

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 0624, 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 3, 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 LYNDOCH 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 DESIGNEES 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 5-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 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 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.

- 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 SOIL), 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 JOINDER 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 614.19 FEET TO THE NORTHWEST CORNER OF CHAROLAIS ESTATES-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 14, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N66°33'30"E, ALONG THE NORTH LINE OF SAID CHAROLAIS ESTATES-PHASE 1, A DISTANCE OF 1644.48 FEET TO THE NORTHWESTLY CORNER OF CHAROLAIS ESTATES-PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N68°13'30"E, ALONG THE NORTH LINE OF SAID CHAROLAIS 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 CHAROLAIS ESTATES-PHASE 2 AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2988.25 FEET, A CENTRAL ANGLE OF 11°01'30", 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 SOUTHWESTLY 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 NORTHWEST, AND HAVING A RADIUS OF 2838.25 FEET, A CENTRAL ANGLE OF 08°01'19", A CHORD BEARING OF S89°40'35"W, AND A CHORD LENGTH OF 287.98 FEET), A DISTANCE OF 288.11 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 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 54°51'52", 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 N17°35'58"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 SOUTHEAST, AND HAVING A RADIUS OF 131.27 FEET, A CENTRAL ANGLE OF 67°20'39", A CHORD BEARING OF S74°41'45"W, AND A CHORD LENGTH OF 145.56 FEET), A DISTANCE OF 154.29 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 11) THENCE N51°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, BLOCK D AND A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT, (SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF LYNDOCH DRIVE, A 50.00 FOOT WIDE PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID ADELAIDE PHASE 5); 2) THENCE ALONG THE ARC OF THE CURVED EAST RIGHT-OF-WAY LINE OF SAID LYNDOCH DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 679.00 FEET, A CENTRAL ANGLE OF 01°53'01", A CHORD BEARING OF S39°40'35"W, AND A CHORD LENGTH OF 22.32 FEET), A DISTANCE OF 22.32 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 3) THENCE N40°22'25"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 250.00 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 NORTHWEST, AND HAVING A RADIUS OF 429.00 FEET, A CENTRAL ANGLE OF 23°01'54", A CHORD BEARING OF S52°08'02"W, AND A CHORD LENGTH OF 171.29 FEET), A DISTANCE OF 172.45 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 62°56'40", A CHORD BEARING OF S32°10'39"W, AND A CHORD LENGTH OF 428.11 FEET), A DISTANCE OF 450.42 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 6) THENCE S89°27'58"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 198.78 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 29; THENCE S00°32'02"E ALONG SAID WEST LINE, A DISTANCE OF 1167.12 FEET TO THE POINT OF BEGINNING, CONTAINING 63.77 ACRES, MORE OR LESS.

USE OF TRACT TABLE			
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A3	7.57 AC	VSD DRAINAGE SYSTEM FACILITIES, AQUATIC PLANTING, AND RELATED ENVIRONMENTAL IMPROVEMENTS	ADELAIDE DISTRICT ASSOCIATION, INC.
TRACT G1	7.30 AC	LANDSCAPING, INGRESS AND EGRESS ACCESS, PRIVATE AND PUBLIC UTILITIES, PRIVATE DRAINAGE, AND RELATED IMPROVEMENTS	THE VIERA COMPANY
TRACT G2	7.89 AC	LANDSCAPING, INGRESS AND EGRESS ACCESS, PRIVATE AND PUBLIC UTILITIES, PRIVATE DRAINAGE, AND RELATED IMPROVEMENTS	ADELAIDE DISTRICT ASSOCIATION, INC.
TRACT W	19.69 AC	WETLAND PRESERVATION, UPLAND BUFFERS, AND RELATED IMPROVEMENTS	ADELAIDE DISTRICT ASSOCIATION, INC.
TRACT ZZ	2.19 AC	50' WIDE PRIVATE R/W, INGRESS AND EGRESS ACCESS, PRIVATE AND PUBLIC UTILITIES, AND VSD DRAINAGE SYSTEM FACILITIES	ADELAIDE DISTRICT ASSOCIATION, INC.

