

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARING REFERENCE: ASSUMED BEARING OF N82°41'55"E ON THE NORTH LINE OF PIVOTAL WAY (60' PUBLIC RW), REELING PARK SOUTH - PHASE 4, AS RECORDED IN PLAT BOOK 71, PAGE 63, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK 68896 IS LOCATED WITHIN THE VICINITY OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:
 - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM WATER 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 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.
 - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (THE "COMMUNITY DECLARATION").
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR REELING PARK SOUTH NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8691, PAGE 2106, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (THE "NEIGHBORHOOD DECLARATION"). (UPON ANNEXATION)
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT DATED DECEMBER 14, 2009 AND RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - MINERAL RIGHTS RESERVED BY CONSOLIDATED NAVAL STORES COMPANY, RECORDED IN DEED BOOK 270 PAGE 408, AS AFFECTED BY WARRANTY DEED FROM CONSOLIDATED FINANCIAL CORPORATION (FKA CONSOLIDATED NAVAL STORES COMPANY) TO CONSOLIDATED-TOMOKA LAND CO., RECORDED IN OFFICIAL RECORDS BOOK 1097, PAGE 564 AND PARTIALLY RELEASED BY THE RELEASE OF SURFACE, ENTRY RIGHTS WITH RESPECT TO OIL GAS AND MINERAL INTERESTS, DATED 9/30/1987, BY CONSOLIDATED-TOMOKA LAND CO. IN OFFICIAL RECORDS BOOK 2852 PAGE 1304, WHICH RELEASES "ALL OF THE RIGHTS OF THE RELEASOR TO EXPLORE FOR, DRILL FOR, DEVELOP, MINE AND REMOVE OIL, GAS, AND OTHER MINERALS, OR OTHERWISE TO ENTER UPON, USE, OCCUPY, DISRUPT OR DAMAGE THE SURFACE ... OR TO AUTHORIZE ANY OTHER PERSON TO DO SO"; SAID MINERAL RIGHTS WERE FURTHER CONVEYED BY CONSOLIDATED-TOMOKA LAND CO. TO INDIGO GROUP, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5387 PAGE 3769, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RIGHTS EXIST PURSUANT TO THAT CERTAIN RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN FAVOR OF PUBLIC SUPER MARKETS, INC.
 - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PUBLIC STREET RIGHT-OF-WAYS AND PRIVATE ALLEYS A 5' WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED), FOR PURPOSES OF THIS PLAT, UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELL SOUTH TELECOMMUNICATIONS, LLC, PIVOTAL UTILITY HOLDINGS, INC. D/B/A FLORIDA CITY GAS, AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
 - LOTS 1-6 BLOCK A, LOTS 1-5, BLOCK B, LOTS 1-6, BLOCK C-1, LOTS 1-4, BLOCK E, LOTS 1-5, BLOCK F, LOTS 1-6, BLOCK G-1, LOTS 2-7, BLOCK H, LOTS 1-5, BLOCK J-1, LOTS 1-5, BLOCK K, LOTS 2-7, BLOCK L, LOTS 1-5, BLOCK M, LOTS 2-5, BLOCK O, LOTS 1-3, BLOCK P, LOTS 2-7, BLOCK Q, AND LOTS 2-4, BLOCK R SHOWN HEREON ARE SUBJECT TO A 5' PRIVATE EASEMENT FOR ROOF OVERHANG AND OTHER ENCROACHMENTS, COURTYARD ALL MAINTENANCE, GENERAL MAINTENANCE, DRAINAGE, AND RELATED IMPROVEMENTS, TOGETHER WITH INGRESS AND EGRESS ASSOCIATED THEREWITH, IN FAVOR OF REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AND APPURTENANT TO THE LOT OF WHICH THE ENCROACHMENTS ARE A PART, ON THE NON-ZERO SIDE LOT LINE OF THE SERVIENT LOT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND AS SHOWN ON SHEET 7 HEREOF. LANDSCAPING AND OTHER IMPROVEMENTS INSTALLED WITHIN THIS EASEMENT AREA ARE SUBJECT TO REMOVAL, RELOCATION, OR TEMPORARY SCREENING OR SECURING BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AS IT DEEMS REASONABLY NECESSARY TO EXERCISE THE EASEMENT RIGHTS IN THIS NOTE.
 - THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A, B, AND D, FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF PROJECT STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE "VSD DRAINAGE SYSTEM" (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION); 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 VSD DRAINAGE SYSTEM FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
 - TRACTS A, B & D COMPRISING THE PRIVATE INGRESS/EGRESS FOR BARATHEA LANE, GRAYLIN ALLEY, DANZIG LANE & MARSCAY ALLEY SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. INCLUDING WITHOUT LIMITATION ALL PRIVATE LANE/ALLEYS IMPROVEMENTS LOCATED THEREON. SUCH ASSOCIATION IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM SUCH PRIVATE LANE/ALLEYS IMPROVEMENTS INTO AND THROUGH THE PRIVATE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN TRACTS A, B, & D AND RECEIVE STORMWATER DRAINAGE FROM TRACTS A, B, & D. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL BE RESPONSIBLE FOR MAINTAINING SUCH DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN TRACTS A, B, & D.
 - TRACTS J & K SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND RESERVED FOR PARKING AND LANDSCAPING. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS J & K.
 - TRACTS ONS3-1A, ONS3-1B, ONS3-13, AND ONS3-14 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND IS RESERVED FOR OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS ONS3-1A, ONS3-1B, ONS3-13, AND ONS3-14 AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
 - TRACTS ONS3-2, ONS3-6, ONS3-8, & ONS3-10 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND SHALL BE RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, OPEN SPACE, SIDEWALKS AND RELATED IMPROVEMENTS. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS ONS3-2, ONS3-6 ONS3-8, & ONS3-10 AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
 - TRACTS ONS3-3, ONS3-4, ONS3-5, AND ONS3-12 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND SHALL BE RESERVED FOR LANDSCAPING AND OPEN SPACE. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS ONS3-3, ONS3-4, ONS3-5, AND ONS3-12.

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

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04.
THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTECH SOLUTIONS VERSION 2.7
THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+)*0°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+)*0°07' 27.3"
I 95 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22765"	080°43'06.11244"	0.99995250	(+)*0°07' 59.6"

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

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

- TRACTS ONS3-7 & ONS3-8 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND SHALL BE RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, & OPEN SPACE. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL OPERATE AND MAINTAIN IMPROVEMENTS LOCATED ON TRACTS ONS3-7 & ONS3-8, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- ALL 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 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 AND REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DECLARATION. 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, 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.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, FLOW WAY OR WETLAND OR ANY STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, 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 FACILITY.
- A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACTS A, B, & D AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF VSD DRAINAGE SYSTEM FACILITIES, STREET LIGHTING, AND RELATED IMPROVEMENTS.
- A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACTS A, B, & D 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 REFERENCED IN PLAT NOTE 6(A) ABOVE.

