

ATLIN COVE AT VIERA - PHASE 1

SECTIONS 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

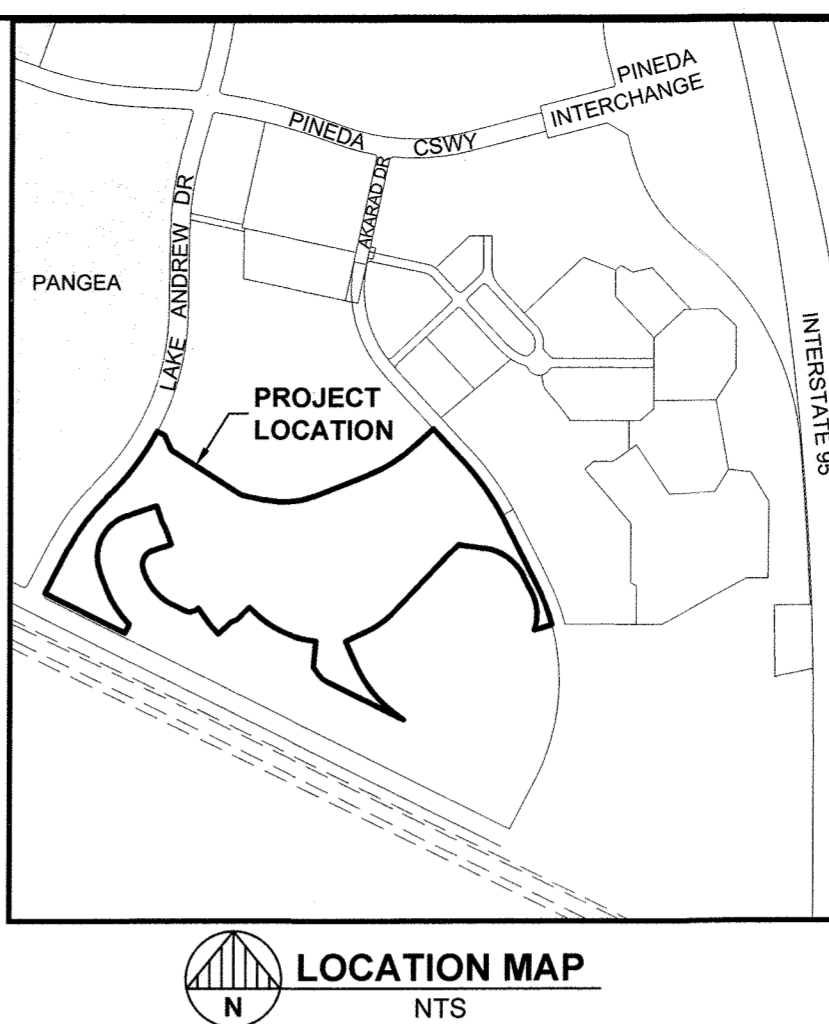
PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF S68°08'50"E NORTH LINE OF LAKE ANDREW DRIVE - SEGMENT G, RPB 6, PAGE 39, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(9) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARKS G6C02 ARE LOCATED WITHIN THE LIMITS OF 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 STORMWATER 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 GOVERNMENT FOR THE 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 HOMEOWNERS' 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 OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY, 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 OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, EACH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ATLIN COVE NEIGHBORHOOD AREA RECORDED ON JUNE 20, 2025, IN OFFICIAL RECORDS BOOK 10365, PAGE 1402, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME ("NEIGHBORHOOD DECLARATION").
 - 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 NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081 PAGE 1341, AND AS AMENDED BY THAT CERTAIN AMENDED NOTICE OF CREATION 14, AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT 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 6873, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 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 RECORD DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 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.
 - 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.
 - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VIERA STEWARDSHIP DISTRICT RECORDED DECEMBER 21, 2021, IN OFFICIAL RECORDS BOOK 9363, PAGE 1078, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2023 SPECIAL ASSESSMENTS (2023 ASSESSMENT AREA) RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1749, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (SERIES 2023), RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1777, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. HOWEVER, SO LONG AS THE PROPERTY IS PLATTED AND DEVELOPED FOR RESIDENTIAL OR MULTI-FAMILY PURPOSES, THE PROPERTY AND THE PLAT ARE EXEMPT FROM SUCH INSTRUMENT PER THE TERMS THEREOF.
 - 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.
 - TRI-PARTY COLLATERAL ASSIGNMENT AGREEMENT RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1724, 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, ACROSS, AND THROUGH THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). ANY PUBLIC OR PRIVATE UTILITY COMPANY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE TO THE SIDEWALK OR THE ADJACENT PUBLIC RIGHT-OF-WAY AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. FOR PURPOSES OF THIS PLAT, THE TERM "PUBLIC OR PRIVATE UTILITY" (AND APPLICABLE VARIATIONS THEREOF) SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA, LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).

- THERE IS HEREBY DEDICATED OVER, UNDER, ACROSS, AND THROUGH ALL SIDE LOT LINES, A 5.00 FOOT WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WHICH ARE PART OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), SUCH AS SWALES, DRAINS, INLETS, PIPES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. DRAINAGE SWALES INSTALLED WITHIN SUCH EASEMENT AREAS SHALL BE MAINTAINED AS PROVIDED IN THE NEIGHBORHOOD DECLARATION. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
- 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 OS N3-1, OS N3-2, A, F, H, I, J, K, L, L1, M, P, P1, Q, AND Q1 FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH VSD DRAINAGE SYSTEM FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 1, 3 AND 4, BLOCK A; LOTS 4, 5, 10, 11, 17, 18, 22, 23, 28, AND 29, BLOCK B; LOTS 4 AND 5, BLOCK C; LOTS 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21 AND 22, BLOCK D; LOTS 3, 4, 10 AND 11, BLOCK E; LOTS 147, 148, 149, 150, 151, 155, 156, 157, 158 AND 159, BLOCK F; LOTS 2, 3, 6, 7, 13, 14, 15, AND 16, BLOCK G; LOTS 4, 5, 6, AND 7, BLOCK J; LOTS 6 AND 7, BLOCK L; LOTS 5, 6, 9, 10, 11, 12, 16 AND 17, BLOCK M; ARE NON-EXCLUSIVE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO FENCES, LANDSCAPING (OTHER THAN SOIL), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS OR OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS, WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE EASEMENT AREAS 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 HEREIN. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY SUCH TRACTS OR DRAINAGE EASEMENTS LOCATED WITHIN THE LIMITED LIMITS OF ANY SUCH TRACT OR PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO THE VSD DRAINAGE SYSTEM OR ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (EACH AS DEFINED IN THE NEIGHBORHOOD DECLARATION), AS PROVIDED ON THIS PLAT OR AS 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 RIGHTS-OF-WAY WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES CONNECTING TO SUCH PRIVATE EASEMENTS AND TRACTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT AREA OR TRACT, IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORMWATER MANAGEMENT FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- TRACTS OS N3-1, OS N3-2, A, F, H, I, J, K, L, L1, M, P, P1, Q, AND Q1 SHALL BE OWNED BY ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AND ARE RESERVED FOR LANDSCAPING, IRRIGATION, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. ADDITIONALLY, TRACTS OS N3-1 AND OS N3-2 ARE RESERVED FOR OPEN SPACE AND RECREATIONAL IMPROVEMENTS. ADDITIONALLY, TRACTS OS N3-1 AND OS N3-2 ARE RESERVED FOR PUBLIC UTILITIES, AND TRACTS OS N3-1, H, AND I SHALL BE RESERVED FOR SIDEWALKS. ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING ANY DRAINAGE FACILITY AND RELATED IMPROVEMENT LOCATED THEREON WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO IT UNDER THIS PLAT.
- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE VSD DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL DRAINAGE FACILITIES COMPRISING THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED IN THE NEIGHBORHOOD DECLARATION: (i) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY SUCH ASSOCIATION, (ii) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS, PIPING AND CURBINGS, INSTALLED TO EXCLUSIVELY DRAIN PRIVATE STREET IMPROVEMENTS, IF ANY, AND (iii) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, INCLUDING WITHOUT LIMITATION ALL DRAINAGE SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
- TRACTS L, L1, M, P, P1, Q, AND Q1 ARE RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS. THE AFORESAID TRACT SHALL BE OWNED AND MAINTAINED BY ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC., AND ITS SUCCESSORS AND/OR ASSIGNS, EXCEPT AND EXCLUDING LANDSCAPING AND RELATED IMPROVEMENTS LOCATED WITHIN TRACTS L, P, AND Q THAT ARE TO BE MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. PURSUANT TO INSTRUMENTS OR AGREEMENTS HEREAFTER RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CENTRAL VIERA COMMUNITY ASSOCIATION, INC. IS GRANTED A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS L, M, P, P1, Q, AND Q1 FOR THE MAINTENANCE OF SUCH LANDSCAPING AND RELATED IMPROVEMENTS PURSUANT TO INSTRUMENTS OR AGREEMENTS RECORDED IN THE PUBLIC RECORDS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE SUCH MAINTENANCE. ADDITIONALLY, THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UNDER ACROSS AND THROUGH TRACTS L, L1, M, P, P1, Q, AND Q1 FOR THE CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH.
- THE VIERA STEWARDSHIP DISTRICT IS HEREBY GRANTED A PERPETUAL, NON-EXCLUSIVE 25-FOOT DRAINAGE EASEMENT OVER, UNDER, ACROSS, AND THROUGH TRACT P, AS MORE PARTICULARLY DEPICTED HEREIN.
- TRACT R IS HEREBY DEDICATED TO BREVARD COUNTY FOR A SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- THERE IS HEREBY GRANTED TO BREVARD COUNTY A 5-FOOT WIDE FORCE MAIN EASEMENT AND A 20-FOOT WIDE SANITARY SEWER EASEMENT UPON THOSE PORTIONS OF TRACT OS N3-1 AS MORE PARTICULARLY DEPICTED HEREIN.
- THERE IS HEREBY GRANTED TO THE CITY OF COCOA A 15-FOOT WIDE WATER MAIN EASEMENT UPON THAT PORTION OF TRACT OS N3-1 AS MORE PARTICULARLY DEPICTED HEREIN.

