

WATERMARK PHASE 1 AND 2

SITUATED IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 30, AND RUN N00°09'19"E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 800.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD 5505, PAGE 8025, BEING THE POINT OF BEGINNING; THENCE CONTINUE N00°09'19"E, A DISTANCE OF 1775.10 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°50'41"E, A DISTANCE OF 61.60 FEET; THENCE S15°24'00"E, A DISTANCE OF 77.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 100°04'13", A CHORD BEARING OF S65°26'07"E AND A CHORD DISTANCE OF 266.72 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 303.90 FEET TO THE POINT OF TANGENCY; THENCE N10°08'33"W, A DISTANCE OF 57.13 FEET; THENCE N32°42'34"W, A DISTANCE OF 65.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 147°16'29", A CHORD BEARING OF N16°20'48"W AND A CHORD DISTANCE OF 103.63 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 74°35'03", A CHORD BEARING OF N52°41'31"W AND A CHORD DISTANCE OF 30.29 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.54 FEET TO THE END OF SAID CURVE; THENCE N15°24'00"W, A DISTANCE OF 86.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 07°09'13", A CHORD BEARING OF N11°49'23"W AND A CHORD DISTANCE OF 49.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.94 FEET TO THE POINT OF TANGENCY; THENCE S89°26'27"E, A DISTANCE OF 390.44 FEET; THENCE S00°33'33"W, A DISTANCE OF 211.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 32°32'39", A CHORD BEARING OF S15°42'47"E AND A CHORD DISTANCE OF 249.38 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 252.76 FEET TO THE POINT OF TANGENCY; THENCE S31°59'06"E, A DISTANCE OF 76.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 32°32'39", A CHORD BEARING OF S15°42'47"E AND A CHORD DISTANCE OF 86.86 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.04 FEET TO THE POINT OF TANGENCY; THENCE S00°33'33"W, A DISTANCE OF 23.93 FEET; THENCE S89°26'27"E, A DISTANCE OF 120.00 FEET; THENCE S00°33'33"W, A DISTANCE OF 185.08 FEET; THENCE S89°26'27"E, A DISTANCE OF 208.25 FEET; THENCE N00°08'31"E, A DISTANCE OF 489.43 FEET; THENCE S89°46'51"E, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1504.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 1; THENCE S00°13'32"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 579.40 FEET TO A POINT BEING 814.06 FEET SOUTH, BY RIGHT ANGLE MEASUREMENT, FROM THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE N89°46'51"W, ALONG THE SOUTH LINE OF SAID LANDS WHICH IS 814.06 FEET FROM NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 1503.25 FEET; THENCE S00°08'24"W, A DISTANCE OF 14.67 FEET TO A 4-- INCH BY 4--INCH CONCRETE MONUMENT (NO IDENTIFICATION) WHICH MARKS THE NORTHWEST CORNER OF "WILLIAMS POINT COMPLEX" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 121 OF SAID PUBLIC RECORDS; THENCE S00°13'32"W, ALONG THE WEST LINE OF SAID "WILLIAMS POINT COMPLEX", A DISTANCE OF 1095.39 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S89°53'28"E, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1503.23 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE S00°13'32"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 59.80 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD 8240 PAGE 2310; THENCE N89°52'38"W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 150.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE S00°13'32"W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 358.20 FEET TO A POINT 320.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9606, PAGE 989 OF SAID PUBLIC RECORDS; THENCE N89°52'38"W, PARALLEL WITH AND 320.00 FEET FROM SAID SOUTH LINE OF SECTION 30 AND ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 7789, PAGE 1317, A DISTANCE OF 1171.02 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD 7789, PAGE 1317; THENCE S00°08'24"W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 320.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE N89°52'38"W, ALONG SAID SOUTH LINE OF SECTION 30, A DISTANCE OF 620.62 FEET TO A POINT WHICH IS 600.00 FEET EAST FROM THE AFORESAID WEST LINE OF SECTION 30 AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5505, PAGE 8025; THENCE N00°09'19"E, PARALLEL WITH AND 600.00 FEET FROM SAID WEST AND EAST LINE OF AFORESAID OFFICIAL RECORDS BOOK 5505, PAGE 8025, A DISTANCE OF 800.00 FEET TO THE NORTHEAST CORNER OF AFORESAID OFFICIAL RECORDS BOOK 5505, PAGE 8025 OF SAID PUBLIC RECORDS; THENCE N89°52'38"W, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30 AND ALONG THE NORTH LINE OF AFORESAID OFFICIAL RECORDS BOOK 5505, PAGE 8025, A DISTANCE OF 600.00 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,502,793 OR 80.41 ACRES, MORE OR LESS.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST AS BEING S89°52'38"E.
 - AK7493 70 92 GPS 17" DESCRIBED AS SURVEY DISK ON CONCRETE MONUMENT.
 - PUBLISHED N:1493522.53", E:732312.29
 - CONVERGENCE FACTOR: 0.999941765
 - COMBINE FACTOR: 0.99995118
- BENCHMARK(S): D6A32, AK2062, AK2062, AND AK2077 ARE LOCATED WITHIN THE BOUNDARIES AND/OR VICINITY OF THE PLAT. PLEASE CALL THE COUNTY SURVEYING OFFICE OR VISIT THE WEBSITE TO OBTAIN THE VERTICAL DATA.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
- DISTANCES SHALL BE SHOWN AND NOTED AS GROUND DISTANCES.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 RESPONSIBLE FOR REPAIRING SUCH DAMAGES PURSUANT TO SECTION 7791.02(2) OF FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACTS OS-1 THROUGH OS-14 AND OS-32 THROUGH OS-34 (OPEN SPACE) ARE COMMON AREAS AND ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY WATERMARK OF COCOA COMMUNITY ASSOCIATION, INC.
- TRACTS OS-1, OS-2, OS-8, OS-10, OS-11, OS-12, OS-32 AND OS-33 (OPEN SPACE/ STORMWATER) ARE COMMON AREAS AND ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY WATERMARK OF COCOA COMMUNITY ASSOCIATION, INC. TRACT OS-12 IS SUBJECT TO A PUBLIC INGRESS/EGRESS EASEMENT AS DEPICTED HEREON.
- TRACTS W-1, W-3, W-9, W-10, W-11 (WETLAND) AND TRACTS WB-1, WB-3, WB-9, WB-10A, WB-10B AND WB 11 (WETLAND BUFFER) ARE COMMON AREAS AND ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY WATERMARK OF COCOA COMMUNITY ASSOCIATION, INC AND ARE NOT RECORDED CONSERVATION EASEMENTS.
- TRACTS S-1, S-3 AND OS-3 (STORMWATER) ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY WATERMARK OF COCOA COMMUNITY ASSOCIATION, INC.
- TRACT L-1 (LIFT STATION) IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE CITY OF COCOA.
- A 5.00-FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC UNLESS OTHERWISE SHOWN.
- A 10.00-FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PUBLIC ROADS RIGHT OF WAY FOR THE PERPETUAL USE OF THE PUBLIC.
- THE PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY WATERMARK OF COCOA COMMUNITY ASSOCIATION, INC.
- TRACT RD-1 (TO BE DEDICATED BY SEPARATE DEED) ALONG CAMP ROAD WILL BE MAINTAINED BY BREVARD COUNTY.
- A PRIVATE DRAINAGE AND ACCESS EASEMENT OVER AND ACROSS TRACTS OS-4 AND OS-14 IS DEDICATED TO AND SHALL BE MAINTAINED BY WATERMARK OF COCOA COMMUNITY ASSOCIATION, INC. AND WITH ALLOWANCE TO BREVARD COUNTY TO DISCHARGE ROADWAY WATER INTO MASTER STORM WATER SYSTEM.
- WETLAND CONSERVATION AREAS (INCLUDING BUFFER) SHALL HAVE NO MECHANIZED ACTIVITY, DISCHARGE, DUMPING, DREDGING/FILLING, CHEMICAL APPLICATION, OR CUTTING/REMOVAL OF NATIVE SPECIES ALLOWED. ONLY REMOVAL OF INVASIVE, NUISANCE, AND/OR EXOTIC SPECIES BY HAND IS PERMITTED. THESE LOTS ARE IDENTIFIED AS W-1, W-3, W-9, W-10, AND W-11 AS SHOWN ON THE TRACT
- PUBLIC DRAINAGE FROM BREVARD COUNTY RIGHT OF WAY TO DISCHARGE INTO THE WATERMARK PUD STORMWATER SYSTEM.
- AN INGRESS AND EGRESS EASEMENT HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATION. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNER ASSOCIATION TO MAINTAIN.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO THAT CERTAIN WATERMARK PHASE 1 AND 2: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO AS RECORDED IN BOOK () AND PAGE(S) () OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (THE "DECLARATION"). COMMON AREAS, AS DEFINED IN THE DECLARATION, ARE TO BE OWNED AND MAINTAINED BY THE WATERMARK HOMEOWNERS ASSOCIATION, INC. (THE "ASSOCIATION") AS PRESCRIBED IN THE DECLARATION.
- A 15.00 FOOT WIDE PERIMETER BUFFER IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY WATERMARK OF COCOA COMMUNITY ASSOCIATION, INC. THIS BUFFER IS 4.06 ACRES AROUND THE OUTER BOUNDARY OF THE PLAT LESS TRACTS OS-3, OS-12, AND ROADWAYS.
- ALL LOT/TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) - FLORIDA STATUTES, CORNERS SHALL BE MONUMENTED BY A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011) UNLESS OTHERWISE NOTED.
- BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN OR ADJOINING THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS AND NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- SIDEWALK EASEMENT IN FAVOR OF BREVARD COUNTY RECORDED OCTOBER 21, 1966 IN BOOK 908, PAGE 166. (AFFECTS PHASES 1-3; PLOTTED HEREON)
- DEVELOPMENT AGREEMENT AND GRANT OF EASEMENTS RECORDED JUNE 16, 2021 IN OFFICIAL RECORDS BOOK 9158, PAGE 1376, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AFFECTS SUBJECT PARCEL; NOT PLOTTABLE)
- ASSIGNMENT OF IMPACT FEES, PERMITS AND APPROVALS (WATERMARK/PHASE 1-3) RECORDED JUNE 16, 2021 IN OFFICIAL RECORDS BOOK 9158, PAGE 1344, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS SUBJECT PARCEL; NOT PLOTTABLE)
- ASSIGNMENT OF IMPACT FEES, PERMITS AND APPROVALS (WATERMARK/PHASE 4) RECORDED JUNE 16, 2021 IN OFFICIAL RECORDS BOOK 9158, PAGE 1353, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS SUBJECT PARCEL; NOT PLOTTABLE)
- MEMORANDUM OF OPTION AGREEMENT (WATERMARK) BY AND BETWEEN JEN FLORIDA 42, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND AVEX HOMES HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JUNE 16, 2021 IN OFFICIAL RECORDS BOOK 9158, PAGE 1396, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS SUBJECT PARCEL; NOT PLOTTABLE)
- ASSIGNMENT OF INTANGIBLE PROPERTY (WATERMARK) RECORDED SEPTEMBER 27, 2021 IN OFFICIAL RECORDS BOOK 9272, PAGE 483, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS SUBJECT PARCEL; NOT PLOTTABLE)
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED FEBRUARY 7, 2022 IN OFFICIAL RECORDS BOOK 9407, PAGE 1497, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS SUBJECT PARCEL; NOT PLOTTABLE)

