

# AVALONIA SUBDIVISION - PHASE 1

## SECTIONS 16, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 1 OF 6  
SECTIONS 16, 20 AND 21 TOWNSHIP 26 SOUTH, RANGE 36 EAST

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, The Viera Company, joined by the School Board of Brevard County, a public corporation and governing body of the school district of Brevard County, duly created in accordance with the Florida Constitution, being all of the owners in fee simple of the lands described in

### AVALONIA SUBDIVISION - PHASE 1

Hereby dedicates said lands and plat for the uses and purposes therein expressed and expressly dedicates Tracts R and S as Sanitary Sewer Lift Stations, the rights-of-way for Avalonia Drive, Tethys Court, Cache Creek Lane, all public utility easements and all public sidewalk easements described hereon to Brevard County for public use. There is also dedicated a Public Utility Easement over Tract O for the purpose of maintaining and operating sanitary sewer facilities, ingress and egress necessary for Tract S and for emergency vehicle access. 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, joined by the School Board of Brevard County, that all other easements and tracts 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: Todd J. Pokrywa  
President: Todd J. Pokrywa

Attest: Jay A. Decator, III  
Secretary: Jay A. Decator, III

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

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on 3-9-20 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared 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, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, that official seal of said corporation is duly affixed thereto; and that the Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
Mary Ellen McKibben  
NOTARY PUBLIC  
Mary Ellen McKibben  
Notary Public, State of Florida  
My Comm. Expires July 25, 2023  
Comm. No. GG344047

### JOINER IN DEDICATION

KNOW ALL MEN BY THESE PRESENTS, The School Board of Brevard County, a public corporation and governing body of the school district of Brevard County, duly created in accordance with the Florida Constitution (the "School Board"), being the owner in fee simple of the lands described hereon as

### Lot 1, Block G, Tract O and Tract S

Hereby joins in and consents to the foregoing dedication for the sole and exclusive purpose of submitting the aforesaid Lot 1, Block G, Tract O and Tract S to the uses and purposes described hereon pertaining to such lot and tracts. The School Board is not the developer of the other Lots and Tracts shown hereon and the foregoing joiner is made by the School Board solely in its capacity as the fee simple owner of the aforesaid Lot 1, Block G, Tract O and Tract S.

By: Susan Hann  
Attest: David G. Luidevann  
Print Name: David G. Luidevann  
Attest: Tammy Aguirre  
Print Name: Tammy Aguirre

STATE OF FL COUNTY OF Brevard

THIS IS TO CERTIFY, That on 3-10-20 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Sue Hann, respectively Assistant Superintendent of the above named corporation incorporated under the laws of State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, that official seal of said corporation is duly affixed thereto; and that the Dedication is the act and deed of said corporation.

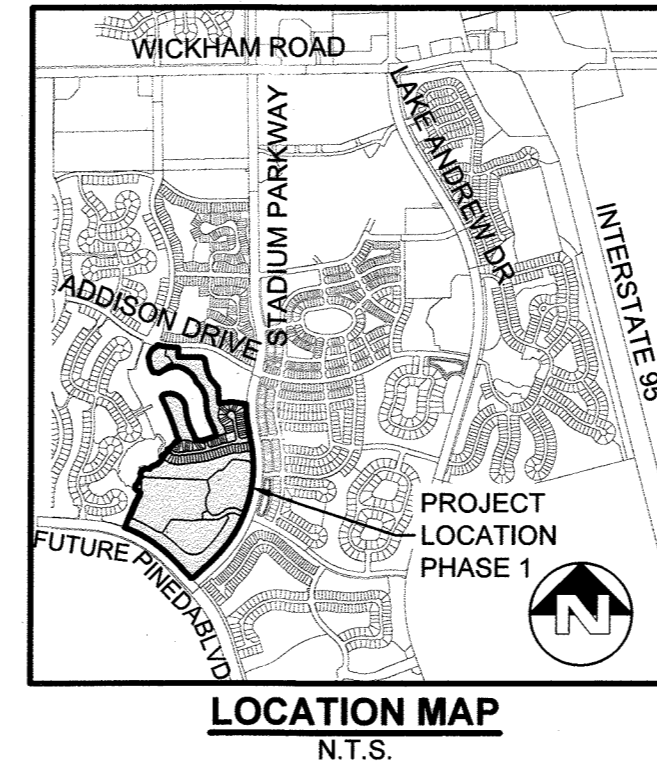
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
Pamela J. Escobar  
NOTARY PUBLIC  
Name: Pamela J. Escobar  
Notary Public, State of Florida  
My Comm. Expires 05/31/2023  
Comm. No. \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/13/2019 he completed the boundary survey of the lands shown on the foregoing plat, and that said plat was prepared under his direct supervision and that said plat complies with all of the surveying 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.

Attest: Leslie E. Howard  
Clerk of the Circuit Court in and for Brevard County, Fla.  
Registration Number 5611  
Name: Leslie E. Howard  
B.S.E. Consultants, Inc.  
312 South Harbor City Boulevard, Suite #4  
Melbourne, Fla. 32901  
Certificate of Authorization Number: LB-0004905

TRACT AREA SUMMARY			
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	0.10	LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES, SIGNAGE, ENTRY FEATURES AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT B	0.41	LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES, SIGNAGE, ENTRY FEATURES AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT C	0.45	LANDSCAPING, IRRIGATION, SIDEWALKS, STORM WATER, DRAINAGE, ACCESS COMMUNITY MAIL SERVICE	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT D	8.04	STORMWATER, DRAINAGE, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT E	2.29	WETLAND PRESERVATION AND UPLAND BUFFERS	VIERA STEWARDSHIP DISTRICT
TRACT G	4.58	STORMWATER, DRAINAGE, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT J	8.25	STORMWATER, DRAINAGE, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT J1	0.36	STORMWATER, DRAINAGE, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION INC.
TRACT J2	0.43	STORMWATER, DRAINAGE, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION INC.
TRACT K	0.14	LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT L	7.10	WETLANDS PRESERVATION, UPLANDS BUFFER, PCT PRESERVATION	VIERA STEWARDSHIP DISTRICT
TRACT M	3.59	STORMWATER, DRAINAGE, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION INC.
TRACT N	0.35	LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION INC.
TRACT O	1.30	INGRESS, EGRESS, DRAINAGE, PRIVATE UTILITIES, PUBLIC UTILITIES, SIDEWALKS, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	BREVARD COUNTY SCHOOL BOARD
TRACT P	10.10	STORMWATER, DRAINAGE, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION INC.
TRACT Q	0.89	LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION INC.
TRACT R	0.02	SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS	BREVARD COUNTY
TRACT S	0.04	SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS	BREVARD COUNTY



### 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 Avalonia Drive, Tethys Court, Cache Creek Lane, Tracts R and S as Sanitary Sewer Lift Stations, all public utility easements and all public sidewalk easements dedicated for the public use on this plat.

