

# ARIPEKA AT VIERA - PHASE 5

## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 1 OF 6  
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

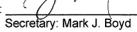
### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described in

#### ARIPEKA AT VIERA - PHASE 5

Hereby dedicates said lands and this plat for the uses and purposes therein expressed and hereby dedicates to Brevard County a perpetual easement over and across Tract ZZ1 and ZZZ and all private streets thereon for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract ZZ1 and ZZZ and all private streets thereon for access and maintenance of potable water utilities. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right or interest therein.

By:   
President: Todd J. Pokrywa

Attest:   
Secretary: Mark J. Boyd

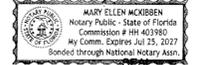
THE VIERA COMPANY  
7380 MURRELL ROAD, SUITE 201  
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> August 2025, 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 01/27/2025 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: 6911  
LESLIE E. HOWARD  
B.S.E. Consultants, Inc.  
312 South Harbor City Boulevard, Suite #4  
Melbourne, Fla. 32901  
Certificate of Authorization Number: LB-0004905



### 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 utility easements, ingress and egress easements for emergency vehicles for the public use on this plat. No other easements are hereby dedicated or granted to the public.

Rob Feltner, Chairman

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.

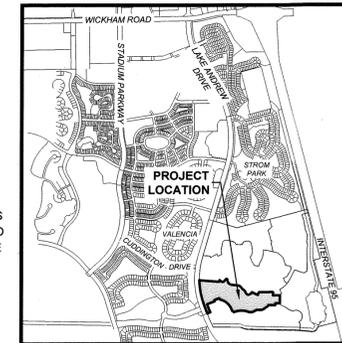
Rob Feltner, Chairman

ATTEST: \_\_\_\_\_  
Clerk of the Board

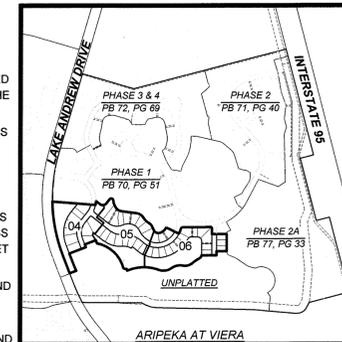
### CERTIFICATE OF CLERK

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.



LOCATION MAP  
NTS



KEY MAP  
NTS

### ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/SINCHES
- ° DEGREES
- AC ARC LENGTH
- 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
- 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
- RW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

### SURVEY SYMBOL LEGEND

- FD 4"x4" CONCRETE MONUMENT (CM); MARKED AS NOTED
- SET 5/8" IRON ROD AND CAP; STAMPED "PRM LB4905"; UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD & CAP; STAMPED "PRM LB4905"; UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905"; UNLESS OTHERWISE NOTED