STATE PLANE COORDINATE NOTES:

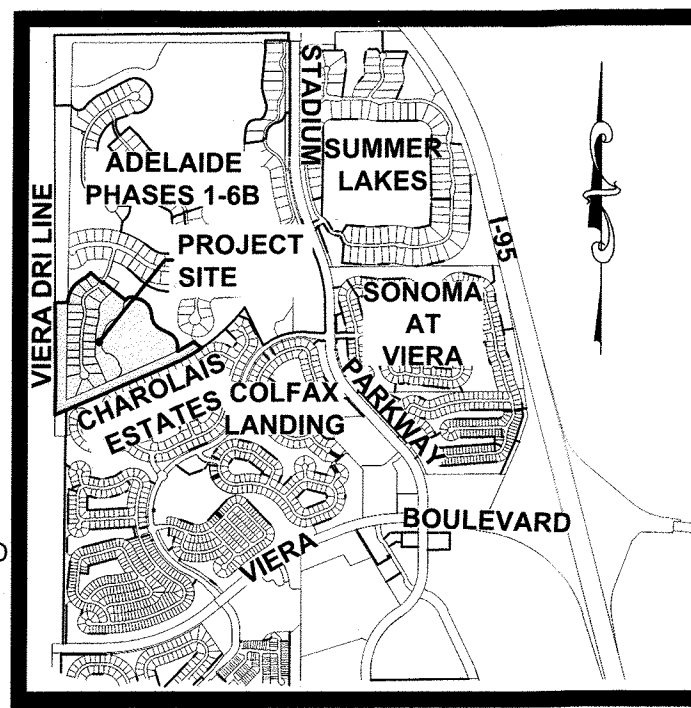
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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 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"
195 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.



LOCATION MAP

ABBREVIATIONS

- * MINUTES/FEET
- * SECONDS/INCHES
- * DEGREES

- AC ACRES
- AL ARC LENGTH
- B/C 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
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NLT NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

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

PLAT BOOK _____, PAGE _____

SHEET 1 OF 4

SECTIONS 29 & 32, TOWNSHIP 25 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

ADELAIDE PHASE 7

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public utility easements as described hereon to Brevard County for the perpetual use of the public; and hereby further dedicates to Brevard County a perpetual easement over and across the right-of-way of all private streets, roads and ingress/egress tracts shown hereon (such private streets, roads and ingress/egress tracts being described hereon as Tract "ZZ") for ingress and egress for public service maintenance repair, installation and operation of utilities and emergency vehicles. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements 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.

By: 
President: Todd J. Pokrywa

Attest: 
Secretary: Mark J. Boyd

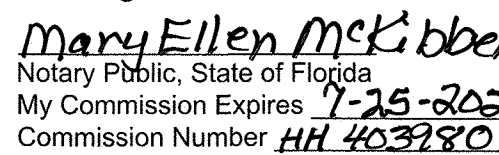
THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

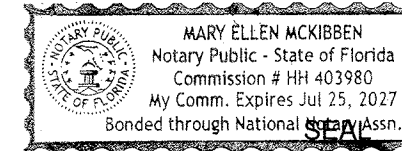
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th November, 2023, 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 ☒ or have produced _____ as identification.

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

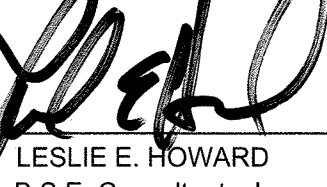

NOTARY PUBLIC


Notary Public, State of Florida
My Commission Expires 7-25-2027
Commission Number HH 403180



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 7/17/25 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.


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 62-2841 (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 utility easements, ingress and egress easements for emergency vehicles on this plat.

Thad Altman, 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.