By: Bryan Lober, Chairman of the Board  
ATTEST: Scott Ellis, 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.

By: Bryan Lober, Chairman of the Board  
ATTEST: Scott Ellis, Clerk of the Board

### 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 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.  
- THIS PLAT PREPARED BY -

### PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF N79°59'39"W ON THE SOUTH LINE OF LOT 1, BLOCK A, ACCORDING TO THE PLAT OF ADDISON DRIVE AND STADIUM PARKWAY SOUTH EXTENSION - PHASE 1 AS RECORDED IN PLAT BOOK 64, PAGE 61, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 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 66448 IS LOCATED NEAR THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:
  - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM WATER 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 (MSBU) 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 LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE PROPERTY OWNERS' ASSOCIATION TO MAINTAIN.
- 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, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
  - 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 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.
  - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
  - THE LANDS PLATTED HEREUNDER, EXCEPT AND EXCLUDING LOT 1, BLOCK G, LOT 2, BLOCK G, AND TRACTS J1, J2, K, L, M, N, O, P AND Q, ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR AVALONIA NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8646, PAGE 1837, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
  - MINERAL RIGHTS RESERVED BY CONSOLIDATED NAVAL STORES COMPANY, IN DEED RECORDED IN DEED BOOK 270 PAGE 409, AS AFFECTED BY WARRANTY DEED FROM CONSOLIDATED FINANCIAL CORPORATION (F/K/A CONSOLIDATED NAVAL STORES COMPANY) TO CONSOLIDATED-TOMOKA LAND CO., RECORDED IN OFFICIAL RECORDS BOOK 1097, PAGE 564 AND PARTIALLY RELEASED BY THE RELEASE OF SURFACE, ENTRY RIGHTS WITH RESPECT TO OIL GAS AND MINERAL INTERESTS, DATED 9/30/1987, BY CONSOLIDATED-TOMOKA LAND CO. IN OFFICIAL RECORDS BOOK 2852 PAGE 1304, WHICH RELEASES "ALL OF THE RIGHTS OF THE RELEASOR TO EXPLORE FOR, DRILL FOR, DEVELOP, MINE AND REMOVE OIL, GAS, AND OTHER MINERALS, OR OTHERWISE TO ENTER UPON, USE OCCUPY, DISRUPT OR DAMAGE THE SURFACE OR TO AUTHORIZE ANY OTHER PERSON TO DO SO", SAID MINERAL RIGHTS WERE FURTHER CONVEYED BY CONSOLIDATED-TOMOKA LAND CO. TO INDIGO GROUP, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5387 PAGE 3789, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. NOTE: THE RIGHT OF ENTRY AND OTHER SURFACE RIGHTS HAVE BEEN RELEASED PURSUANT TO RELEASE RECORDED IN OFFICIAL RECORDS BOOK 2852 PAGE 1304, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL PLATTED UTILITY 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 SHOWN ON SHEET 5 HEREOF, A NON-EXCLUSIVE 10' WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED), ANY UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO AN EXISTING SIDEWALK LOCATED IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., AT&T, BELL SOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THE 5' WIDE PRIVATE DRAINAGE EASEMENTS SHOWN ALONG THE SIDE LOT LINES ON SHEET 5 HEREOF (EXCEPT AND EXCLUDING LOT 1, BLOCK C), ARE NON-EXCLUSIVE AND INCLUDE THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH, ARE HEREBY GRANTED TO AVALONIA NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SWALE CONFORMING TO THE SUBDIVISION DESIGN APPROVED BY BREVARD COUNTY. THE MAINTENANCE OF SUCH SWALES SHALL BE IN ACCORDANCE WITH THE NEIGHBORHOOD AREA DECLARATION REFERENCED IN NOTE 6(V) ABOVE. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SIDE YARD SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREON.
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS D, G, J, M AND P FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER 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 COMMUNITY DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 4 AND 5, BLOCK B, LOT 1, BLOCK C, LOTS 4 AND 5, BLOCK F AND TRACT C, ARE NON-EXCLUSIVE AND GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, IMPROVEMENT AND INSPECTION, MAINTENANCE AND REPAIR OF UNDERGROUND COMMUNITY DRAINAGE IMPROVEMENTS. TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS LOCATED THEREIN BY VIERA STEWARDSHIP DISTRICT. NO FENCES, TREES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
- ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. 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 ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR AVALONIA NEIGHBORHOOD ASSOCIATION, INC. AS EXPRESSLY PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS PROVIDED, HOWEVER, THAT TO THE EXTENT ANY DRAINAGE PIPES OR STRUCTURES CONVEYING SUCH DRAINAGE IN WHOLE OR PART FROM PUBLIC RIGHT-OF-WAYS ARE LOCATED WITHIN SUCH RIGHT-OF-WAYS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING THOSE PIPES AND DRAINAGE STRUCTURES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS AND ANY OTHER STORM WATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
- TRACTS A, B AND K SHALL BE OWNED AND MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES, ENTRY FEATURES, SIGNAGE AND RELATED IMPROVEMENTS.
- TRACT C SHALL BE OWNED AND MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR LANDSCAPING, IRRIGATION, SIDEWALKS, STORMWATER DRAINAGE, SIGNAGE, ACCESS, COMMUNITY MAIL SERVICE AND RELATED IMPROVEMENTS.