SEE SHEET 2 FOR TRACT TABLE

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.



LOCATION MAP NTS

DESCRIPTION OF ATLIN COVE AT VIERA - PHASE 1

PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9991, PAGE 2310, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTIONS 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LAKE ANDREW DRIVE, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT G, AS RECORDED IN ROAD PLAT BOOK 6, PAGE 39, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA AND RUN SOUTHERLY ALONG THE ARC OF THE CURVED EAST BOUNDARY OF SAID LAKE ANDREW DRIVE - SEGMENT G, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 04°17'17" A CHORD BEARING OF S25°59'48"W AND A CHORD LENGTH OF 149.65 FEET), A DISTANCE OF 149.68 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9991, PAGE 2310, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND AND DESCRIBED IN OFFICIAL RECORDS BOOK 9991, PAGE 2310, THE FOLLOWING 13, (THIRTEEN), COURSES AND DISTANCES: 1) THENCE N81°51'33"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 65.00 FEET; 2) THENCE S24°01'50"E, A DISTANCE OF 125.79 FEET; 3) THENCE S57°37'54"E, A DISTANCE OF 461.20 FEET; 4) THENCE S57°07'55"E, A DISTANCE OF 185.75 FEET; 5) THENCE S77°22'44"E, A DISTANCE OF 191.41 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 33°57'17" A CHORD BEARING OF N85°39'58"E AND A CHORD LENGTH OF 385.44 FEET), A DISTANCE OF 391.14 FEET TO THE END OF SAID CURVE; 7) THENCE N68°39'58"E, A DISTANCE OF 465.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 21°40'11" A CHORD BEARING OF N57°49'52"E AND A CHORD LENGTH OF 413.56 FEET), A DISTANCE OF 416.03 FEET TO THE END OF SAID CURVE; 9) THENCE S40°59'54"E, A DISTANCE OF 200.00 FEET; 10) THENCE S43°00'06"E, A DISTANCE OF 328.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2150.00 FEET, A CENTRAL ANGLE OF 15°57'57" A CHORD BEARING OF S35°01'08"E AND A CHORD LENGTH OF 597.17 FEET), A DISTANCE OF 598.11 FEET TO THE END OF SAID CURVE; 12) THENCE S27°02'10"E, A DISTANCE OF 547.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1650.00 FEET, A CENTRAL ANGLE OF 11°35'17" A CHORD BEARING OF S21°14'31"E AND A CHORD LENGTH OF 333.14 FEET), A DISTANCE OF 333.71 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S74°33'08"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 146.89 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 360.00 FEET, A CENTRAL ANGLE OF 44°31'31" A CHORD BEARING OF N02°51'15"W AND A CHORD LENGTH OF 272.77 FEET), A DISTANCE OF 279.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1585.00 FEET, A CENTRAL ANGLE OF 01°55'09" A CHORD BEARING OF N28°04'39"W AND A CHORD LENGTH OF 53.09 FEET), A DISTANCE OF 53.09 FEET TO THE END OF SAID CURVE; THENCE N27°02'10"W, A DISTANCE OF 105.87 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 410.00 FEET, A CENTRAL ANGLE OF 54°32'40" A CHORD BEARING OF N54°18'30"W AND A CHORD LENGTH OF 375.74 FEET), A DISTANCE OF 390.31 FEET TO THE END OF SAID CURVE; THENCE N81°34'50"W, A DISTANCE OF 194.74 FEET; THENCE N40°12'55"W, A DISTANCE OF 5.91 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 1835.00 FEET, A CENTRAL ANGLE OF 06°29'00" A CHORD BEARING OF N06°34'06"W AND A CHORD LENGTH OF 183.48 FEET), A DISTANCE OF 183.58 FEET TO THE END OF SAID CURVE; THENCE S43°21'06"W, A DISTANCE OF 532.41 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 765.00 FEET, A CENTRAL ANGLE OF 20°31'04" A CHORD BEARING OF S35°36'35"W AND A CHORD LENGTH OF 272.60 FEET), A DISTANCE OF 274.05 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S85°46'12"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.02 FEET; THENCE S65°24'07"W, A DISTANCE OF 135.00 FEET; THENCE S24°35'53"E, A DISTANCE OF 206.67 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 960.00 FEET, A CENTRAL ANGLE OF 29°11'02" A CHORD BEARING OF S38°11'24"E AND A CHORD LENGTH OF 483.71 FEET), A DISTANCE OF 488.98 FEET TO THE END OF SAID CURVE; THENCE S63°46'56"E, A DISTANCE OF 83.10 FEET; THENCE N63°40'34"W, A DISTANCE OF 882.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 29°57'57" A CHORD BEARING OF N48°41'35"W AND A CHORD LENGTH OF 72.39 FEET), A DISTANCE OF 73.22 FEET TO THE END OF SAID CURVE; THENCE N33°23'27"W, A DISTANCE OF 70.00 FEET; THENCE N01°15'35"E, A DISTANCE OF 201.80 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 NORTHEAST AND HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 33°22'57" A CHORD BEARING OF N68°33'18"W AND A CHORD LENGTH OF 439.44 FEET), A DISTANCE OF 445.72 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 09°29'12" A CHORD BEARING OF N44°17'28"E AND A CHORD LENGTH OF 147.89 FEET), A DISTANCE OF 147.89 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S46°17'02"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.00 FEET; THENCE S66°36'48"W, A DISTANCE OF 53.17 FEET; THENCE S47°08'52"W, A DISTANCE OF 135.00 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 NORTHEAST AND HAVING A RADIUS OF 68.00 FEET), A DISTANCE OF 68.00 FEET TO THE END OF SAID CURVE; THENCE N38°54'31"W, A DISTANCE OF 50.00 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 1380.00 FEET, A CENTRAL ANGLE OF 05°41'56" A CHORD BEARING OF N35°00'21"W AND A CHORD LENGTH OF 135.22 FEET), A DISTANCE OF 135.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S26°19'29"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 15.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 64°33'43" A CHORD BEARING OF S84°02'35"W AND A CHORD LENGTH OF 96.13 FEET), A DISTANCE OF 101.41 FEET TO THE END OF SAID CURVE; THENCE N63°40'34"W, A DISTANCE OF 106.12 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 1425.00 FEET, A CENTRAL ANGLE OF 19°29'50" A CHORD BEARING OF N37°17'15"W AND A CHORD LENGTH OF 482.58 FEET), A DISTANCE OF 484.91 FEET TO A POINT OF REVERSE CURVATURE; 3) 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 10°08'24" A CHORD BEARING OF N41°57'54"E AND A CHORD LENGTH OF 363.35 FEET), A DISTANCE OF 363.35 FEET TO THE NORTHEAST CORNER OF SAID LAKE ANDREW DRIVE - SEGMENT G; THENCE ALONG THE ARC OF THE CURVED EAST BOUNDARY OF SAID LAKE ANDREW DRIVE - SEGMENT G, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 08°45'15" A CHORD BEARING OF N32°31'05"E AND A CHORD LENGTH OF 305.28 FEET), A DISTANCE OF 305.58 FEET TO THE POINT OF BEGINNING, CONTAINING 77.58 ACRES, MORE OR LESS.

PLAT BOOK _____, PAGE _____
SHEET 1 OF 6
SECTIONS 33 & 34, 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

ATLIN COVE AT VIERA - PHASE 1
Hereby dedicates said lands and plat for the uses and purposes therein expressed in the general notes and hereby dedicates Atlin Cove Drive, Palena Drive, Selkirk Drive, Longton Lane, Tromen Circle, The Force Main Easement, and public utility easements to Brevard County for public use and hereby dedicates Tract "R" to Brevard County as a sanitary sewer lift station. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that the other easements and Tracts shown hereon be privately owned and maintained and that the public and Brevard County have no right or interest therein.

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 physical presence or online notarization, this 21st day of April, 2024 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 are personally known to me or have produced _____ as identification.

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

MARY ELLEN MCKIBBEN
Notary Public - State of Florida
Commission #01403980
My Comm. Expires July 25, 2027

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 04/02/2024 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: 2611
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-004905

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. Cronquist, Professional Surveyor & Mapper No. 5591
Interim County Surveyor

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 of Atlin Cove Drive, Palena Drive, Selkirk Drive, Longton Lane, Tromen Circle, Tract R as a Sanitary Sewer Lift station and the Force Main Easement dedicated for public use on this plat.

Thad Altman, Chair
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.

Thad Altman, Chair
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

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 ADJUSTED IN 1999 (NAD83/99).