DESCRIPTION OF REELING PARK SOUTH - PHASE 6

A PARCEL OF LAND LOCATED IN SECTION 16 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

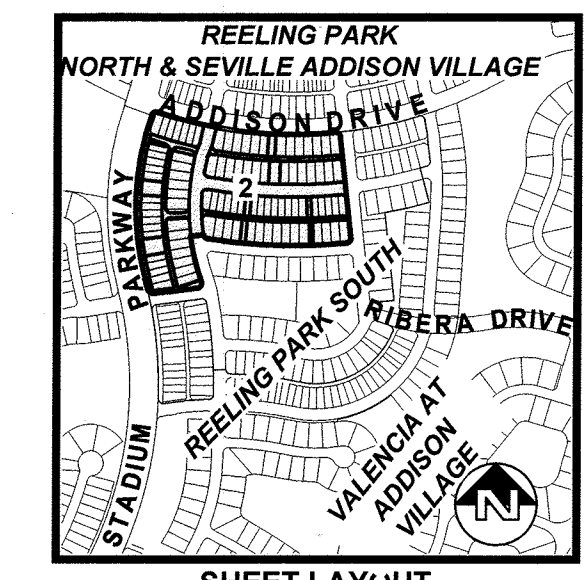
BEGIN AT THE NORTHEAST CORNER OF STADIUM PARKWAY, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO THE PLAT OF ADDISON DRIVE AND STADIUM PARKWAY SOUTH EXTENSION - PHASE 1, AS RECORDED IN PLAT BOOK 64, PAGE 61, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE ARC OF THE CURVED EAST BOUNDARY OF SAID ADDISON DRIVE AND STADIUM PARKWAY SOUTH EXTENSION - PHASE 1, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 1425.00 FEET, A CENTRAL ANGLE OF 10°59'02", A CHORD BEARING OF S06°38'10"W, AND A CHORD LENGTH OF 468.55 FEET), TO THE SOUTHEAST CORNER OF SAID STADIUM PARKWAY, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF STADIUM PARKWAY, ACCORDING TO THE PLAT OF STADIUM PARKWAY SOUTH EXTENSION - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 4, PAGE 66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG THE CURVED EAST BOUNDARY OF SAID STADIUM PARKWAY SOUTH EXTENSION - PHASE 2, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1425.00 FEET, A CENTRAL ANGLE OF 15°44'51", A CHORD BEARING OF S07°19'27"E, AND A CHORD LENGTH OF 390.43 FEET), A DISTANCE OF 391.68 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 2125.00 FEET, A CENTRAL ANGLE OF 1°38'02", A CHORD BEARING OF S14°22'52"E, AND A CHORD LENGTH OF 60.59 FEET), A DISTANCE OF 60.59 FEET TO A POINT OF REVERSE CURVATURE, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF PIVOTAL WAY, ACCORDING TO THE PLAT OF REELING PARK SOUTH - PHASE 4, AS RECORDED IN PLAT BOOK 71, PAGE 63, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE ARC OF THE CURVED NORTH BOUNDARY OF SAID REELING PARK SOUTH - PHASE 4, THE FOLLOWING TEN (10) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°44'14", A CHORD BEARING OF S55°25'58"E, AND A CHORD LENGTH OF 33.37 FEET), A DISTANCE OF 36.54 FEET TO THE END OF SAID CURVE; 2) THENCE N82°41'55"E, A DISTANCE OF 231.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 102°26'34", A CHORD BEARING OF N61°28'39"E, AND A CHORD LENGTH OF 44.70 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 12°07'04", A CHORD BEARING OF N13°41'08"W, AND A CHORD LENGTH OF 242.77 FEET), A DISTANCE OF 243.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 5) THENCE N82°22'24"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 65.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73°09'06", A CHORD BEARING OF S44°12'09"E, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 31.92 FEET TO A POINT OF COMPOUND CURVATURE; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 9) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 10) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 13) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 14) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 15) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 16) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 17) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 18) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 20) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 21) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 22) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 23) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 24) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 25) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 26) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 27) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 28) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 29) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 30) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 31) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 32) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 33) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 34) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 35) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 36) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 37) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 38) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 39) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 40) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 41) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 42) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 43) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 44) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 45) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 46) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 47) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 48) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 49) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 50) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 51) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°74'45", A CHORD BEARING OF S88°10'34"E, AND A CHORD LENGTH OF 724.91 FEET), A DISTANCE OF 726.93 FEET TO A POINT OF COMPOUND CURVATURE; 52) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'38", A CHORD BEARING OF N39°10'45"E, AND A CHORD LENGTH OF 35.51 FEET), A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; 53) THENCE N06°04'04"W, ALONG THE WEST BOUNDARY OF GULLEN DRIVE ACCORDING TO THE PLAT OF SAID REELING PARK SOUTH - PHASE 4, A DISTANCE OF 525.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 54) 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 89°23'30", A CHORD BEARING OF N50°45'49"W, AND A CHORD LENGTH OF 29.79 FEET), A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE; 55) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 14°7

REELING PARK SOUTH-PHASE 6

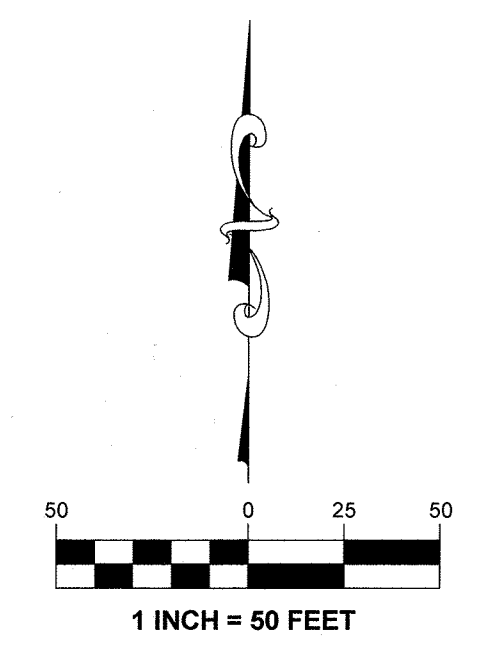
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 2 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

