

ADELAIDE PHASE 7

SECTIONS 29 & 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF S89°27'58"W ON THE SOUTH LINE OF TRACT G1, ADELAIDE PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 53, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- BREVARD COUNTY VERTICAL CONTROL MARK F6A79 IS LOCATED NEAR THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- BREVARD COUNTY MANDATORY PLAT NOTES:
 - ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER, OR THE DECLARED MAINTENANCE ENTITY (I.E. HOMEOWNER ASSOCIATION).
 - 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 LINES ARE RADIAL UNLESS OTHERWISE NOTED.
 - SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(8) & 177.091(9).
 - THE LANDS DESCRIBED HEREIN 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 0824, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, SUPPLEMENTED OR MODIFIED FROM TIME TO TIME, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO THAT SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED MAY 8, 2013, IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AND THAT SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED OCTOBER 30, 2020, IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, ("COMMUNITY DECLARATION")
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADELAIDE DISTRICT PROPERTY RECORDED DECEMBER 14, 2015, IN OFFICIAL RECORDS BOOK 7511, PAGE 1644, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, SUPPLEMENTED OR MODIFIED FROM TIME TO TIME. (UPON ANNEXATION) ("DISTRICT DECLARATION")
 - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081 PAGE 1341 AND 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.
 - RIGHT OF WAY AGREEMENT RECORDED APRIL 21, 1958, IN OFFICIAL RECORDS BOOK 97, PAGE 646.
 - EASEMENT GRANT RECORDED JUNE 25, 1962, IN OFFICIAL RECORDS BOOK 509, PAGE 815.
 - RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 28, 1964, IN OFFICIAL RECORDS BOOK 725, PAGE 560.
 - RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 28, 1964, IN OFFICIAL RECORDS BOOK 725, PAGE 563.
 - EASEMENT AGREEMENT RECORDED MAY 24, 1988, IN OFFICIAL RECORDS BOOK 2909, PAGE 956.
 - DEED OF EASEMENT BY AND BETWEEN A DUDA & SONS, INC. GRANTOR, AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, GRANTEE, RECORDED JUNE 8, 1990, IN OFFICIAL RECORDS BOOK 3064, PAGE 4694.
 - ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, SAID CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES MAY NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A PROVIDER OF CABLE TELEVISION SERVICES DAMAGES THE FACILITIES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SAID PROVIDER OF CABLE TELEVISION SERVICES SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES. THIS SECTION SHALL NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. ALL CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL ALSO BE ACCESS EASEMENTS FOR THE MAINTENANCE AND REPAIR OF SUCH DRAINAGE FACILITIES AND ASSOCIATED IMPROVEMENTS.
 - DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
 - THE RIGHT-OF-WAY FOR LYNDON DRIVE HEREON DESCRIBED AS TRACT ZZ, SHALL BE PRIVATELY OWNED AND MAINTAINED BY ADELAIDE DISTRICT ASSOCIATION, INC. AND IS RESERVED FOR INGRESS/EGRESS ACCESS, PRIVATE AND PUBLIC UTILITIES, AND VSD DRAINAGE SYSTEM FACILITIES.
 - A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACT ZZ FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH. FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
 - A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNNEES 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 DRAINAGE FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS.
 - THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS-OF-WAY A 10-FOOT WIDE PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). A 6-FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES (UNLESS OTHERWISE NOTED).
 - THERE IS HEREBY DEDICATED OVER AND ACROSS ALL LOTS CONTIGUOUS WITH EACH SIDE LOT LINE A 5 FOOT WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO ADELAIDE DISTRICT ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF LOCAL DRAINAGE FACILITIES PURSUANT TO THE DISTRICT DECLARATION (AS DEFINED HEREIN), SUCH AS SWALES, DRAINS AND PIPES 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 DESCRIBED IN THE DISTRICT DECLARATION) OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT.
 - SIDE LOT EASEMENTS LOCATED ALONG THE BOUNDARIES OF A SINGLE BUILDING SITE SHALL CEASE TO EXIST WHEN TWO OR MORE LOTS, OR PARTS OF LOTS ARE USED AS A SINGLE BUILDING SITE, UNLESS A DRAINAGE STRUCTURE OR UTILITY HAS BEEN PREVIOUSLY INSTALLED ON THE EASEMENT. WHEN TWO OR MORE LOTS OR PARTS OF LOTS ARE CONSOLIDATED AS A SINGLE BUILDING SITE, THE SIDE LOT UTILITY EASEMENTS DESCRIBED SHALL BE LOCATED ONLY ALONG AND ADJACENT TO THE SIDE BOUNDARY LINES OF THE CONSOLIDATED BUILDING SITE.
 - A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNNEES 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 COMMUNITY DECLARATION (AS DEFINED HEREIN).
 - ADELAIDE DISTRICT 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 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 ADELAIDE DISTRICT ASSOCIATION, INC.