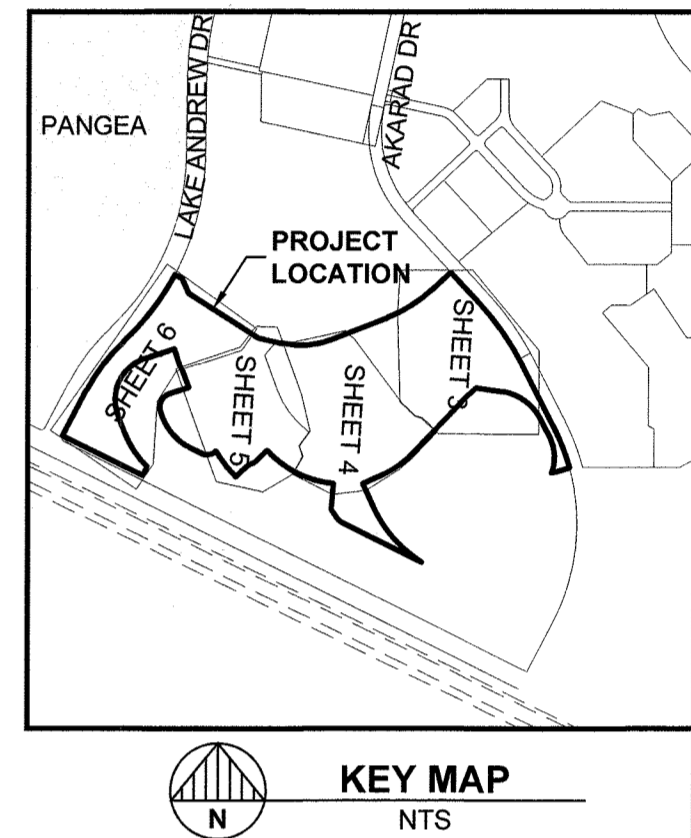
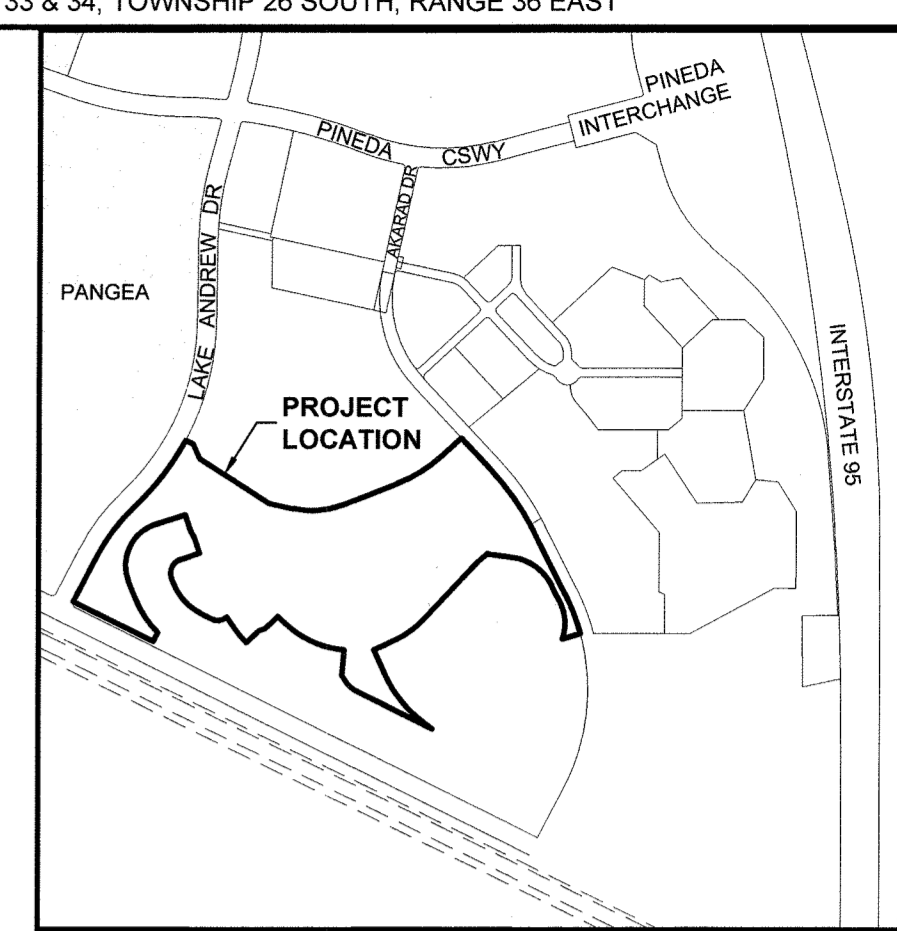
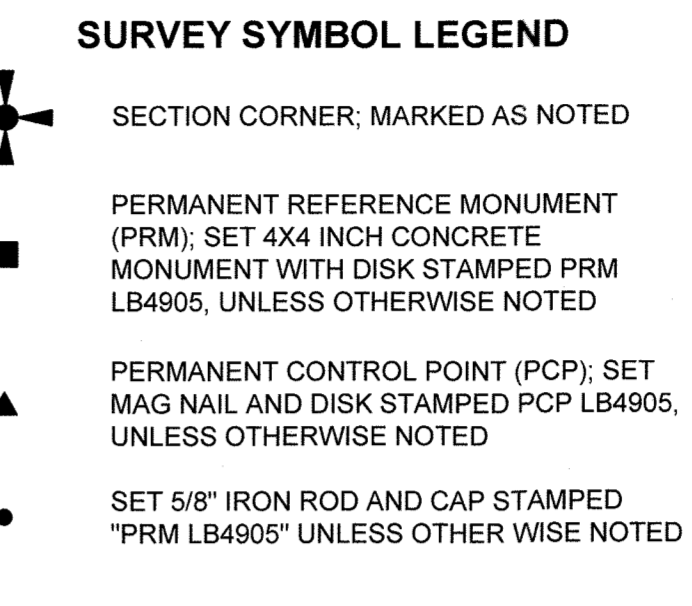
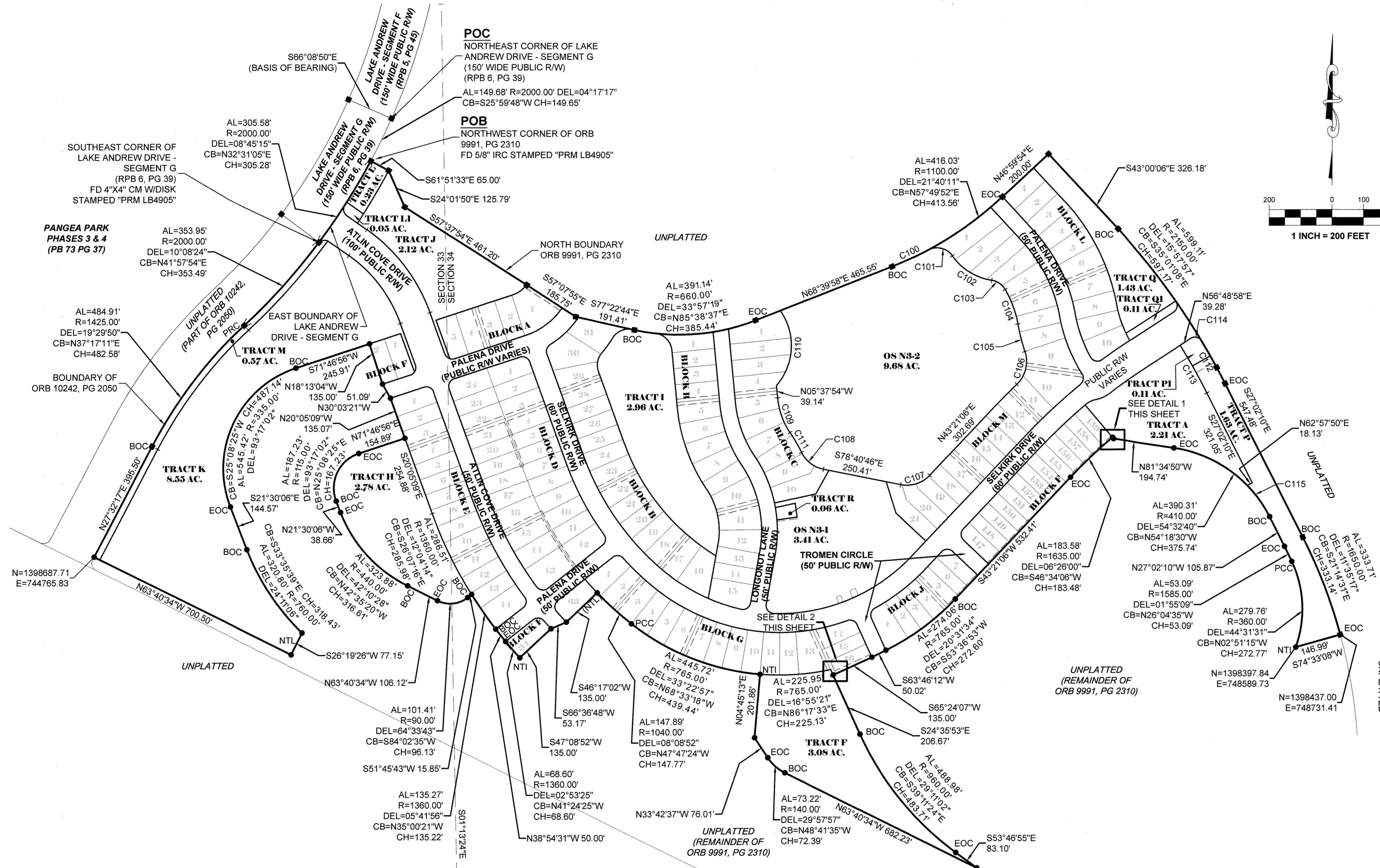
A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTECH SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+)*0°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,6						

