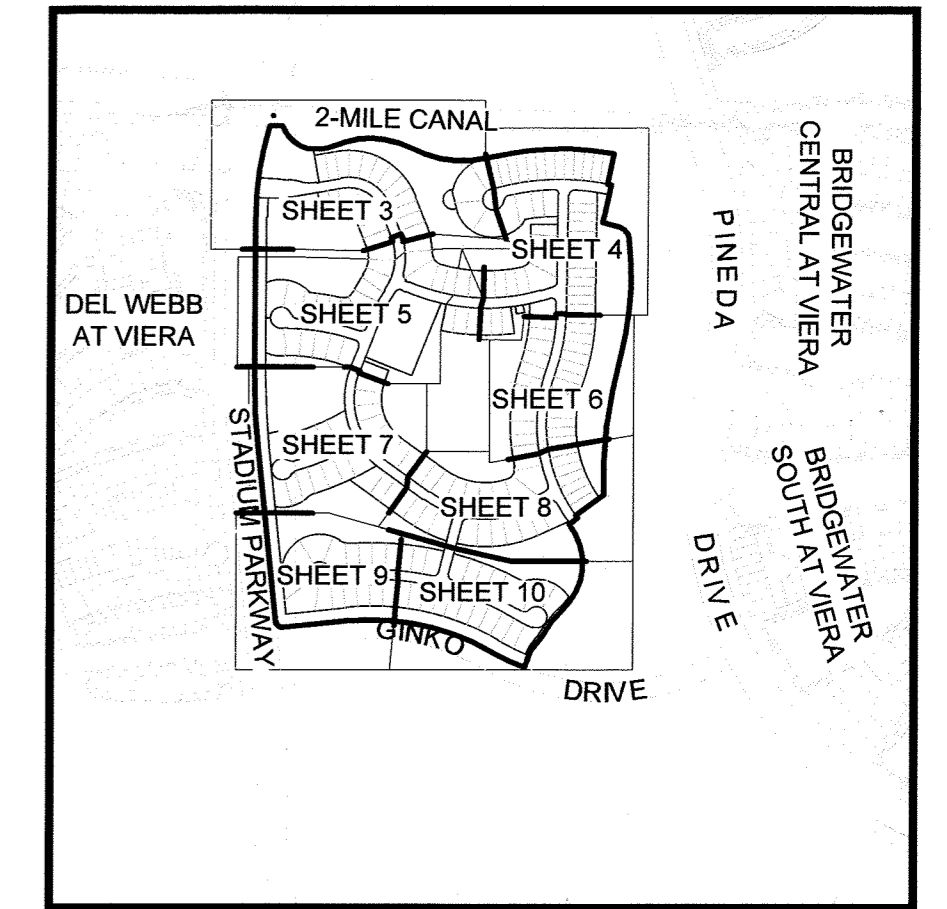




# CROSSMOLINA-PHASE 1

## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



#### SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED

#### SHEET LAYOUT

NTS

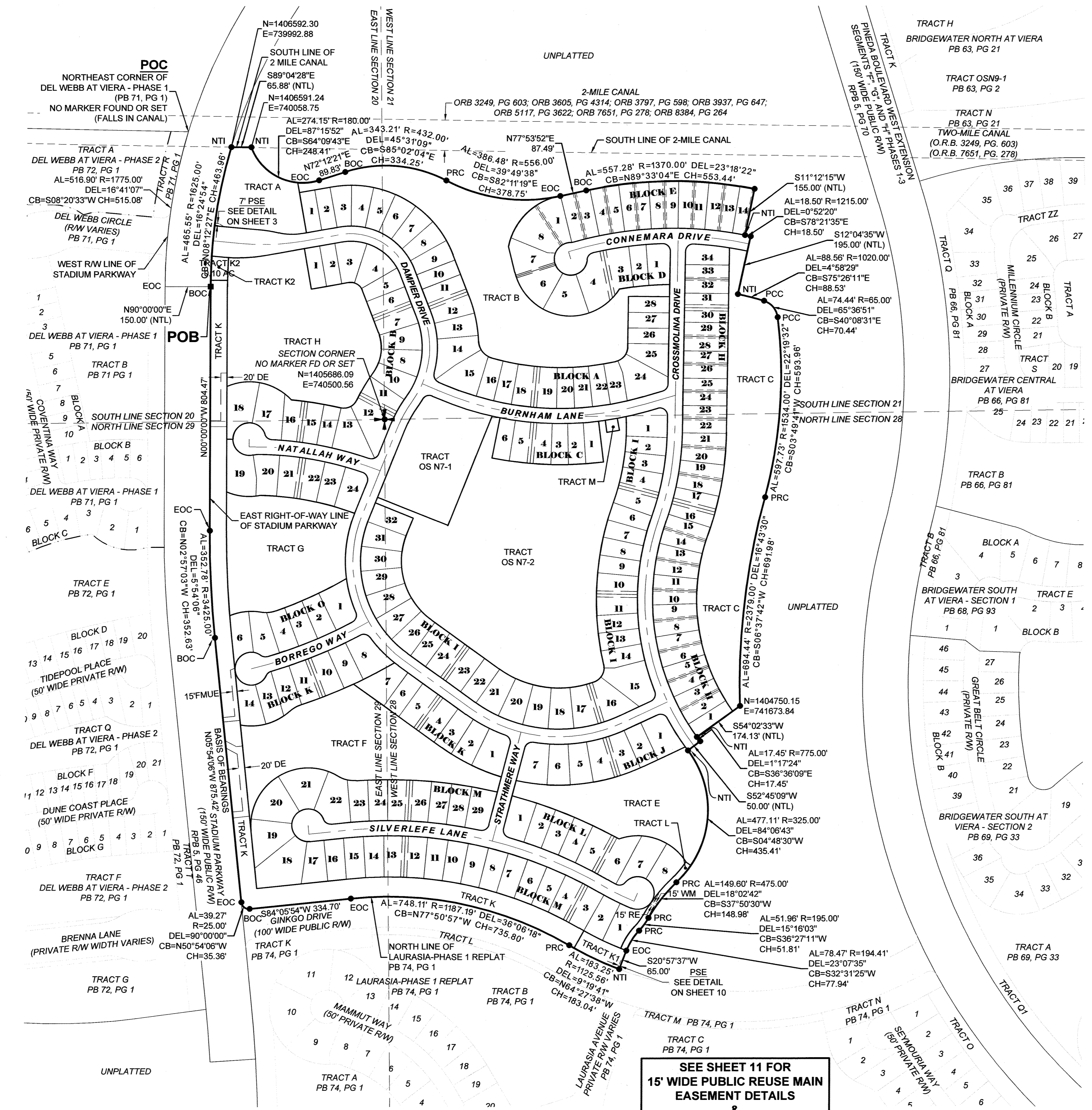
TRACT AREA SUMMARY			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
BLOCK D LOT 8	0.32	FUTURE DEVELOPMENT (TWO RESIDENTIAL LOTS)	THE VIERA COMPANY
OS N7-1	2.14	OPEN SPACE, SHARED USE TRAIL, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
OS N7-2	9.41	OPEN SPACE AND VSD DRAINAGE SYSTEM FACILITIES	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT A	1.34	VSD DRAINAGE SYSTEM, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT B	4.95	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT C	4.80	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT E	2.63	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT F	3.69	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT G	3.10	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT H	4.58	VSD DRAINAGE SYSTEM, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT K	4.25	LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
TRACT K1	0.24	ENTRY FEATURES, LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT K2	0.10	ENTRY FEATURES, LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT L	0.16	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.
TRACT M	0.04	LIFT STATION	BREVARD COUNTY

#### ABBREVIATIONS

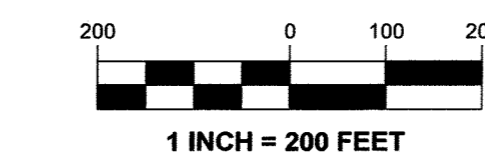
- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION

#### ABBREVIATIONS

- 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
- PDE PUBLIC DRAINAGE EASEMENT
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PSE PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RE REUSE EASEMENT (PUBLIC)
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT
- WM WATER MAIN EASEMENT (PUBLIC)



