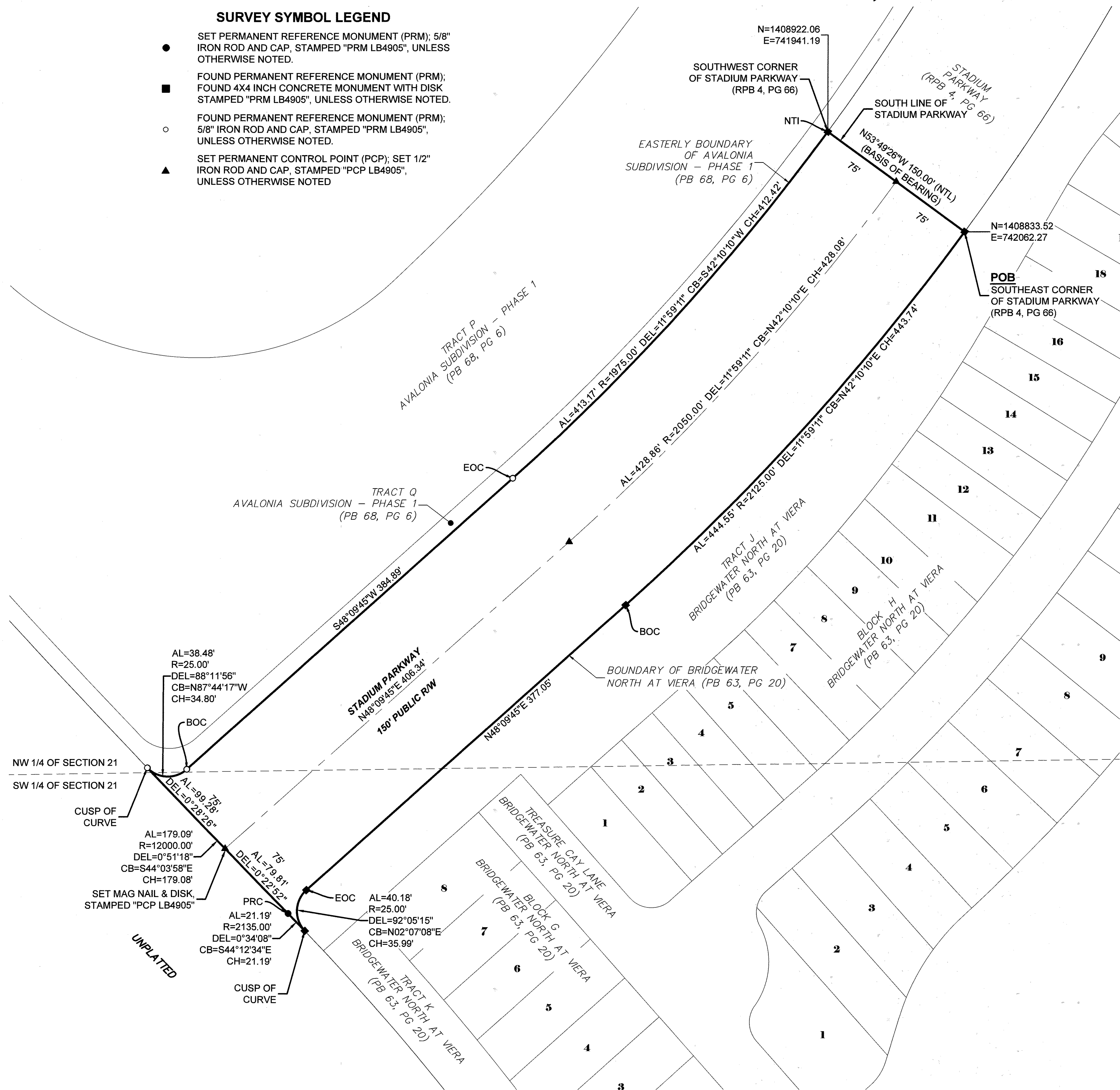


# STADIUM PARKWAY EXTENSION - SEGMENT D

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

## SURVEY SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM); 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED.
- FOUND PERMANENT REFERENCE MONUMENT (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED.
- FOUND PERMANENT REFERENCE MONUMENT (PRM); 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED.
- ▲ SET PERMANENT CONTROL POINT (PCP); SET 1/2" IRON ROD AND CAP, STAMPED "PCP 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 PUBLIC DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- FT FOOT/FEET
- LB LICENSED BUSINESS

## ABBREVIATIONS

- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- NW NORTHWEST
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- R RADIUS
- RAW RIGHT-OF-WAY
- RPB ROAD PLAT BOOK
- SW SOUTHWEST
- TYP TYPICAL

