA FOR THE USES DESCRIBED IN THE TRACT AREA SUMMARY TABLE IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION, SUCH ASSOCIATION IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM SUCH PRIVATE ALLEY IMPROVEMENTS INTO AND THROUGH THE PRIVATE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN TRACT F AND RECEIVE STORMWATER DRAINAGE FROM TRACT F, REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTAINING SUCH DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN TRACT F.
- 13. TRACT L SHALL BE OWNED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., AND IS RESERVE FOR PARKING, LANDSCAPING, UTILITIES, IRRIGATION, VSD DRAINAGE SYSTEM FACILITIES, AND RELATED IMPROVEMENTS. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACT L AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED, AND MAINTAINED BY VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- TRACT OSN3-15 SHALL BE OWNED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR OPEN SPACE, SIDEWALKS, TRAILS, SIGNAGE, LANDSCAPING, IRRIGATION FACILITIES, UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, A SHARED USE TRAIL OR PEDWAY. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACT AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.

- 15. ALL 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 WITH RESPECT TO THE VSD. DRAINAGE SYSTEM AND REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS DEFINED IN THE NEIGHBORHOOD DECLARATION). BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN OR ADJOINING THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND. NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE. EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY
- 16. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, FLOW WAY OR WETLAND OR ANY STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, FLOW WAY, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITY.
- 17. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACT F FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT IN CONNECTION
- 18. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS VEHICLES AND EQUIPMENT IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE. IMPROVEMENT AND INSPECTION OF VSD DRAINAGE SYSTEM FACILITIES. STREET LIGHTING, AND RELATED IMPROVEMENTS
- B AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COMMUNITY DECLARATION REFERENCED IN PLAT NOTE 6(A) ABOVE.

DESCRIPTION OF REELING PARK SOUTH - PHASE 5

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

BEGIN AT THE SOUTHWEST CORNER OF PIVOTAL WAY, ACCORDING TO THE PLAT OF REELING PARK SOUTH - PHASE 4, AS RECORDED IN PLAT BOOK 71, PAGE 63, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, A 150,00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF STADIUM PARKWAY SOUTH EXTENSION - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 4, PAGE 66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN SOUTHEASTERLY, ALONG THE ARC OF THE CURVED EAST RIGHT-OF-WAY LINE OF SAID STADIUM PARKWAY, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2125.00 FEET, A CENTRAL ANGLE OF 12°22'37", A CHORD BEARING OF S04°26'01"E AND A CHORD LENGTH OF 458.15 FEET), A DISTANCE OF 459.04 FEET TO A POINT OF REVERSE CURVATURE AND THE NORTHWEST CORNER OF LYSIDE DRIVE, A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF REELING PARK SOUTH - PHASE 3, AS RECORDED IN PLAT BOOK 70, PAGE 1, PUBLIC RECORDS OF BREVARD COUNT FLORIDA, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF SAID REELING PARK SOUTH - PHASE 3); THENCE ALONG THE BOUNDARY OF SAID REELING PARK SOUTH - PHASE 3, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100°58'45", A CHORD BEARING OF S48°44'05"E AND A CHORD LENGTH OF 38.58 FEET), A DISTANCE OF 44.06 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE. (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1835.00 FEET. A CENTRAL ANGLE OF 7°17'51". A CHORD BEARING OF N84°25'28"E AND A CHORD LENGTH OF 233.56 FEET). A DISTANCE OF 233.72 FEET TO A POINT OF REVERSE CURVATURE: 3) 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 87°02'38", A CHORD BEARING OF N44°33'04"E AND A CHORD LENGTH OF 34.43 FEET), A DISTANCE OF 37.98 FEET TO A POINT OF COMPOUND CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2410.00 FEET. A CENTRAL ANGLE OF 3°02'10". A CHORD BEARING OF N00°29'20"W AND A CHORD LENGTH OF 127.69 FEET). A DISTANCE OF 127.71 FEET TO THE NORTHWEST CORNER OF ALLURE DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 3, (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ALLURE DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4); THENCE ALONG THE BOUNDARY OF SAID REELING PARK SOUTH - PHASE 4, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) THENCE CONTINUE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2410.00 FEET, A CENTRAL ANGLE OF 8°17'16", A CHORD BEARING OF N06°09'03"W AND A CHORD LENGTH OF 348.30 FEET), A DISTANCE OF 348.60 FEET TO A POINT OF COMPOUND CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°00'25", A CHORD BEARING OF N53°47'53"W AND A CHORD LENGTH OF 34.42 FEET), A DISTANCE OF 37.98 FEET TO THE END OF SAID CURVE: 3) THENCE S82°41'55"W A DISTANCE OF 235.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT: 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°19'14", A CHORD BEARING OF \$36°02'18"W AND A CHORD LENGTH OF 36.36 FEET), A DISTANCE OF 40.72 FEET TO THE POINT OF BEGINNING. CONTAINING 3.36 ACRES, MORE OR LESS.

