PLAT BOOK ____, PAGE

SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT NOTES:

BEARING REFERENCE: ASSUMED BEARING OF S14°30'59"E ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 70220, F.P. 405506 6, AS RECORDED IN CIRCUIT COURT BOOK 53, PAGE 359, 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 MARK(S) G6B68 AND G6B69 ARE LOCATED IN THE LIMITS OF THE ADJACENT PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT
- 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
 - 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
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
 - EASEMENT GRANT RECORDED JANUARY 4, 1968, IN OFFICIAL RECORDS BOOK 999, PAGE 871, PUBLIC RECORDS BREVARD COUNTY, FLORIDA.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR
 - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR 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 LMPROVEMENTS 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.
- DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3249 PAGE 603, TOGETHER WITH FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3605 PAGE 4314, AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3797 PAGE 598. THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3937 PAGE 647, FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4855 PAGE 483, FIFTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 4897 PAGE 3374, SIXTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5004 PAGE 898, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5023 PAGE 478, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5117 PAGE 3622, EIGHTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5319 PAGE 3757, NINTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5601 PAGE 2575, TENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 7651 PAGE 278. ELEVENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8384 PAGE 264. TWELFTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9329 PAGE 373, AMENDED AND RESTATED TWELFTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9383 PAGE 481 TOGETHER WITH CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8384 PAGE 281, AND AMENDED AND RESTATED AFFIDAVIT REGARDING AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 6479 PAGE 169, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- AGREEMENT AND GRANT OF CONSERVATION EASEMENT AND AFFIRMATIVE EASEMENTS FOR ENVIRONMENTAL MANAGEMENT AND ADMINISTRATION RECORDED DECEMBER 31, 2012. IN OFFICIAL RECORDS BOOK 6768, PAGE 2396, TOGETHER WITH FIRST SUPPLEMENT TO AGREEMENT AND GRANT OF CONSERVATION EASEMENT AND AFFIRMATIVE EASEMENTS FOR ENVIRONMENTAL MANAGEMENT AND
- ADMINISTRATION RECORDED IN OFFICIAL RECORDS BOOK 8559, PAGE 1649, 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, A AFFECTED BY AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ARIPEKA NEIGHBORHOOD AREA, WHICH CONTAINS PROVISIONS FOR (I) AN EASEMENT ON THE LAND: (II) A PRIVATE CHARGE OR ASSESSMENTS. AS RECORDED IN OFFICIAL RECORDS BOOK 9212, PAGE 1528, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS MAY BE SUBSEQUENTLY AMENDED
- VIERA STEWARDSHIP DISTRICT NOTICE OF LMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, AND DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT 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 LMPOSITION 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 JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841 PAGE 1777, 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
- 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.
- Q. 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.

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.

- 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
- TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS OR ANY OTHER STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT OR DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION TO ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON, BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH 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 (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OR ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) AS EXPRESSLY PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- TRACT OS N1-5C SHALL BE OWNED BY THE VIERA STEWARDSHIP DISTRICT AND IS RESERVED FOR OPEN SPACE, DRAINAGE AND RELATED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, A SHARED USE TRAIL, AND FOR WETLAND PRESERVATION WITH ASSOCIATED UPLAND BUFFERS AND THE PRESERVATION AND PROTECTION OF PREFERRED COVER TYPE ("PCT") TREE CANOPY WITHIN THAT PORTION OF EACH TRACT DESIGNATED ON THIS PLAT AS PCT EASEMENT AREA. TRACT OS N1-5C IS ALSO RESERVED FOR UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS. TRACT OS N1-5C AND THE IMPROVEMENTS THEREON SHALL BE OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT, EXCLUDING THOSE AREAS OF SUCH TRACTS CONTAINING (I) PRESERVED WETLANDS AND ASSOCIATED UPLAND BUFFERS OR (II) PCT TREE CANOPY LOCATED WITHIN THE LIMITS OF A DESIGNATED PCT EASEMENT AREA, WHICH AREAS SHALL BE CONTROLLED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT IN ACCORDANCE WITH THE WEST VIERA PUD AND APPLICABLE LAW. THE VIERA STEWARDSHIP DISTRICT SHALL NOT REMOVE. ALTER OR DISTURB THE PRESERVED WETLANDS, UPLAND BUFFERS OR THE PCT TREE CANOPY LOCATED WITHIN SUCH TRACTS AND SUCH ASSOCIATION'S MAINTENANCE AND REPAIR OF IMPROVEMENTS, IF ANY, LOCATED WITHIN A PCT EASEMENT AREA SHALL ONLY OCCUR IN A MANNER CONSISTENT WITH THE WEST VIERA P.U.D. AND APPLICABLE LAWS.
- TRACT OS N1-6 AND OS N1-7C SHALL BE OWNED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT AND IS RESERVED FOR OPEN SPACE COMMUNITY TRAIL FACILITIES, DRAINAGE IMPROVEMENTS, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS. THE VIERA STEWARDSHIP DISTRICT SHALL MAINTAIN TRACT OS N1-6, OS N1-7C AND THE COMMUNITY TRAIL IMPROVEMENTS LOCATED THEREON AND ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL MAINTAIN ALL INSTALLED LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS.
- 12. THE 15.00' WIDE PUBLIC WATER MAIN EASEMENT SHOWN ON SHEETS 2 AND 3 OF THIS PLAT IS RESERVED TO THE CITY OF COCOA FOR THE CONSTRUCTION. INSTALLATION, OPERATION AND MAINTENANCE OF POTABLE WATER FACILITIES INCLUDING THE RIGHT OF INGRESS AND EGRESS ASSOCIATED WITH SUCH OPERATION AND MAINTENANCE ACTIVITIES.

