SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT R, BRIDGEWATER SOUTH AT VIERA SECTION 2 AS RECORDED IN PLAT BOOK 69, PAGE 32, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ASSUMED AS N81°28'28"E.
- 2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8) & 177.091(9).
- 3. BREVARD COUNTY VERTICAL CONTROL G6B81 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- 4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 5. BREVARD COUNTY MANDATORY PLAT NOTES
- a. 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
- b. 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 PROPERTY OWNER'S 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
- c. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION TO MAINTAIN
- 6. 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 ANNEXATION 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 (THE "COMMUNITY DECLARATION").
- 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 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.
- III. 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.
- IV. 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
- V. 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.
- VI. STORMWATER, DRAINAGE AND IRRIGATION EASEMENT RECORDED MARCH 28, 2022 IN OFFICIAL RECORDS BOOK 9485, PAGE 367, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND AS AMENDED IN OFFICIAL RECORDS BOOK 9726, PAGE 2808, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- VII. 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.
- VIII. 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.
- 7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION MAINTENANCE AND OPERATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF ANOTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION OR TELECOMMUNICATIONS 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.
- 8. THERE IS HEREBY DEDICATED OVER AND ACROSS TRACTS A, B C, AND D, ABUTTING AND COINCIDENT WITH THE CONTIGUOUS STREET RIGHT-OF-WAY A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, UTILITY COMPANIES SHALL INCLUDE PUBLIC AND PRIVATE UTILITY COMPANIES INCLUDING, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- 9. TRACTS A, B AND C SHALL BE OWNED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND ARE RESERVED FOR FACILITIES RELATING TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE COMMUNITY DECLARATION), LANDSCAPING, IRRIGATION, SIDEWALKS, UTILITIES AND RELATED IMPROVEMENTS. CENTRAL VIERA COMMUNITY ASSOCIATION, INC. SHALL MAINTAIN TRACTS A, B AND C AND ALL IMPROVEMENTS THEREON, EXCEPT AND EXCLUDING ANY FACILITY OR IMPROVEMENT WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- 10. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A, B AND C FOR THE INSTALLATION, CONSTRUCTION. REPAIR. RECONSTRUCTION. USE. MAINTENANCE. IMPROVEMENT AND INSPECTION OF STORM WATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING A PART OF THE VSD DRAINAGE SYSTEM; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACT IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- 11. TRACT D IS HEREBY DEDICATED FOR A SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- 12. THE PUBLIC WATER MAIN EASEMENT SHOWN ON SHEETS 2 AND 3 OF THIS PLAT IS DEDICATED TO THE CITY OF COCOA FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF POTABLE WATER IMPROVEMENTS, INCLUDING VEHICULAR ACCESS RELATED TO SAME.
- 13. THE 15' WIDE PUBLIC REUSE EASEMENTS SHOWN ON SHEETS 2, 3 AND 4 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF REUSE MAIN IMPROVEMENTS, INCLUDING VEHICULAR ACCESS RELATED TO SAME.
- 14. ALL DRAINAGE TRACTS 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 CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OR THE VIERA STEWARDSHIP DISTRICT AS DESCRIBED ON THIS PLAT OR IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE STORMWATER MANAGEMENT FACILITIES AND, NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE FACILITIES ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

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
DESIGNATION	FID	NORTHING	IN INIC I EKS	LASTING	LEMETERS	N. LATTIODE	W. LONGITUDE	SCALE FACTOR	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.

DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 BLOCK B, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S52°47'04"E, A DISTANCE OF 180.84 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, (SAID POINT ALSO BEING A POINT ON THE CURVED EAST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE ACCORDING TO THE PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1): THENCE ALONG THE ARC OF SAID CURVE. (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°51'48", A CHORD BEARING OF N47°04'06"E, AND A CHORD LENGTH OF 34.06 FEET), A DISTANCE OF 37.46 FEET TO THE END OF SAID CURVE; THENCE N90°00'00"E, A DISTANCE OF 549.88 FEET; THENCE N11°42'22"E, A DISTANCE OF 111.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 21°51'58", A CHORD BEARING OF N22°38'21"E, AND A CHORD LENGTH OF 87.24 FEET), A DISTANCE OF 87.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE. (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 520,00 FEET, A CENTRAL ANGLE OF 36°44'28", A CHORD BEARING OF N15°12'06"E, AND A CHORD LENGTH OF 327.77 FEET), A DISTANCE OF 333.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 37°21'36", A CHORD BEARING OF N15°30'40"E, AND A CHORD LENGTH OF 563.70 FEET), A DISTANCE OF 573.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 43°27'47", A CHORD BEARING OF N12°27'34"E, AND A CHORD LENGTH OF 273.99 FEET), A DISTANCE OF 280.67 FEET TO THE END OF SAID CURVE; THENCE N09°16'19"W, A DISTANCE OF 97.88 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 620.00 FEET, A CENTRAL ANGLE OF 26°19'12", A CHORD BEARING OF N22°25'55"W, AND A CHORD LENGTH OF 282.31 FEET), A DISTANCE OF 284.81 FEET TO THE END OF SAID CURVE; THENCE N35°35'31"W, A DISTANCE OF 321.26 FEET; THENCE S49°32'18"W, A DISTANCE OF 93.21 FEET TO A CUSP OF CURVE; 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 85°07'49", A CHORD BEARING OF N06°58'24"E, AND A CHORD LENGTH OF 33.82 FEET), A DISTANCE OF 37.15 FEET TO THE END OF SAID CURVE; THENCE N35°35'31"W, A DISTANCE OF 20.40 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 52.50 FEET, A CENTRAL ANGLE OF 58°51'32", A CHORD BEARING OF N65°01'16"W, AND A CHORD LENGTH OF 51.59 FEET), A DISTANCE OF 53.93 FEET TO THE END OF SAID CURVE; THENCE S85°32'58"W, A DISTANCE OF 682.89 FEET TO A NON-TANGENT INTERSECTION WITH THE SAID CURVED EAST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE: THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 2666.21 FEET, A CENTRAL ANGLE OF 10°30'02", A CHORD BEARING OF S14°02'25"E, AND A CHORD LENGTH OF 487.96 FEET), A DISTANCE OF 488.64 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°13'01", A CHORD BEARING OF N35°49'07"E, AND A CHORD LENGTH OF 35.11 FEET), A DISTANCE OF 38.93 FEET TO THE END OF SAID CURVE; THENCE N80°25'37"E, A DISTANCE OF 193.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 23°05'52", A CHORD BEARING OF N68°52'41"E, AND A CHORD LENGTH OF 180.18 FEET), A DISTANCE OF 181.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S32°40'14"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 65.27 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 58°34'44", A CHORD BEARING OF S61°57'37"E, AND A CHORD LENGTH OF 68.49 FEET). A DISTANCE OF 71.57 FEET TO THE END OF SAID CURVE: THENCE N88°45'01"E. A DISTANCE OF 423.84 FEET TO A NON-TANGENT INTERSECTION WITH 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 550.00 FEET, A CENTRAL ANGLE OF 07°04'28", A CHORD BEARING OF S12°48'33"E, AND A CHORD LENGTH OF 67.87 FEET), A DISTANCE OF 67.91 FEET TO THE END OF SAID CURVE; THENCE S09°16'19"E, A DISTANCE OF 97.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 43°27'47", A CHORD BEARING OF S12°27'34"W, AND A CHORD LENGTH OF 222.15 FEET), A DISTANCE OF 227.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 37°21'36", A CHORD BEARING OF S15°30'40"W, AND A CHORD LENGTH OF 608.54 FEET), A DISTANCE OF 619.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 01°27'12", A CHORD BEARING OF S02°26'32"E, AND A CHORD LENGTH OF 11.41 FEET), A DISTANCE OF 11.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST: THENCE S89°52'41"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 57.16 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 300.00 FEET, A CENTRAL ANGLE OF 23°29'23", A CHORD BEARING OF N78°22'37"W, AND A CHORD LENGTH OF 122.13 FEET), A DISTANCE OF 122.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 45°12'55", A CHORD BEARING OF N89°14'23"W, AND A CHORD LENGTH OF 230.65 FEET), A DISTANCE OF 236.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 21°43'31", A CHORD BEARING OF S79°00'56"W, AND A CHORD LENGTH OF 150.76 FEET), A DISTANCE OF 151.67 FEET TO THE END OF SAID CURVE; THENCE S89°52'41"W, A DISTANCE OF 94.48 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED EAST RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVED EASTERLY RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED

CONCAVE TO THE WEST, AND HAVING A RADIUS OF 3335.00 FEET, A CENTRAL ANGLE OF 08°48'35", A CHORD BEARING OF S00°16'06"E, AND A CHORD LENGTH OF 512.28 FEET). A DISTANCE

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR TRACT TABLE

OF 512.78 FEET TO THE POINT OF BEGINNING. CONTAINING 18.59 ACRES, MORE OR LESS.

