

Subdivision No. 18SD00018 **Project Name** Viera Blvrd Commercial Center

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 9th day of July 2019, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and THE VIERA COMPANY, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:
Viera Boulevard Commercial Center

and all other improvements depicted in subdivision number 18SD00018. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with nondefective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

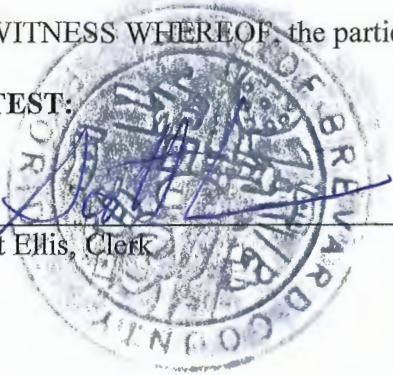
To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 30th day of July, 2020.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$7,674,258.75. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

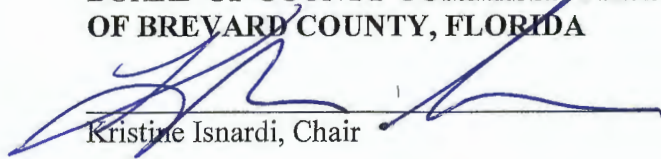
IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

ATTEST:



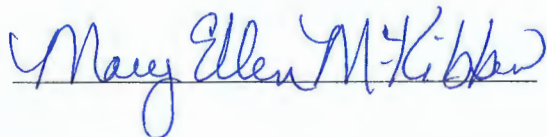
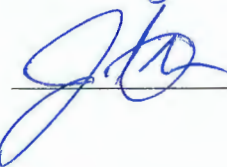
Scott Ellis, Clerk

**BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA**

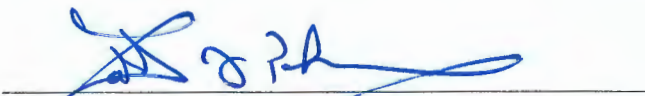

Kristine Isnardi, Chair

As approved by the Board on: July 9, 2019.

WITNESSES:

PRINCIPAL: The Viera Co


Todd J. Pokrysa, as President

6-5-19
DATE

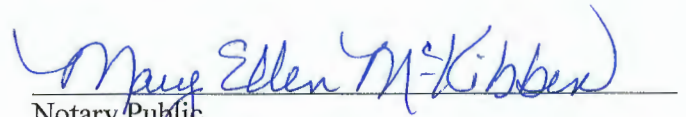


State of: Florida

County of: Brevard

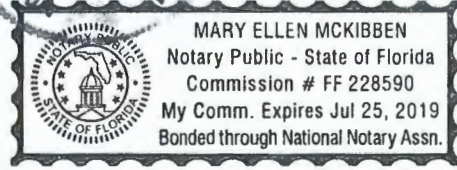
The foregoing instrument was acknowledged before me this 5th day of June 20 19, by Todd J. Pokrysa, Pres. who is personally known to me or who has produced as identification and who did (did not) take an oath.

My commission expires:


Notary Public

Commission Number:

Mary Ellen McKibben
Notary Name printed, typed or stamped



SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **THE VIERA COMPANY**, hereinafter referred to as "Owner" and, **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of **\$7,674,258.75** for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 9th day of July, 2019, which contract is made a part hereof by reference.

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by **July 30, 2020** then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

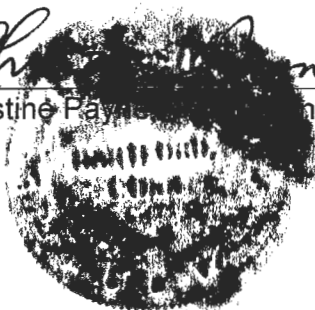
EXECUTED this 5th day of June, 2019.

OWNER: THE VIERA COMPANY

[Signature]
Todd J. Pokrywa, President

SURETY:

[Signature]
Christine Payne, Agent-in-Fact





**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Christine Payne** of **ORLANDO Florida**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February**, 2017.



State of Connecticut

City of Hartford ss.

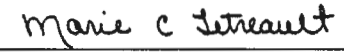
By: 
Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2021




Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this _____ day of _____, 2017.




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.**

VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1 BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT NOTES:

- 1. BEARING REFERENCE: ASSUMED BEARING OF S88°20'40" ON THE SOUTH RIGHT-OF-WAY LINE OF VIERA BOULEVARD EXTENSION, ACCORDING TO PB 57, PG 40, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
3. SURVEY MONUMENTATION WITHIN THE SUPERVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.003(8) & 177.003(9).
4. BREVARD COUNTY VERTICAL CONTROL MARK #6408 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
5. BREVARD COUNTY MANDATORY PLAT NOTES:
A. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE DRIVEWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
B. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE PROPERTY OWNERS' 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 MSU.
C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE PROPERTY OWNERS' ASSOCIATION TO MAINTAIN.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PUBLIC 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.
7. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL LOTS AND TRACTS SHOWN HEREON ADJUTING AND COINCIDENT WITH A PUBLIC STREET RIGHT OF WAY A 10' PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT CONTIGUOUS WITH SUCH PUBLIC STREET RIGHT OF WAY (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, THE TERM "PUBLIC UTILITY" SHALL MEAN ELECTRIC, TELEPHONE, TELECOMMUNICATIONS AND CABLE TELEVISION SERVICES.
8. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY DRAINAGE, STORM WATER PIPES, STORM WATER STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT AND/OR DRAINAGE TRACT SHOWN GRAPHICALLY OR DESCRIBED IN NOTES HEREON AS PRIVATE. SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF CENTRAL VIERA COMMUNITY ASSOCIATION, INC. 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 RIGHT-OF-WAY INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS. TO THE EXTENT THAT ANY DRAINAGE PIPES OR RELATED STRUCTURES ARE LOCATED WITHIN THE RIGHT-OF-WAY OF THE PUBLIC ROAD DRAINING INTO SUCH DRAINAGE FACILITIES, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
9. LANDS DESCRIBED HEREIN ARE SUBJECT TO THE FOLLOWING:
1. DUD/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3249, PAGE 503, AS MODIFIED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3660, PAGE 4334, SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3797, PAGE 598, THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3937, PAGE 647, FOURTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 4855, PAGE 483, FIFTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 4897, PAGE 3374, SIXTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5004, PAGE 498, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5117, PAGE 3622, EIGHTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5319, PAGE 3757, AND NINTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5501, PAGE 2573, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ELEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 6384, PAGE 264, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6384, PAGE 281, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
10. TRACT A SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR INGRESS AND EGRESS TO LOTS 1 AND 2, BLOCK A, UTILITIES, STORMWATER DRAINAGE FACILITIES, SIDEWALKS, LANDSCAPING AND RELATED IMPROVEMENTS.
11. TRACTS C-1 AND C-2 SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR STORMWATER CONVEYANCE IN ACCORDANCE WITH THE DUD/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT, AS AMENDED, DESCRIBED IN PLAT NOTE 9(a) ABOVE AND THE CANAL MAINTENANCE AGREEMENT DESCRIBED IN PLAT NOTE 9(b) ABOVE.
12. TRACT F SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR STORMWATER DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND ASSOCIATED IMPROVEMENTS.
13. TRACT G SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR SIGNAGE, LANDSCAPING, IRRIGATION, UTILITIES AND ASSOCIATED IMPROVEMENTS.
14. TRACT H IS RESERVED FOR VEHICULAR ACCESS AND ASSOCIATED DRIVE WAY IMPROVEMENTS, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS, AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS ASSIGNS AND SUCCESSORS IN TITLE.

