

PINEDA BOULEVARD WEST EXTENSION / SEGMENT "E"

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

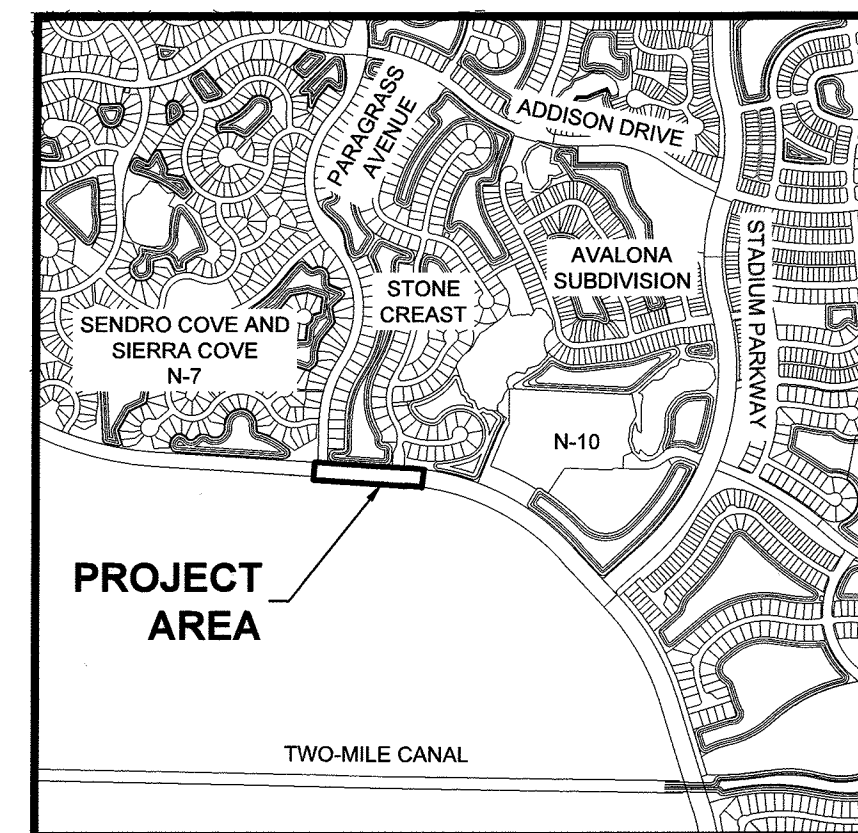
PLAT NOTES

1. BEARING REFERENCE: ASSUMED BEARING OF N86°18'12"W ON THE SOUTH LINE OF TRACT A2, STONECREST AT ADDISON VILLAGE - PHASE 3, PB 67, PG 36, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

DESCRIPTION - PINEDA BOULEVARD WEST EXTENSION / SEGMENT "E"

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT E, STONECREST AT ADDISON VILLAGE - PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 36, PUBLIC RECORDS BREVARD COUNTY, FLORIDA, AND RUN WESTERLY ALONG THE ARC OF THE CURVED SOUTHERLY BOUNDARY LINE OF SAID STONECREST AT ADDISON VILLAGE - PHASE 3, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 10°40'19", A CHORD BEARING OF N74°52'29"W AND A CHORD LENGTH OF 385.93 FEET), A DISTANCE OF 386.49 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE ARC OF SAID CURVED SOUTHERLY BOUNDARY LINE OF STONECREST AT ADDISON VILLAGE - PHASE 3, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 6°05'34", A CHORD BEARING OF N83°15'25"W AND A CHORD LENGTH OF 220.55 FEET), A DISTANCE OF 220.55 FEET, TO THE END OF SAID CURVE; THENCE N86°18'12"W, A DISTANCE OF 770.78 FEET; THENCE S03°14'48"W, A DISTANCE OF 150.00 FEET; THENCE S86°18'12"E, A DISTANCE OF 770.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 6°05'34", A CHORD BEARING OF S83°15'25"E AND A CHORD LENGTH OF 204.61 FEET), A DISTANCE OF 204.70 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N09°47'22"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.39 ACRES, MORE OR LESS