DESCRIPTION OF ARIPEKA AT VIERA - PHASE 2A

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT OS N1-7A, ARIPEKA AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 40, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 70220, F.P. 405506 6); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) S14°30'59"E, A DISTANCE OF 1507.82 FEET; 2) THENCE S75°29'01"W, A DISTANCE OF 200.00 FEET; 3) THENCE S14°30'59"E, A DISTANCE OF 950.00 FEET: 4) THENCE N75°29'01"E. A DISTANCE OF 200.00 FEET: 5) THENCE S14°30'59"E, A DISTANCE OF 1148.00 FEET: THENCE S75°29'01"W, A DISTANCE OF 603.80 FEET; THENCE S26°21'42"W, A DISTANCE OF 86.48 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 150.00 FEET, A CENTRAL ANGLE OF 68°54'39", A CHORD LENGTH OF 169.73 FEET, AND A CHORD BEARING OF S60°49'02"W), A DISTANCE OF 180.41 FEET TO THE END OF SAID CURVE; THENCE N84°43'39"W, A DISTANCE OF 404.66 FEET; THENCE N05°16'21"E, A DISTANCE OF 215.60 FEET; THENCE N34°22'43"W, A DISTANCE OF 70.34 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 SOUTHWEST, AND HAVING A RADIUS OF 202.50 FEET, A CENTRAL ANGLE OF 176°17'26", A CHORD LENGTH OF 404.79 FEET AND A CHORD BEARING OF N25°59'59"W) A DISTANCE OF 623.06 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N79°57'11"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.71 FEET TO THE BEGINNING OF 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 230.00 FEET, A CENTRAL ANGLE OF 23°50'19", A CHORD LENGTH OF 95.01 FEET AND A CHORD BEARING OF N68°02'02"W) A DISTANCE OF 95.69 FEET TO THE END OF SAID CURVE; THENCE N56°06'53"W, A DISTANCE OF 126.90 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 570.00 FEET, A CENTRAL ANGLE OF 15°53'30", A CHORD LENGTH OF 157.59 FEET AND A CHORD BEARING OF N64°03'37"W) A DISTANCE OF 158.10 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 60.00 FEET, A CENTRAL ANGLE OF 72°00'22", A CHORD LENGTH OF 70.54 FEET AND A CHORD BEARING OF N36°00'11"W) A DISTANCE OF 75.40 FEET TO THE END OF SAID CURVE: THENCE N00°00'00"E A DISTANCE OF 259.55 FEET, TO THE SOUTHEAST CORNER OF, LOT 11, BLOCK J, ARIPEKA AT VIERA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE ALONG THE BOUNDARY OF SAID ARIPEKA AT VIERA - PHASE 1 PLAT, THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES; 1) THENCE N00°00'00"E, A DISTANCE OF 30.52 FEET; TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 4°19'48", A CHORD BEARING OF N64°27'39"E AND A CHORD LENGTH OF 64.98 FEET) A DISTANCE OF 64.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 3) THENCE N27°42'15"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 140.00 FEET;TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 24°37'48", A CHORD LENGTH OF 307.13 FEET, AND A CHORD BEARING OF N49°58'52"E), A DISTANCE OF 309.51 FEET, TO THE SOUTHEAST CORNER OF TRACT S OF SAID ARIPEKA AT VIERA - PHASE 2; THENCE ALONG THE BOUNDARY OF SAID ARIPEKA AT VIERA - PHASE 2, THE FOLLOWING 14 (FOURTEEN) COURSES AND DISTANCES; 1) THENCE CONTINUE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 9°51'12", A CHORD LENGTH OF 123.67 FEET, AND A CHORD BEARING OF N32°44'22"E), A DISTANCE OF 123.82 FEET TO THE END OF SAID CURVE; 2) THENCE N27°48'46"E, A DISTANCE OF 364.40 FEET; 3) THENCE S70°30'53"E A DISTANCE OF 307.78 FEET; 4) THENCE N58°21'14"E A DISTANCE OF 119.80 FEET; 5) THENCE N01°05'48"W A DISTANCE OF 715.29 FEET; 6) THENCE N18°56'03"E A DISTANCE OF 102.39 FEET; 7) THENCE N16°09'01"W A DISTANCE OF 125.82 FEET; 8) THENCE N06°16'28"E A DISTANCE OF 194.90 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 SOUTHWEST, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 25°56'53", A CHORD LENGTH OF 29.19 FEET AND A CHORD BEARING OF N06°41'59"W) A DISTANCE OF 29.44 FEET TO THE END OF SAID CURVE; 10) THENCE N19°40'26"W A DISTANCE OF 200.07 FEET; 11) THENCE N08°06'28"W A DISTANCE OF 97.76 FEET; 12) THENCE N10°19'08"W A DISTANCE OF 172.45 FEET; 13) THENCE N17°27'26"W A DISTANCE OF 205.99 FEET; 14) THENCE N75°18'20"E A DISTANCE OF 214.77 FEET TO THE POINT OF BEGINNING. CONTAINING 62.70 ACRES, MORE OR LESS.

