DEDICATION

**DEL WEBB AT VIERA - PHASE 4** 

PAGE

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

## **PLAT NOTES**

- . BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°34'10"E ON THE SOUTH LINE OF TRACT U1, DEL WEBB AT VIERA PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 93, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) &
- E BREVARD COUNTY VERTICAL CONTROL G6B93 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:

ESTABLISHMENT OF AN MSBU.

- 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
- 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
- C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- 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 PROVIDER)
- 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.B), 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.B), 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 CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND 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 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. 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 CE1IAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- C. 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.
- D. 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 RECODED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- E. VIERA STEWARDSHIP DISTRICT NOTICE OF LMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- F. 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 1424, 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 JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1792, PUBLIC RECORDS OF BREVARD
- H. 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.
- I. 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 J. 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
- K. EASEMENTS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 24, 2021, IN OFFICIAL RECORDS BOOK 9270, PAGE 252, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- L. GENERAL ASSIGNMENT OF DEVELOPMENT RIGHTS, PERMITS, AND APPROVALS RECORDED SEPTEMBER 24, 2021, IN OFFICIAL RECORDS BOOK 9270, PAGE 262, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

N. RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187, IN THE PUBLIC

- M. DEVELOPMENT EASEMENTS AGREEMENT RECORDED SEPTEMBER 24, 2021, IN OFFICIAL RECORDS BOOK 9270, PAGE 321, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 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.
- O. TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- P. 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.
- Q. AGREEMENT BY AND BETWEEN THE VIERA STEWARDSHIP DISTRICT AND PULTE HOME COMPANY, LLC, REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT.
- R. ASSESSMENTS RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1374. PUBLIC RECORDS OF BREVARD
- S. TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1701 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- T. 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.
- U. MEMORANDUM OF AGREEMENTS RECORDED SEPTEMBER 24, 2021, IN OFFICIAL RECORDS BOOK 9270, PAGE 313, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- V. MEMORANDUM OF GOLF FACILITIES MEMBERSHIP AND USAGE AGREEMENT RECORDED NOVEMBER 23, 2021, IN OFFICIAL RECORDS BOOK 9335, PAGE 2438, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

11. THE FOLLOWING NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT

- A. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS B, C, E, AND F 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 DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH STORM WATER MANAGEMENT FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- 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 ENVIRONMENTAL AREAS.
- 12. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 4 AND 5 AND 17 AND 18 OF BLOCK A, LOTS 3 AND 4 OF BLOCK D, LOT 1 OF BLOCK E, LOTS 12 AND 13 AND 26 AND 27 OF BLOCK F, LOTS 4 AND 5 OF BLOCK G, LOTS 7 AND 8 AND 17 AND 18 OF BLOCK H, LOTS 5 AND 6 AND AND 13 AND 14 OF BLOCK I. LOTS 5 AND 6 AND 14 AND 15 OF BLOCK M, LOTS 6 AND 7 OF BLOCK N ARE 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 WATER MAIN EASEMENT THROUGH TRACT G AS SHOWN ON SHEET 2 OF THIS PLAT IS DEDICATED TO THE CITY OF COCOA FOR THE MAINTENANCE, REPAIR AND OPERATION OF WATER MAIN IMPROVEMENTS, TOGETHER WITH VEHICULAR AND PEDESTRIAN
- 14. THE 15.00 FOOT WIDE PUBLIC REUSE MAIN EASEMENT THROUGH TRACT C3 SHOWN ON SHEETS 2 AND 7 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
- 15. 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 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.
- 16. 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.
- 17. 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.
- 18. 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 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
- 19. 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.
- 20. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION. INC. OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE CENTRAL VIERA COMMUNITY DECLARATION REFERENCED HEREIN.
- 21. TRACTS A, A1, A2, B1, C1, C2, D, D1, E1, AND E2 ARE RESERVED FOR LANDSCAPING, PRIVATE UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
- 22. TRACTS B. C. E. AND F ARE FOR VSD DRAINAGE SYSTEM, FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION INC.
- 23. TRACT F1 IS RESERVED FOR LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION INC.
- 24. TRACT G SHALL BE RESERVED FOR SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, UTILITIES, RECREATIONAL IMPROVEMENTS AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
- 25. TRACT C3 SHALL BE RESERVED FOR SIDEWALKS, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
- 26. TRACT ZZ IS RESERVED FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, LANDSCAPING, IRRIGATION, HARDSCAPE AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION INC.
- 27.IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, 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.
- 28. ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREIN SHALL ALSO BE EASEMENTS FOR INGRESS AND EGRESS ASSOCIATED WITH MAINTENANCE OF THE ADJACENT STORMWATER TRACTS