- TRACT E IS RESERVED FOR WETLAND PRESERVATION AND UPLAND BUFFER AND RELATED USES AND SHALL BE OWNED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS AND THROUGH TRACT D FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OPERATIONS AND ACTIVITIES FACILITATING THE PRESERVATION OF WETLANDS AND THE MAINTENANCE OF UPLAND BUFFERS ON TRACT E.
- TRACT L SHALL BE OWNED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT AND IS RESERVED FOR WETLAND PRESERVATION, UPLAND BUFFER AND THE PRESERVATION AND PROTECTION OF PREFERRED COVER TYPE (PCT) TREE CANOPY. PCT TREE CANOPY WITHIN THE LIMITS OF TRACT L SHALL BE PRESERVED, PROTECTED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT IN ACCORDANCE WITH THE WEST VIERA PUD AND THE APPLICABLE ORDINANCES OF BREVARD COUNTY.
- TRACTS D, G, AND J SHALL BE OWNED BY AVALONIA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR STORMWATER DRAINAGE, UTILITIES, SIGNAGE AND RELATED IMPROVEMENTS. SUCH TRACTS SHALL BE MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION, INC. EXCEPT AND EXCLUDING COMMUNITY STORMWATER DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS LOCATED ON SUCH TRACTS, WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE APPLICABLE EASEMENTS GRANTED TO THE DISTRICT HEREON.
- TRACTS J1, J2, M AND P SHALL BE OWNED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND ARE RESERVED FOR STORMWATER DRAINAGE, UTILITIES, SIGNAGE AND RELATED IMPROVEMENTS. SUCH TRACTS SHALL BE MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. EXCEPT AND EXCLUDING COMMUNITY STORMWATER DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS LOCATED ON TRACTS M AND P, WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE APPLICABLE EASEMENTS GRANTED TO THE DISTRICT HEREON.
- LOT 1, BLOCK G AND TRACT O ARE SUBJECT TO THAT CERTAIN SANITARY SEWER AND CONNECTION EASEMENT AGREEMENT BY AND BETWEEN THE SCHOOL BOARD OF BREVARD COUNTY AND THE VIERA COMPANY RECORDED IN OFFICIAL RECORDS BOOK 8453, PAGE 2876, AS AMENDED FROM TIME TO TIME, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH EASEMENT AGREEMENT, AS AMENDED, GRANTS CERTAIN EASEMENTS IN ACCORDANCE THEREWITH FOR THE USE AND BENEFIT OF LOT 2, BLOCK G.
- TRACTS J AND P ARE SUBJECT TO THAT CERTAIN DRAINAGE AND CONNECTION EASEMENT AGREEMENT BY AND BETWEEN THE VIERA COMPANY AND THE SCHOOL BOARD OF BREVARD COUNTY RECORDED IN OFFICIAL RECORDS BOOK 8453, PAGE 2852, AS AMENDED FROM TIME TO TIME, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH EASEMENT AGREEMENT, AS AMENDED, GRANTS CERTAIN EASEMENTS IN ACCORDANCE THEREWITH FOR THE USE AND BENEFIT OF LOT 1, BLOCK G.
- TRACT O IS OWNED AND SHALL BE MAINTAINED BY THE SCHOOL BOARD OF BREVARD COUNTY AND IS RESERVED FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, SIDEWALKS, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS. TRACT O IS SUBJECT TO THAT CERTAIN ACCESS, UTILITY, LANDSCAPE AND MAINTENANCE EASEMENT BY AND BETWEEN THE SCHOOL BOARD OF BREVARD COUNTY AND THE VIERA COMPANY RECORDED IN OFFICIAL RECORDS BOOK 8453, PAGE 2863, AS AMENDED FROM TIME TO TIME, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH EASEMENT AGREEMENT, AS AMENDED, GRANTS CERTAIN EASEMENTS IN ACCORDANCE THEREWITH FOR THE USE AND BENEFIT OF LOT 2, BLOCK G.
- TRACT N AND Q SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND ARE RESERVED FOR LANDSCAPING, IRRIGATION, DRAINAGE, SIGNAGE, PUBLIC AND PRIVATE UTILITIES AND RELATED IMPROVEMENTS.
- TRACT R AND TRACT S ARE EACH HEREBY DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LIFT STATION, AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- THE RIGHTS-OF-WAYS FOR AVALONIA DRIVE, TETHYS COURT AND CACHE CREEK LANE, SHALL BE PUBLIC RIGHT-OF-WAY, OWNED AND MAINTAINED BY BREVARD COUNTY.
- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE COMMUNITY STORM WATER MANAGEMENT SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, STORM WATER DRAINAGE IMPROVEMENTS LOCATED WITHIN LOT 1, BLOCK G, LOT 2, BLOCK G AND TRACT O SHALL BE OWNED AND MAINTAINED BY THE OWNER OF SUCH LOTS AND TRACT AND THE FOLLOWING INCIDENTAL DRAINAGE FACILITIES SHALL BE OPERATED AND MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION, INC.: (i) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION, INC. AND (ii) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS SWALES, INSTALLED WITHIN ANY LOT SHOWN ON SHEET 5 OF THIS PLAT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS.
- TRACT R, TRACT S AND THE RIGHTS-OF-WAY DEDICATED TO BREVARD COUNTY UNDER THIS PLAT ARE COVERED BY TITLE COMMITMENT #002782/060712 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TO BREVARD COUNTY.
- THE SANITARY SEWER CONNECTION EASEMENT WITHIN LOT 1, BLOCK G AND TRACT O AS SHOWN ON SHEET 3 AND SHEET 6 IS GRANTED TO THE OWNER OF LOT 2, BLOCK G FOR THE BENEFIT OF AND AS AN APPURTENANCE TO LOT 2, BLOCK G.
- THE PUBLIC SANITARY SEWER FORCE MAIN EASEMENT SHOWN ON SHEETS 3 AND 6 SHALL ALSO BE AN INGRESS AND EGRESS EASEMENT DEDICATED TO BREVARD COUNTY FOR THE PURPOSE OF ACCESS FOR THE OPERATION, MAINTENANCE AND CONSTRUCTION OF THE SANITARY SEWER LIFT STATION LOCATED WITHIN TRACT S AND THE FORCE MAIN WITHIN SAID EASEMENT.
- THE 5' IRRIGATION EASEMENTS SHOWN ON SHEET 5, AFFECTING LOTS 8 AND 9, BLOCK B AND LOT 12, BLOCK F ARE PRIVATE AND GRANTED TO AVALONIA NEIGHBORHOOD ASSOCIATION, INC. FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING AND REPAIRING THE NEIGHBORHOOD IRRIGATION SYSTEM IN ACCORDANCE WITH THE NEIGHBORHOOD AREA DECLARATION REFERENCED IN NOTE 6(V) ABOVE.