AREA (ACRES)

30.51

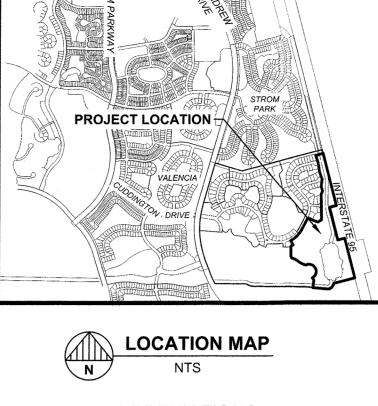
6.40

25.79

OS N1-5C

OS N1-6

OS N1-7C



ABBREVIATIONS

SECONDS/INCHES DEGREES

MINUTES/FEET

ACRE ARC LENGTH

CB CHORD BEARING CHORD LENGTH

CONCRETE MONUMENT CORNER

PRIVATE DRAINAGE EASEMENT DEL DELTA ANGLE

E EAST / EASTING FD FOUND

FT FEET ID# IDENTIFICATION NUMBER

IRON ROD AND CAP NORTH / NORTHING

N&D NAIL AND DISK NON-RADIAL

N.T.S. NOT TO SCALE

OR/ORB OFFICIAL RECORDS BOOK

PB PLAT BOOK PDE PUBLIC DRAINAGE EASEMENT PERMANENT CONTROL POINT

PCT PREFERRED COVER TYPE PAGE(S)

PARKER-KALEN

POINT OF BEGINNING

PT POINT OF TANGENCY RADIUS/RIGHT

R/W RIGHT-OF-WAY RANGE

S SOUTH SEC SECTION

W WEST

TWP TOWNSHIP UE PUBLIC UTILITY EASEMENT

SURVEY SYMBOL LEGEND

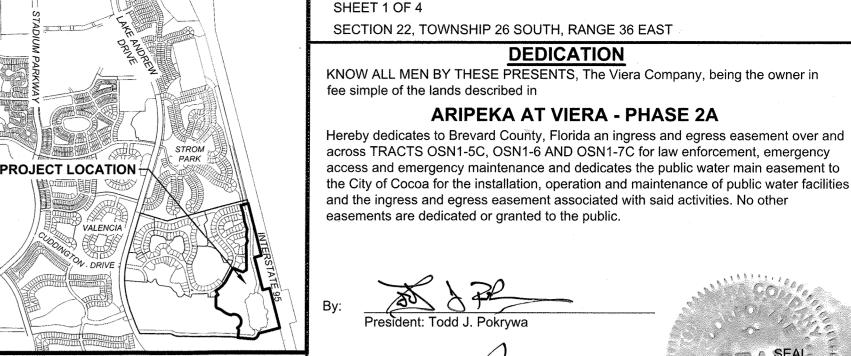
SECTION CORNER; MARKED AS NOTED

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 OTHER WISE NOTED

FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED



THE VIERA COMPANY 7380 MURRELL ROAD, SUITE 201 MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of Y physical presence or online notarization, this by Todd J. Pokrywa and Mark J. Boyd 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 <u>\(\lambda\)</u> or have produced

as identification.

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

Notary Public - State of Florida Commission # HH 403980 My Comm. Expires Jul 25, 20 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 07/09/2024 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, and that said lands are located in Brevard County, Florida

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

CERTIFICATE OF COUNTY SURVEYOR

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

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

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts ingress and egress easements for emergency vehicles and areas dedicated for the public use on this plat.

ATTEST:

Clerk of the Board

Rob Feltner, Chairman

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.

Rob Feltner, Chairman

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

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

- THIS PLAT PREPARED BY -B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING

AND RELATED IMPROVEMENTS

SIGNAGE AND RELATED IMPROVEMENTS

SIGNAGE AND RELATED IMPROVEMENTS

TRACT USE

OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE,

WETLAND, UPLAND CONSERVATION, PCT PRESERVATION, SIGNAGE

OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE,

OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE,

TRACT AREA SUMMARY TABLE

OWNERSHIP AND MAINTENANCE ENTITY

VIERA STEWARDSHIP DISTRICT

VIERA STEWARDSHIP DISTRICT

VIERA STEWARDSHIP DISTRICT

PROJECT# 11459

DESIGN/DRAWN: HAK / JW DRAWING# 11459_303_001