TRACT AREA SUMMARY TABLE									
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY						
TRACT F	0.25	INGRESS AND EGRESS, PUBLIC UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS						
TRACT L	0.24	VSD DRAINAGE SYSTEM FACILITIES, PARKING, LANDSCAPING, UTILITIES, IRRIGATION, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS						
TRACT OSN3-15	0.29	OPEN SPACE, SIDEWALKS, TRAILS, SIGNAGE, LANDSCAPING, IRRIGATION FACILITIES, UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS						
TRACT OSN3-16	0.03	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS						
TRACT OSN3-17	0.03	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS						
TRACT OSN3-18	0.07	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS						
TRACT OSN3-19	0.09	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS						
TRACT OSN3-20	0.06	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS						

STATE PLANE COORDINATE NOTES:

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

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

THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTEC SOLUTIONS VERSION 2.7 THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

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

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0,99995030 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

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

MINUTES/FEET SECONDS/INCHES

ABBREVIATIONS

DEGREES AC ACRES AL ARC LENGTH

BLVD BOULEVARD BOC BEGINNING OF CURVE CB CHORD BEARING

CH CHORD LENGTH DEL CENTRAL/DELTA ANGLE

POB POINT OF BEGINNING - THIS PLAT PREPARED BY -

ABBREVIATIONS

PCC POINT OF COMPOUND CURVATURE

ID# IDENTIFICATION NUMBER

LB LICENSED BUSINESS

OR/ORB OFFICIAL RECORDS BOOK

EOC END OF CURVE

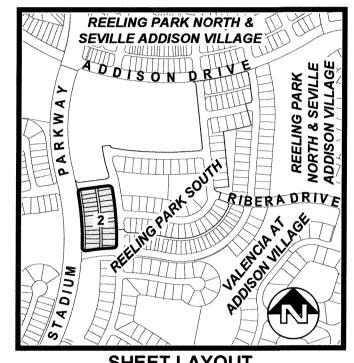
N.T.S. NOT TO SCALE

PB PLAT BOOK

PG(S) PAGE(S)

B.S.E. CONSULTANTS, INC. 1/13/25 CONSULTING - ENGINEERING - LAND SURVEYING PROJECT# 11359.08

LOCATION MAP



PLAT BOOK , PAGE SECTION 21, 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 **REELING PARK SOUTH-PHASE 5**

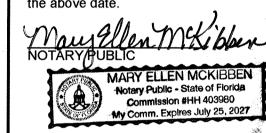
Hereby dedicates said lands and plat for the uses and purposes herein expressed and hereby dedicates the public utility easements shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately of by the Viera Stewardship District, its successors and/or assigns as described hereon and that Brevard County and the public have no right or interest therein.

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 Jan. 13, 2025 by Todd J. Pokrywa and Benjamin E. Wilson, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who are personally known to me
or have produced as identification

IN WITNESS WHEREOF, I have hereunto set my hand and seal or



Brevard ounty, Florida.

CERTIFICATE OF SURVEYOR KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/20/2024 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

gistration Number <u>5611</u> B.S.E. Consultants, Inc. 312 South Harbor City Boulevard, Suite #4 Melbourne, Fla. 32901

Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

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

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

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts all public utility easements and all other easements for public use dedicated under this plat.

