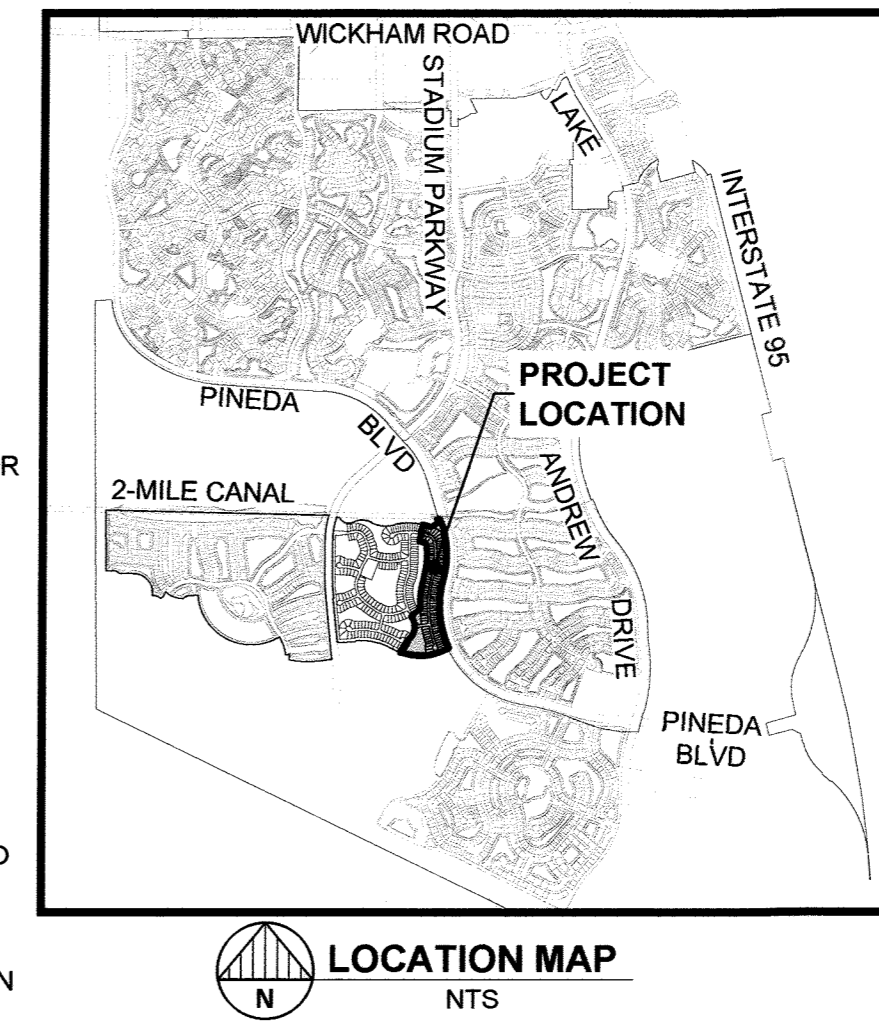


# CROSSMOLINA-PHASE 2

## SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 1 OF 7  
SECTION 21 AND 28, 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

**CROSSMOLINA-PHASE 2**  
Hereby dedicates said lands and plat for the uses and purposes therein expressed in the general notes and hereby dedicates the Rights-of-Way of Crossmolina Drive, Commensura Drive, Aragon Lane, the Public Sidewalk Easements, and the Sanitary Sewer Easement, to Brevard County for public use. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and tracts shown hereon shall be owned and maintained privately or by the Viera Stewardship District as described here on and the public and Brevard County have no right or interest therein.

By:   
President: Todd J. Pokrywa

Attest:   
Secretary: Benjamin E. Wilson

THE VIERA COMPANY  
7380 MURRELL ROAD, SUITE 201  
MELBOURNE, FLORIDA 32904

STATE OF FLORIDA COUNTY OF BREVARD  
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> September, 2024 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 on the above date.  
  
NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 02/07/2024 the 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 62-284 (c)(d) as amended; and that said lands are located in Brevard County, Florida.  
  
Registration Number 5611  
LESLIE E. HOWARD  
B.S.E. Consultants, Inc.  
312 South Harbor City Boulevard, Suite #4  
Melbourne, Fla. 32901  
Certificate of Authorization Number: LB-0004905

**CERTIFICATE OF COUNTY SURVEYOR**  
I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-284(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 Crossmolina Drive, Commensura Drive, Aragon Lane, the Public Sidewalk Easements, and Sanitary Sewer Easement, dedicated for the public use on this plat.  
Jason 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**  
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 \_\_\_\_\_ File No. \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
Clerk of the Circuit Court in and for Brevard County, Fla.

**PLAT NOTES**

- BEARING REFERENCE: ASSUMED BEARING OF N17°12'45"W ON THE WEST RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, ACCORDING TO THE PLAT OF PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G", AND "H" PHASES 1-3, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARKS G6883 AND G6884 ARE LOCATED IN THE VICINITY OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:
  - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
  - EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
  - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE 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 ANNEXMENT 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.
  - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CROSSMOLINA NEIGHBORHOOD AREA, AS RECORDED IN OFFICIAL RECORDS BOOK 9853, PAGE 2520, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (HEREINAFTER THE "NEIGHBORHOOD DECLARATION").
  - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5883, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013, AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020, IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1340, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - 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.
    - 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 PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  - THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH A PUBLIC STREET RIGHT-OF-WAY, A NON-EXCLUSIVE 10.00-FOOT-WIDE PERPETUAL PUBLIC UTILITY EASEMENT, UNLESS OTHERWISE NOTED. ANY UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM "UTILITY" SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP. (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
  - THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 2, 3, 6, 7, 8 & 9 BLOCK G, LOTS 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36 & 37 BLOCK F, LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 42, 43, 44, 45, 46, 47, 48, 49, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 66, 67, 68 & 69 BLOCK E, ARE 5.00 FOOT WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENTS GRANTED TO CROSSMOLINA 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. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SUCH DRAINAGE SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
  - LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORM WATER MANAGEMENT FACILITY 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.
  - THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 4, & 5 BLOCK G, LOTS 6, 7, 18, 19, 30 & 31 BLOCK F, LOTS 26, 27, 40, 41, 50, 51, 64 & 65 BLOCK E, ARE NON-EXCLUSIVE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION, 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 SUCH EASEMENT AREAS IN CONNECTION THEREWITH, NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE PRIVATE DRAINAGE EASEMENT AREAS REFERENCED IN THIS NOTE IS PROHIBITED.

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 ASHTECH 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 A2 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	(+) $0^{\circ}07' 21.2"$
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.96184"	0.99994936	(+) $0^{\circ}07' 27.3"$
1 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	(+) $0^{\circ}07' 59.6"$

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.

NOTE: 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.