SEE SHEET 11 FOR  
15' WIDE PUBLIC REUSE MAIN  
EASEMENT DETAILS  
&  
15' WIDE PUBLIC WATER MAIN  
EASEMENT DETAILS

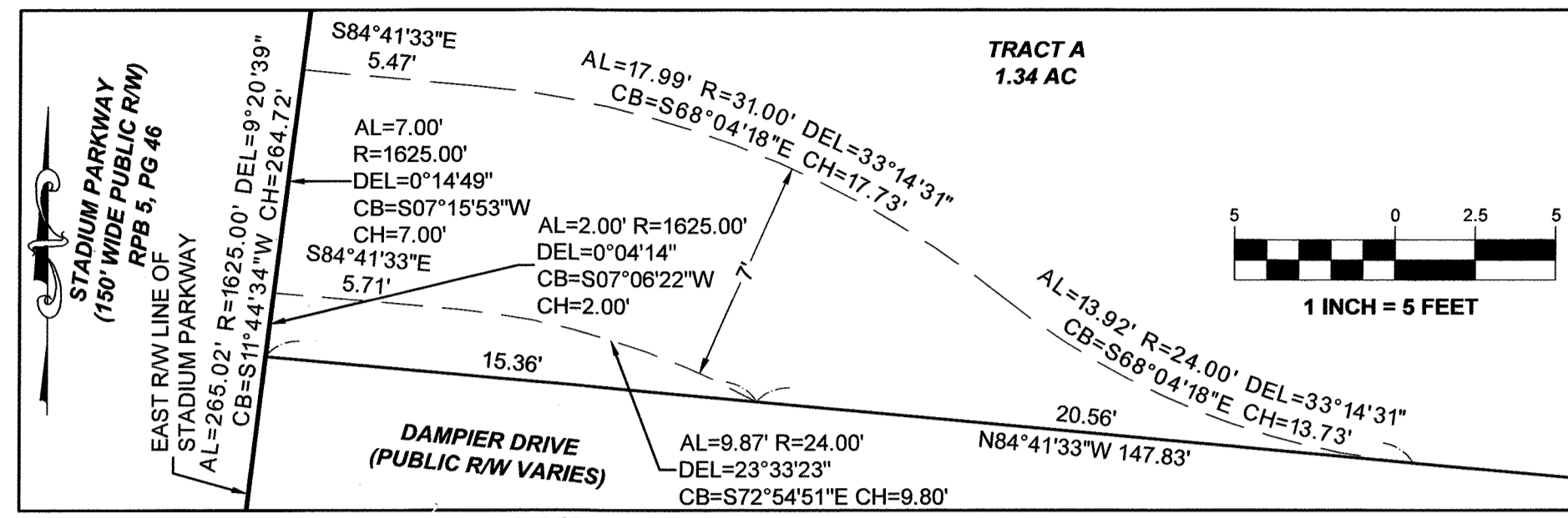
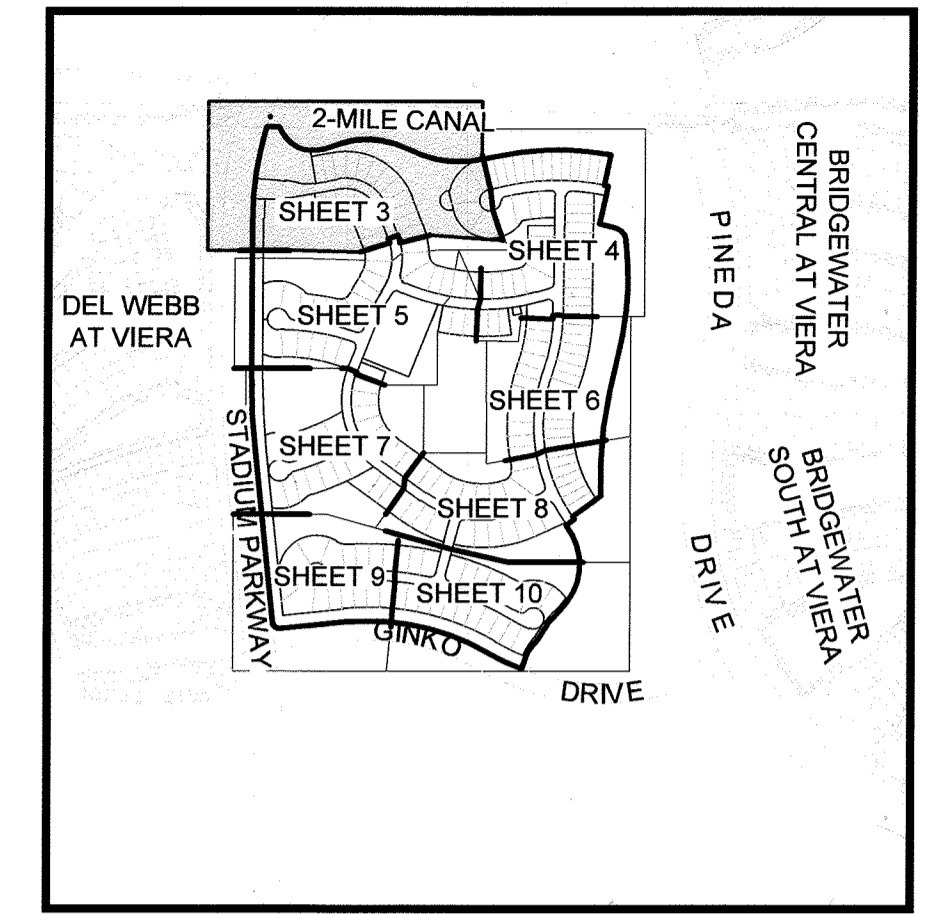


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# CROSSMOLINA-PHASE 1

## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



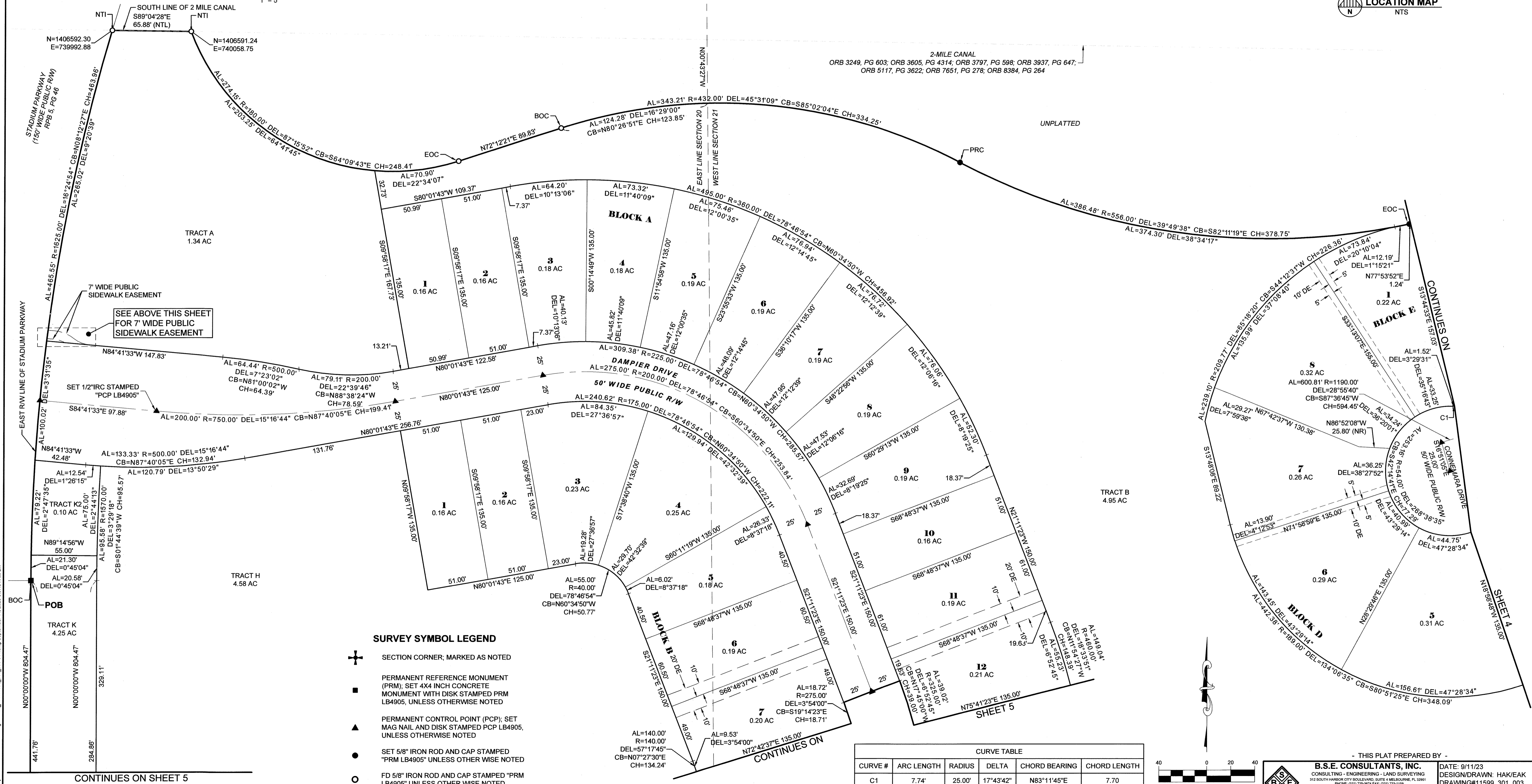
- ABBREVIATIONS**
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  - \" SECONDS/INCHES
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  - BOC BEGINNING OF CURVE
  - CB CHORD BEARING
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  - CM CONCRETE MONUMENT
  - DE PRIVATE DRAINAGE EASEMENT
  - DEL CENTRAL/Delta ANGLE

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- E EAST
  - EOC END OF CURVE
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  - FBRL FRONT BUILDING RESTRICTION LINE
  - FD FOUND
  - FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)
  - FT FOOT/FEET
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  - PKD PARKER-KALEN NAIL AND DISK
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING

- ABBREVIATIONS**
- POC POINT OF COMMENCEMENT
  - PRC POINT OF REVERSE CURVATURE
  - PSE PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R RADIUS
  - RE REUSE EASEMENT (PUBLIC)
  - R/W RIGHT-OF-WAY
  - TYP TYPICAL
  - VSD VIERA STEWARDSHIP DISTRICT
  - WM WATER MAIN EASEMENT (PUBLIC)

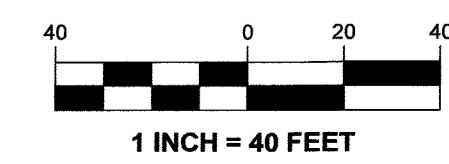
**7' WIDE PUBLIC SIDEWALK EASEMENT**



**SURVEY SYMBOL LEGEND**

- ⊕ SECTION CORNER, MARKED AS NOTED
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- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8\"/>

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	7.74'	25.00'	17°43'42\"/>	



- THIS PLAT PREPARED BY -  
**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH WINDY CITY BOULEVARD, SUITE 100 MEDICAL CENTER  
PH: (321) 725-9214 FAX: (321) 725-1159  
CERTIFICATE OF BUSINESS AUTHORIZATION #005  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #0004800

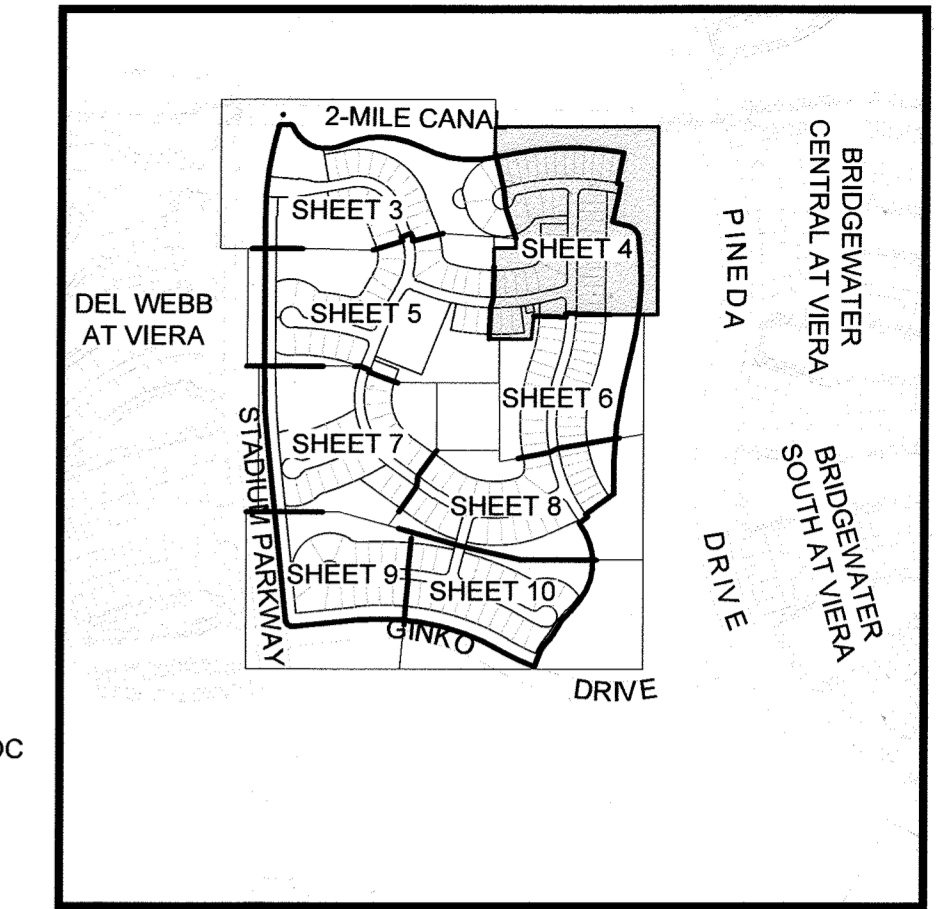
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DESIGN/DRAWN: HAK/EAK  
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PROJECT# 11599