### SEE SHEET 2 FOR DESCRIPTION AND TRACT TABLE

### PLAT NOTES

1. BEARING REFERENCE: ASSUMED BEARING OF S21°04'57"E ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
3. BREVARD COUNTY VERTICAL CONTROL MARK G6868 IS LOCATED WITHIN THE VICINITY OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
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 ROADWAYS 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 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.
  - C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
6. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
  - A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
  - B. 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 THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR 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.
  - C. 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.
  - D. DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3249 PAGE 603, TOGETHER WITH FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3605 PAGE 4314, AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3797 PAGE 598, THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3937 PAGE 647, FOURTH AMENDMENT 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 898, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5023 PAGE 478, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5117 PAGE 3622, EIGHTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5319 PAGE 3757, NINTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5601 PAGE 2575, TENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 7651 PAGE 278, ELEVENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8384 PAGE 264, TWELFTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9329 PAGE 373, AMENDED AND RE-STATEMENT TWELFTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9383 PAGE 481 TOGETHER WITH CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8384 PAGE 281, AND AMENDED AND RE-STATEMENT AFFIDAVIT REGARDING AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 6479 PAGE 169, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - E. VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020, IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, AS AFFECTED BY AMENDED AND RE-STATEMENT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - F. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ARIPEKA NEIGHBORHOOD AREA, WHICH CONTAINS PROVISIONS FOR (I) AN EASEMENT ON THE LAND, (II) A PRIVATE CHARGE OR ASSESSMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 9212, PAGE 1528, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS MAY BE SUBSEQUENTLY AMENDED (UPON ANNEXATION) (HEREINAFTER "NEIGHBORHOOD DECLARATION").
  - G. VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, AND DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1413, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - H. 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 9383 PAGE 1078, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - I. 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.
  - J. DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (SERIES 2023) RECORDED JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841 PAGE 1777, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - K. RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6997, 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.
  - L. TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - M. 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.
  - N. TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - O. 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.
7. 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.
8. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PRIVATE STREET RIGHTS OF WAY NOTED AS A PART OF TRACTS ZZ1 AND ZZZ A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED), FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES AS PROVIDED HEREIN. FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
9. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5.00 FOOT WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO ARIPEKA 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. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SUCH DRAINAGE SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
10. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, OR WETLAND OR ANY OTHER STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT, SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, FLOW WAY, 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 DRAINAGE FACILITY.
11. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 5, 6, 11, 12, 14, 15 BLOCK F, LOTS 5, 6, 8, 9, 11, 12, BLOCK H ARE NON-EXCLUSIVE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, 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 SUCH EASEMENT AREAS IN CONNECTION THEREWITH, NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND 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 PRIVATE DRAINAGE EASEMENT AREAS REFERENCED IN THIS NOTE IS PROHIBITED.
12. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACTS ZZ1 AND ZZZ FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH. ANY UTILITY COMPANY USING THIS EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE PRIVATE STREET IMPROVEMENTS WITHIN TRACTS ZZ1 AND ZZZ SHALL BE RESPONSIBLE FOR REPAIRING THE AFFECTED STREET IMPROVEMENTS AND RESTORING SUCH REPAIRED AREA TO ITS ORIGINAL CONDITION.
13. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACTS ZZ1 AND ZZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS.
14. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACTS ZZ1 AND ZZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COMMUNITY DECLARATION DESCRIBED IN NOTE 6 A ABOVE.
15. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS U, W, Z1 AND Z2Z 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.
16. ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH 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 (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OR ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) AS EXPRESSLY PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
17. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. IS HEREBY GRANTED THE PERPETUAL RIGHT TO DISCHARGE DRAINAGE FROM TRACTS ZZ1 AND ZZZ AND THE PRIVATE ROAD IMPROVEMENTS WITHIN THE LIMITS OF TRACTS ZZ1 AND ZZZ INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. HOWEVER, TO THE EXTENT THAT ANY DRAINAGE PIPES, INLETS OR STRUCTURES RECEIVING SUCH ROAD RIGHT-OF-WAY DRAINAGE ARE LOCATED WITHIN TRACTS ZZ1 AND ZZZ, SUCH STRUCTURES, INLETS AND PIPES SHALL BE MAINTAINED AND REPAIRED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
18. TRACT X SHALL BE OWNED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR WALLS, SIDEWALKS, SIGNAGE, LANDSCAPING, IRRIGATION, UTILITIES, AND RELATED IMPROVEMENTS. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL MAINTAIN THE AFORESAID TRACTS AND ALL IMPROVEMENTS THEREON.
19. TRACT U SHALL BE OWNED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, FENCING AND RELATED IMPROVEMENTS. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL MAINTAIN THE AFORESAID TRACT AND ALL IMPROVEMENTS THEREON, EXCEPT AND EXCLUDING ANY DRAINAGE FACILITY OR IMPROVEMENT WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
20. TRACT W SHALL BE OWNED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR PEDESTRIAN ACCESS, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, AND RELATED IMPROVEMENTS.
21. THE RIGHT-OF-WAY FOR ARIPEKA DRIVE, GRACEWOOD DRIVE AND LOMITAS WAY DESCRIBED HEREON AS TRACTS ZZ1 AND ZZZ AND ALL ROAD IMPROVEMENTS THEREON SHALL BE OWNED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND RESERVED FOR INGRESS/EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. THE GENERAL MAINTENANCE RESPONSIBILITY OF THE NEIGHBORHOOD ASSOCIATION IS SUBJECT TO EACH INDIVIDUAL LOT OWNER'S SPECIFIC RESPONSIBILITY TO MAINTAIN THAT PORTION OF ANY ROAD RIGHT-OF-WAY LOCATED BETWEEN SUCH OWNER'S LOT AND THE ROAD PAVEMENT WITHIN SUCH RIGHT-OF-WAY (INCLUDING WITHOUT LIMITATION SIDEWALKS, TURF AREAS, TREES AND OTHER LANDSCAPING) IN A MANNER CONSISTENT WITH THE NEIGHBORHOOD DECLARATION.
22. 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 ARIPEKA 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 TRACTS ZZ1 AND ZZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SIDE-YARD SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
23. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
24. THE 10.00 FT WIDE SANITARY SEWER EASEMENT SHOWN ON SHEETS 3 AND 4 ALONG THE WESTERN BOUNDARY OF TRACT X IS DEDICATED TO BREVARD COUNTY AS FOR THE OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES, INCLUDING INGRESS AND EGRESS NECESSARY FOR SAME.

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
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°13'48.22785"	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.

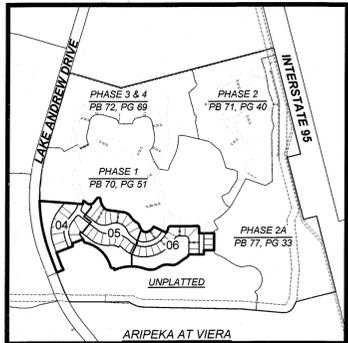
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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



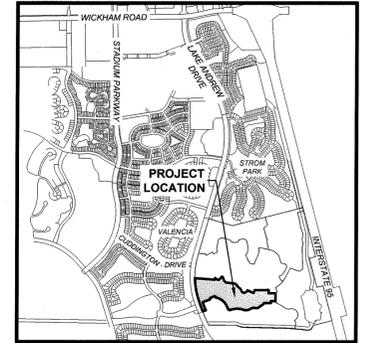
- THIS PLAT PREPARED BY -  
B.S.E. CONSULTANTS, INC.  
DATE: 8/19/25  
DESIGN/DRAWN: HAK/JMW  
DRAWING# 1145909\_300\_001  
PROJECT# 11459.09