ATLIN COVE AT VIERA - PHASE 1

SECTIONS 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 6
SECTIONS 33 & 34, TOWNSHIP 26 SOUTH, RANGE 36 EAST



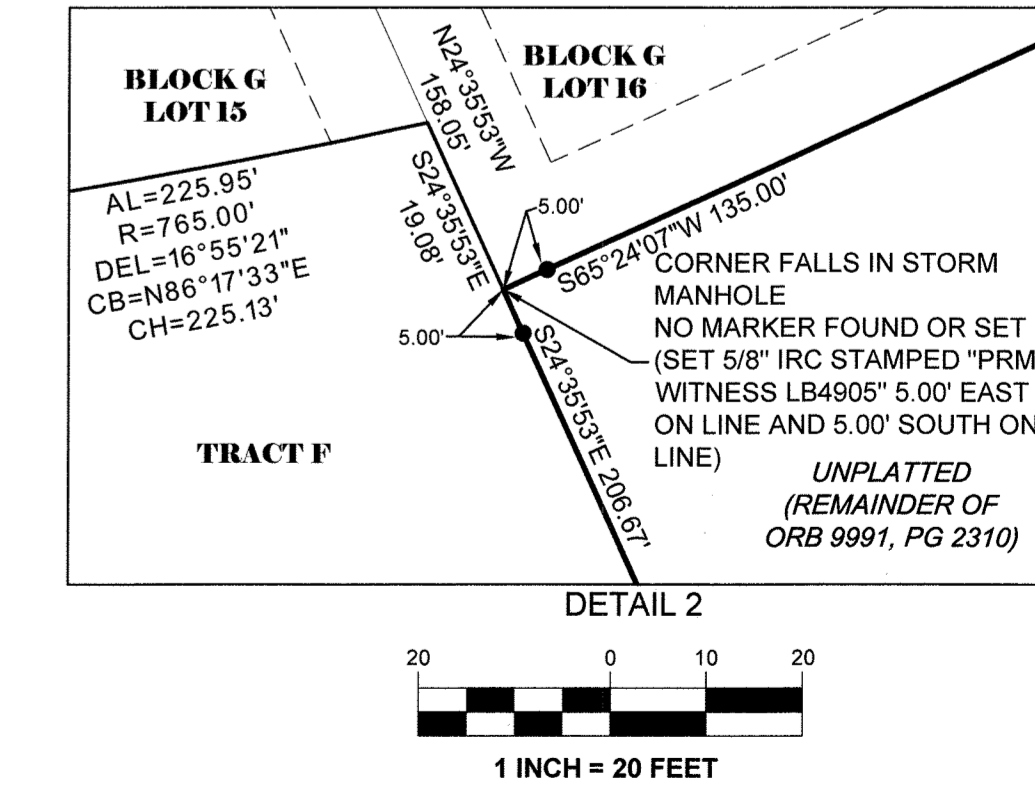
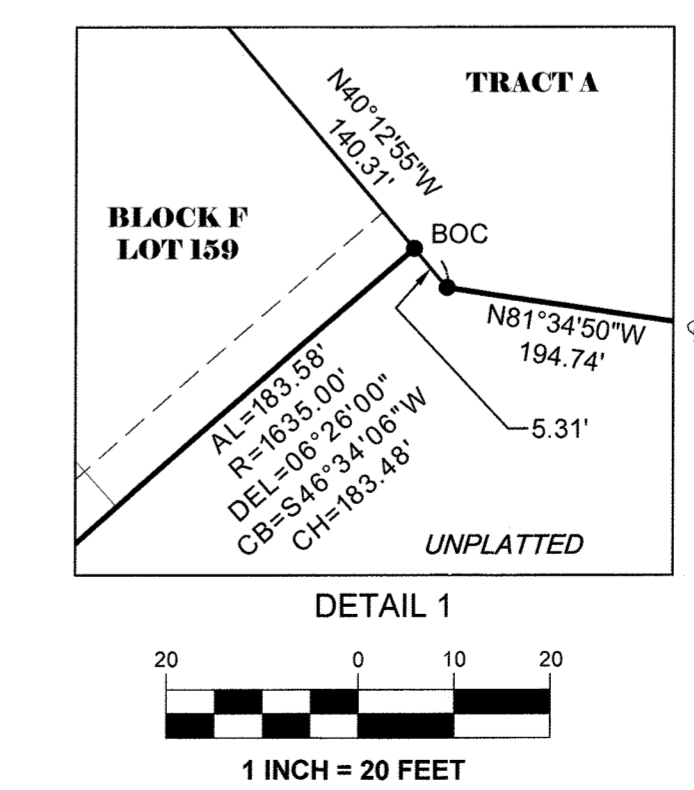
- ABBREVIATIONS**
- ' MINUTES/FEET
 - " SECONDS/INCHES
 - ° DEGREES
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - CM CONCRETE MONUMENT
 - DE PRIVATE DRAINAGE EASEMENT
 - DEL CENTRAL/Delta ANGLE
 - E EAST
 - EOC END OF CURVE
 - EX EXISTING
 - FBRL FRONT BUILDING RESTRICTION LINE
 - FD FOUND
 - FT FOOT/FEET
 - N NORTH
 - NR NON-RADIAL
 - NTS NOT TO SCALE

- ABBREVIATIONS**
- NTI NON-TANGENT INTERSECTION
 - NTL NON-TANGENT LINE
 - OR/ORB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PCC POINT OF COMPOUND CURVATURE
 - PCP PERMANENT CONTROL POINT
 - PCT PREFERRED COVER TYPE
 - PDE PUBLIC DRAINAGE EASEMENT
 - PKD PARKER-KALEN NAIL AND DISK
 - PG(S) PAGE(S)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - P.S.E. PUBLIC SIDEWALK EASEMENT
 - P.U.D. PLANNED UNIT DEVELOPMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C100	125.63'	1100.00'	6°32'37"	N65°23'39"E	125.56
C101	86.56'	60.00'	82°39'45"	N76°32'47"W	79.25
C102	152.20'	190.00'	45°53'50"	S58°09'50"E	148.16
C103	53.07'	60.00'	50°40'29"	N55°46'31"W	51.35
C104	117.31'	340.00'	19°46'09"	N20°33'12"W	116.73
C105	90.03'	660.00'	7°48'58"	S14°34'36"E	89.96
C106	112.82'	100.00'	64°38'32"	N13°50'11"E	106.93
C107	101.17'	100.00'	57°58'08"	N72°20'10"E	96.91
C108	91.16'	100.00'	52°13'45"	S52°33'54"E	88.03
C109	118.72'	240.00'	28°20'32"	S19°48'10"E	117.51
C110	255.86'	190.00'	77°09'21"	N02°37'01"E	236.96
C111	73.53'	560.00'	7°31'24"	N30°12'44"W	73.48
C112	154.80'	2150.00'	4°07'31"	N29°05'55"W	154.77
C113	173.72'	2085.00'	4°46'26"	N29°25'23"W	173.67
C114	40.15'	25.00'	92°01'21"	N77°10'22"W	35.97
C115	122.37'	410.00'	17°06'02"	N35°35'10"W	121.91

TRACT	Area (ACRES)	Tract Use	Ownership and Maintenance Entity
OS N3-1	3.41	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, RECREATIONAL IMPROVEMENTS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
OS N3-2	9.68	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, RECREATIONAL IMPROVEMENTS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT A	2.21	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT F	3.08	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT H	2.78	VSD DRAINAGE SYSTEM FACILITIES, SIDEWALKS, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT I	2.96	VSD DRAINAGE SYSTEM FACILITIES, SIDEWALKS, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT J	2.12	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT K	8.55	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*

TRACT	Area (ACRES)	Tract Use	Ownership and Maintenance Entity
TRACT L	0.23	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT L1	0.05	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT M	0.57	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT P	1.63	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT P1	0.11	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT Q	1.42	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT Q1	0.11	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS, AND RELATED IMPROVEMENTS	ATLIN COVE NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND / OR ASSIGNS*
TRACT R	0.06	SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS	BREVARD COUNTY*

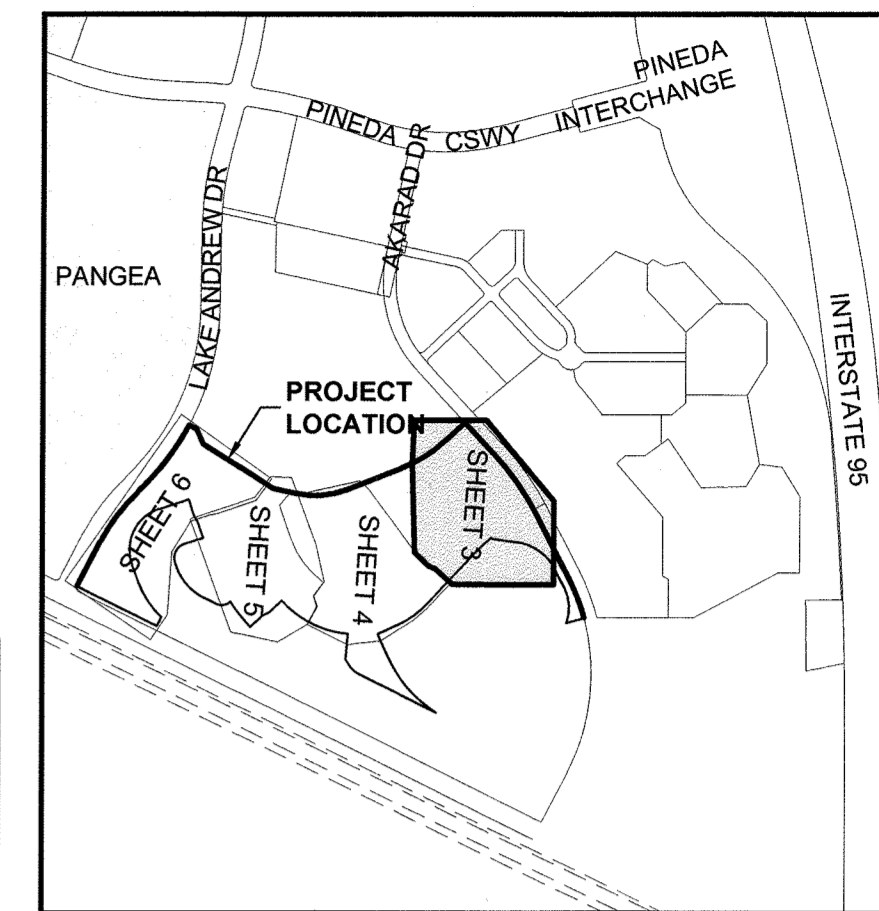
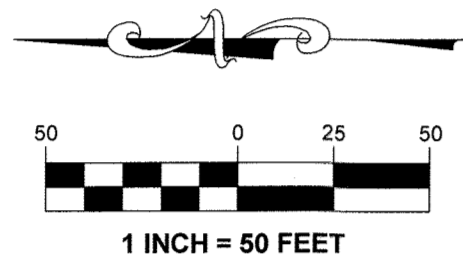