**DESCRIPTION OF CROSSMOLINA SUBDIVISION-PHASE 2**

A PARCEL OF LAND LOCATED IN SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF CROSSMOLINA-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE EAST BOUNDARY OF SAID CROSSMOLINA-PHASE 1, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: 1) THENCE S11°12'15"W A DISTANCE OF 155.00 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 1215.00 FEET, A CENTRAL ANGLE OF 00°52'20", A CHORD BEARING OF 578°21'35", AND A CHORD LENGTH OF 18.50 FEET), A DISTANCE OF 18.50 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 3) THENCE S12°04'35"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 195.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 04°56'29", A CHORD BEARING OF 575°28'11", AND A CHORD LENGTH OF 88.53 FEET), A DISTANCE OF 88.56 FEET TO A POINT OF COMPOUND CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 65.00 FEET), A CENTRAL ANGLE OF 65°08'31", A CHORD BEARING OF 540°08'31", AND A CHORD LENGTH OF 74.44 FEET TO A POINT OF COMPOUND CURVATURE; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1534.00 FEET), A CENTRAL ANGLE OF 22°19'32", A CHORD BEARING OF 503°48'41"W, AND A CHORD LENGTH OF 593.98 FEET), A DISTANCE OF 597.73 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 2379.00 FEET, A CENTRAL ANGLE OF 18°43'30", A CHORD BEARING OF 506°37'42"W, AND A CHORD LENGTH OF 691.98 FEET), A DISTANCE OF 694.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 8) THENCE S54°02'33"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 174.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 01°17'24", A CHORD BEARING OF S36°36'09", AND A CHORD LENGTH OF 17.45 FEET), A DISTANCE OF 17.45 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 10) THENCE S52°45'09"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 84°06'43", A CHORD BEARING OF S04°48'30"W, AND A CHORD LENGTH OF 435.41 FEET), A DISTANCE OF 477.11 FEET TO A POINT OF REVERSE CURVATURE; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 18°02'42", A CHORD BEARING OF S37°50'30"W, AND A CHORD LENGTH OF 148.98 FEET), A DISTANCE OF 149.60 FEET TO A POINT OF REVERSE CURVATURE; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 15°16'03", A CHORD BEARING OF S36°27'11"W, AND A CHORD LENGTH OF 51.81 FEET), A DISTANCE OF 51.96 FEET TO A POINT OF REVERSE CURVATURE; 14) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 194.41 FEET, A CENTRAL ANGLE OF 23°07'35", A CHORD BEARING OF S32°31'25"W, AND A CHORD LENGTH OF 77.94 FEET), A DISTANCE OF 78.47 FEET TO THE END OF SAID CURVE; 15) THENCE S20°57'37"W, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID CROSSMOLINA - PHASE 1 AND A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GINKGO DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF LAURASIA-PHASE 1 REPLAT, AS RECORDED IN PLAT BOOK 74, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF GINKGO DRIVE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1125.56 FEET, A CENTRAL ANGLE OF 49°13'06", A CHORD BEARING OF N86°15'59"E, AND A CHORD LENGTH OF 937.42 FEET), A DISTANCE OF 966.88 FEET TO THE END OF SAID CURVE; 2) THENCE N81°39'28"E A DISTANCE OF 37.81 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 25.00 FEET, A CENTRAL ANGLE OF 86°24'53", A CHORD BEARING OF N18°26'59"E, AND A CHORD LENGTH OF 34.23 FEET), A DISTANCE OF 37.71 FEET TO A POINT OF REVERSE CURVATURE, (SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G", AND "H" PHASES 1-3, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1974.00 FEET, A CENTRAL ANGLE OF 39°44'54", A CHORD BEARING OF N04°53'00"W, AND A CHORD LENGTH OF 1342.14 FEET), A DISTANCE OF 1369.44 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1939.00 FEET, A CENTRAL ANGLE OF 32°12'12", A CHORD BEARING OF N01°06'39"W, AND A CHORD LENGTH OF 1075.53 FEET), A DISTANCE OF 1089.82 FEET TO THE END OF SAID CURVE; 3) THENCE N17°12'45"W A DISTANCE OF 157.70 FEET TO THE SOUTHEAST CORNER OF LANDINGS AT VIERA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 26, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDINGS AT VIERA, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) N89°05'29"W A DISTANCE OF 68.63 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 NORTHWEST, AND HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 121°02'09", A CHORD BEARING OF S46°47'34"W, AND A CHORD LENGTH OF 208.92 FEET), A DISTANCE OF 253.50 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1370.00 FEET, A CENTRAL ANGLE OF 6°09'23", A CHORD BEARING OF N75°44'33"W, AND A CHORD LENGTH OF 145.94 FEET), A DISTANCE OF 146.01 FEET TO THE POINT OF BEGINNING, CONTAINING 30.60 ACRES, MORE OR LESS.

TRACT AREA SUMMARY TABLE			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
*TRACT D	2.95	VSD DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT I	0.64	RECREATIONAL, LANDSCAPING, IRRIGATION, SIGNAGE, AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
**TRACT J	5.52	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.

\* VSD DRAINAGE FACILITIES WITH TRACT D WILL BE MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT.  
\*\* MAINTENANCE OF FACILITIES WITHIN TRACT J MAY BE SHARED WITH CENTRAL VIERA COMMUNITY ASSOCIATION.

- THIS PLAT PREPARED BY -

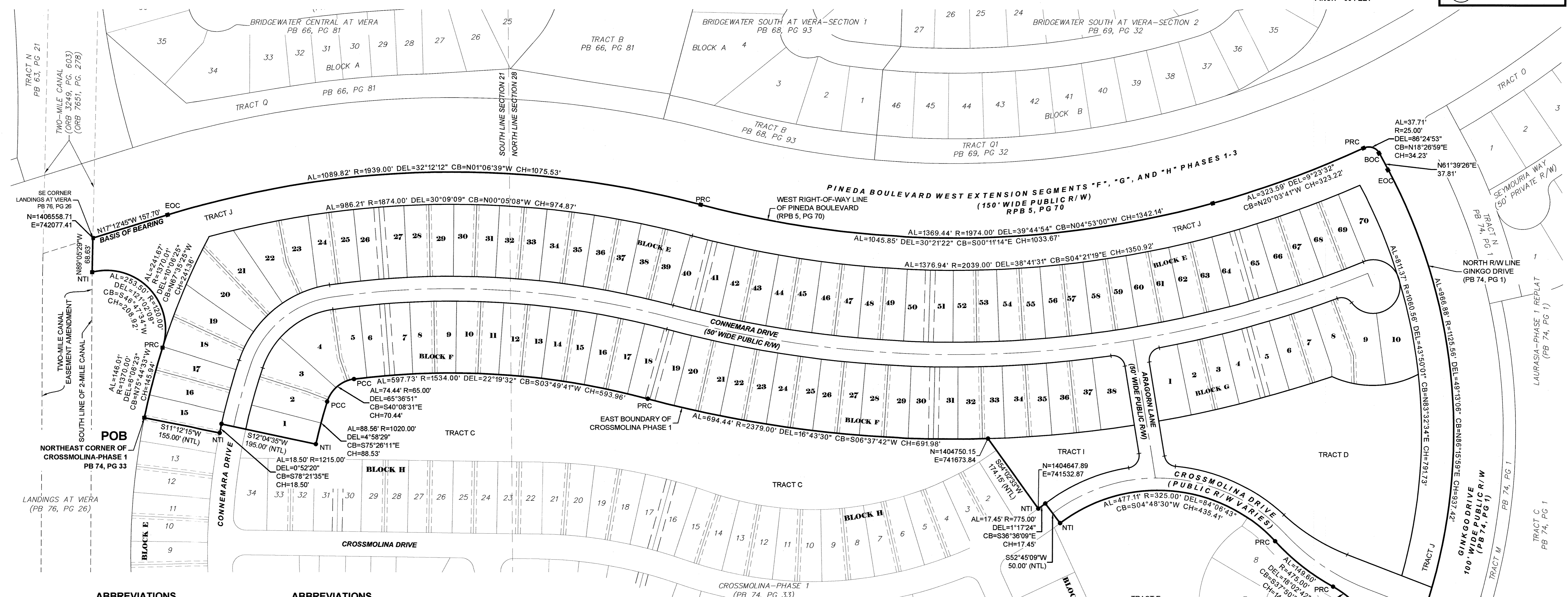
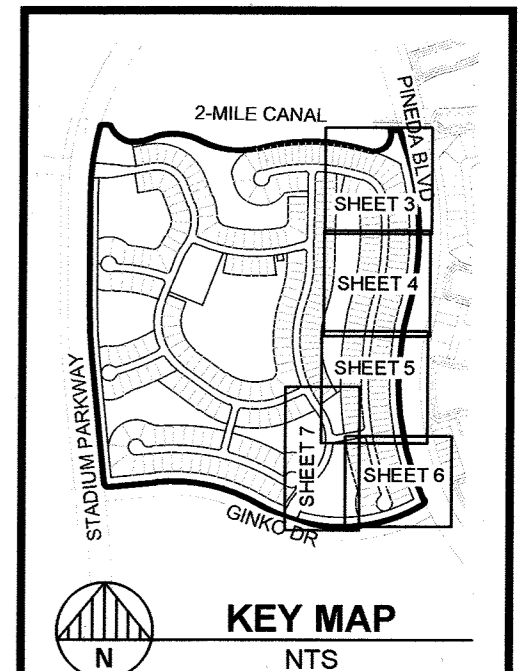
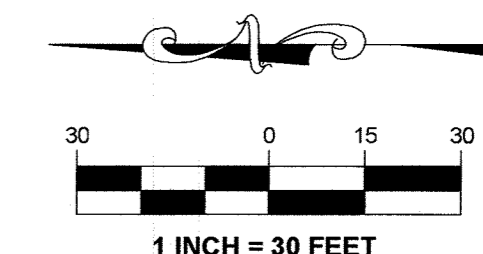
B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE #4 MELBOURNE, FL 32901  
PHONE: (321) 725-3614 FAX: (321) 725-1198  
CERTIFICATE OF BUSINESS AUTHORIZATION: 1500000000  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: L80000000