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°15'26.19882"	080°44'34.43002"	0.99994903	(+10)°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	(+10)°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	(+10)°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 USING 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.

**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901  
PHONE: (321) 735-8744 FAX: (321) 735-1166  
CERTIFICATE OF BUSINESS AUTHORIZATION #0005  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 02-27-2020  
DESIGN/DRAWN: HAK/RMB  
DRAWING# 11454\_000\_002  
PROJECT# 11454





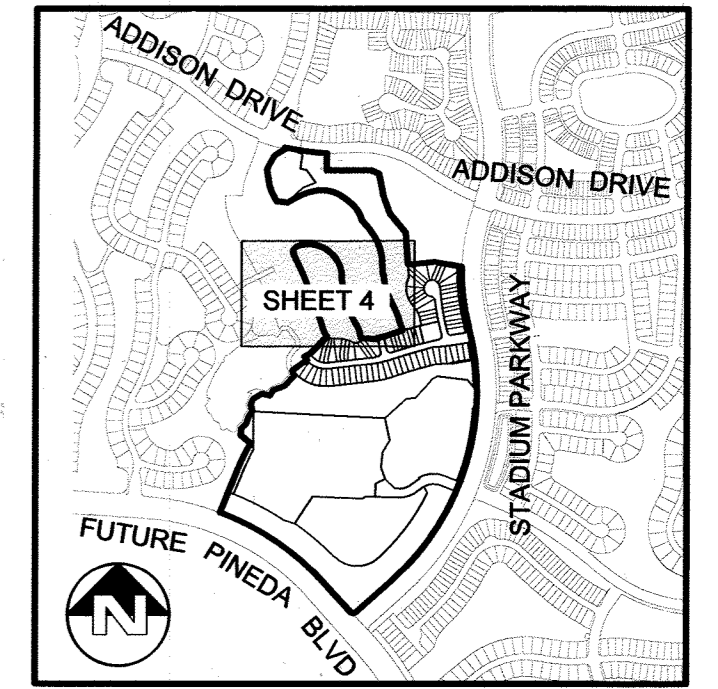




# AVALONIA SUBDIVISION - PHASE 1

SECTIONS 16, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 4 OF 6  
SECTION 16, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



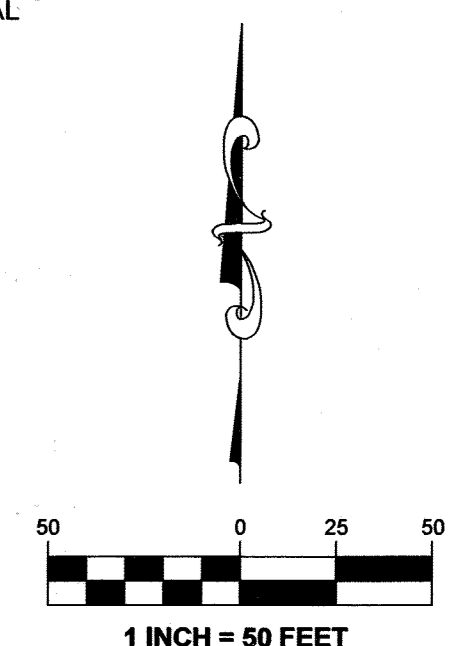
KEY MAP  
N.T.S.

### SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- FOUND 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND 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
- AC ACRE(S)
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- C# CURVE TABLE LABEL
- CB CHORD BEARING
- CH CHORD LENGTH
- DEL CENTRAL/DELTA ANGLE
- DE PRIVATE DRAINAGE EASEMENT
- EOC END OF CURVE
- FD FOUND
- ID# IDENTIFICATION NUMBER
- IE IRRIGATION EASEMENT (PRIVATE)
- LB LICENSED BUSINESS NUMBER
- N.T.S. NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- (NR) NOT RADIAL
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCP POINT OF COMPOUND CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- (RAD) RADIAL
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- S SOUTH
- SE SOUTH EAST
- S.E. PUBLIC SIDEWALK EASEMENT
- SF SQUARE FEET
- SW SOUTH WEST
- TYP TYPICAL



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

ADDISON DRIVE AND STADIUM PARKWAY SOUTH EXTENSION - PHASE 1  
PB 64, PG 61

LOT 1, BLOCK A

TRACT D  
8.04 AC

N89°18'07"E 528.04'

N89°18'07"E 296.87'

SECTION 16  
SECTION 21

N89°18'07"E 324.50'

N89°18'07"E 200.33'

