

PINEDA VILLAGE AT LAKE ANDREW

BEING A REPLAT OF LOT 1, BLOCK B AND TRACT P, VILLAGE 2, NEIGHBORHOOD 2 - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARINGS REFERENCE: ASSUMED BEARING OF N60°00'00"E ON THE SOUTH RIGHT-OF-WAY LINE OF RANA WAY, ACCORDING TO THE PLAT OF VILLAGE 2 NEIGHBORHOOD 2, AS RECORDED IN PLAT BOOK 73, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.09(1)(8).
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY VERTICAL CONTROL MARK 6892 IS LOCATED IN THE VICINITY OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA, CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- BREVARD COUNTY MANDATORY PLAT NOTES.
 - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
 - EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE PROPERTY OWNER'S ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
 - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION TO MAINTAIN.
- THE LANDS PLATTED HEREUNDER OR PORTIONS THEREOF ARE SUBJECT TO THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 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.
 - VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020, IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORDS DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - SIDEWALK EASEMENT BY AND BETWEEN A. DUDA & SONS, INC., A FLORIDA CORPORATION, GRANTOR, AND BREVARD COUNTY, FLORIDA, GRANTEE, RECORDED JULY 7, 2021, IN OFFICIAL RECORDS BOOK 9182, PAGE 356.
 - VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1369, 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.
 - LEASE AGREEMENT BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION, LESSOR, AND PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION, LESSEE, DATED AUGUST 30, 2024, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED SEPTEMBER 4, 2024, IN OFFICIAL RECORDS BOOK 10149, PAGE 387, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 6, BLOCK A ONLY).
 - EASEMENT BY AND BETWEEN THE VIERA COMPANY, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED AUGUST 25, 2023, IN OFFICIAL RECORDS BOOK 9871, PAGE 1911.
 - RIGHTS EXIST PURSUANT TO THE FOLLOWING DOCUMENTS:
 - 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 OF 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 AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH A PUBLIC STREET RIGHT-OF-WAY, A NON-EXCLUSIVE, 10.00-FOOT-WIDE PERPETUAL PUBLIC UTILITY EASEMENT, UNLESS OTHERWISE NOTED. ANY UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM "UTILITY" SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).

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°15'26.1982"	080°44'34.43002"	0.99994903	(+) ⁰ 07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+) ⁰ 07' 27.3"
1 95 73A6A	AK2846	1,416,452.318	431,735.530	746,954.0344	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.