# ARIPEKA AT VIERA - PHASE 5

## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



**KEY MAP**  
 NTS



**LOCATION MAP**  
 NTS

**DESCRIPTION OF ARIPEKA AT VIERA - PHASE 5**

A PARCEL OF LAND LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT Y, ARIPEKA AT VIERA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 3, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN ALONG THE ARC OF THE CURVED EASTERLY RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2340.00 FEET, A CENTRAL ANGLE OF 19°52'25", A CHORD BEARING OF S11°08'44"E AND A CHORD LENGTH OF 807.58 FEET), A DISTANCE OF 811.65 FEET TO THE END OF SAID CURVE; THENCE S21°04'57"E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 285.08 FEET; THENCE N68°55'03"E, A DISTANCE OF 104.84 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 340.00 FEET, A CENTRAL ANGLE OF 9°40'59", A CHORD BEARING OF N25°55'28"W, AND A CHORD LENGTH OF 57.39 FEET), A DISTANCE OF 57.48 FEET TO THE END OF SAID CURVE; THENCE N21°04'57"W, A DISTANCE OF 218.27 FEET; THENCE N68°55'03"E, A DISTANCE OF 260.00 FEET; THENCE N21°04'57"W, A DISTANCE OF 42.51 FEET; THENCE N68°55'03"E, A DISTANCE OF 175.00 FEET; THENCE S21°04'57"E, A DISTANCE OF 49.87 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 SOUTHWEST, AND HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 63°21'48", A CHORD BEARING OF S46°47'41"E, AND A CHORD LENGTH OF 535.70 FEET), A DISTANCE OF 564.00 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 NORTHEAST, AND HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 54°08'48", A CHORD BEARING OF S75°10'39"E, AND A CHORD LENGTH OF 50.08 FEET), A DISTANCE OF 51.98 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S12°15'02"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 25.00 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 NORTHWEST, AND HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 9°55'45", A CHORD BEARING OF N72°47'05"E, AND A CHORD LENGTH OF 13.85 FEET), A DISTANCE OF 13.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 43°53'35", A CHORD BEARING OF N89°46'00"E, AND A CHORD LENGTH OF 463.44 FEET), A DISTANCE OF 474.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 20°15'07", A CHORD BEARING OF S78°24'45"E, AND A CHORD LENGTH OF 28.13 FEET), A DISTANCE OF 28.28 FEET TO THE END OF SAID CURVE; THENCE S88°32'19"E, A DISTANCE OF 47.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 39°17'58", A CHORD BEARING OF N71°48'42"E, AND A CHORD LENGTH OF 100.88 FEET), A DISTANCE OF 102.88 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 215.00 FEET, A CENTRAL ANGLE OF 48°58'15", A CHORD BEARING OF N77°08'50"E, AND A CHORD LENGTH OF 181.83 FEET), A DISTANCE OF 187.51 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 50°22'13", A CHORD BEARING OF N76°56'51"E, AND A CHORD LENGTH OF 127.66 FEET), A DISTANCE OF 131.87 FEET TO THE END OF SAID CURVE; THENCE N51°45'45"E, A DISTANCE OF 40.96 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 570.00 FEET, A CENTRAL ANGLE OF 10°16'37", A CHORD BEARING OF N56°54'03"E, AND A CHORD LENGTH OF 102.10 FEET), A DISTANCE OF 102.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 52°18'09", A CHORD BEARING OF N35°53'18"E, AND A CHORD LENGTH OF 52.89 FEET), A DISTANCE OF 54.77 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE EAST; THENCE N80°00'00"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 220.86 FEET; THENCE N00°00'00"W, A DISTANCE OF 80.38 FEET; THENCE N90°00'00"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT OS N1-S, ARIPEKA AT VIERA - PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°00'00"E ALONG SAID BOUNDARY, A DISTANCE OF 252.05 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK J, ARIPEKA AT VIERA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID ARIPEKA AT VIERA - PHASE 1 THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: 1) THENCE N90°00'00"W, A DISTANCE OF 220.00 FEET; 2) THENCE N00°00'00"E, A DISTANCE OF 84.20 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 SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97°28'55", A CHORD BEARING OF N48°43'28"W, AND A CHORD LENGTH OF 37.58 FEET), A DISTANCE OF 42.52 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 717.00 FEET, A CENTRAL ANGLE OF 7°28'55", A CHORD BEARING OF S88°16'32"W, AND A CHORD LENGTH OF 93.15 FEET), A DISTANCE OF 93.21 FEET TO THE END OF SAID CURVE; 5) THENCE N90°00'00"W, A DISTANCE OF 312.41 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 SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 76°47'08", A CHORD BEARING OF S51°36'28"W, AND A CHORD LENGTH OF 31.05 FEET), A DISTANCE OF 33.50 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 12°19'56", A CHORD BEARING OF S19°22'50"W, AND A CHORD LENGTH OF 78.41 FEET), A DISTANCE OF 78.56 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 8) THENCE N64°27'12"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 210.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 46°23'00", A CHORD BEARING OF S48°44'18"W, AND A CHORD LENGTH OF 122.08 FEET), A DISTANCE OF 125.48 FEET TO A POINT OF COMPOUND CURVATURE; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 83°24'52", A CHORD BEARING OF N66°21'48"W, AND A CHORD LENGTH OF 99.80 FEET), A DISTANCE OF 108.19 FEET TO THE END OF SAID CURVE; 11) THENCE N24°39'20"W, A DISTANCE OF 72.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 38°20'39", A CHORD BEARING OF N43°49'39"W, AND A CHORD LENGTH OF 49.28 FEET), A DISTANCE OF 50.19 FEET TO A POINT OF REVERSE CURVATURE; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 29°36'20", A CHORD BEARING OF N48°11'49"W, AND A CHORD LENGTH OF 104.75 FEET), A DISTANCE OF 105.93 FEET TO THE END OF SAID CURVE; 14) THENCE N33°23'39"W, A DISTANCE OF 22.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 15) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 48°47'55", A CHORD BEARING OF N57°47'37"W, AND A CHORD LENGTH OF 119.93 FEET), A DISTANCE OF 123.50 FEET TO THE END OF SAID CURVE; 16) THENCE N82°11'35"W, A DISTANCE OF 245.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 17) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 46°53'54", A CHORD BEARING OF N58°44'38"W, AND A CHORD LENGTH OF 51.73 FEET), A DISTANCE OF 53.20 FEET TO THE END OF SAID CURVE; 18) THENCE N35°17'42"W, A DISTANCE OF 50.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 24°49'56", A CHORD BEARING OF N22°52'43"W, AND A CHORD LENGTH OF 45.15 FEET), A DISTANCE OF 45.51 FEET TO THE END OF SAID CURVE; 20) THENCE N10°27'45"W, A DISTANCE OF 48.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 21) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 131°17'02", A CHORD BEARING OF N78°09'17"W, AND A CHORD LENGTH OF 54.86 FEET), A DISTANCE OF 88.74 FEET TO THE END OF SAID CURVE; 22) THENCE S38°15'12"W, A DISTANCE OF 80.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 23) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S83°15'12"W, AND A CHORD LENGTH OF 91.92 FEET), A DISTANCE OF 102.10 FEET TO THE END OF SAID CURVE; 24) THENCE N51°44'48"W, A DISTANCE OF 73.68 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 25) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 8°32'33", A CHORD BEARING OF S07°44'23"W, AND A CHORD LENGTH OF 55.86 FEET), A DISTANCE OF 55.91 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 26) THENCE N85°33'40"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 640.27 FEET TO THE POINT OF BEGINNING, CONTAINING 35.58 ACRES, MORE OR LESS.