- 15. TRACT F2 IS RESERVED FOR LANDSCAPING, IRRIGATION AND ASSOCIATED IMPROVEMENTS, AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS ASSIGNS AND SUCCESSORS IN TITLE.
16. TRACT OS34 SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR STORMWATER DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION, OPEN SPACE, RECREATION AND ASSOCIATED IMPROVEMENTS.
17. TRACT B SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR PARK AND RECREATION FACILITIES AND ASSOCIATED PARKING, LIGHTING, LANDSCAPING, AND BRISTAMT IMPROVEMENTS.
18. FOR JOINER IN DEDICATION, SEE OFFICIAL RECORDS BOOK _____ PAGE _____ PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
19. THE SIGNAGE AND LANDSCAPE EASEMENTS DEPICTED AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, THE NORTHWEST CORNER OF LOT 1, BLOCK C, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK E ARE DEDICATED TO THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF SIGNAGE, LANDSCAPING, IRRIGATION AND ASSOCIATED IMPROVEMENTS.

DESCRIPTION OF VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1

A PORTION OF TRACT 'E', STADIUM EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF VIERA BOULEVARD EXTENSION ACCORDING TO THE PLAT OF VIERA BOULEVARD EXTENSION AS RECORDED IN PLAT BOOK 57, PAGE 40, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S88°20'40" ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VIERA BOULEVARD, A DISTANCE OF 1314.14 FEET TO THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) ACCORDING TO THE RIGHT-OF-WAY MAP THEREON DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 10222, FINANCIAL PROJECT NO. 48229-1, (SAID LIMITED ACCESS RIGHT-OF-WAY LINE BEING DESCRIBED IN OFFICIAL RECORDS BOOK 7942, PAGE 854, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING (NINE (9) COURSES AND DISTANCES: 1) 80°15'30"W, A DISTANCE OF 59.33 FEET; 2) THENCE S88°00'00"W, A DISTANCE OF 83.33 FEET; 3) THENCE S73°30'00"W, A DISTANCE OF 544.59 FEET; 4) THENCE S65°00'00"W, A DISTANCE OF 261.28 FEET; 5) THENCE S23°12'00"E, A DISTANCE OF 302.12 FEET; 6) THENCE S30°00'00"E, A DISTANCE OF 151.77 FEET; 7) THENCE S27°32'22"E, A DISTANCE OF 154.87 FEET; 8) THENCE S14°30'30"E, A DISTANCE OF 254.00 FEET; 9) THENCE N15°29'01"E, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95, THENCE S27°30'00"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET, THENCE S70°00'00"W DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1744.00 FEET, THENCE S03°54'30"E, A DISTANCE OF 47.49 FEET, THENCE S85°00'00"W, A DISTANCE OF 40.00 FEET, THENCE S07°54'00"E, A DISTANCE OF 69.51 FEET, THENCE S80°24'00"W, A DISTANCE OF 150.00 FEET, THENCE S03°34'00"E, A DISTANCE OF 845.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID TRACT 'E', THENCE ALONG SAID WEST LINE AND THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 1525.38 FEET, A CENTRAL ANGLE OF 21°46'34" A CHORD BEARING OF N14°48'10"W, AND A CHORD LENGTH OF 272.50 FEET, A DISTANCE OF 73.38 FEET TO THE END OF SAID CURVE, THENCE N02°41'30"W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 87.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, THENCE CONTINUING ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 38°26'07" A CHORD BEARING OF N44°34'50"W, AND A CHORD LENGTH OF 315.27 FEET), A DISTANCE OF 305.34 FEET TO THE END OF SAID CURVE, THENCE CONTINUING ALONG SAID WEST LINE, (BEARING OF N07°00'00"W TO THE BEGINNING OF A CURVE TO THE LEFT, THENCE CONTINUING ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONVEX TO THE SOUTH, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°37'41" A CHORD BEARING OF S74°03'39"W, AND A CHORD LENGTH OF 33.33 FEET), A DISTANCE OF 36.45 FEET TO A CURVE OF CURVE AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF STADIUM PARKWAY, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3417, PAGE 3719, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE ARC OF THE CURVED EAST RIGHT-OF-WAY LINE OF SAID STADIUM PARKWAY, (SAID CURVE BEING CURVED CONVEX TO THE NORTHWEST, AND HAVING A RADIUS OF 854.00 FEET, A CENTRAL ANGLE OF 32°13'30" A CHORD BEARING OF N15°39'13"E, AND A CHORD LENGTH OF 492.07 FEET), A DISTANCE OF 498.71 FEET TO THE END OF SAID CURVE, THENCE N00°19'32"W CONTINUING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 714.89 FEET TO THE POINT OF BEGINNING, CONTAINING 89.37 ACRES, MORE OR LESS.



SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
1/4 SECTION CORNER, MARKED AS NOTED
FOUNDED (F) 4"X4" CONCRETE MONUMENT (CM), STAMPED "PRM LM4005", UNLESS OTHERWISE NOTED
SET 4"X4" CONCRETE MONUMENT (CM), STAMPED "PRM LM4005", UNLESS OTHERWISE NOTED
SET 8" IRON ROD AND CAP, STAMPED "PRM LB4005", UNLESS OTHERWISE NOTED
PERMANENT CONTROL POINT (MAG NAIL & DISK) STAMPED "PCP LB4005", UNLESS OTHERWISE NOTED

ABBREVIATIONS

- MINUTES/FEET
SECONDS/INCHES
DEGREES
NOT RADIAL
ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CDD CENTRAL DRAINAGE DISTRICT
CH CHORD LENGTH
CM CONCRETE MONUMENT
DEL CENTRAL DELTA ANGLE
DE PRIVATE ORANGE EASEMENT
E EAST
END OF CURVE
EASM EASEMENT
FD FOUND
FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
FT FOOTFEET
LB LICENSED BUSINESS
N NORTH
NT NON-TANGENT INTERSECTION
NTS NOT TO SCALE
OR/OB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCP POINT OF COMPOUND CURVATURE
PCF PERMANENT CONTROL POINT
PKF PARKER-KALEN NAIL AND DISK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PNC POINT OF REVERSE CURVATURE
P(S) PAGE(S)
R RADIUS
RW RIGHT-OF-WAY
SEC SECTION
S SOUTH
SSE SANITARY SEWER EASEMENT
W WEST
WME WATER MAIN EASEMENT

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 (NAD 83) WITH AN ELEVATION OF 1609.166 FEET.
A GPS CONTROL SURVEY UTILIZING THREE ASHTON PROMARK 3 GPS RECEIVERS WAS PERFORMED ON 1/30/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTC SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

Table with columns: DESIGNATION, PD, NORTHING, N METERS, EASTING, E METERS, N. LATITUDE, W. LONGITUDE, COMBINED SCALE FACTOR, CONVERGENCE ANGLE. Rows include DURAN AZ MK 5, BREVARD GPS 1000, and 1957 ZAN4.