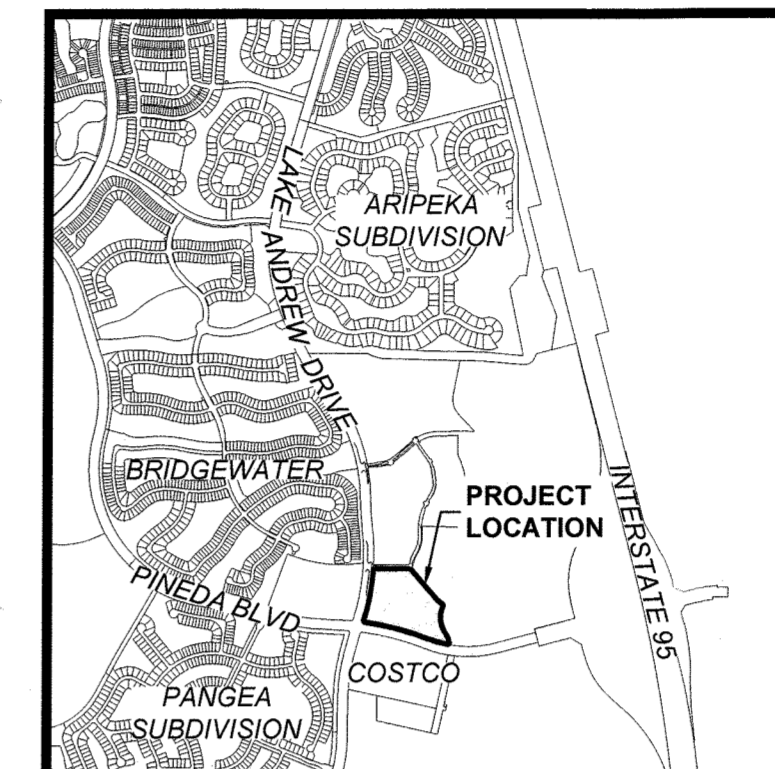
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A AND B FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER 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 TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- 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 TRACTS A AND B, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT.
- TRACTS A AND B SHALL BE OWNED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR VSD DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS. CENTRAL VIERA COMMUNITY ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACT AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING ANY DRAINAGE FACILITY AND 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 THE DISTRICT 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 INTERNAL DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY PRIVATE ENTITIES AS PROVIDED BY SEPARATE AGREEMENT ADDRESSING THE SAME, (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING INSTALLED TO EXCLUSIVELY DRAIN THE LOTS AND TRACTS PLATTED HEREUNDER OPERATED AND MAINTAINED AS PROVIDED BY SEPARATE AGREEMENT, AND (II) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
- THE SANITARY SEWER EASEMENTS AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE MAINTENANCE, OPERATION, REPAIR, CONSTRUCTION AND ACCESS ASSOCIATED WITH THE SANITARY SEWER IMPROVEMENTS CONSTRUCTED WITHIN SAID EASEMENT.
- THE 15' POTABLE WATER EASEMENT AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT IS DEDICATED TO THE CITY OF COCOA FOR THE MAINTENANCE, OPERATION, REPAIR, CONSTRUCTION AND ACCESS ASSOCIATED WITH THE POTABLE WATER IMPROVEMENTS WITHIN SAID EASEMENT.
- THE 50' WIDE PRIVATE LANDSCAPE, UTILITY AND DRAINAGE EASEMENT SHOWN HEREON ADJACENT TO LAKE ANDREW DRIVE AND PINEDA BOULEVARD IS RESERVED UNTO THE VIERA COMPANY.
- ALL DRAINAGE EASEMENTS SHOWN GRAPHICALLY OR DESCRIBED IN THE PLAT NOTES HEREON LYING WITHIN THE LIMITS OF THIS PLAT 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 EASEMENTS AND/OR TRACTS. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM THE PUBLIC RIGHTS-OF-WAY DESCRIBED IN PLAT BOOK 73, PAGE 70, AND PLAT BOOK 77, PAGE 37 INTO AND THROUGH SUCH PRIVATE DRAINAGE FACILITIES AND, NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE FACILITIES ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

