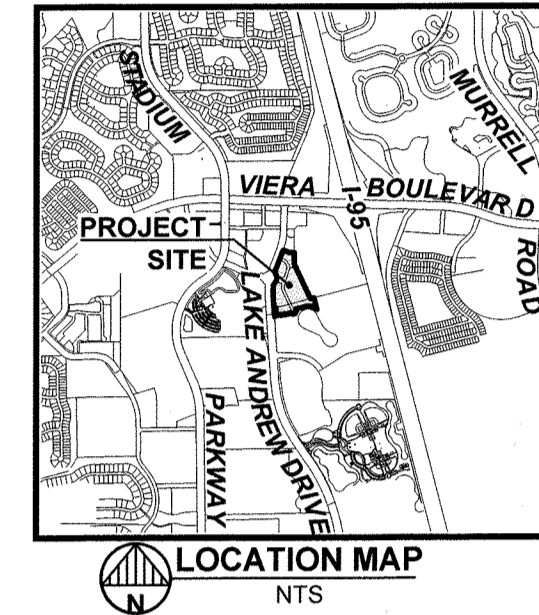


VIERA BOULEVARD COMMERCIAL CENTER IV

A RE-PLAT OF LOT 2, BLOCK D, VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH PART OF LOT 3, BLOCK D, OF VIERA BOULEVARD COMMERCIAL CENTER II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 67, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARING REFERENCE AN ASSUMED BEARING OF S25°41'38"E ON THE WEST LINE OF TRACT 0534, VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK F6A78 IS LOCATED NEAR THE LIMITS OF THIS PLAT BOUNDARY. FOR VERTICAL CONTROL DATA INFORMATION CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- BREVARD COUNTY MANDATORY PLAT NOTES:
 - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
 - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
 - 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 OWNERS TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AS EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING A PUBLIC RIGHT-OF-WAY A 10.00 FOOT PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR THE PURPOSES OF THIS PLAT, THE TERM PUBLIC UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., SOUTHERN BELL, AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- ALL DRAINAGE EASEMENTS SHOWN GRAPHICALLY OR DESCRIBED IN THE PLAT NOTES HEREON LYING WITHIN THE LIMITS OF THIS PLAT 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 RIGHTS-OF-WAY WITHIN THE LIMITS OF THIS PLAT AND FROM PUBLIC RIGHT-OF-WAY DESCRIBED IN PLAT BOOK 67, PAGE 46 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. ADDITIONALLY, BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR RESTORATION OF ANY PRIVATE DRAINAGE PIPE OR STRUCTURES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CENTRAL VIERA COMMUNITY ASSOCIATION, INC. IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH ALL PRIVATE DRAINAGE EASEMENT AREAS SHOWN GRAPHICALLY OR DESCRIBED HEREIN FOR THE CONVEYANCE OF DISCHARGES OF STORMWATER DRAINAGE AND SURFACE WATER RUNOFF FROM THE "MASTER DRAINAGE SYSTEM" (AS SUCH TERM IS DEFINED IN THE COMMUNITY DECLARATION) FOR THE CENTRAL VIERA COMMUNITY. INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS THEREON; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH AREAS IN CONNECTION THEREWITH, TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH FACILITIES AND IMPROVEMENTS LOCATED THEREON.
- THE DRAINAGE PIPE WITHIN THE 25-FOOT DRAINAGE EASEMENTS IN LOT 1, BLOCK B AND LOT 2, BLOCK A IS PRIVATE AND WILL REMAIN UNDER PRIVATE OWNERSHIP AND MAINTENANCE INCLUDING THE PORTION OF THE PIPE THAT RUNS THROUGH THE FRESH SPRINGS LANE PUBLIC RIGHT-OF-WAY. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF THIS STORM PIPE. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR OR RESTORATION OF ANY ROADWAY REPAIRS NEEDED DUE TO THE FAILURE AND SUBSEQUENT REPAIR OF ANY PRIVATE STORMWATER PIPES, CULVERTS, STORM STRUCTURES, OR ASSOCIATED FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
 - RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, DEDICATIONS AND OTHER MATTERS CONTAINED ON THE PLAT OF VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, AS RECORDED IN PLAT BOOK 67, PAGES 46-52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AFFECTED BY THAT CERTAIN TERMINATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8951, PAGE 2304, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF VIERA BOULEVARD COMMERCIAL CENTER II, RECORDED IN PLAT BOOK 68, PAGE 67 - 70, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 0824, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME. (THE "COMMUNITY DECLARATION")
 - DECLARATION OF RESTRICTIONS ESTABLISHING EXCLUSIVE USE RIGHTS FOR INTERSECTION EXCLUSIVE AREA RECORDED JULY 11, 2011 IN OFFICIAL RECORDS BOOK 6415, PAGE 1884, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF RESTRICTIONS FOR BORROWS WEST SITE #7 NONRESIDENTIAL DISTRICT RECORDED AUGUST 17, 2022, IN OFFICIAL RECORDS BOOK 9588, PAGE 1981, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RESTRICTIONS AND EASEMENTS SET OUT IN SPECIAL WARRANTY DEED RECORDED AUGUST 17, 2022, IN OFFICIAL RECORDS BOOK 9588, PAGE 1991, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DRAINAGE AND CONNECTION EASEMENT AGREEMENT RECORDED AUGUST 17, 2022, IN OFFICIAL RECORDS BOOK 9588, PAGE 2000, AS AFFECTED BY AMENDMENT TO DRAINAGE AND CONNECTION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9949 PAGE 2937, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - TEMPORARY ROADWAY CONSTRUCTION EASEMENT AGREEMENT RECORDED AUGUST 17, 2022, IN OFFICIAL RECORDS BOOK 9588, PAGE 2012, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (THIS EASEMENT WILL SELF TERMINATE UPON THE RECORDING OF THIS PLAT)
 - EASEMENT BY AND BETWEEN ROBERT ARMSTRONG, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED AUGUST 10, 2023, IN OFFICIAL RECORDS BOOK 9859, PAGE 1186, RECORDED IN OFFICIAL RECORDS BOOK 9860, PAGE 1435, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF RESTRICTIONS FOR BORROWS WEST SITE #12 NONRESIDENTIAL DISTRICT RECORDED OCTOBER 17, 2025, IN OFFICIAL RECORDS BOOK 10457, PAGE 1683, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RESTRICTIONS AND EASEMENTS CONTAINED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 17, 2025, IN OFFICIAL RECORDS BOOK 10457, PAGE 1694, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - TEMPORARY ACCESS AND CONSTRUCTION EASEMENT AGREEMENT RECORDED OCTOBER 17, 2025, IN OFFICIAL RECORDS BOOK 10457, PAGE 1704, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (THIS EASEMENT WILL SELF TERMINATE UPON THE RECORDING OF THIS PLAT)
 - SIDEWALK EASEMENT AGREEMENT RECORDED OCTOBER 17, 2025, IN OFFICIAL RECORDS BOOK 10457, PAGE 1744, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - CONNECTION AND DRAINAGE DISCHARGE AGREEMENT RECORDED NOVEMBER 20, 2025 IN OFFICIAL RECORDS BOOK 10484, PAGE 2681, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
 - FOR JOINDER IN DEDICATION FROM CENTRAL VIERA COMMUNITY ASSOCIATION, INC., SEE OFFICIAL RECORDS BOOK 10611, PAGE 1544, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
 - FOR JOINDER IN DEDICATION FROM WELLS FARGO BANK, NA. SEE OFFICIAL RECORDS BOOK 10611, PAGE 1546, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - FOR JOINDER IN DEDICATION FROM CENTER BANK, SEE OFFICIAL RECORDS BOOK 10611, PAGE 1548, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - FOR JOINDER IN DEDICATION FROM CENTER BANK, SEE OFFICIAL RECORDS BOOK 10611, PAGE 1530, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - FOR JOINDER IN DEDICATION FROM COMMUNITY CREDIT UNION OF FLORIDA, SEE OFFICIAL RECORDS BOOK 10611, PAGE 1533, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
 CONSULTING - ENGINEERING - LAND SURVEYING
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 1400 MELBOURNE, FL 32901
 PHONE: (321) 251-9141 FAX: (321) 251-7119
 CERTIFICATE OF BUSINESS AUTHORIZATION #605
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION 18000498