TRACT AREA SUMMARY TABLE			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT U	7.84	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, FENCING AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
TRACT W	0.10	PEDESTRIAN ACCESS, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
TRACT X	3.67	WALLS, SIDEWALKS, SIGNAGE, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
TRACT Z21	4.17	INGRESS/EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, VSD DRAINAGE SYSTEM FACILITIES, AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
TRACT Z22	0.50	INGRESS/EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, VSD DRAINAGE SYSTEM FACILITIES, AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.

**SURVEY SYMBOL LEGEND**

- FD 4"x4" CONCRETE MONUMENT (CM), MARKED AS NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD & CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK, STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED.

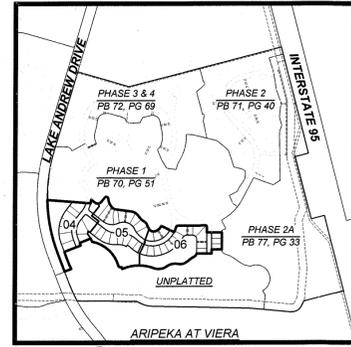
**ABBREVIATIONS**

- \* MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC 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
- 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

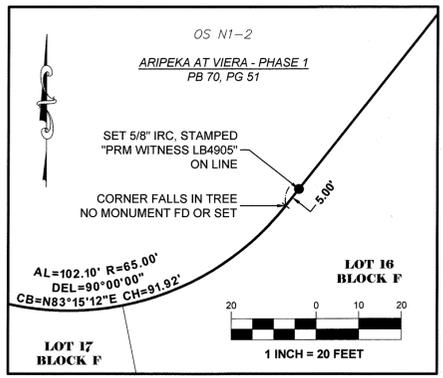
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# ARIPEKA AT VIERA - PHASE 5

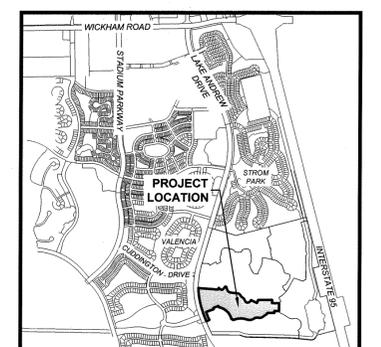
## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



