## SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

#### **PLAT NOTES**

- . BEARING REFERENCE: ASSUMED BEARING OF S86°18'12"E, ON THE SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, ACCORDING TO THE PLAT OF PINEDA BOULEVARD - WEST EXTENSION - SEGMENT E, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, 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)
- 3. BREVARD COUNTY VERTICAL CONTROL MARK G6B86 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 AN MSBU."
- C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- 6. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING:
- A. 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, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED. MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
- B. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR FARALLON FIELDS NEIGHBORHOOD AREA, AS RECORDED IN OFFICIAL RECORDS BOOK 9971, PAGE 1101, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS MAY BE SUBSEQUENTLY AMENDED (HEREINAFTER THE "NEIGHBORHOOD DECLARATION") (UPON ANNEXATION).
- C. 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 RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- D. 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
- E. VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020 IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORDS DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- F. VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- G. DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2), RECORDED NOVEMBER 22. 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1413, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- H. EASEMENT PROVIDED FOR IN EXHIBIT "C" OF THAT CERTAIN SIDEWALK EASEMENT BY AND BETWEEN A. DUDA & SONS, INC, A FLORIDA CORPORATION, GRANTOR, AND BREVARD COUNTY, GRANTEE, RECORDED FEBRUARY 22, 2022, IN OFFICIAL RECORDS BOOK 9421, PAGE 2952, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- I. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VIERA STEWARDSHIP DISTRICT RECORDED DECEMBER 21, 2021 IN OFFICIAL RECORDS BOOK 9363, PAGE 1078, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- J. VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2023 SPECIAL ASSESSMENTS (2023 ASSESSMENT AREA) RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1749, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- K. DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (SERIES 2023), RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1777, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- L. TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY
- M. 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.
- N. TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY,
- O. TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE FOLLOWING DOCUMENTS CREATE EASEMENTS OR OTHER RIGHTS AFFECTING THE PLATTED LAND THAT WILL EITHER BE TERMINATED OR RELOCATED IN CONNECTION WITH
- P. TEMPORARY SANITARY SEWER EASEMENT BY AND BETWEEN A. DUDA & SONS, INC, A FLORIDA CORPORATION, CENTRAL VIERA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND VIERA STEWARDSHIP DISTRICT, GRANTOR, AND BREVARD COUNTY, FLORIDA, GRANTEE, RECORDED MAY 10, 2021, IN OFFICIAL RECORDS BOOK 9117, PAGE 149, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- Q. RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. HOWEVER, SO LONG AS THE PROPERTY IS PLATTED AND DEVELOPED FOR RESIDENTIAL OR MULTI-FAMILY PURPOSES, THE PROPERTY AND THE PLAT ARE EXEMPT FROM SUCH INSTRUMENT PER THE TERMS THEREOF.
- 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 UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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.

- 8. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5.00 FOOT WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WHICH ARE PART OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), SUCH AS SWALES DRAINS INLETS PIPES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. DRAINAGE SWALES INSTALLED WITHIN SUCH EASEMENT AREAS SHALL BE MAINTAINED AS PROVIDED IN THE NEIGHBORHOOD. DECLARATION. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN
- 9. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS. ABUTTING AND COINCIDENT WITH A PUBLIC OR PRIVATE STREET RIGHT OF WAY A NON-EXCLUSIVE 10.00 FOOT WIDE PERPETUAL PUBLIC AND PRIVATE UTILITY EASEMENT (UNLESS OTHERWISE NOTED), ANY PUBLIC OR PRIVATE 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 OR PRIVATE UTILITY" (AND APPLICABLE VARIATIONS THEREOF) AS USED HEREIN SHALL INCLUDE. BUT NOT BE LIMITED TO. FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).

10. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE

- 11. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS E, F, G, H AND O 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.
- 12. THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON WITHIN AND BETWEEN LOTS 17 & 18 BLOCK F, LOTS 7 & 8, 12 & 13, 20 & 21, 28 & 29, 32 & 33, 39 & 40 AND 47 & 48 BLOCK H, LOTS 11 & 12 BLOCK I, LOTS 18 & 19, 25 & 26 BLOCK J 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, COMPRÉSSORS 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.
- 13. 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 FARALLON FIELDS 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 RIGHTS-OF-WAY 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.
- 14.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.
- 15. TRACTS E. F. G. H AND O SHALL BE OWNED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR LANDSCAPING, IRRIGATION, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. FARALLON FIELDS 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 ANY DRAINAGE FACILITY AND IMPROVEMENT LOCATED THEREON WHICH IS 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.
- 16. 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 FARALLON FIELDS 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. (ii) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS, PIPING AND CURBING, INSTALLED TO EXCLUSIVELY DRAIN PRIVATE STREET IMPROVEMENTS. IF ANY AND (III) 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.
- 17. TRACTS X2, X5, Y, Y1 AND DD ARE RESERVED FOR LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS. THE AFOREMENTIONED TRACTS SHALL BE OWNED AND MAINTAINED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION INC., EXCEPT AND EXCLUDING LANDSCAPING AND RELATED IMPROVEMENTS LOCATED ON TRACTS X2 AND Y TO BE MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. PURSUANT TO INSTRUMENTS OR AGREEMENTS HEREAFTER RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CENTRAL VIERA COMMUNITY ASSOCIATION, INC. IS GRANTED A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS X2 AND Y FOR THE MAINTENANCE OF SUCH LANDSCAPING AND RELATED IMPROVEMENTS PURSUANT TO INSTRUMENTS OR AGREEMENTS RECORDED IN THE PUBLIC RECORDS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE SUCH MAINTENANCE.
- 18. THE PUBLIC FORCE MAIN EASEMENTS AND THE PUBLIC SIDEWALK EASEMENTS SHOWN ON TRACTS X2, X5, Y AND Y1 TOGETHER WITH THE PUBLIC REUSE AND PUBLIC SEWER UTILITY EASEMENT SHOWN ON TRACT DD ARE GRANTED TO BREVARD COUNTY, FLORIDA.
- 19. THE PUBLIC WATER UTILITY EASEMENT SHOWN ON TRACT DD IS GRANTED TO THE CITY OF COCOA, FLORIDA.
- 20.TRACT EE IS HERE BY DEDICATED TO BREVARD COUNTY FOR A SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- 21.THE 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHOWN ON LOTS 24/25, BLOCK H ON SHEETS 3 AND 9 OF THIS PLAT IS GRANTED TO THE CITY OF COCOA FOR THE OPERATION, MAINTENANCE, CONSTRUCTION OF POTABLE WATER FACILITIES ALONG WITH INGRESS AND EGRESS ASSOCIATED WITH SAME AND TO BREVARD COUNTY FOR THE OPERATION, MAINTENANCE, CONSTRUCTION OF REUSE WATER FACILITIES ALONG WITH INGRESS AND EGRESS ASSOCIATED WITH SAME. 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 AREA REFERENCED IN THIS NOTE IS PROHIBITED.

### **SEE SHEET 2 FOR TRACT TABLE**

### SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905" UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.

### **ABBREVIATIONS**

NR NON-RADIAL

NTS NOT TO SCALE

NTI NON-TANGENT

BOOK

PB PLAT BOOK

' INTERSECTION

NTL NON-TANGENT LINE

PCP PERMANENT CONTROL

PCC POINT OF COMPOUND P.U.E CURVATURE

ORB OFFICIAL RECORDS

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

FT FOOT/FEET

N NORTH

- EX EXISTING FD FOUND
- PCT PREFERRED COVER PKD PARKER-KALEN NAIL AND DISK PG(S) PAGE(S)

  - TYP TYPICAL **UE UTILITY EASEMENT** VSD VIERA STEWARDSHIP DISTRICT POB POINT OF BEGINNING W WEST

### - THIS PLAT PREPARED BY

POC POINT OF COMMENCEMENT

**EASEMENT** 

EASEMENT

RPB ROAD PLAT BOOK

R/W RIGHT-OF-WAY

PLANNED UNIT

PUBLIC UTILITY

PRC CURVATURE

P.U.D. DEVELOPMENT

R RADIUS

S SOUTH

POINT OF REVERSE

PUBLIC SIDEWALK

B.S.E. CONSULTANTS. INC. DATE: 4/8/24 CONSULTING - ENGINEERING - LAND SURVEYING DESIGN/DRAWN: HAK/JW PROJECT# 11600

DRAWING# 11600\_302\_001

PLAT BOOK PAGE SHEET 1 OF 10

KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in

#### fee simple of the lands described in **FARALLON FIELDS AT VIERA - PHASE 2**

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates Rights-of-Way of Viedma Lane, Karelian Drive, Resago Drive, Walo Drive, Kiska Court, Toliman Place and the public forcemain, sewe reuse and sidewalk easements shown hereon to Brevard County for public use and hereby dedicates Tract EE to Brevard County as a Sanitary Sewer Lift Station. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right of interest therein.

7380 MURRELL ROAD, SUITE 201 MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

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 V or have produced

the above date.

comm. Expires July 25, 2027

### **CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 08/31/2023 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 hdee and that said land are located in Brevard County Florida.

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 the Rights-of-Way of Viedma Lane, Karelian Drive, Resago Drive, Walo Drive, Kiska Court, Toliman Place, Tract EE and the public force main, sewer, reuse and sidewalk easements dedicated for the public use on this plat.

Jason Steele, Chair

Clerk of the Board

ATTEST:

ATTEST:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Jason Steele, Chair

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 , File No.