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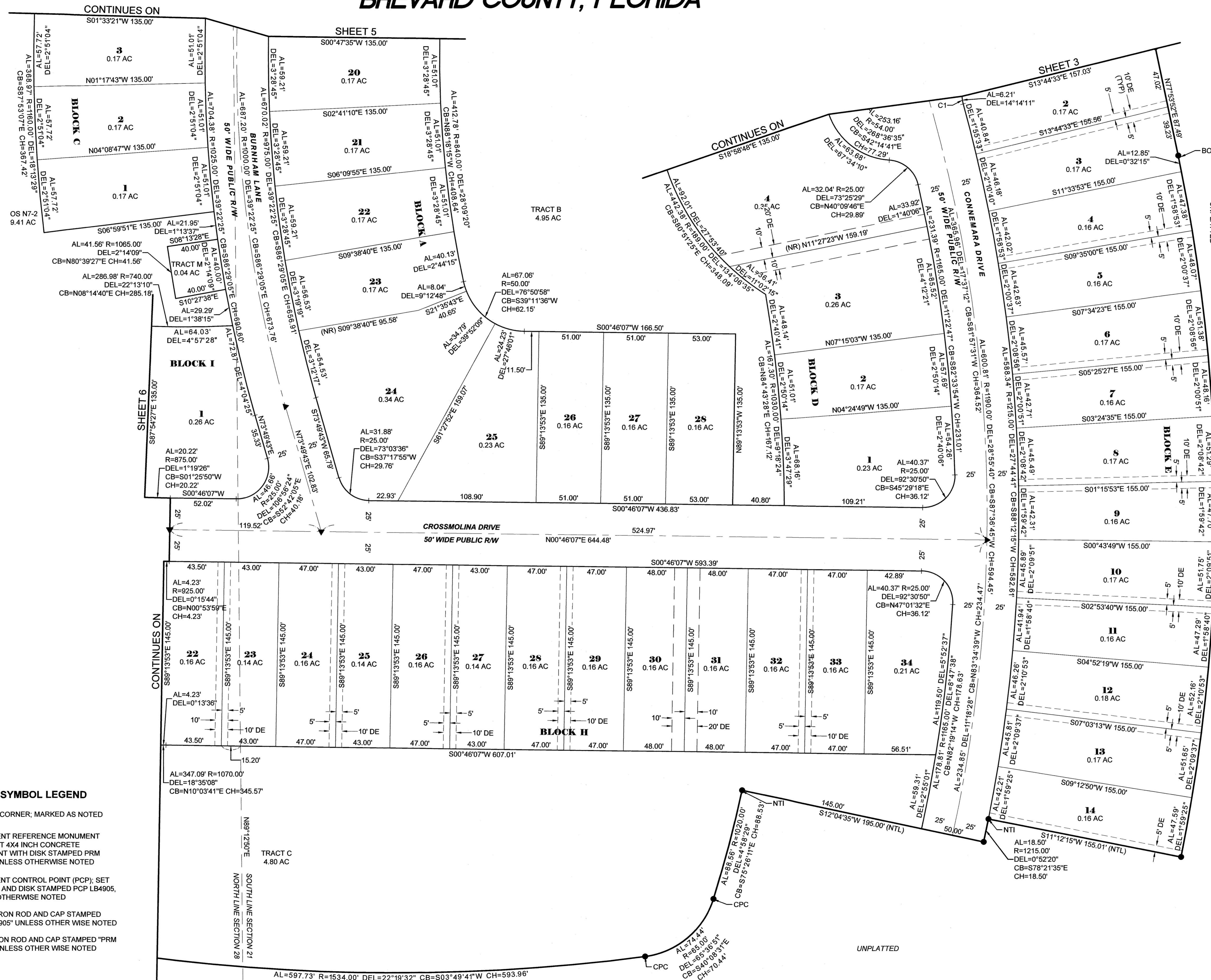
# CROSSMOLINA-PHASE 1

## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



- ABBREVIATIONS**
- ' MINUTES/FEET
  - " SECONDS/INCHES
  - ° DEGREES
  - AC ACRES
  - AL ARC LENGTH
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  - R RADIUS
  - RE REUSE EASEMENT (PUBLIC)
  - R/W RIGHT-OF-WAY
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  - VSD VIERA STEWARDSHIP DISTRICT
  - WM WATER MAIN EASEMENT (PUBLIC)



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- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED

CURVE TABLE

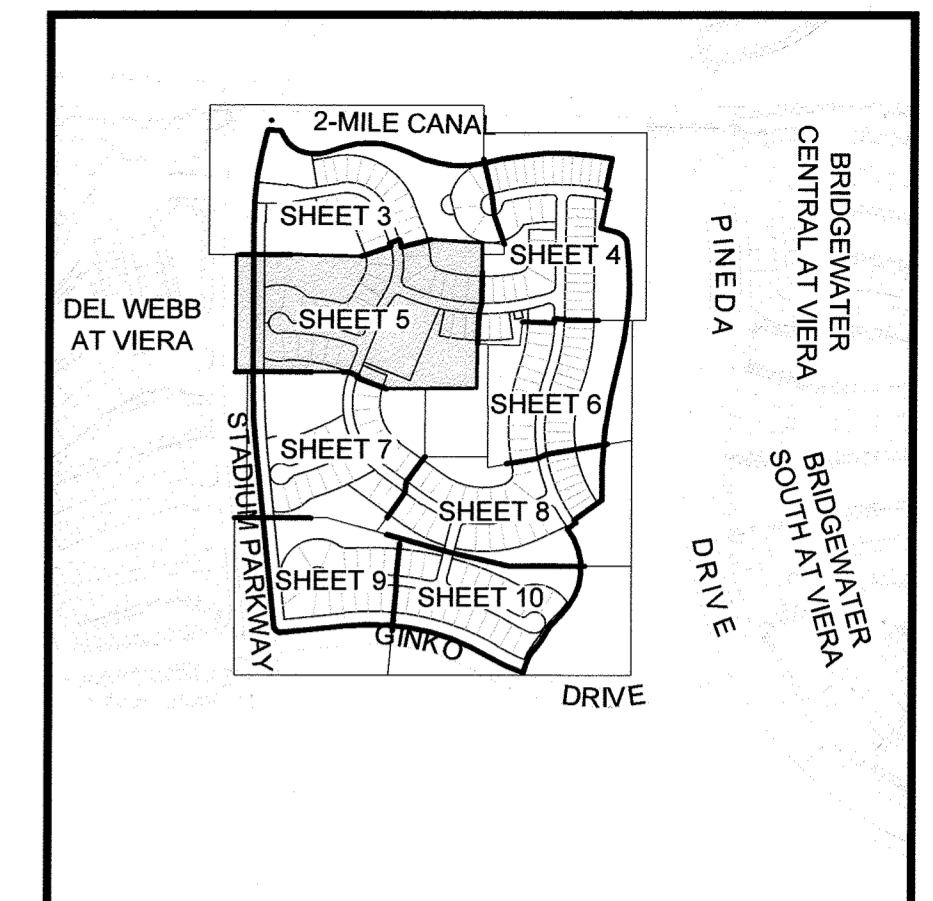
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	7.74'	25.00'	17°43'42"	N83°11'45"E	7.70

Project: 11559-Drawing: 11559\_00111559\_001.dwg September 11, 2023 9:07:54 AM BK