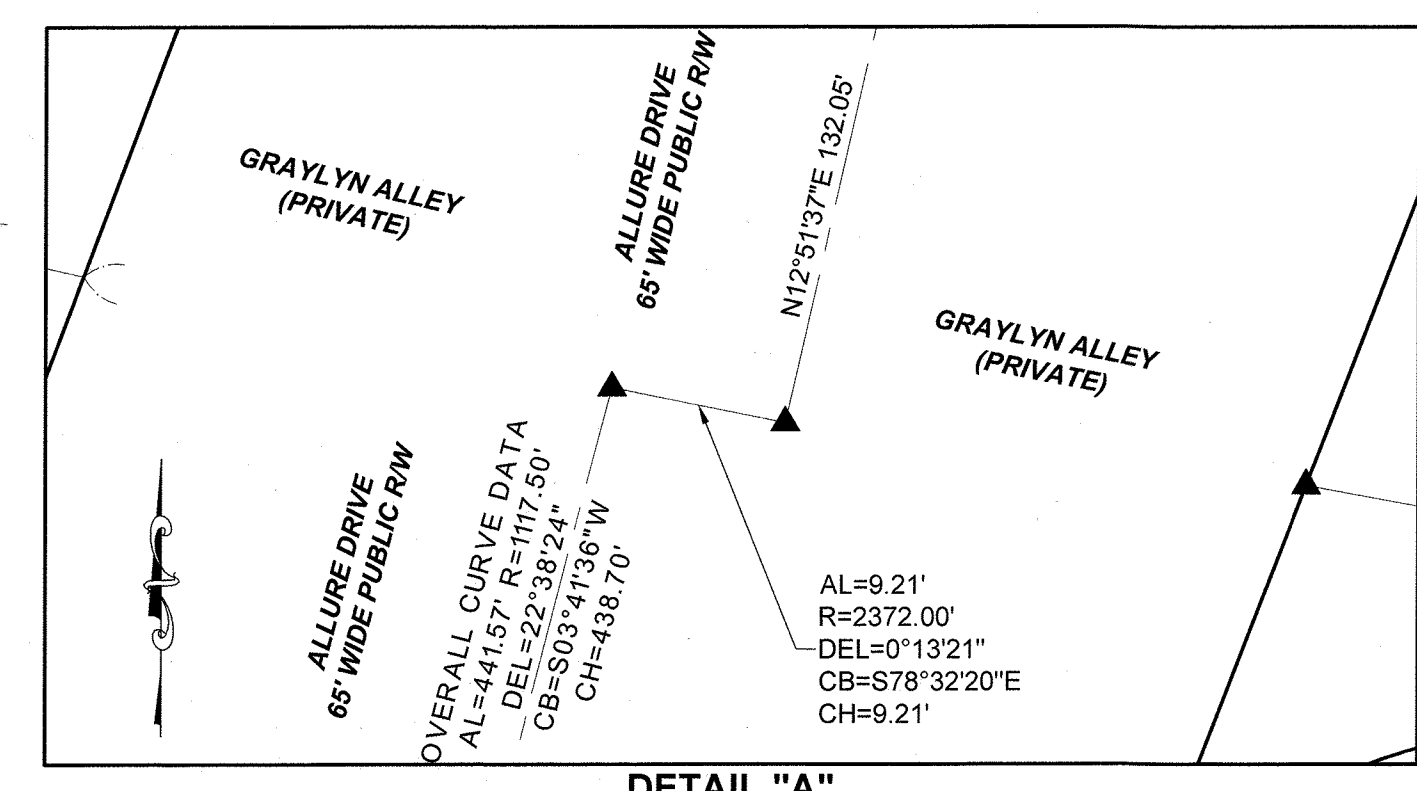
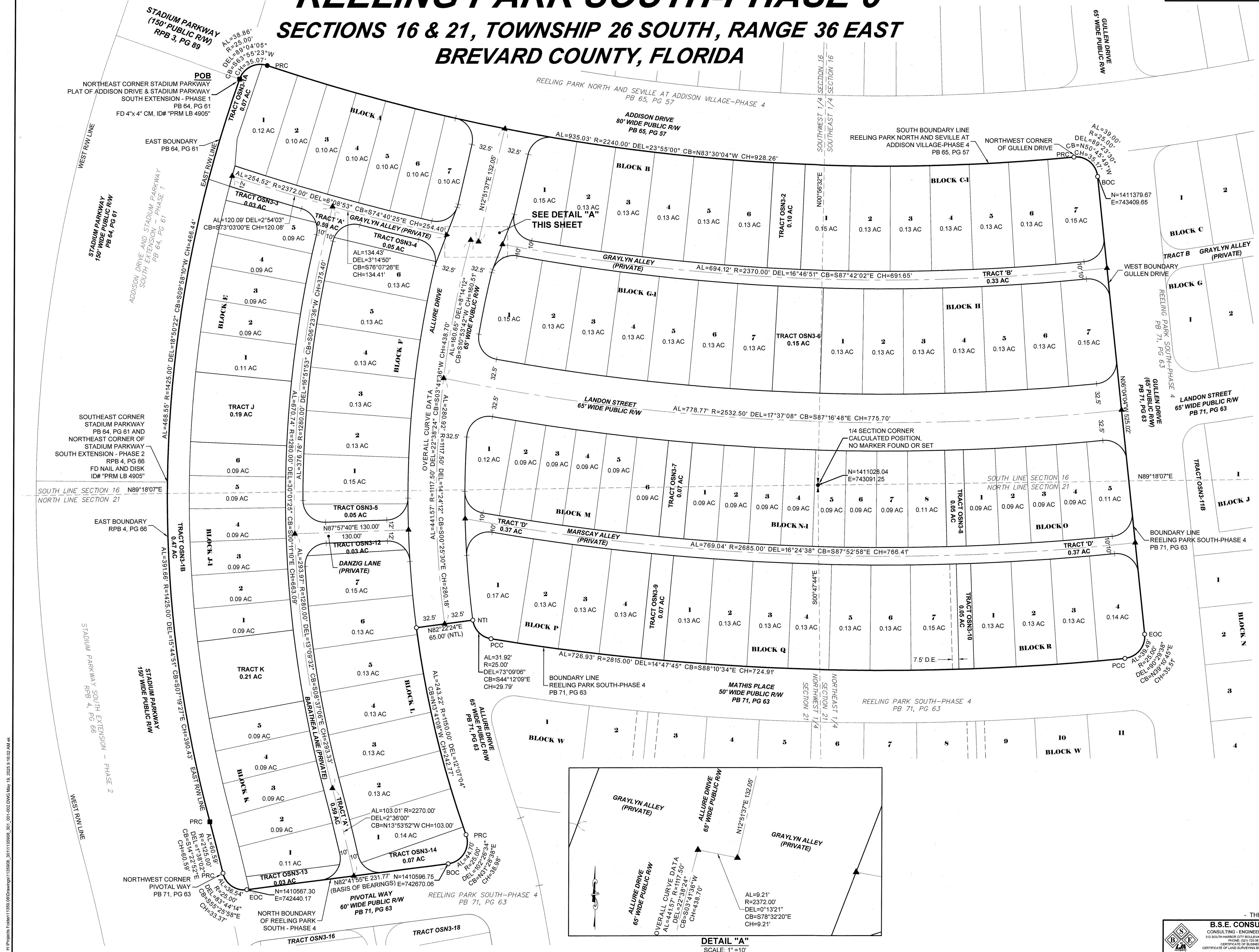


SHEET LAYOUT
N.T.S.