DATE: 04/16/2026
 DESIGN/DRAWN: HAK/EAK/LEH
 DRAWING# 11645_301_001-003
 PROJECT# 11645

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"
1 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 0.99999030 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.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, ADI Eyster, LLC, a Florida limited liability company, being the owner in fee simple of a portion of the lands described in
VIERA BOULEVARD COMMERCIAL CENTER IV
 hereby dedicates said lands and plat for the uses and purposes thereon expressed and hereby dedicates the rights-of-way for FRESH SPRINGS LANE, HAYNESFIELD PLACE, and PORADA DRIVE, and the public utility easements shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or as described hereon and that the public and Brevard County shall have no right or interest therein.

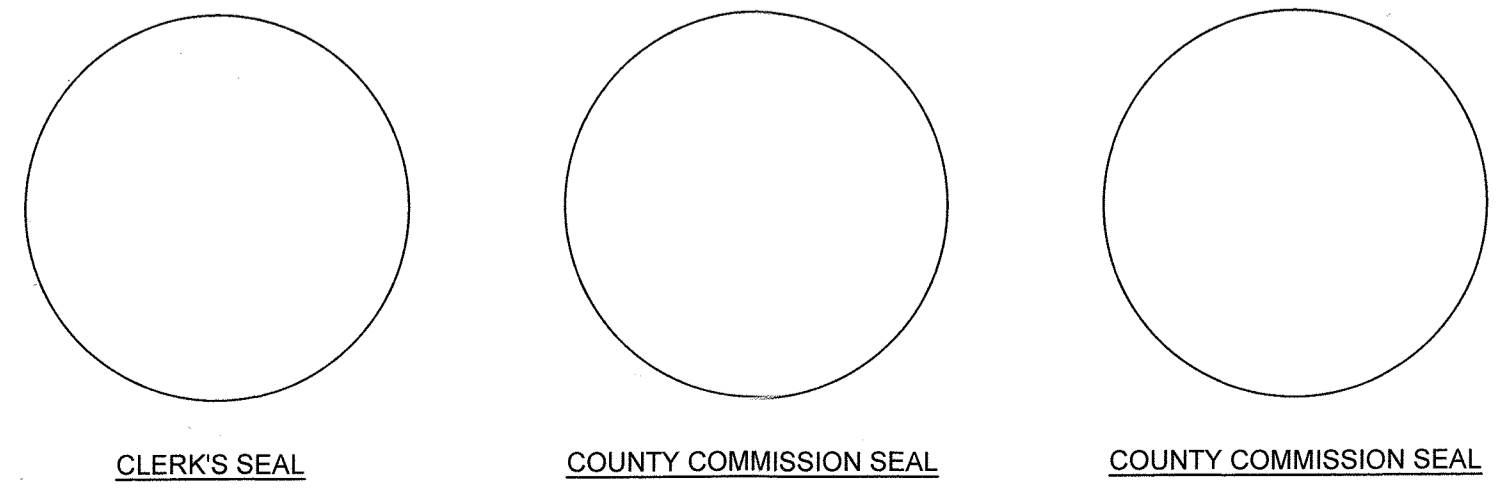
By: Erik Costin
 Printed name/title: ERIK COSTIN / MGR.
 Attest: Rick Coker
 Printed Name: Travis Lorens
 ADI Eyster, LLC
 1005 VIERA BLVD, Suite 102
 ROCKLEDGE, FL 32955
 STATE OF Florida COUNTY OF Brevard
 The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 04/16/2026 by Erik Costin of the above named corporation incorporated under the laws of the State of Florida, on behalf of the company, who is personally known to me ✓ or has produced as identification.
 IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

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
 Clerk of the Board

CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the rights-of-way for FRESH SPRINGS LANE, HAYNESFIELD PLACE, and PORADA DRIVE, and public utility easements and areas dedicated for the public use on this plat.
 Thad Altman, Chair
 Clerk of the Board

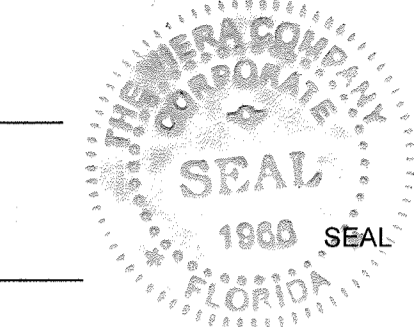
CERTIFICATE OF CLERK
 I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on at File No.
 ATTEST:
 Clerk of the Circuit Court in and for Brevard County, Fla.

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.



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of a portion of the lands described in
VIERA BOULEVARD COMMERCIAL CENTER IV
 hereby dedicates said lands and plat for the uses and purposes thereon expressed and hereby dedicates the rights-of-way for FRESH SPRINGS LANE, HAYNESFIELD PLACE, and PORADA DRIVE, and the public utility easements shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or as described hereon and that the public and Brevard County shall have no right or interest therein.