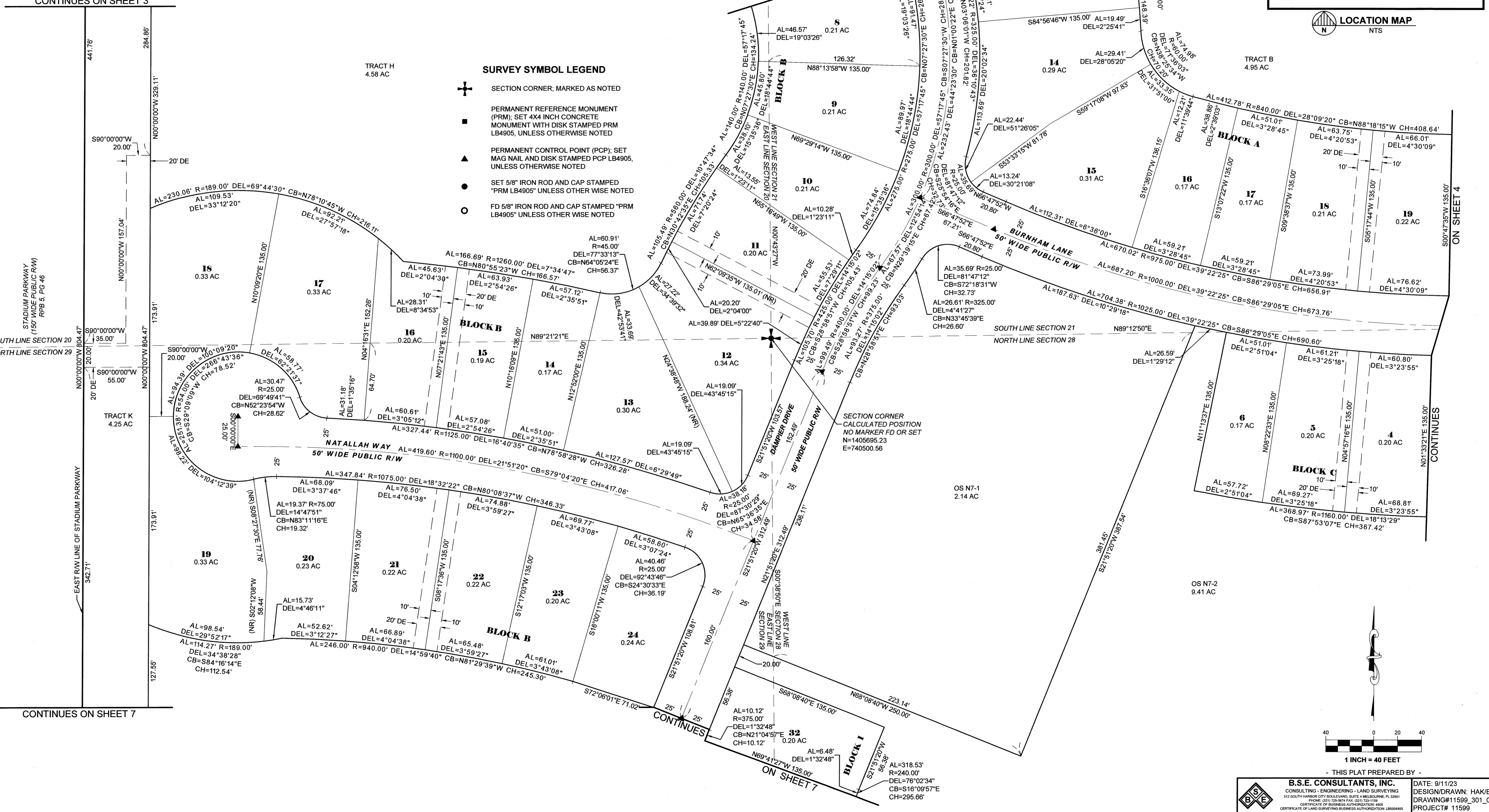
# CROSSMOLINA-PHASE 1

## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



<p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>* MINUTES/FEET</li> <li>** SECONDS/INCHES</li> <li>* DEGREES</li> <li>AC ACRES</li> <li>AL ARC LENGTH</li> <li>BOC BEGINNING OF CURVE</li> <li>CB CHORD BEARING</li> <li>CH CHORD LENGTH</li> <li>CM CONCRETE MONUMENT</li> <li>DE PRIVATE DRAINAGE EASEMENT</li> <li>DEL CENTRAL/Delta ANGLE</li> </ul>	<p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>E EAST</li> <li>EOC END OF CURVE</li> <li>EX EXISTING</li> <li>FBRL FRONT BUILDING RESTRICTION LINE</li> <li>FD FOUND</li> <li>FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)</li> <li>FT FOOT/FEET</li> <li>N NORTH</li> <li>NR NON-RADIAL</li> <li>NTS NOT TO SCALE</li> <li>NTI NON-TANGENT INTERSECTION</li> </ul>	<p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>NTL NON-TANGENT LINE</li> <li>OR/ORB OFFICIAL RECORDS BOOK</li> <li>PB PLAT BOOK</li> <li>PCC POINT OF COMPOUND CURVATURE</li> <li>PCP PERMANENT CONTROL POINT</li> <li>PCT PREFERRED COVER TYPE</li> <li>PDE PUBLIC DRAINAGE EASEMENT</li> <li>PKD PARKER-KALEN NAIL AND DISK</li> <li>PG(S) PAGE(S)</li> <li>POB POINT OF BEGINNING</li> </ul>	<p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>POC POINT OF COMMENCEMENT</li> <li>PRC POINT OF REVERSE CURVATURE</li> <li>PSE PUBLIC SIDEWALK EASEMENT</li> <li>P.U.D. PLANNED UNIT DEVELOPMENT</li> <li>P.U.E. PUBLIC UTILITY EASEMENT</li> <li>R RADIUS</li> <li>RE REUSE EASEMENT (PUBLIC)</li> <li>R/W RIGHT-OF-WAY</li> <li>TYP TYPICAL</li> <li>VSD VIERA STEWARDSHIP DISTRICT</li> <li>WM WATER MAIN EASEMENT (PUBLIC)</li> </ul>
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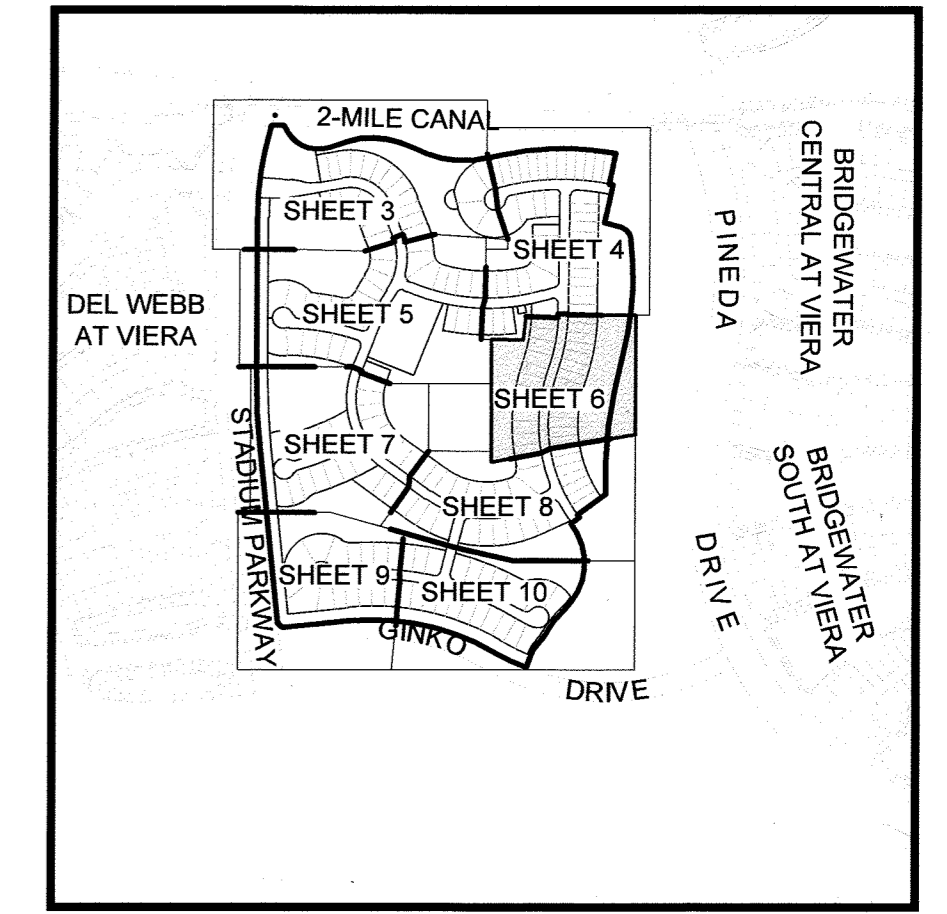


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# CROSSMOLINA-PHASE 1

## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



LOCATION MAP  
 NTS

#### SURVEY SYMBOL LEGEND

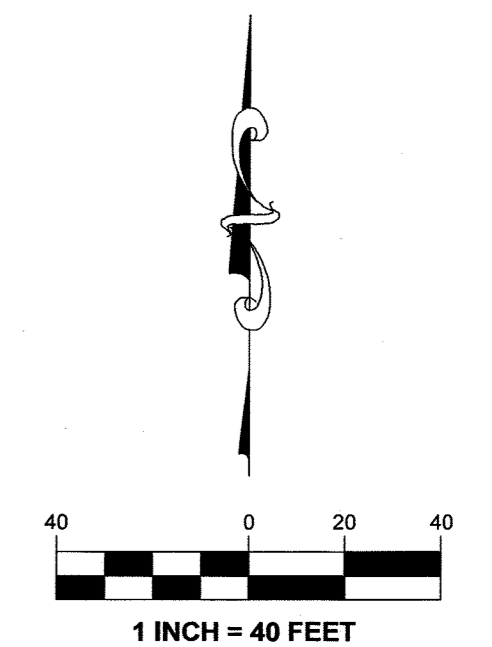
- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
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#### ABBREVIATIONS

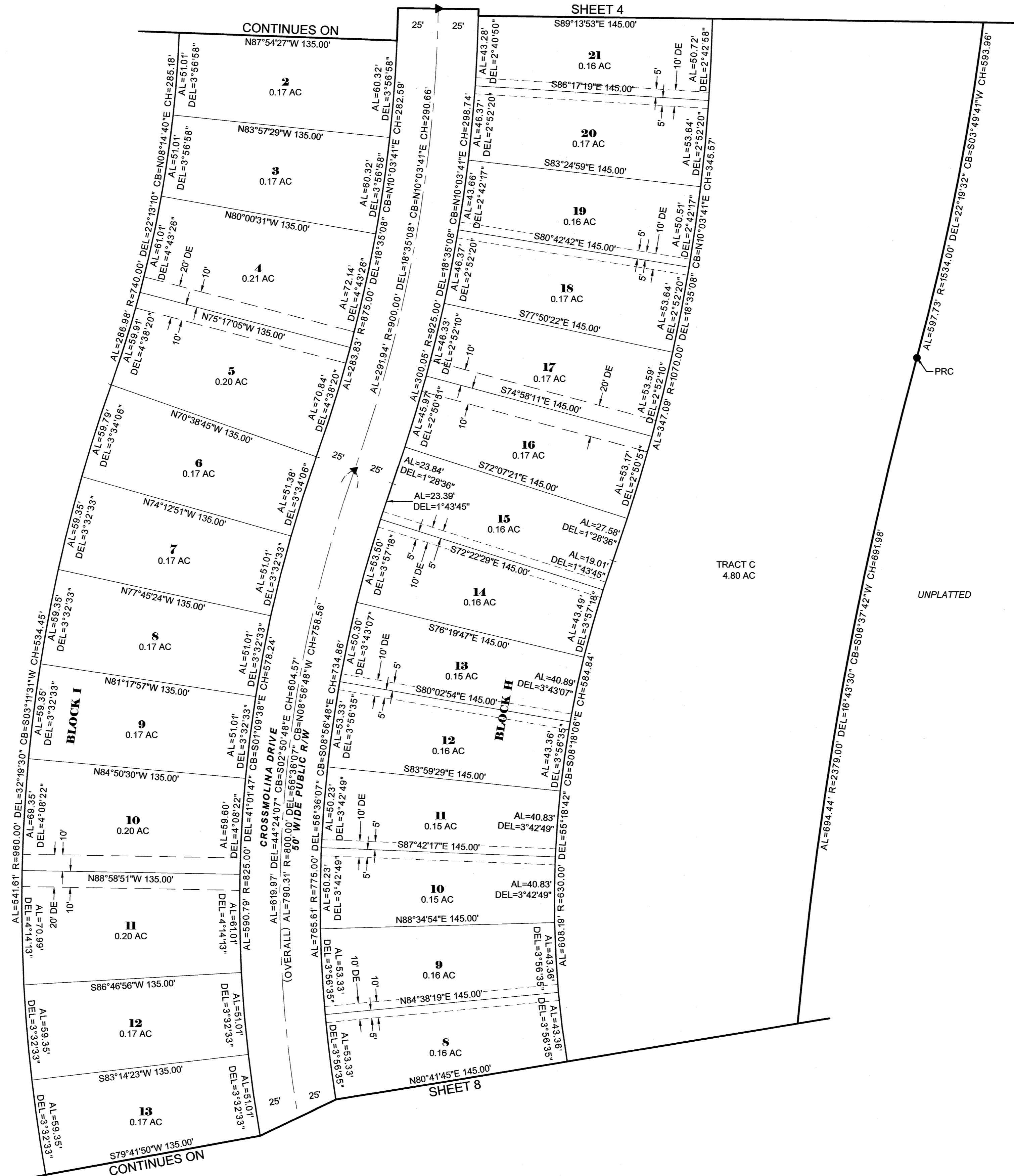
- ' MINUTES/FEET
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- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RE REUSE EASEMENT (PUBLIC)
- RAW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT
- WM WATER MAIN EASEMENT (PUBLIC)