DESCRIPTION

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF RANA WAY, AN 80.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF VILLAGE 2 NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 73, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY 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), AND RUN NORTHEASTERLY, ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID RANA WAY, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°51'48", A CHORD BEARING OF N47°04'06"E, AND A CHORD LENGTH OF 34.06 FEET), A DISTANCE OF 37.46 FEET TO THE END OF SAID CURVE, THENCE N90°00'00"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 478.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 48°59'25", A CHORD BEARING OF S85°30'17"E, AND A CHORD LENGTH OF 82.92 FEET), A DISTANCE OF 85.50 FEET TO THE END OF SAID CURVE; THENCE S41°00'35"E, A DISTANCE OF 551.20 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 300.00 FEET, A CENTRAL ANGLE OF 14°17'13", A CHORD BEARING OF S48°09'11"E, AND A CHORD LENGTH OF 74.61 FEET), A DISTANCE OF 74.81 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 785.00 FEET, A CENTRAL ANGLE OF 1°34'03", A CHORD BEARING OF S56°04'49"E, AND A CHORD LENGTH OF 21.47 FEET), A DISTANCE OF 21.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°07'35", A CHORD BEARING OF S16°18'03"E, AND A CHORD LENGTH OF 32.51 FEET), A DISTANCE OF 35.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 62°42'41", A CHORD BEARING OF S07°05'36"E, AND A CHORD LENGTH OF 426.69 FEET), A DISTANCE OF 448.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 38°37'41", A CHORD BEARING OF S19°08'06"E, AND A CHORD LENGTH OF 125.68 FEET), A DISTANCE OF 128.10 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100°47'48", A CHORD BEARING OF S50°34'39"W, AND A CHORD LENGTH OF 38.52 FEET), A DISTANCE OF 43.98 FEET TO A POINT OF COMPOUND CURVATURE AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINEDA CAUSEWAY, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1605.00 FEET, A CENTRAL ANGLE OF 10°07'16", A CHORD BEARING OF N73°57'49"W, AND A CHORD LENGTH OF 283.15 FEET), A DISTANCE OF 283.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4325.00 FEET, A CENTRAL ANGLE OF 12°45'45", A CHORD BEARING OF N75°17'03"W, AND A CHORD LENGTH OF 961.38 FEET), A DISTANCE OF 963.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°56'53", A CHORD BEARING OF N33°11'29"W, AND A CHORD LENGTH OF 37.43 FEET), A DISTANCE OF 42.30 FEET TO THE END OF SAID CURVE AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE; THENCE N15°16'58"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 97.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 3335.00 FEET, A CENTRAL ANGLE OF 11°08'46", A CHORD BEARING OF N09°42'35"E, AND A CHORD LENGTH OF 647.76 FEET), A DISTANCE OF 648.78 FEET TO THE POINT OF BEGINNING, CONTAINING 20.21 ACRES, MORE OR LESS.

SEE SHEET 2 FOR TRACT AREA SUMMARY TABLE



LOCATION MAP NOT TO SCALE

SURVEY SYMBOL LEGEND

- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- PLUS OR MINUS
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CM CHORD LENGTH
- CH CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- ESMT EASEMENT
- EOC END OF CURVE
- EX EXISTING
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTL 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
- 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 UTILITY DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RM REUSE MAIN
- R/W RIGHT-OF-WAY
- SS SANITARY SEWER
- TYP TYPICAL
- WM WATER MAIN
- VSD VIERA STEWARDSHIP DISTRICT

PLAT BOOK _____, PAGE _____
SHEET 1 OF 3
SECTION 27, 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
PINEDA VILLAGE AT LAKE ANDREW
Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates the sanitary sewer easement, and reuse water easement shown hereon to Brevard County and further dedicates an easement for emergency access over all driveway areas for use of law enforcement and emergency vehicles and all other public easements shown hereon to Brevard County for the public use. No other easements are hereby dedicated or granted to the public or Brevard County, it being the intention of the undersigned that all other easements be privately owned and maintained and that the public and Brevard County shall have no right or interest therein.

IN WITNESS WHEREOF, The Viera Company has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto.
By:
President: Todd J. Pokrywa

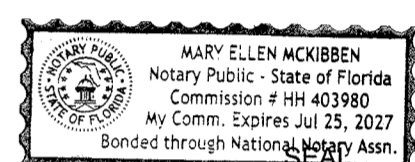
Attest:
Secretary: Mark J. Boyd

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 17th May, 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.

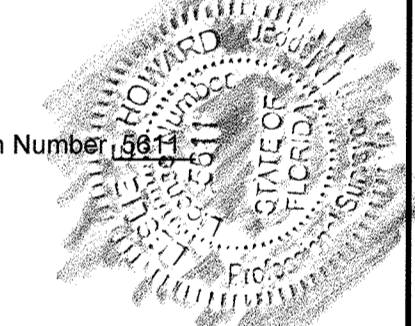
NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 11/19/2025 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 9811
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-00044905



CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.
Thomas J. Croonquist, Professional Surveyor & Mapper No. 5951

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts utility easements, ingress and egress easements for emergency vehicles and areas dedicated for the 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

