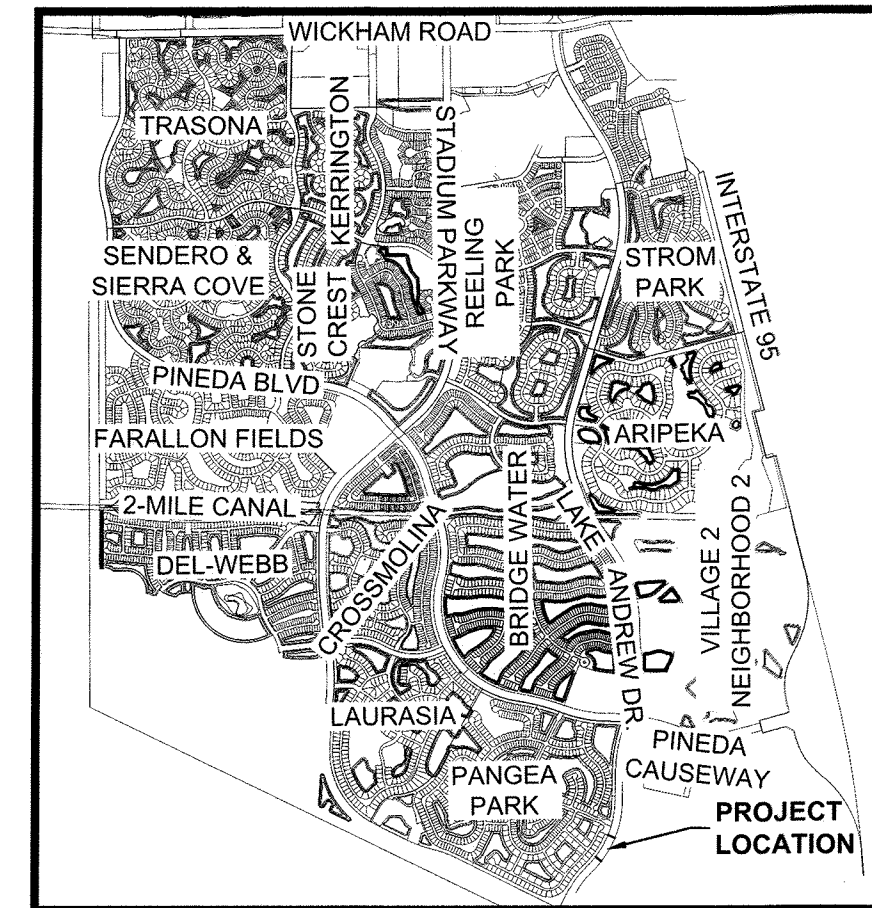


# LAKE ANDREW DRIVE SEGMENT G

## SECTION 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



LOCATION MAP  
NTS

#### PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I, PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING ASSUMED AS N66°08'50"W.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
- BREVARD COUNTY VERTICAL CONTROL MARK G6879 IS LOCATED WITHIN THE VICINITY OF THIS PLAT BOUNDARY. FOR VERTICAL CONTROL DATA PLEASE CONTACT BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

#### LAKE ANDREW DRIVE SEGMENT G

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER LAKE ANDREW DRIVE, (A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT F AS RECORDED IN ROAD PLAT BOOK 5, PAGE 45, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN N66°08'50"W, ALONG THE SOUTH LINE OF SAID LAKE ANDREW DRIVE - SEGMENT F, A DISTANCE OF 150.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND THE SOUTHWEST CORNER OF SAID LAKE ANDREW DRIVE - SEGMENT F, (SAID POINT ALSO BEING A POINT ON THE CURVED EASTERLY BOUNDARY OF TRACT M, PANGEA PARK PHASES 3 & 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE ARC OF SAID CURVED EASTERLY BOUNDARY, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 13°02'33", A CHORD BEARING OF S30°22'28"W AND A CHORD LENGTH OF 420.21 FEET), A DISTANCE OF 421.12 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S53°06'18"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 150.00 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 NORTHWEST AND HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 13°02'33", A CHORD BEARING OF N30°22'28"E AND A CHORD LENGTH OF 454.28 FEET), A DISTANCE OF 455.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1.51 ACRES MORE OR LESS