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

# FARALLON FIELDS AT VIERA - PHASE 2

## SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

#### **FARALLON FIELDS AT VIERA - PHASE 2**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

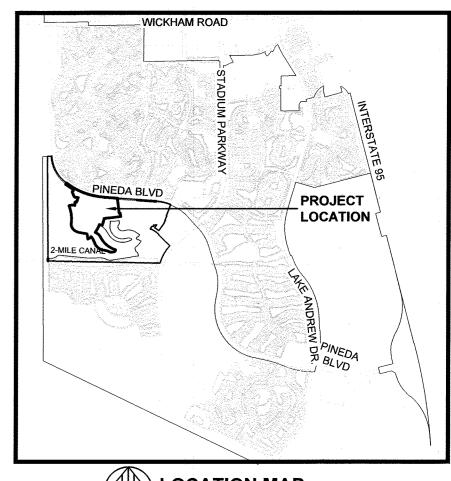
BEGIN AT THE SOUTHEAST CORNER OF PINEDA BOULEVARD, A 120.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SENDERO COVE & SIERRA COVE AT OF PINEDA BOULEVARD ACCORDING TO THE PLAT OF SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5 AS RECORDED IN PLAT BOOK 70, PAGE 15, PUBLIC 490.00 FEET, A CENTRAL ANGLE OF 27°29'19", A CHORD BEARING OF S85°00'20"W, AND A CHORD LENGTH OF 232.84 FEET), A DISTANCE OF 235.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 85°26'38", A CHORD BEARING OF S36°18'00"E, AND A CHORD LENGTH OF 461.34 FEET), A DISTANCE OF 507.03 FEET TO THE END OF SAID CURVE; THENCE S79°01'19"E. A SOUTHWEST, AND HAVING A RADIUS OF 470,00 FEET, A CENTRAL ANGLE OF 10°44'21", A CHORD BEARING OF S73°39'09"E, AND A CHORD LENGTH OF 87.96 FEET), A DISTANCE OF 88.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S09°30'04"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 198.03 FEET TO A NON-TANGENT INTERSECTION WITH 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 125.00 FEET, A CENTRAL ANGLE OF 35°23'44", A CHORD BEARING OF N63°20'31"E, AND A CHORD LENGTH OF 76.00 FEET). A DISTANCE OF 77.22 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST. AND HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 02°58'49", A CHORD BEARING OF N44°09'14"E, AND A CHORD LENGTH OF 81.13 FEET), A DISTANCE OF 81.14 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 30°07'59", A CHORD BEARING OF S30°09'29"E, AND A CHORD LENGTH OF 244.34 FEET), A DISTANCE OF 247.18 FEET TO A POINT OF REVERSE CURVATURE: THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 65°43'02". A CHORD BEARING OF \$47°57'00"E, AND A CHORD LENGTH OF 504.59 FEET), A DISTANCE OF 533.35 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 1120.00 FEET, A CENTRAL ANGLE OF 12°10'45", A CHORD BEARING OF \$74°43'08"E. AND A CHORD LENGTH OF 237.63 FEET), A DISTANCE OF 238.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 30°48'07", A CHORD BEARING OF S84°01'49"E, AND A CHORD LENGTH OF 95.61 FEET). A DISTANCE OF 96.77 FEET TO THE END OF SAID CURVE; THENCE N80°34'08"E, A DISTANCE OF 102.42 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 65.00 FEET, A CENTRAL ANGLE OF 91°01'40". A CHORD BEARING OF N35°03'18"E, AND A CHORD LENGTH OF 92.74 FEET), A DISTANCE OF 103.27 FEET TO A NON-TANGENT INTERSECTION WITH 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 980.00 FEET, A CENTRAL ANGLE OF 46°20'28", A CHORD BEARING OF N50°19'14"W, AND A CHORD LENGTH OF 771.20 FEET), A DISTANCE OF 792.63 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 535.00 FEET, A CENTRAL ANGLE OF 12°41'16", A CHORD BEARING OF N33°29'38"W, AND A CHORD LENGTH OF 118.23 FEET), A DISTANCE OF 118.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 29°40'20", A CHORD BEARING OF N54°40'26"W, AND A CHORD LENGTH OF 102.42 FEET), A DISTANCE OF 103.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 26°59'42", A CHORD BEARING OF N56°00'45"W, AND A CHORD LENGTH OF 88.23 FEET), A DISTANCE OF 89.05 FEET TO A NON-TANGENT INTERSECTION WITH 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 1580.00 FEET, A CENTRAL ANGLE OF 13°06'15", A CHORD BEARING OF N27°35'23"E, AND A CHORD LENGTH OF 360.57 FEET), A DISTANCE OF 361.36 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S68°57'45"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 115.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT AND A POINT ON THE BOUNDARY OF FARALLON FIELDS AT VIERA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 21, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID FARALLON FIELDS AT VIERA - PHASE 1 THE FOLLOWING 9 (NINE) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1695.00 FEET, A CENTRAL ANGLE OF 10°12'57", A CHORD BEARING OF N15°55'47"E, AND A CHORD LENGTH OF 301.82 FEET), A DISTANCE OF 302.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 2) THENCE N88°39'59"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 76.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1090 00 FEET. A CENTRAL ANGLE OF 6°25'12". A CHORD BEARING OF N85°27'23"E, AND A CHORD LENGTH OF 122.07 FEET), A DISTANCE OF 122.14 FEET TO THE END OF SAID CURVE; 4) THENCE N82°14'48"E, A DISTANCE OF 473.13 FEET; 5) THENCE N07°45'12"W, A DISTANCE OF 135.00 FEET; 6) THENCE S82°14'48"W, A DISTANCE OF 40.62 FEET; 7) THENCE N07°45'12"W, A DISTANCE OF 525.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 5°09'06", A CHORD BEARING OF N10°19'45"W, AND A CHORD LENGTH OF 16.99 FEET), A DISTANCE OF 16.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 9) THENCE N03°41'48"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 120.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID SENDERO COVE AND SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5. (SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT X1 OF SAID FARALLON FIELDS AT VIERA - PHASE 1): THENCE N86°18'12"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 543.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY-LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2745.00 FEET, A CENTRAL ANGLE OF 09°39'56", A CHORD BEARING OF N81°28'14"W, AND A CHORD LENGTH OF 462.52 FEET), A DISTANCE OF 463.07 FEET TO THE POINT OF BEGINNING. CONTAINING 61.72 ACRES, MORE OR LESS.