PLAT LEGEND:

± MORE OR LESS
(R) IDENTIFICATION
OR OFFICIAL RECORD BOOK
PB PLAT BOOK
PG PAGE
COR CERTIFIED CORNER RECORD
C CENTERLINE
Q FOUND CONCRETE MONUMENT AS NOTED
■ SET 4"x4" CONCRETE MONUMENT (STAMPED PRM LB 8011)
PRM PERMANENT REFERENCE MONUMENT
● SET NAIL & DISK (STAMPED PCP LB 8011)
PCP PERMANENT CONTROL POINT
+ CHANGE IN DIRECTION (R/W LINE)
D.E. PRIVATE DRAINAGE EASEMENT
D.U.E. PRIVATE DRAINAGE UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT

ESMT. EASEMENT
IP IRON PIPE
IRC IRON ROD AND CAP
NAVD NATIONAL AMERICAN VERTICAL DATUM
PID# PROPERTY IDENTIFICATION NUMBER
(O#) OVERALL
(T#) TYPICAL
L LENGTH
RP RADIUS POINT
Δ DELTA
CB CHORD BEARING
CH CHORD DISTANCE
PNT POINT OF NON-TANGENCY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
PRC POINT OF REVERSE CURVATURE

R/W RIGHT OF WAY
(R) RADIUS
(NR) NON RADIAL
CM CONCRETE MONUMENT
LB LICENSED BUSINESS
PI POINT OF INTERSECTION
RP RADIUS POINT
FND FOUND
AC ACRE(S)
TWP TOWNSHIP
HOA HOME OWNERS ASSOCIATION
PID PROPERTY IDENTIFICATION

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

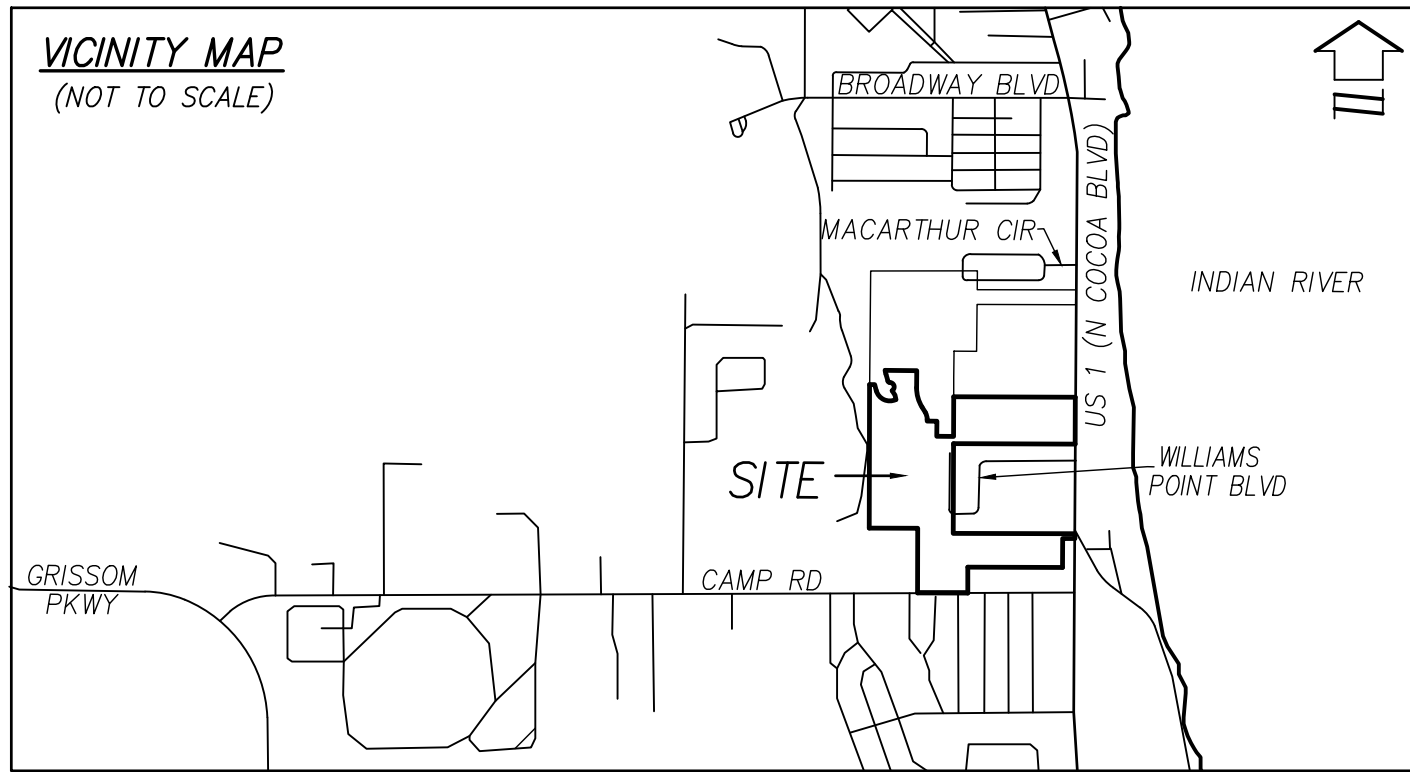
THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS RIGHT OF WAYS CALDWELL COURT, LADOGA DRIVE, POLLER WAY, QUARRYSIDE DRIVE, ROCKAWAY LANE, WATERMARK DRIVE, PUBLIC UTILITY EASEMENT AND ALL OTHER EASEMENTS FOR THE PUBLIC USE DEDICATED UNDER THIS PLAT.

JASON STEELE, CHAIR
ATTEST: CLERK OF THE BOARD

SHEET INDEX

SHEET 1: COVER SHEET/LEGEND
SHEET 2: INDEX MAP
SHEETS 3 - 8: DETAIL SHEETS

VICINITY MAP (NOT TO SCALE)



STATE PLANE COORDINATE NOTES:

THE COORDINATED SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2011 (NAD83/11).

A GPS CONTROL SURVEY UTILIZING TRIMBLE R-121 GNSS RECEIVER SYSTEMS. THE STATIONS BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	EASTING	N. LATITUDE	W. LONGITUDE
J229	AK2077	1,495,202.54	732,444.04	28°26'48.40"	080°46'19.00"
WILLIAMS AZ MK 1	AK2064	1,497,802.94	732,239.06	28°27'14.10"	080°45'47.76"
WILLIAMS RM 1	AK2062	1,496,423.02	732,444.04	28°27'00.36"	080°45'45.46"
D6A32	D6A32	1,497,069.21	730,588.21	28°27'10.30"	080°46'06.23"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING TRIMBLE BUSINESS CENTER AND AUTOCAD CIVIL 3D. A PROJECT SCALE FACTOR OF 0.999941765 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCED. 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.

TRACT TABLE							
PHASE	TRACT NO.	DESIGNATION	AREA (AC)	TYPE	OWNERSHIP	MAINTAINED	ADJACENT STREET
PHASE 1	OS-1	OPEN SPACE/ STORMWATER/PERIMETER BUFFER	3.16	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	OS-2	OPEN SPACE/STORMWATER	6.84	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	OS-3	OPEN SPACE /STORMWATER	12.87	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	OS-4	OPEN SPACE	0.08	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	ROCKAWAY LANE
	OS-5	OPEN SPACE	0.08	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	ROCKAWAY LANE
	OS-6	OPEN SPACE	0.03	PASSIVE	WATERMARK HOA	WATERMARK HOA	ROCKAWAY LANE
	OS-7	OPEN SPACE	0.03	PASSIVE	WATERMARK HOA	WATERMARK HOA	QUARRYSIDE DRIVE
	OS-8	OPEN SPACE/ STORMWATER/PERIMETER BUFFER	3.59	PASSIVE	WATERMARK HOA	WATERMARK HOA	QUARRYSIDE DRIVE
	OS-9	OPEN SPACE/ STORMWATER/PERIMETER BUFFER/SIGNAGE	0.10	PASSIVE	WATERMARK HOA	WATERMARK HOA	QUARRYSIDE DRIVE
	OS-10	OPEN SPACE/ STORMWATER/PERIMETER BUFFER/SIGNAGE	0.36	PASSIVE	WATERMARK HOA	WATERMARK HOA	QUARRYSIDE DRIVE
	OS-34	OPEN SPACE	0.16	PASSIVE	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
PHASE 2	W-1	WETLAND/PERIMETER BUFFER	4.57	WETLAND	WATERMARK HOA	WATERMARK HOA	POLLER WAY
	WB-1	WETLAND BUFFER/ PERIMETER BUFFER	1.01	WETLAND	WATERMARK HOA	WATERMARK HOA	POLLER WAY
	W-3	WETLAND/PERIMETER BUFFER	1.14	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	WB-3	WETLAND BUFFER	1.86	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	W-9	WETLAND/PERIMETER BUFFER	0.60	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	WB-9	WETLAND BUFFER	1.86	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	W-10	WETLAND/PERIMETER BUFFER	1.71	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	WB-10A	WETLAND BUFFER	0.34	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	WB-10B	WETLAND BUFFER	0.12	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	W-11	WETLAND	0.82	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	WB-11	WETLAND BUFFER	0.55	WETLAND	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
PHASE 2	S-1	STORMWATER/ PERIMETER BUFFER/SIGNAGE	6.61	STORMWATER	WATERMARK HOA	WATERMARK HOA	WATERMARK DRIVE
	S-3	STORMWATER	2.75	STORMWATER	WATERMARK HOA	WATERMARK HOA	LADOGA DRIVE
	L-1	LIFT STATION	0.24	LIFT STATION	CITY OF COCOA	CITY OF COCOA	QUARRYSIDE DRIVE
	OS-11	OPEN SPACE/ STORMWATER/PERIMETER BUFFER	3.73	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	POLLER WAY
	OS-12	OPEN SPACE/STORMWATER	2.95	ACTIVE	WATERMARK HOA	WATERMARK HOA	POLLER WAY
	OS-13	OPEN SPACE	0.15	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	CALDWELL COURT
	OS-14	OPEN SPACE	0.03	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	CALDWELL COURT
	OS-32	OPEN SPACE/ STORMWATER/ PERIMETER BUFFER	2.87	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	CALDWELL COURT
	OS-33	OPEN SPACE/STORMWATER	0.08	PASSIVE(USABLE)	WATERMARK HOA	WATERMARK HOA	LADOGA DRIVE
	RD-1	R/W DEDICATION	0.36	PUBLIC R/W	BREVARD COUNTY	BREVARD COUNTY	QUARRYSIDE DRIVE