DATE: 9/13/2024  
DESIGN/DRAWN: HAK/TBS  
DRAWING# 1159903\_300\_001  
PROJECT# 115999.03

# CROSSMOLINA-PHASE 2

## SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



- |  |   |
|--|---|
| <p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>* MINUTES/FEET</li> <li>* SECONDS/INCHES</li> <li>* DEGREES</li> <li>AC ACRES</li> <li>AL ARC LENGTH</li> <li>BOC BEGINNING OF CURVE</li> <li>CB CHORD BEARING</li> <li>CH CHORD LENGTH</li> <li>CM CONCRETE MONUMENT</li> <li>DE PRIVATE DRAINAGE EASEMENT</li> <li>DEL CENTRAL/DELTA ANGLE</li> <li>E EAST</li> <li>EOC END OF CURVE</li> <li>EX EXISTING</li> <li>FBRL FRONT BUILDING RESTRICTION LINE</li> <li>FD FOUND</li> <li>FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)</li> <li>FT FOOT/FEET</li> <li>N NORTH</li> <li>NR NON-RADIAL</li> <li>NTS NOT TO SCALE</li> <li>NTI NON-TANGENT INTERSECTION</li> </ul> | <p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>NTL NON-TANGENT LINE</li> <li>OR/ORB OFFICIAL RECORDS BOOK</li> <li>PB PLAT BOOK</li> <li>PCC POINT OF COMPOUND CURVATURE</li> <li>PCP PERMANENT CONTROL POINT</li> <li>PCT PREFERRED COVER TYPE</li> <li>PDE PUBLIC DRAINAGE EASEMENT</li> <li>PKD PARKER-KALEN NAIL AND DISK</li> <li>PG(S) PAGE(S)</li> <li>POB POINT OF BEGINNING</li> <li>POC POINT OF COMMENCEMENT</li> <li>PRC POINT OF REVERSE CURVATURE</li> <li>PSE PUBLIC SIDEWALK EASEMENT</li> <li>P.U.D. PLANNED UNIT DEVELOPMENT</li> <li>P.U.E. PUBLIC UTILITY EASEMENT</li> <li>R RADIUS</li> <li>RE REUSE EASEMENT (PUBLIC)</li> <li>R/W RIGHT-OF-WAY</li> <li>TYP TYPICAL</li> <li>VSD VIERA STEWARDSHIP DISTRICT</li> <li>WM WATER MAIN EASEMENT (PUBLIC)</li> </ul> |
|--|---|

- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER, MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE 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

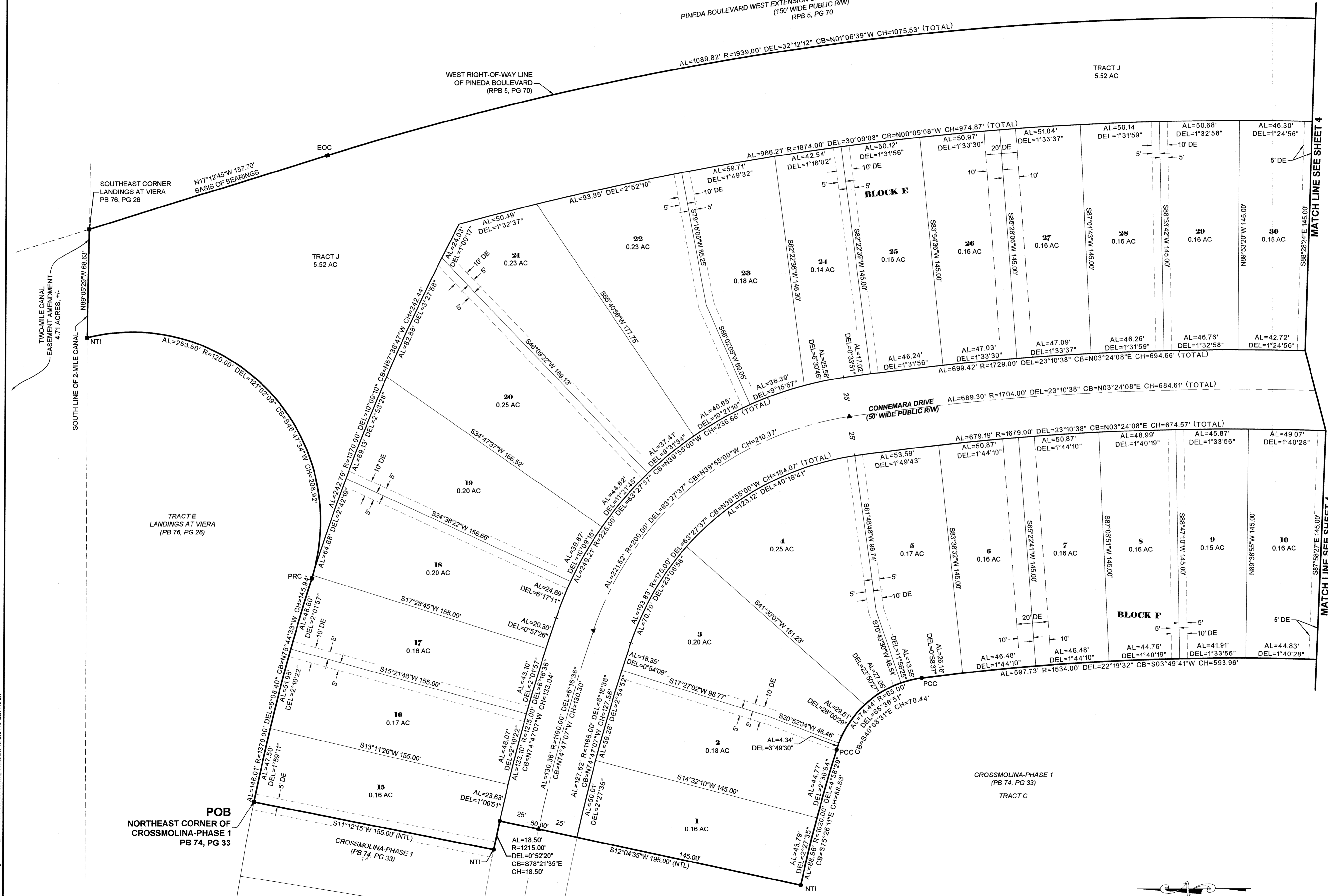
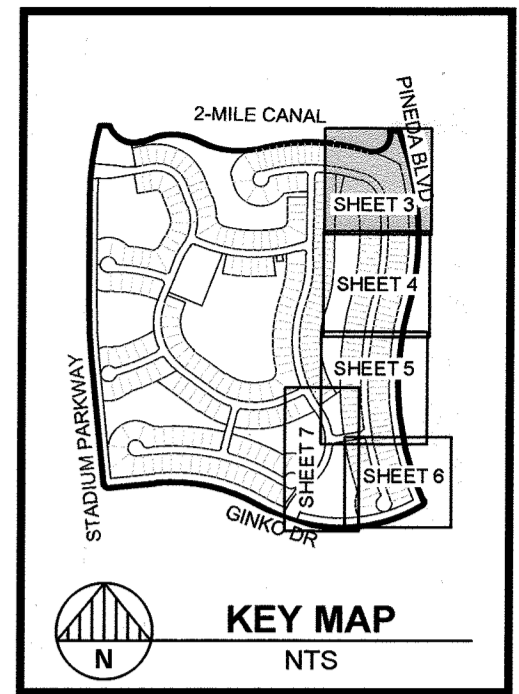
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# CROSSMOLINA-PHASE 2

## SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

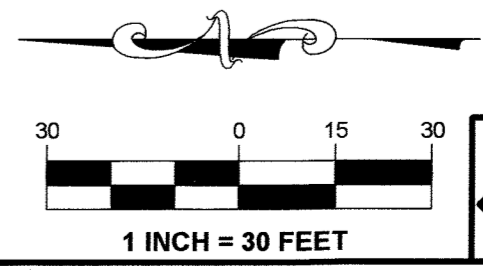
### BREVARD COUNTY, FLORIDA

PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G", AND "H" PHASES 1-3  
 (150' WIDE PUBLIC R/W)  
 RPB 5, PG 70



- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER, MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE 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
  - DE PRIVATE DRAINAGE EASEMENT
  - DEL CENTRAL/DELTA ANGLE
  - E EAST
  - EOC END OF CURVE
  - EX EXISTING
  - FBRL FRONT BUILDING RESTRICTION LINE
  - FD FOUND
  - FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)
  - FT FOOT/FEET
  - N NORTH
  - NR NON-RADIAL
  - NTS NOT TO SCALE
  - NTI NON-TANGENT INTERSECTION
  - NTL NON-TANGENT LINE
  - OR/ORB OFFICIAL RECORDS BOOK
  - PB PLAT BOOK
  - PCC POINT OF COMPOUND CURVATURE
  - PCP PERMANENT CONTROL POINT
  - PCT PREFERRED COVER TYPE
  - PDE PUBLIC DRAINAGE EASEMENT
  - PKD PARKER-KALEN NAIL AND DISK
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PRC POINT OF REVERSE CURVATURE
  - PSE PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R RADIUS
  - RE REUSE EASEMENT (PUBLIC)
  - R/W RIGHT-OF-WAY
  - TYP TYPICAL
  - VSD VIERA STEWARDSHIP DISTRICT
  - WM WATER MAIN EASEMENT (PUBLIC)



- THIS PLAT PREPARED BY -  
**B.S.E. CONSULTANTS, INC.**  
 CONSULTING - ENGINEERING - LAND SURVEYING  
 212 SOUTH HARBOR CITY BOULEVARD, SUITE 1400 BOCA RATON, FL 33432  
 PHONE: (561) 755-2824 FAX: (561) 755-1169  
 CERTIFICATE OF BUSINESS AUTHORIZATION NO. 6066  
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB000469

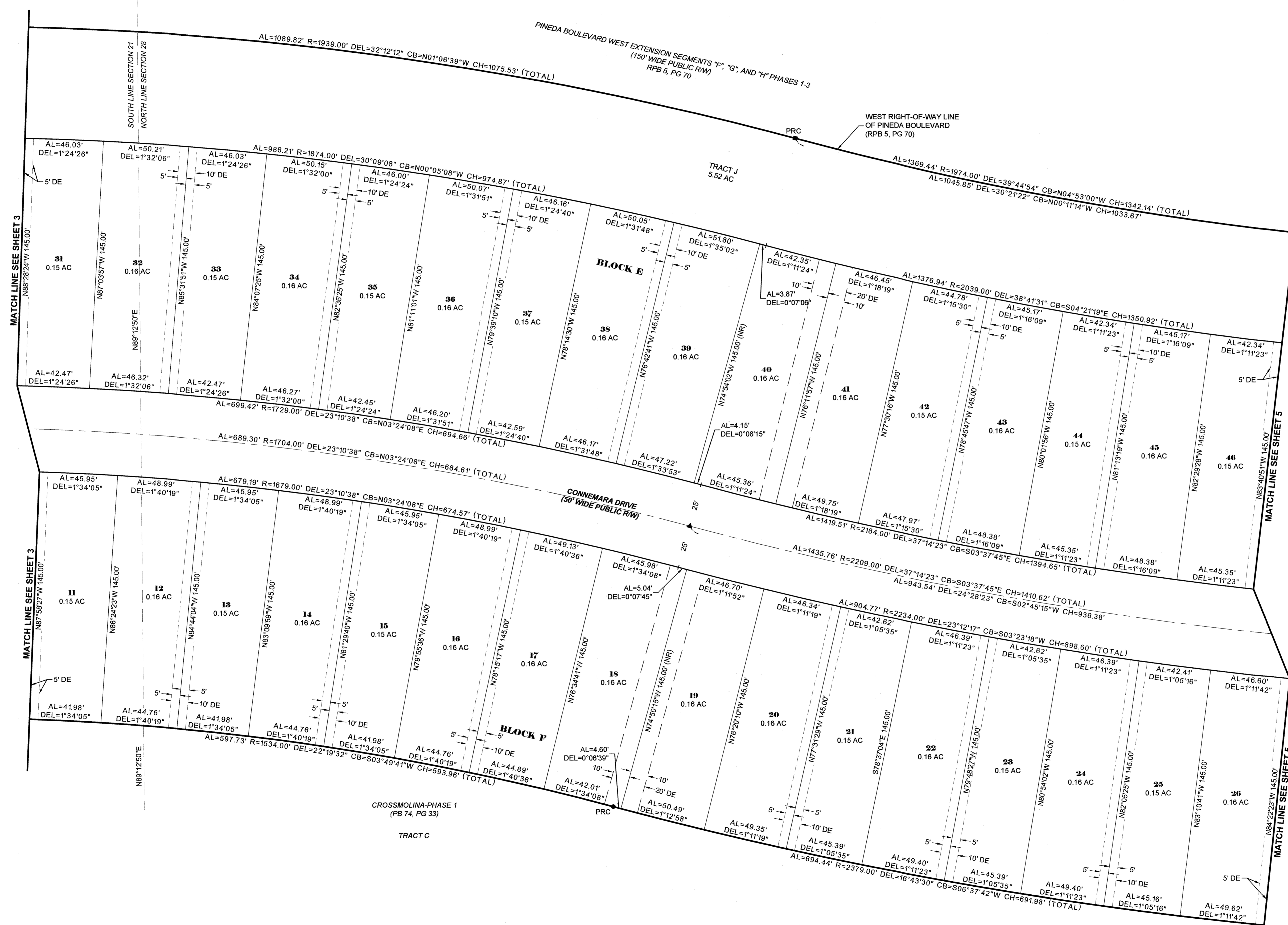
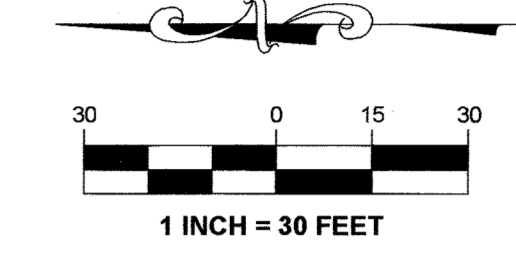
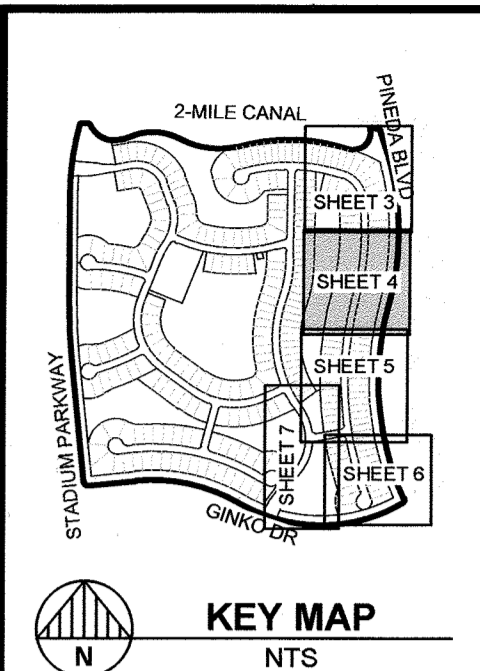
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# CROSSMOLINA-PHASE 2

## SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER, MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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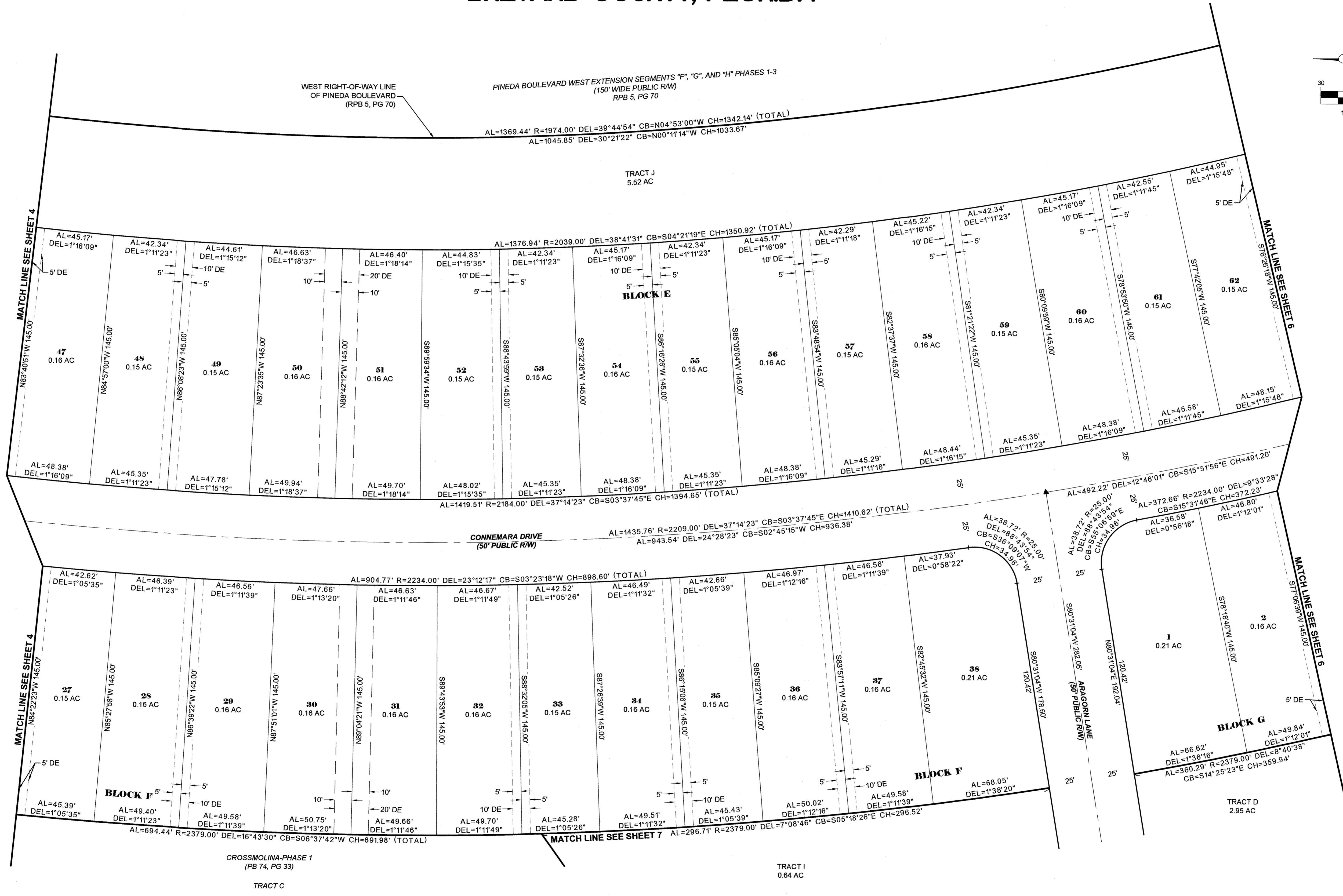
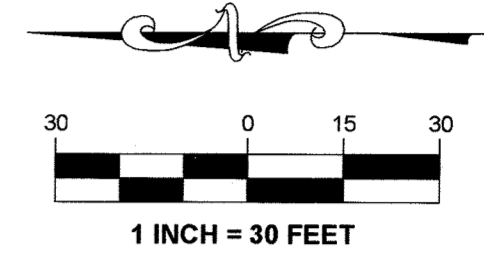
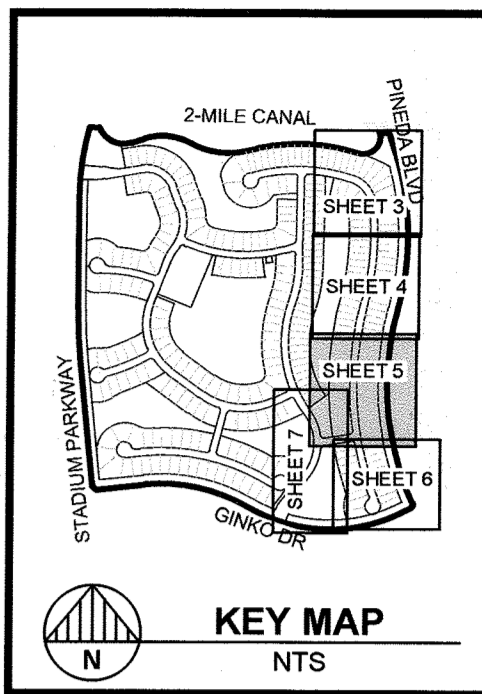
- ABBREVIATIONS**
- ' MINUTES/FEET
  - " SECONDS/INCHES
  - ° DEGREES
  - AC ACRES
  - AL ARC LENGTH
  - BOC BEGINNING OF CURVE
  - CB CHORD BEARING
  - CH CHORD LENGTH
  - CM CONCRETE MONUMENT
  - DE PRIVATE DRAINAGE EASEMENT
  - DEL CENTRAL/DELTA ANGLE
  - E EAST
  - EOC END OF CURVE
  - EX EXISTING
  - FBRL FRONT BUILDING RESTRICTION LINE
  - FD FOUND
  - FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)
  - FT FOOT/FEET
  - N NORTH
  - NR NON-RADIAL
  - NTS NOT TO SCALE
  - NTI NON-TANGENT INTERSECTION
  - NTL NON-TANGENT LINE
  - OR/ORB OFFICIAL RECORDS BOOK
  - PB PLAT BOOK
  - PCC POINT OF COMPOUND CURVATURE
  - PCP PERMANENT CONTROL POINT
  - PCT PREFERRED COVER TYPE
  - PDE PUBLIC DRAINAGE EASEMENT
  - PKD PARKER-KALEN NAIL AND DISK
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PRC POINT OF REVERSE CURVATURE
  - PSE PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R RADIUS
  - RE REUSE EASEMENT (PUBLIC)
  - RW RIGHT-OF-WAY
  - TYP TYPICAL
  - VSD VIERA STEWARDSHIP DISTRICT
  - WM WATER MAIN EASEMENT (PUBLIC)

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# CROSSMOLINA-PHASE 2

## SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



#### SURVEY SYMBOL LEGEND

- ✚ SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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#### ABBREVIATIONS