## STATE PLANE COORDINATE NOTES:

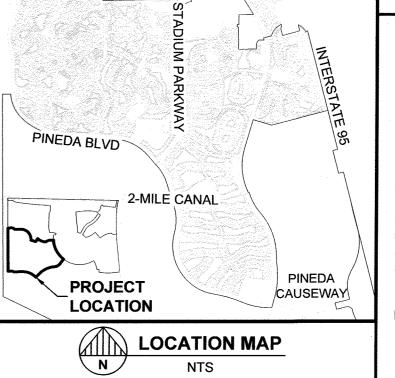
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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.

COMBINED CONVERGENCE N METERS **EASTING E METERS** N. LATITUDE W. LONGITUDE SCALE FACTOR | ANGLE DESIGNATION PID NORTHING 434.746.017 225,227.354 28°15'26.19982" 080°44'34.43002" 0.99994903 (+)0°07' 18.2" DURAN AZ MK 6 AK7519 1,426,329.224 738,933,411 433.682.642 740,680,093 225,759.744 28°14'51.61826" 080°44'14.98184" 0.99994936 (+)0°07' 27.3" **BREVARD GPS 1090** AK7524 1,422,840.468 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" 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.

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.



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

BEGIN AT THE SOUTHWEST CORNER OF TRACT U1, DEL WEBB AT VIERA-PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 93, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE BOUNDARY OF SAID DEL WEBB AT VIERA - PHASE 3 THE FOLLOWING 15 (FIFTEEN) COURSES AND DISTANCES; 1) N89°34'10"E A DISTANCE OF 75.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 65°29'50", A CHORD BEARING OF S75°16'18"E AND A CHORD LENGTH OF 196.91 FEET), A DISTANCE OF 208.05 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 3) THENCE N89°34'10"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 260.37 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 402.00 FEET, A CENTRAL ANGLE OF 83°01'20", A CHORD BEARING OF S48°55'10"E AND A CHORD LENGTH OF 532.86 FEET), A DISTANCE OF 582.50 FEET TO THE END OF SAID CURVE: 5) THENCE S07°24'30"E A DISTANCE OF 77.05 FEET: 6) THENCE S08°47'10"W, A DISTANCE OF 20.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 525.00 FEET, A CENTRAI ANGLE OF 14°10'23", A CHORD BEARING OF S74°07'38"E AND A CHORD LENGTH OF 129.54 FEET), A DISTANCE OF 129.87 FEET TO THE END OF SAID CURVE; 8) THENCE S67°02'27"E A DISTANCE OF 43.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°49'46", A CHORD BEARING OF N70°02'40"E AND A CHORD LENGTH OF 34.05 FEET), A DISTANCE OF 37.45 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 662.50 FEET, A CENTRAL ANGLE OF 11°21'55", A CHORD BEARING OF N32°48'45"E AND A CHORD LENGTH OF 131.20 FEET), A DISTANCE OF 131.41 FEET TO A NON-TANGENT INTERSECTION WITH A LINE TO THE SOUTHEAST; 11) THENCE \$51°30'18"E. ALONG SAID NON-TANGENT LINE, A DISTANCE OF 95.00 FEET; 12) THENCE S67°02'27"E. A DISTANCE OF 151.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 248.00 FEET, A CENTRAL ANGLE OF 27°31'37", A CHORD BEARING OF S80°48'15"E AND A CHORD LENGTH OF 118.01 FEET), A DISTANCE OF 119.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 14) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 192.00 FEET, A CENTRAL ANGLE OF 45°10'09", A CHORD BEARING OF N63°26'12"E AND A CHORD LENGTH OF 147.47 FEET), A DISTANCE OF 151.36 FEET TO THE END OF SAID CURVE; 15) THENCE N86°01'17"E, A DISTANCE OF 176.38 FEET TO THE SOUTHEAST CORNER OF TRACT N OF SAID DEL WEBB AT VIERA - PHASE 3 AND A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF 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 AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 48°00'12", A CHORD BEARING OF S27°58'49"E AND A CHORD LENGTH OF 870.47 FEET), A DISTANCE OF 896.