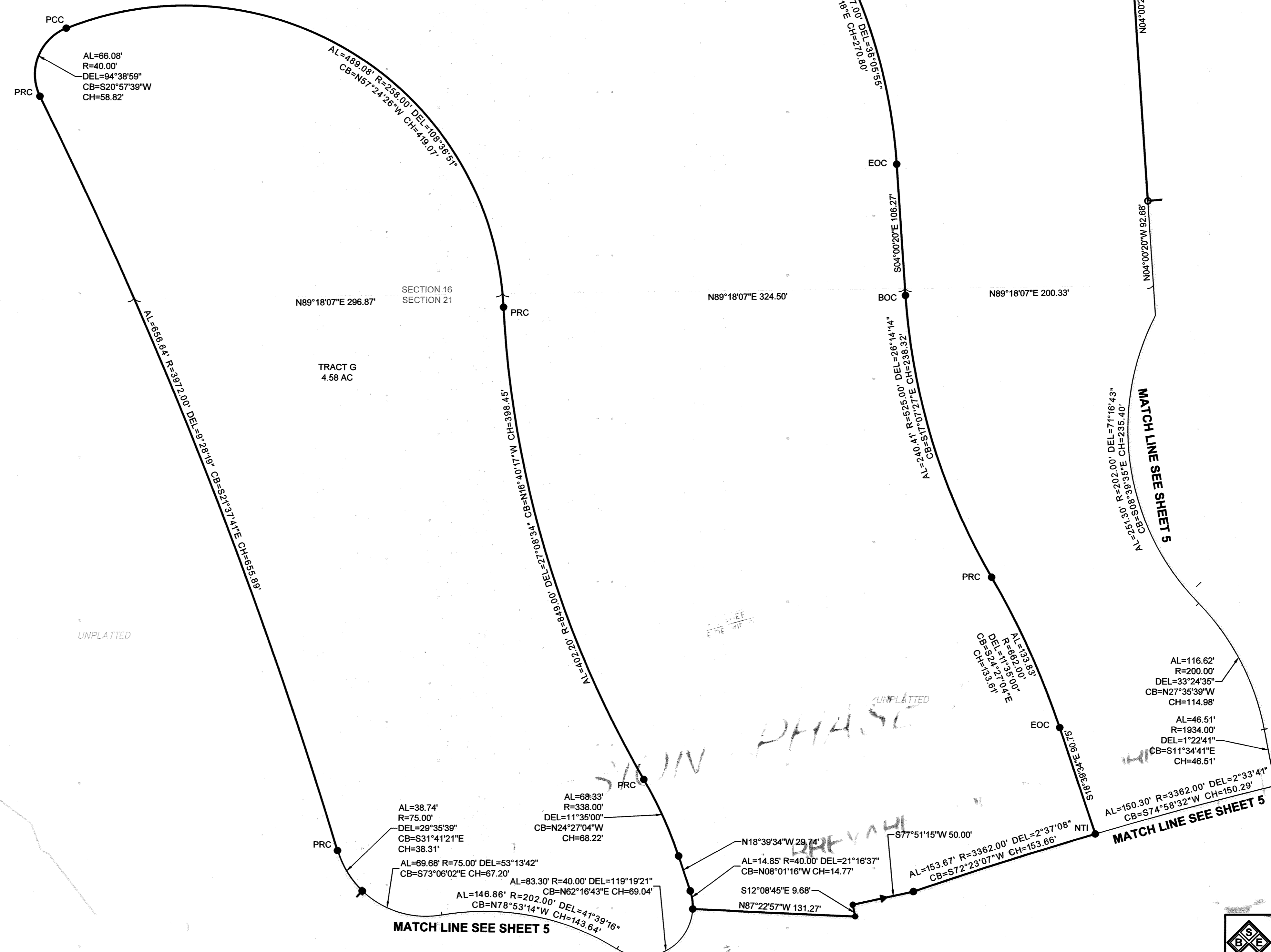
TRACT G  
4.58 AC

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5



SECTION CORNER  
CALCULATED POSITION,  
NO MARKER FOUND OR SET

STONECREST AT ADDISON  
VILLAGE - PHASE 1  
PB 65, PG 89

STONECREST AT ADDISON  
VILLAGE - PHASE 3  
PB 67, PG 37

TRACT OSN6-1

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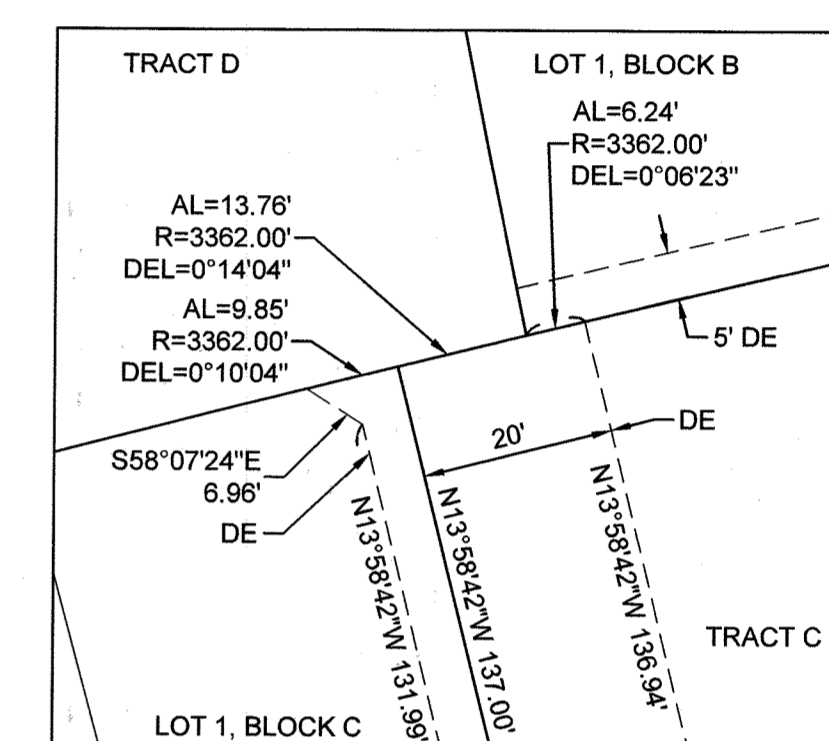
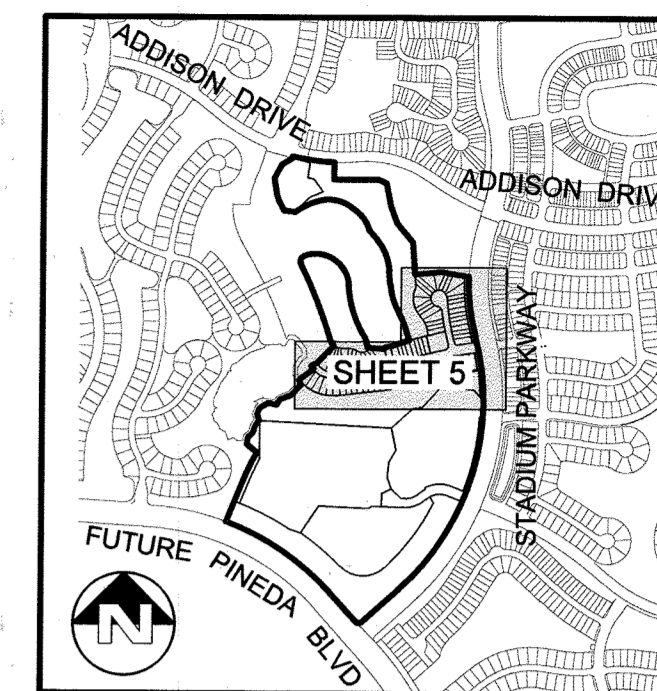
- THIS PLAT PREPARED BY -