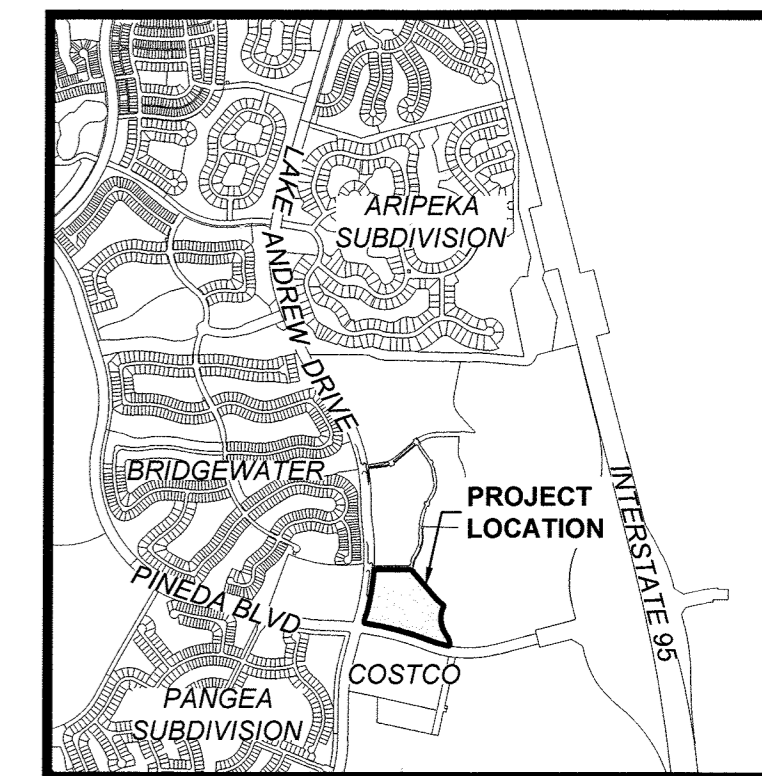
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on _____ at _____ File No. _____
ATTEST: Clerk of the Circuit Court in and for Brevard County, Fla.

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE #4 MELBOURNE, FL 32901
PHONE: (321) 726-2674 FAX: (321) 723-1109
OFFICE OF BUSINESS AUTHORIZATION #60
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LR0004905
DATE: 04/29/2026
DESIGN/DRAWN: LEH/DHF
DRAWING# 11719_301_001
PROJECT# 11719