TRACT AREA SUMMARY TABLE						
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY			
TRACT E	1.99	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT F	5.55	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT G	6.44	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT H	2.28	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT O	6.59	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT X2 *	1.85	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT X5 *	0.10	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, ENTRY FEATURES, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT Y *	1.06	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT Y1 *	0.10	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, ENTRY FEATURES, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT DD	0.16	LANDSCAPE, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. THEIR SUCCESSORS AND/OR ASSIGNS			
TRACT EE	0.04	SANITARY SEWER LIFT STATION	BREVARD COUNTY			

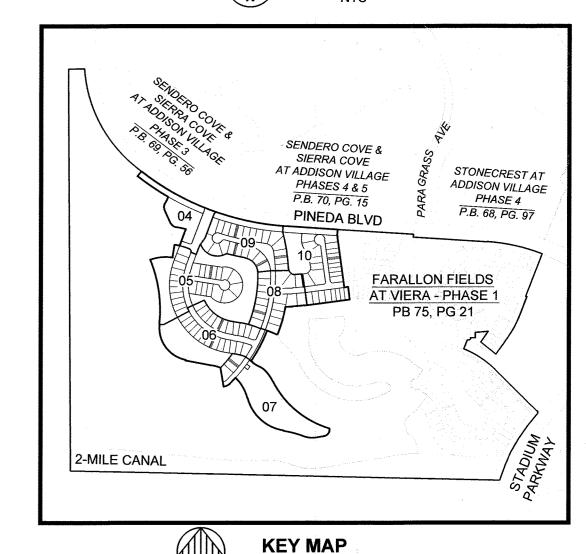
\* MAINTENANCE RESPONSIBILITIES MAY BE SHARED WITH OTHER ENTITIES AS DESCRIBED IN THE PLAT NOTES.

PLAT BOOK \_\_\_\_ \_, PAGE SHEET 2 OF 10

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST







SURVEY SYMBOL LEGEND

1/4 SECTION CORNER; MARKED AS NOTED

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

### **ABBREVIATIONS**

- ' MINUTES/FEET " SECONDS/INCHES ° DEGREES AC ACRES AL ARC LENGTH BOC BEGINNING OF CURVE CB CHORD BEARING CH CHORD LENGTH CM CONCRETE MONUMENT POB POINT OF BEGINNING DE PRIVATE DRAINAGE EASEMENT DEL CENTRAL/DELTA ANGLE E EAST
- EOC END OF CURVE EX EXISTING FD FOUND FT FOOT/FEET N NORTH NR NON-RADIAL
- NTS NOT TO SCALE NTI NON-TANGENT INTERSECTION NTL NON-TANGENT LINE ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- EASEMENT PLANNED UNIT P.U.D. DEVELOPMENT PUBLIC UTILITY P.U.E. EASEMENT R RADIUS RPB ROAD PLAT BOOK R/W RIGHT-OF-WAY
  - S SOUTH TYP TYPICAL UE UTILITY EASEMENT VSD VIERA STEWARDSHIP DISTRICT

PCC POINT OF COMPOUND CURVATURE

PCP PERMANENT CONTROL

PCT PREFERRED COVER

PKD PARKER-KALEN NAIL AND DISK

COMMENCEMENT POINT OF REVERSE

PUBLIC SIDEWALK

POINT OF

CURVATURE

PG(S) PAGE(S)