	<b>B.S.E. CONSULTANTS, INC.</b>	DATE: 02-27-2020
	CONSULTING - ENGINEERING - LAND SURVEYING	DESIGN/DRAWN: HAK/RMB
	312 SOUTH HANCOCK CITY BOULEVARD, SUITE 1, MELBOURNE, FL 32901	DRAWING#: 11454_300_002
	PHONE: (321) 726-9944 FAX: (321) 726-1188 CERTIFICATE OF BUSINESS AUTHORIZATION #00004866	PROJECT#: 11454



# AVALONIA SUBDIVISION - PHASE 1

## SECTIONS 16, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

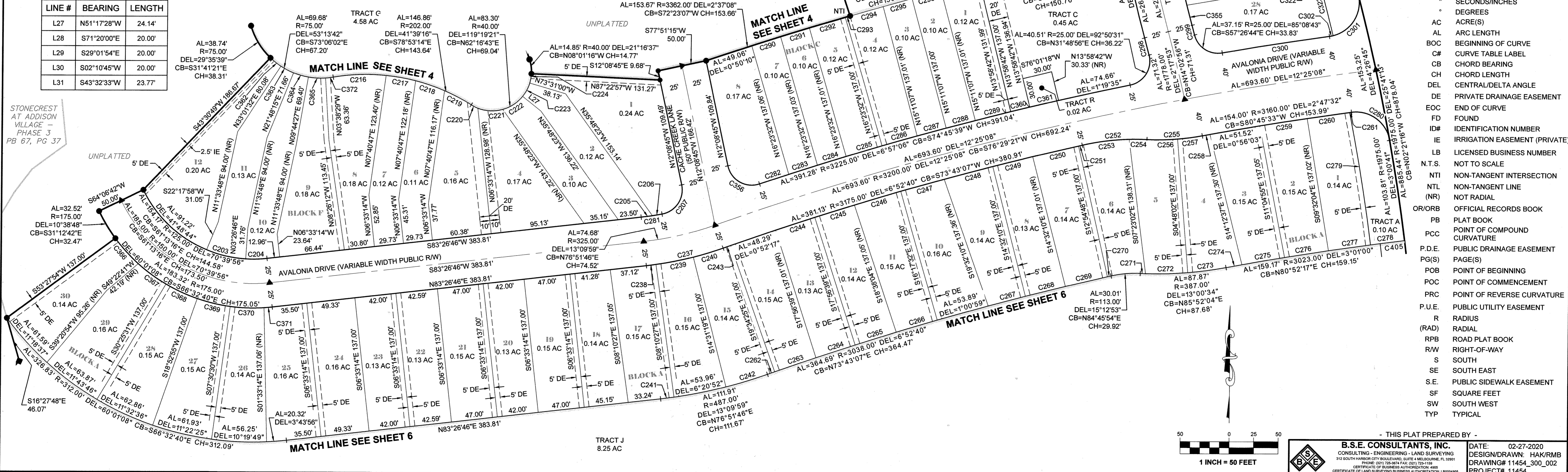


CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
CURVE #	AL	R	DEL	CB	CH	CURVE #	AL	DEL		CURVE #	AL	DEL		CURVE #	AL	DEL		CURVE #	AL	DEL		CURVE #	AL	DEL				
C207	39.92'	25.00'	91°29'31"	N33°36'01"E	35.81	C203	41.13'	18°51'12"		C253	48.24'	11°03'18"		C285	38.17'	0°40'41"		C316	30.72'	1°05'35"		C345	18.91'	0°37'13"				
C237	80.43'	350.00'	13°09'59"	N76°51'46"E	80.25	C204	21.82'	10°00'00"		C254	18.15'	4°09'35"		C286	37.27'	0°39'43"		C317	30.69'	1°05'32"		C346	30.86'	1°00'44"				
C252	66.39'	250.00'	15°12'53"	S84°45'54"W	66.19	C205	11.53'	2°12'08"		C256	31.30'	7°10'22"		C287	30.67'	0°32'42"		C318	38.37'	1°21'55"		C347	38.33'	1°15'26"				
C255	56.76'	250.00'	13°00'34"	N85°52'04"E	56.64	C206	9.94'	1°53'52"		C257	25.47'	5°50'12"		C288	30.67'	0°32'42"		C319	40.70'	1°26'55"		C348	38.24'	1°15'15"				
C278	35.00'	3023.00'	0°39'48"	S82°31'19"W	35.00	C216	54.03'	15°19'33"		C258	7.90'	0°08'36"		C289	37.27'	0°39'43"		C320	30.73'	1°05'37"		C349	30.71'	1°00'26"				
C279	137.08'	1940.00'	4°02'55"	N09°23'50"W	137.05	C217	30.72'	8°42'48"		C259	48.98'	0°53'17"		C290	30.68'	0°31'22"		C321	30.77'	1°05'42"		C350	30.69'	1°00'23"				
C280	53.43'	35.00'	87°27'31"	N54°06'56"W	48.39	C218	31.28'	8°52'21"		C260	43.73'	0°47'35"		C291	30.67'	0°31'22"		C322	7.91'	0°16'53"		C351	38.10'	1°41'58"				
C281	21.47'	300.00'	4°06'00"	N81°23'46"E	21.46	C219	30.82'	8°44'33"		C261	1.87'	0°02'02"		C292	38.17'	0°39'02"		C324	12.61'	0°21'57"		C352	36.81'	1°12'27"				
C288	18.13'	1753.00'	0°35'33"	N14°54'06"W	18.13	C220	7.56'	10°49'34"		C262	7.77'	0°08'48"		C293	5.10'	0°05'13"		C325	39.18'	1°14'57"		C353	30.72'	1°00'27"				
C299	10.22'	1803.00'	0°19'29"	N15°02'08"W	10.22	C221	25.92'	37°07'51"		C263	44.40'	0°50'14"		C294	35.05'	0°35'51"		C326	30.69'	0°58'43"		C354	30.76'	1°00'31"				
C300	110.54'	3240.00'	1°57'17"	S80°57'33"W	110.54	C222	24.63'	35°16'28"		C264	42.00'	0°47'32"		C295	30.67'	0°31'22"		C327	30.71'	0°58'45"		C355	21.19'	0°41'42"				