**KEY MAP**  
 NTS



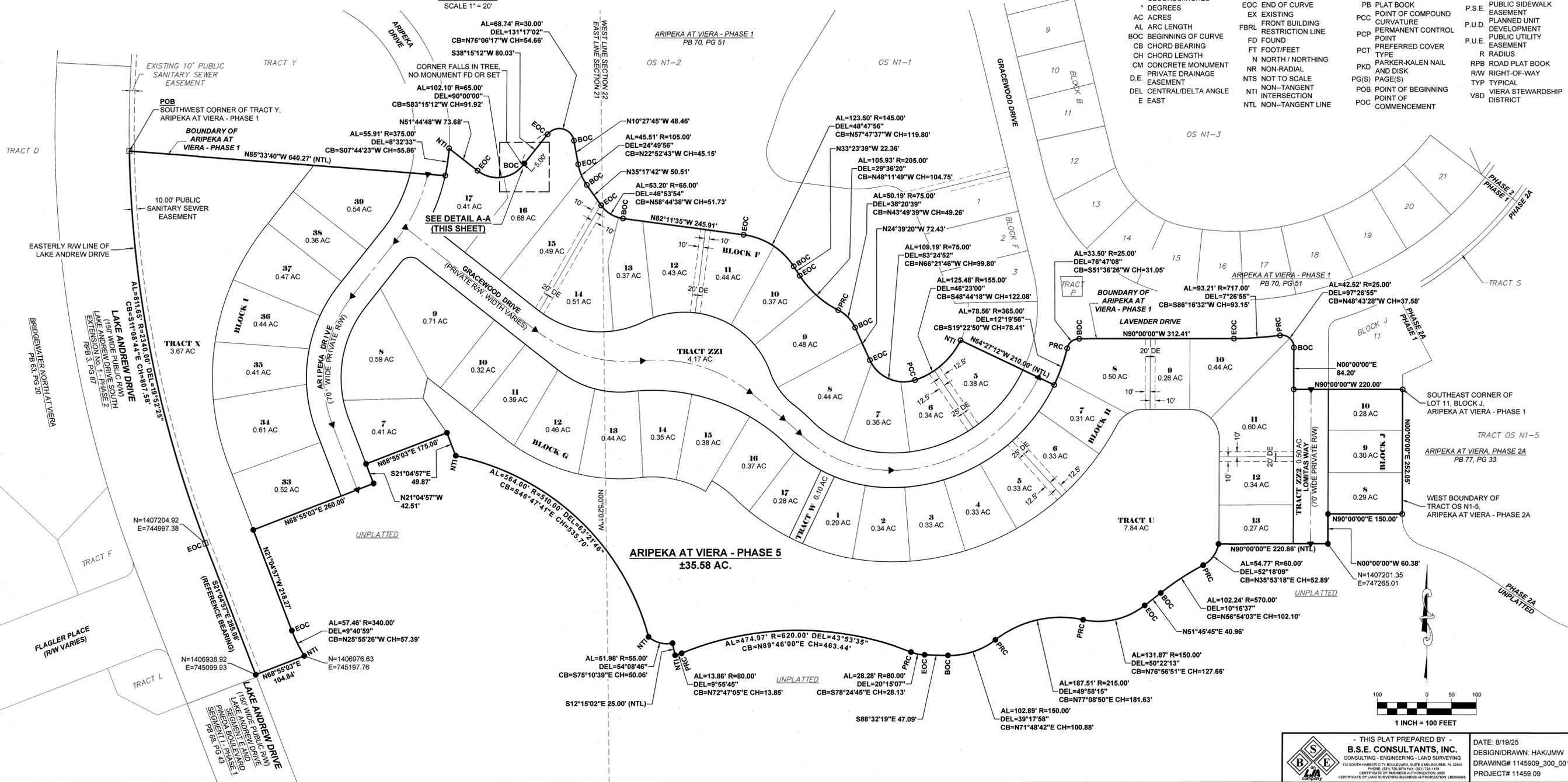
- SURVEY SYMBOL LEGEND**
- FD 4"x4" CONCRETE MONUMENT (CM); MARKED AS NOTED
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  - ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905"; UNLESS OTHERWISE NOTED