By: Todd J. Pokrywa
 President: Todd J. Pokrywa
 Attest: Mark J. Boyd
 Mark J. Boyd, Secretary



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 04/16/2026 by Todd J. Pokrywa and Mark J. Boyd, respectively President and Secretary of the above named corporation incorporated under the laws of the State of Florida, on behalf of the company, who are personally known to me ✓ or have produced as identification.

Mary Ellen McKibben
 NOTARY PUBLIC
 MARY ELLEN MCKIBBEN
 Notary Public - State of Florida
 Commission #191402960
 My Comm. Expires July 25, 2027

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, Borrows West Hotel Developers, LLC, a Florida Limited Liability Company, being the owner in fee simple of a portion of the lands described in
VIERA BOULEVARD COMMERCIAL CENTER IV
 hereby dedicates said lands and plat for the uses and purposes thereon expressed and hereby dedicates the rights-of-way for FRESH SPRINGS LANE, HAYNESFIELD PLACE, and PORADA DRIVE, and the public utility easements shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or as described hereon and that the public and Brevard County shall have no right or interest therein.

By: James E. Dora Jr.
 JAMES E. DORA JR., MANAGER
 Attest: Melissa Gase
 Printed Name: Melissa Gase
 Attest: Cindy A. Kurtz
 Printed Name: Cindy A. Kurtz

BORROWS WEST HOTEL DEVELOPERS, LLC
 2501 S HIGH SCHOOL RD
 INDIANAPOLIS, IN 46241
 STATE OF INDIANA COUNTY OF MARION
 The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this April 21, 2026 by James E. Dora Jr., Manager of the above named corporation incorporated under the laws of the State of Indiana, on behalf of the company, who is personally known to me ✓ or has produced as identification.
 IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

James E. Dora Jr.
 NOTARY PUBLIC
 Tina Marie Luehritz, Notary Public
 Hendricks County, State of Indiana
 Commission No. 180695991
 My Commission Expires 10/06/2030

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 03/21/2023 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 Registration Number 5591
 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.
 Thomas J. Croonquist, Professional Surveyor & Mapper No. 5591

VIERA BOULEVARD COMMERCIAL CENTER IV

BEING A RE-PLAT OF LOT 2, BLOCK D, VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH PART OF LOT 3, BLOCK D, OF VIERA BOULEVARD COMMERCIAL CENTER II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 67, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

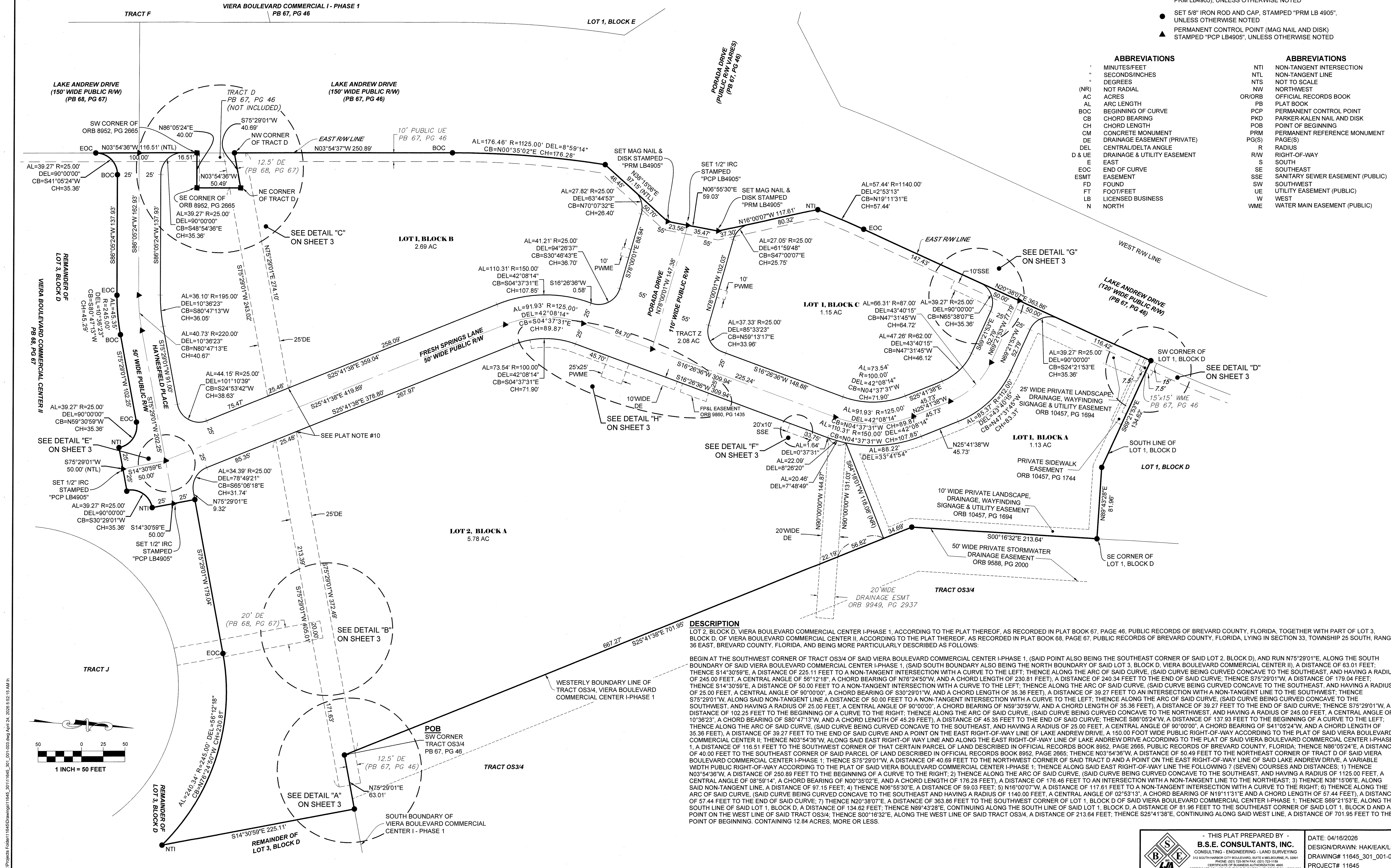
PLAT BOOK _____, PAGE _____
SHEET 2 OF 3
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

SURVEY AND PLAT LEGEND

- FOUND (FD) PERMANENT REFERENCE MONUMENT (4X4 CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905), UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB 4905", UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (MAG NAIL AND DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