PLAT BOOK : PAGE:

SHEET 1 OF 8
SECTION 30, TWP 23 S, RANGE 36 E

WATERMARK PHASE I AND 2 DEDICATION

KNOW MEN BY ALL THESE PRESENTS, THAT STANLEY MARTIN HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ROADWAYS, RIGHT OF WAYS (CALDWELL COURT, LADOGA DRIVE, POLLER WAY, QUARRYSIDE DRIVE, ROCKAWAY LANE, WATERMARK DRIVE), TRACT RD-1 (ROADWAY DEDICATION), PUBLIC SIDEWALK EASEMENTS, PUBLIC UTILITY EASEMENTS AND ALL OTHER EASEMENTS FOR PUBLIC USE, TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____, A.D. 2024.

STANLEY MARTIN HOMES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE: _____

PRINTED: RICH A. BROWING
TITLE: VICE PRESIDENT OF LAND

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS (SIGNATURE) WITNESS (PRINTED)

WITNESS (SIGNATURE) WITNESS (PRINTED)

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY RICH A. BROWING AS THE VICE PRESIDENT OF LAND OF STANLEY MARTIN HOMES, LLC, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION AND [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY - STATE OF FLORIDA

NOTARY PRINTED NAME (NOTARY SEAL)

MY COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON DECEMBER 27, 2023, HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2841(C)(D) AND THAT SAID LAND IN BREVARD COUNTY, FLORIDA. DATE: _____

WILLIAM P. HINKLE DATE
FLORIDA REGISTRATION NUMBER: 4633 (SEAL)
DEWBERRY ENGINEERS INC.
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FORGOING PLAT AND FIND THAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND COUNTY ORDINANCE 62-2841(C)(D) AS AMENDED.

MICHAEL J. SWEENEY, PSM NO. 4870 DATE

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. _____

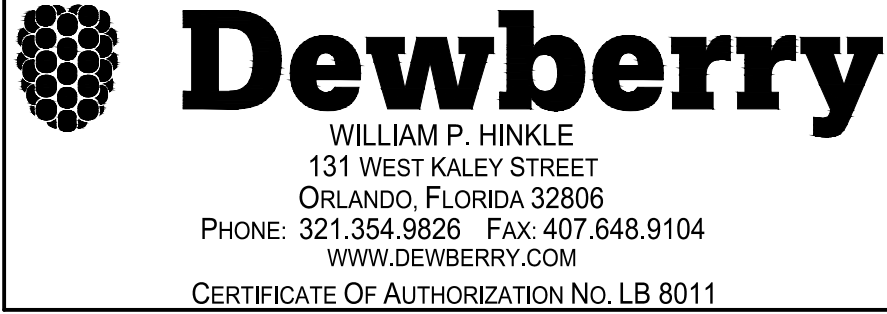
BY: CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____, 2024, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA.

JASON STEELE, CHAIR

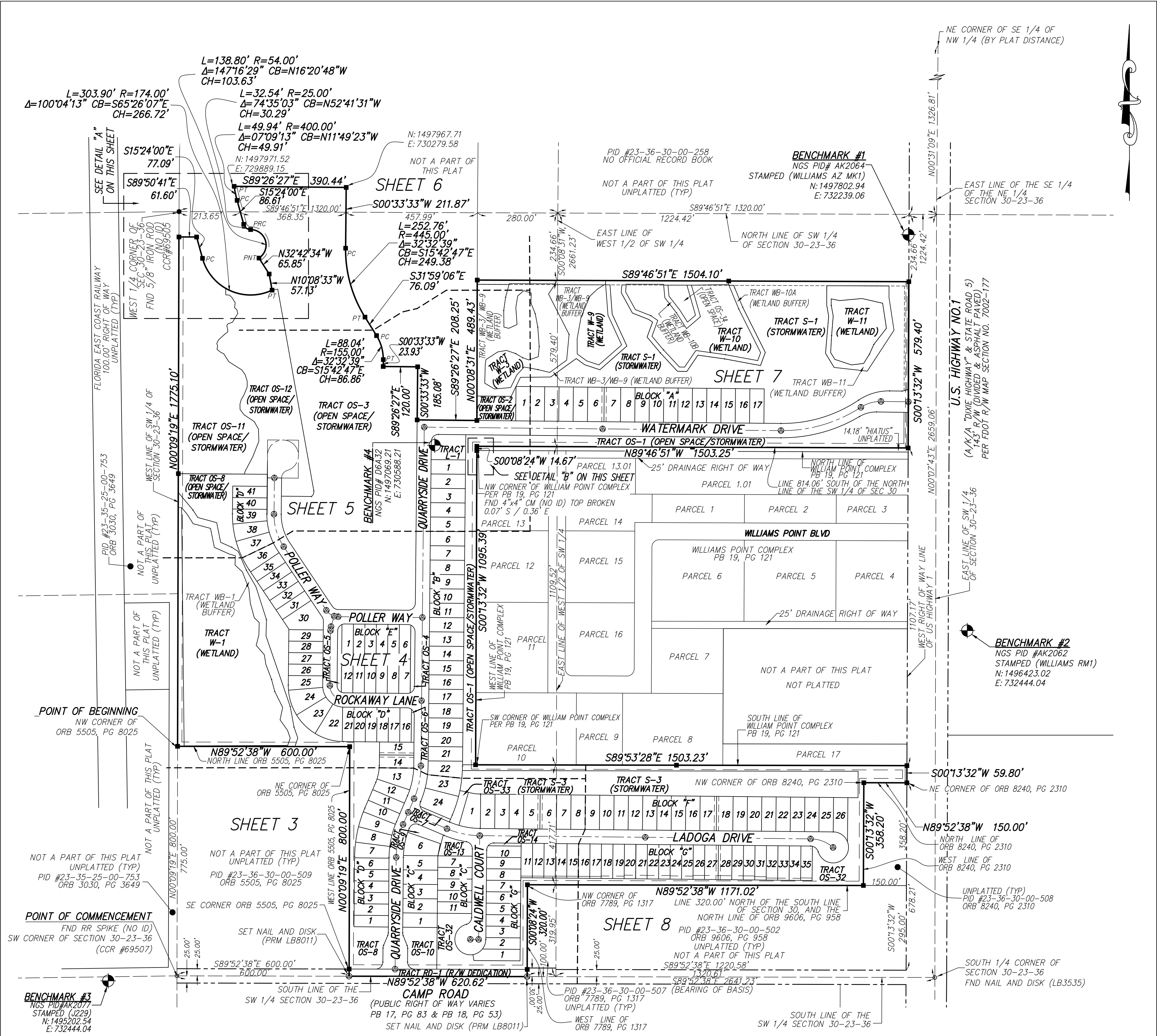
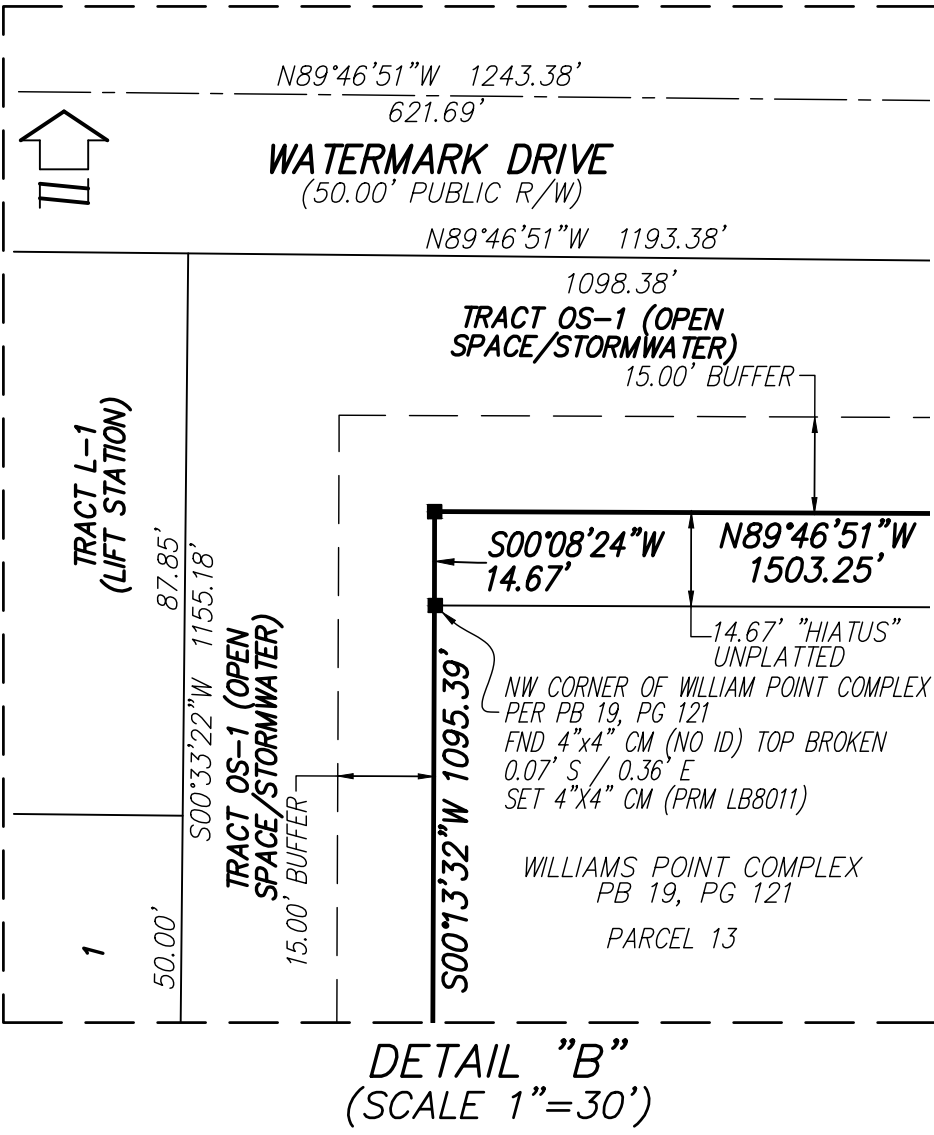
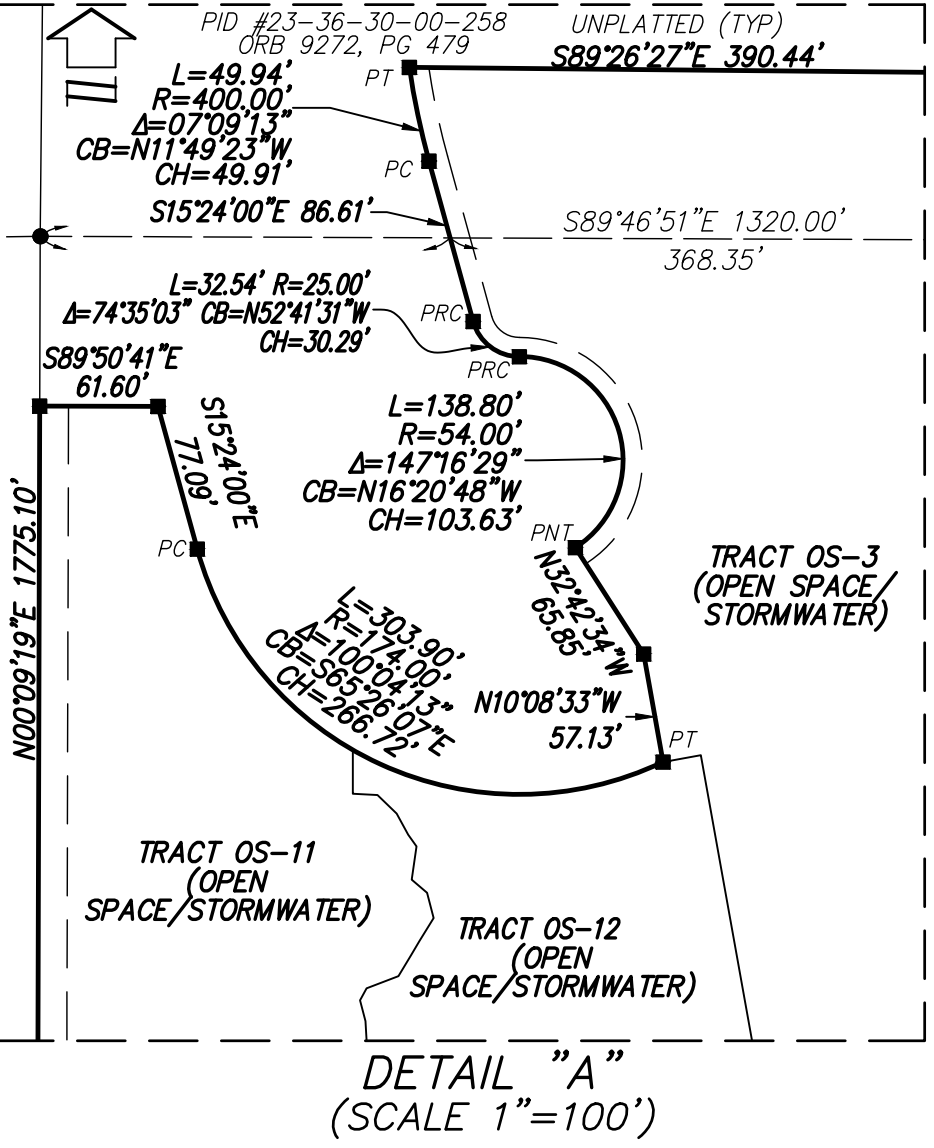
ATTEST: CLERK OF THE BOARD