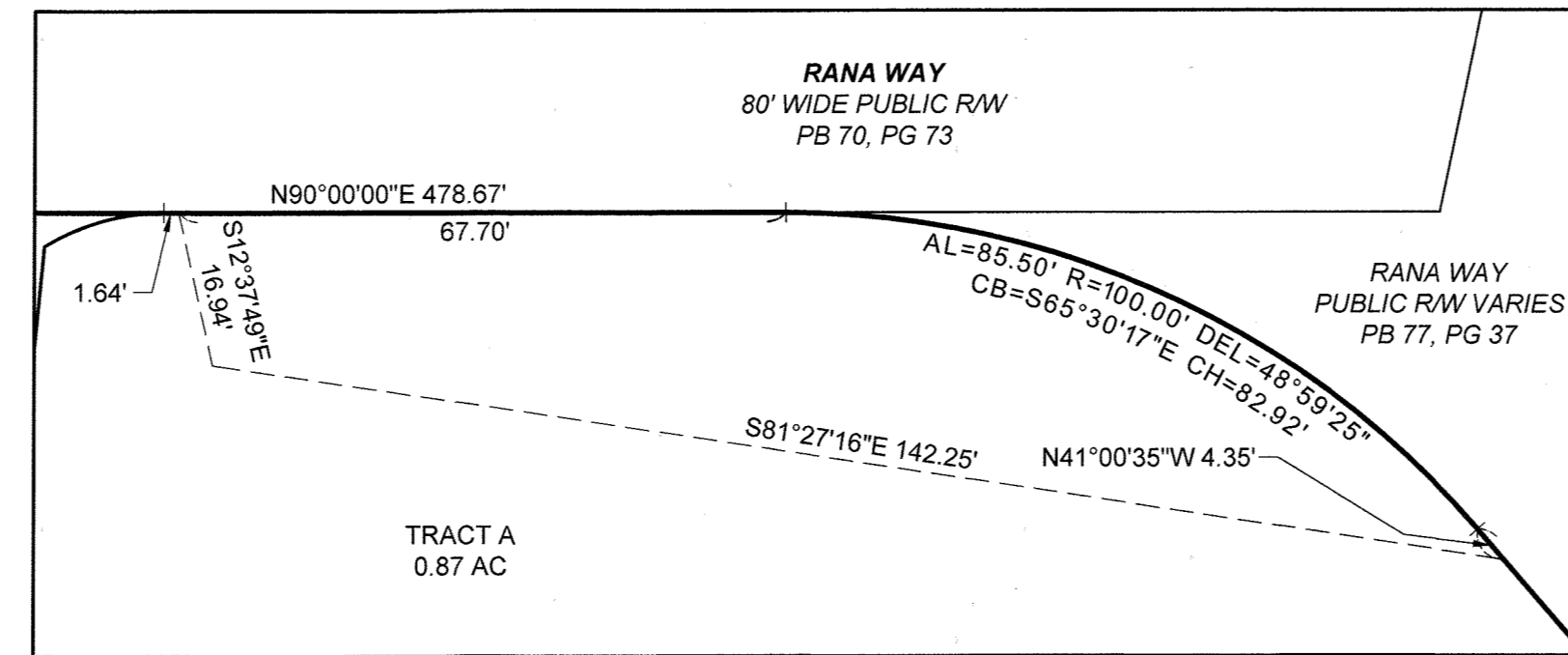
B:\Projects\FedEx\11719\Drawings\11719_301_001.dwg, April 29, 2026, 4:55:18 PM