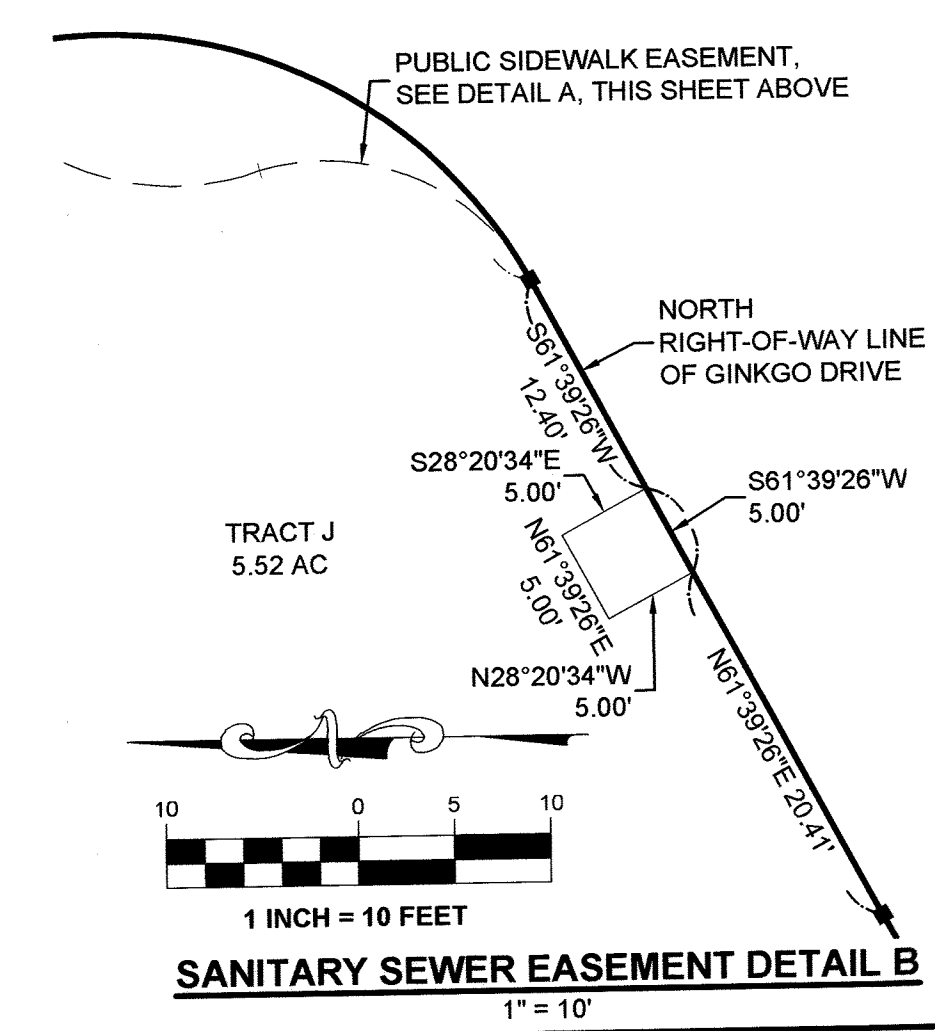
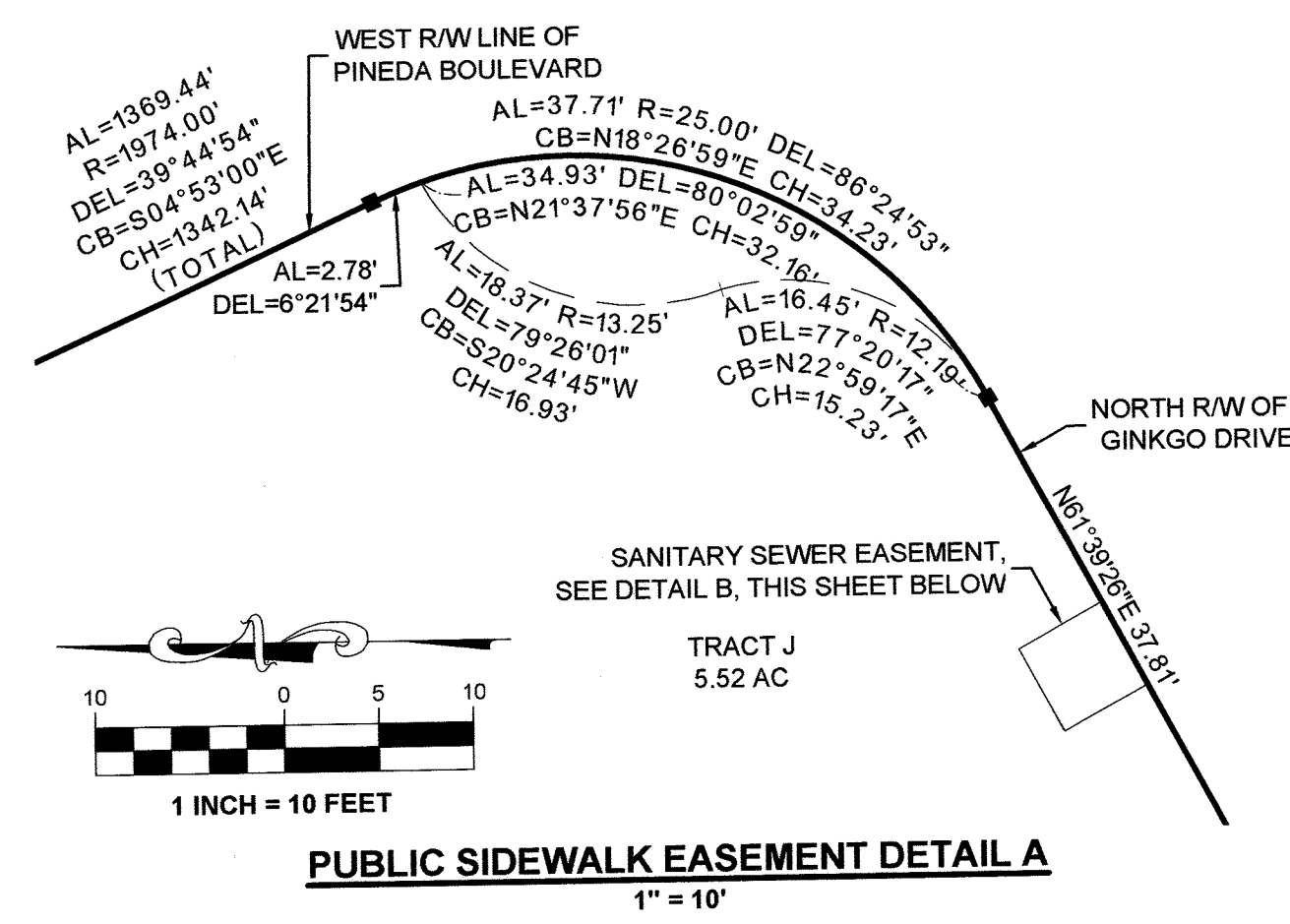
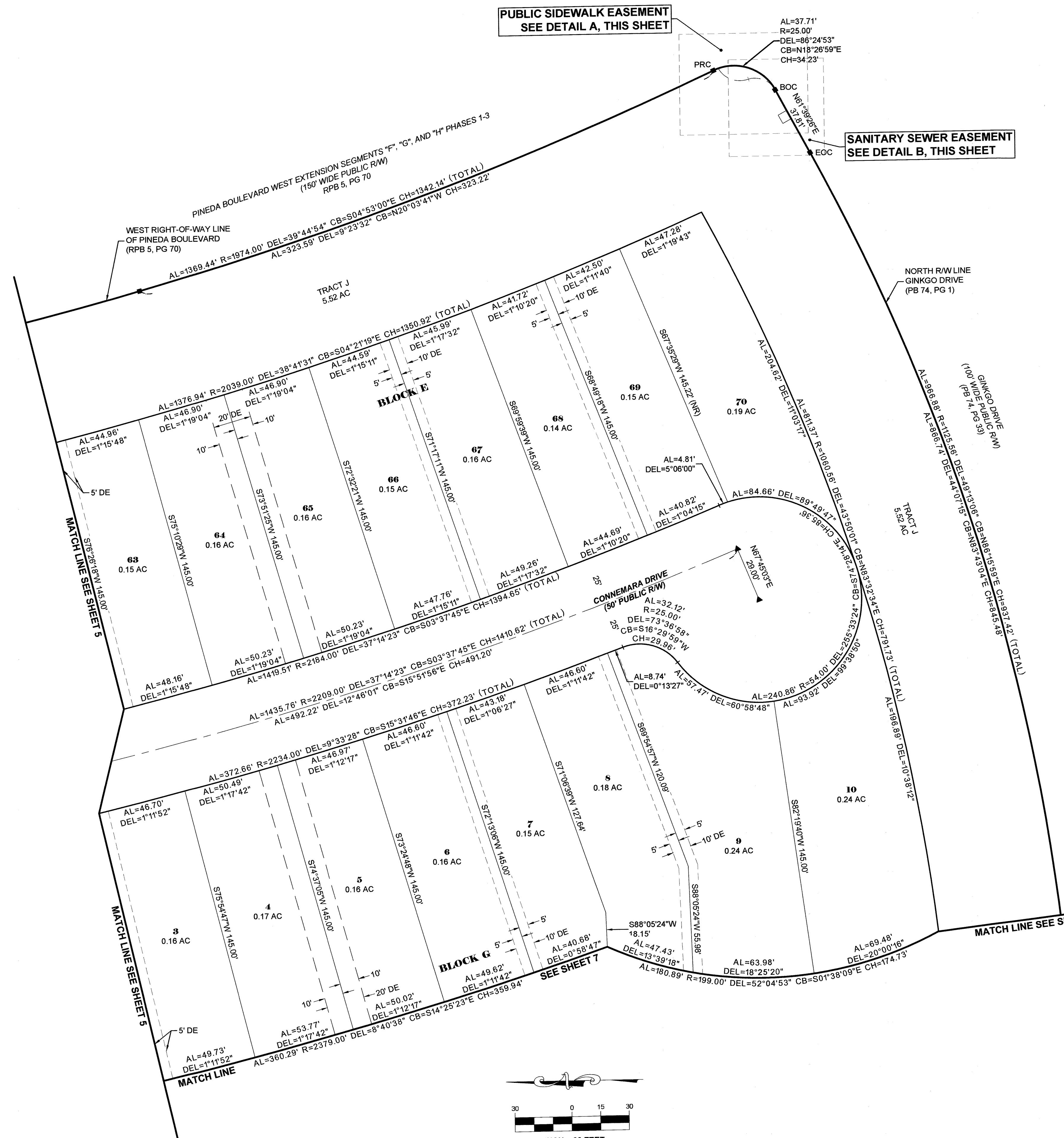
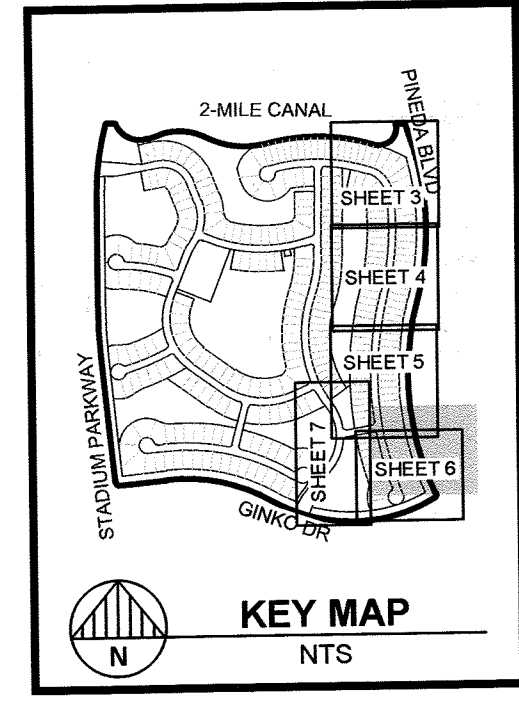
- ' MINUTES/FEET
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- DEL CENTRAL DELTA ANGLE
- E EAST
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- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)
- FT FOOT/FEET
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- OR/ORB OFFICIAL RECORDS BOOK
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- PCC POINT OF COMPOUND CURVATURE
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- PG(S) PAGE(S)
- POB POINT OF BEGINNING
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- PSE PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RE REUSE EASEMENT (PUBLIC)
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT
- WM WATER MAIN EASEMENT (PUBLIC)