- ABBREVIATIONS**
- MINUTES/FEET
 - SECONDS/INCHES
 - DEGREES
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - DE DRAINAGE EASEMENT (PRIVATE)
 - DEL CENTRAL/DELTA ANGLE
 - EOC END OF CURVE
 - ID# IDENTIFICATION NUMBER
 - LB LICENSED BUSINESS
 - N.T.S. NOT TO SCALE
 - (NR) NOT RADIAL
 - OR/ORB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PG(S) PAGE(S)
 - PCC POINT OF COMPOUND CURVATURE
 - POB POINT OF BEGINNING
 - PRC POINT OF REVERSE CURVATURE
 - FD FIND
 - RPB ROAD PLAT BOOK
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT

- SURVEY SYMBOL LEGEND**
- SET CONCRETE MONUMENT (CM)
W/ DISC STAMPED "PRM LB4905",
UNLESS OTHERWISE NOTED
 - FOUND CONCRETE MONUMENT (CM)
W/ DISC STAMPED "PRM LB4905",
UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD AND CAP,
STAMPED "PRM LB4905",
UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD AND CAP
STAMPED "PRM LB4905",
UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT (PCP);
SET MAG NAIL & DISK STAMPED
"PCP LB4905",
UNLESS OTHERWISE NOTED



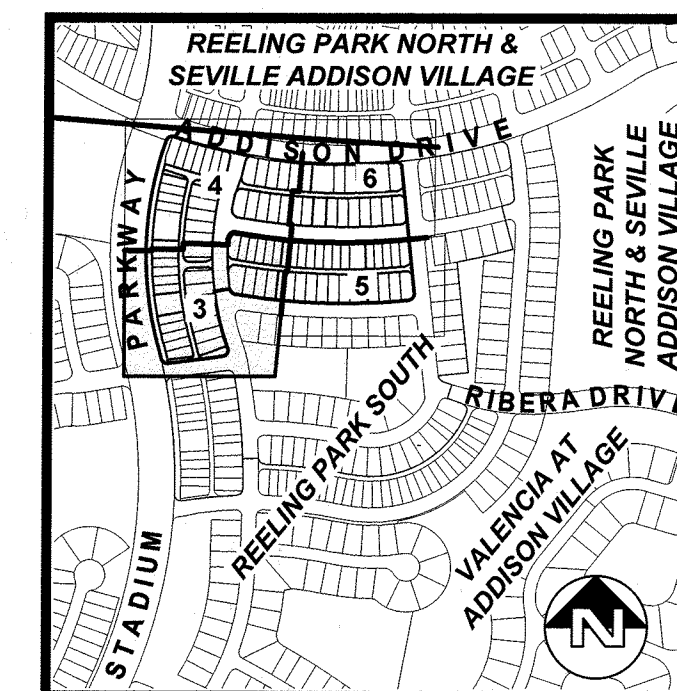
Project: 113508_002.dwg
Drawing: 113508_002.dwg
Date: 5/19/25
Time: 10:00 AM
User: hakeak
Printer: HP DesignJet 5000
Plotter: HP DesignJet 5000
Scale: 1 inch = 50 feet
Sheet: 2 of 7

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 3 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



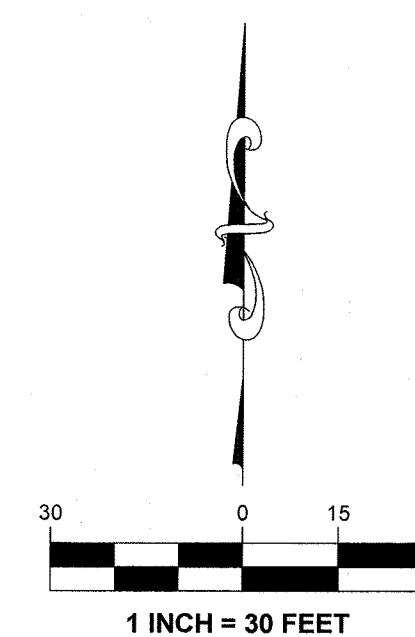
SHEET LAYOUT
N.T.S.

ABBREVIATIONS	
·	MINUTES/FEET
°	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- SET CONCRETE MONUMENT (CM)
- W/ DISC STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- FOUND CONCRETE MONUMENT (CM)
- W/ DISC STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP): SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

SEE SHEET 2 FOR CENTERLINE GEOMETRY DETAIL "A"

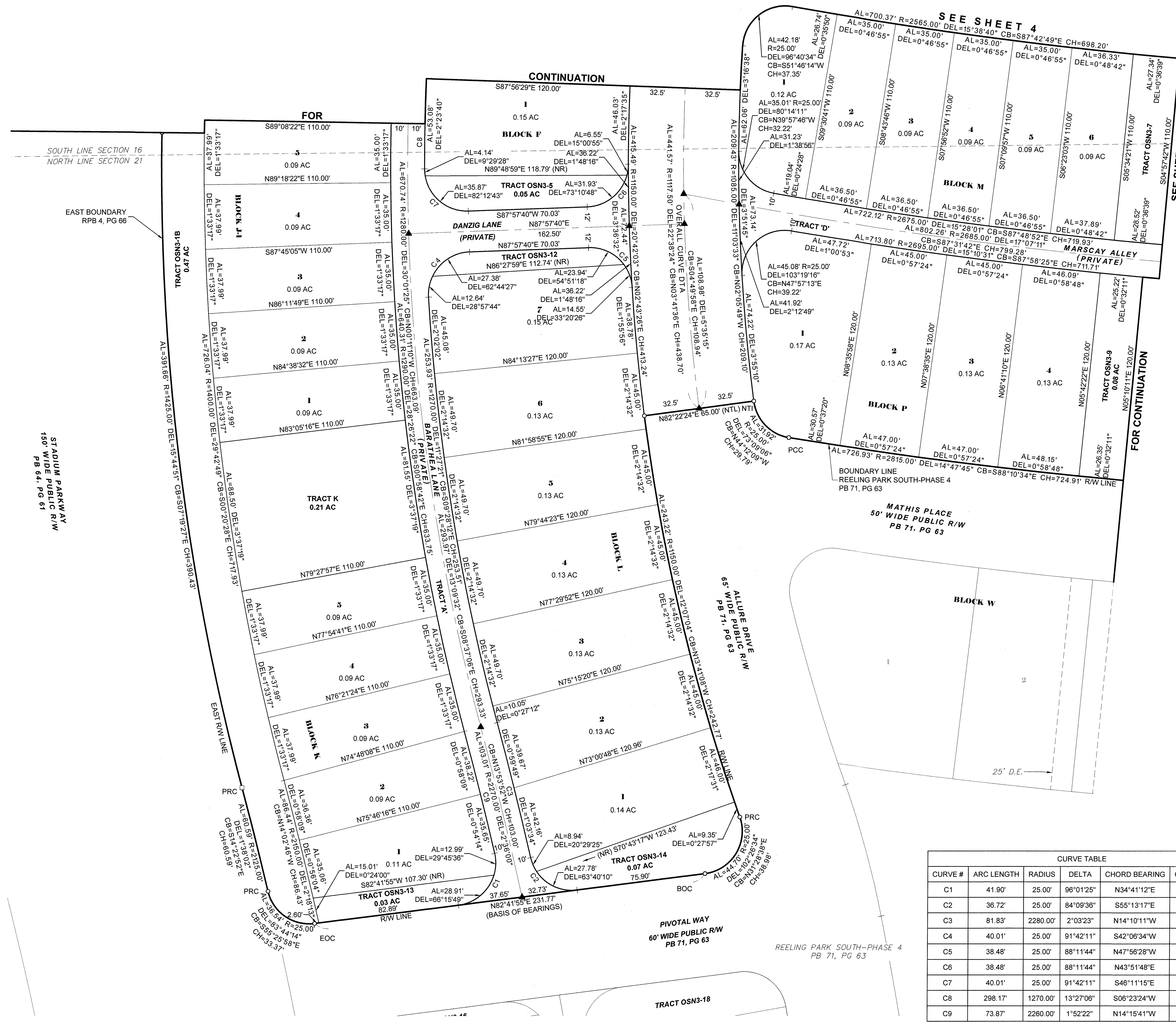


1 INCH = 30 FEET

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
110 SOUTH HARBOR CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 725-8114 FAX: (321) 725-1199
CERTIFICATE OF BUSINESS AUTHORIZATION: 4805
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 180004005