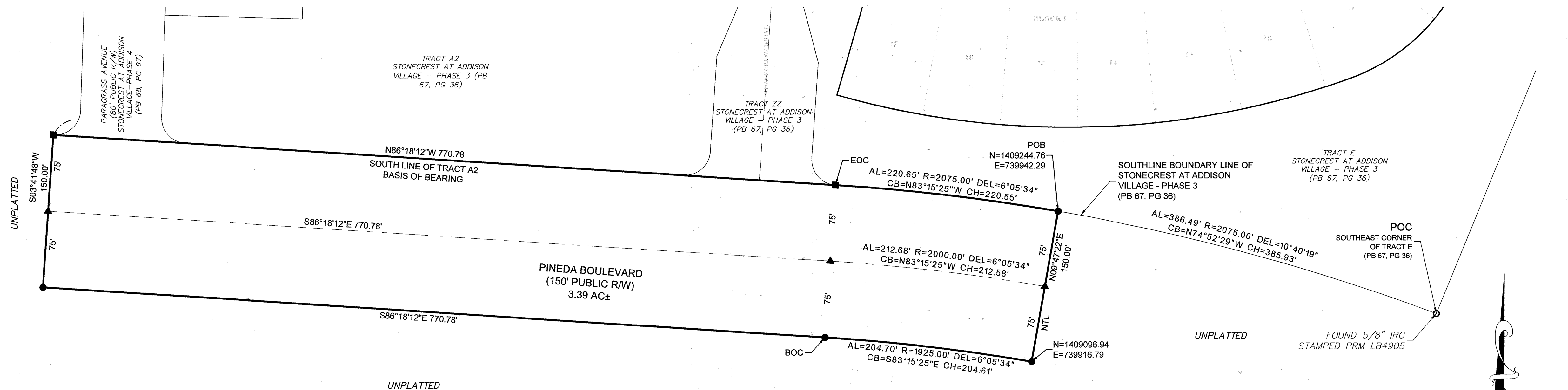
LOCATION MAP
NTS

ABBREVIATIONS

MINUTES/FEET	NTL
SECONDS/INCHES	(NR)
DEGREES	OR/ORB
ARC LENGTH	PB
BEGINNING OF CURVE	PCC
CENTRAL ANGLE	PCP
CHORD BEARING	P.D.E.
CHORD LENGTH	PKD
CONCRETE MONUMENT	PG(S)
CORNER	POB
CIRCUIT COURT BOOK	POC
CENTRAL/DELTA ANGLE	PRC
DRAINAGE EASEMENT (PRIVATE)	P.S.E.
EAST	P.U.D.
ELEVATION	P.U.E.
END OF CURVE	R
EXISTING	R/W
FOUND	S
FOOT/FEET	TOB
NORTH	(TYP)
NOT TO SCALE	W
NON-TANGENT INTERSECTION	

ABBREVIATIONS

NON-TANGENT LINE
NOT RADIAL
OFFICIAL RECORDS BOOK
PLAT BOOK
POINT OF COMPOUND CURVATURE
PERMANENT CONTROL POINT
PUBLIC DRAINAGE EASEMENT
PARKER-KALEN NAIL AND DISK
PAGE(S)
POINT OF BEGINNING
POINT OF COMMENCEMENT
POINT OF REVERSE CURVATURE
PUBLIC SIDEWALK EASEMENT
PLANNED UNIT DEVELOPMENT
PUBLIC UTILITY EASEMENT
RADIUS
RIGHT-OF-WAY
SOUTH
TOP OF BANK
TYPICAL
WEST



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" 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" 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" 59.8"

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.

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4"x4" CONCRETE MONUMENT W/DISK, STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- PERMANENT CONTROL POINT (PCP): SET MAG NAIL & DISK, STAMPED "PCP LB4505", UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD & CAP STAMPED "PRM LB4505", UNLESS OTHERWISE NOTED.

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 400
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-8874 FAX: (321) 725-1154
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004865

DATE: 08/25/2021
DESIGN/DRAWN: HAK / TBS
DRAWING# 11554_001_001
PROJECT# 11554

ROAD PLAT BOOK __, PAGE __

SHEET 1 OF 1

SECTION 20, 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

PINEDA BOULEVARD WEST EXTENSION / SEGMENT "E"

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates the right-of-way of Pineda Boulevard as shown hereon to Brevard County for the perpetual use of the public for roadway, drainage, sidewalk, utilities and associated purposes.

By:
President: Todd J. Pokrywa

Attest:
Secretary: Jay A. Decator, III

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 25th day of August 2021 by Todd J. Pokrywa and Jay A. Decator, III, 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

Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. GG344047

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 01/29/2021 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.

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 62-2841(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 the right-of-way of Pineda Boulevard dedicated for the public use on this plat.

ATTEST:
Rita Pritchett, Chair
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.

ATTEST:
Rita Pritchett, Chair
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.