- THIS PLAT PREPARED BY -

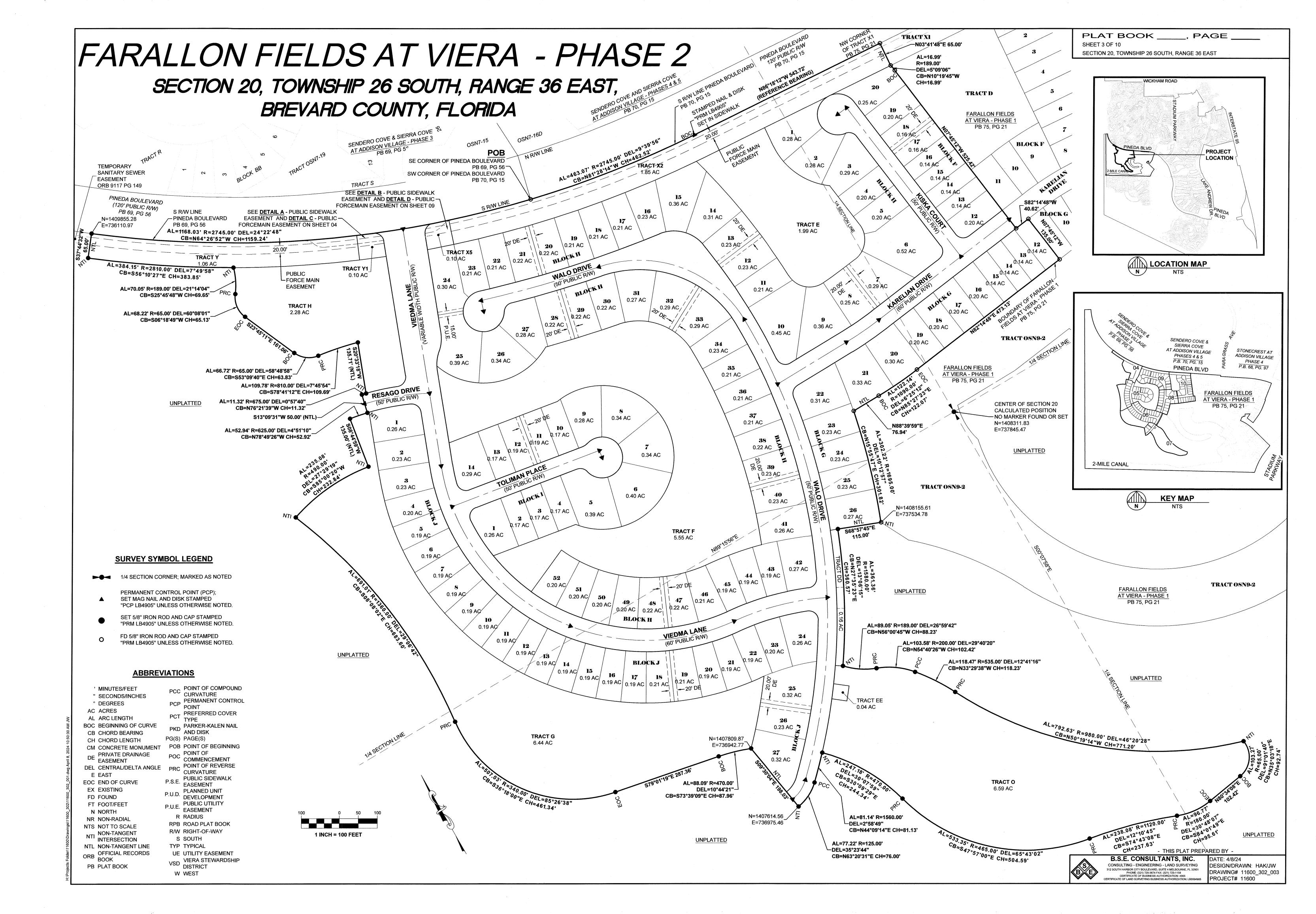
W WEST

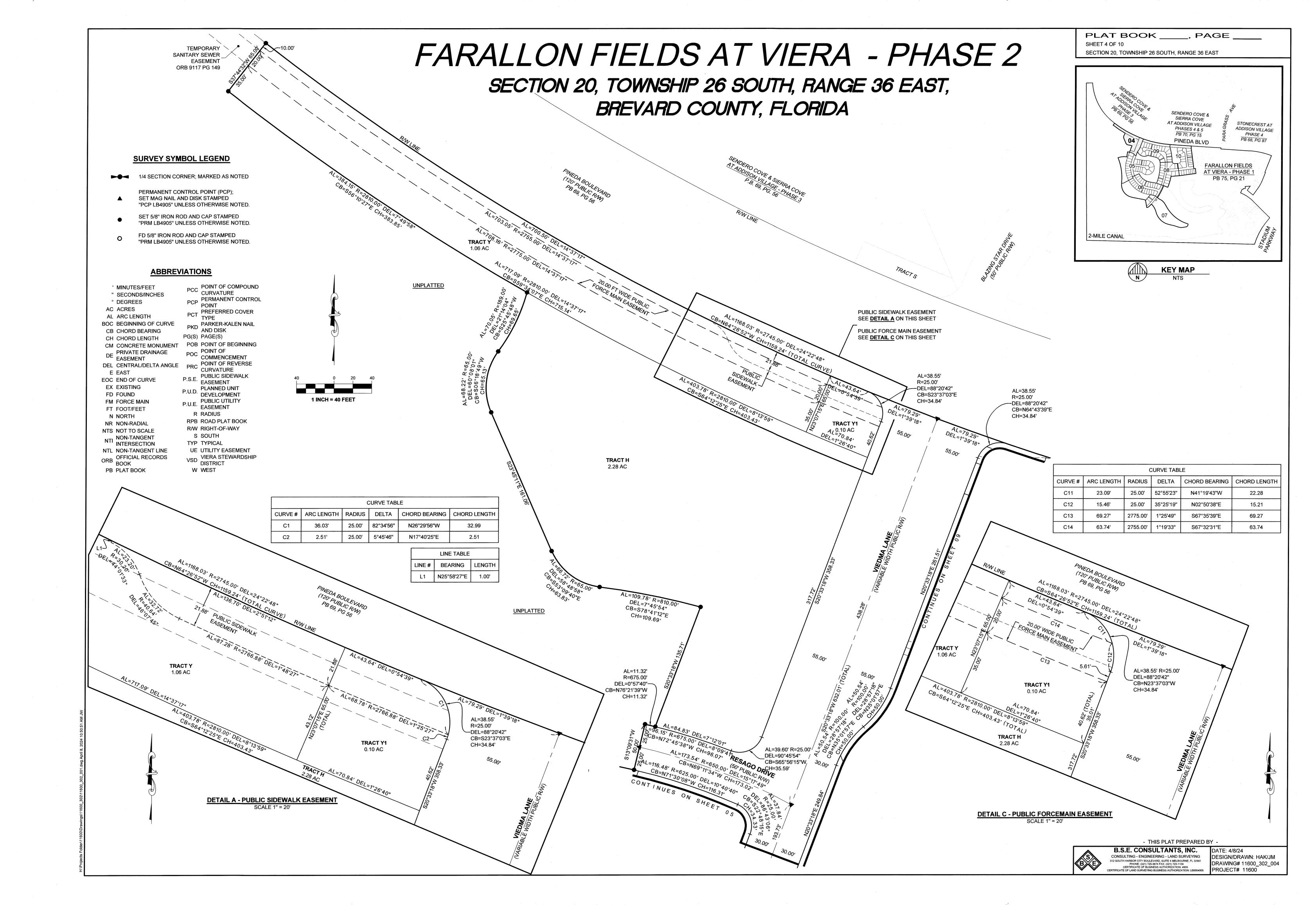