DATE: 5/19/25
DESIGN/DRAWN: HAK/EAK
DRAWING# 1135908_301_003
PROJECT# 11359 08



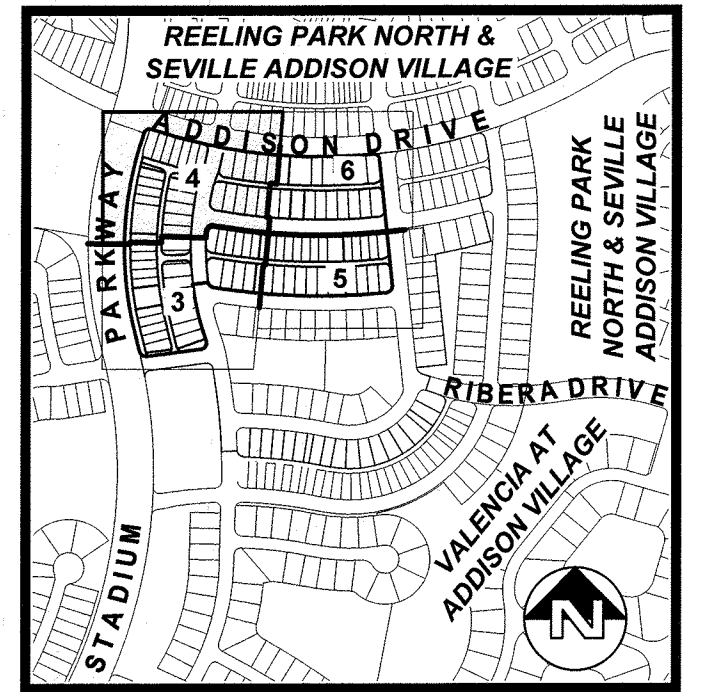
CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	41.90'	25.00'	96°01'25"	N34°41'12"E
C2	36.72'	25.00'	84°09'38"	S55°13'17"E
C3	81.83'	2280.00'	2°03'23"	N14°10'11"W
C4	40.01'	25.00'	91°42'11"	S42°08'34"W
C5	38.48'	25.00'	88°11'44"	N47°56'28"W
C6	38.48'	25.00'	88°11'44"	N43°51'48"E
C7	40.01'	25.00'	91°42'11"	S46°11'15"E
C8	298.17'	1270.00'	13°27'06"	S06°23'24"W
C9	73.87'	2260.00'	1°52'22"	N14°15'41"W

REELING PARK SOUTH-PHASE 6

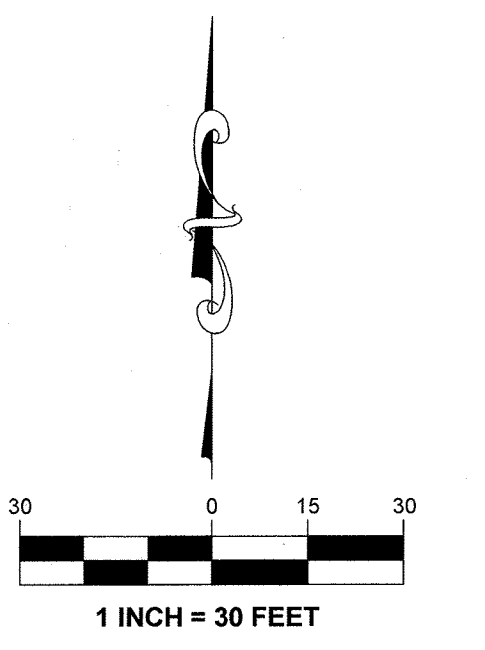
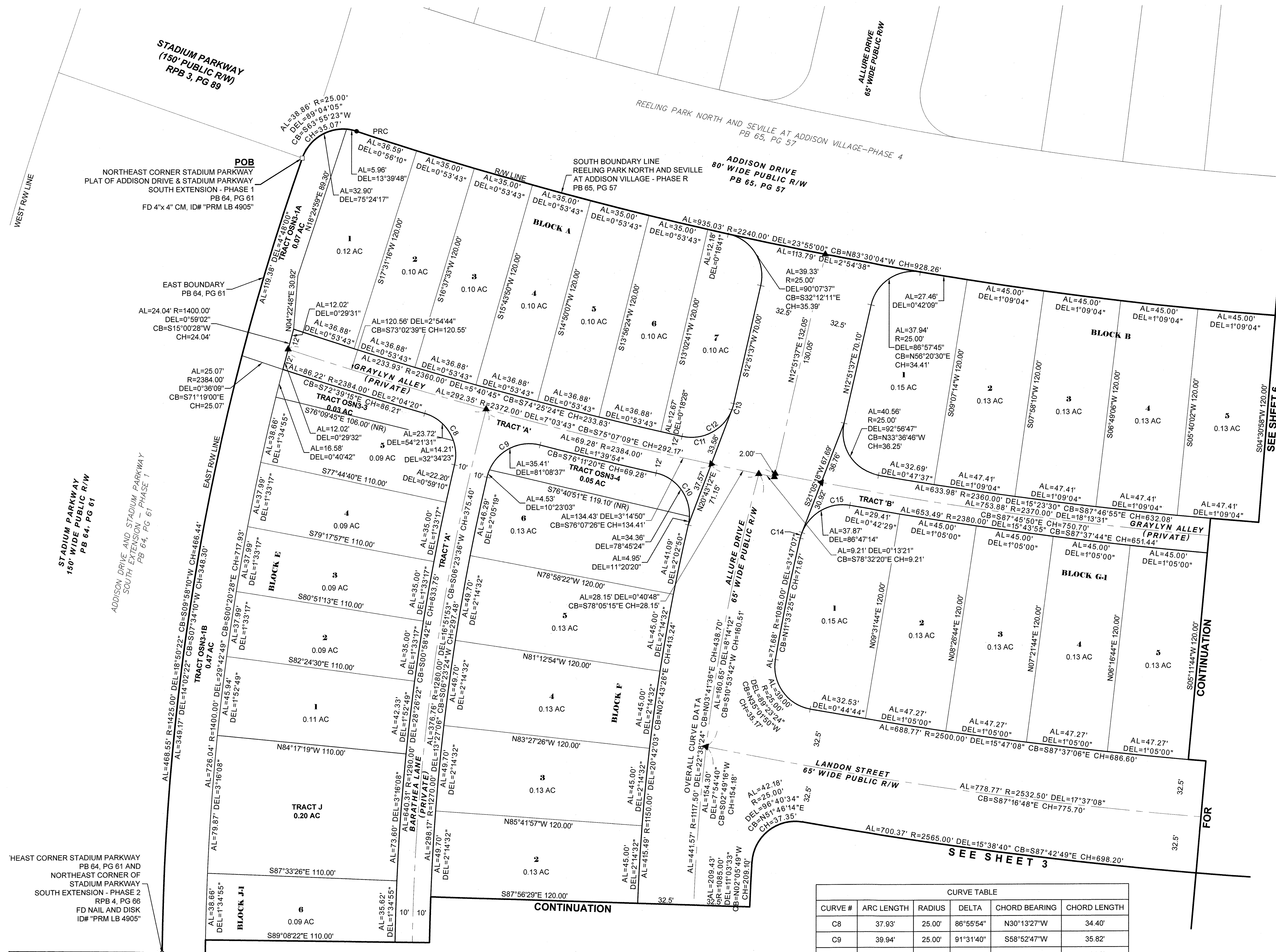
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 4 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