SURVEY SYMBOL LEGEND

- 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

ABBREVIATIONS

' MINUTES/FEET " SECONDS/INCHES

° DEGREES AC ACRES

AL ARC LENGTH

BOC BEGINNING OF CURVE CB CHORD BEARING

CH CHORD LENGTH COC CUSP OF CURVE DEL CENTRAL/DELTA ANGLE

E EAST EOC END OF CURVE **EX EXISTING**

FD FOUND FT FOOT/FEET

N NORTH NR NON-RADIAL NTI NON-TANGENT INTERSECTION

OR/ORB OFFICIAL RECORDS BOOK PB PLAT BOOK PCC POINT OF COMPOUND CURVATURE

NTL NON-TANGENT LINE

PG(S) PAGE(S) POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT PRC POINT OF REVERSE CURVATURE R RADIUS

TYP TYPICAL VSD VIERA STEWARDSHIP DISTRICT

R/W RIGHT-OF-WAY

- THIS PLAT PREPARED BY -



DATE: 2/28/23 DESIGN/DRAWN: HAK/WV DRAWING# 1159802 301 00° PROJECT# 11598.02

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 Tract D, the right-of-ways for Merope Drive, Rana Way, and Rigel Drive, the public reuse easements, and all other easements dedicated to Brevard County for the public use on this plat.

Rita Pritchett, Chair

ATTEST: Clerk of the Board

ATTEST:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on approved by the Board of County Commissioners of Brevard County, Florida.

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 , File No. for record on

ATTEST: Clerk of the Circuit Court in and for Brevard County, Fla. PLAT BOOK PAGE

SHEET 1 OF 4 SECTION 27. TOWNSHIP 26 SOUTH, RANGE 36 EAST

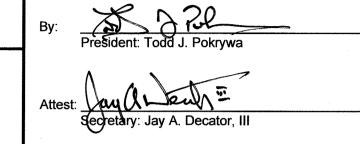
DEDICATION

VILLAGE 2 NEIGHBORHOOD 2

KNOW ALL MEN BY THESE PRESENTS. The Viera Company, being the owner in fee simple of a portion of the lands described in

Hereby dedicates said lands and plat for the uses and purposes therein expressed and

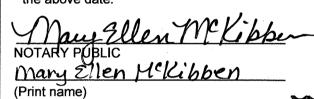
hereby dedicates to Brevard County the right-of-ways for Merope Drive, Rana Way and Rigel Drive and the reuse easements, as shown hereon, for public use, and Tract D for public use as a sanitary sewer lift station; and hereby dedicates the water main easement shown hereon to the City of Cocoa for public 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 be owned and maintained privately or by the Viera Stewardship District as described hereon and that the public and Brevard County have no right or interest therein.



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 $\sqrt{}$ online notarization, this $\sqrt{}$ 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 \checkmark or have produced



Notary Public, State of Florida My Comm. Expires

Comm. No.

MARY ELLEN MCKIBBEN Notary Public - State of Florida My Comm. Expires Jul 25, 202 Bonded through National Notary Assn

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, A. Duda & Sons, Inc., being the owner in fee simple of a portion of the lands described in

VILLAGE 2 NEIGHBORHOOD 2

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates to Brevard County the right-of-ways for Merope Drive, Rana Way and Rigel Drive and the reuse easements, as shown hereon, for public use, and Tract D for public use as a sanitary sewer lift station; and hereby dedicates the water main easement shown hereon to the City of Cocoa 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 be owned and maintained privately or by the Viera Stewardship District as described hereon and that the public and Brevard County have no right or interest therein.