Thad Altman, 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. _____

ADELAIDE PHASE 7

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

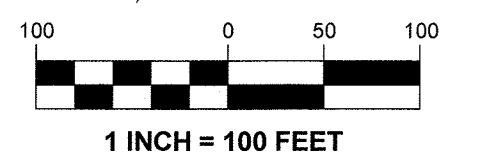
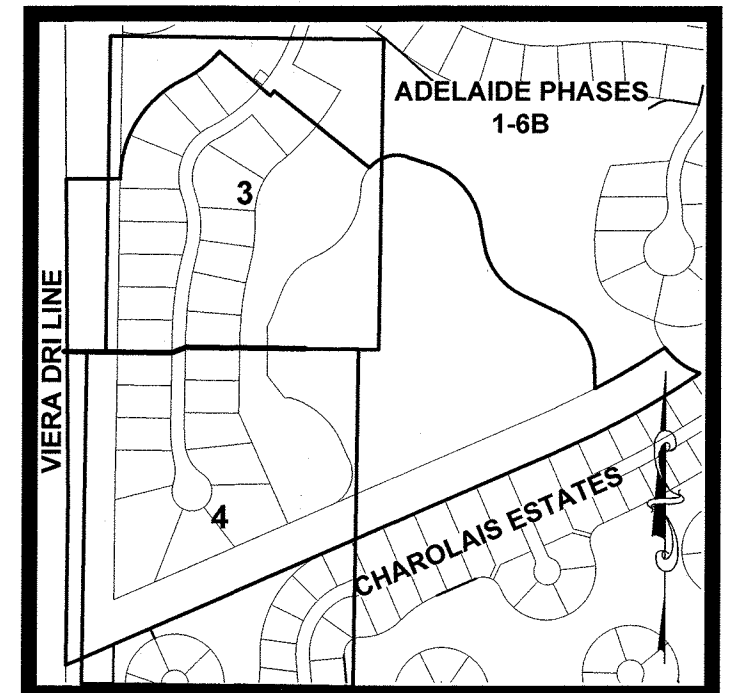
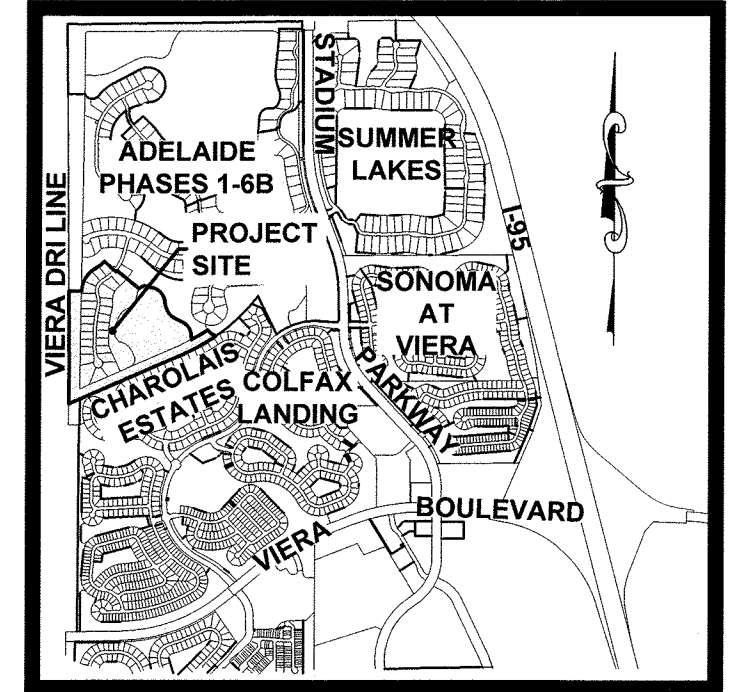
PLAT BOOK _____, PAGE _____
SHEET 2 OF 4
SECTIONS 29 & 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST

ABBREVIATIONS

" MINUTES/FEET
" SECONDS/INCHES
" DEGREES
(NR) NOT RADIAL
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CH CHORD BEARING
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