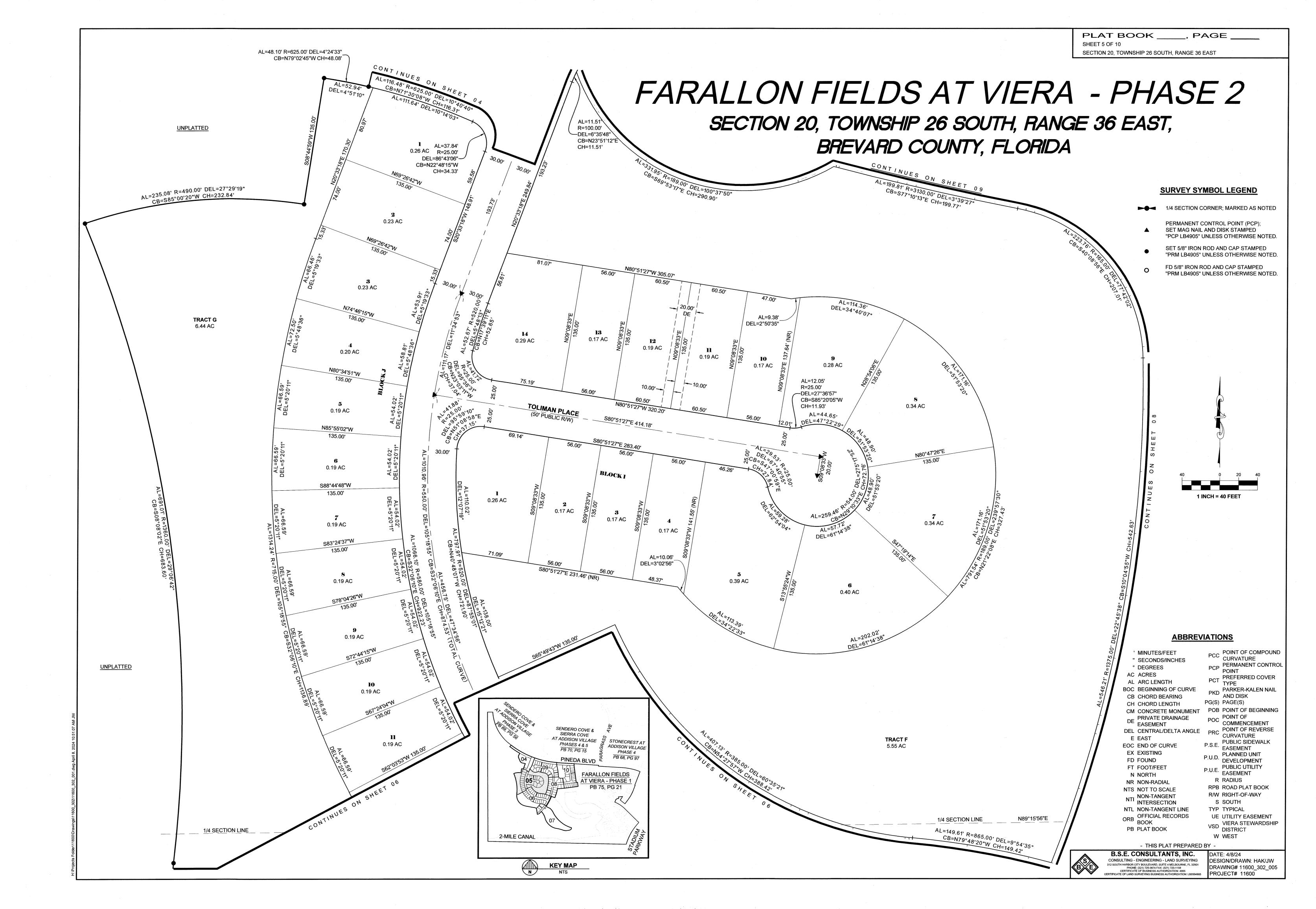
B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159