#### ABBREVIATIONS

' MINUTES/FEET  
" SECONDS/INCHES  
° DEGREES  
AL ARC LENGTH  
BOC BEGINNING OF CURVE  
CB CHORD BEARING  
CH CHORD LENGTH  
CM CONCRETE MONUMENT  
DEL DELTA ANGLE  
E EAST / EASTING  
EOC END OF CURVE  
FD FOUND  
FT FEET  
ID# IDENTIFICATION NUMBER  
IRC IRON ROD AND CAP  
N NORTH / NORTHING  
N&D NAIL AND DISK  
NTI NON-TANGENT INTERSECTION

#### ABBREVIATIONS

NTL NON-TANGENT LINE  
NTS NOT TO SCALE  
OR/ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PC POINT OF CURVATURE  
PCP PERMANENT CONTROL POINT  
PG(S) PAGE(S)  
PK PARKER-KALEN  
POB POINT OF BEGINNING  
P.S.E. PUBLIC SIDEWALK EASEMENT  
PT POINT OF TANGENCY  
R RADIUS/RIGHT  
R/W RIGHT-OF-WAY  
RGE RANGE  
S SOUTH  
SEC SECTION  
TWP TOWNSHIP  
W WEST

#### SURVEY SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM); 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET 1/2" IRON ROD AND CAP STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

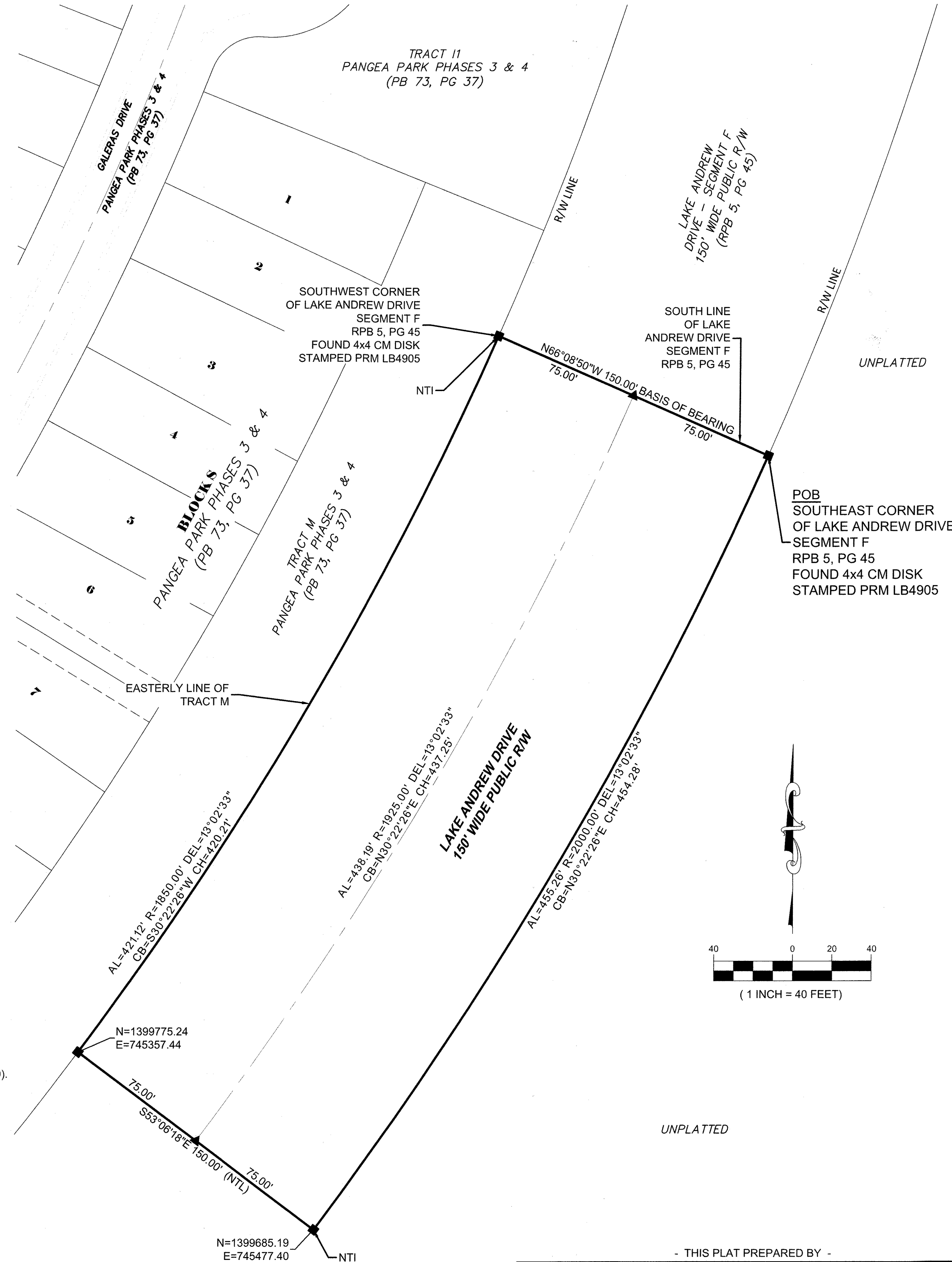
STATE PLANE COORDINATE NOTES:  
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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.