- THIS PLAT PREPARED BY -



OS N7-2  
 9.41 AC

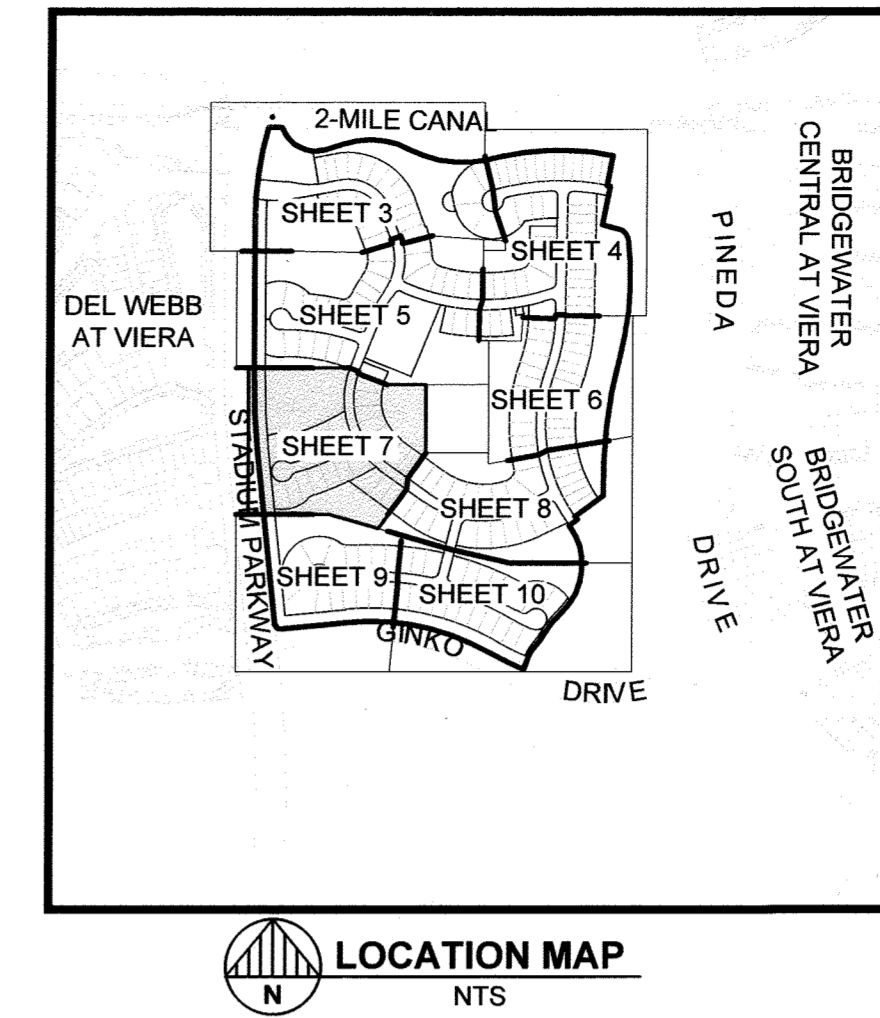
TRACT C  
 4.80 AC

UNPLATTED

# CROSSMOLINA-PHASE 1

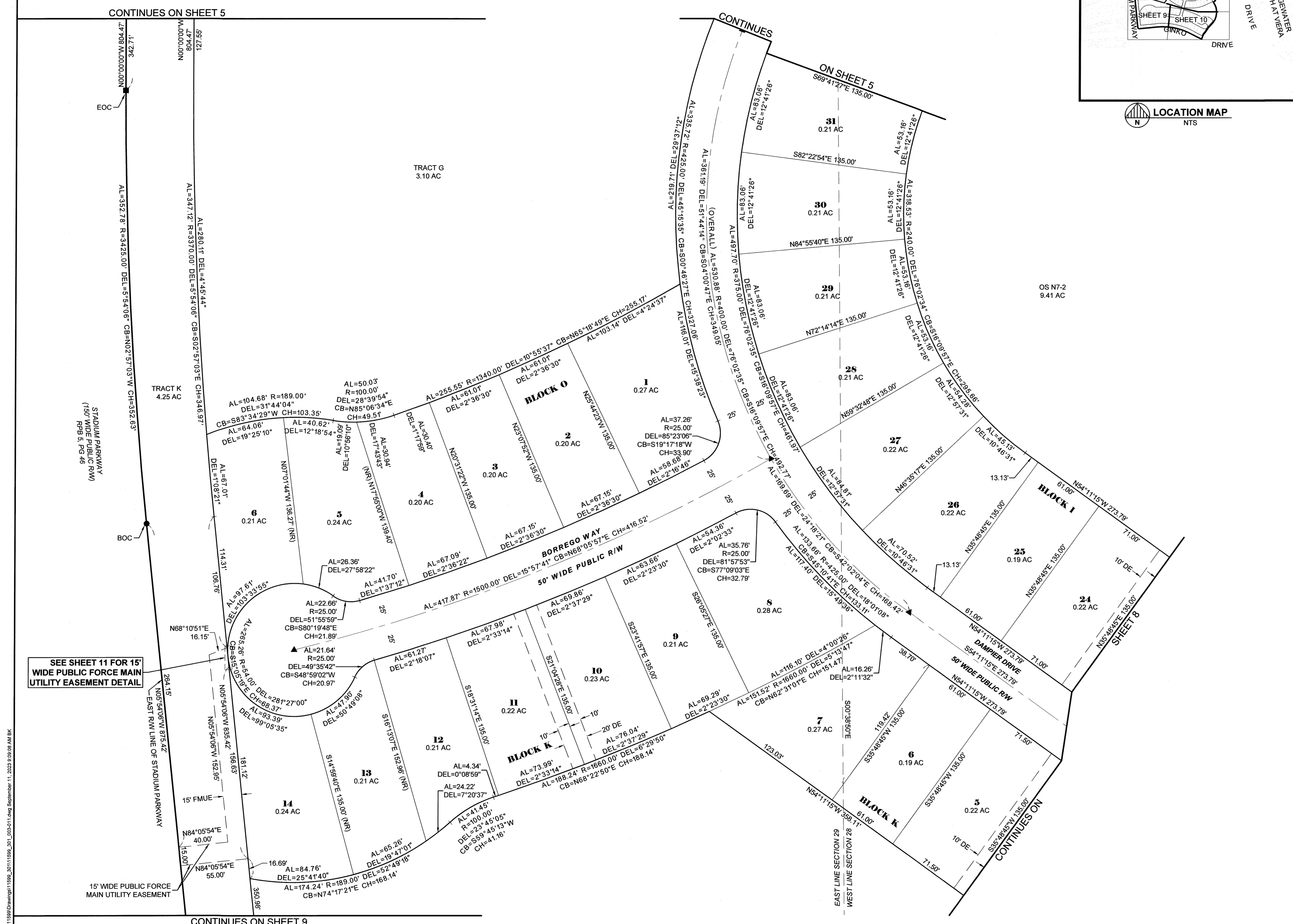
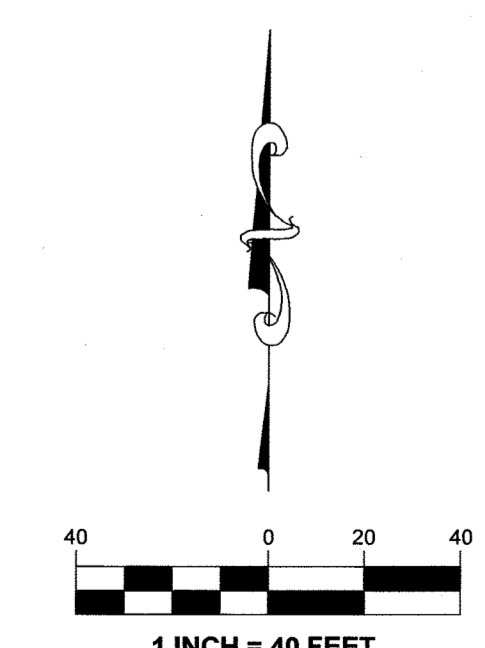
## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