SHEET LAYOUT
N.T.S.



- ABBREVIATIONS**
- MINUTES/FEET
 - SECONDS/INCHES
 - DEGREES
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - DE DRAINAGE EASEMENT (PRIVATE)
 - DEL CENTRAL/DELTA ANGLE
 - EOC END OF CURVE
 - ID# IDENTIFICATION NUMBER
 - LB LICENSED BUSINESS
 - N.T.S. NOT TO SCALE
 - (NR) NOT RADIAL
 - OR/ORB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PG(S) PAGE(S)
 - PCC POINT OF COMPOUND CURVATURE
 - POB POINT OF BEGINNING
 - PRC POINT OF REVERSE CURVATURE
 - FD FIND
 - RPB ROAD PLAT BOOK
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT

- SURVEY SYMBOL LEGEND**
- SET CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
 - FOUND CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT (PCP); SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

SEE SHEET 2 FOR CENTERLINE GEOMETRY DETAIL "A"

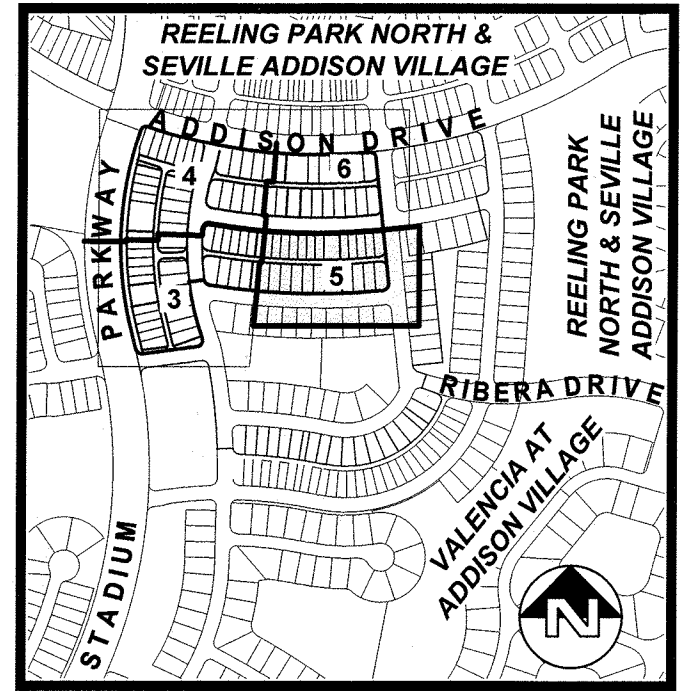
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	37.93'	25.00'	86°55'54"	N30°13'27"W	34.40'
C9	39.94'	25.00'	91°31'40"	S58°52'47"W	35.82'
C10	34.36'	25.00'	78°45'24"	N37°38'35"W	31.72'
C11	35.60'	25.00'	81°34'45"	S61°56'51"W	32.66'
C12	39.22'	25.00'	89°52'37"	N57°47'55"E	35.32'
C13	3.62'	25.00'	8°17'52"	N17°00'33"E	3.62'
C14	3.33'	25.00'	7°38'19"	S17°16'08"W	3.33'
C15	34.54'	25.00'	79°08'55"	S60°39'46"W	31.85'

REELING PARK SOUTH-PHASE 6

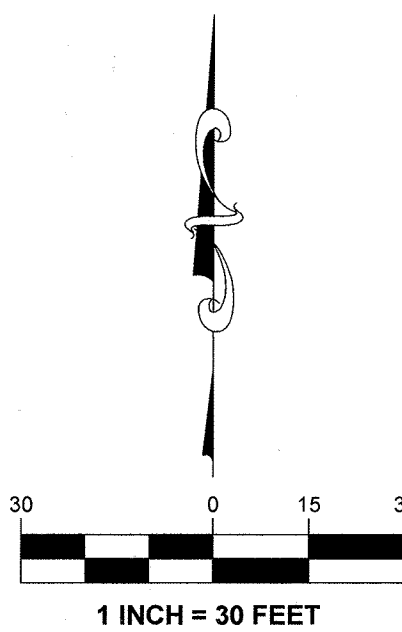
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK ___, PAGE ___
SHEET 5 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



SHEET LAYOUT
N.T.S.