A. Duda & Sons, Inc. 1200 Duda Trail Oviedo, FLORIDA 32765

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of Y physical presence or ____ online notarization, this _ March 287 2023 by Todd J. Pokrywa, Senior Vice President, Real Estate 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

Notary Public, State of Florida My Comm. Expires Comm. No. -

MARY ELLEN MCKIBBEN Notary Public - State of Florida Commission # GG 344047 My Comm. Expires Jul 25, 2023 Bonded through National Notary Assr

CERTIFICATE OF SURVEYOR

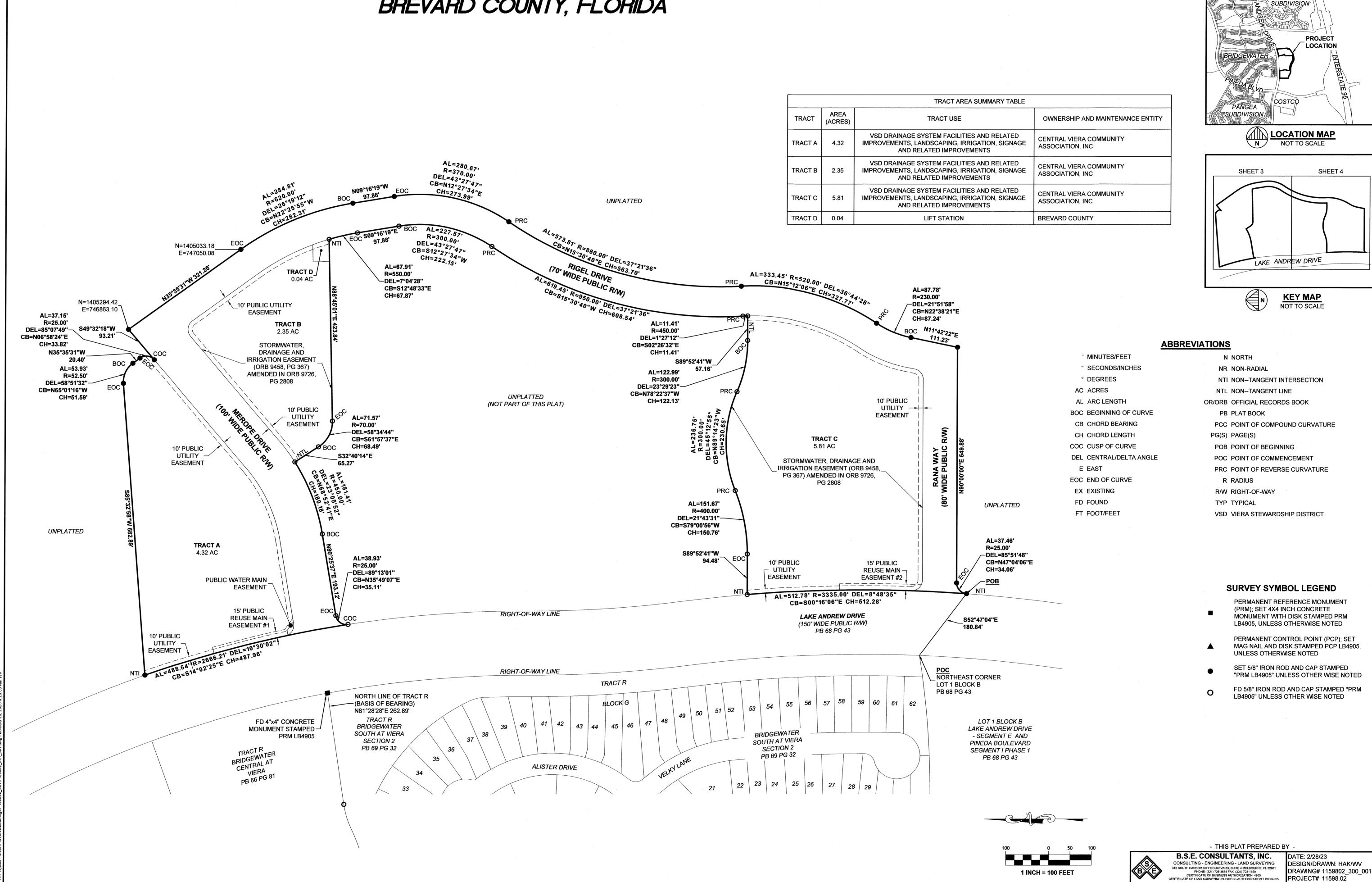
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 6/10/2022 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat 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