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 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 1030	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"
195 73A64	AK2846	1,416,452.318	431,735.530	746,854.034	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.

- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A3 AND ZZ FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS; 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 DRAINAGE FACILITIES LOCATED THEREON BY VIERA STEWARDSHIP DISTRICT. FURTHER, THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACT A3 FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF AQUATIC PLANTING AND RELATED ENVIRONMENTAL IMPROVEMENTS, AS THE SAME MAY BE REQUIRED BY REGULATORY PERMITS. FURTHER, THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACT W FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF WETLAND PRESERVATION, UPLAND BUFFERS, AND RELATED IMPROVEMENTS. FURTHER, THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS G1 AND G2 FOR INGRESS AND EGRESS ACCESS TO TRACT A3 AND TRACT W IN ORDER TO EFFECTUATE MAINTENANCE OBLIGATIONS THEREON.
- THE PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS SHOWN ON LOTS 3 AND 4, LOTS 5 AND 6, LOTS 8 AND 9, LOTS 11 AND 12 BLOCK D ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS. NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS OR 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 DRAINAGE EASEMENTS REFERENCED IN THIS NOTE IS PROHIBITED.
- TRACT A3 SHALL BE OWNED BY THE ADELAIDE DISTRICT ASSOCIATION, INC., WHICH SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SAME LESS AND EXCEPT ANY SAID VSD DRAINAGE SYSTEM FACILITIES, AQUATIC PLANTING, AND RELATED ENVIRONMENTAL IMPROVEMENTS AS THE SAME MAY BE REQUIRED BY REGULATORY PERMITS.
- TRACT G1 IS RESERVED FOR LANDSCAPING, PRIVATE AND PUBLIC UTILITIES, PRIVATE DRAINAGE, INGRESS AND EGRESS ACCESS, GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS OUTLINED HEREIN ABOVE, AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY.
- TRACT G2 IS RESERVED FOR LANDSCAPING, PRIVATE AND PUBLIC UTILITIES, PRIVATE DRAINAGE, INGRESS AND EGRESS ACCESS, AS OUTLINED HEREIN ABOVE, AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ADELAIDE DISTRICT ASSOCIATION, INC.
- TRACT W IS RESERVED FOR WETLAND PRESERVATION, UPLAND BUFFERS AND RELATED IMPROVEMENTS AND SHALL BE OWNED BY THE ADELAIDE DISTRICT ASSOCIATION, INC. AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT.
- ALL DRAINAGE EASEMENTS SHOWN GRAPHICALLY OR DESCRIBED IN NOTES HEREON ARE PRIVATE. 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 SUCH DRAINAGE EASEMENTS AND/OR TRACTS. SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF ADELAIDE DISTRICT ASSOCIATION, INC. OR THE VIERA STEWARDSHIP DISTRICT AS EXPRESSLY DESCRIBED ON THIS PLAT OR IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- LOTS AND TRACTS ABUTTING EXISTING STORM WATER LAKES, FLOW WAYS AND WETLANDS, OR ABUTTING ANY SUCH FACILITIES HEREAFTER CONSTRUCTED WITHIN THE LAND PLATTED HEREUNDER, SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION TO ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE "VSD DRAINAGE SYSTEM" AS DESCRIBED IN THE DISTRICT DECLARATION, THE FOLLOWING DRAINAGE FACILITIES SHALL BE OPERATED AND MAINTAINED BY ADELAIDE DISTRICT 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 OPERATED AND MAINTAINED BY ADELAIDE DISTRICT ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS PIPES, DRAINS AND SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS, TO THE EXTENT THE SAME ARE NOT OTHERWISE THE MAINTENANCE RESPONSIBILITY OF THE LOT OWNER ACCORDING TO THE DISTRICT DECLARATION.
- 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.
- IN THE EVENT A PUBLIC OR PRIVATE UTILITY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF AN IMPROVEMENT LOCATED THEREIN, THEN SAID PUBLIC OR PRIVATE UTILITY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE TO ITS ORIGINAL CONDITION.
- FOR MORTGAGE JOINER DEDICATION, SEE OFFICIAL RECORDS BOOK 10503, PG 1578, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DESCRIPTION OF ADELAIDE PHASE 7