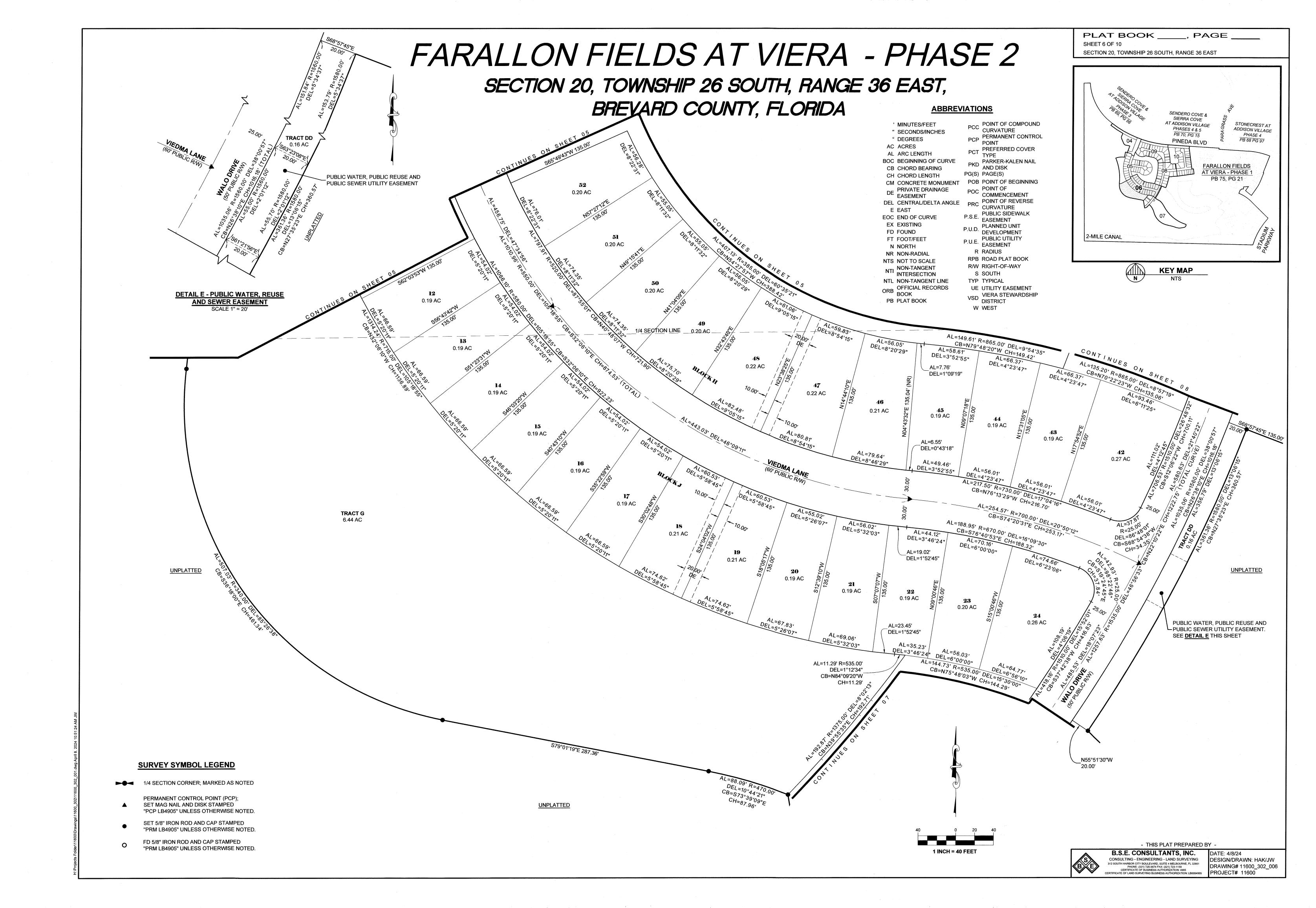
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905