ABBREVIATIONS

MINUTES/FEET	NTI	NON-TANGENT INTERSECTION
SECONDS/INCHES	NNTL	NON-TANGENT LINE
DEGREES	NW	NORTHWEST
NOT RADIAL	ORORB	OFFICIAL RECORDS BOOK
ARC LENGTH	PB	PLAT BOOK
BEGINNING OF CURVE	PCP	PERMANENT CONTROL POINT
CHORD BEARING	PKD	PARKER-KALEN NAIL AND DISK
CHORD LENGTH	POB	POINT OF BEGINNING
CONCRETE MONUMENT (PRIVATE)	PRM	PERMANENT REFERENCE MONUMENT
DRAINAGE EASEMENT (PRIVATE)	PG(S)	PAGE(S)
CENTRAL/Delta ANGLE	R	RADIUS
DRAINAGE & UTILITY EASEMENT	RAVE	RIGHT-OF-WAY
EAST	S	SOUTH
END OF CURVE	SE	SOUTHEAST
EASEMENT	SSE	SANITARY SEWER EASEMENT (PUBLIC)
FOUND	SW	SOUTHWEST
FOOT/FEET	UE	UTILITY EASEMENT (PUBLIC)
LICENSED BUSINESS	W	WEST
NORTH	WME	WATER MAIN EASEMENT (PUBLIC)