A PARCEL OF LAND LOCATED IN SECTIONS 29 & 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA (SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 29) AND RUN S00°31'18"W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 614.10 FEET TO THE NORTHWEST CORNER OF CHAROLAS ESTATES-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 14, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N68°33'30"E, ALONG THE NORTH LINE OF SAID CHAROLAS ESTATES-PHASE 1, A DISTANCE OF 1644.46 FEET TO THE NORTHWESTERLY CORNER OF CHAROLAS ESTATES-PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE N68°33'30"E, ALONG THE NORTH LINE OF SAID CHAROLAS ESTATES-PHASE 2, A DISTANCE OF 346.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUE ALONG THE NORTH LINE OF SAID CHAROLAS ESTATES-PHASE 2 AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2888.25 FEET, A CENTRAL ANGLE OF 11°10'30", A CHORD BEARING OF N61°02'45"E, AND A CHORD LENGTH OF 574.13 FEET), A DISTANCE OF 575.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND THE SOUTHWESTERLY CORNER OF TRACT A2, ADELAIDE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID ADELAIDE PHASE 1, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 268.75 FEET, A CENTRAL ANGLE OF 34°26'47", A CHORD BEARING OF N53°28'25"W, AND A CHORD LENGTH OF 159.15 FEET), A DISTANCE OF 161.57 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 NORTHEAST, AND HAVING A RADIUS OF 288.25 FEET, A CENTRAL ANGLE OF 06°01'05", A CHORD BEARING OF S59°35'19"W, AND A CHORD LENGTH OF 297.98 FEET), A DISTANCE OF 298.11 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 3) THENCE N01°13'52"W A DISTANCE OF 77.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 227.79 FEET, A CENTRAL ANGLE OF 63°41'35", A CHORD BEARING OF N33°04'40"W, AND A CHORD LENGTH OF 240.39 FEET), A DISTANCE OF 253.22 FEET TO THE END OF SAID CURVE; 5) THENCE N64°55'27"W A DISTANCE OF 150.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 03°53'52", A CHORD BEARING OF N37°29'31"W, AND A CHORD LENGTH OF 230.35 FEET), A DISTANCE OF 239.39 FEET TO THE END OF SAID CURVE; 7) THENCE N10°03'35"W A DISTANCE OF 83.09 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 275.00 FEET, A CENTRAL ANGLE OF 61°34'20", A CHORD BEARING OF N40°50'45"W, AND A CHORD LENGTH OF 281.51 FEET), A DISTANCE OF 295.53 FEET TO THE END OF SAID CURVE; 9) THENCE N71°37'56"W A DISTANCE OF 88.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 131.27 FEET, A CHORD BEARING OF N67°20'39", A CHORD LENGTH OF 234.56 FEET), A DISTANCE OF 154.29 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 11) THENCE N15°15'56"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 249.45 FEET TO THE SOUTHERLY MOST CORNER OF LOT 1, BLOCK D ADELAIDE PHASE 5 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 53, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID ADELAIDE PHASE 5, THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE N51°15'56"W A DISTANCE OF 200.00 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 1

ADELAIDE PHASE 7

SECTIONS 29 & 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

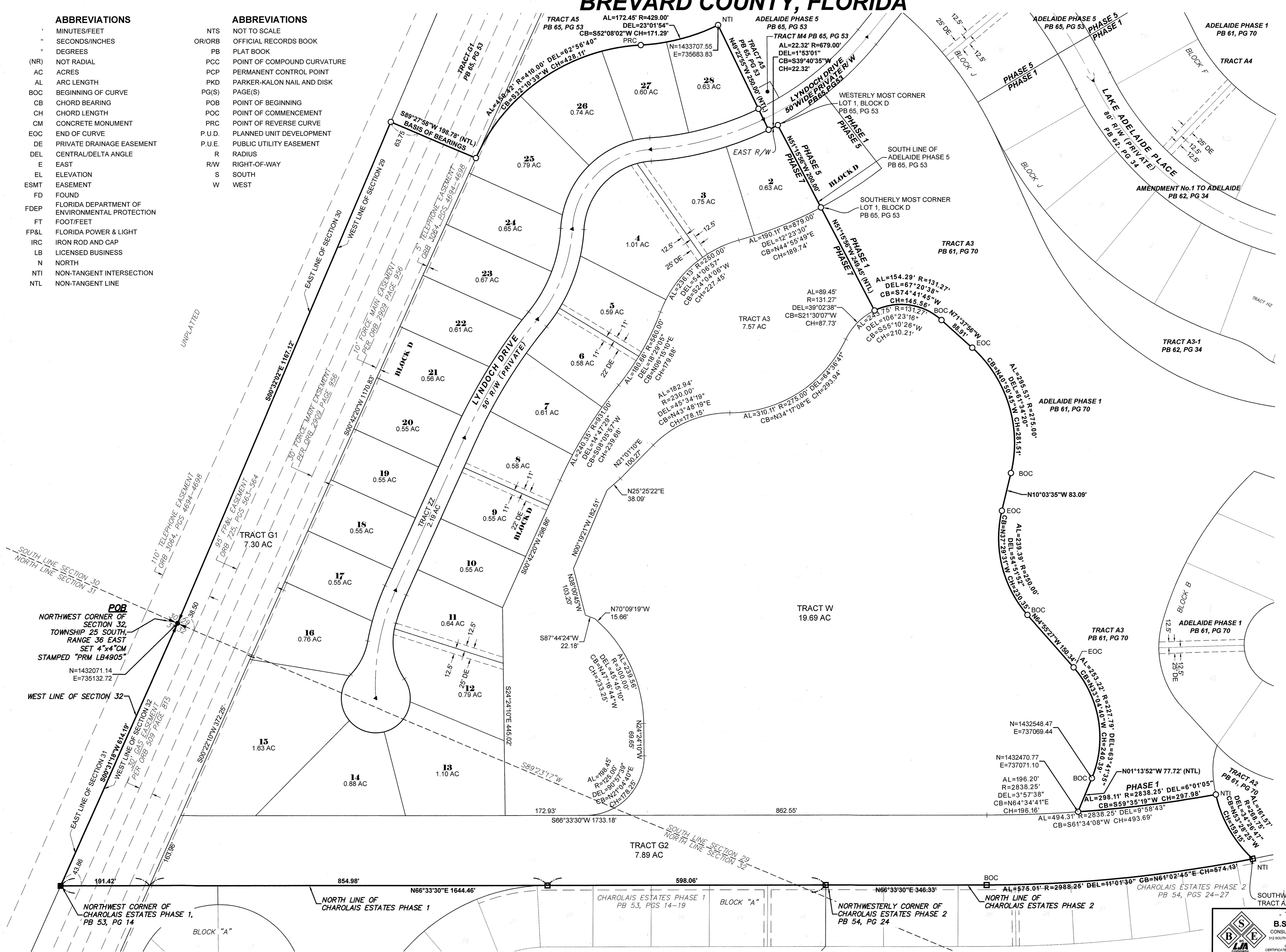
PLAT BOOK _____, PAGE _____
SHEET 2 OF 4
SECTIONS 29 & 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST

ABBREVIATIONS

MINUTES/FEET
" SECONDS/INCHES
° DEGREES
(NR) NOT RADIAL
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
EOC END OF CURVE
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
EL ELEVATION
ESMT EASEMENT
FD FOUND
FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FT FOOT/FEET
FP&L FLORIDA POWER & LIGHT
IRC IRON ROD AND CAP
LB LICENSED BUSINESS
N NORTH
NTI NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE

ABBREVIATIONS

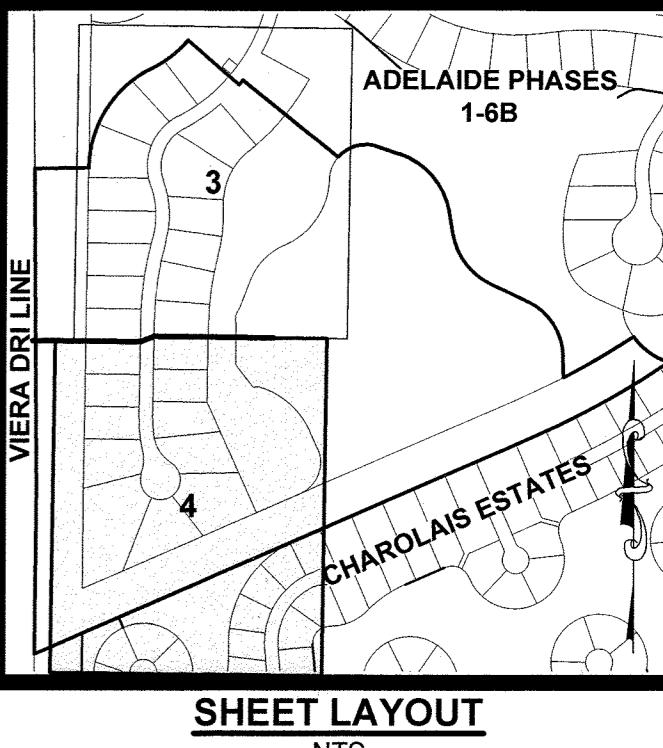
NTS NOT TO SCALE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PKD PARKER-KALON NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVE
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
R/W RIGHT-OF-WAY
S SOUTH
W WEST



ADELAIDE PHASE 7

SECTIONS 29 & 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 4
SECTIONS 29 & 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	64.80'	435.00'	8°32'04"	S03°17'10"E 64.74

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 REFERENCE MONUMENT (PRM); FOUND, 4X4 INCH CONCRETE MONUMENT; WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FOUND, 5/8" IRON ROD WITH CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET, MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- (NR) NOT RADIAL
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- ECC END OF CURVE
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EL ELEVATION
- ESMT EASEMENT
- FD FOUND
- FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- FT FOOT/FEET
- FP&L FLORIDA POWER & LIGHT
- IRC IRON ROD AND CAP
- LB LICENSED BUSINESS
- N NORTH
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALON NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVE
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- W WEST