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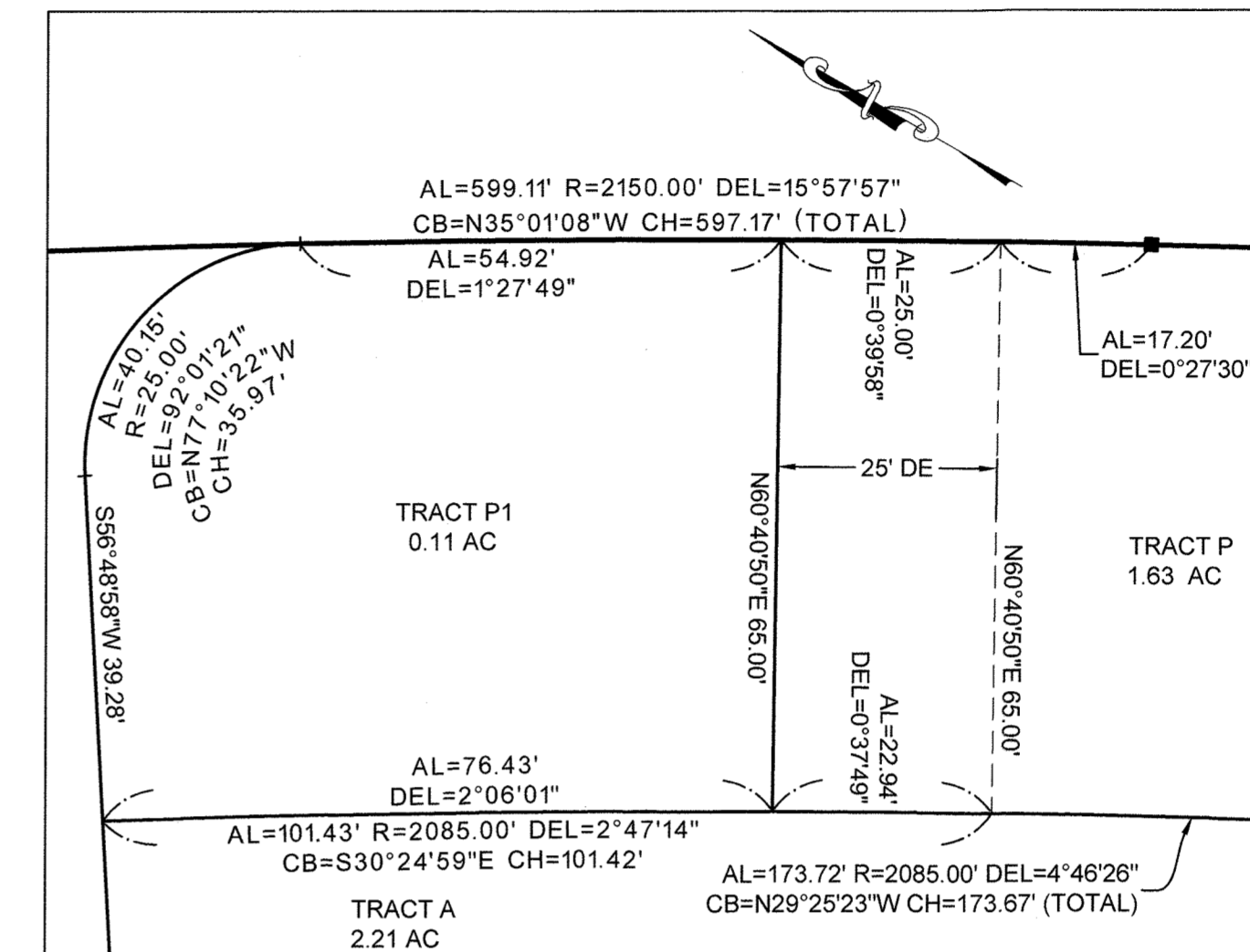
*MAINTENANCE RESPONSIBILITIES MAY BE SHARED WITH OTHER ENTITIES AS DESCRIBED IN THE PLAT NOTES.

ATLIN COVE AT VIERA - PHASE 1

SECTIONS 33 AND 34,
TOWNSHIP 26 SOUTH,
RANGE 36 EAST
BREVARD COUNTY, FLORIDA



LOCATION MAP
NTS



EASEMENT DETAIL 5
1 INCH = 20 FEET

ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/Delta ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PDE PUBLIC DRAINAGE EASEMENT
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 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 OTHERWISE NOTED





CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	42.55'	25.00'	97°30'35"	N77°20'39"W	37.59
C3	36.25'	25.00'	83°04'38"	S09°11'21"W	33.16
C5	37.97'	75.00'	29°00'13"	S64°20'10"W	37.56
C39	15.56'	475.00'	1°52'39"	N42°03'47"W	15.56
C44	25.00'	1100.00'	1°18'08"	N47°38'50"E	25.00
C45	25.02'	1100.00'	1°18'11"	N48°57'00"E	25.01