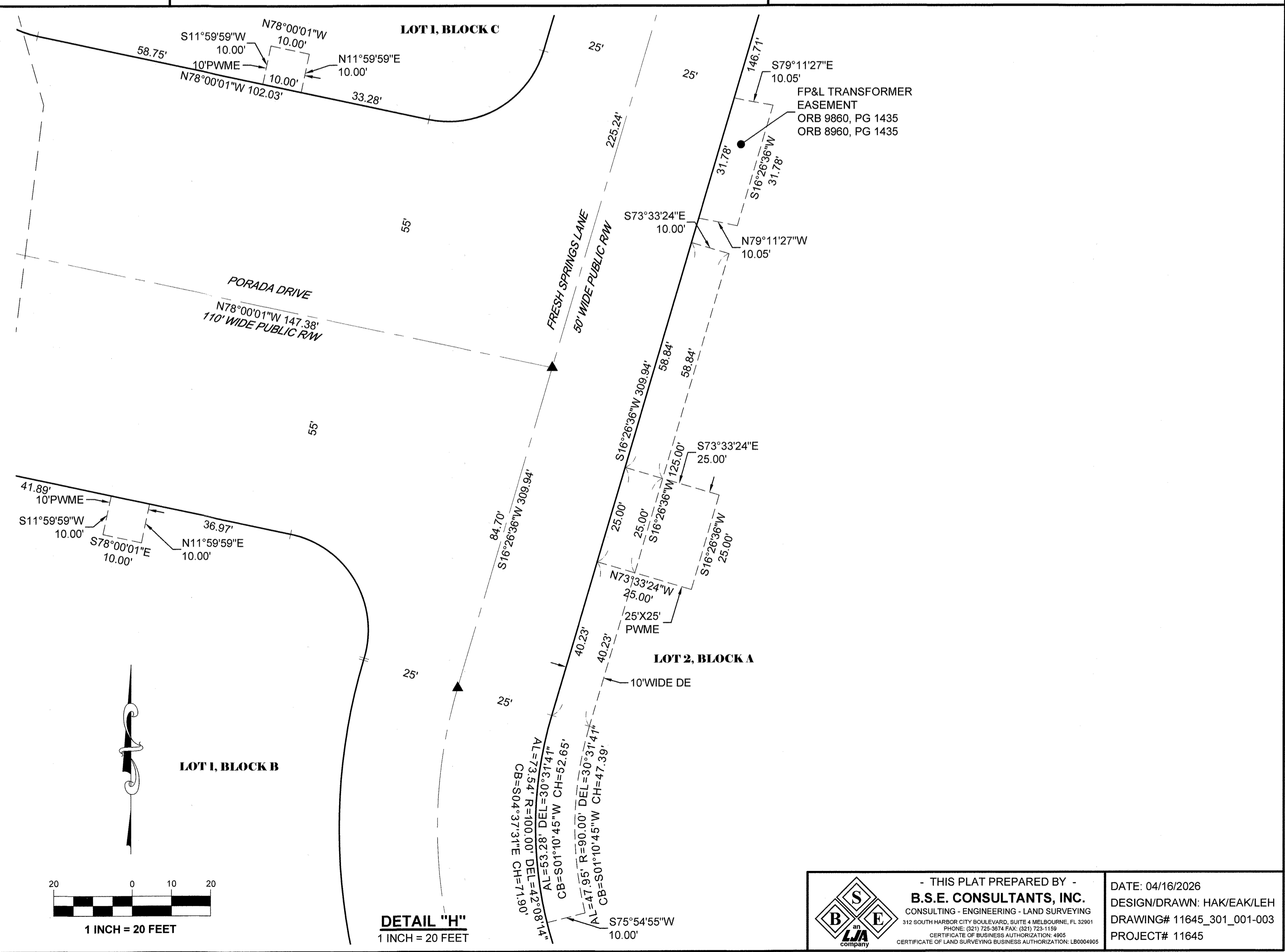
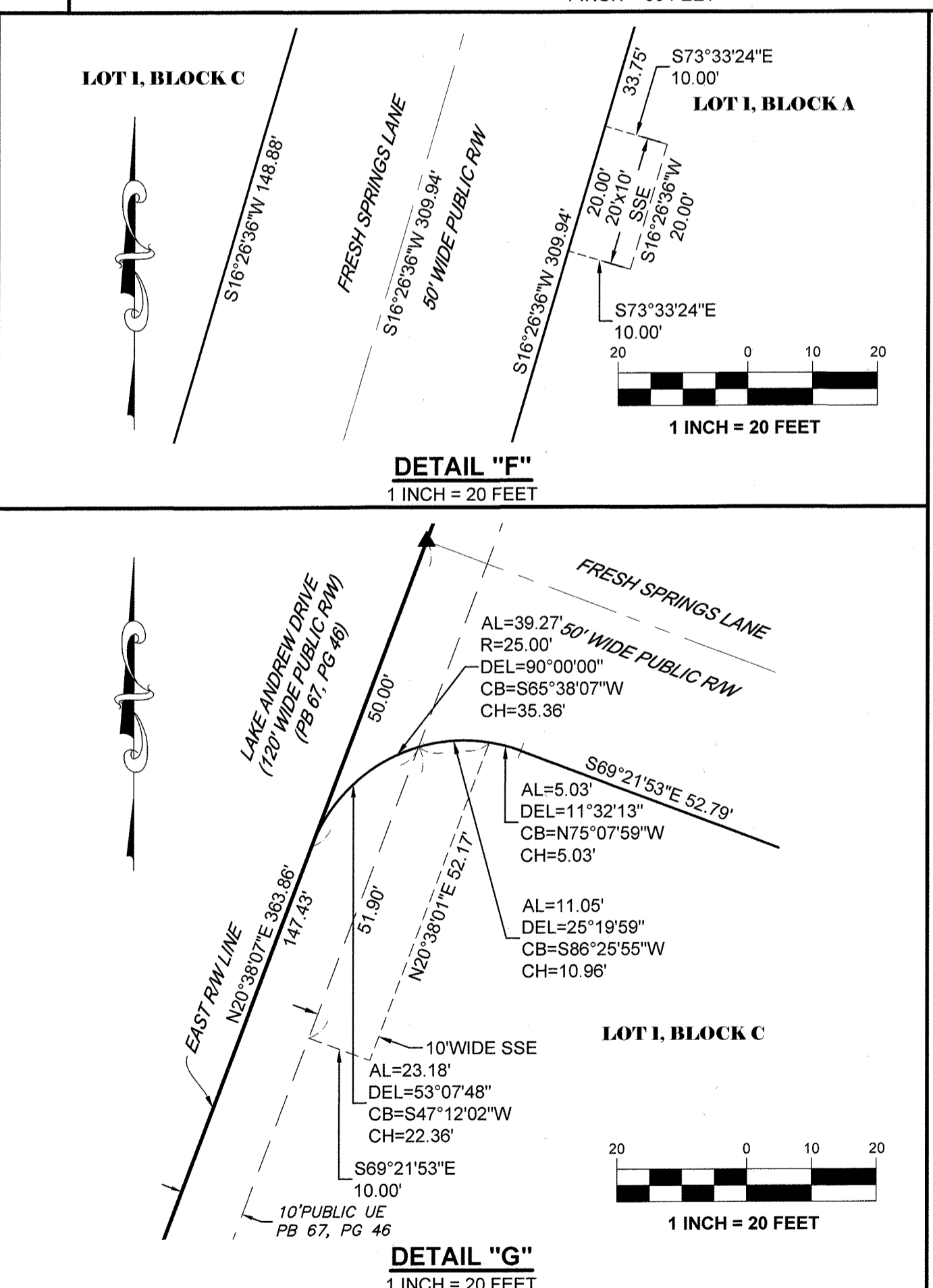
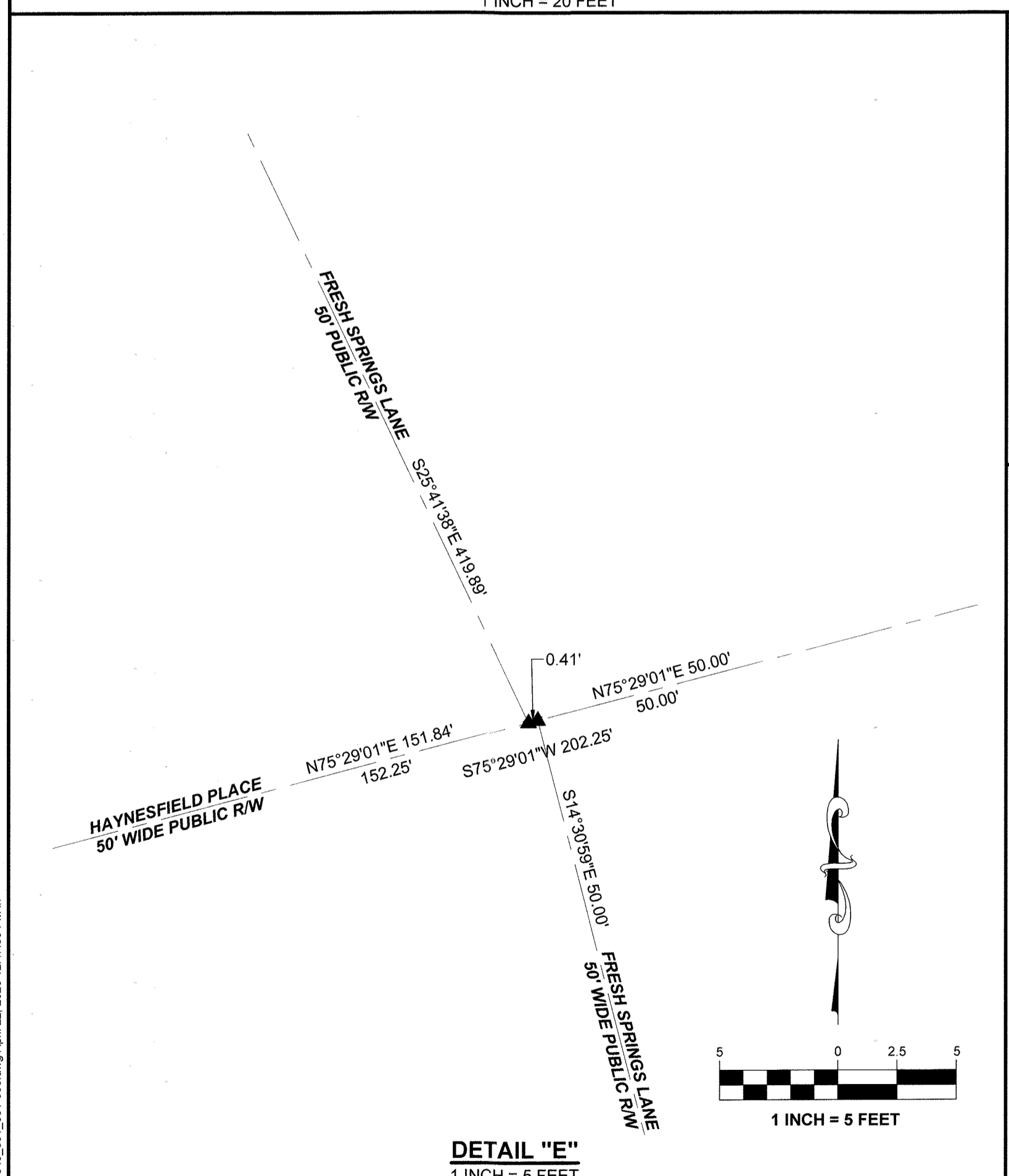
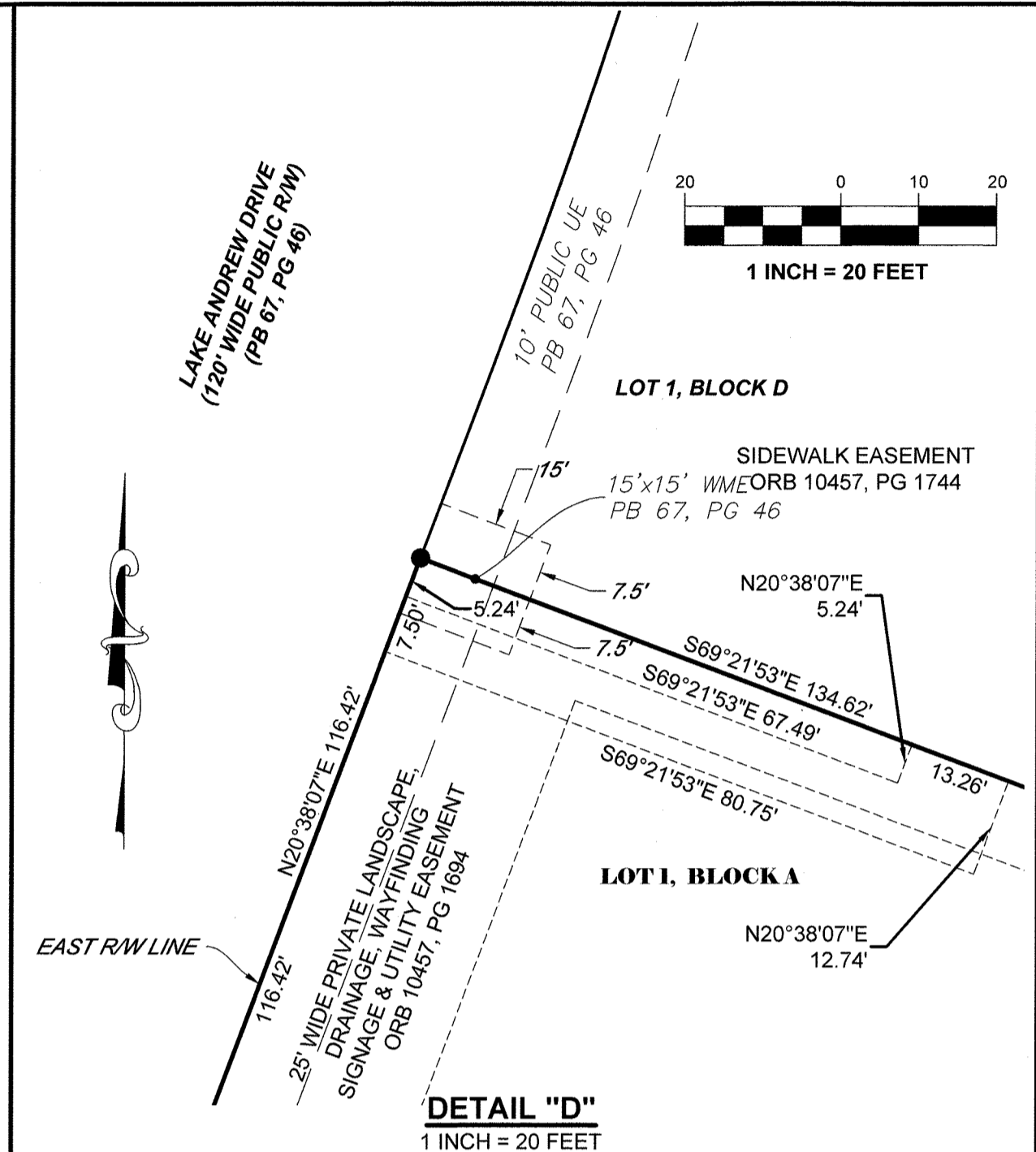