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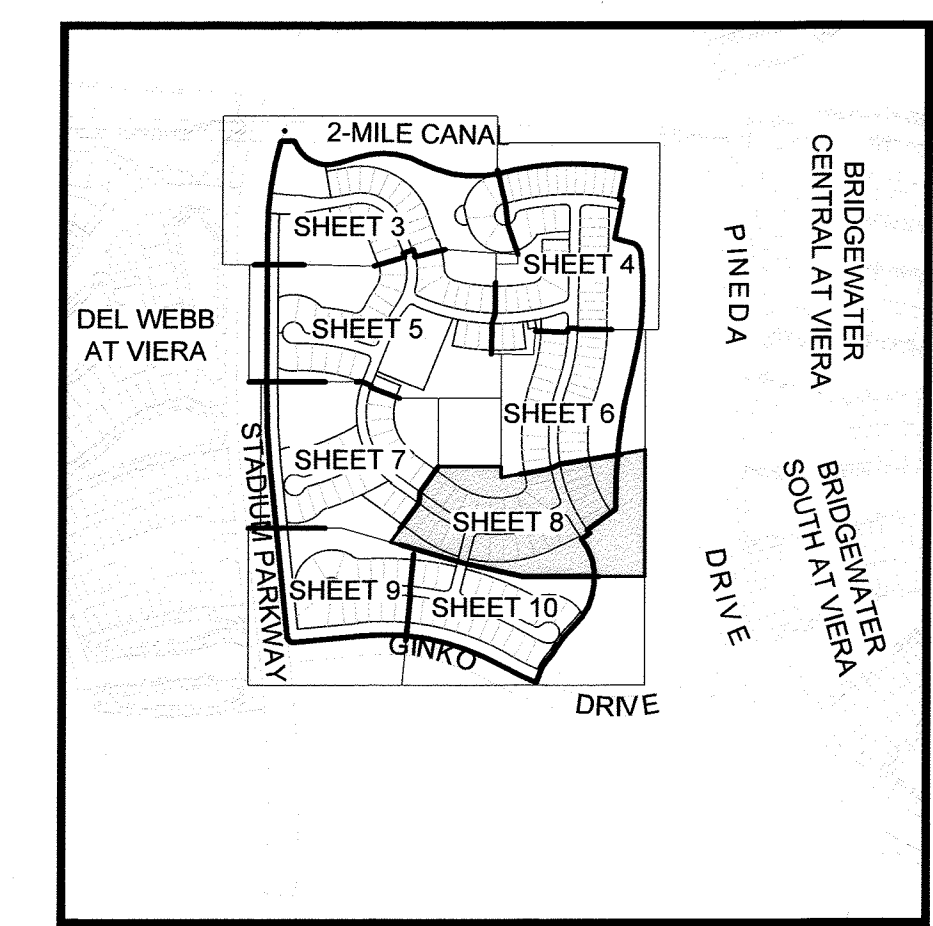


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# CROSSMOLINA-PHASE 1

## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

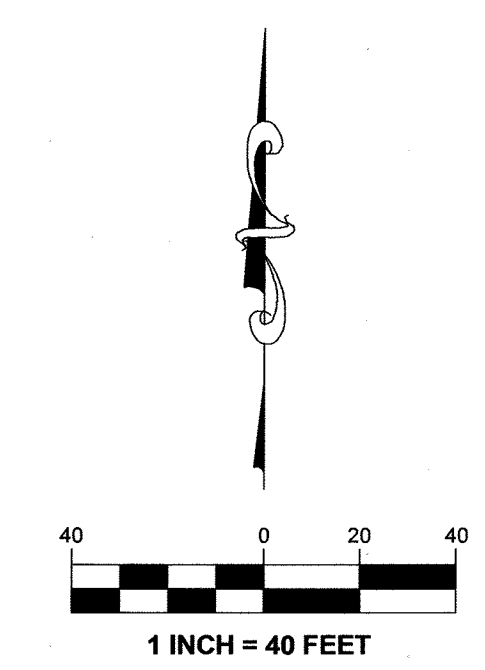
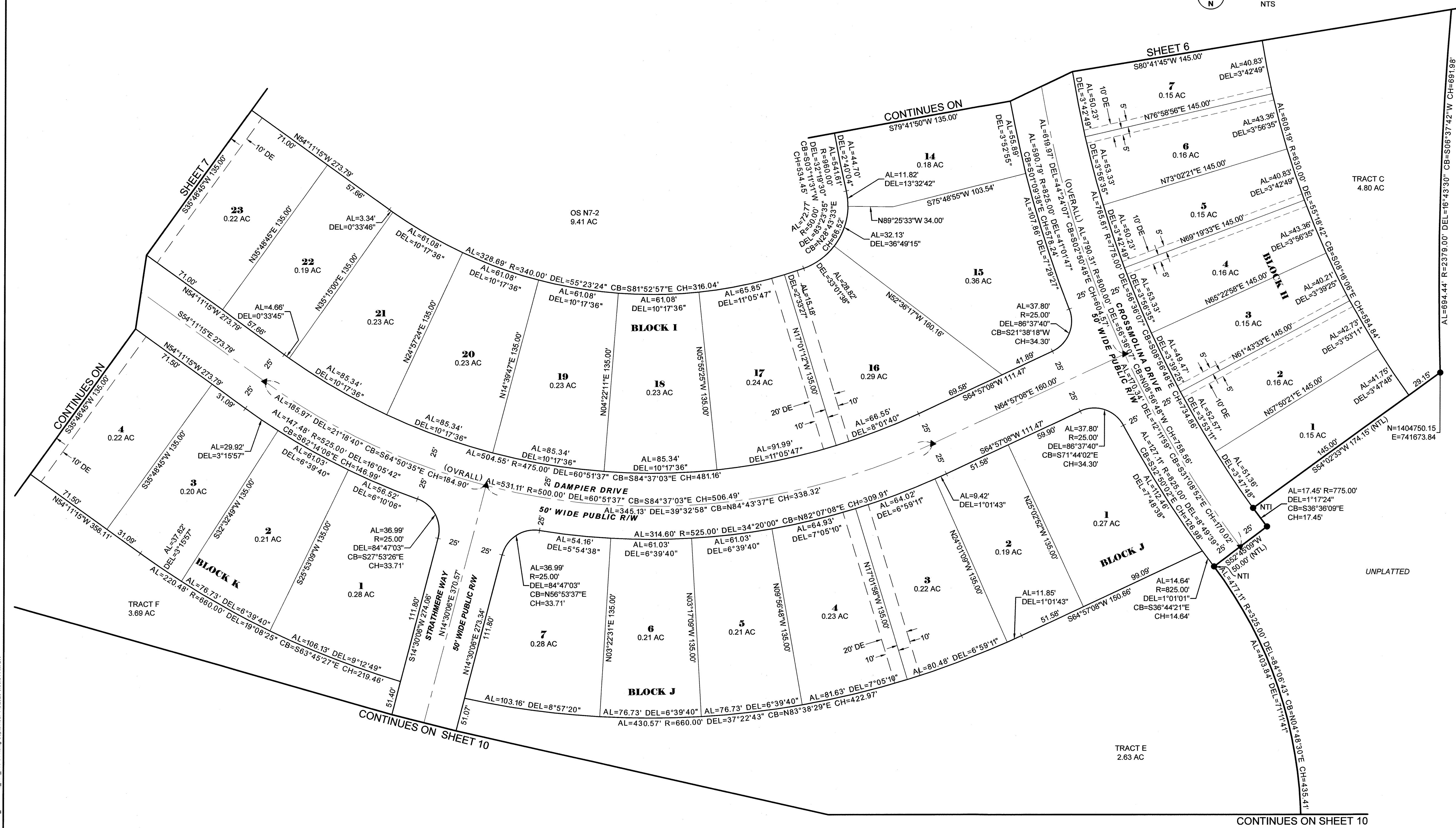
### BREVARD COUNTY, FLORIDA



**LOCATION MAP**  
NTS

- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER, MARKED AS NOTED
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  - PDE PUBLIC DRAINAGE EASEMENT
  - PKD PARKER-KALEN NAIL AND DISK
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PRC POINT OF REVERSE CURVATURE
  - PSE PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R RADIUS
  - RE REUSE EASEMENT (PUBLIC)
  - R/W RIGHT-OF-WAY
  - TYP TYPICAL
  - VSD VIERA STEWARDSHIP DISTRICT
  - VM WATER MAIN EASEMENT (PUBLIC)