ATLIN COVE AT VIERA - PHASE 1

SECTIONS 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

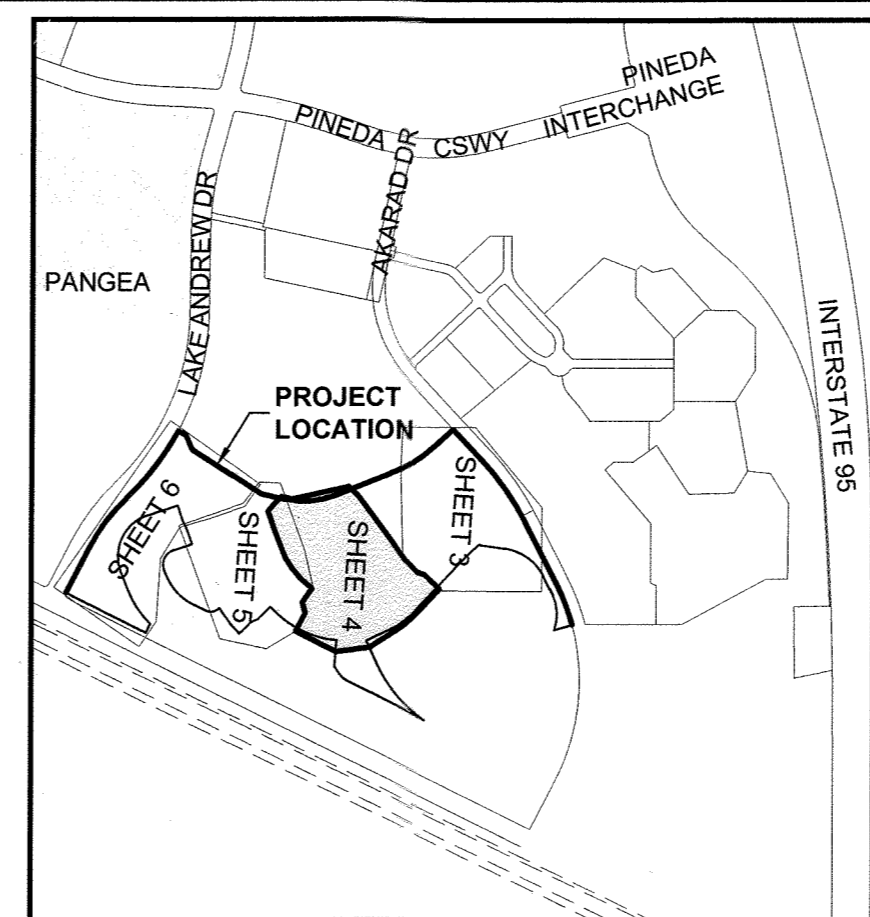
SURVEY SYMBOL LEGEND

-  SECTION CORNER, MARKED AS NOTED
-  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 OTHERWISE NOTED

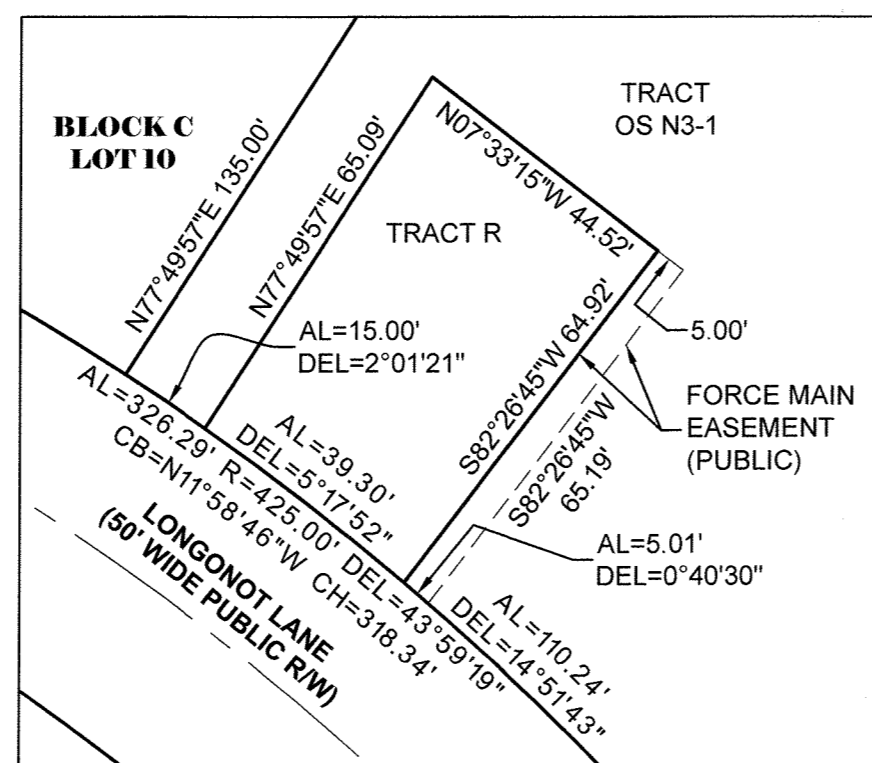
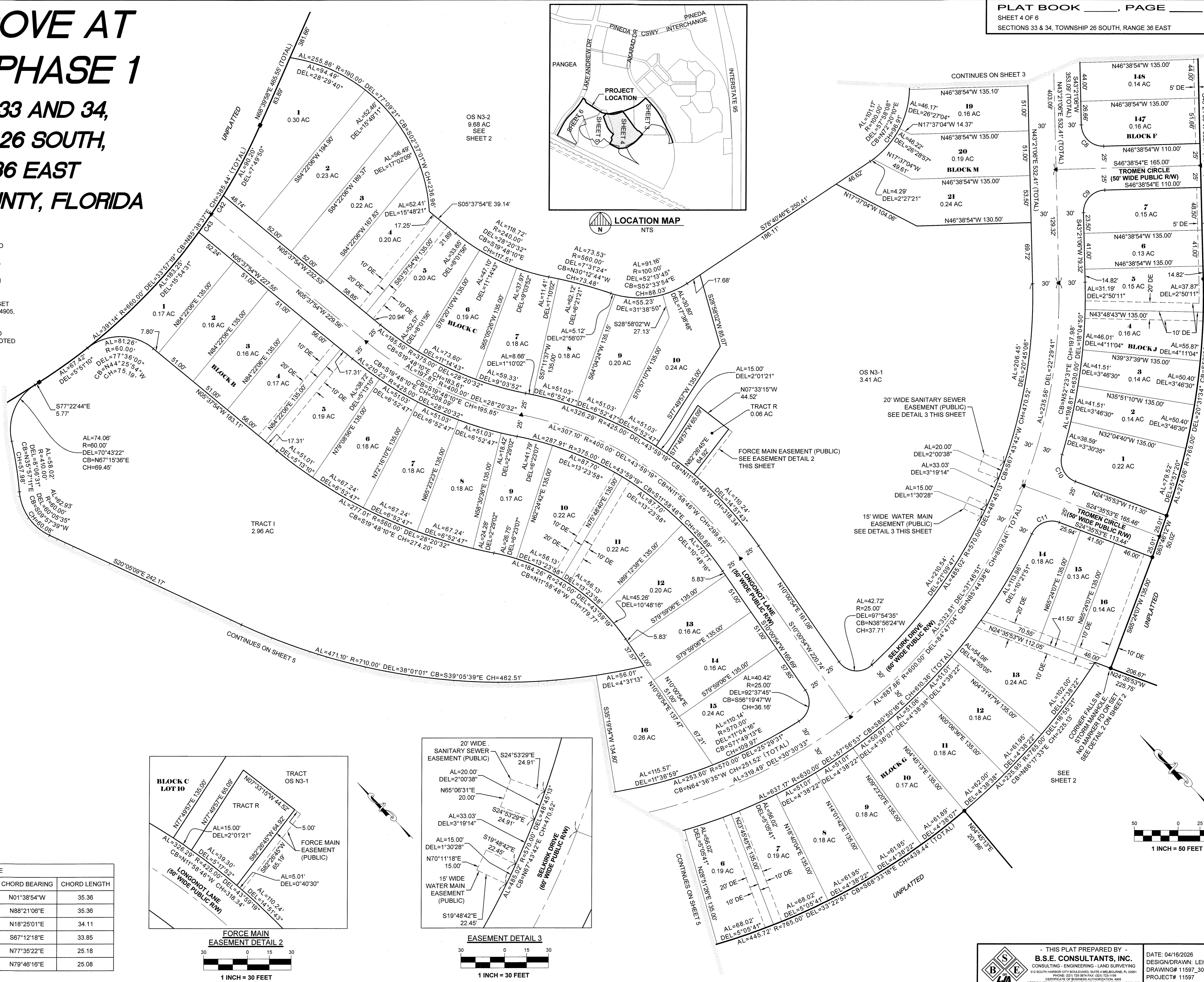
ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBR/L FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PDE PUBLIC DRAINAGE EASEMENT
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

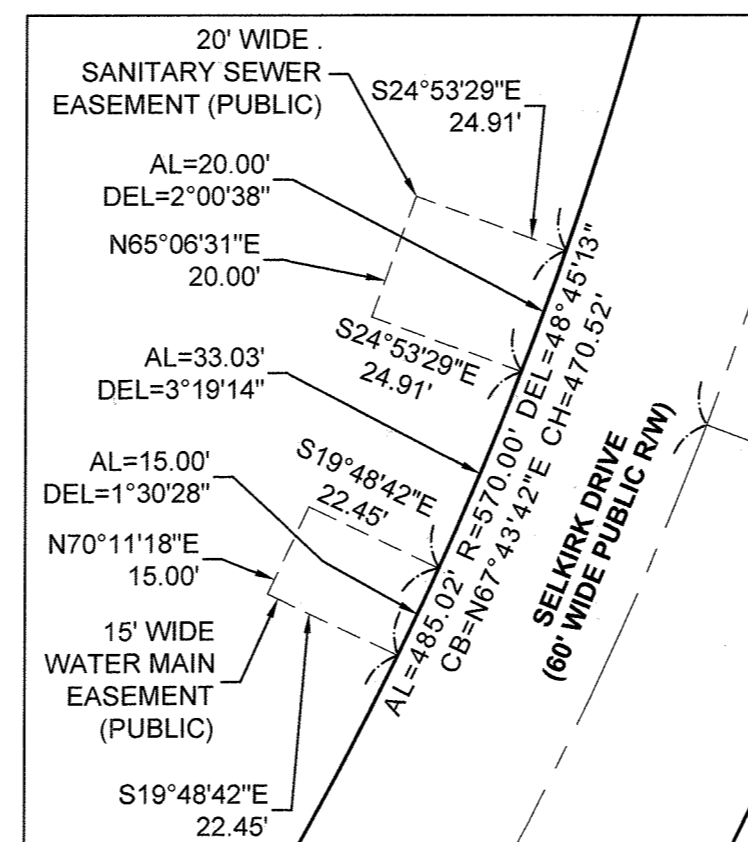
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	39.27	25.00'	90°00'00"	N01°38'54"W	35.36
C9	39.27	25.00'	90°00'00"	N88°21'06"E	35.36
C10	37.54	25.00'	86°01'48"	N18°25'01"E	34.11
C11	37.18	25.00'	85°12'49"	S67°12'18"E	33.85
C42	25.18	660.00'	2°11'09"	N77°35'22"E	25.18
C43	25.08	660.00'	2°10'39"	N79°46'16"E	25.08