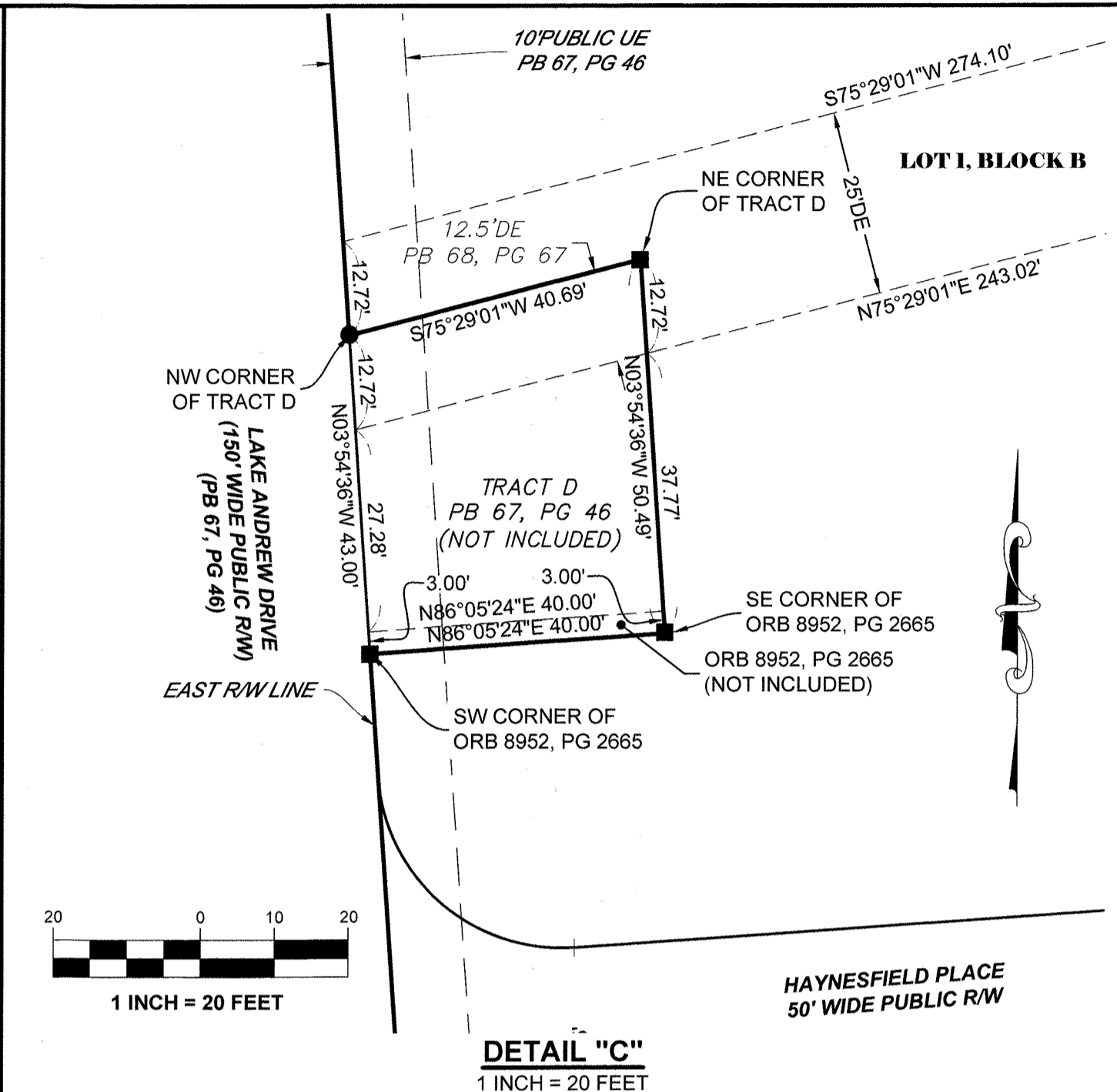
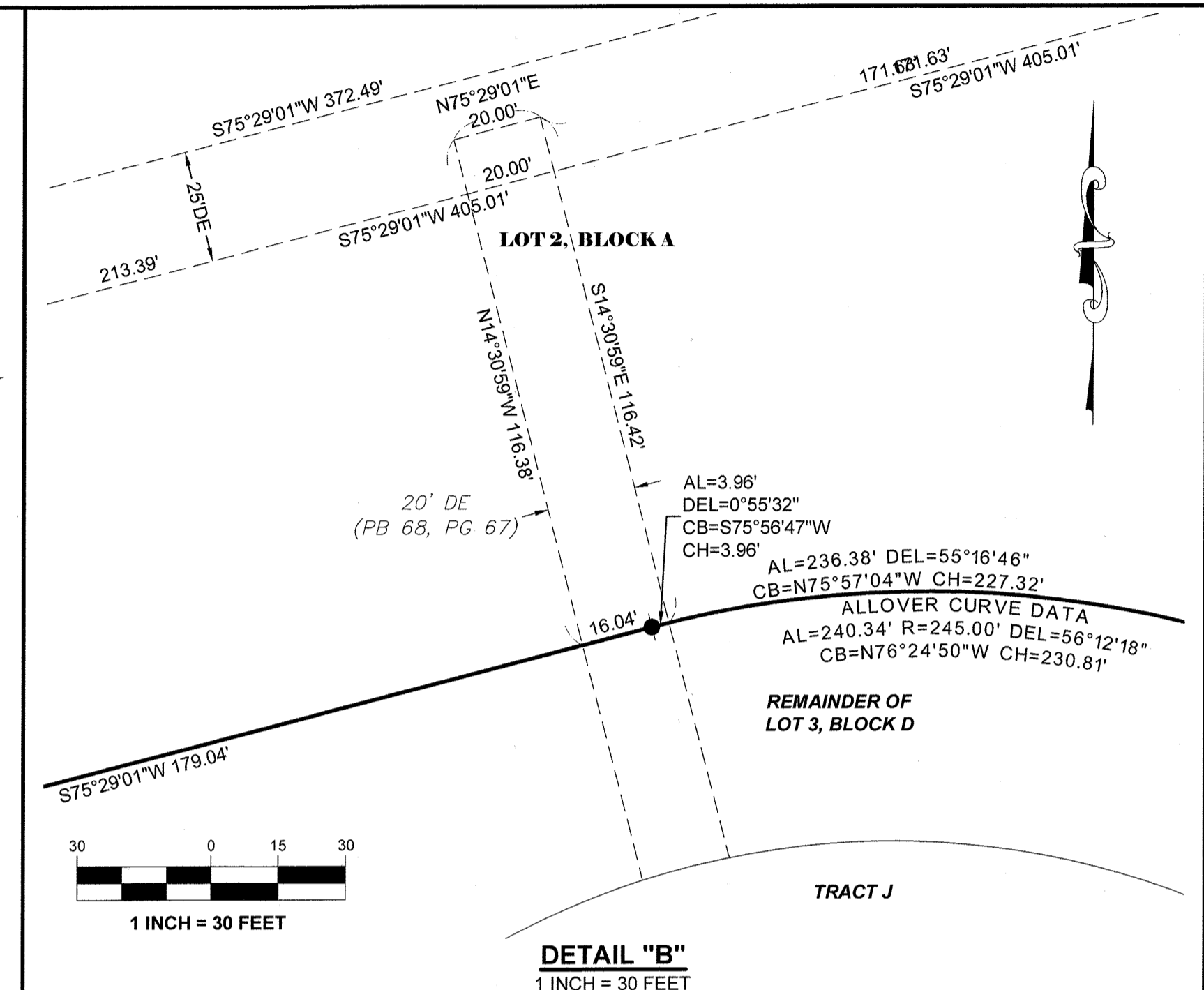
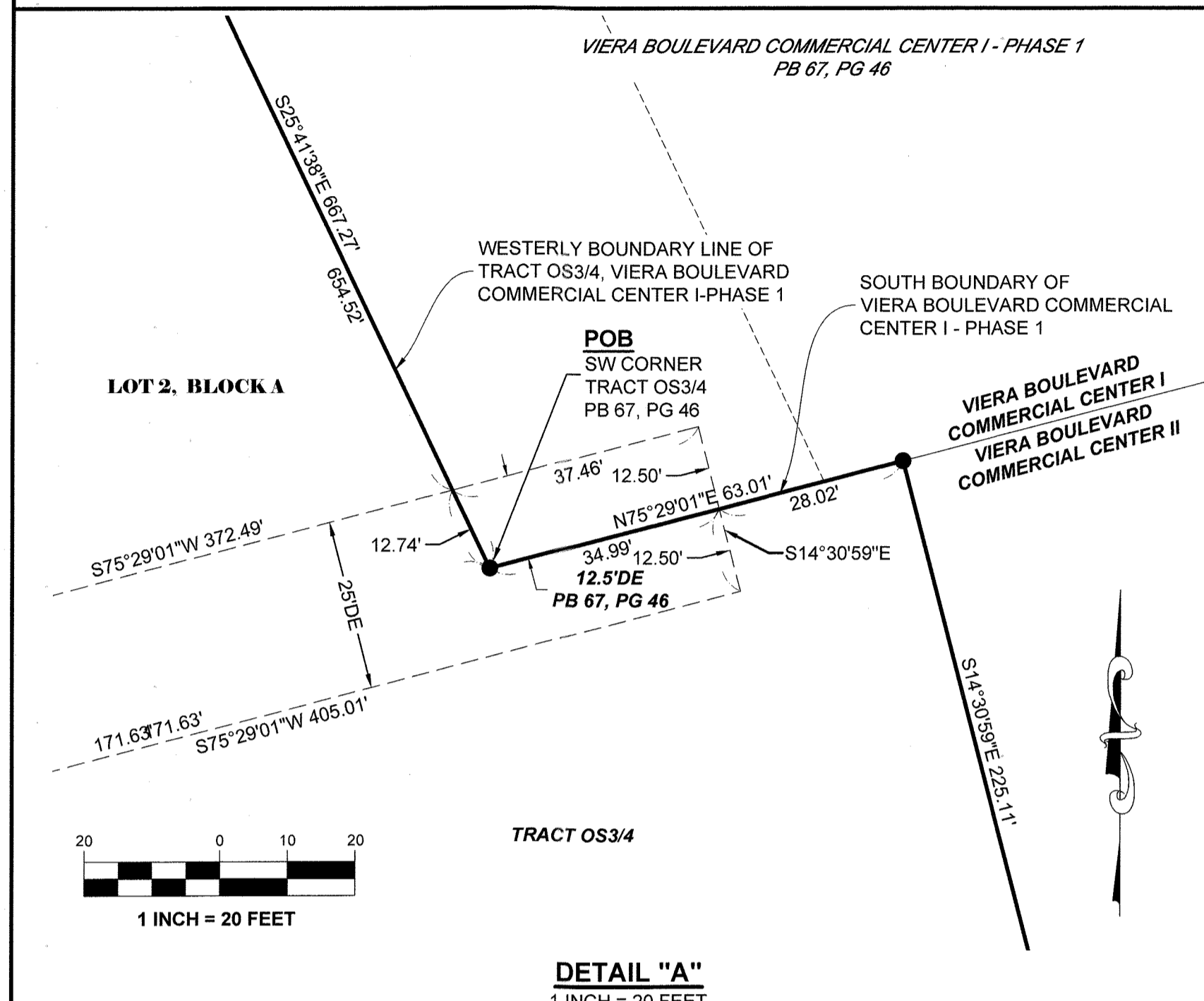