PINEDA VILLAGE AT LAKE ANDREW

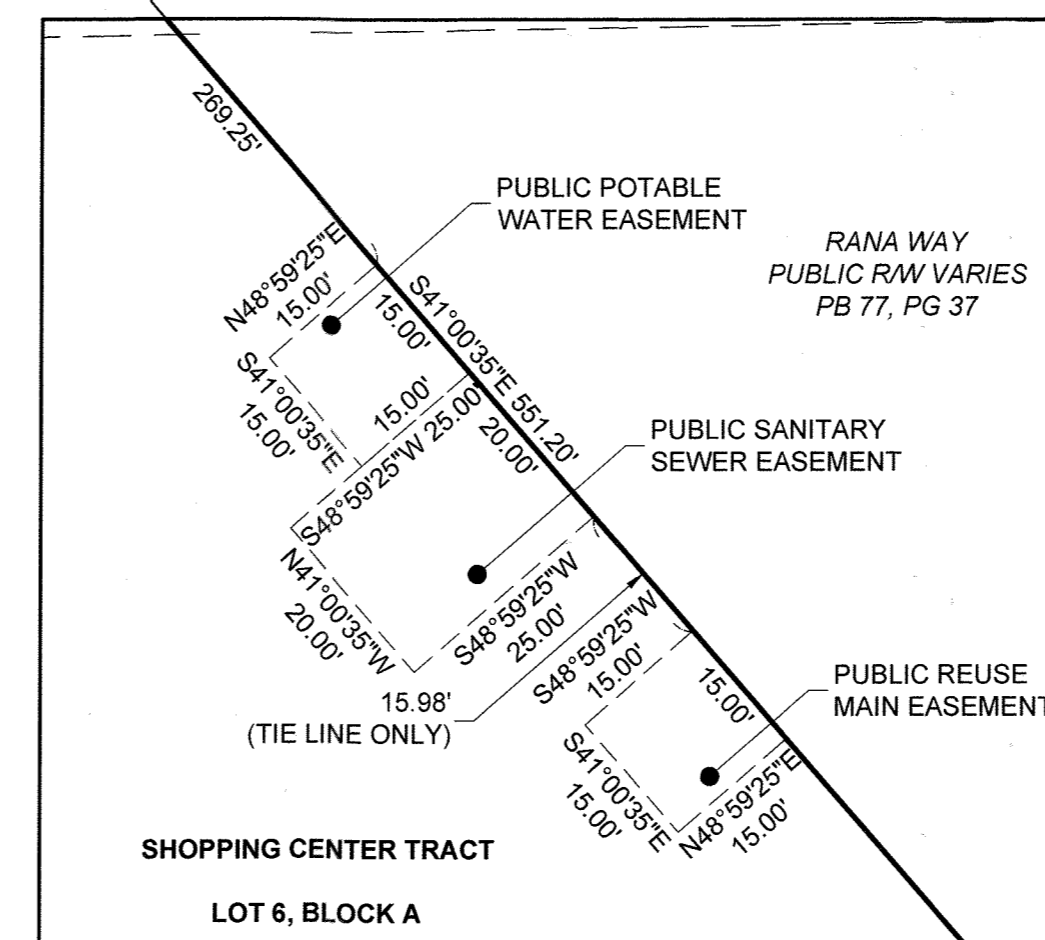
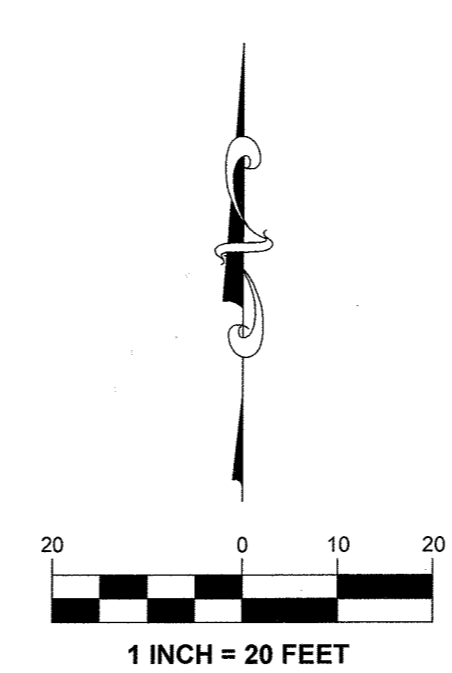
BEING A REPLAT OF LOT 1, BLOCK B AND TRACT P, VILLAGE 2, NEIGHBORHOOD 2 - PHASE 2,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 37, PUBLIC RECORDS OF
 BREVARD COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