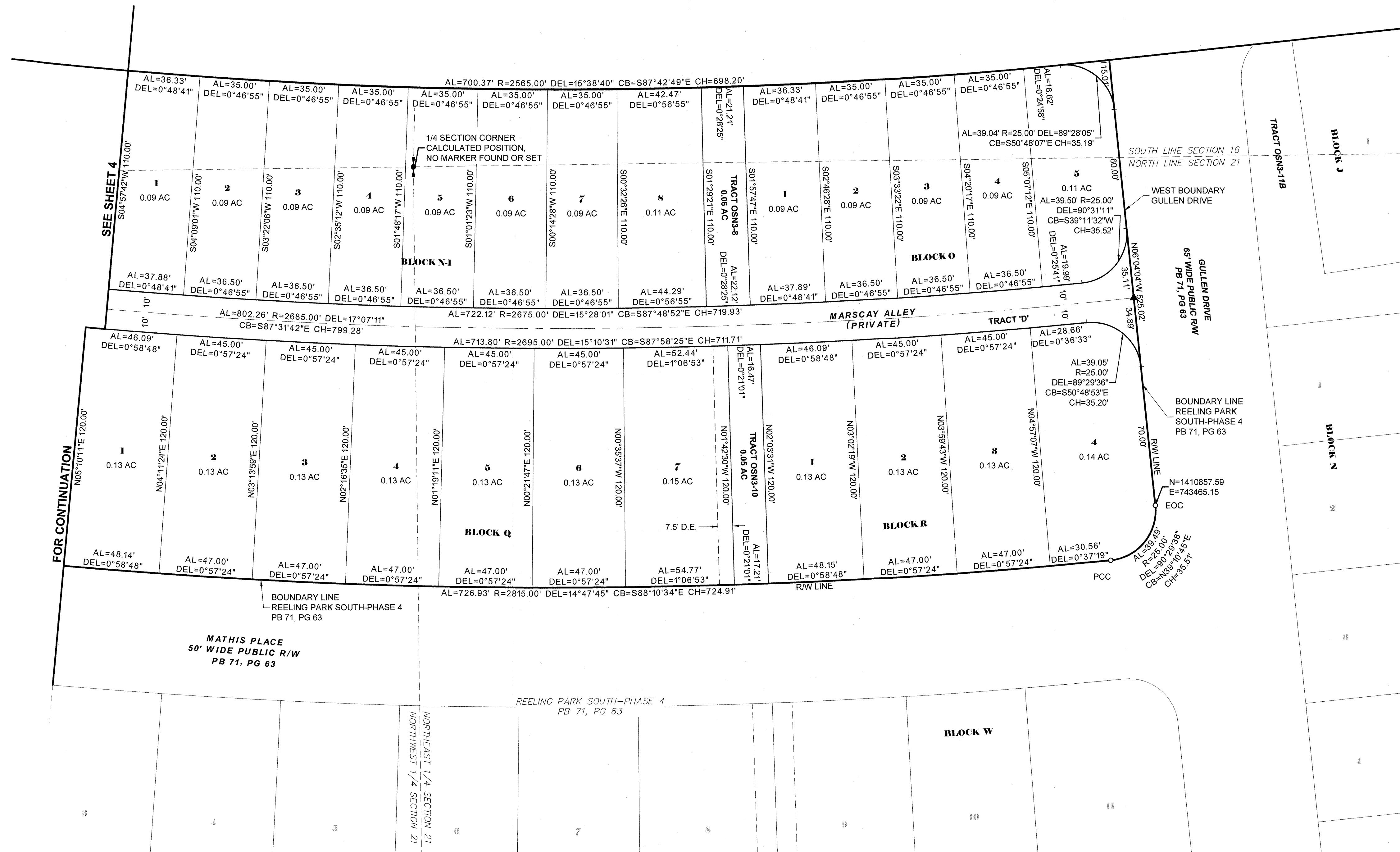


ABBREVIATIONS	
'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- SET CONCRETE MONUMENT (CM)
W/ DISC STAMPED "PRM LB4905",
UNLESS OTHERWISE NOTED
- FOUND CONCRETE MONUMENT (CM)
W/ DISC STAMPED "PRM LB4905",
UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP,
STAMPED "PRM LB4905",
UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND CAP
STAMPED "PRM LB4905",
UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP):
SET MAG NAIL & DISK STAMPED
"PCP LB4905",
UNLESS OTHERWISE NOTED

SEE SHEET 2 FOR CENTERLINE
GEOMETRY DETAIL "A"

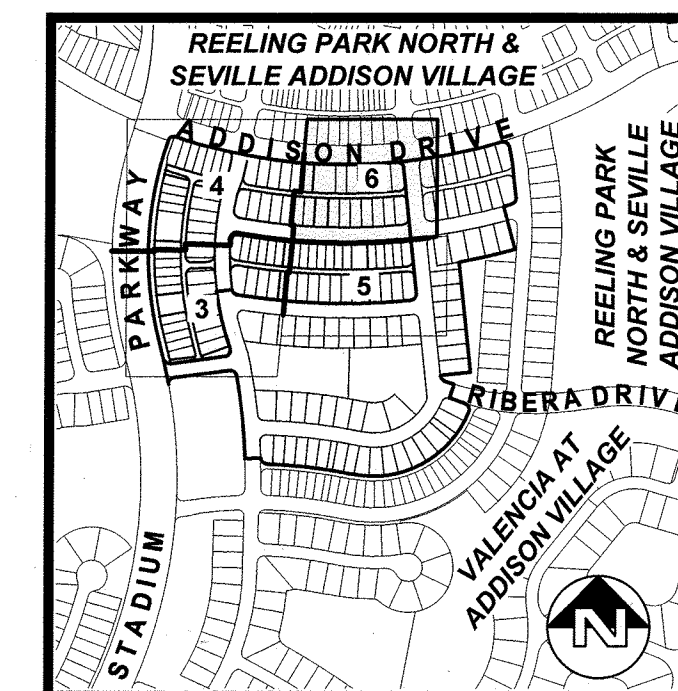


REELING PARK SOUTH-PHASE 6

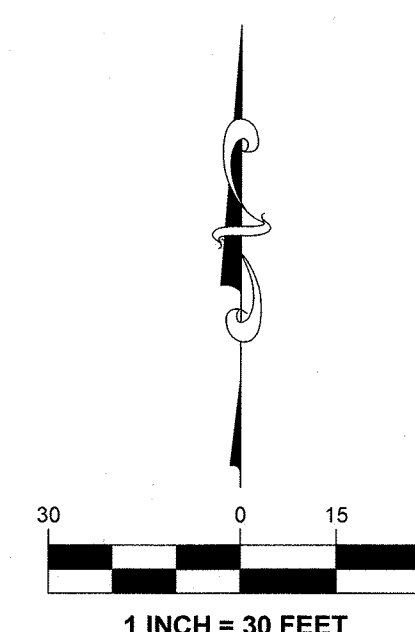
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 6 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