DESCRIPTION
LOT 2, BLOCK D, VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH PART OF LOT 3, BLOCK D, OF VIERA BOULEVARD COMMERCIAL CENTER II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 67, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF TRACT OS3/4 OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK D), AND RUN N75°29'01"E, ALONG THE SOUTH BOUNDARY OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, (SAID SOUTH BOUNDARY ALSO BEING THE NORTH BOUNDARY OF SAID LOT 3, BLOCK D, VIERA BOULEVARD COMMERCIAL CENTER II), A DISTANCE OF 63.01 FEET, THENCE S14°30'59"E, A DISTANCE OF 225.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 56°12'18", A CHORD BEARING OF N76°24'50"W, AND A CHORD LENGTH OF 230.81 FEET), A DISTANCE OF 240.34 FEET TO THE END OF SAID CURVE; THENCE S75°29'01"W, A DISTANCE OF 179.04 FEET; THENCE S14°30'59"E, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S30°29'01"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S75°29'01"W, ALONG SAID NON-TANGENT LINE A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 102.25 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N59°30'59"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S75°29'01"W, A DISTANCE OF 102.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 10'36'23", A CHORD BEARING OF S80°47'13"W, AND A CHORD LENGTH OF 45.29 FEET), A DISTANCE OF 45.35 FEET TO THE END OF SAID CURVE; THENCE S86°05'24"W, A DISTANCE OF 137.93 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 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S41°05'24"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID VIERA BOULEVARD COMMERCIAL CENTER II; THENCE N03°54'36"W, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE ACCORDING TO THE PLAT OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, A DISTANCE OF 116.51 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, THENCE N86°05'24"E, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, THENCE N03°54'36"W, A DISTANCE OF 50.49 FEET TO THE NORTHEAST CORNER OF TRACT D OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1; THENCE S75°29'01"W, A DISTANCE OF 40.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT D AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING (SEVEN) COURSES AND DISTANCES: 1) THENCE N03°54'36"W, A DISTANCE OF 250.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1125.00 FEET, A CENTRAL ANGLE OF 08°59'14", A CHORD BEARING OF N00°35'02"E, AND A CHORD LENGTH OF 176.28 FEET), A DISTANCE OF 176.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 3) THENCE N38°15'08"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 97.15 FEET; 4) THENCE N06°55'30"E, A DISTANCE OF 59.03 FEET; 5) N16°00'07"W, A DISTANCE OF 117.61 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 02°53'13", A CHORD BEARING OF N19°11'31"E, AND A CHORD LENGTH OF 57.44 FEET), A DISTANCE OF 57.44 FEET TO THE END OF SAID CURVE; 7) THENCE N20°38'07"E, A DISTANCE OF 363.86 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK D OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1; THENCE S69°21'53"E, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK D, A DISTANCE OF 134.62 FEET; THENCE N89°43'28"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK D, A DISTANCE OF 81.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK D AND A POINT ON THE WEST LINE OF SAID TRACT OS3/4; THENCE S00°16'32"E, ALONG THE WEST LINE OF SAID TRACT OS3/4, A DISTANCE OF 213.64 FEET; THENCE S25°41'38"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 701.95 FEET TO THE POINT OF BEGINNING, CONTAINING 12.84 ACRES, MORE OR LESS.

