

**THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE**

**ABBREVIATIONS**

- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CIL CENTERLINE
- CH CHORD BEARING
- CHL CHORD LENGTH
- DEL DELTA LENGTH
- END END OF CURVE
- ESMT EASEMENT
- EX EXISTING
- FT FEET
- IB LICENSED BUSINESS
- NE NORTH EAST
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- RAD RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- W WEST

LOT 1, BLOCK 4

AVENUE VIERA  
PB 51, PG 9

INGRESS/EGRESS ESMT  
(LIFT STATION ACCESS)  
PB 51, PG 9

N45°16'26"W  
25.90'

N79°13'16"W  
BOC 261.90' EOC

AL=27.73' R=63.50'  
DEL=25°01'25"

CB=S88°16'01"W  
CH=27.51'

BOC

S75°45'19"W  
37.69'

N00°00'00"E  
36.53'

N90°00'00"W 75.00'

N26°10'37"W 11.71'

LOT 1, BLOCK A

MARKETCENTER VIERA  
PB 52, PG 75

EASEMENT AREA 2  
ORB 5388, PG 4422

SOUTH LINE OF  
MARKETCENTER  
VIERA

TRACT B  
PB 58, PG 11

EASTERLY  
BOUNDARY  
LINE OF TRACT B

PROPOSED PARCEL  
11.68 AC

INGRESS/EGRESS EASEMENT  
ORB 5103, PG 820

N00°15'24"W 577.47'

N89°44'36"E 394.84'

30° GAS EASEMENT  
ORB 999, PG 871

10° GAS EASEMENT  
ORB 5873, PG 2374

LAKE 5/6  
STORMWATER DRAINAGE  
AND  
IRRIGATION EASEMENT  
ORB 5103, PG 775

10° GAS EASEMENT  
ORB 5873, PG 7374

WEST LINE SECTION 10  
EAST LINE SECTION 9

30° WIDE DRAINAGE EASEMENT  
ORB 5103, PG 775

INTERSTATE 95  
(300' LIMITED ACCESS R/W)  
CIRCUIT COURT BOOK 53, PAGES 359

40' GAS EASEMENT  
ORB 3559, PG 4353

WEST R/W  
LINE OF I-95

NORTHLINE  
BROMLEY DRIVE  
PB 68, PG 99

POB  
NE CORNER  
BROMLEY DRIVE  
EXTENSION  
(PB 68, PG 99)

S89°44'26"W 301.81'

EAST R/W LINE  
BROMLEY DRIVE

145.60'

LAKE 4  
STORMWATER  
DRAINAGE & IRRIGATION  
EASEMENT  
ORB 5103, PG 775  
(PB 58, PG 11)

BROMLEY DRIVE  
VARIABLE WIDTH PUBLIC R/W  
PB 68, PG 99

EXHIBIT B-1



**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
314 SOUTH VIKING AVENUE, SUITE 100, BOCA RATON, FL 33431  
PHONE (305) 975-8747 FAX (305) 233-1158  
CERTIFICATE OF BUSINESS AUTHORIZATION #009  
STATE OF FLORIDA CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #8060885

DATE: 9/5/24  
DESIGNER: HAKEAK  
DRAWING NO: 24\_100\_004  
PROJECT: 11772  
SHEET 2 OF 2

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