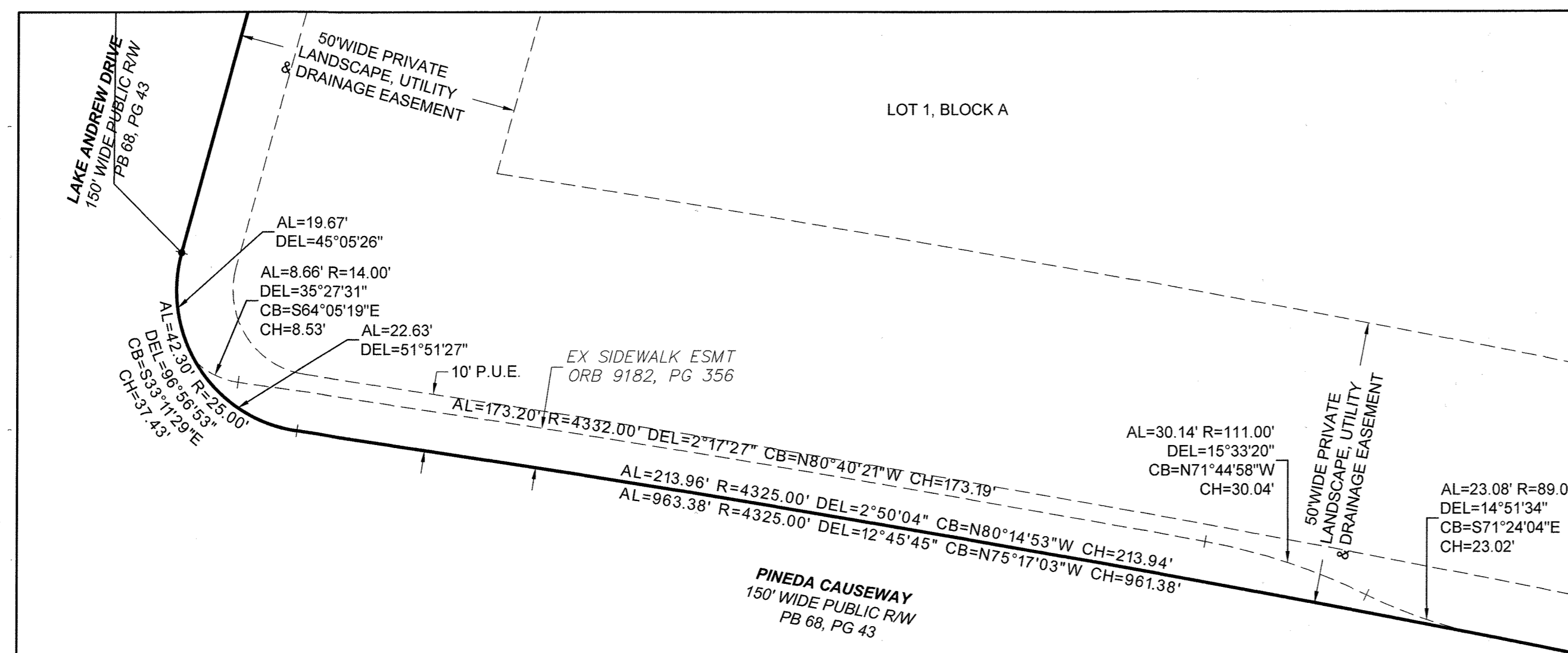
LOCATION MAP
 NOT TO SCALE



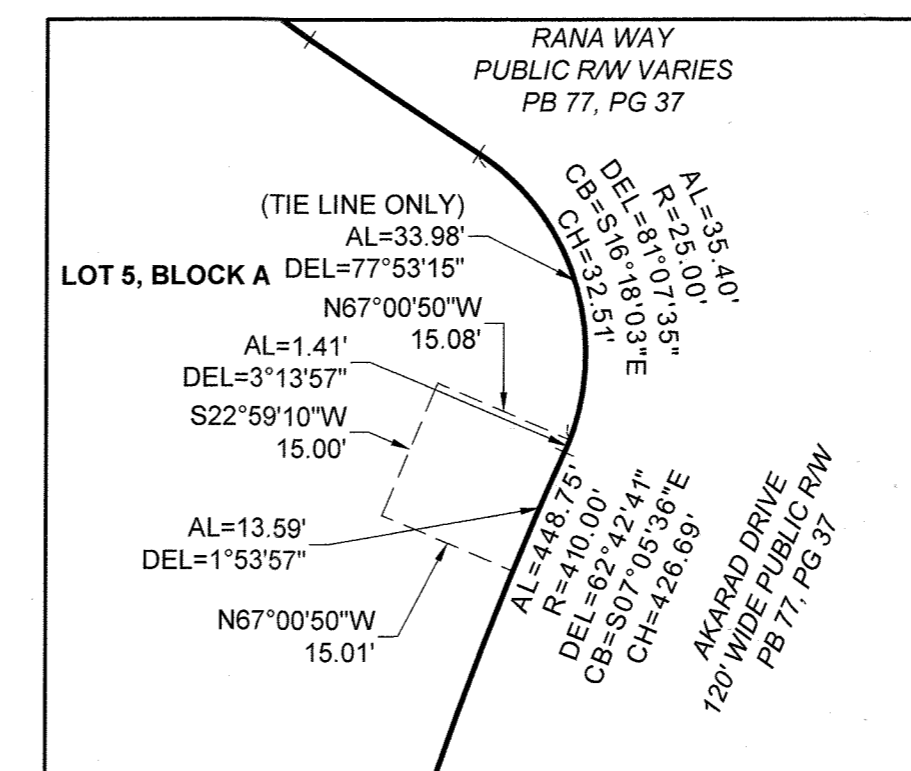
PUBLIC DRAINAGE EASEMENT DETAIL A
 1" = 20'