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP SCALE FACTOR OF 0.99999403 WAS USED TO CONVERT GRID DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GRID 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.

PLAT BOOK _____ PAGE SHEET 1 OF 7 SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described herein, do hereby dedicate to the public the right-of-way for LAKE ANDREW DRIVE, HENNESSY PLACE, ONATE LANE and PORABIA DRIVE to Brevard County for public use, including for roadways, drainage facilities, utilities and associated purposes, and dedicates to Brevard County TRACT D as a sanitary sewer lift station site and the public sidewalks easements for public use as shown hereon. No other easements or interests, drainage facilities, utilities and associated purposes, and dedicates to Brevard County TRACT D as a sanitary sewer lift station site and the public sidewalks easements for public use as shown hereon. No other easements or interests, drainage facilities, utilities and associated purposes, and dedicates to Brevard County TRACT D as a sanitary sewer lift station site and the public sidewalks easements for public use as shown hereon. No other easements or interests, drainage facilities, utilities and associated purposes, and dedicates to Brevard County TRACT D as a sanitary sewer lift station site and the public sidewalks easements for public use as shown hereon. No other easements or interests, drainage facilities, utilities and associated purposes, and dedicates to Brevard County TRACT D as a sanitary sewer lift station site and the public sidewalks easements for public use as shown hereon.

By: [Signature] President, Todd J. Pokeye
Address: [Address] Jay A. Decker, II
THE VIERA COMPANY
7340 WURNELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32904



STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on [Date], before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared [Signer] and severally acknowledged the execution thereof and the contents of the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized, that official seal of said corporation to aforesaid therein, and that the Dedication to the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
[Signature] Notary Public, State of Florida
My Comm. Expires July 25, 2019
Comm. No. 1722850

CERTIFICATE OF 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 G2 2841(c) as amended.
[Signature] B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate # Authorization Number: LB-0004620

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 G2 2841(c) as amended.
[Signature] Michael J. Swenney, Professional Surveyor & Mapper No. 4810

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the right-of-way for LAKE ANDREW DRIVE, HENNESSY PLACE, ONATE LANE and PORABIA DRIVE to Brevard County for public use, including for roadways, drainage facilities, utilities and associated purposes, TRACT D as a sanitary sewer lift station site and the public sidewalks easements dedicated for public use on this plat.
[Signature] Rick Franchini, Chairman of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on [Date], the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
[Signature] Chairman of the Board

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

Logo for B.S.E. CONSULTANTS, INC. with contact information: DATE: 5/28/19, DESIGNED BY: HAZEKAW, DRAWING: 1137_301_001, PROJECT: 11371

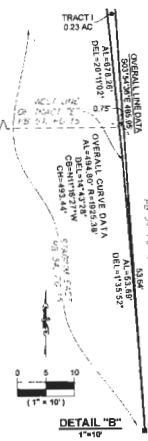
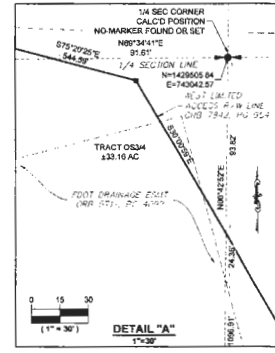
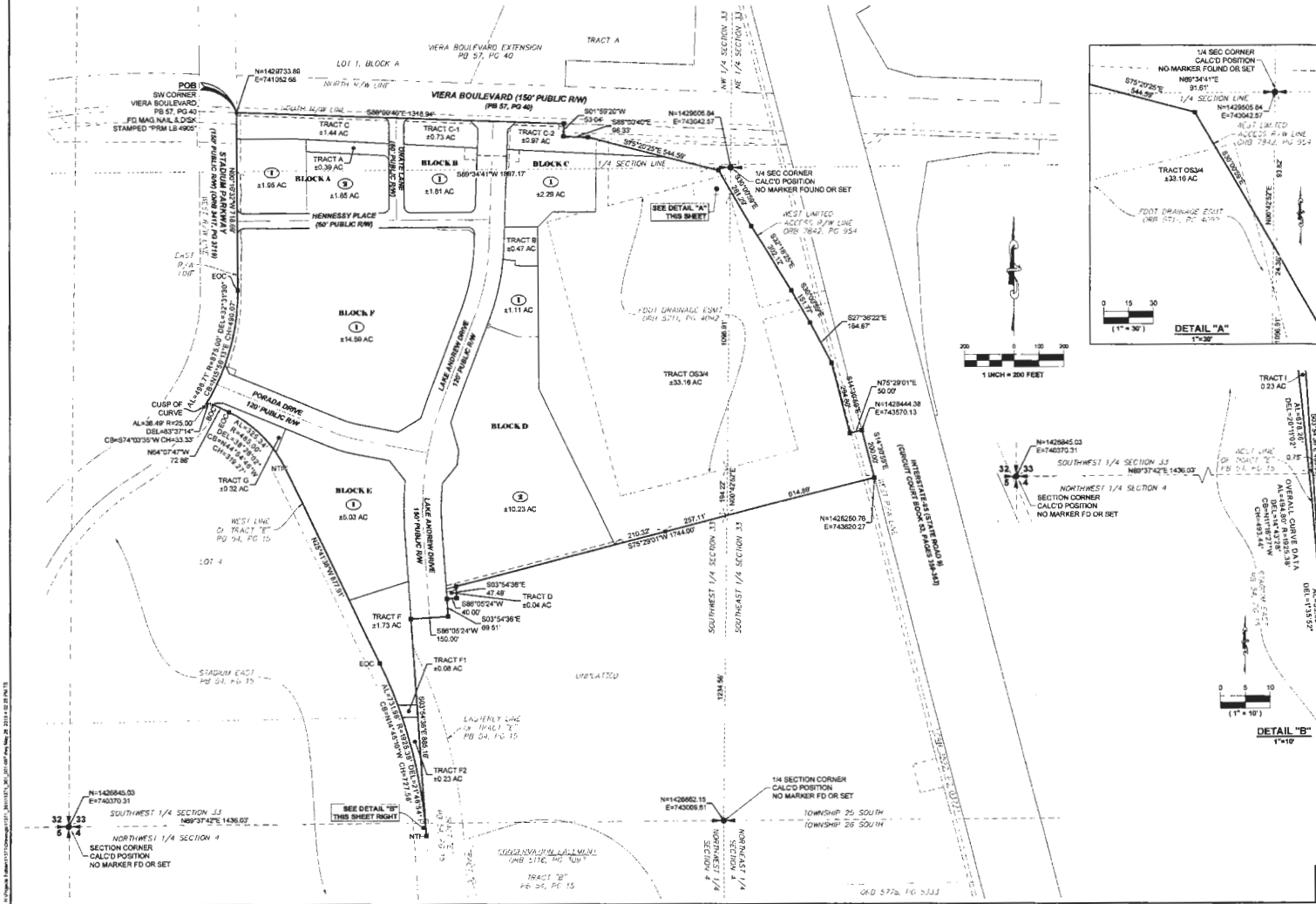
VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1

BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 7
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