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# CROSSMOLINA-PHASE 2

## SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER; MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE 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
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- ABBREVIATIONS**
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  - ° DEGREES
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  - PKD PARKER-KALEN NAIL AND DISK
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING
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  - R RADIUS
  - RE REUSE EASEMENT (PUBLIC)
  - R/W RIGHT-OF-WAY
  - TYP TYPICAL
  - VSD VIERA STEWARDSHIP DISTRICT
  - WM WATER MAIN EASEMENT (PUBLIC)

- THIS PLAT PREPARED BY -  
**B.S.E. CONSULTANTS, INC.**  
 CONSULTING - ENGINEERING - LAND SURVEYING  
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901  
 PHONE: (321) 254-1100 FAX: (321) 254-1199  
 CERTIFICATE OF BUSINESS AUTHORIZATION #00000000  
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #00000000

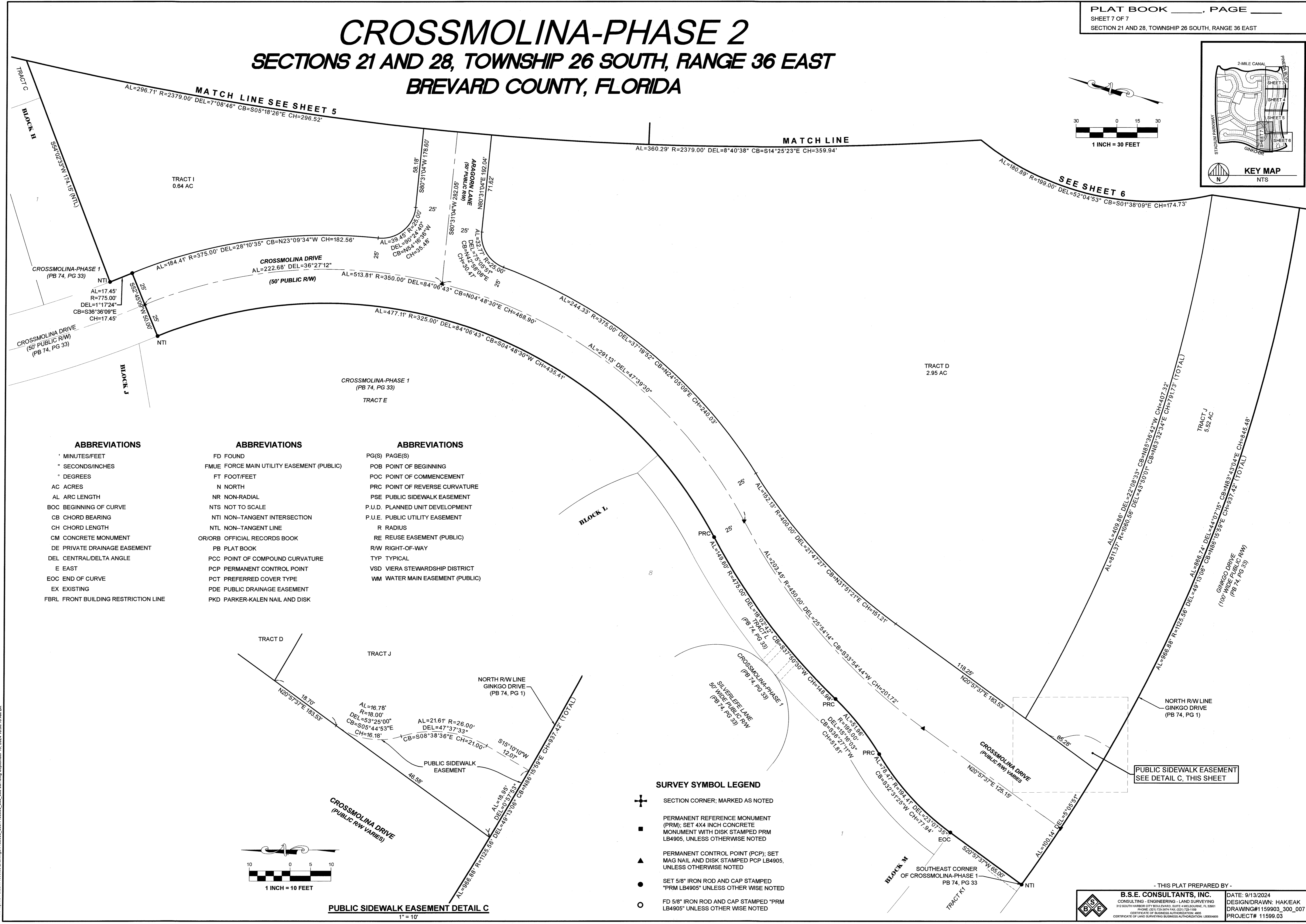
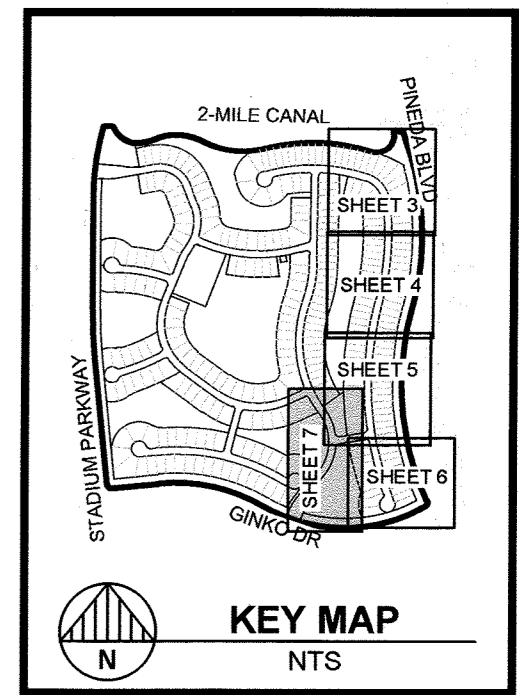
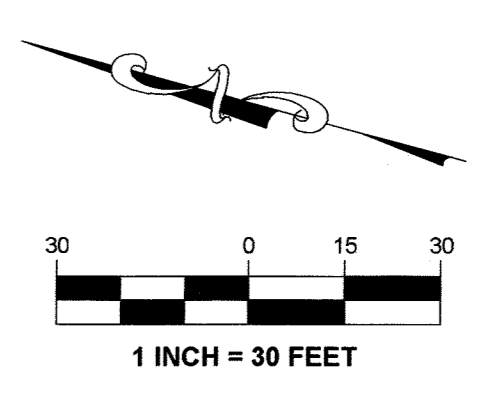
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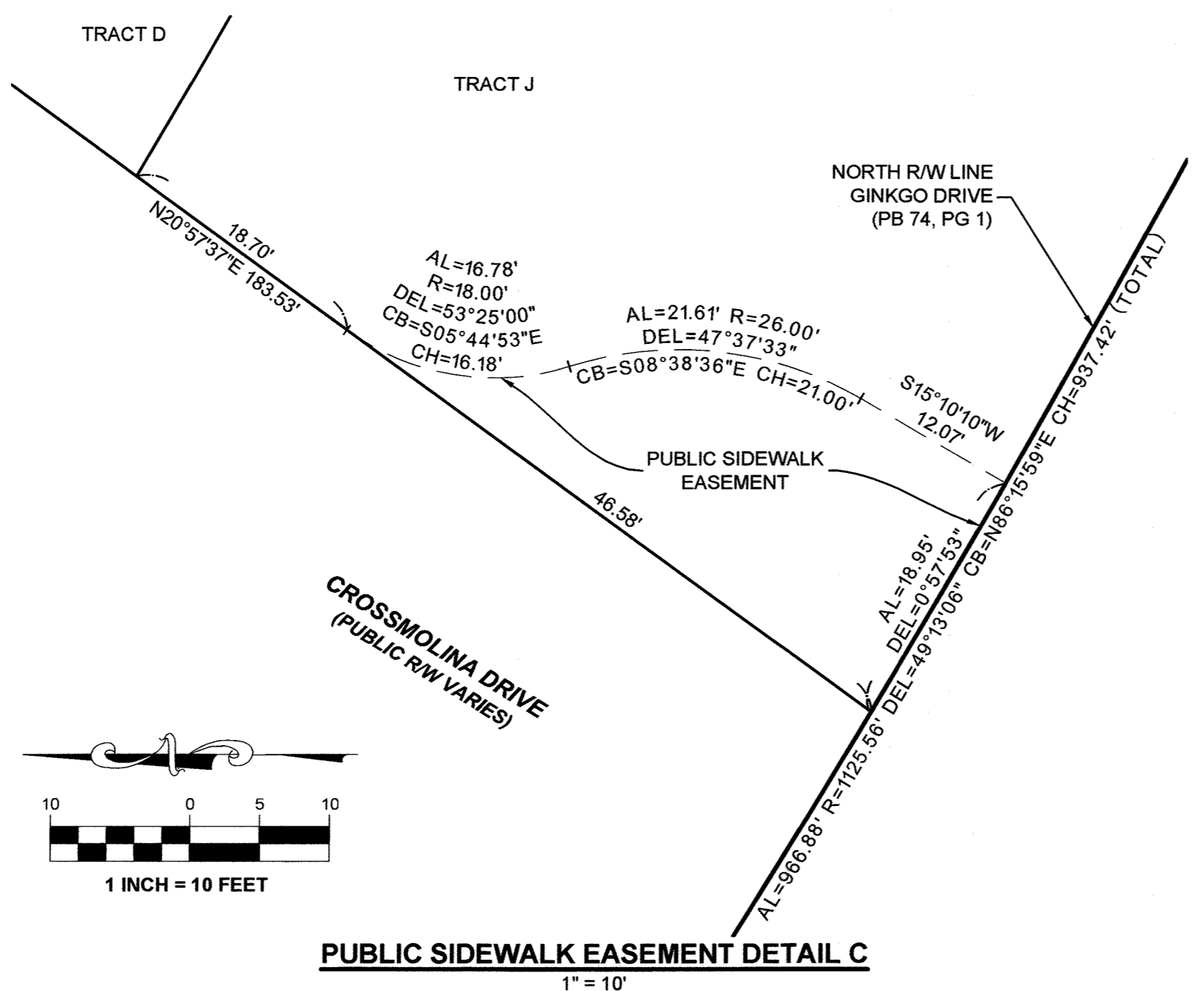
# CROSSMOLINA-PHASE 2

## SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



ABBREVIATIONS		ABBREVIATIONS		ABBREVIATIONS	
* MINUTES/FEET	FD FOUND	PG(S) PAGE(S)			
** SECONDS/INCHES	FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)	POB POINT OF BEGINNING			
* DEGREES	FT FOOT/FEET	POC POINT OF COMMENCEMENT			
AC ACRES	N NORTH	PRC POINT OF REVERSE CURVATURE			
AL ARC LENGTH	NR NON-RADIAL	PSE PUBLIC SIDEWALK EASEMENT			
BOC BEGINNING OF CURVE	NTS NOT TO SCALE	P.U.D. PLANNED UNIT DEVELOPMENT			
CB CHORD BEARING	NTI NON-TANGENT INTERSECTION	P.U.E. PUBLIC UTILITY EASEMENT			
CH CHORD LENGTH	NTL NON-TANGENT LINE	R RADIUS			
CM CONCRETE MONUMENT	OR/ORB OFFICIAL RECORDS BOOK	RE REUSE EASEMENT (PUBLIC)			
DE PRIVATE DRAINAGE EASEMENT	PB PLAT BOOK	R/W RIGHT-OF-WAY			
DEL CENTRAL DELTA ANGLE	PCC POINT OF COMPOUND CURVATURE	TYP TYPICAL			
E EAST	PCP PERMANENT CONTROL POINT	VSD VIERA STEWARDSHIP DISTRICT			
EOC END OF CURVE	PCT PREFERRED COVER TYPE	WM WATER MAIN EASEMENT (PUBLIC)			
EX EXISTING	PDE PUBLIC DRAINAGE EASEMENT				
FBRL FRONT BUILDING RESTRICTION LINE	PKD PARKER-KALEN NAIL AND DISK				



**SURVEY SYMBOL LEGEND**

- ⊕ SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE 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

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