## DESCRIPTION

STADIUM PARKWAY EXTENSION - SEGMENT D

A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF STADIUM PARKWAY, ACCORDING TO THE PLAT OF STADIUM PARKWAY SOUTH EXTENSION - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 4, PAGE 66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN N53°49'26"W, ALONG THE SOUTH LINE OF SAID STADIUM PARKWAY, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID STADIUM PARKWAY AND A NON-TANGENT INTERSECTION WITH THE CURVED EASTERLY BOUNDARY OF AVALONIA SUBDIVISION - PHASE 1 AS RECORDED IN PLAT BOOK 68, PAGE 7, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE EAST BOUNDARY LINE OF SAID AVALONIA SUBDIVISION - PHASE 1, THE FOLLOWING 3 (THREE) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1975.00 FEET, A CENTRAL ANGLE OF 11°59'11", A CHORD LENGTH OF 412.42 FEET AND A CHORD BEARING OF S42°10'10"W), A DISTANCE OF 413.17 FEET TO THE END OF SAID CURVE; 2) THENCE S48°09'45"E A DISTANCE OF 384.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) 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 88°11'56", A CHORD LENGTH OF 34.80 FEET AND A CHORD BEARING OF N87°44'17"W), A DISTANCE OF 38.48 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 12,000.00 FEET, A CENTRAL ANGLE OF 0°51'18", A CHORD LENGTH OF 179.08 FEET AND A CHORD BEARING OF S44°03'58"E), A DISTANCE OF 179.08 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 2135.00 FEET, A CENTRAL ANGLE OF 00°34'08", A CHORD LENGTH OF 21.19 FEET AND A CHORD BEARING OF S44°12'34"E), A DISTANCE OF 21.19 FEET TO A CUSP OF CURVE, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF BRIDGEWATER NORTH AT VIERA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID BRIDGEWATER NORTH AT VIERA, THE FOLLOWING 3 (THREE) COURSES AND DISTANCES; 1) THENCE 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 92°05'15", A CHORD LENGTH OF 35.99 FEET AND A CHORD BEARING OF N02°07'08"E), A DISTANCE OF 40.18 FEET TO THE END OF SAID CURVE; 2) THENCE N48°09'45"E A DISTANCE OF 377.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2125.00 FEET, A CENTRAL ANGLE OF 11°59'11", A CHORD LENGTH OF 443.74 FEET AND A CHORD BEARING OF N42°10'10"E), A DISTANCE OF 444.55 FEET TO THE POINT OF BEGINNING. CONTAINING 2.88 ACRES MORE OR LESS.

## PLAT NOTES

1. BEARING REFERENCE: ASSUMED BEARING OF N89°27'01"W ON THE SOUTH LINE OF STADIUM PARKWAY, ACCORDING TO THE PLAT OF STADIUM PARKWAY SOUTH EXTENSION - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 4, PAGE 66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

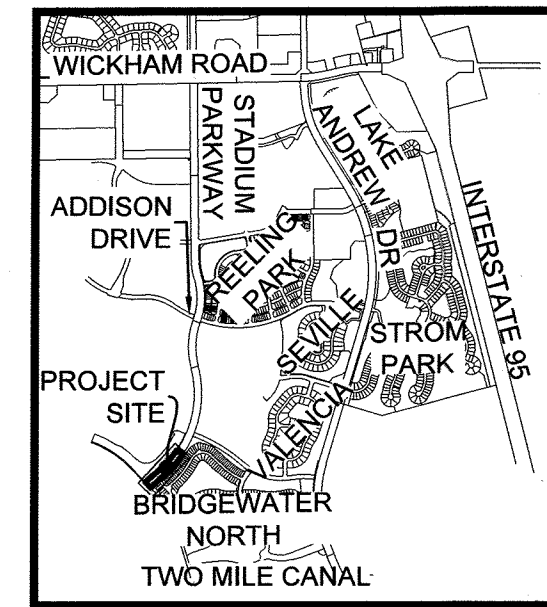
STATE PLANE COORDINATE NOTES:  
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING 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	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+ )0°07' 27.3"
195 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22765"	080°43'06.11244"	0.99995250	(+ )0°07' 59.6"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995030 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

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



LOCATION MAP  
N.T.S.

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

SHEET 1 OF 1

SECTION 21 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

## STADIUM PARKWAY EXTENSION - SEGMENT D

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates the right-of-way of Stadium Parkway as shown hereon to Brevard County for the perpetual use of the public for roadway, drainage, sidewalk, utilities and associated purposes.

By: Todd J. Pokrywa  
President: Todd J. Pokrywa

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

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

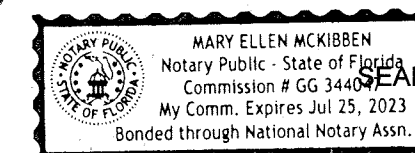
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this Feb 1, 2021 by Todd J. Pokrywa and Jay A. Decator, III, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, 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

Mary Ellen McKibben  
Notary Public, State of Florida  
My Comm. Expires July 25, 2023  
Comm. No. GG344047



## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 11/21/2020 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.

LESLIE E. HOWARD  
B.S.E. Consultants, Inc.  
312 South Harbor City Boulevard, Suite #4  
Melbourne, Fla. 32901  
Certificate of Authorization Number: LB-0004905

Registering Number: 5811

## CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.

Michael J. Sweeney, Professional Surveyor & Mapper No. 4870

## CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the right-of-way of Stadium Parkway dedicated for the public use on this plat.

ATTEST: Rita Pritchett, Chair

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.

ATTEST: Rita Pritchett, Chair

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  
P.O. BOX 10000, SUITE 100, MELBOURNE, FL 32901  
PHONE: (321) 725-9614 FAX: (321) 725-1199  
CERTIFICATE OF BUSINESS AUTHORIZATION: 0005  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 1/5/2021  
DESIGN/DRAWN: HAK / EAK  
DRAWING# 1131004\_300\_001  
PROJECT# 11310.04