SHEET LAYOUT
NTS



- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER, MARKED AS NOTED
 - ⊙ 1/4 SECTION CORNER, MARKED AS NOTED
 - FOUND 4" CONCRETE MONUMENT (CAL. STAMPED "PRM-LS4805", UNLESS OTHERWISE NOTED)
 - SET 4" CONCRETE MONUMENT (CAL. STAMPED "PRM-LS4805", UNLESS OTHERWISE NOTED)
 - SET 5/8" IRON ROD AND CAP, STAMPED "PRM-LS4805", UNLESS OTHERWISE NOTED
 - ▲ PERMANENT CONTROL POINT (WAL. NAIL & DISK) STAMPED "PCP-LS4805", UNLESS OTHERWISE NOTED

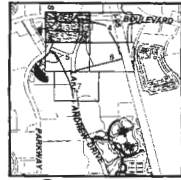
- ABBREVIATIONS**
- ' MINUTES/FEET
 - " SECONDS/INCHES
 - ° DEGREES
 - (R) NOT RADIAL
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - COB CENTRAL ANGLE OF CURVE
 - CH CHORD LENGTH
 - CM CONCRETE MONUMENT
 - DEL CENTRAL/Delta ANGLE
 - DE PRIVATE DRAINAGE EASEMENT
 - E EAST
 - EOC END OF CURVE
 - ESMT EASEMENT
 - FD FOUND
 - FOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - FT FOOT/FEET
 - LB LICENSED BUSINESS
 - N NORTH
 - NTI NON-TANGENT INTERSECTION
 - NTS NOT TO SCALE
 - ONDRB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - POC POINT OF COMMENCEMENT
 - PPC POINT OF COMPUND CURVATURE
 - PRM PERMANENT CONTROL POINT
 - PKD PARKER-KALEN NAIL AND DISK
 - POB POINT OF BEGINNING
 - PRC POINT OF REVERSE CURVATURE
 - PG(S) PAGE(S)
 - R RADIUS
 - RW RIGHT-OF-WAY
 - SEC. SECTION
 - S SOUTH
 - SSE SANITARY SEWER EASEMENT
 - W WEST
 - WME WATER MAIN EASEMENT

NOTE: SEE SHEETS 3 THROUGH 7 FOR LOT, TRACT & EASEMENT DETAILS

VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1

BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 7
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



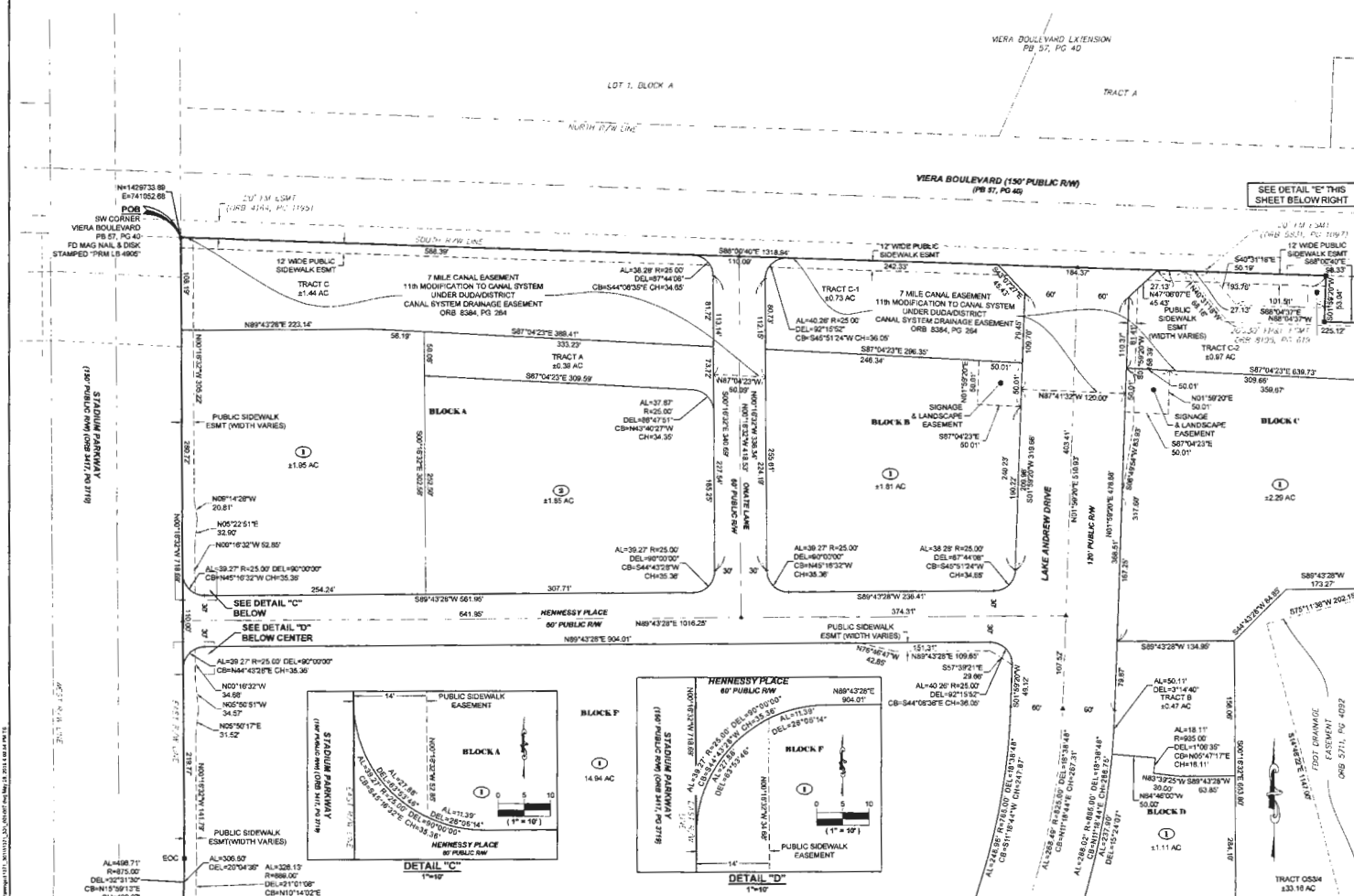
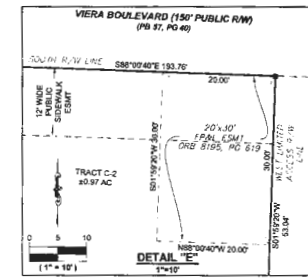
SHEET LAYOUT
NTS

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- (NR) NOT RADIAL
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CCD CENTRAL ANGLE/DISTRICT
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL CENTRAL DELTA ANGLE
- DE PRIVATE DRAINAGE EASEMENT
- E EAST
- EOC END OF CURVE
- ESMT EASEMENT
- FD FOUND
- FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FT FOOT/FEET
- LB LICENSED BUSINESS
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NOT TO SCALE
- ORNB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCP POINT OF COMPOUND CURVATURE
- PKD PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PG(S) PAGE(S)
- RW RADIUS
- RW RIGHT-OF-WAY
- SEC SECTION
- S SOUTH
- SSS SANITARY SEWER EASEMENT
- W WEST
- WME WATER MAIN EASEMENT