Rob Feltner, Chairman

Clerk of the Board

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

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

DESIGN/DRAWN: HAK/EAK DRAWING# 1135908_300

RB RADIAL BEARING

RPB ROAD PLAT BOOK

RIGHT-OF-WAY

ABBREVIATIONS

PRC POINT OF REVERSE CURVATURE

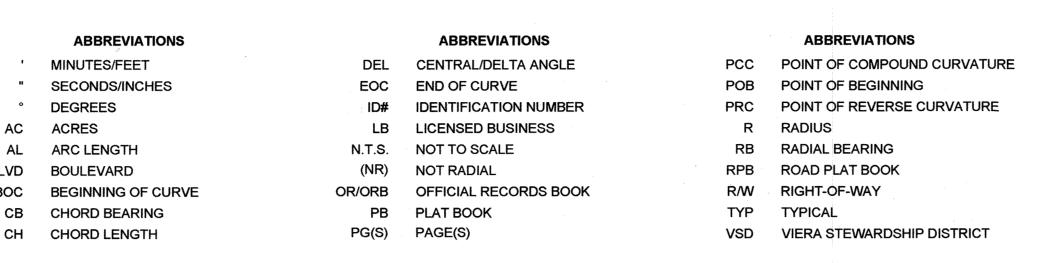
VSD VIERA STEWARDSHIP DISTRICT

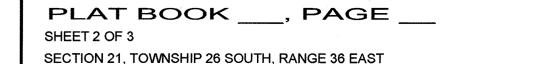
TYP TYPICAL

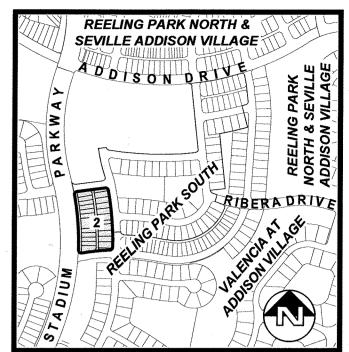
Clerk of the Circuit Court in and for Brevard County, Fla.

REELING PARK SOUTH-PHASE 5

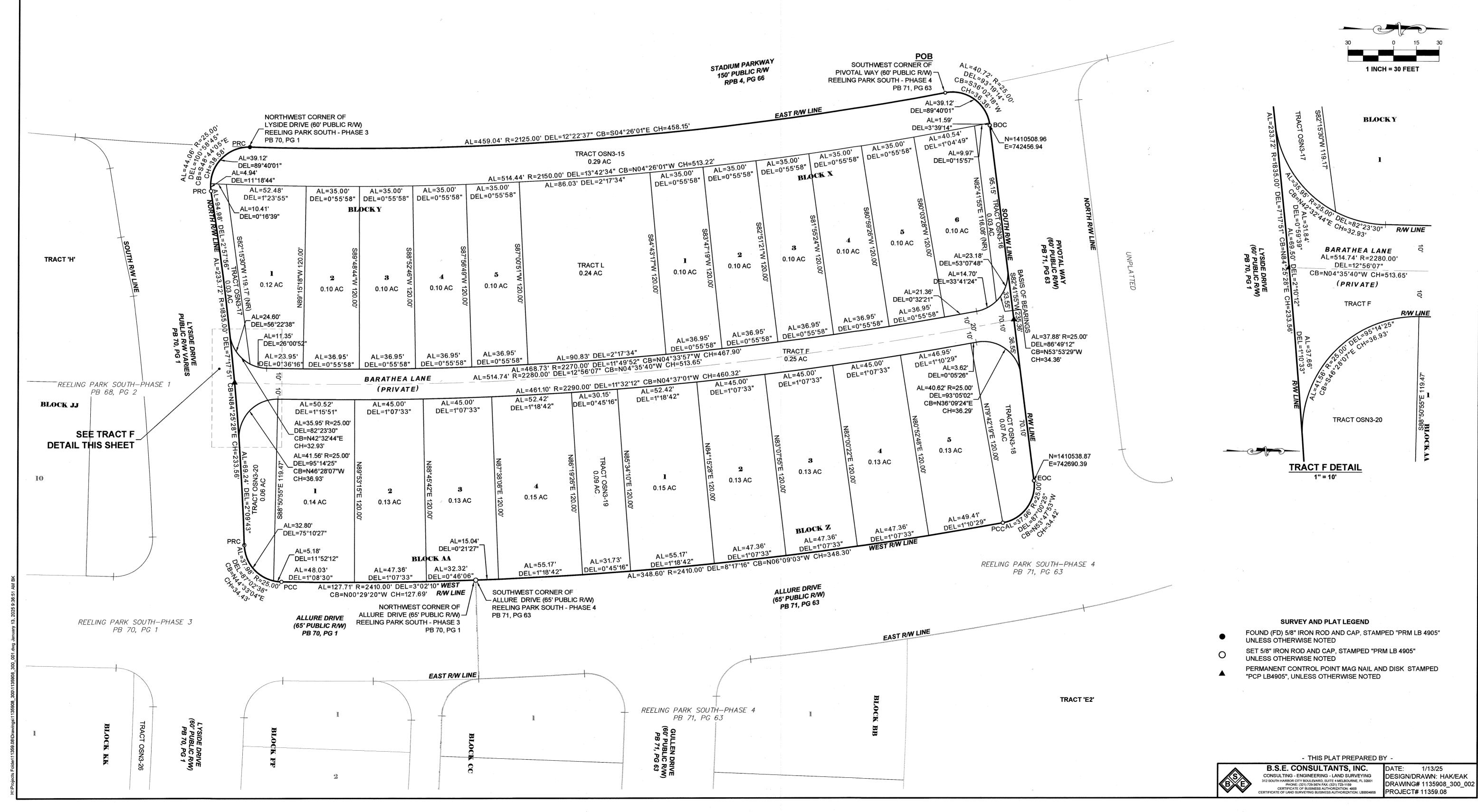
SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA







SHEET LAYOUT



REELING PARK SOUTH-PHASE 5

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

ABBREVIATIONS

- MINUTES/FEET

ABBREVIATIONS

- CENTRAL/DELTA ANGLE END OF CURVE
- **IDENTIFICATION NUMBER**

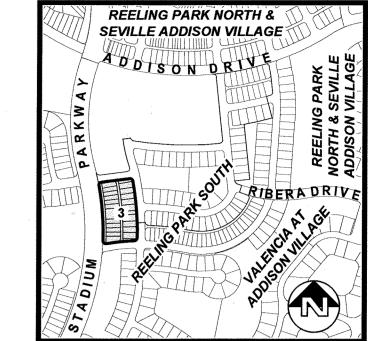
ABBREVIATIONS

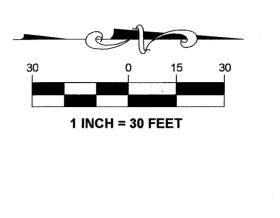
- POINT OF COMPOUND CURVATURE POINT OF BEGINNING
- POINT OF REVERSE CURVATURE

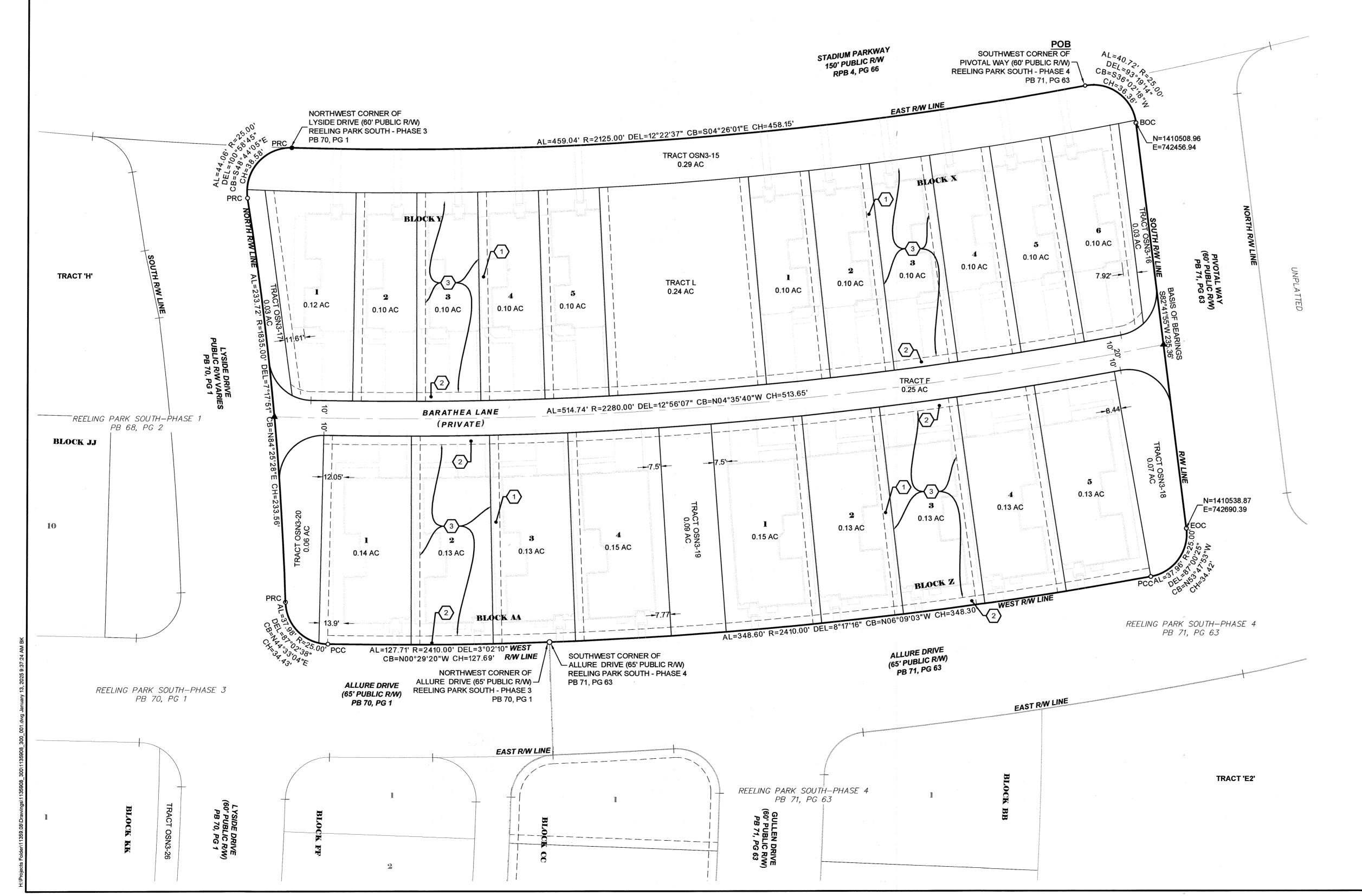
VIERA STEWARDSHIP DISTRICT

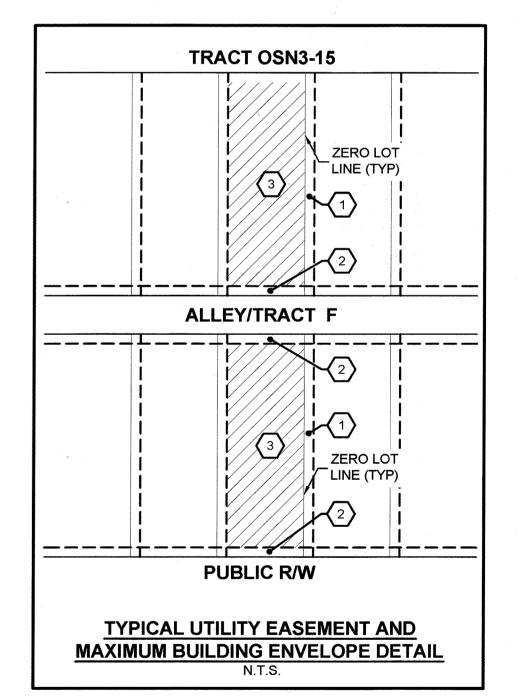
PLAT BOOK ___, PAGE _

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST









KEY NOTES

- 5' PRIVATE EASEMENT FOR ROOF OVERHANG, DRAINAGE AND OTHER ENCROACHMENTS; SEE PLAT NOTE 9 SHEET 1, (TYPICAL)
- 5' PUBLIC UTILITY EASEMENT; SEE PLAT NOTE 8, SHEET 1, (TYPICAL)
- 3 MAXIMUM BUILDING ENVELOPE (SEE DETAIL ABOVE)

SURVEY AND PLAT LEGEND

- FOUND (FD) 5/8" IRON ROD AND CAP, STAMPED "PRM LB 4905" UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB 4905" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

- THIS PLAT PREPARED BY



B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING

DESIGN/DRAWN: HAK/EAK DRAWING# 1135908_300_003 PROJECT# 11359.08