**LOCATION MAP**  
 NTS

**ABBREVIATIONS**

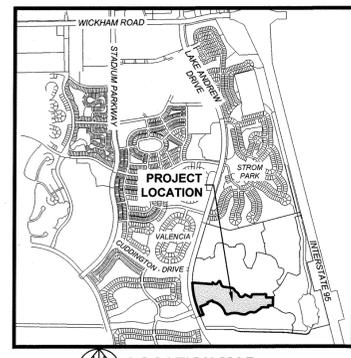
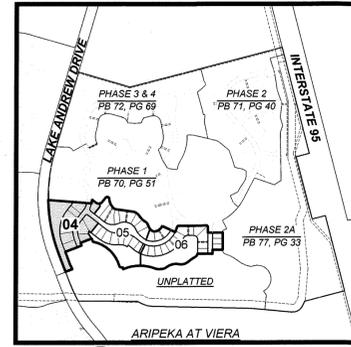
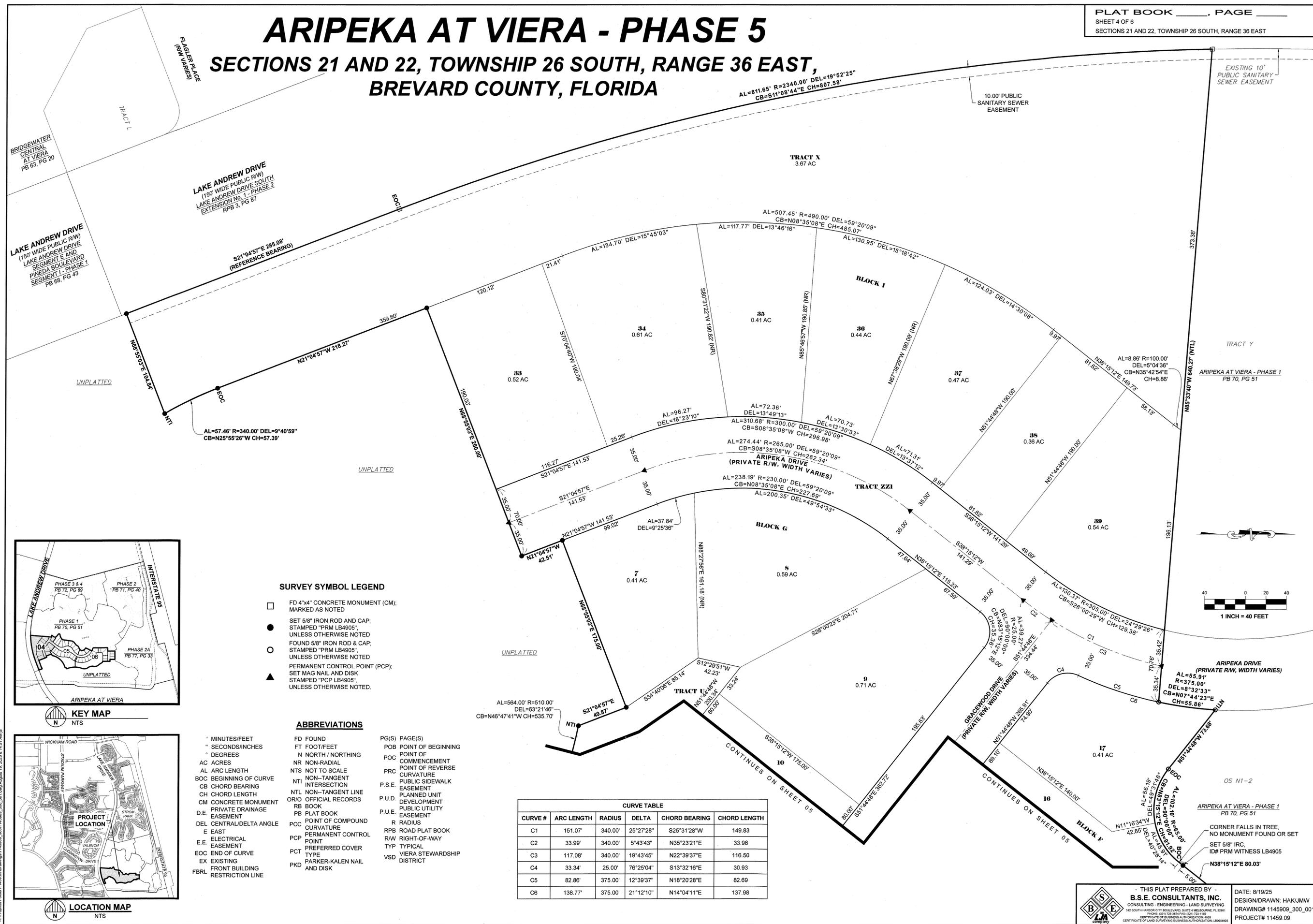
' MINUTES/FEET	E.E. ELECTRICAL EASEMENT	OR/O OFFICIAL RECORDS	PRC POINT OF REVERSE CURVATURE
" SECONDS/INCHES	EOC END OF CURVE	RB BOOK	P.S.E. PUBLIC SIDEWALK EASEMENT
° DEGREES	EX EXISTING	PB PLAT BOOK	P.U.D. DEVELOPMENT UNIT
AC ACRES	FBR/L RESTRICTION LINE	PCC POINT OF COMPOUND CURVATURE	P.U.E. PUBLIC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



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# ARIPEKA AT VIERA - PHASE 5

## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



### SURVEY SYMBOL LEGEND

- FD 4"x4" CONCRETE MONUMENT (CM); MARKED AS NOTED
- SET 5/8" IRON ROD AND CAP; STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD & CAP; STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905" UNLESS OTHERWISE NOTED.

### ABBREVIATIONS

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

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	151.07'	340.00'	25°27'28"	S25°31'28"W	149.83
C2	33.99'	340.00'	5°43'43"	N35°23'21"E	33.98
C3	117.08'	340.00'	19°43'45"	N22°39'37"E	116.50
C4	33.34'	25.00'	76°25'04"	S13°32'16"E	30.93
C5	82.86'	375.00'	12°39'37"	N18°20'28"E	82.69
C6	138.77'	375.00'	21°12'10"	N14°04'11"E	137.98



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# ARIPEKA AT VIERA - PHASE 5

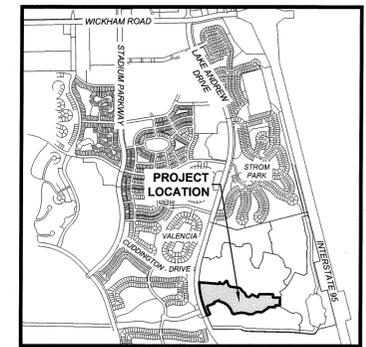
## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

**SURVEY SYMBOL LEGEND**

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- FOUND 5/8" IRON ROD & CAP; STAMPED "PRM LB4905"; UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905"; UNLESS OTHERWISE NOTED.