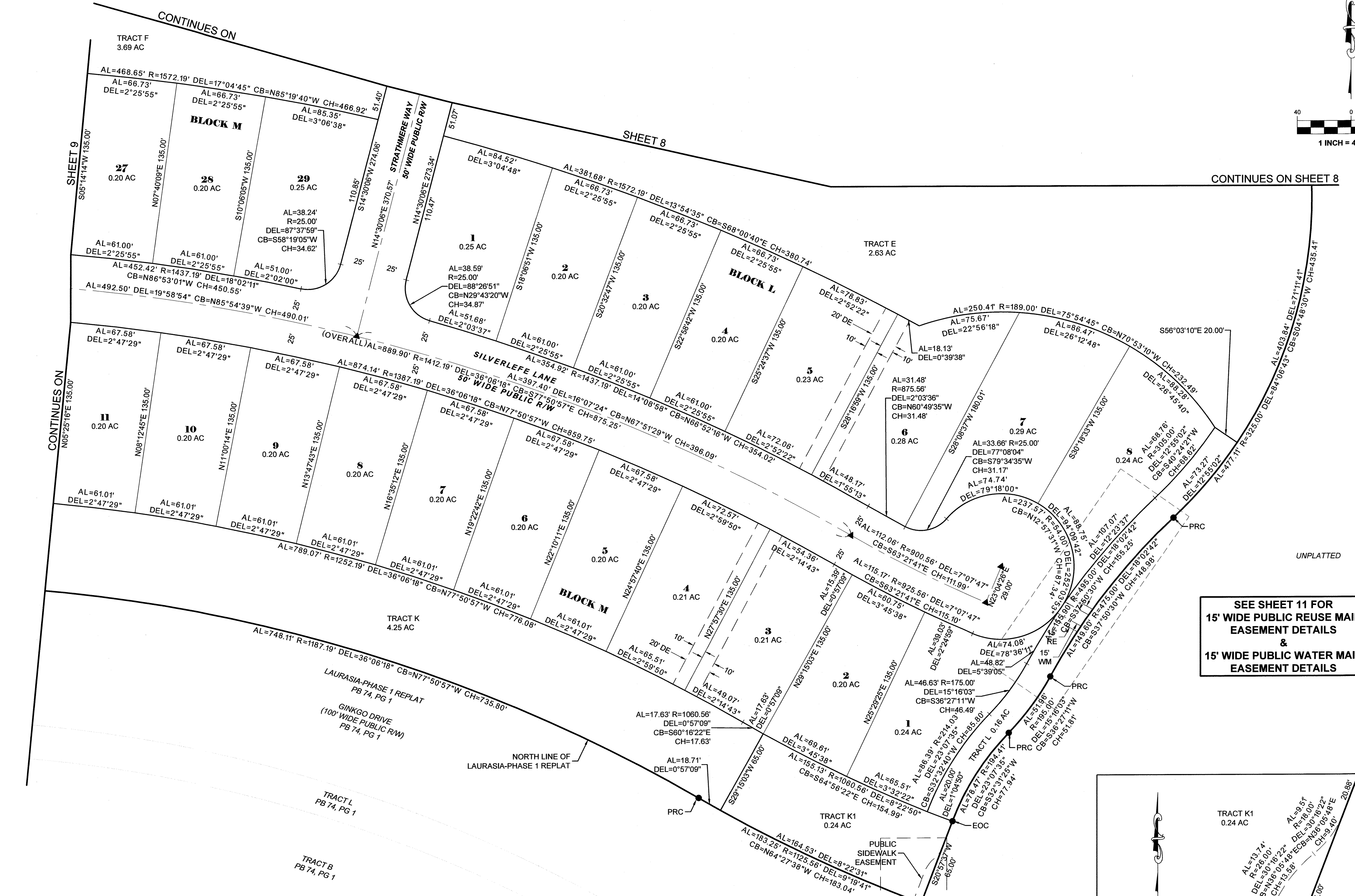
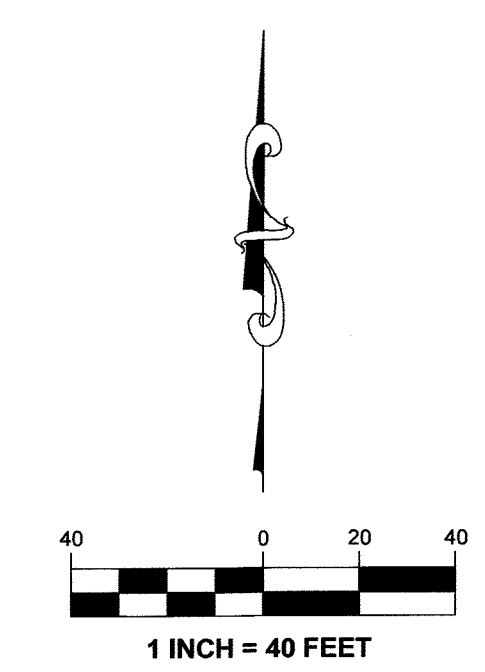
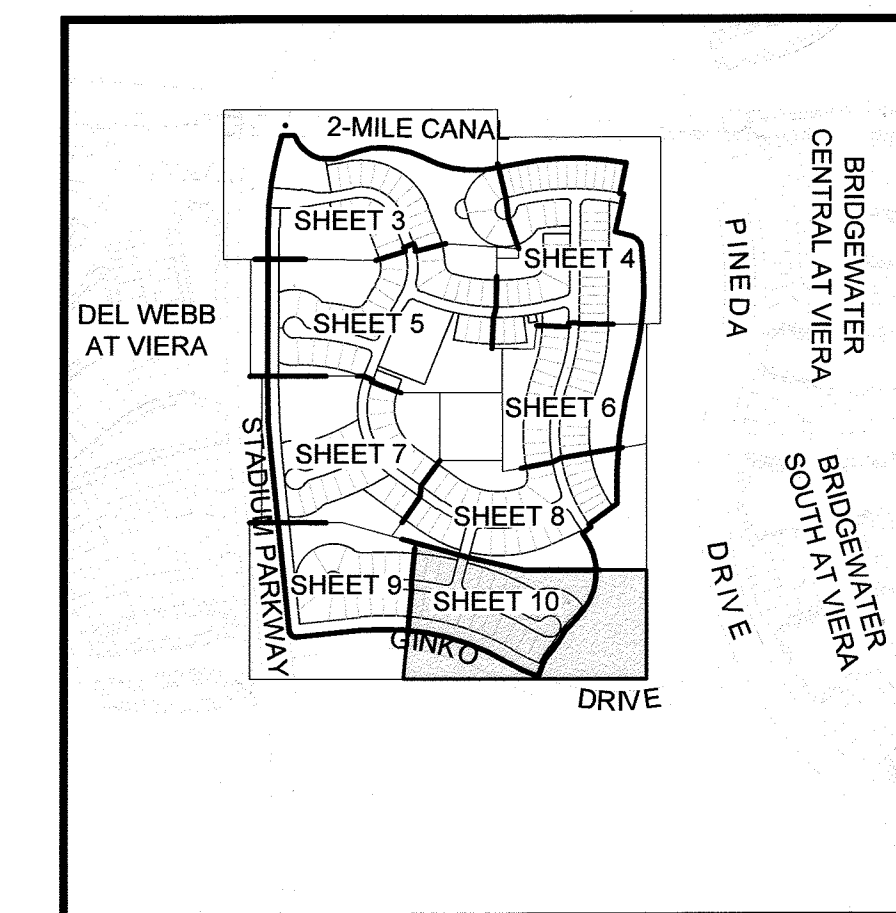
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# CROSSMOLINA-PHASE 1

## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

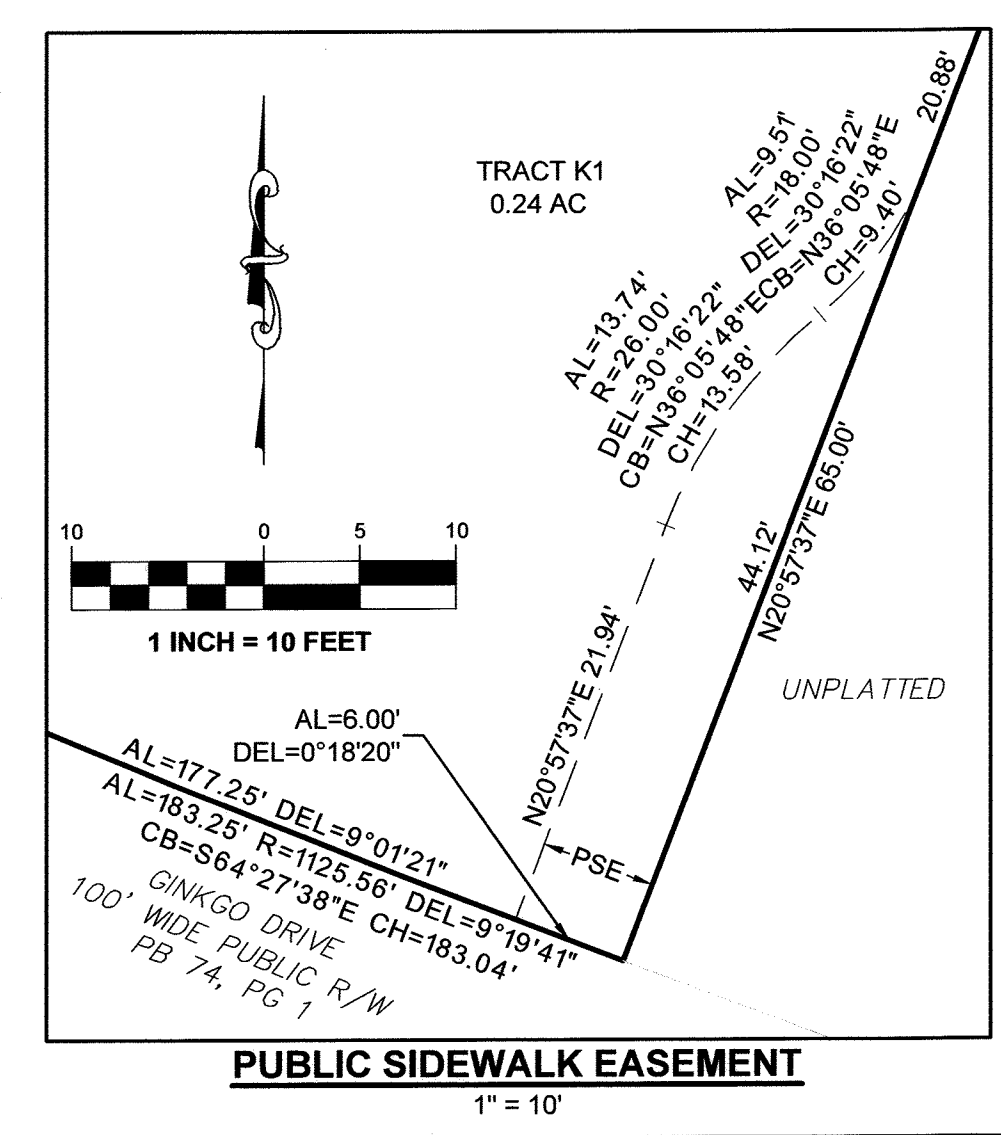
### BREVARD COUNTY, FLORIDA



- 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
  - FMUE FORCE MAIN UTILITY EASEMENT (PUBLIC)
  - 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
  - PDE PUBLIC DRAINAGE EASEMENT
  - PKD PARKER-KALEN NAIL AND DISK
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING
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  - PSE PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
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  - RE REUSE EASEMENT (PUBLIC)
  - R/W RIGHT-OF-WAY
  - TYP TYPICAL
  - VSD VIERA STEWARDSHIP DISTRICT
  - WM WATER MAIN EASEMENT (PUBLIC)

SEE SHEET 11 FOR  
15' WIDE PUBLIC REUSE MAIN  
EASEMENT DETAILS  
&  
15' WIDE PUBLIC WATER MAIN  
EASEMENT DETAILS

SEE THIS SHEET RIGHT  
FOR PUBLIC SIDEWALK  
EASEMENT



- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER, MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
  - ▲ PERMANENT CONTROL POINT (PCP): SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
  - SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
  - FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED

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# CROSSMOLINA-PHASE 1

## SECTIONS 20, 21, 28, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

**SURVEY SYMBOL LEGEND**

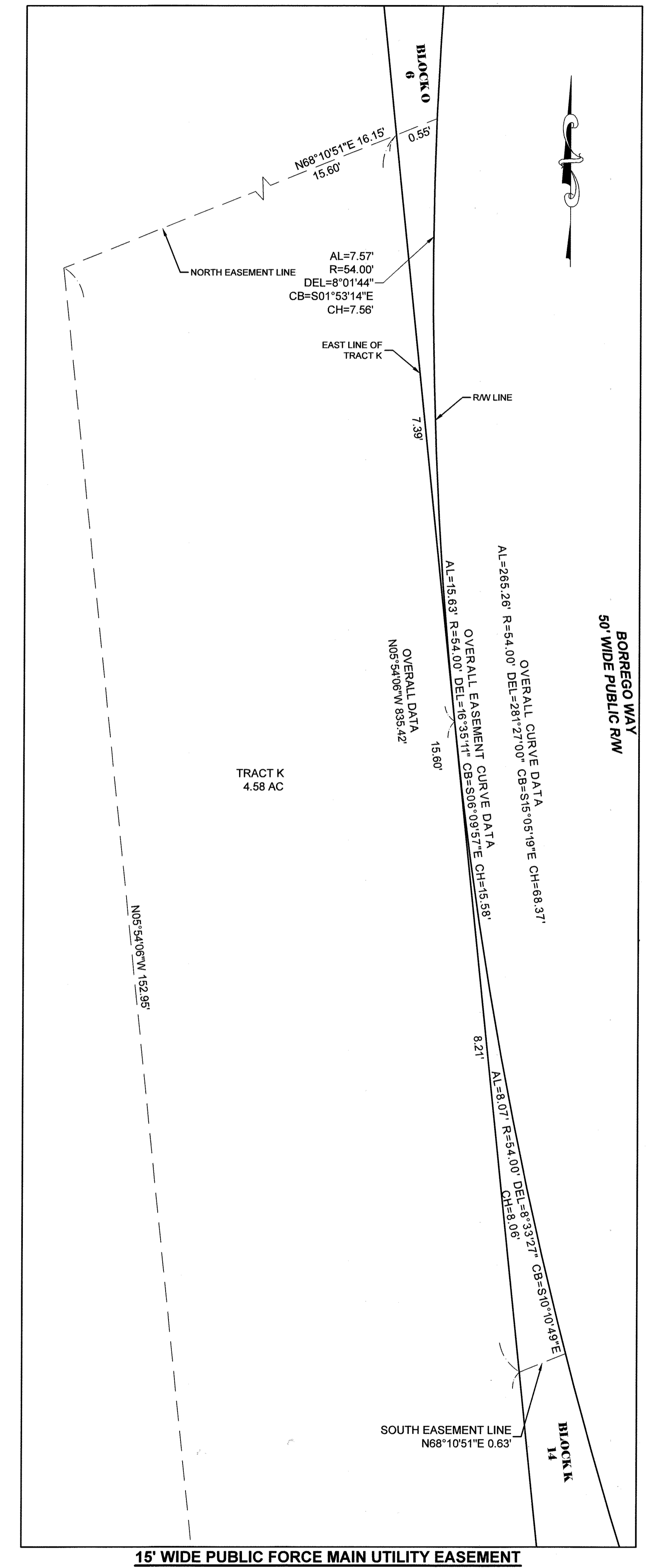
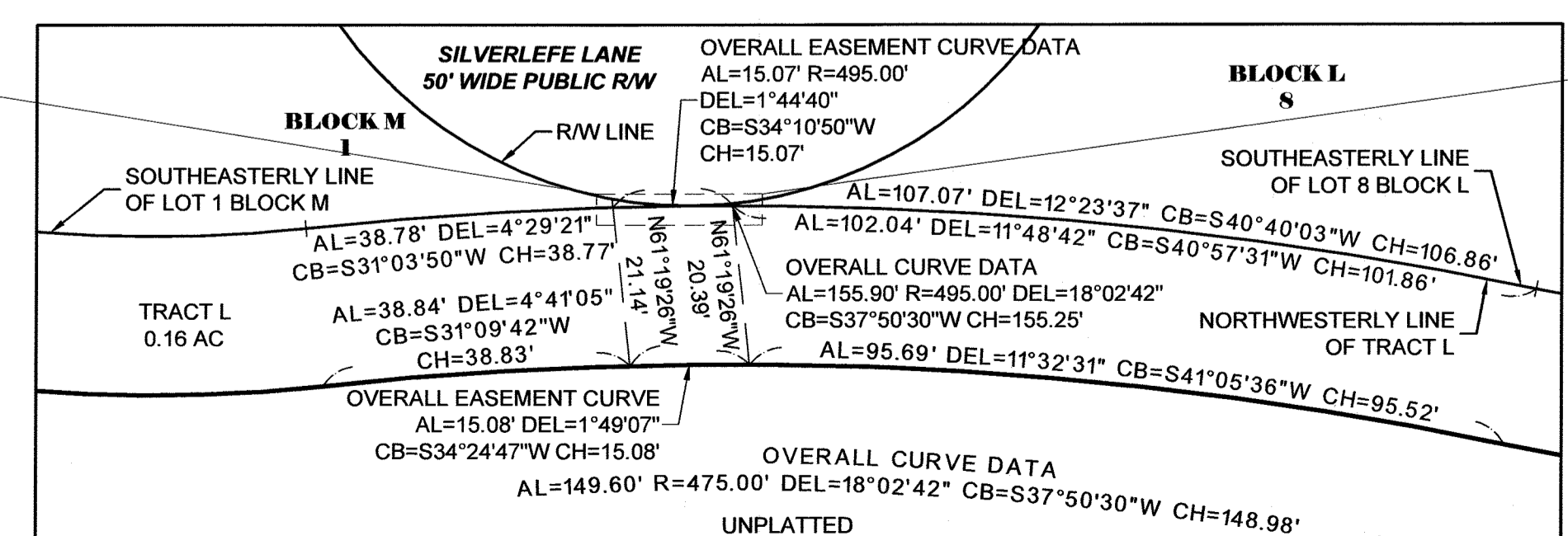
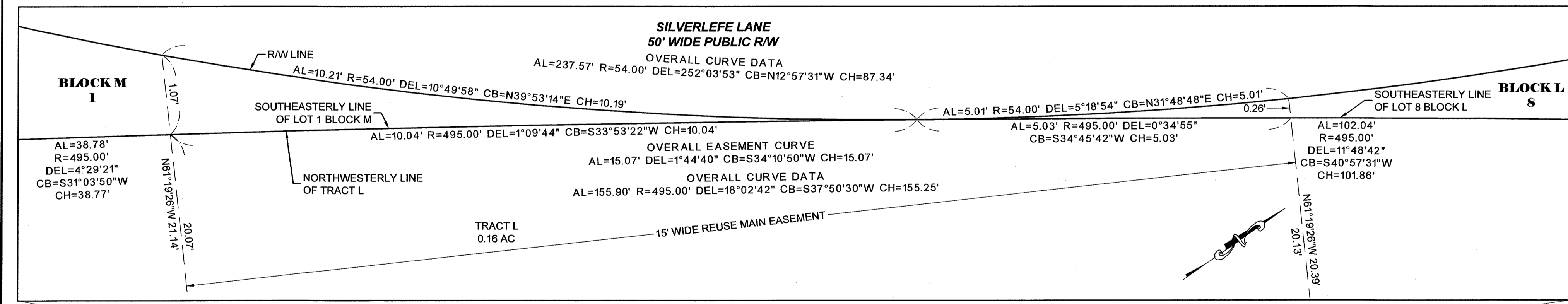
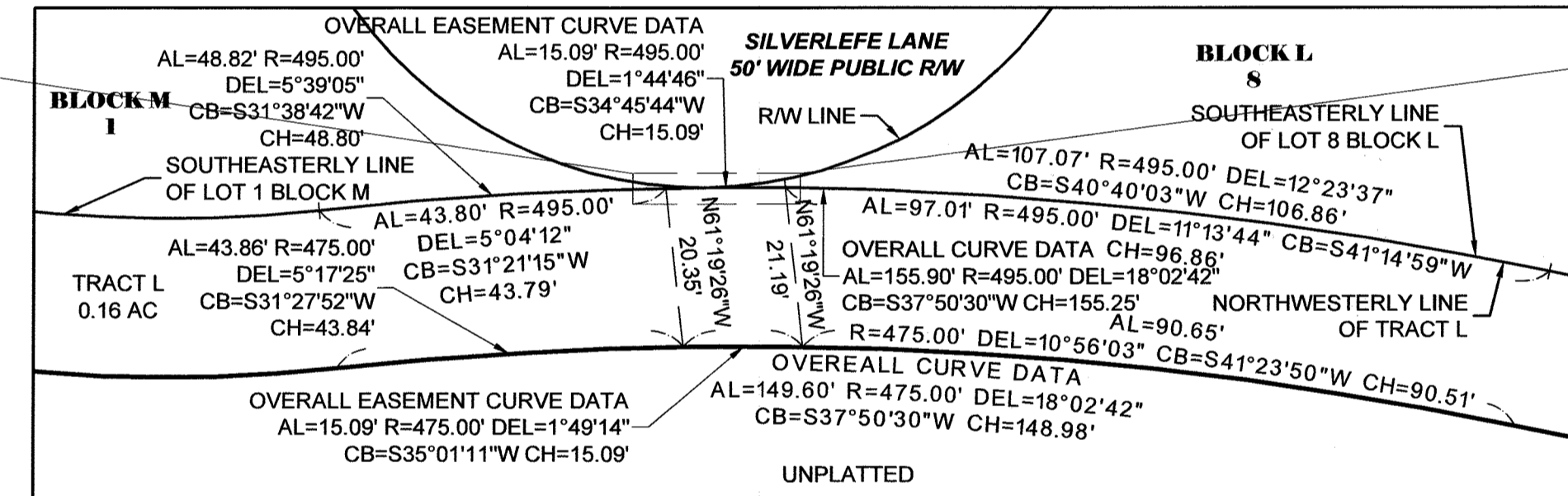
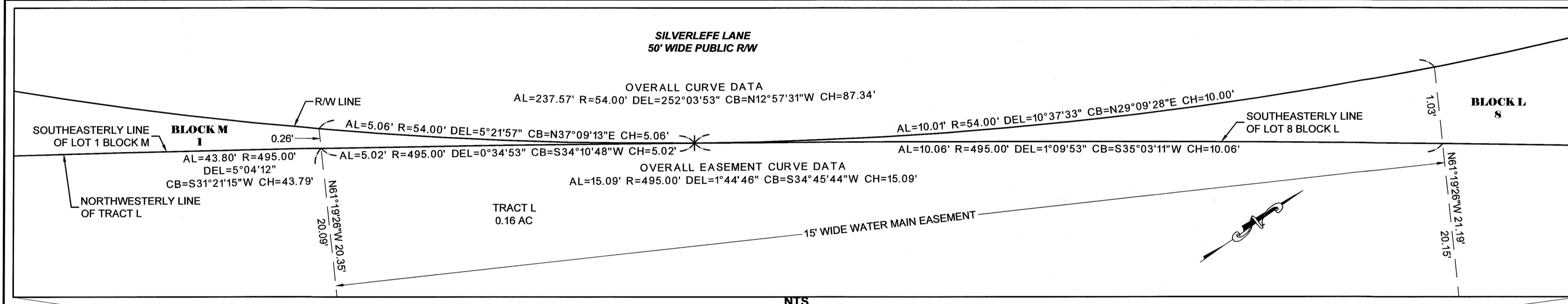
- ✚ SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED

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  - " SECONDS/INCHES
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  - DE PRIVATE DRAINAGE EASEMENT
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- ABBREVIATIONS**
- E EAST
  - EOC END OF CURVE
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- N/L NON-TANGENT LINE
  - OR/ORB OFFICIAL RECORDS BOOK
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- ABBREVIATIONS**
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  - R/W RIGHT-OF-WAY
  - TYP TYPICAL
  - VSD VIERA STEWARDSHIP DISTRICT
  - WM WATER MAIN EASEMENT (PUBLIC)



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