VILLAGE 2 NEIGHBORHOOD 2 SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



PLAT BOOK

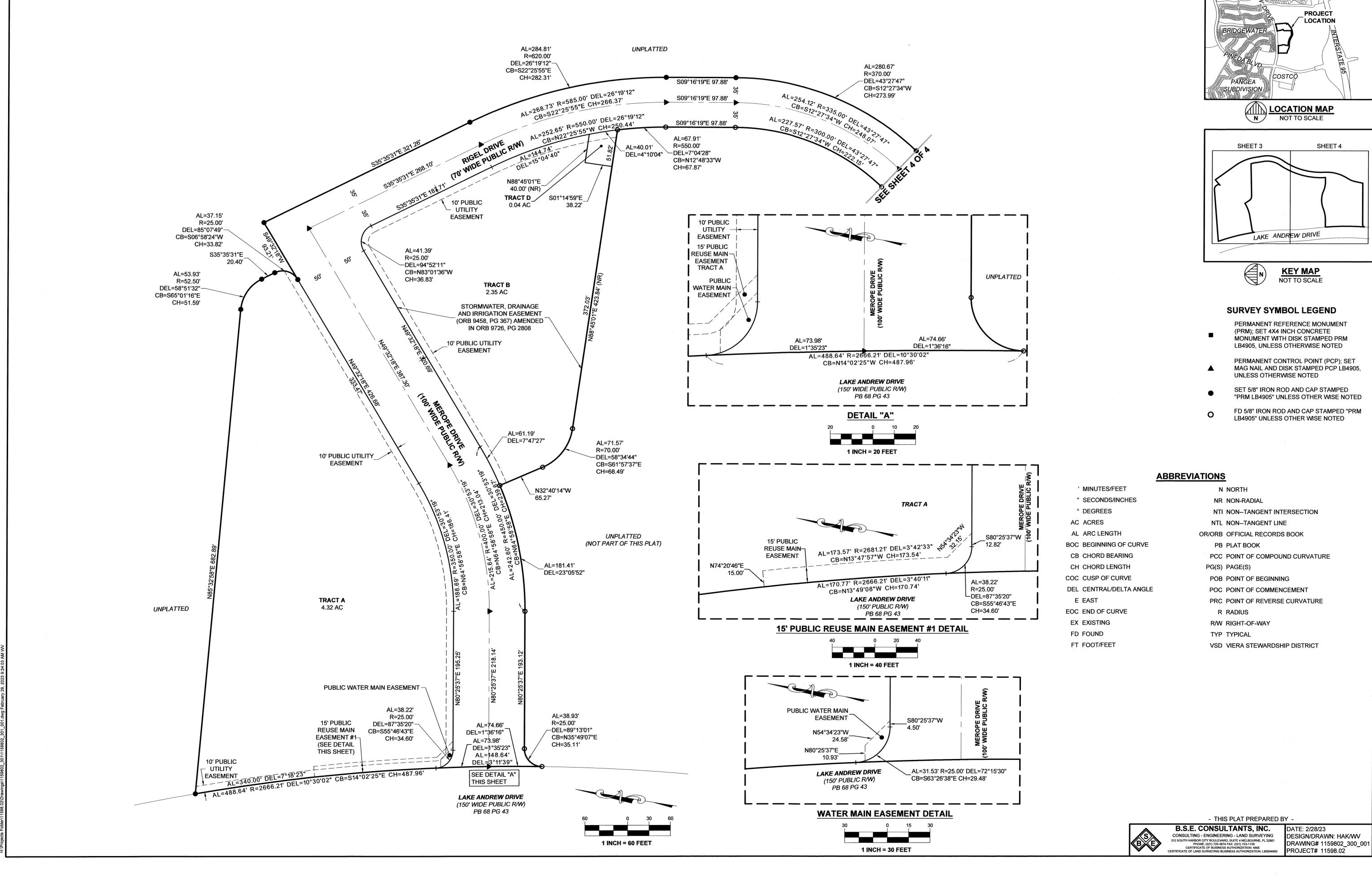
SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SHEET 2 OF 4

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PROJECT# 11598.02

VILLAGE 2 NEIGHBORHOOD 2 SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



PLAT BOOK

SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SHEET 3 OF 4

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