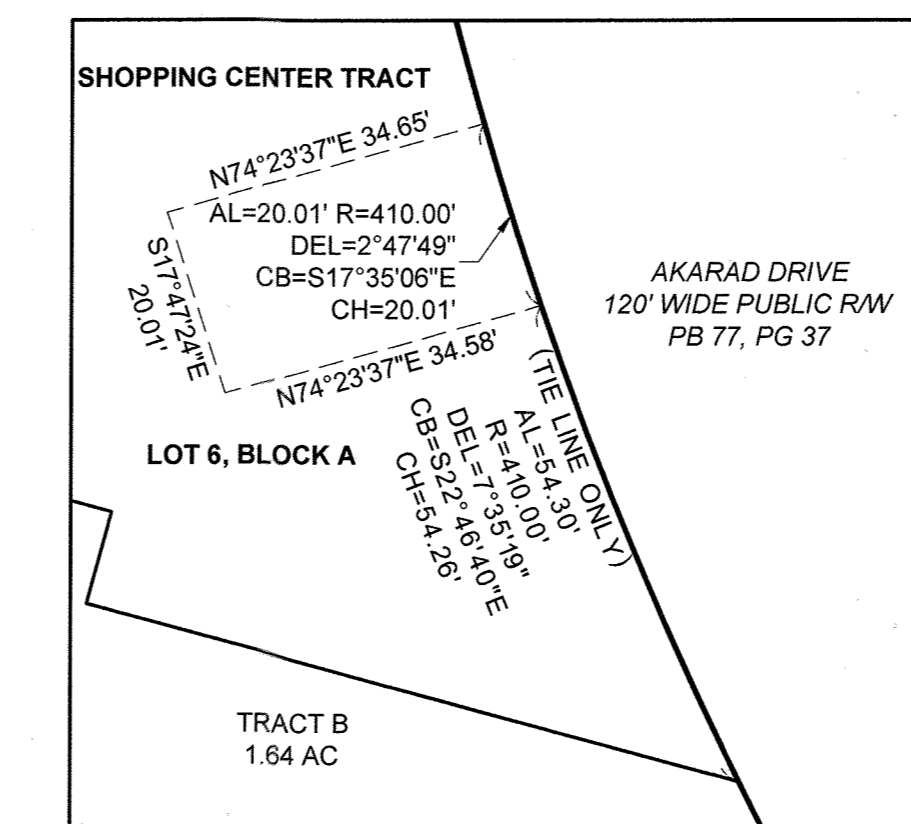
PUBLIC POTABLE WATER, REUSE MAIN AND SANITARY SEWER EASEMENTS DETAIL B
 1" = 20'



PUBLIC SIDEWALK EASEMENT DETAIL E
 1" = 20'



PUBLIC REUSE MAIN EASEMENT DETAIL C
 1" = 20'



PUBLIC SANITARY SEWER EASEMENT DETAIL D
 1" = 20'

SURVEY SYMBOL LEGEND

- SET 5/8" IRON ROD AND CAP STAMPED
- "PRM LB4905" UNLESS OTHERWISE NOTED

ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- ± PLUS OR MINUS
- 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
- ESMT EASEMENT
- EOC END OF CURVE
- EX EXISTING
- 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
- 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
- RM REUSE MAIN
- R/W RIGHT-OF-WAY
- SS SANITARY SEWER
- TYP TYPICAL
- WM WATER MAIN
- VSD VIERA STEWARDSHIP DISTRICT

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