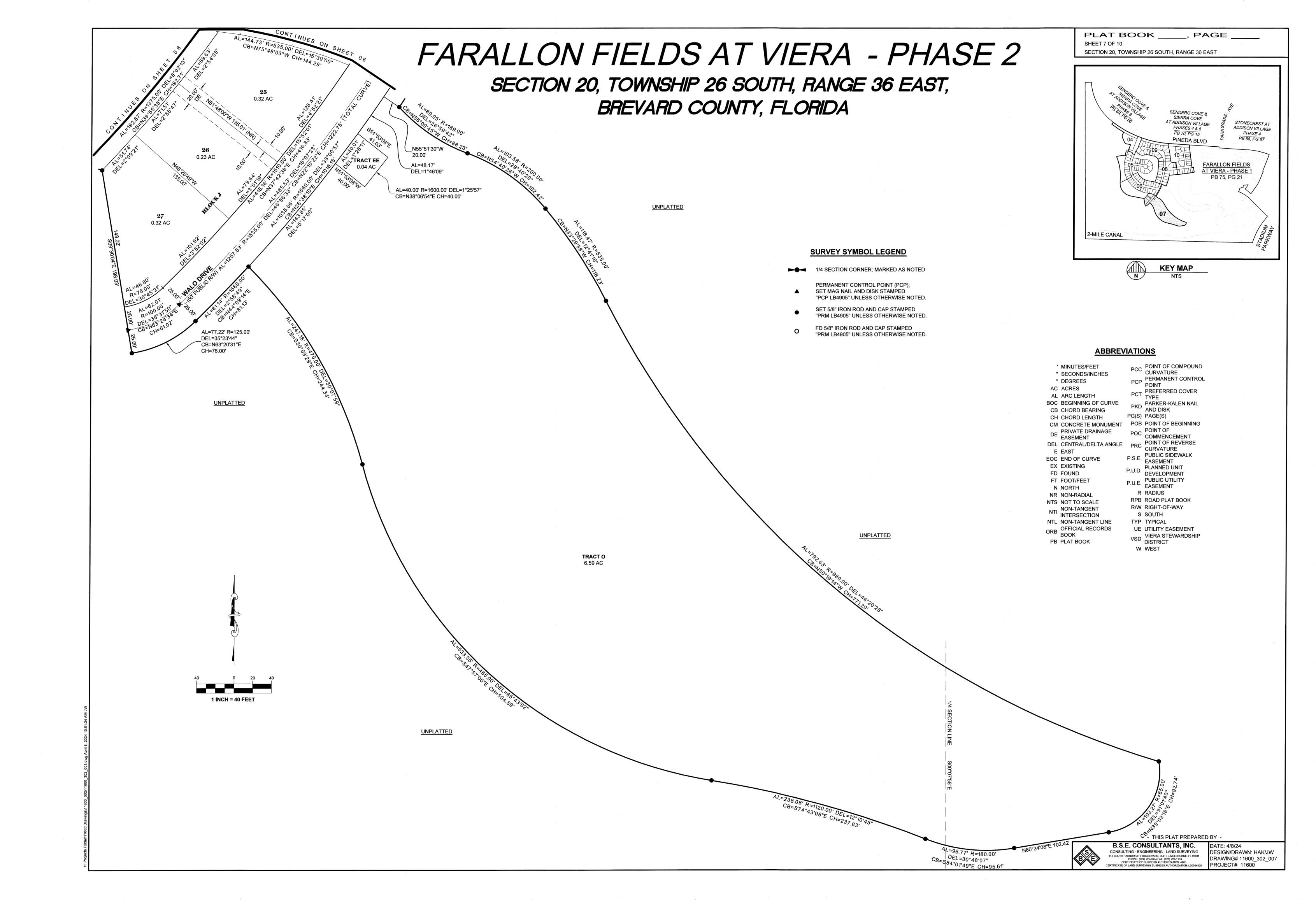
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905 DESIGN/DRAWN: HAK/JW DRAWING# 11600 302 002 PROJECT# 11600









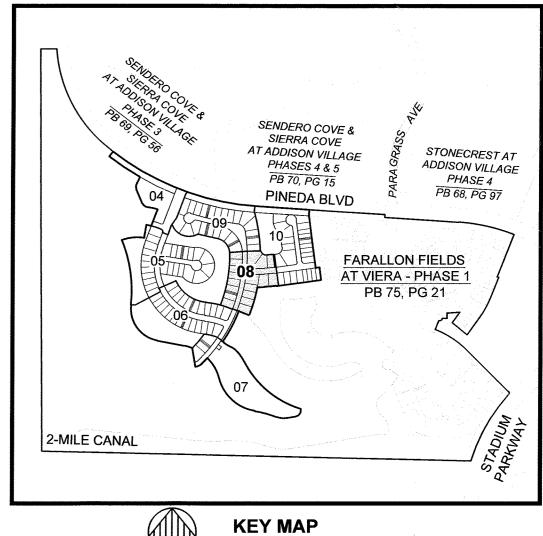


# FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



PLAT BOOK PAGE SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



- THIS PLAT PREPARED BY -

1 INCH = 40 FEET



DESIGN/DRAWN: HAK/JW DRAWING# 11600\_302\_008 PROJECT# 11600

### SURVEY SYMBOL LEGEND

1/4 SECTION CORNER; MARKED AS NOTED

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

- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.

### **ABBREVIATIONS**

PCC POINT OF COMPOUND CURVATURE ' MINUTES/FEET " SECONDS/INCHES PCP PERMANENT CONTROL POINT ° DEGREES PCT PREFERRED COVER AC ACRES AL ARC LENGTH BOC BEGINNING OF CURVE PKD PARKER-KALEN NAIL AND DISK CB CHORD BEARING PG(S) PAGE(S) CH CHORD LENGTH CM CONCRETE MONUMENT POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT DE PRIVATE DRAINAGE EASEMENT DEL CENTRAL/DELTA ANGLE PRC POINT OF REVERSE CURVATURE P.S.E. PUBLIC SIDEWALK EASEMENT EOC END OF CURVE EX EXISTING P.U.D. PLANNED UNIT DEVELOPMENT FD FOUND P.U.E. PUBLIC UTILITY EASEMENT FT FOOT/FEET N NORTH R RADIUS NR NON-RADIAL RPB ROAD PLAT BOOK

TYP TYPICAL NTL NON-TANGENT LINE ORB OFFICIAL RECORDS BOOK UE UTILITY EASEMENT VSD VIERA STEWARDSHIP DISTRICT PB PLAT BOOK

R/W RIGHT-OF-WAY

S SOUTH

W WEST

NTS NOT TO SCALE

NTI NON-TANGENT INTERSECTION