WATERMARK PHASE 1 AND 2
SITUATED IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK : PAGE:
SHEET 2 OF 8
SECTION 30, TWP 23 S, RANGE 36 E

SHEET INDEX	
SHEET 1: COVER SHEET/LEGEND	
SHEET 2: INDEX MAP	
SHEETS 3 - 8: DETAIL SHEETS	

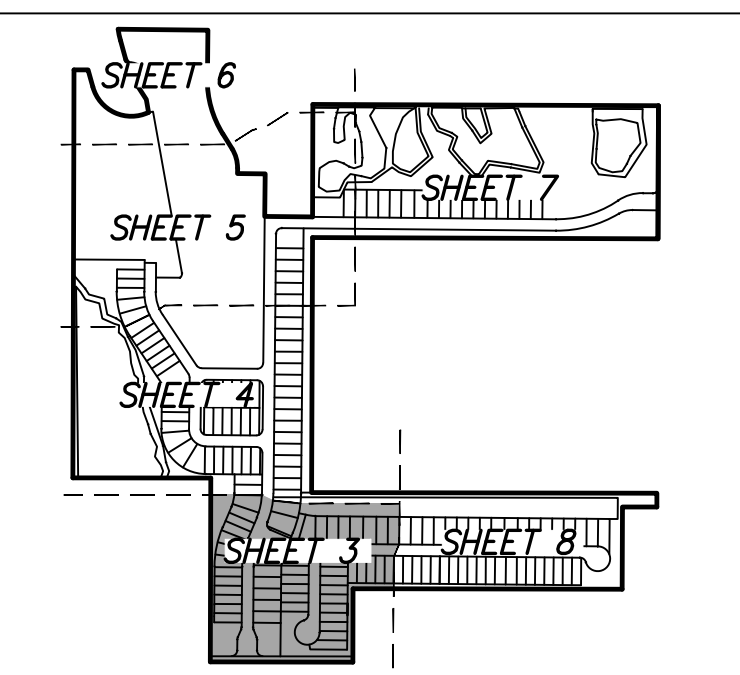


PLAT LEGEND:	
#	MORE OR LESS
ID	IDENTIFICATION
OR	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
PC	CERTIFIED CORNER RECORD
CC	CENTERLINE
Δ	FOUND CONCRETE MONUMENT AS NOTED
■	SET 4"X4" CONCRETE MONUMENT (STAMPED PRM LB 8011)
PRM	PERMANENT REFERENCE MONUMENT
⊙	SET NAIL & DISK (STAMPED PCP LB 8011)
PCP	PERMANENT CONTROL POINT
+	CHANGE IN DIRECTION (R/W LINE)
D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PRIVATE DRAINAGE UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
IP	IRON PIPE
IRC	IRON ROD AND CAP
NAVD	NATIONAL AMERICAN VERTICAL DATUM
PID#	PROPERTY IDENTIFICATION NUMBER
(OA)	OVERALL
(TYP)	TYPICAL
L	LENGTH
RP	RADIUS POINT
Δ	DELTA
CB	CHORD BEARING
CH	CHORD DISTANCE
PNT	POINT OF NON-TANGENCY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
R/W	RIGHT OF WAY
(R)	RADIUS
(NR)	NON RADIAL
CM	CONCRETE MONUMENT
LB	LICENSED BUSINESS
PI	POINT OF INTERSECTION
RP	RADIUS POINT
FND	FOUND
AC	ACRE(S)
TWP	TOWNSHIP
HOA	HOME OWNERS ASSOCIATION
PID	PROPERTY IDENTIFICATION

Dewberry
WILLIAM P. HINKLE
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

WATERMARK PHASE 1 AND 2
SITUATED IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK : PAGE:
SHEET 3 OF 8
SECTION 30, TWP 23 S, RANGE 36 E



KEY MAP
(NOT TO SCALE)

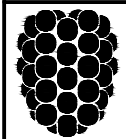
PLAT LEGEND:

- + MORE OR LESS
- ID IDENTIFICATION
- OR OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PAGE
- CCR CERTIFIED CORNER RECORD
- C CENTERLINE
- FOUND CONCRETE MONUMENT AS NOTED
- SET 4"x4" CONCRETE MONUMENT (STAMPED PRM LB 8011)
- PRM PERMANENT REFERENCE MONUMENT
- SET NAIL & DISK (STAMPED PCP LB 8011)
- PCP PERMANENT CONTROL POINT
- CHANGE IN DIRECTION (R/W LINE)
- D.E. PRIVATE DRAINAGE EASEMENT
- D.U.E. PRIVATE DRAINAGE UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- IP IRON PIPE
- IRC IRON ROD AND CAP
- NAVD NATIONAL AMERICAN VERTICAL DATUM
- PID# PROPERTY IDENTIFICATION NUMBER
- (OA) OVERALL
- (TYP) TYPICAL
- LENGTH
- RP RADIUS POINT
- Δ DELTA
- CB CHORD BEARING
- CH CHORD DISTANCE
- PNT POINT OF NON-TANGENCY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- R/W RIGHT OF WAY
- (R) RADIUS
- (NR) NON-RADIAL
- CM CONCRETE MONUMENT
- LB LICENSED BUSINESS
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- FND FOUND
- AC ACRES(S)
- TWP TOWNSHIP
- HOA HOME OWNERS ASSOCIATION
- PID PROPERTY IDENTIFICATION