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

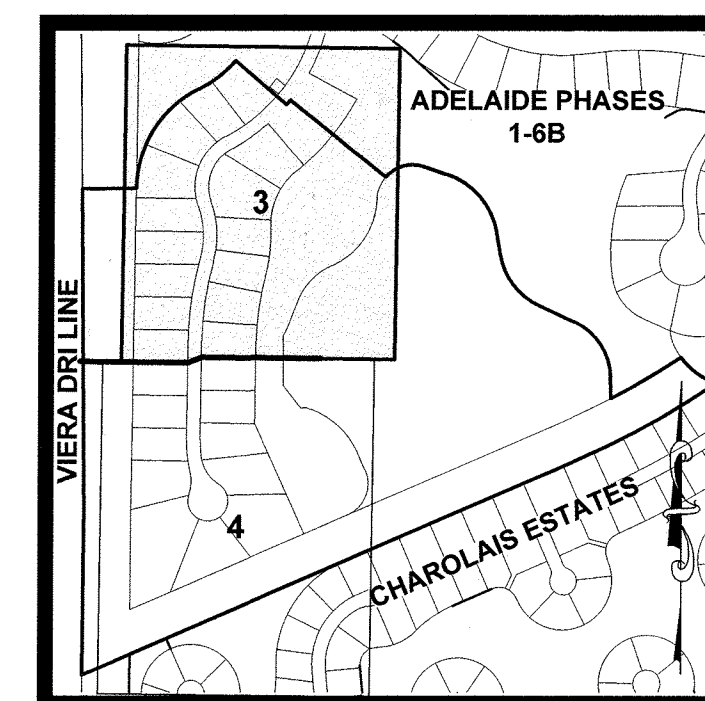
THIS PLAT PREPARED BY:
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-8811 FAX: (321) 725-1189
CERTIFICATE OF BUSINESS AUTHORIZATION #0001
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #18004064

DATE: 10/31/25
DESIGN/DRAWN: HAK/JMW
DRAWING#: 1093710_300_002
PROJECT#: 10937.10

ADELAIDE PHASE 7

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

PLAT BOOK _____, PAGE _____
SHEET 3 OF 4
SECTIONS 29 & 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST



SHEET LAYOUT
NTS

SEE SHEET 2 FOR REMAINDER OF
TRACT A3, TRACT G1 AND TRACT W
PARCEL GEOMETRY



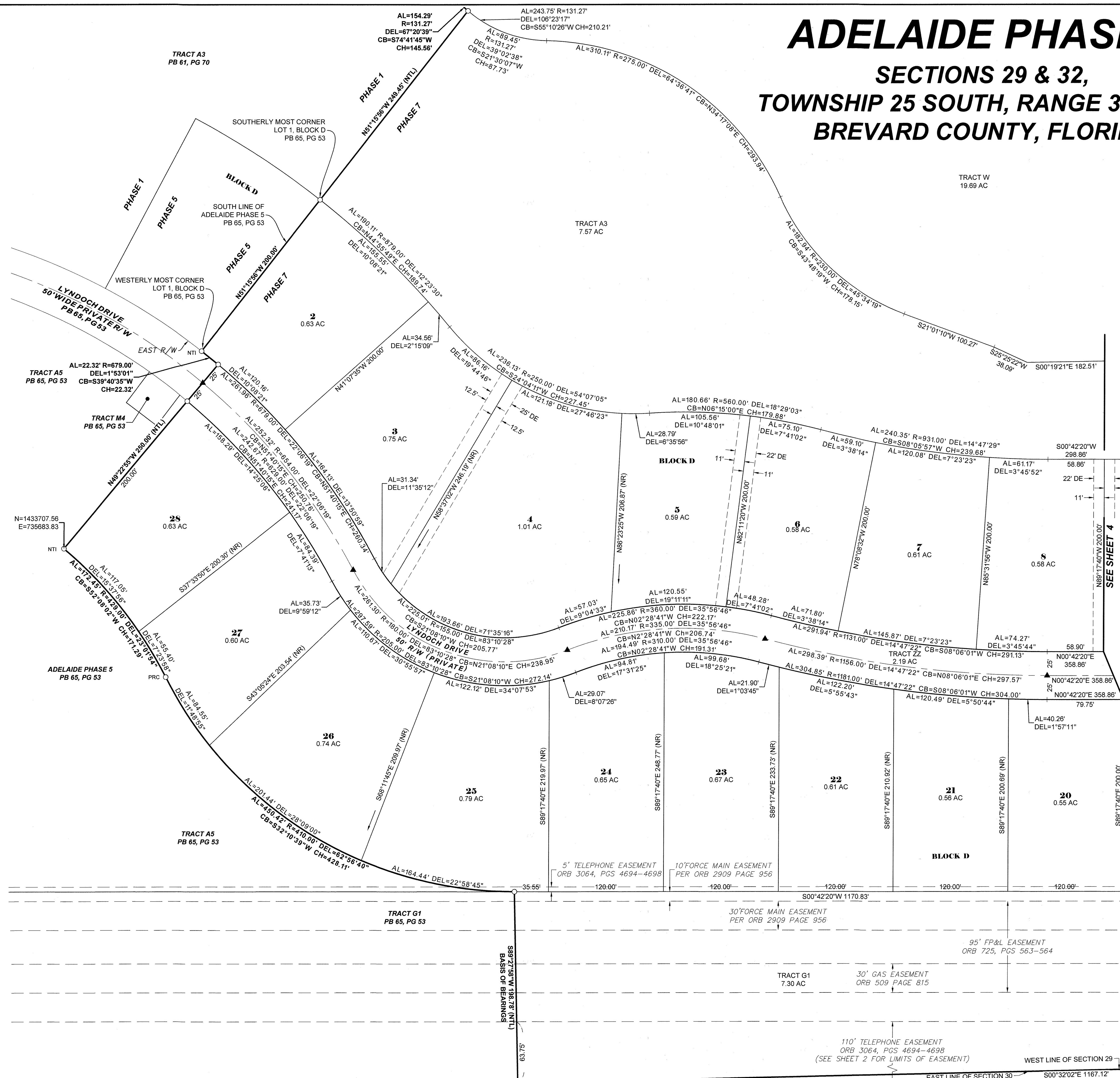
1 INCH = 50 FEET

SURVEY SYMBOL LEGEND

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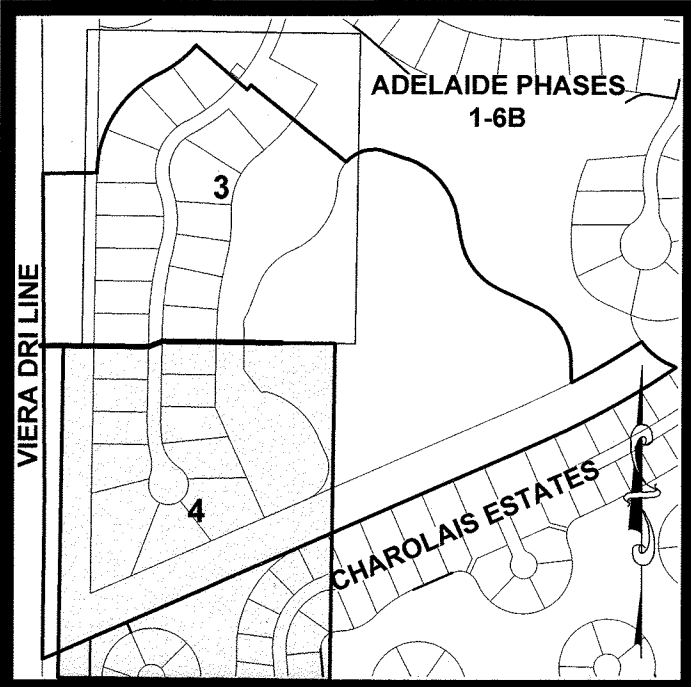
ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- (NR) NOT RADIAL
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CH 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
- 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
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- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- W WEST



**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



SHEET LAYOUTS

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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 |
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| 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 |
| NTS | NOT TO SCALE |
| OR/ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| PCC | POINT OF COMPOUND CURVATURE |
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| R | RADIUS |
| R/W | RIGHT-OF-WAY |
| S | SOUTH |
| W | WEST |

- THIS PLAT PREPARED BY -
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 PHONE: (321) 725-3674 FAX: (321) 723-1159
 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 49050400405

DATE: 10/31/25
 DESIGN/DRAWN: HAK/JMV
 DRAWING# 1093710_300
 PROJECT# 10937.10

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