ROAD PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 1

SECTION 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST


#### DEDICATION

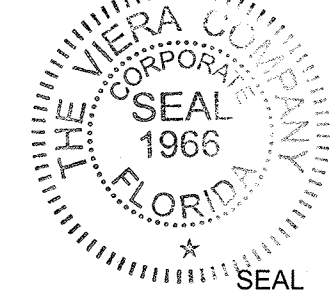
KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described in

#### LAKE ANDREW DRIVE SEGMENT G

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSLY AND HEREBY DEDICATES THE RIGHT-OF-WAY OF LAKE ANDREW DRIVE AS SHOWN HEREON TO BREVARD COUNTY FOR PUBLIC USE, INCLUDING WITHOUT LIMITATION, FOR ROADWAY, DRAINAGE, UTILITIES AND SIDEWALK USES AND ASSOCIATED PURPOSES.

By:   
President: Todd J. Pokrywa

Attest:   
Secretary: Mark J. Boyd



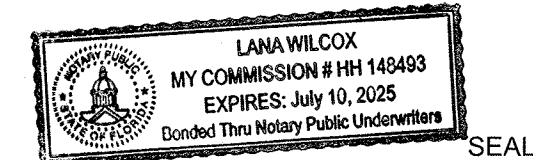
THE VIERA COMPANY  
7380 MURRELL ROAD, SUITE 201  
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this \_\_\_\_\_ 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 is/are personally known to me X or has/have produced \_\_\_\_\_ as identification.


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

NOTARY PUBLIC



#### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 01/13/2025 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: 58511  
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 Lake Andrew Drive, public drainage easements, utility and sidewalk easements dedicated for public use on this plat.

Rob Feltner, Chairman

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.

Rob Feltner, Chairman

ATTEST:

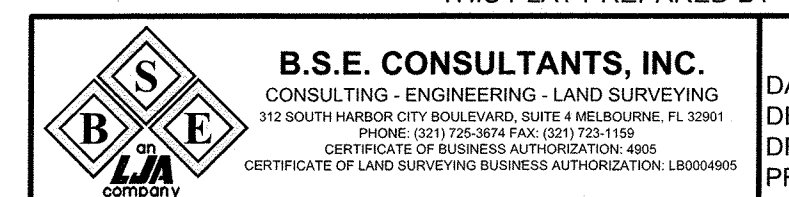
Clerk of the Board

#### 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. \_\_\_\_\_

ATTEST:

Clerk of the Circuit Court in and for Brevard County, Fla.



B.S.E. CONSULTANTS, INC.

CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901  
PHONE: (321) 225-3674 FAX: (321) 723-1199  
CERTIFICATE OF BUSINESS AUTHORIZATION: 4669  
CERTIFICATE OF LAND SURVEYING AUTHORIZATION: LB0004905

DATE: 05/13/2025  
DESIGN/DRAWN: HK/TBS  
DRAWING# 1128408\_300\_001  
PROJECT# 11284.08

- THIS PLAT PREPARED BY -