POINT OF BEGINNING
NW CORNER OF
ORB 5505, PG 8025

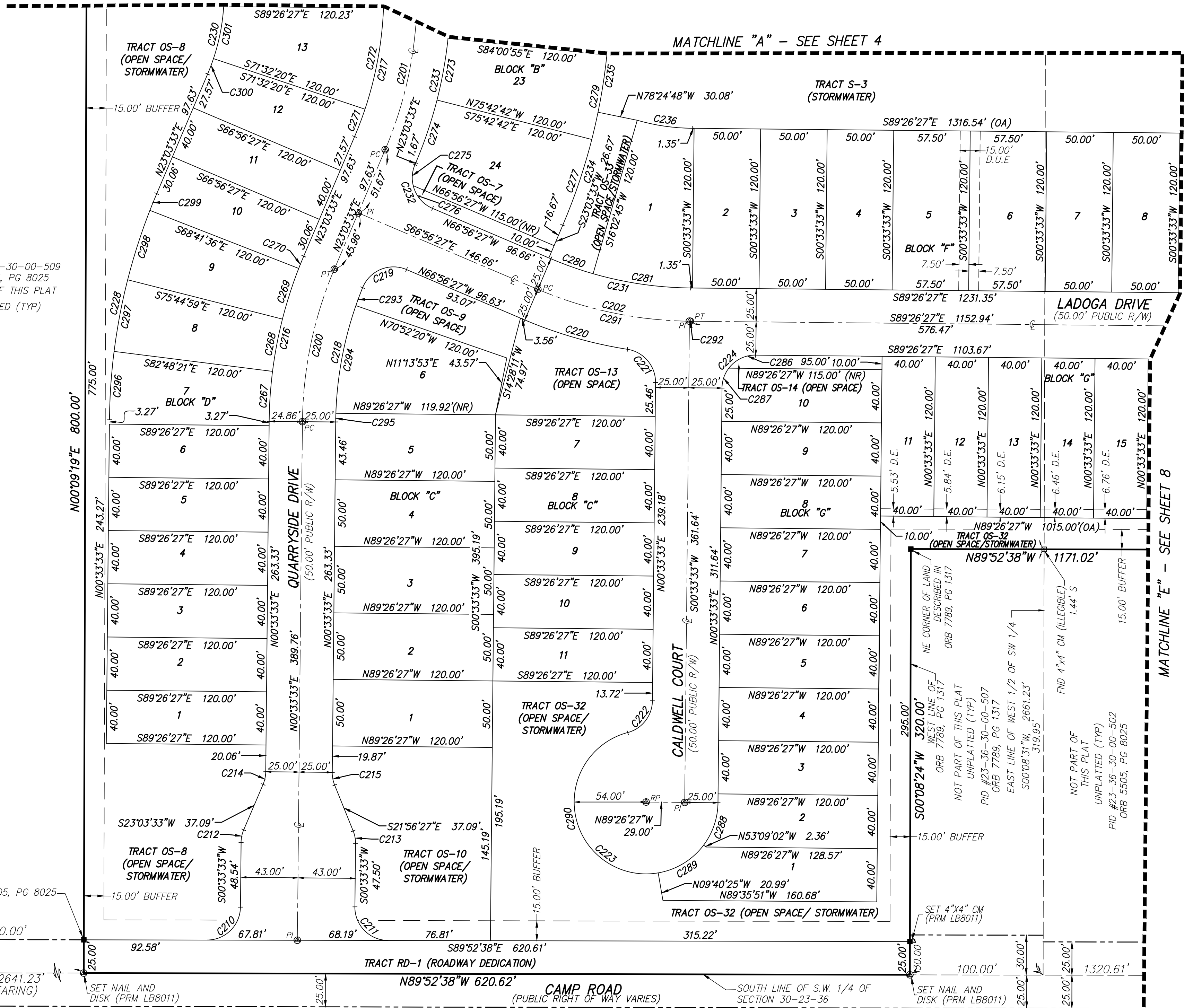
POINT OF COMMENCEMENT
END RP SPK (NO ID)
SW CORNER OF SECTION 30-23-36
(CCR #8507)

0 25 50 100
1" INCH = 50 FEET



Dewberry

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SHEET INDEX

SHEET 1: COVER SHEET/LEGEND
SHEET 2: INDEX MAP
SHEETS 3 - 8: DETAIL SHEETS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C200	117.81'	300.00	22°30'00"	117.05'	S11°48'33"W
C201	117.81'	300.00	22°30'00"	117.05'	N11°48'33"E
C202	117.81'	300.00	22°30'00"	117.05'	S78°11'27"E
C210	39.08'	25.00	89°33'49"	35.22'	N45°20'27"E
C211	39.46'	25.00	90°26'11"	35.49'	S44°39'33"E
C212	9.82'	25.00	22°30'00"	9.75'	S11°48'33"W
C213	9.82'	25.00	22°30'00"	9.75'	N10°41'27"W
C214	9.82'	25.00	22°30'00"	9.75'	N11°48'33"E
C215	9.82'	25.00	22°30'00"	9.75'	S10°41'27"E
C216	127.63'	325.00	22°30'00"	126.81'	S11°48'33"W
C217	107.99'	275.00	22°30'00"	107.30'	N11°48'33"E
C218	103.55'	275.00	21°34'29"	102.94'	S11°20'47"W
C219	39.67'	25.00	90°55'31"	35.64'	S67°35'47"W
C220	80.36'	325.00	14°09'59"	80.15'	S74°01'27"E
C221	35.63'	25.00	81°39'59"	32.69'	N40°16'27"W
C222	32.54'	25.00	74°35'03"	30.29'	N37°51'04"E
C223	239.94'	54.00	254°35'03"	85.92'	S52°08'56"E
C224	39.27'	25.00	90°00'00"	35.36'	S45°33'33"W
C228	174.75'	445.00	22°30'00"	173.63'	S11°48'33"W
C230	60.87'	155.00	22°30'00"	60.48'	N11°48'33"E
C231	107.99'	275.00	22°30'00"	107.30'	S78°11'27"E
C232	39.27'	25.00	90°00'00"	35.36'	S21°56'27"E
C233	127.63'	325.00	22°30'00"	126.81'	N11°48'33"E
C234	89.10'	445.00	11°28'20"	88.95'	N17°19'23"E
C235	70.46'	445.00	09°04'21"	70.39'	N07°03'02"E
C236	41.90'	155.00	15°29'12"	41.77'	S81°41'51"E
C267	37.64'	325.00	06°38'06"	37.61'	S03°52'36"W
C268	40.03'	325.00	07°03'22"	40.00'	S10°43'20"W
C269	40.03'	325.00	07°03'22"	40.00'	S17°46'43"W
C270	9.94'	325.00	01°45'09"	9.94'	S22°10'58"W
C271	22.07'	275.00	04°35'53"	22.06'	N20°45'36"E
C272	77.57'	275.00	16°09'42"	77.31'	N10°22'49"E
C273	47.10'	325.00	08°18'13"	47.06'	N10°08'11"E
C274	49.75'	325.00	08°46'15"	49.70'	N18°40'25"E
C275	16.09'	25.00	36°52'12"	15.81'	S04°37'27"W
C276	23.18'	25.00	53°07'48"	22.36'	S40°22'33"E
C277	68.12'	445.00	08°46'15"	68.05'	N18°40'25"E
C279	64.49'	445.00	08°18'13"	64.44'	N10°08'11"E
C280	33.66'	275.00	07°00'48"	33.64'	S70°26'51"E
C281	74.33'	275.00	15°29'12"	74.10'	S81°41'51"E
C286	23.18'	25.00	53°07'48"	22.36'	S63°59'39"W
C287	16.09'	25.00	36°52'12"	15.81'	S18°59'39"W
C288	34.20'	54.00	36°17'25"	33.63'	N18°42'15"E
C289	40.98'	54.00	43°28'37"	40.00'	N58°35'16"E
C290	164.76'	54.00	174°49'01"	107.89'	S12°15'55"E
C291	117.08'	300.00	22°21'40"	116.34'	S78°07'17"E
C292	0.73'	300.00	00°08'20"	0.73'	S89°22'17"E
C293	14.43'	275.00	03°00'22"	14.43'	S20°37'51"W
C294	82.58'	275.00	17°12'20"	82.27'	S10°31'30"W
C295	6.54'	275.00	01°21'47"	6.54'	S01°14'26"W
C296	51.53'	445.00	06°38'06"	51.50'	S03°52'36"W
C297	54.80'	445.00	07°03'22"	54.77'	S10°43'20"W
C298	54.80'	445.00	07°03'22"	54.77'	S17°46'43"W
C299	13.61'	445.00	01°45'09"	13.61'	S22°10'58"W
C300	12.44'	155.00	04°35'53"	12.44'	N20°45'36"E
C301	40.07'	155.00	14°48'43"	39.96'	N11°03'19"E