SURVEY SYMBOL LEGEND

- ⊕ SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- FOUND (FD) 4"X4" CONCRETE MONUMENT (CM), STAMPED "PRM LB490", UNLESS OTHERWISE NOTED
- SET 4"X4" CONCRETE MONUMENT (CM), STAMPED "PRM LB490", UNLESS OTHERWISE NOTED
- SET 5" IRON ROD AND CAP, STAMPED "PRM LB490", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (MAG NAIL & DISK) STAMPED "PCP LB490", UNLESS OTHERWISE NOTED



MATCH LINE SEE SHEET 5



THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC. DATE: 5/26/15
DESIGNED BY: HANNAH HANNAH
DRAWN BY: HANNAH HANNAH
PROJECT #: 11371

VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1

BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 4 OF 7
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



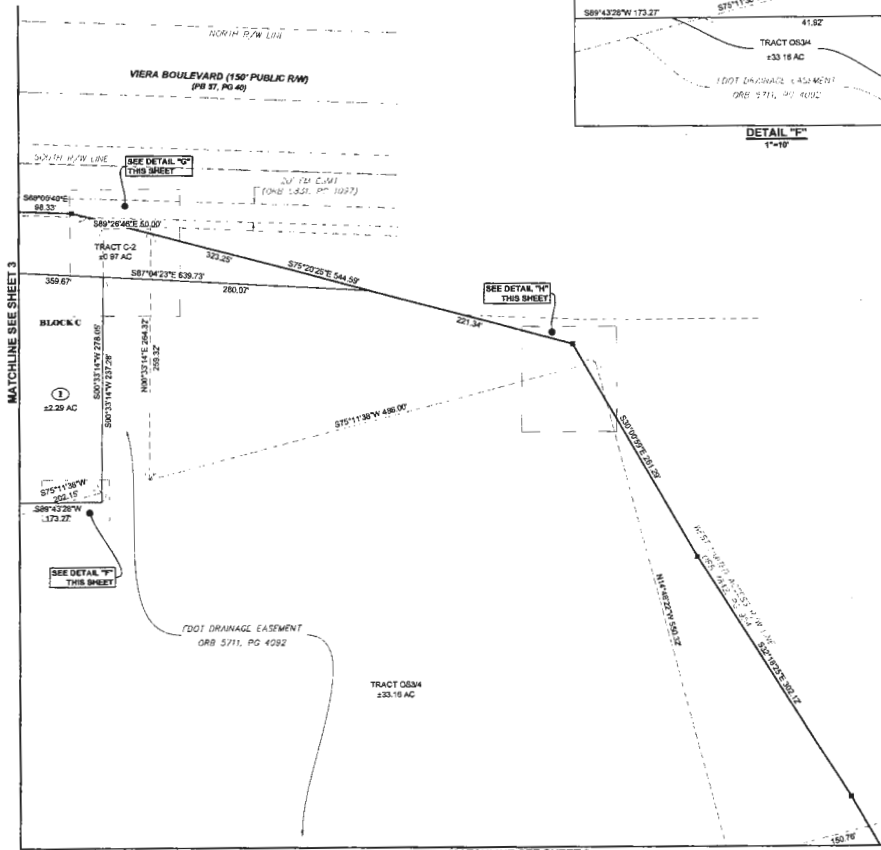
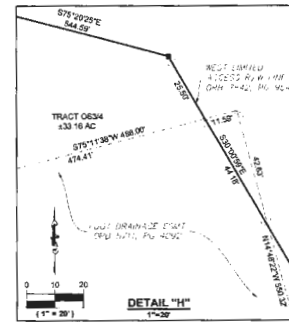
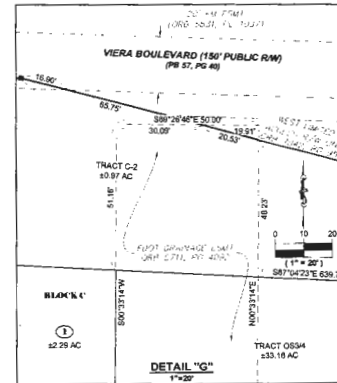
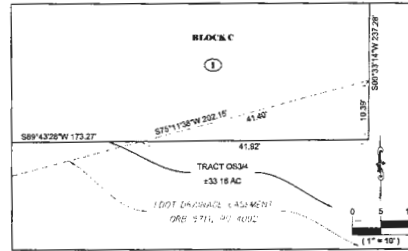
SHEET LAYOUT
NTS

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- (NR) NOT RADIAL
- AC ACRES
- AL ARC LENGTH
- BGC BEGINNING OF CURVE
- CB CHORD BEARING
- CDD CENTRAL DRAINAGE DISTRICT
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL CENTRAL/DELTA-ANGLES
- DE PRIVATE DRAINAGE EASEMENT
- E EAST
- EOC END OF CURVE
- ESMT EASEMENT
- FD FOUND
- FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FT FOOT/FEET
- LB LICENSED BUSINESS
- N NORTH
- NTI NON-TANGENT INTERSECTION
- NTS NOT TO SCALE
- ORORB OFFICIAL RECORDS BOOK
- PS PLAT BOOK
- PCP POINT OF COMPOUND CURVATURE
- PKD PARKER-KALEN NAIL AND DISK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PG(S) PAGE(S)
- R RADIUS
- RW RIGHT-OF-WAY
- SEC SECTION
- S SOUTH
- SSE SANITARY SEWER EASEMENT
- W WEST
- WME WATER MAIN EASEMENT

SURVEY SYMBOL LEGEND

- ⊕ SECTION CORNER, MARKED AS NOTED
- ⊙ 1/4 SECTION CORNER, MARKED AS NOTED
- STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 4"X4" CONCRETE MONUMENT (CM), STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET "S" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (MAG NAIL & DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED



ALL DIMENSIONS UNLESS OTHERWISE NOTED. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF. THIS PLAT IS THE PROPERTY OF B.S.E. CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF B.S.E. CONSULTANTS, INC.

MATCHLINE SEE SHEET 6

THIS PLAT PREPARED BY:

B.S.E. CONSULTANTS, INC. DATE: 02/15
 6500 W. US HIGHWAY 1, SUITE 100, PALM BEACH, FLORIDA 33411-1001
 PHONE: (561) 850-1100 FAX: (561) 850-1101
 DRAWING: 11371_301_004 PROJECT: 11371

VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1

**BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15,
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA**

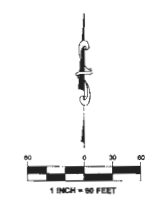
PLAT BOOK _____ PAGE _____
SHEET 3 OF 7
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