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S38°01'12"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 177.00 FEET; THENCE 62-2841(c)(d) as amended. S31°14'54"W, A DISTANCE OF 25.41 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 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; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE OF 45°20'22", A CHORD BEARING OF S63°51'35"W AND A CHORD LENGTH OF 729.98 FEET), A DISTANCE OF 749.38 FEET TO THE END OF SAID CURVE; THENCE S41°11'24"W, A DISTANCE OF 139.77 FEET; THENCE N49°52'22"W, A DISTANCE OF 112.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 41°21'29", A CHORD BEARING OF N70°33'06"W AND A CHORD LENGTH OF 456.95 FEET), A DISTANCE OF 467.03 FEET TO THE END OF SAID CURVE; THENCE S88°46'09"W, A DISTANCE OF 382.11 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 SOUTH AND HAVING A RADIUS OF 177.00 FEET, A CENTRAL ANGLE OF 51°09'09", A CHORD BEARING OF N82°57'29"W AND A CHORD LENGTH OF 152.83 FEET), A DISTANCE OF 158.02 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; THENCE S89°34'10"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 75.00 FEET TO THE EAST LINE OF THAT CERTAIN 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 725, PAGE 563, PUBLIC RECORDS OF BREVARD COUNTY,

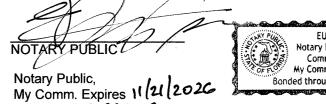
PLAT BOOK **WICKHAM ROAD** SHEET 1 OF 7 SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST KNOW ALL MEN BY THESE PRESENTS, Pulte Home Company, LLC, a Michigan Limited Liability Company, being the owner in fee simple of the lands described in Hereby dedicates said lands and this plat for the uses and purposes therein expressed 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 across Tract "ZZ" and all private streets thereon for access and maintenance of potable 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 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 or interest therein.

Pulte Home Company, LLC

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_\_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this <u>02/27/2024</u> 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 individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officer 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.

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



EUGENIA RIOS-DORIA Notary Public - State of Florida Commission # HH 334450 Bonded through National Notary As

**CERTIFICATE OF SURVEYOR** 

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 9/25/23 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 ents of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-284

(c)(d) as amended and that said lands are located in Brevard County, Flori Registration Nu

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

Comm. No. 144334450

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

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 ingress/egress easements for emergency vehicles dedicated for public use on this plat.

ason Steele, Chair

ATTEST: Clerk of the Board

> **CERTIFICATE OF APPROVAL** BY BOARD OF COUNTY COMMISSIONERS

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

Jason Steele, Chair

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 for

. File No.

B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901

FLORIDA; THENCE N00°25'50"W, ALONG THE EAST LINE OF SAID 95.00 FOOT WIDE

THE POINT OF BEGINNING. CONTAINING 66.24 ACRES MORE OR LESS.

FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 1750.81 FEET TO

- THIS PLAT PREPARED BY

DESIGN/DRAWN: HAK/DHF PROJECT# 11568

SEE SHEET 3 FOR TRACT TABLE

DRAWING# 11568 305 001

record on

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

BREVARD COUNTY, FLORIDA.