SITUATED IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

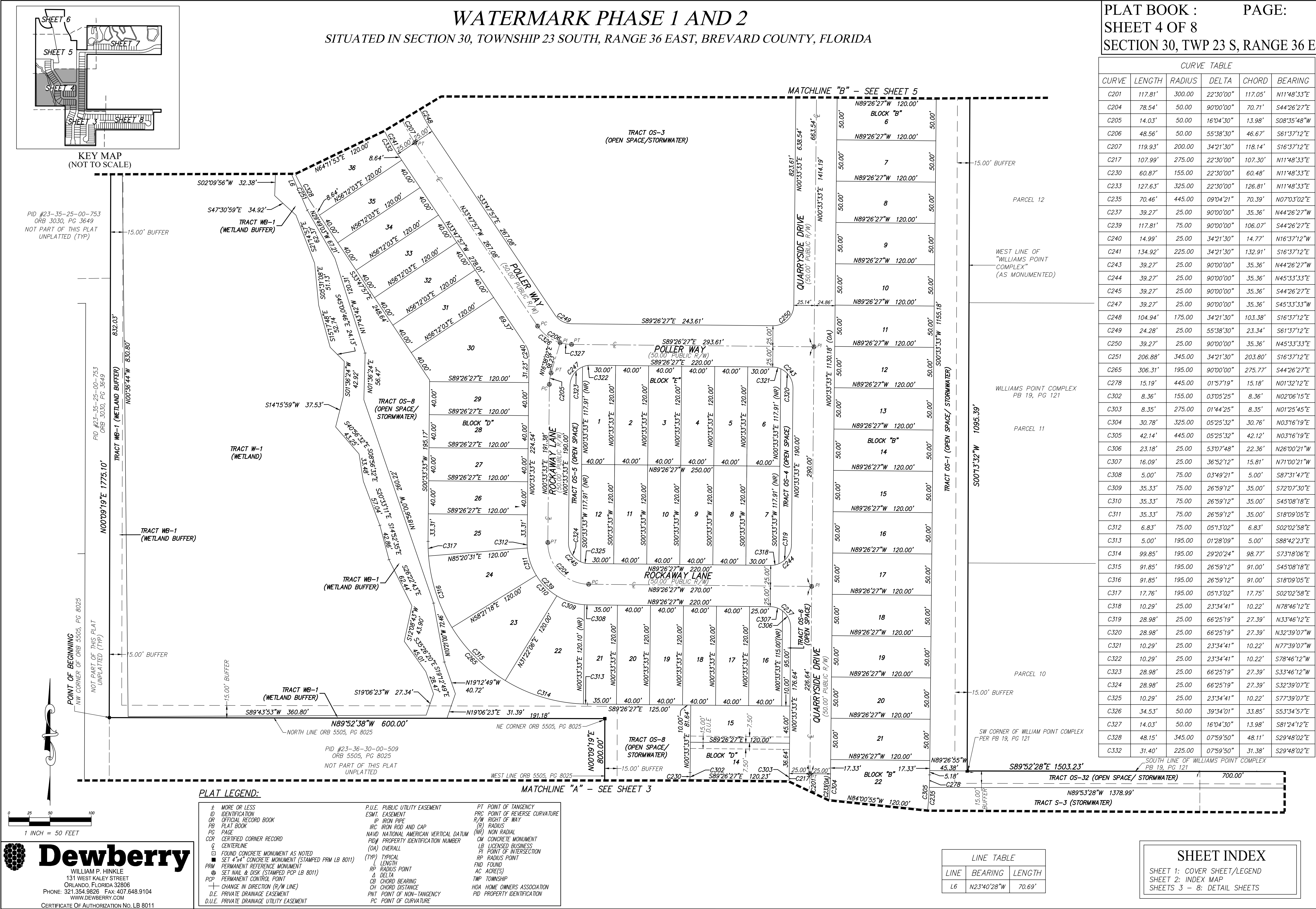
PLAT BOOK : PAGE:
SHEET 4 OF 8
SECTION 30, TWP 23 S, RANGE 36 E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C201	117.81'	300.00	22°30'00"	117.05'	N11°48'33"E
C204	78.54'	50.00	90°00'00"	70.71'	S44°26'27"E
C205	14.03'	50.00	16°04'30"	13.98'	S08°35'48"W
C206	48.56'	50.00	55°38'30"	46.67'	S61°37'12"E
C207	119.93'	200.00	34°21'30"	118.14'	S16°37'12"E
C217	107.99'	275.00	22°30'00"	107.30'	N11°48'33"E
C230	60.87'	155.00	22°30'00"	60.48'	N11°48'33"E
C233	127.63'	325.00	22°30'00"	126.81'	N11°48'33"E
C235	70.46'	445.00	09°04'21"	70.39'	N07°03'02"E
C237	39.27'	25.00	90°00'00"	35.36'	N44°26'27"W
C239	117.81'	75.00	90°00'00"	106.07'	S44°26'27"E
C240	14.99'	25.00	34°21'30"	14.77'	N16°37'12"W
C241	134.92'	225.00	34°21'30"	132.91'	S16°37'12"E
C243	39.27'	25.00	90°00'00"	35.36'	N44°26'27"W
C244	39.27'	25.00	90°00'00"	35.36'	N45°33'33"E
C245	39.27'	25.00	90°00'00"	35.36'	S44°26'27"E
C247	39.27'	25.00	90°00'00"	35.36'	S45°33'33"W
C248	104.94'	175.00	34°21'30"	103.38'	S16°37'12"E
C249	24.28'	25.00	55°38'30"	23.34'	S61°37'12"E
C250	39.27'	25.00	90°00'00"	35.36'	N45°33'33"E
C251	206.88'	345.00	34°21'30"	203.80'	S16°37'12"E
C265	306.31'	195.00	90°00'00"	275.77'	S44°26'27"E
C278	15.19'	445.00	01°57'19"	15.18'	N01°32'12"E
C302	8.36'	155.00	03°05'25"	8.36'	N02°06'15"E
C303	8.35'	275.00	01°44'25"	8.35'	N01°25'45"E
C304	30.78'	325.00	05°25'32"	30.76'	N03°16'19"E
C305	42.14'	445.00	05°25'32"	42.12'	N03°16'19"E
C306	23.18'	25.00	53°07'48"	22.36'	N26°00'21"W
C307	16.09'	25.00	36°52'12"	15.81'	N71°00'21"E
C308	5.00'	75.00	03°49'21"	5.00'	S87°31'47"E
C309	35.33'	75.00	26°59'12"	35.00'	S72°07'30"E
C310	35.33'	75.00	26°59'12"	35.00'	S45°08'18"E
C311	35.33'	75.00	26°59'12"	35.00'	S18°09'05"E
C312	6.83'	75.00	05°13'02"	6.83'	S02°02'58"E
C313	5.00'	195.00	01°28'09"	5.00'	S88°42'23"E
C314	99.85'	195.00	29°20'24"	98.77'	S73°18'06"E
C315	91.85'	195.00	26°59'12"	91.00'	S45°08'18"E
C316	91.85'	195.00	26°59'12"	91.00'	S18°09'05"E
C317	17.76'	195.00	05°13'02"	17.75'	S02°02'58"E
C318	10.29'	25.00	23°34'41"	10.22'	N78°46'12"E
C319	28.98'	25.00	66°25'19"	27.39'	N33°46'12"E
C320	28.98'	25.00	66°25'19"	27.39'	N32°39'07"W
C321	10.29'	25.00	23°34'41"	10.22'	N77°39'07"W
C322	10.29'	25.00	23°34'41"	10.22'	S78°46'12"W
C323	28.98'	25.00	66°25'19"	27.39'	S33°46'12"W
C324	28.98'	25.00	66°25'19"	27.39'	S32°39'07"E
C325	10.29'	25.00	23°34'41"	10.22'	S77°39'07"E
C326	34.53'	50.00	39°34'01"	33.85'	S63°34'57"E
C327	14.03'	50.00	16°04'30"	13.98'	S51°24'12"E
C328	48.15'	345.00	07°59'50"	48.11'	S29°48'02"E
C332	31.40'	225.00	07°59'50"	31.38'	S29°48'02"E

LINE TABLE		
LINE	BEARING	LENGTH
L6	N23°40'28"W	70.69'

SHEET INDEX

SHEET 1: COVER SHEET/LEGEND
SHEET 2: INDEX MAP
SHEETS 3 – 8: DETAIL SHEETS

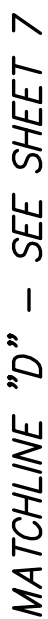


SITUATED IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK : PAGE:
SHEET 5 OF 8
SECTION 30, TWP 23 S, RANGE 36 E



SHEET 1: COVER SHEET/LEGEND
SHEET 2: INDEX MAP
SHEETS 3 – 8: DETAIL SHEETS



UNPLATTED (TYP)
NOT PART OF THIS PLAT

± MORE OR LESS
ID IDENTIFICATION
OR OFFICIAL RECORD BOOK
PB PLAT BOOK
PC PAGE
CCR CERTIFIED CORNER RECORD
C CENTERLINE
□ FOUND CONCRETE MONUMENT AS NOTED
④ SET 4"x4" CONCRETE MONUMENT (STAMPED PRM LB 8011)
PRM PERMANENT REFERENCE MONUMENT
⊗ SET NAIL & DISK (STAMPED PCP LB 8011)
PCP PERMANENT CONTROL POINT
+ CHANGE IN DIRECTION (R/W LINE)
D.E. PRIVATE DRAINAGE EASEMENT
D.U.E. PRIVATE DRAINAGE UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
ESMT. EASEMENT
IP IRON PIPE
IRC IRON ROD AND CAP
NAD NATIONAL AMERICAN VERTICAL DATUM
PID# PROPERTY IDENTIFICATION NUMBER
(OA) OVERALL
(TYP) TYPICAL
L LENGTH
RP RADIUS POINT
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CB CHORD BEARING
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PNT POINT OF NON-TANGENCY
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R/W RIGHT OF WAY
R RADIUS
(NR) NON RADIAL
CM CONCRETE MONUMENT
LB LICENSED BUSINESS
PI POINT OF INTERSECTION
RP RADIUS POINT
FND FOUND
AC ACRE(S)
TWP TOWNSHIP
HOA HOME OWNERS ASSOCIATION
PID PROPERTY IDENTIFICATION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C207	119.93'	200.00	34°21'30"	118.14'	S16°37'12"E
C241	134.92'	225.00	34°21'30"	132.91'	S16°37'12"E
C248	104.94'	175.00	34°21'30"	103.38'	S16°37'12"E
C251	206.88'	345.00	34°21'30"	203.80'	S16°37'12"E
C252	39.27'	25.00	90°00'00"	35.36'	S45°33'33"W
C329	61.41'	345.00	10°11'58"	61.33'	S20°42'08"E
C330	61.41'	345.00	10°11'58"	61.33'	S10°30'11"E
C331	35.90'	345.00	05°57'44"	35.89'	S02°25'20"E
C333	40.05'	225.00	10°11'58"	40.00'	S20°42'08"E
C334	40.05'	225.00	10°11'58"	40.00'	S10°30'11"E
C335	23.41'	225.00	05°57'44"	23.40'	S02°25'20"E