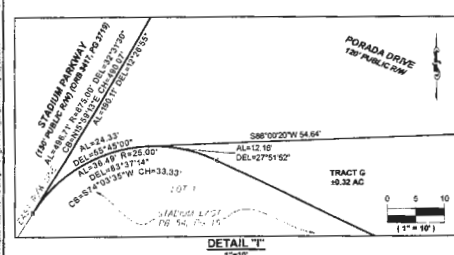
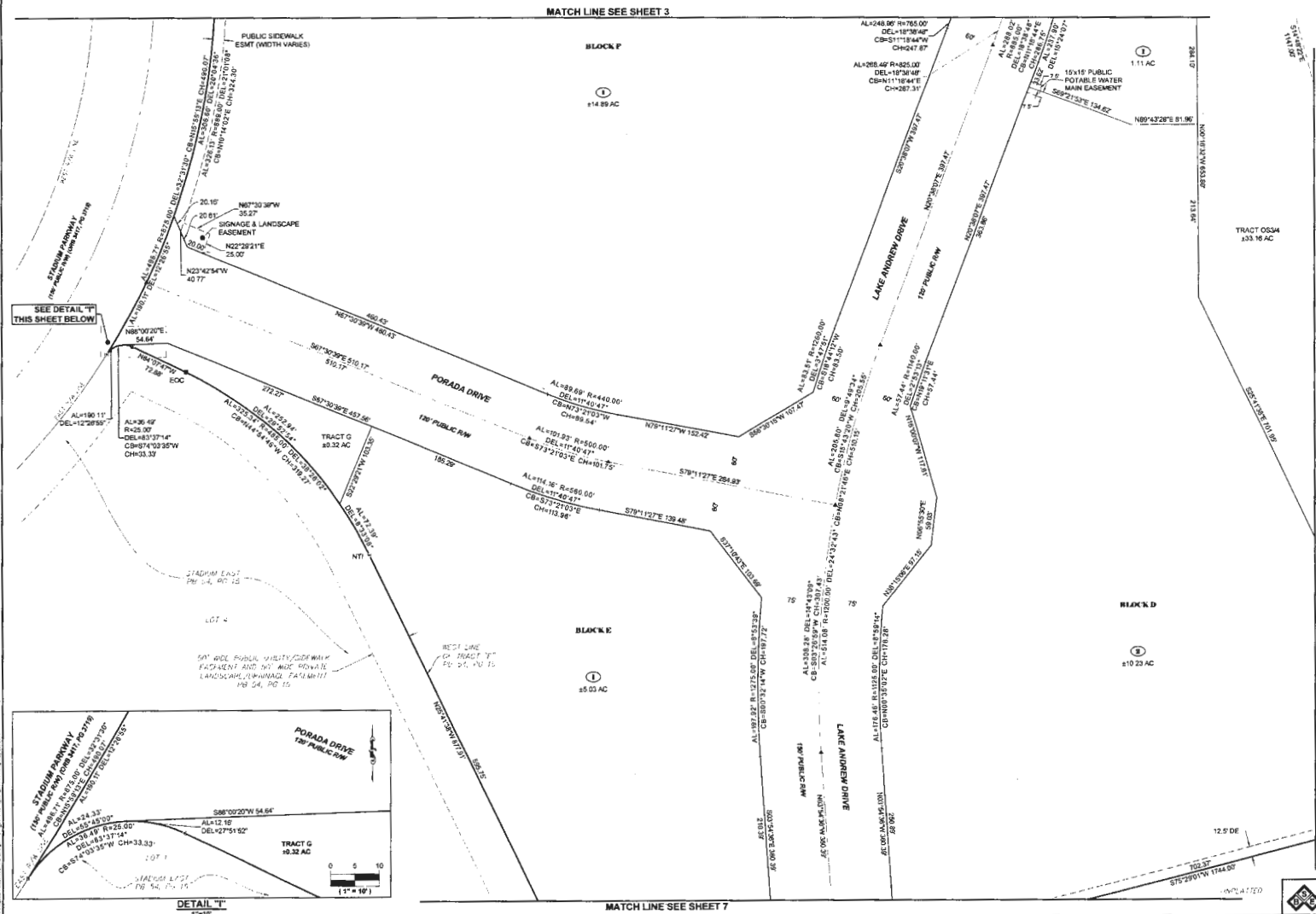
SHEET LAYOUT
NTS

- ABBREVIATIONS**
- M MINUTES/FEET
 - S SECONDS/INCHES
 - D DEGREES
 - (NR) NOT RADIAL
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - CCD CENTRAL DRAINAGE DISTRICT
 - CH CHORD LENGTH
 - CM CONCRETE MONUMENT
 - DEL CENTRAL DELTA ANGLE
 - DE PRIVATE DRAINAGE EASEMENT
 - E EAST
 - EOC END OF CURVE
 - ESMT EASEMENT
 - FD FOUND
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - FT FOOT/FEET
 - LB LICENSED BUSINESS
 - N NORTH
 - NTI NON-TANGENT INTERSECTION
 - NTS NOT TO SCALE
 - ORORB OFFICIAL RECORDS BOOK
 - PS PLAT BOOK
 - PCP POINT OF COMPOUND CURVATURE
 - PCF PERMANENT CONTROL POINT
 - PKD FARKER-KALEN NAIL AND DISK
 - POB POINT OF BEGINNING
 - PDC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - PX(S) PAGE(S)
 - R RADIUS
 - R/R RIGHT-OF-WAY
 - SEC SECTION
 - S SOUTH
 - SSE SANITARY SEWER EASEMENT
 - W WEST
 - WME WATER MAIN EASEMENT

- SURVEY SYMBOL LEGEND**
- SECTION CORNER, MARKED AS NOTED
 - 1/4 SECTION CORNER, MARKED AS NOTED
 - FOUND (F) 4" CONCRETE MONUMENT (CM), STAMPED "PMA LB#905", UNLESS OTHERWISE NOTED
 - SET 4" CONCRETE MONUMENT (CM), STAMPED "PMA LB#905", UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD AND CAP, STAMPED "PMA LB#905", UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT (MAG NAIL & DISK)
 - STAMPED "TOP LB#905", UNLESS OTHERWISE NOTED



THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC. DATE 02/01/10
CONV. FROM CAD FILE, LMS SURVEYING DESIGN/DRAWN: HAKE/KA
DRAWING# 11371_301_005
PROJECT# 11371



DETAIL 'T'
1"=10'

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3

VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1
BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15,
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
 SHEET 6 OF 7
 SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND
 SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