C301	59.11'	35.00'	96°46'07"	N33°33'08"E	52.33	C223	15.52'	22°13'32"		C265	43.94'	0°49'43"		C296	30.67'	0°31'22"		C329	5.24'	12°01'07"		C380	20.00'	0°21'19"				
C323	47.39'	1940.00'	1°23'58"	N14°29'53"W	47.39	C224	9.68'	13°51'57"		C266	43.67'	0°49'25"		C297	40.15'	0°41'03"		C330	30.63'	7°01'13'7"		C361	30.00'	0°31'59"				
C328	35.87'	25.00'	82°12'44"	N47°47'57"W	32.87	C238	9.90'	1°37'13"		C267	39.22'	0°44'23"		C302	3.82'	6°15'06"		C331	32.67'	28°47'44"		C362	13.73'	10°29'17"				
C356	42.14'	25.00'	96°34'09"	S60°25'49"E	37.32	C239	38.78'	6°20'52"		C268	42.00'	0°47'32"		C303	38.32'	1°09'54"		C332	31.94'	28°09'15"		C363	14.69'	11°13'17"				
C405	25.00'	3023.00'	0°28'26"	N82°37'00"E	25.00	C240	31.76'	5°11'54"		C269	44.05'	0°49'51"		C304	7.19'	0°12'47"		C333	24.30'	21°24'56"		C364	15.79'	12°03'48"				
						C241	13.77'	1°37'13"		C270	3.76'	0°04'15"		C305	23.51'	8°44'02"		C334	16.59'	14°37'29"		C365	15.72'	13°22'57"				
						C242	44.18'	5°11'54"		C271	5.30'	0°47'06"		C306	31.13'	8°55'09"		C335	16.54'	14°34'55"		C366	35.19'	11°31'12"				
						C243	8.12'	0°08'48"		C272	43.15'	6°23'17"		C307	29.66'	8°29'48"		C336	23.99'	21°09'03"		C367	35.19'	11°31'12"				
						C244	42.00'	0°45'29"		C273	39.42'	5°50'12"		C308	32.32'	9°15'36"		C337	23.99'	21°09'03"		C368	35.26'	11°32'36"				
						C245	42.29'	0°45'47"		C274	16.46'	0°18'43"		C309	12.73'	3°36'37"		C338	18.95'	16°42'19"		C369	34.74'	11°22'25"				
						C246	49.27'	0°53'21"		C275	44.03'	0°50'04"		C310	30.79'	8°43'59"		C339	16.46'	14°30'20"		C370	34.58'	11°18'23"				
						C247	46.11'	0°49'56"		C276	45.27'	0°51'29"		C311	30.79'	8°43'59"		C340	23.99'	21°09'03"		C371	8.37'	2°44'21"				
						C248	51.19'	0°55'26"		C277	43.41'	0°49'22"		C312	30.97'	1°08'08"		C341	22.93'	20°12'46"		C372	7.95'	6°04'23"				
						C249	42.00'	0°45'29"		C282	31.23'	0°33'17"		C313	30.90'	1°05'58"		C342	18.04'	14°08'22"								
						C250	47.93'	0°51'54"		C283	30.68'	0°32'42"		C314	38.36'	1°21'55"		C343	20.34'	17°55'45"								
						C251	3.93'	0°04'15"		C284	30.67'	0°32'42"		C315	38.34'	1°21'52"		C344	11.93'	10°31'00"								

- SURVEY SYMBOL LEGEND**
- SECTION CORNER, MARKED AS NOTED
  - 1/4 SECTION CORNER, MARKED AS NOTED
  - FOUND 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
  - SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
  - PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

**LINE TABLE**

LINE #	BEARING	LENGTH
L27	N51°17'28"W	24.14'
L28	S71°20'00"E	20.00'
L29	S29°01'54"E	20.00'
L30	S02°10'45"W	20.00'
L31	S43°32'33"W	23.77'