LINE TABLE		
LINE	BEARING	LENGTH
L4	N66°01'28"W	42.39'
L5	N56°33'34"W	26.97'
L6	N23°40'28"W	70.69'



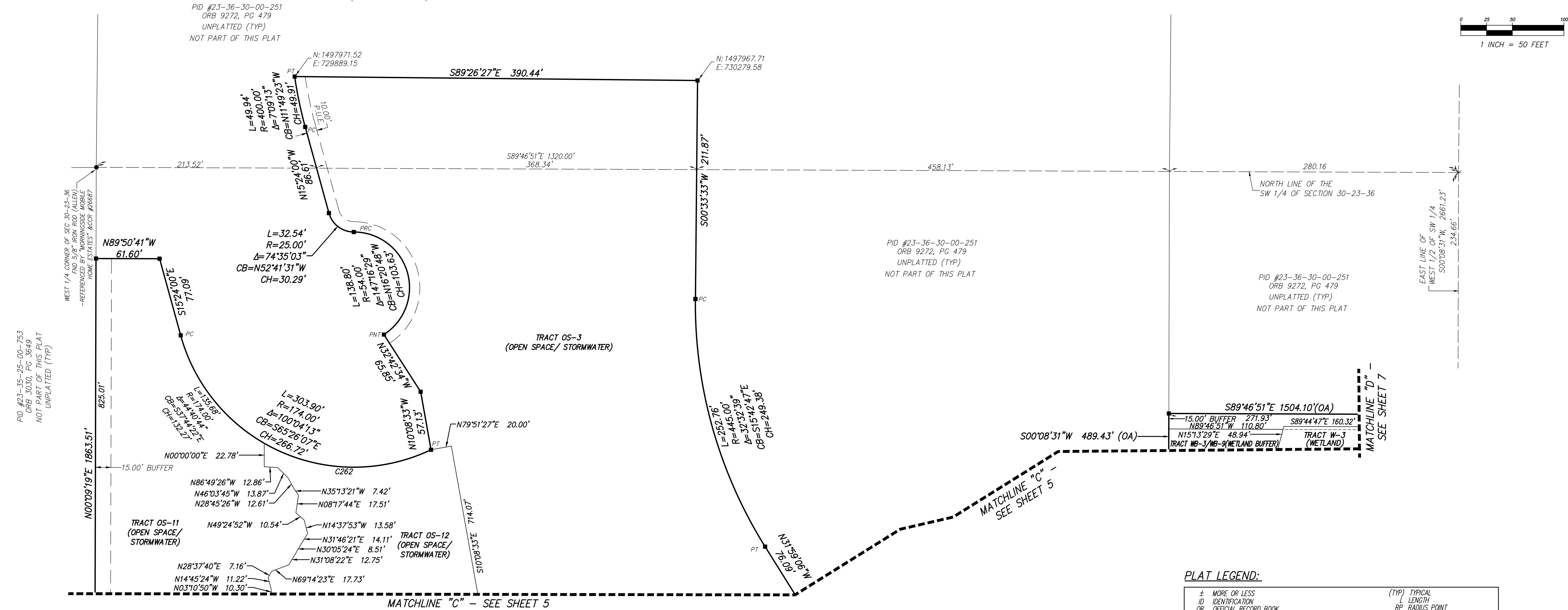
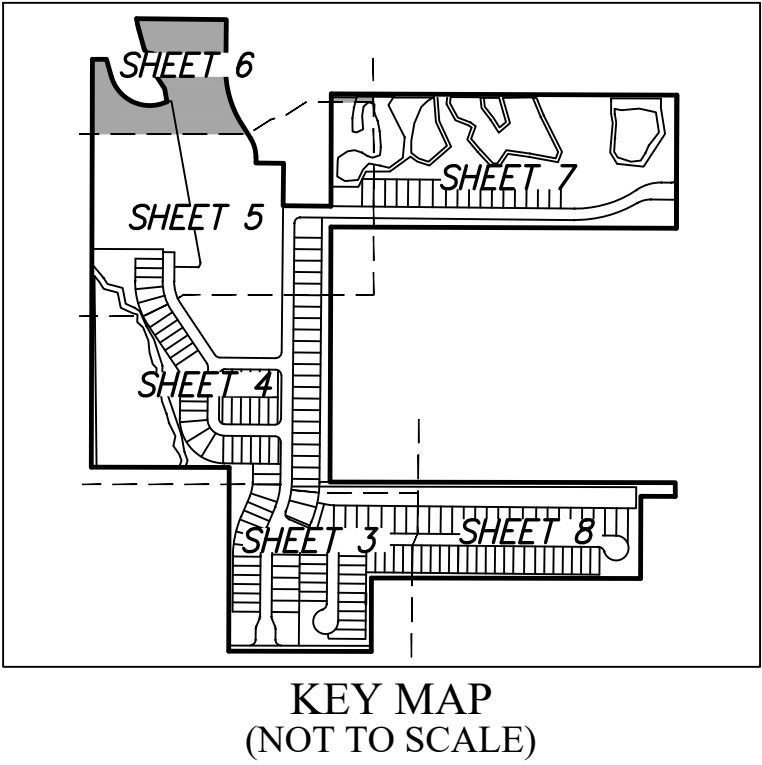
WILLIAM P. HINKLE
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PHONE: 321.354.9826 Fax: 407.648.9104
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CERTIFICATE OF AUTHORIZATION No. LB 8011

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WATERMARK PHASE 1 AND 2
SITUATED IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK : PAGE:
SHEET 6 OF 8
SECTION 30, TWP 23 S, RANGE 36 E

SHEET INDEX
SHEET 1: COVER SHEET/LEGEND
SHEET 2: INDEX MAP
SHEETS 3 - 8: DETAIL SHEETS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C262	168.22'	174.00	55°23'29"	161.74'	S87°46'29"E

PLAT LEGEND:	
± MORE OR LESS	(TYP) TYPICAL
ID IDENTIFICATION	L LENGTH
OR OFFICIAL RECORD BOOK	RP RADIUS POINT
PB PLAT BOOK	Δ DELTA
PG PAGE	CB CHORD BEARING
PCR CERTIFIED CORNER RECORD	CH CHORD DISTANCE
C CENTERLINE	PNT POINT OF NON-TANGENCY
□ FOUND CONCRETE MONUMENT AS NOTED	PC POINT OF CURVATURE
■ SET 4"x4" CONCRETE MONUMENT (STAMPED PRM LB 8011)	PT POINT OF TANGENCY
PRM PERMANENT REFERENCE MONUMENT	PRC POINT OF REVERSE CURVATURE
⊙ SET NAIL & DISK (STAMPED PCP LB 8011)	R/W RIGHT OF WAY
PCP PERMANENT CONTROL POINT	(R) RADIUS
— CHANGE IN DIRECTION (R/W LINE)	(NR) NON RADIAL
D.E. PRIVATE DRAINAGE EASEMENT	CM CONCRETE MONUMENT
D.U.E. PRIVATE DRAINAGE UTILITY EASEMENT	LB LICENSED BUSINESS
P.U.E. PUBLIC UTILITY EASEMENT	PI POINT OF INTERSECTION
ESMT. EASEMENT	RP RADIUS POINT
IP IRON PIPE	FND FOUND
IRC IRON ROD AND CAP	AC ACRE(S)
NAVD NATIONAL AMERICAN VERTICAL DATUM	TWP TOWNSHIP
PID# PROPERTY IDENTIFICATION NUMBER	HOA HOME OWNERS ASSOCIATION
(OA) OVERALL	PID PROPERTY IDENTIFICATION