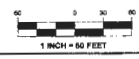
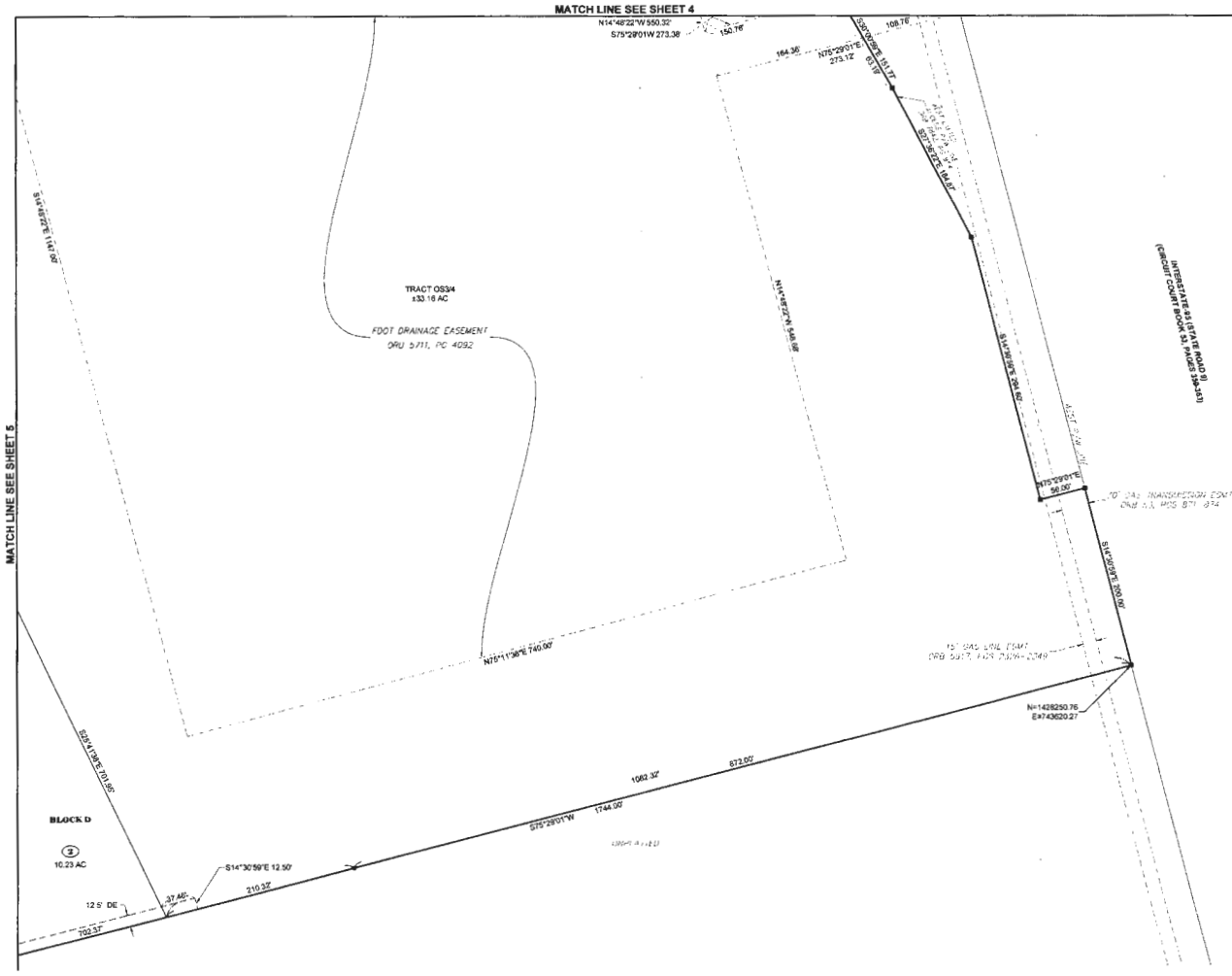


ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- (NR) NOT RADIAL
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CDD CENTRAL DRAINAGE DISTRICT
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL CENTRAL DELTA ANGLE
- DE PRIVATE DRAINAGE EASEMENT
- E EAST
- EOC END OF CURVE
- ESEM EASEMENT
- FD FOUND
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FT FOOT/FEET
- LB LICENSED BUSINESS
- N NORTH
- NTI NON-TANGENT INTERSECTION
- NTS NOT TO SCALE
- ORORB OFFICIAL RECORDS BOOK
- PS PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PG(S) PAGE(S)
- R RADIUS
- RAH RIGHT-OF-WAY
- SEC. SECTION
- S SOUTH
- SSE SANITARY SEWER EASEMENT
- W WEST
- WME WATER MAIN EASEMENT

SURVEY SYMBOL LEGEND

- ⊕ SECTION CORNER, MARKED AS NOTED
- ⊙ 1/4 SECTION CORNER, MARKED AS NOTED
- FOUND 4" 4" CONCRETE MONUMENT (CM), STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 4" 4" CONCRETE MONUMENT (CM), STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (MAG NAIL & DISK), STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

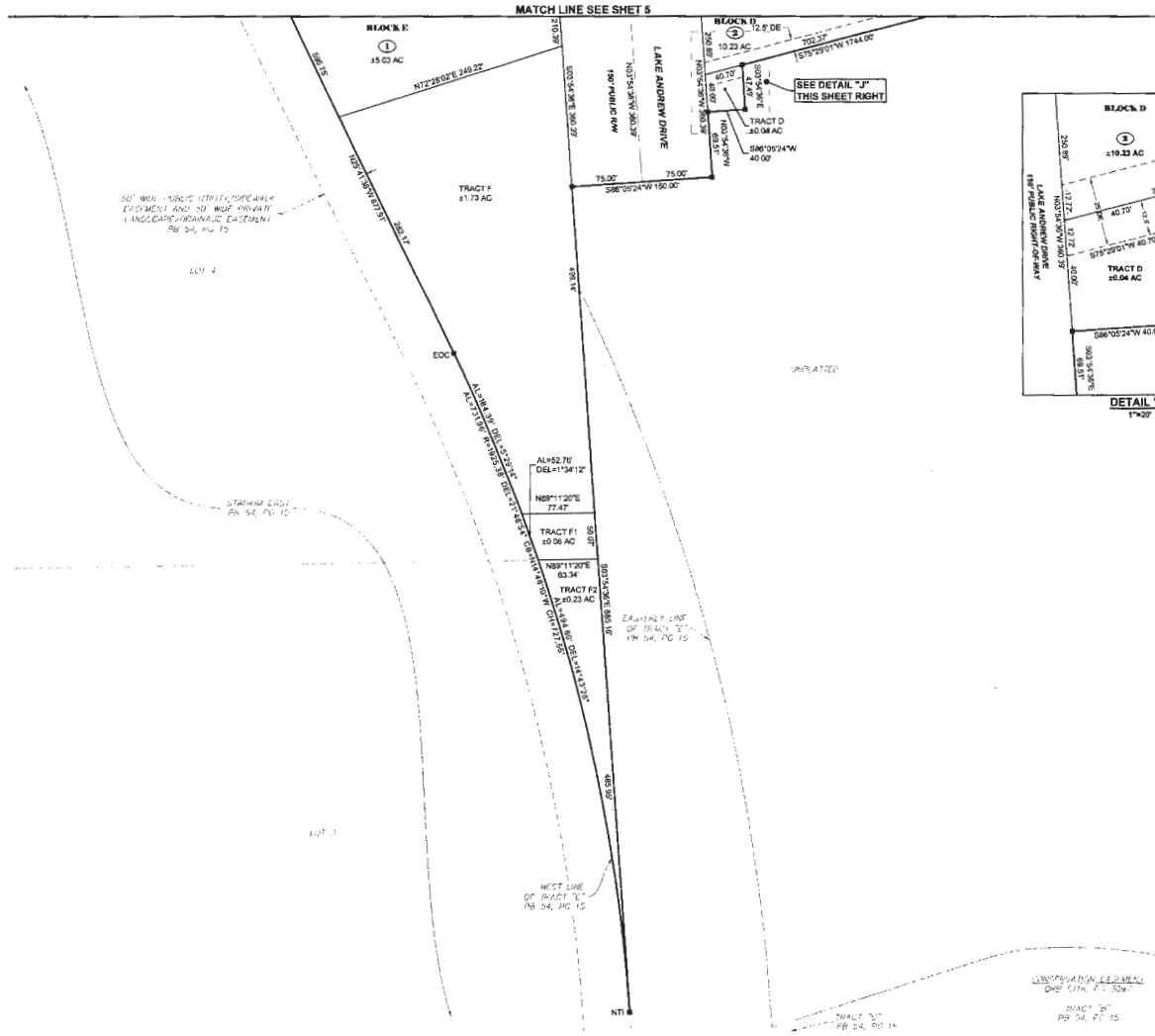


THIS PLAT PREPARED BY:
B.S.E. CONSULTANTS, INC. DATE: 5/28/19
 CONSULTING ENGINEERING, LAND SURVEYING DESIGN/DRAWN: HAKEAR
 11101 UNIVERSITY OF FLORIDA AVENUE, SUITE 1100 DRAWING# 1137_301_006
 GAITHERSBURG, MD 20878 PROJECT# 11371

VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1

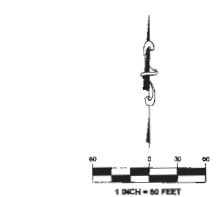
BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15,
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 7 OF 7
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



- ABBREVIATIONS**
- ' MINUTES/FEET
 - " SECONDS/INCHES
 - ° DEGREES
 - (NR) NOT RADIAL
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - CDI CENTRAL DRAINAGE DISTRICT
 - CH CHORD LENGTH
 - CM CONCRETE MONUMENT
 - DEL CENTRAL DELTA ANGLE
 - DE PRIVATE DRAINAGE EASEMENT
 - E EAST
 - EOC END OF CURVE
 - ESMT EASEMENT
 - FD FOUND
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - FT FOOT/FEET
 - LB LICENSED BUSINESS
 - N NORTH
 - NTI NON-TANGENT INTERSECTION
 - NTS NOT TO SCALE
 - O/R/O/B OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PCC POINT OF COMPOUND CURVATURE
 - PCP PERMANENT CONTROL POINT
 - PKD PARKER-KALEN NAIL AND DISK
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - POCI PACULIN
 - PRC POINT OF REVERSE CURVATURE
 - R RADIUS
 - RW RIGHT-OF-WAY
 - SEC SECTION
 - S SOUTH
 - SEF SANITARY SEWER EASEMENT
 - W WEST
 - WME WATER MAIN EASEMENT

- SURVEY SYMBOL LEGEND**
- SECTION CORNER, MARKED AS NOTED
 - 1/4 SECTION CORNER, MARKED AS NOTED
 - FOUND (FD) 4"x4" CONCRETE MONUMENT (CM); STAMPED "PRM LB4805" UNLESS OTHERWISE NOTED
 - SET 4"x4" CONCRETE MONUMENT (CM); STAMPED "PRM LB4805" UNLESS OTHERWISE NOTED
 - SET 4"x4" IRON ROD AND CAP, STAMPED "PRM LB4805" UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT (MAG NAIL & DISK)
 - STAMPED "PCP LB4805" UNLESS OTHERWISE NOTED



- THIS PLAT PREPARED BY -

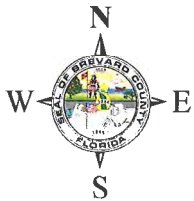
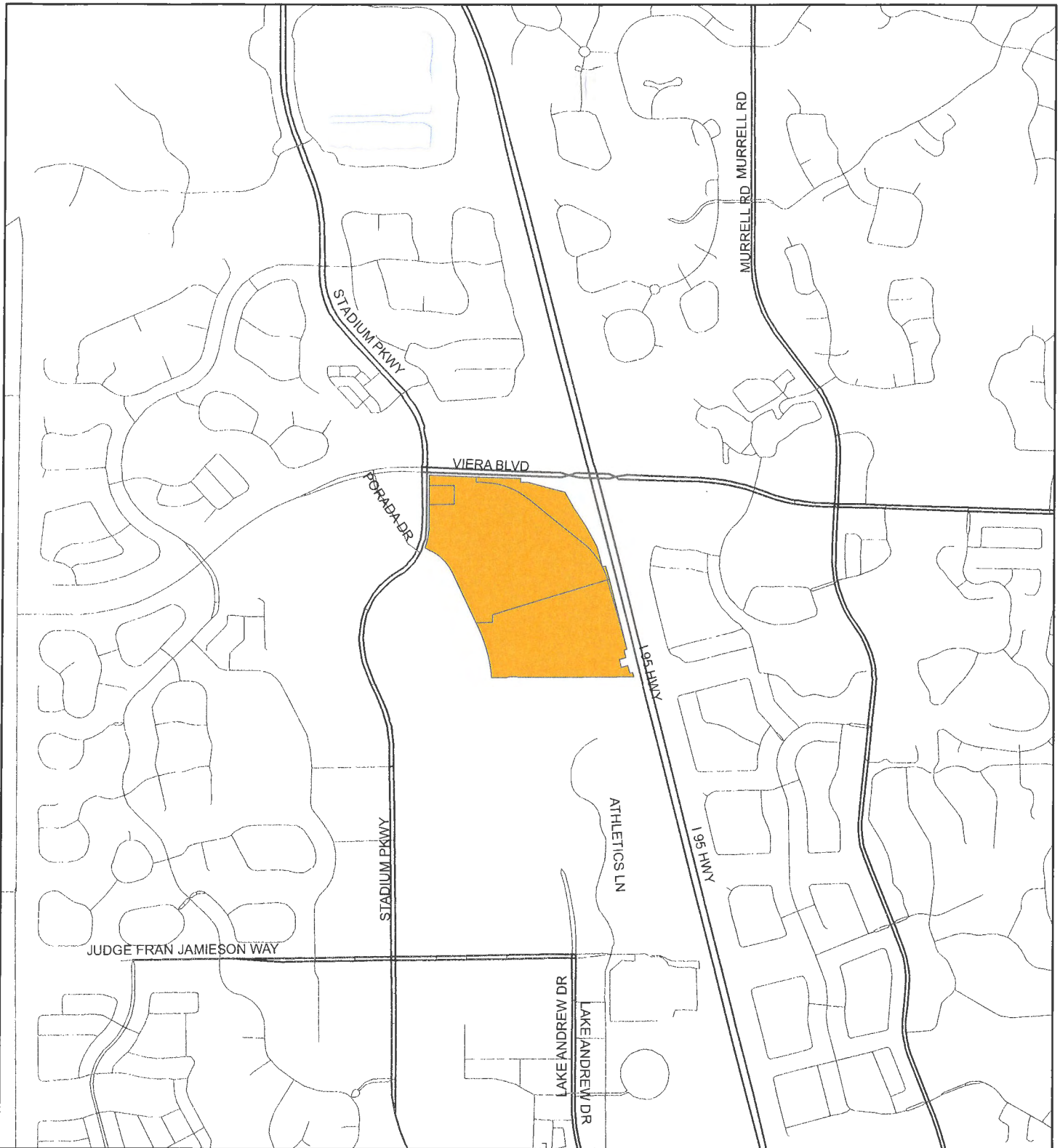
B.S.E. CONSULTANTS, INC.	DATE 02/01/19
CONSULTING ENGINEERING AND SURVEYING	DESIGN/DRAWN HAK/EA/K
PROJECT 11371_001_007	PROJECT 11371

11371_001_007.dwg (11/11/2018 10:00:00 AM) PLOT: 11371_001_007.dwg, PLOT DATE: 02/01/19 10:00:00 AM, PLOT SCALE: 1"=80'

LOCATION MAP

VIERA BOULEVARD COMMERCIAL CENTER 1 - PHASE 1

18SD00018



1:24,000 or 1 inch = 2,000 feet

 Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 4/6/2019