VIERA BOULEVARD COMMERCIAL CENTER IV

A RE-PLAT OF LOT 2, BLOCK D, VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH PART OF LOT 3, BLOCK D, OF VIERA BOULEVARD COMMERCIAL CENTER II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 67, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

- SURVEY AND PLAT LEGEND**
- FOUND (FD) PERMANENT REFERENCE MONUMENT (4X4 CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905), UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB 4905", UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT (MAG NAIL AND DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED



ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
* MINUTES/FEET	DE DRAINAGE EASEMENT (PRIVATE)	NTI NON-TANGENT INTERSECTION	PG(S) PAGE(S)
* SECONDS/INCHES	DEL CENTRAL DELTA ANGLE	NTL NON-TANGENT LINE	R RADIUS
* DEGREES	D & U DRAINAGE & UTILITY EASEMENT	NTS NOT TO SCALE	R/W RIGHT-OF-WAY
(NR) NOT RADIAL	E EAST	NW NORTHWEST	S SOUTH
AC ACRES	EOC END OF CURVE	OR/ORB OFFICIAL RECORDS BOOK	SE SOUTHEAST
AL ARC LENGTH	ESMT EASEMENT	PB PLAT BOOK	SSE SANITARY SEWER EASEMENT (PUBLIC)
BOC BEGINNING OF CURVE	FD FOUND	PCP PERMANENT CONTROL POINT	SW SOUTHWEST
CB CHORD BEARING	FT FOOT/FEET	PKD PARKER-KALEN NAIL AND DISK	UE UTILITY EASEMENT (PUBLIC)
CH CHORD LENGTH	LB LICENSED BUSINESS	POB POINT OF BEGINNING	W WEST
CM CONCRETE MONUMENT	N NORTH	PRM PERMANENT REFERENCE MONUMENT	WME WATER MAIN EASEMENT (PUBLIC)

- THIS PLAT PREPARED BY -
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CERTIFICATE OF BUSINESS AUTHORIZATION #4953
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #00000005

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