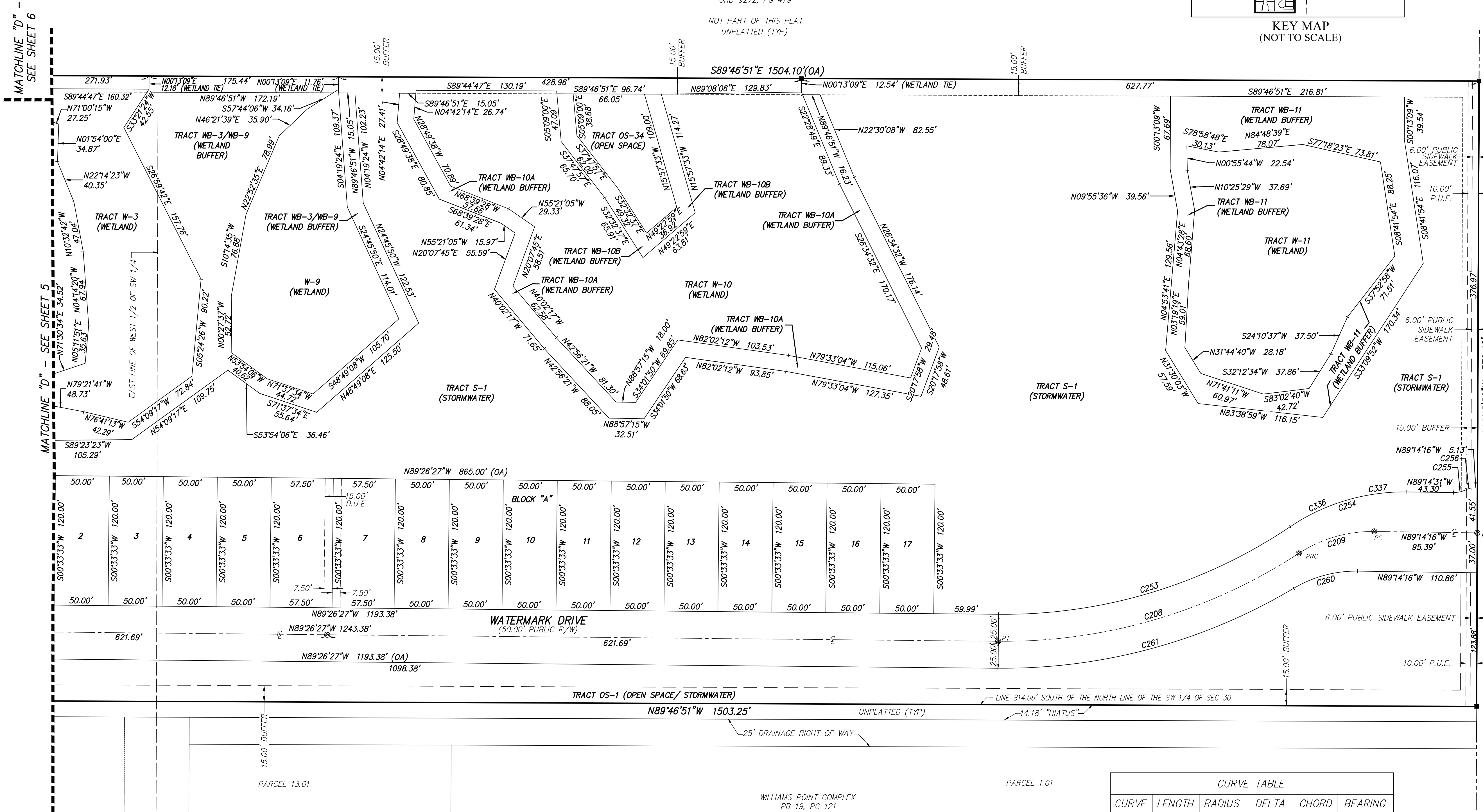
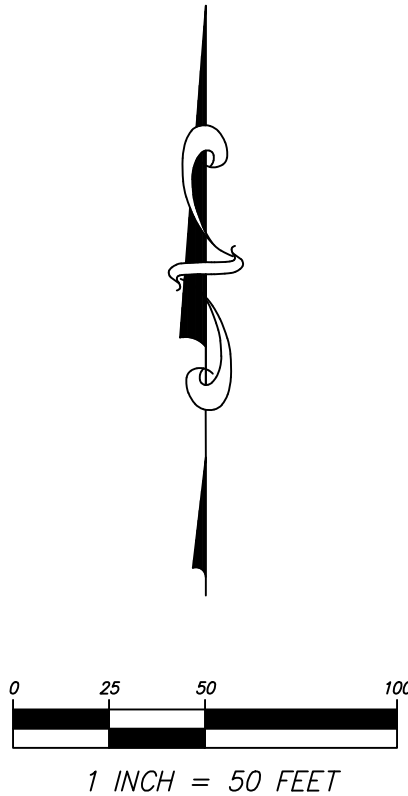
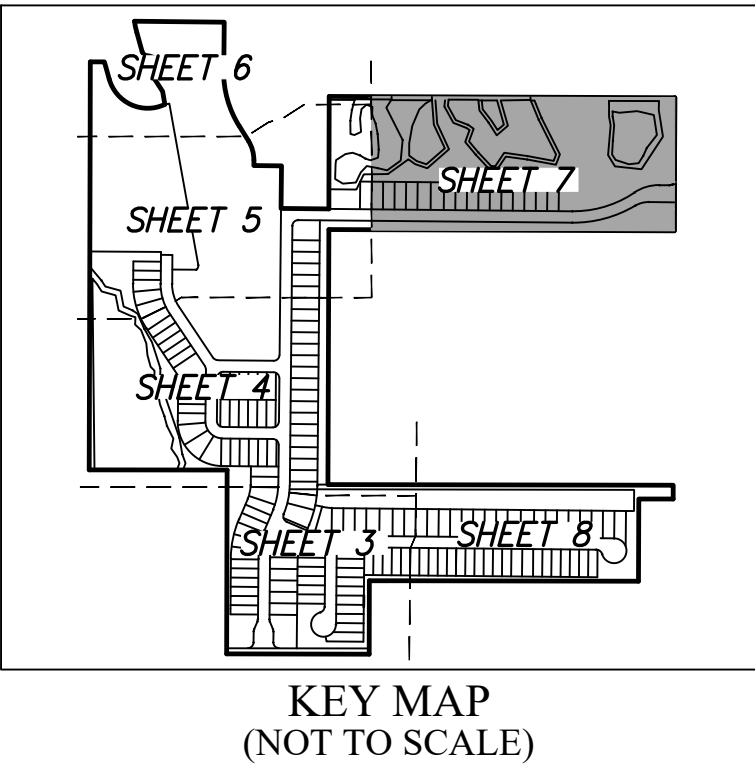
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CERTIFICATE OF AUTHORIZATION NO. LB 8011

WATERMARK PHASE 1 AND 2
SITUATED IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK : PAGE:
SHEET 7 OF 8
SECTION 30, TWP 23 S, RANGE 36 E

SHEET INDEX

SHEET 1: COVER SHEET/LEGEND
SHEET 2: INDEX MAP
SHEETS 3 - 8: DETAIL SHEETS



PLAT LEGEND:

- ± MORE OR LESS IDENTIFICATION
- OR OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PC PAGE
- CCR CERTIFIED CORNER RECORD
- CCR CENTERLINE
- FOUND CONCRETE MONUMENT AS NOTED
- SET 4"x4" CONCRETE MONUMENT (STAMPED PRM LB 8011)
- PRM PERMANENT REFERENCE MONUMENT
- ⊙ SET NAIL & DISK (STAMPED PCP LB 8011)
- PCP PERMANENT CONTROL POINT
- CHANGE IN DIRECTION (R/W LINE)
- D.E. PRIVATE DRAINAGE EASEMENT
- D.U.E. PRIVATE DRAINAGE UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- IP IRON PIPE
- IRC IRON ROD AND CAP
- NAVD NATIONAL AMERICAN VERTICAL DATUM
- PID# PROPERTY IDENTIFICATION NUMBER
- (OA) OVERALL
- (TYP) TYPICAL
- L LENGTH
- RP RADIUS POINT
- Δ DELTA
- CB CHORD BEARING
- CH CHORD DISTANCE
- PNT. POINT OF NON-TANGENCY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- R/W RIGHT OF WAY
- (R) RADIUS
- (NR) NON RADIAL
- CM CONCRETE MONUMENT
- LB LICENSED BUSINESS
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- RND. FOUND
- AC ACRE(S)
- TWP TOWNSHIP
- HOA HOME OWNERS ASSOCIATION
- PID. PROPERTY IDENTIFICATION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C208	294.28'	500.00'	33°43'21"	290.05'	N73°41'52"E
C209	74.01'	125.00'	33°55'32"	72.94'	S73°47'58"W
C253	286.37'	475.00'	34°32'35"	282.06'	N73°17'15"E
C254	114.60'	189.00'	34°44'31"	112.85'	S73°23'13"W
C255	12.12'	26.00'	26°42'41"	12.01'	N77°24'08"E
C256	5.64'	15.25'	21°12'23"	5.61'	S72°10'36"W
C260	61.75'	112.00'	31°35'28"	60.97'	S74°58'00"W
C261	287.61'	525.00'	31°23'17"	284.03'	N74°51'54"E
C336	62.78'	189.00'	19°01'59"	62.50'	S65°31'57"W
C337	51.82'	189.00'	15°42'32"	51.66'	S82°54'13"W

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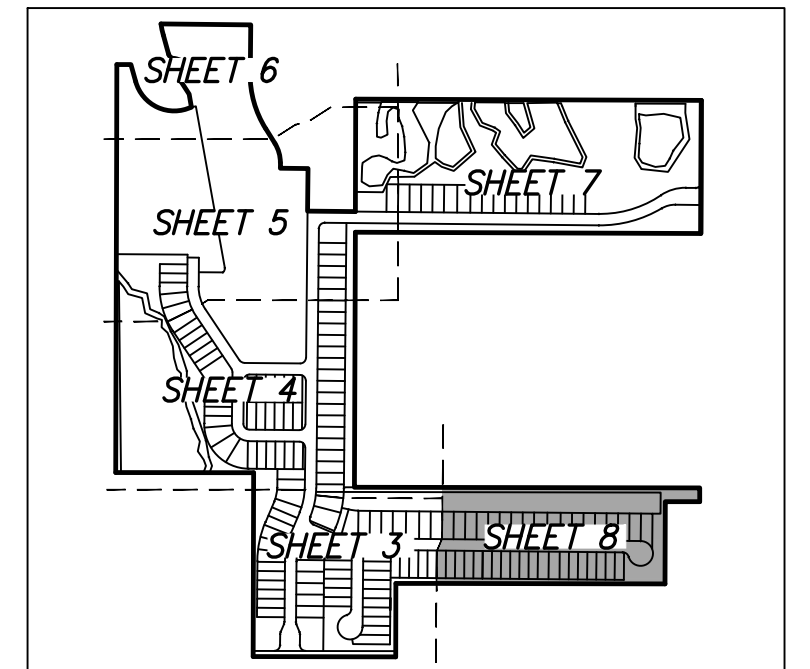
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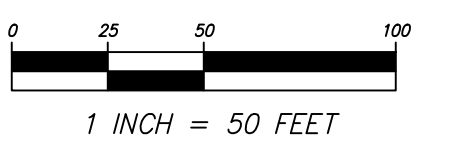
SHEET 1: COVER SHEET/LEGEND
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SITUATED IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

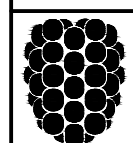
PLAT BOOK :	PAGE:
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SECTION 30, TWP 23 S, RANGE 36 E	



KEY MAP
(NOT TO SCALE)



± MORE OR LESS
ID IDENTIFICATION
OR OFFICIAL RECORD BOOK
PB PLAT BOOK
PC PAGE
CCR CERTIFIED CORNER RECORD
C CENTERLINE
□ FOUND CONCRETE MONUMENT AS NOTED
SET 4"x4" CONCRETE MONUMENT (STAMPED PRM LB 8011)
PRM PERMANENT REFERENCE MONUMENT
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PCP PERMANENT CONTROL POINT
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C203	85.37'	120.50	40°35'39"	83.60'	S69°08'38"
C225	238.43'	54.00	252°58'53"	86.83'	N37°02'59"
C227	35.67'	28.00	72°58'53"	33.30'	N52°57'01"
C282	63.91'	54.00	67°48'30"	60.24'	N55°32'12"
C283	174.52'	54.00	185°10'23"	107.89'	N70°57'14"
C284	29.28'	28.00	59°54'24"	27.96'	N46°24'47"
C285	6.39'	28.00	130°29"	6.38'	N82°54'13"