LOCATION MAP
NTS



FORCE MAIN EASEMENT DETAIL 2
1 INCH = 30 FEET



EASEMENT DETAIL 3
1 INCH = 30 FEET

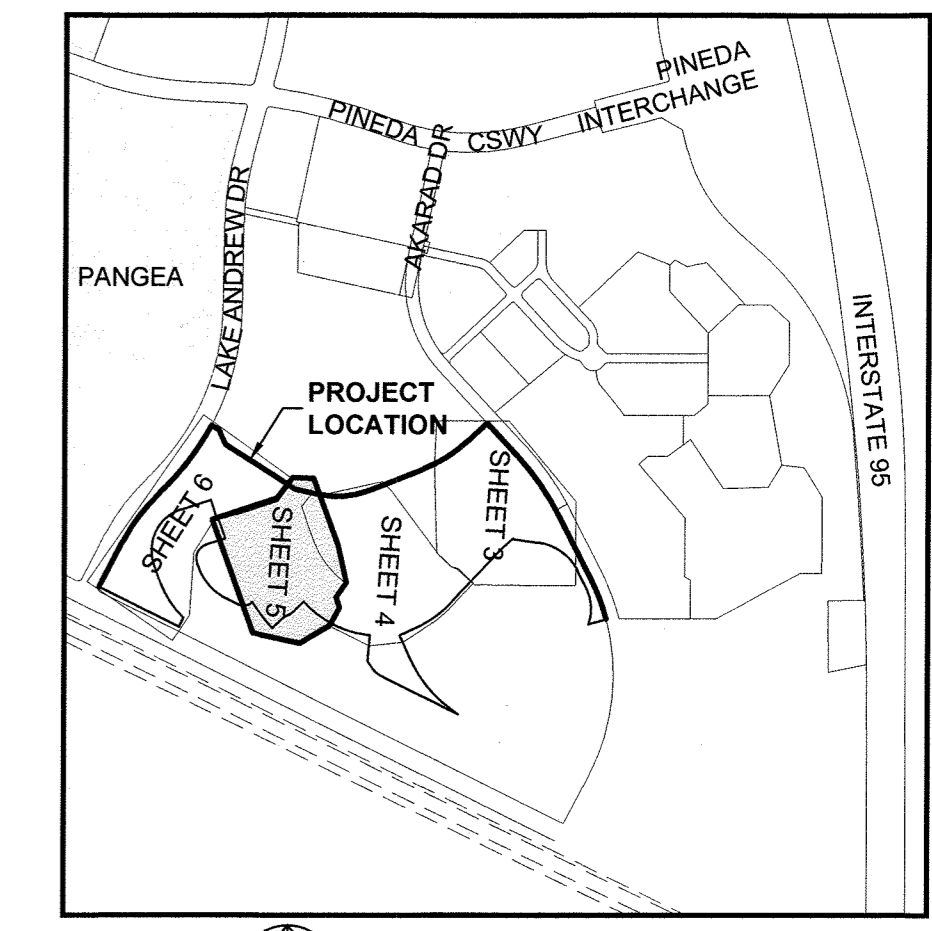
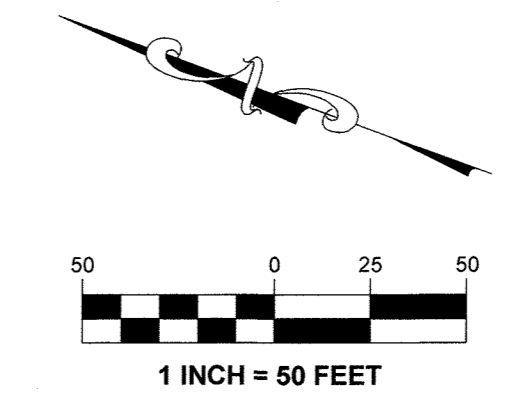
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ATLIN COVE AT VIERA - PHASE 1

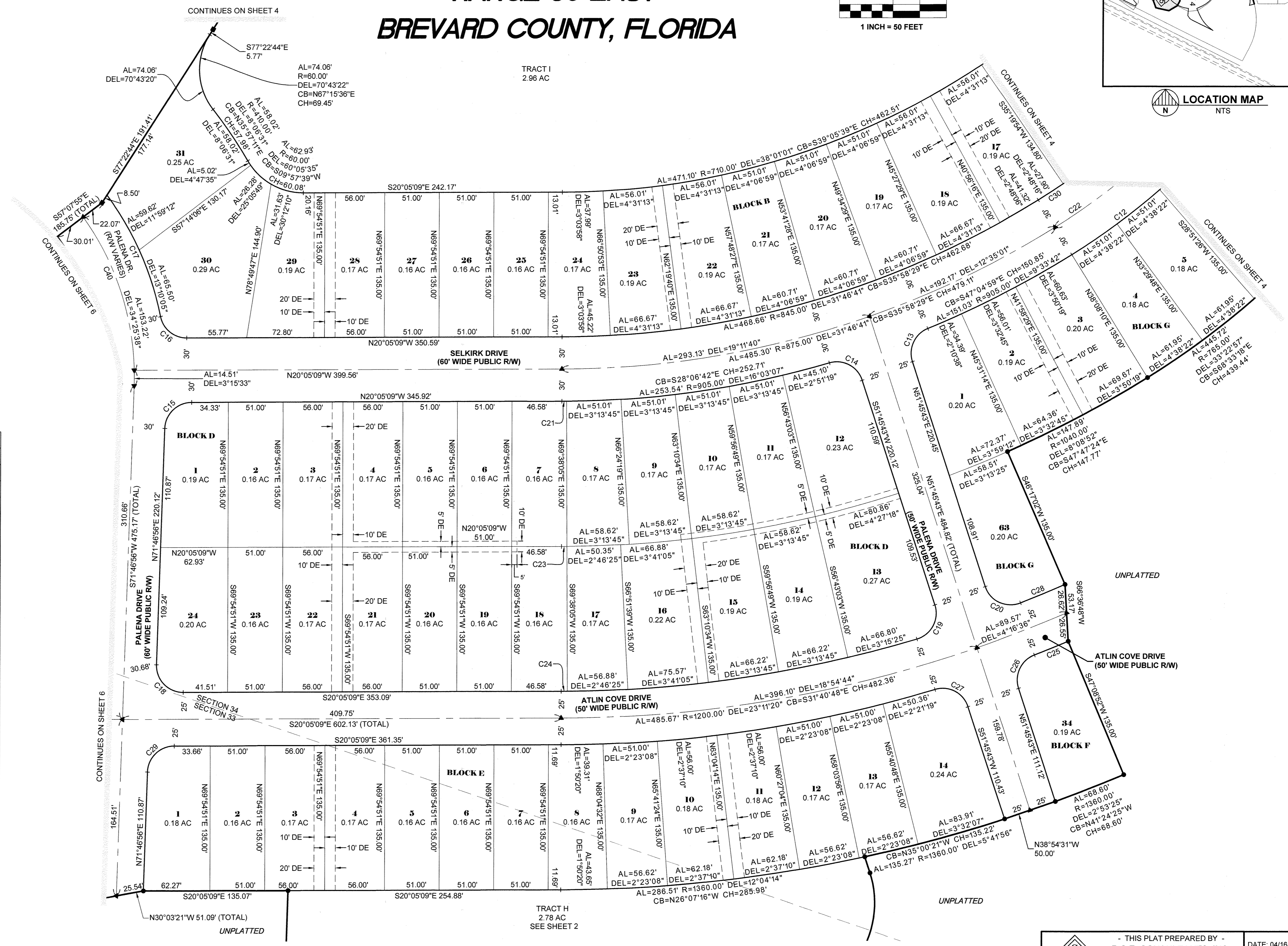
SECTIONS 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

- ABBREVIATIONS**
- ' MINUTES/FEET
 - " SECONDS/INCHES
 - ° DEGREES
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
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 - EX EXISTING
 - FBRL FRONT BUILDING RESTRICTION LINE
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 - VSD VIERA STEWARDSHIP DISTRICT

- SURVEY SYMBOL LEGEND**
- SECTION CORNER, MARKED AS NOTED
 - PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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 - SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED







CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C12	637.17'	630.00'	57°56'53"	S80°50'16"E	610.36
C13	37.50'	25.00'	85°58'08"	S85°16'12"E	34.08
C14	38.35'	25.00'	87°53'59"	S07°48'44"W	34.70
C15	38.45'	25.00'	88°07'55"	S64°09'06"E	34.77
C16	34.30'	25.00'	78°36'56"	N19°13'19"E	31.67
C17	125.12'	285.00'	25°09'17"	N45°57'09"E	124.12
C18	40.08'	25.00'	91°52'05"	N25°50'54"E	35.93
C19	40.01'	25.00'	91°41'54"	N82°23'19"W	35.88
C20	40.70'	25.00'	93°17'09"	N05°07'09"E	36.35
C21	4.42'	905.00'	0°16'47"	S20°13'32"E	4.42
C22	319.49'	600.00'	30°30'33"	S67°07'06"E	315.73
C23	5.08'	1040.00'	0°16'47"	N20°13'32"W	5.08
C24	5.74'	1175.00'	0°16'47"	N20°13'32"W	5.74
C25	34.03'	1225.00'	1°35'29"	S42°03'23"E	34.02
C26	37.95'	25.00'	86°58'38"	S84°44'57"E	34.41
C27	38.59'	25.00'	88°26'15"	S07°32'36"W	34.87
C28	44.96'	1175.00'	2°11'33"	N42°37'12"W	44.96
C29	38.45'	25.00'	88°07'55"	S64°09'06"E	34.77
C30	253.60'	670.00'	25°29'31"	S64°36'35"E	251.52
C40	167.73'	255.00'	37°41'12"	N52°56'20"E	164.72