**ABBREVIATIONS**

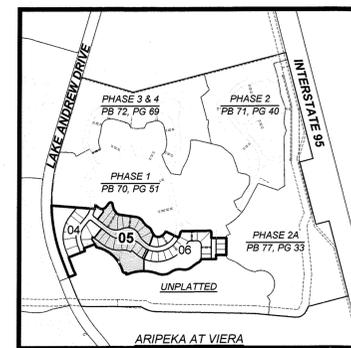
- |                                      |                                 |
|--------------------------------------|---------------------------------|
| ' MINUTES/FEET                       | OR/O OFFICIAL RECORDS           |
| " SECONDS/INCHES                     | RB BOOK                         |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



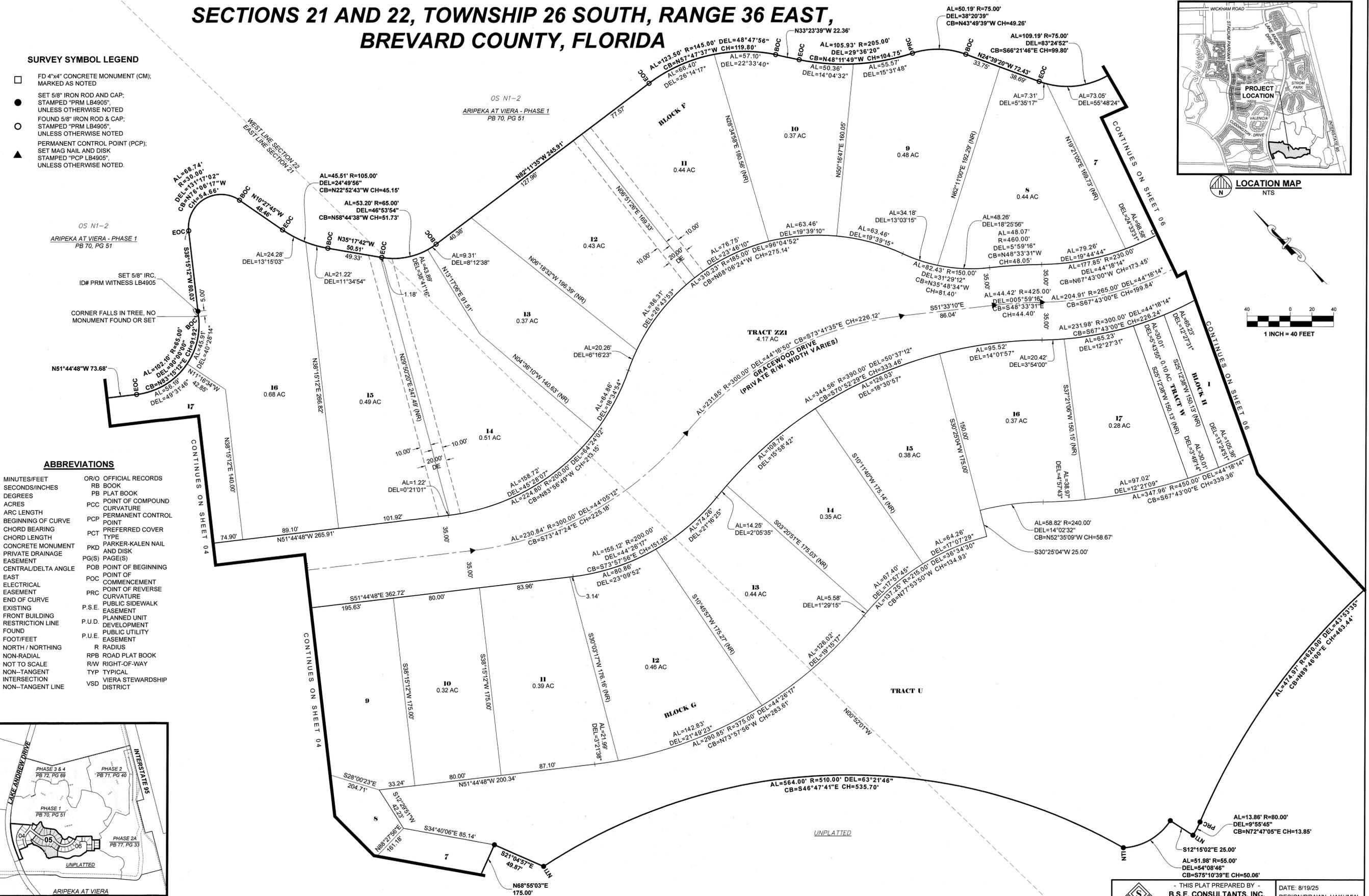
LOCATION MAP  
NTS



1 INCH = 40 FEET

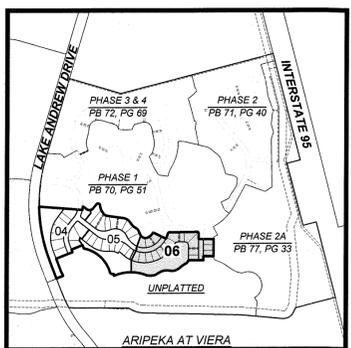


KEY MAP  
NTS

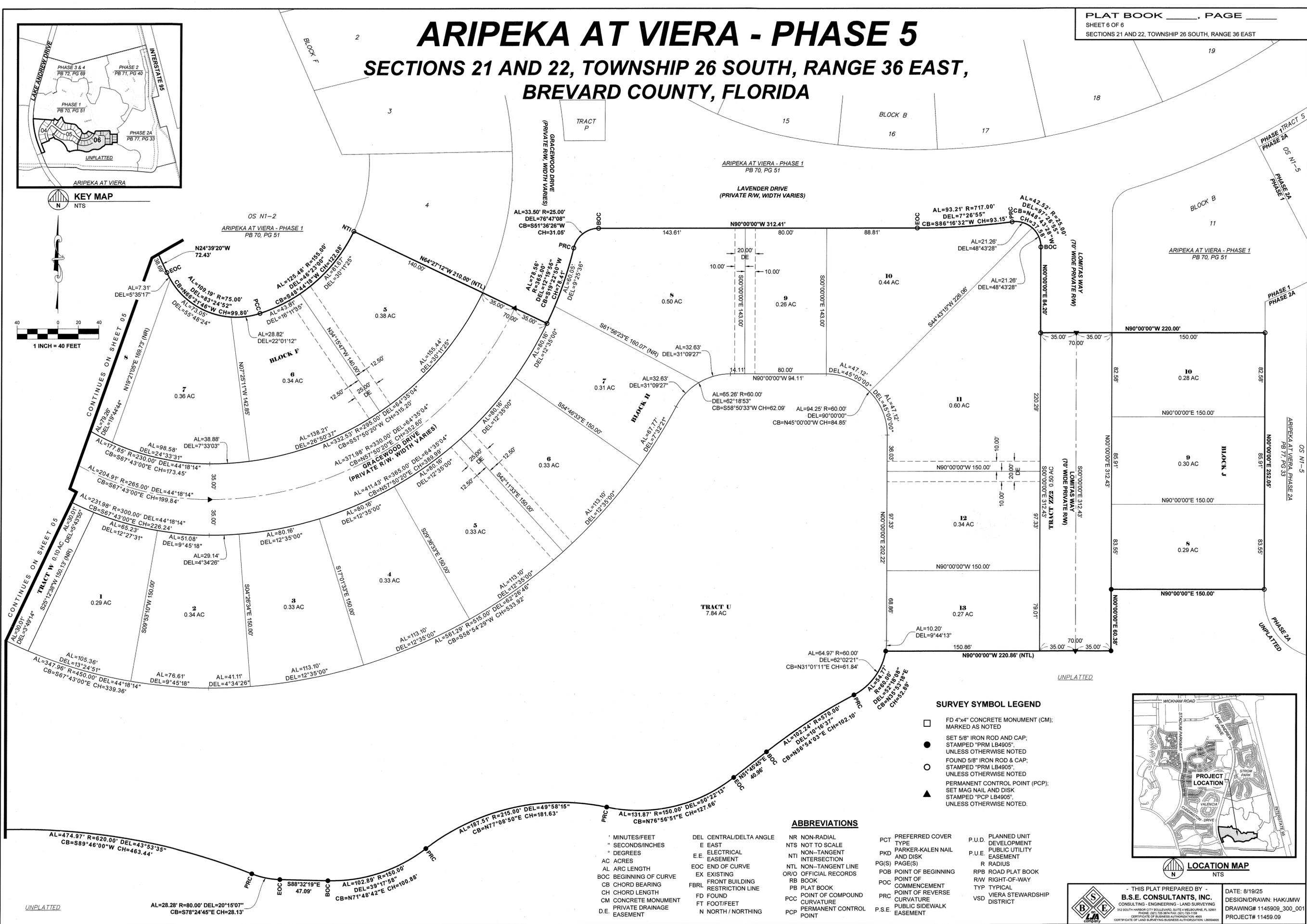
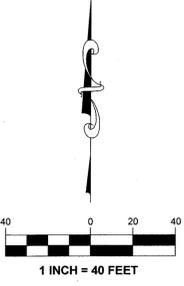


# ARIPEKA AT VIERA - PHASE 5

## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



**KEY MAP**  
 NTS

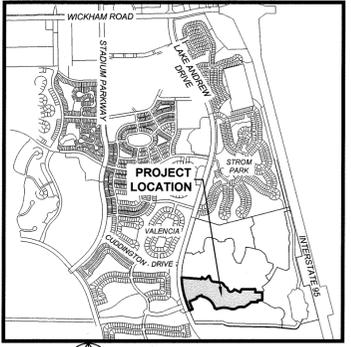


**SURVEY SYMBOL LEGEND**

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**ABBREVIATIONS**

- |                                      |                                 |                                 |                                 |
|--------------------------------------|---------------------------------|---------------------------------|---------------------------------|
| DEL CENTRAL/Delta ANGLE              | NR NON-RADIAL                   | PCT PREFERRED COVER TYPE        | P.U.D. PLANNED UNIT DEVELOPMENT |
| E EAST                               | NTS NOT TO SCALE                | PKD PARKER-KALEN NAIL AND DISK  | P.U.E. PUBLIC UTILITY EASEMENT  |
| E.E. ELECTRICAL EASEMENT             | NTI NON-TANGENT INTERSECTION    | PG(S) PAGE(S)                   | R RADIUS                        |
| EOC END OF CURVE                     | NTL NON-TANGENT LINE            | PGB POINT OF BEGINNING          | R/W RIGHT-OF-WAY                |
| EX EXISTING                          | OR/O OFFICIAL RECORDS           | POC POINT OF COMMENCEMENT       | TYP TYPICAL                     |
| FBRL FRONT BUILDING RESTRICTION LINE | RB BOOK                         | PRC POINT OF REVERSE CURVATURE  | VSD VIERA STEWARDSHIP DISTRICT  |
| FD FOUND                             | PB PLAT BOOK                    | P.S.E. PUBLIC SIDEWALK EASEMENT |                                 |
| FT FOOT/FEET                         | PCP POINT OF COMPOUND CURVATURE |                                 |                                 |
| N NORTH / NORTHING                   | PCP PERMANENT CONTROL POINT     |                                 |                                 |



**LOCATION MAP**  
 NTS

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