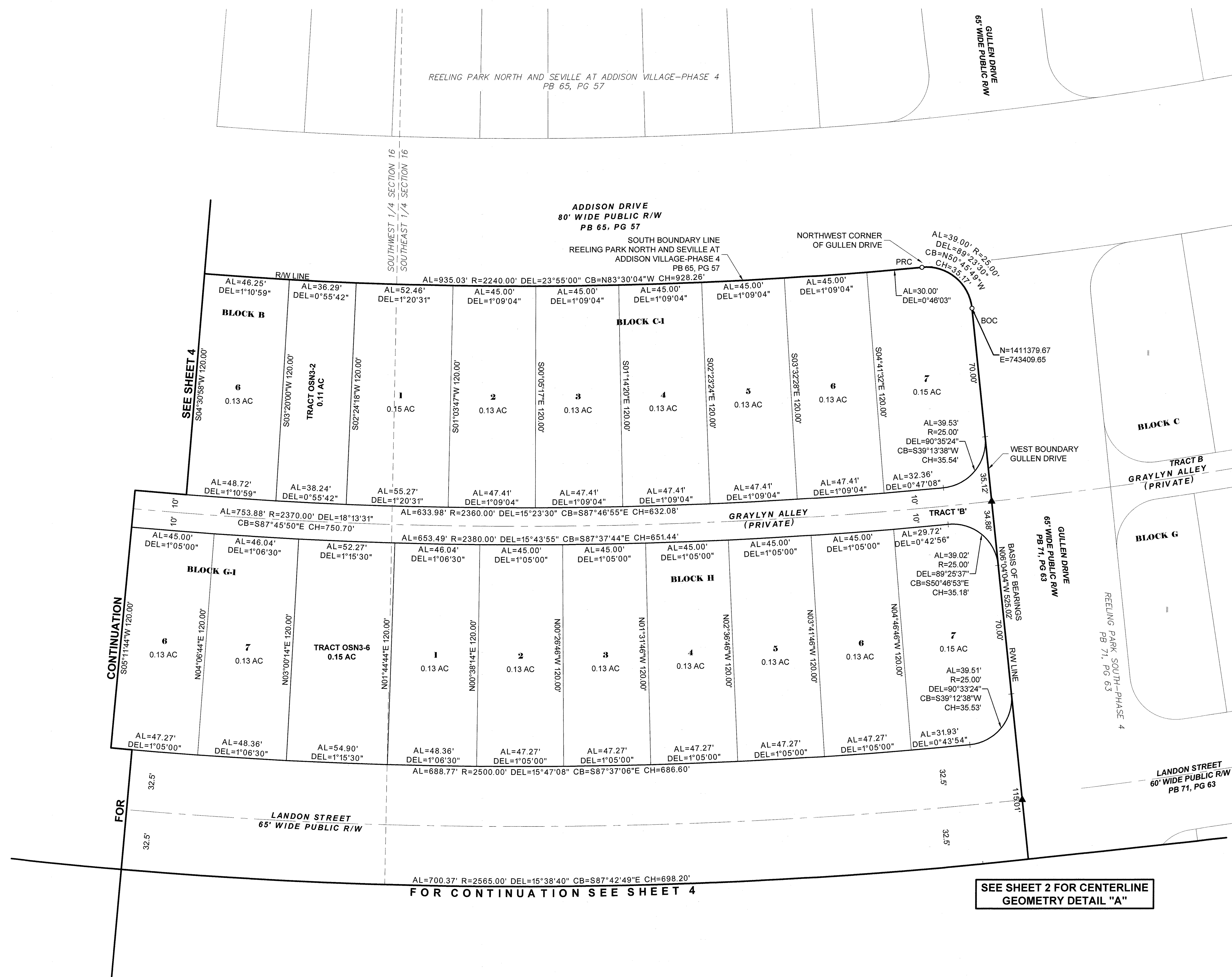
SHEET LAYOUT
N.T.S.



ABBREVIATIONS	
'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

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

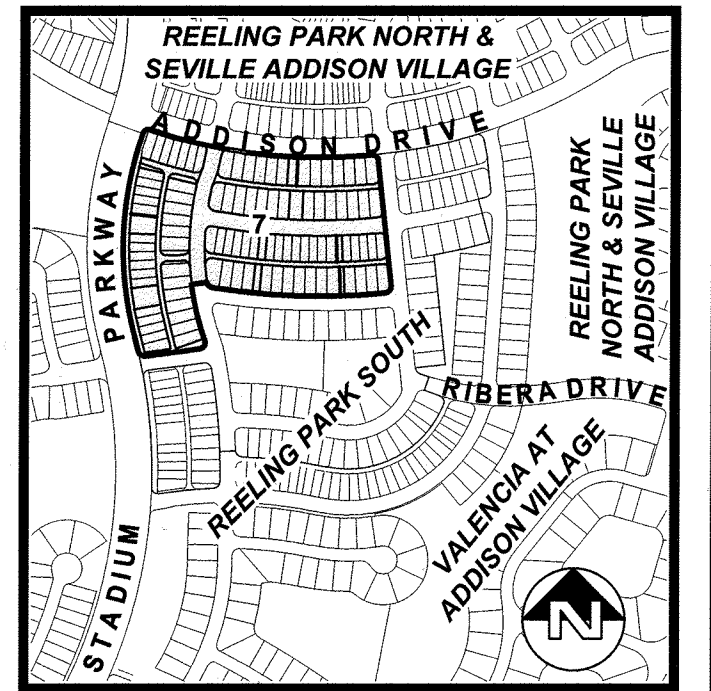


REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

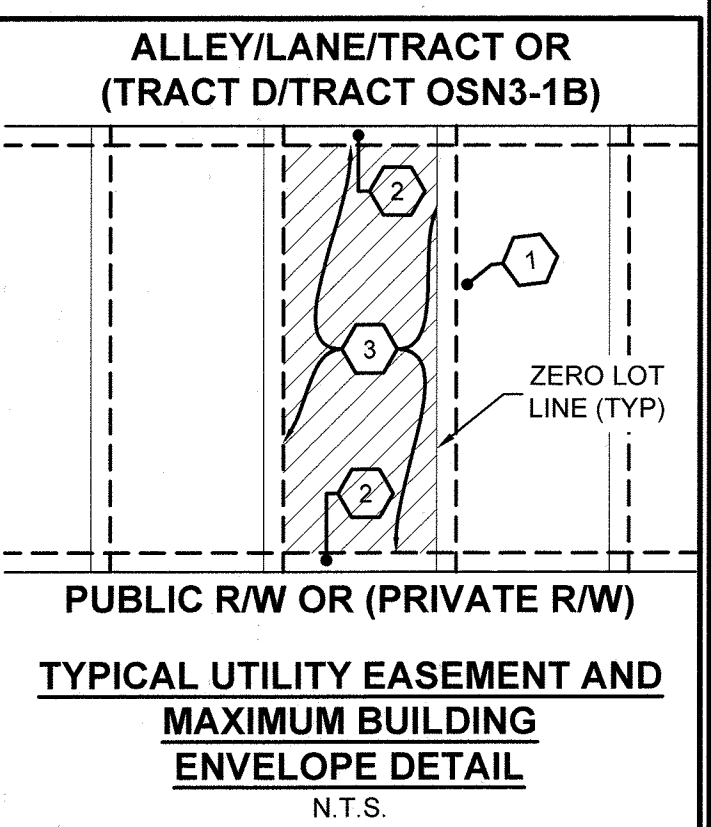
BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 7 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



SHEET LAYOUT
N.T.S.

ABBREVIATIONS	
MINUTES/FEET	
SECONDS/INCHES	
DEGREES	
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT



KEY NOTES

- 5' PRIVATE EASEMENT FOR ROOF OVERHANG, DRAINAGE AND OTHER ENCROACHMENTS; SEE PLAT NOTE 9, SHEET 1, (TYPICAL)
- 5' PUBLIC UTILITY EASEMENT; SEE PLAT NOTE 8, SHEET 1, (TYPICAL)
- MAXIMUM BUILDING ENVELOPE (SEE DETAIL ABOVE)



SURVEY SYMBOL LEGEND

- SET CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- FOUND CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED

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

THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 400, VERO BEACH, FL 33491
PHONE: (888) 735-3474 FAX: (888) 735-1188
CERTIFICATE OF BUSINESS AUTHORIZATION: 4495
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000495

DATE: 5/19/25
DESIGN/DRAWN: HAK/EAK
DRAWING#: 1135908_301_007
PROJECT#: 11359_08

SEE SHEET 2 FOR CENTERLINE GEOMETRY DETAIL "A"