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SURVEY SYMBOL LEGEND

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ABBREVIATIONS

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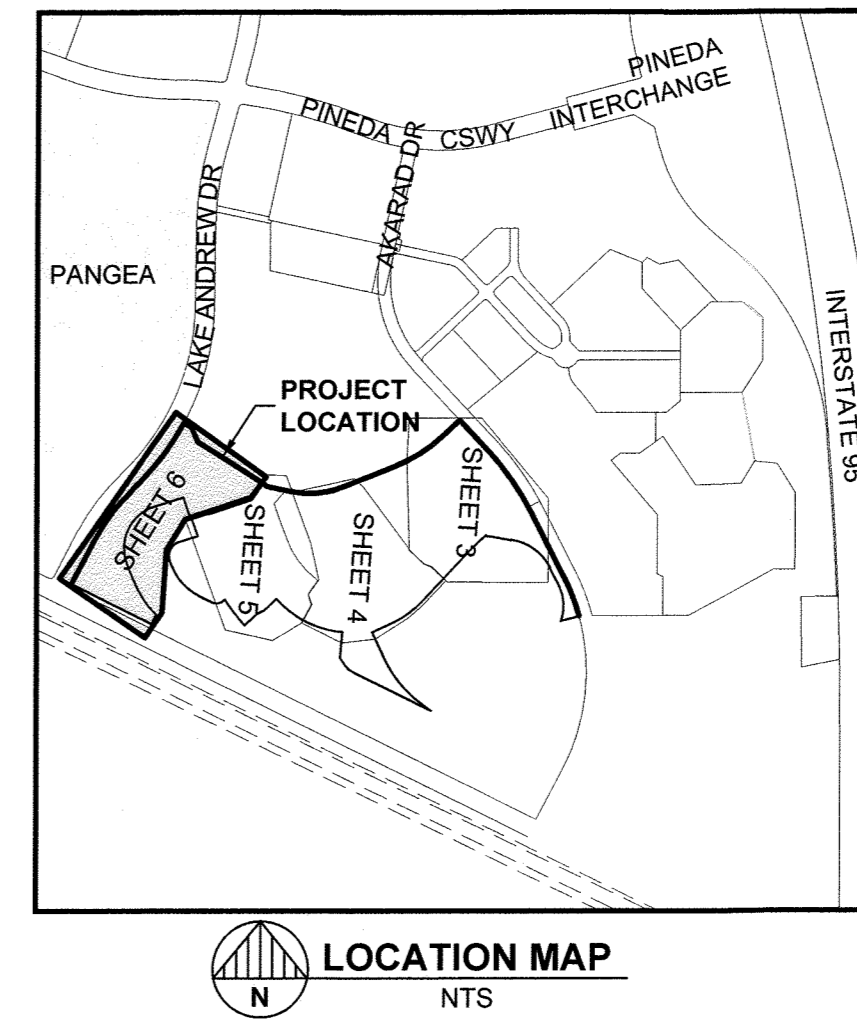
ABBREVIATIONS

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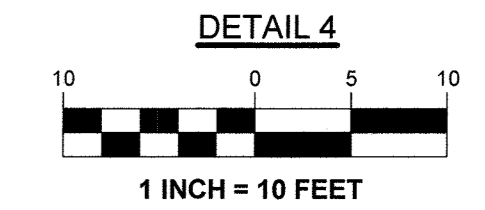
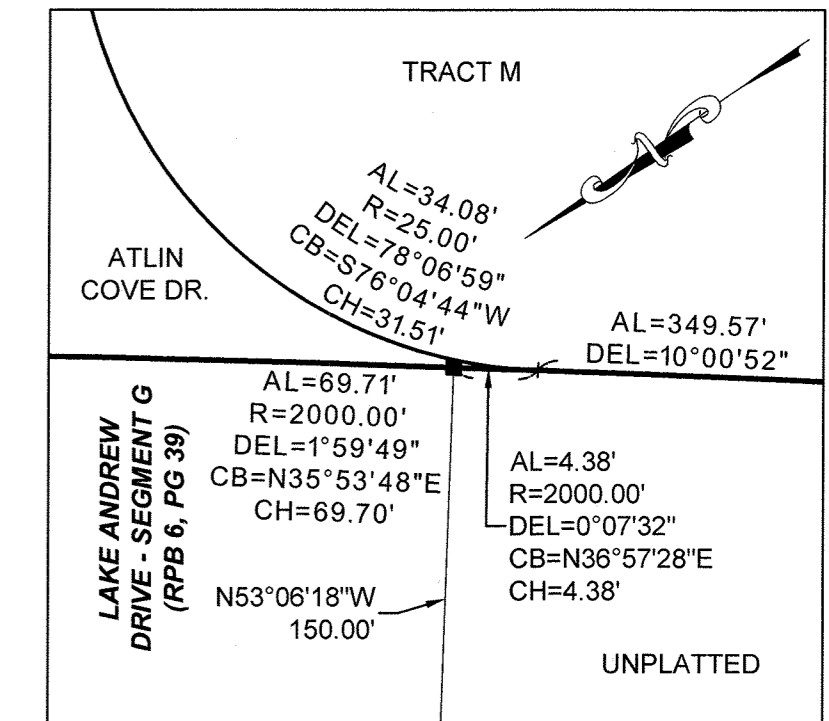
ATLIN COVE AT VIERA - PHASE 1

SECTIONS 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 36 EAST

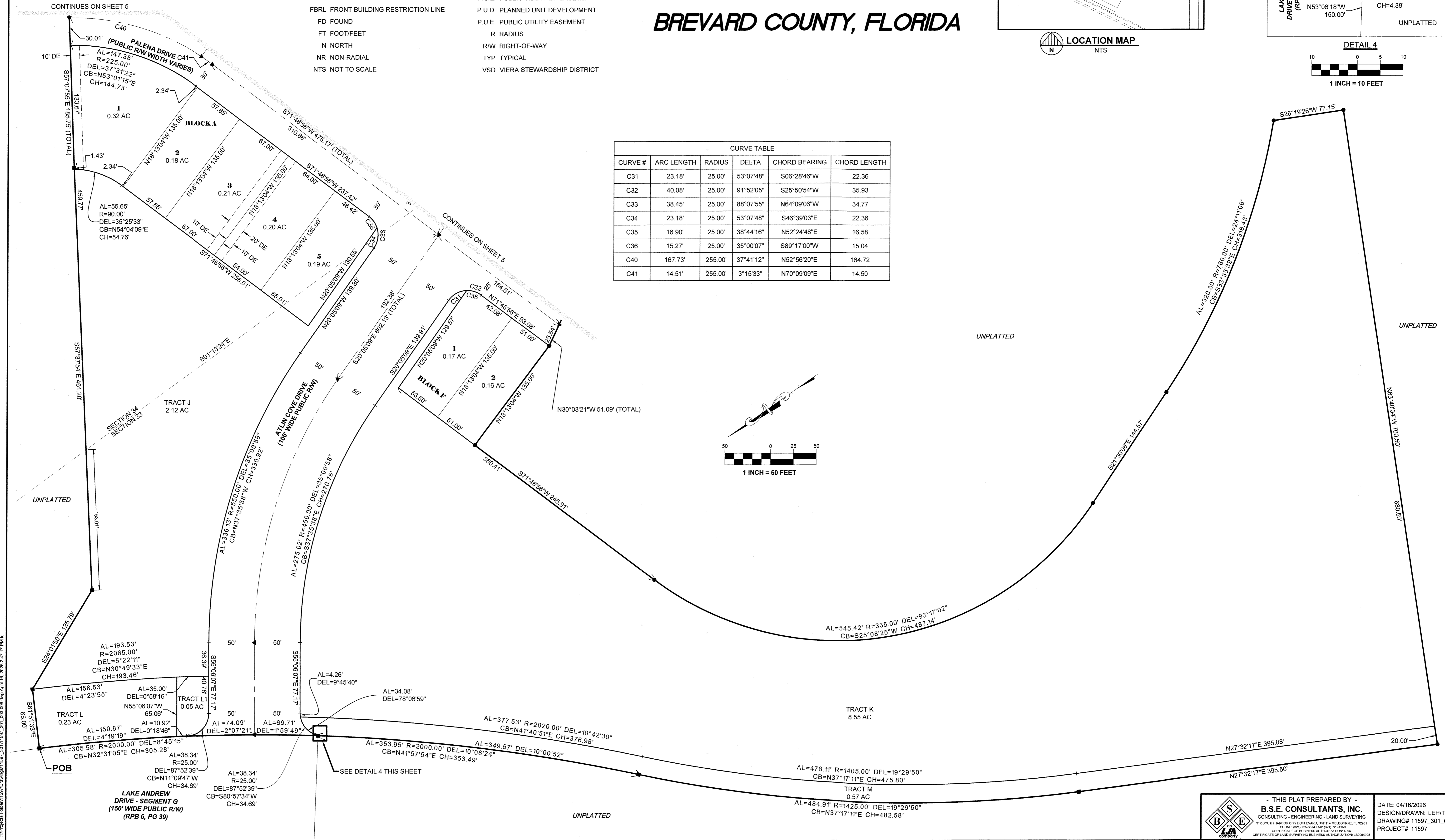
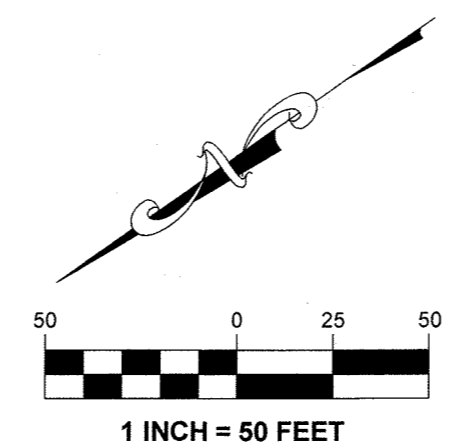
BREVARD COUNTY, FLORIDA



PLAT BOOK _____, PAGE _____
SHEET 6 OF 6
SECTIONS 33 & 34, TOWNSHIP 26 SOUTH, RANGE 36 EAST



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	23.18'	25.00'	53°07'48"	S06°28'46"W	22.36
C32	40.08'	25.00'	91°52'05"	S25°50'54"W	35.93
C33	38.45'	25.00'	88°07'55"	N64°09'06"W	34.77
C34	23.18'	25.00'	53°07'48"	S46°39'03"E	22.36
C35	16.90'	25.00'	38°44'16"	N52°24'48"E	16.58
C36	15.27'	25.00'	35°00'07"	S89°17'00"W	15.04
C40	167.73'	255.00'	37°41'12"	N52°56'20"E	164.72
C41	14.51'	255.00'	3°15'33"	N70°09'09"E	14.50



THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
912 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 735-8844 FAX: (321) 733-1169
CERTIFICATE OF BUSINESS AUTHORIZATION #665
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #80009005

DATE: 04/16/2026
DESIGN/DRAWN: LEH/TBS
DRAWING# 11597_301_006
PROJECT# 11597

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