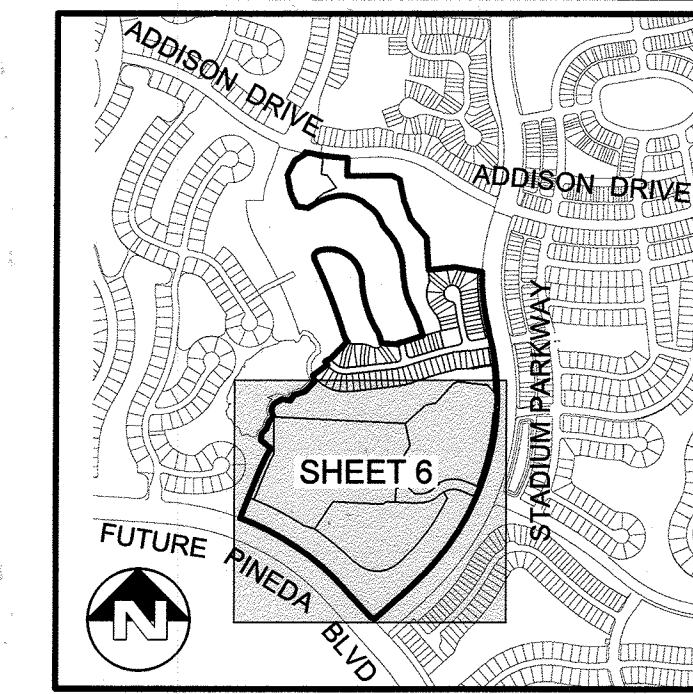




# AVALONIA SUBDIVISION - PHASE 1

## SECTIONS 16, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

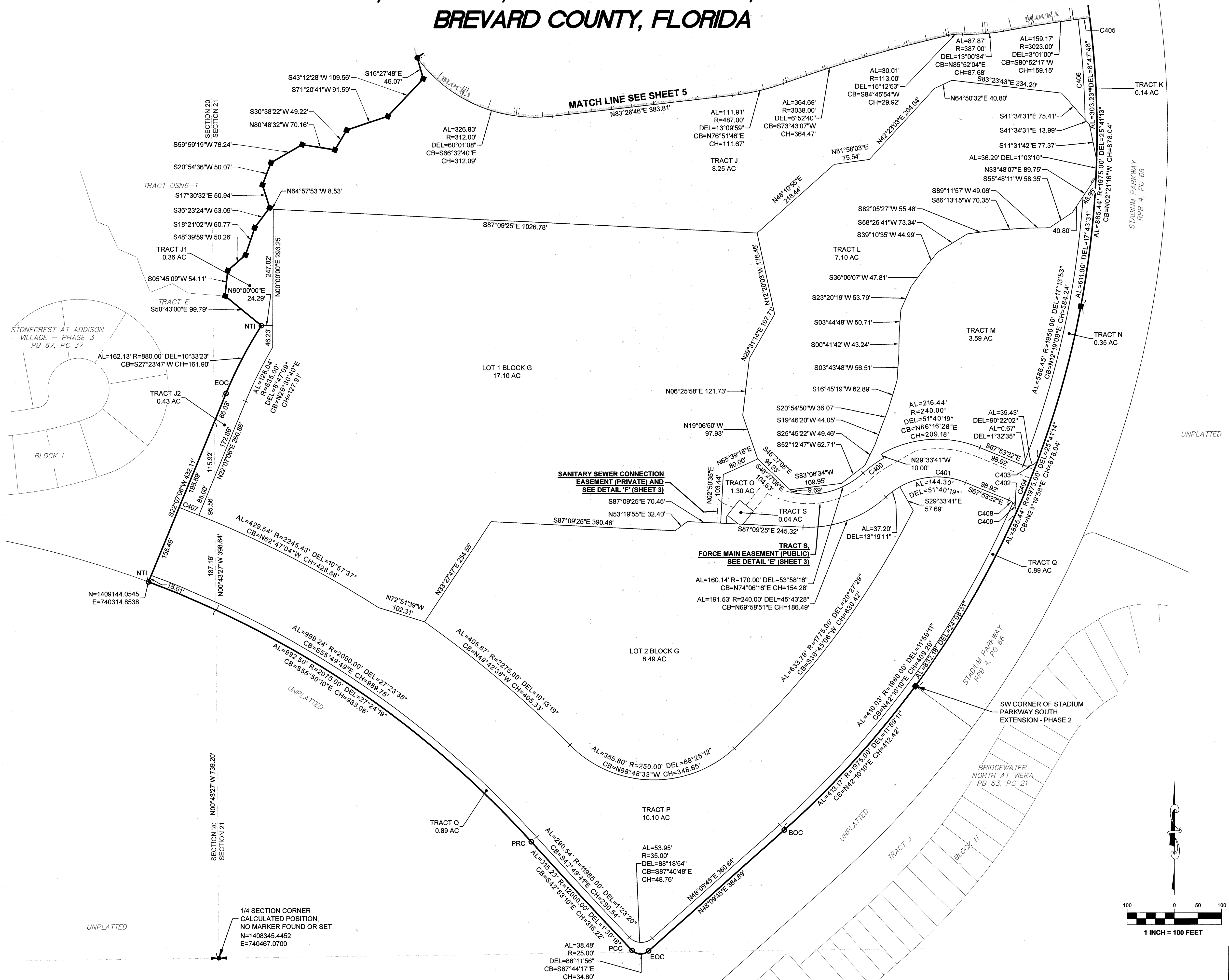


CURVE TABLE					
CURVE #	AL	R	DEL	CB	CH
C400	53.47'	230.00'	13°19'11"	N53°46'43"E	53.35
C401	181.49'	160.00'	64°59'30"	S79°36'53"W	171.92
C402	40.10'	25.00'	91°54'37"	N21°56'04"W	35.94
C403	40.10'	25.00'	91°54'37"	N66°09'20"E	35.94
C404	131.69'	1975.00'	3°49'14"	S22°06'38"W	131.67
C405	25.00'	3023.00'	0°28'26"	N82°37'00"E	25.00
C406	213.72'	1950.00'	6°16'47"	N04°14'05"W	213.62
C407	45.01'	2245.43'	1°08'54"	N68°50'19"W	45.01
C408	10.97'	25.00'	25°09'08"	N55°18'48"W	10.89
C409	29.13'	25.00'	66°45'29"	N09°21'30"W	27.51

- ABBREVIATIONS**
- MINUTES/FEET
  - " SECONDS/INCHES
  - ° DEGREES
  - AC ACRE(S)
  - AL ARC LENGTH
  - BOC BEGINNING OF CURVE
  - # CURVE TABLE LABEL
  - CB CHORD BEARING
  - CH CHORD LENGTH
  - DEL CENTRAL/DELTA ANGLE
  - DE PRIVATE DRAINAGE EASEMENT
  - EOC END OF CURVE
  - FD FOUND
  - ID# IDENTIFICATION NUMBER
  - IE IRRIGATION EASEMENT (PRIVATE)
  - LB LICENSED BUSINESS NUMBER
  - N.T.S. NOT TO SCALE
  - NTI NON-TANGENT INTERSECTION
  - NTL NON-TANGENT LINE
  - (NR) NOT RADIAL
  - OR/ORB OFFICIAL RECORDS BOOK
  - PB PLAT BOOK
  - PCB POINT OF COMPOUND CURVATURE
  - P.D.E. PUBLIC DRAINAGE EASEMENT
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PRC POINT OF REVERSE CURVATURE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R RADIUS
  - (RAD) RADIAL
  - RPB ROAD PLAT BOOK
  - R/W RIGHT-OF-WAY
  - S SOUTH
  - SE SOUTH EAST
  - S.E. PUBLIC SIDEWALK EASEMENT
  - SF SQUARE FEET
  - SW SOUTH WEST
  - TYP TYPICAL

- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER; MARKED AS NOTED
  - ⊙ 1/4 SECTION CORNER; MARKED AS NOTED
  - FOUND 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
  - SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD AND 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 HAVENOR DRIVE, SUITE 1400, BOCA RATON, FL 33433  
 PHONE: (561) 756-8600 FAX: (561) 755-1118  
 CERTIFICATE OF LICENSE AUTHORITY: 4993  
 DATE: 02-27-2020  
 DESIGN/DRAWN: HAK/RMB  
 DRAWING# 11454\_300\_002  
 PROJECT# 11454



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