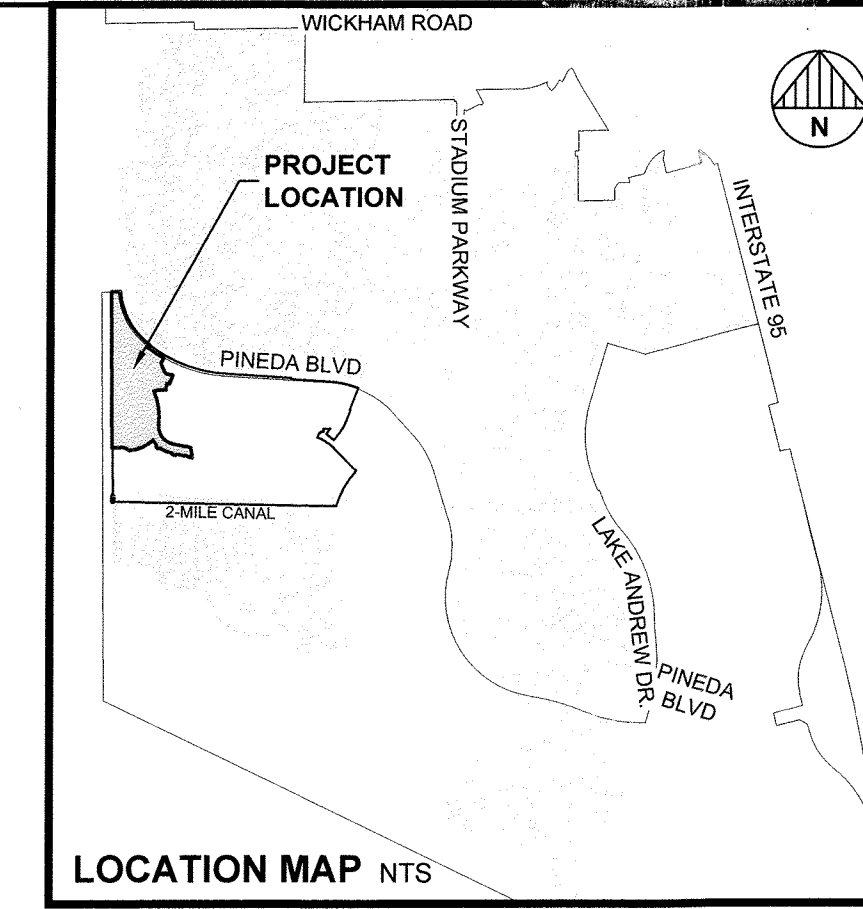


# FARALLON FIELDS AT VIERA - PHASE 4

## SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 1 OF 10  
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described herein, except Tract FF1B

#### FARALLON FIELDS AT VIERA - PHASE 4

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates the Rights-of-Way of Resago Drive, Walo Drive, Osorno Court to Brevard County for public use and further dedicates public utility easement and public force main easement to Brevard County for maintenance, repair, installation to and operation of utilities. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described herein and that Brevard County and the public have no right of interest therein.

By:   
President: Todd J. Pokrywa

Attest:   
Secretary: Mark J. Boyd

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

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this June 5, 2026 by Todd J. Pokrywa and Mark J. Boyd, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who are personally known to me  or have produced \_\_\_\_\_ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Mary Ellen McKibben  
Notary Public, State of Florida  
My Commission Expires July 25, 2027  
Commission Number: 41493782

### PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF S79°01'19"E ON THE SOUTH LINE OF TRACT G ACCORDING TO THE PLAT OF FARALLON FIELDS AT VIERA - PHASE 2, AS RECORDED IN PLAT BOOK 75, PAGE 77, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTIONS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK G6888 IS LOCATED WITHIN THE LIMITS 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.
- A. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- B. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT ("MSBU") BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- D. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF 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 OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY, AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, EACH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (HEREINAFTER REFERRED TO AS THE "COMMUNITY DECLARATION").
  - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2008, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND THAT AMENDED NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED 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.
  - VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD (MASTER ASSESSMENTS - VILLAGE 2 AND VILLAGE 3, VIERA DRI) RECORDED JULY 2, 2020, IN OFFICIAL RECORDS BOOK 9784, PAGE 1579, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD (MASTER ASSESSMENTS - VILLAGE 2 AND VILLAGE 3, VIERA DRI) DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2), RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1413, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR FARALLON FIELDS NEIGHBORHOOD AREA, AS RECORDED IN OFFICIAL RECORDS BOOK 9971, PAGE 1101, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS MAY BE SUCCESSIVELY AMENDED, MODIFIED, OR SUPPLEMENTED FROM TIME TO TIME (HEREINAFTER REFERRED TO AS "NEIGHBORHOOD DECLARATION"), (UPON ANNEXATION), [HASSAN, PLEASE MOVE THIS CITATION TO APPEAR IMMEDIATELY FOLLOWING THE COMMUNITY DECLARATION IN SUB-PARAGRAPH A.]
  - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VIERA STEWARDSHIP DISTRICT RECORDED DECEMBER 21, 2021, IN OFFICIAL RECORDS BOOK 9363, PAGE 1078, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2023 SPECIAL ASSESSMENTS (2023 ASSESSMENT AREA) RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1748, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (SERIES 2023), RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1777, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - TEMPORARY SANITARY SEWER EASEMENT BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION, A. DJUDA & SONS, INC, A FLORIDA CORPORATION; CENTRAL VIERA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; AND VIERA STEWARDSHIP DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 2006-360, LAWS OF FLORIDA, AS AMENDED, GRANTORS, AND BREVARD COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, GRANTEE, RECORDED MAY 10, 2021, IN OFFICIAL RECORDS BOOK 9117, PAGE 149, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THAT EASEMENT GRANTED UNDER THE TEMPORARY SANITARY SEWER EASEMENT IS TEMPORARY IN NATURE AND, IN ACCORDANCE WITH THE TERMS THEREOF, AUTOMATICALLY TERMINATES UPON RECORDEATION OF THE PLAT FOR THAT PORTION OF THE EASEMENT AREA LOCATED WITHIN THE PLATTED LANDS.
  - RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 8697, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. HOWEVER, SO LONG AS THE PROPERTY IS PLATTED AND DEVELOPED FOR RESIDENTIAL OR MULTI-FAMILY PURPOSES, THE PROPERTY AND THE PLAT ARE EXEMPT FROM SUCH INSTRUMENT PER THE TERMS THEREOF.
  - TRI-PARTY COLLATERAL ASSIGNMENT AGREEMENT RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021, IN OFFICIAL RECORDS BOOK 9334, PAGE 1340, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - TRI-PARTY COLLATERAL ASSIGNMENT AGREEMENT RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF SERIES 2023 ASSESSMENTS RECORDED ON JULY 19, 2023, IN OFFICIAL RECORDS BOOK 9841, PAGE 1724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 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/OR 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 UNDER, ACROSS, AND THROUGH ALL SIDE LOT LINES, A 5.00 FOOT WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WHICH ARE PART OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), SUCH AS SWALES, DRAINS, INLETS, PIPES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. DRAINAGE SWALES INSTALLED WITHIN SUCH EASEMENT AREAS SHALL BE MAINTAINED AS PROVIDED IN THE NEIGHBORHOOD DECLARATION. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
- THERE IS HEREBY DEDICATED UNDER, ACROSS, AND THROUGH THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH A PUBLIC OR PRIVATE STREET RIGHT-OF-WAY A NON-EXCLUSIVE 10.00 FOOT WIDE PERPETUAL PUBLIC AND PRIVATE UTILITY EASEMENT (UNLESS OTHERWISE NOTED), ANY PUBLIC OR PRIVATE UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM "PUBLIC OR PRIVATE UTILITY" (AND APPLICABLE VARIATIONS THEREOF) AS USED HEREIN SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA, LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS I-1, I-2, J, K, L, FF1A AND FF1B FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTS, STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), AND TRACTS I-1 AND FF1A FOR THE MAINTENANCE AND PRESERVATION OF WETLANDS AND ASSOCIATED UPLAND BUFFERS, AND ENVIRONMENTAL MAINTENANCE; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH VSD DRAINAGE SYSTEM FACILITIES AND WETLAND AREAS LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON WITHIN AND BETWEEN LOTS 29 & 30, 39 & 40, 51 & 52 AND 55 & 56 BLOCK J, LOTS 6 & 7 BLOCK K, LOTS 5 & 6 AND 23 & 24 BLOCK O AND LOTS 8 & 9, 11 & 12, 16 & 17 AND 22 & 23 BLOCK P ARE NON-EXCLUSIVE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS DEFINED IN THE NEIGHBORHOOD DECLARATION), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO FENCES, LANDSCAPING (OTHER THAN SOIL), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS OR OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS, WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE EASEMENT AREAS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
- ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH TRACT OR PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO THE VSD DRAINAGE SYSTEM OR FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (EACH AS DEFINED IN THE NEIGHBORHOOD DECLARATION), AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM ALL PUBLIC RIGHTS-OF-WAY WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES CONNECTING TO SUCH PRIVATE EASEMENTS AND TRACTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT AREA OR TRACT 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 AN EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORMWATER MANAGEMENT FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- TRACT FF1A SHALL BE OWNED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, WETLANDS PRESERVATION AND RELATED IMPROVEMENTS. FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN SAID TRACT FF1A EXCLUDING THOSE AREAS CONTAINING PRESERVED WETLANDS AND ASSOCIATED UPLAND BUFFERS, WHICH AREAS SHALL BE CONTROLLED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT IN ACCORDANCE WITH THE WEST VIERA PUD AND APPLICABLE LAW. ALSO, EXCEPT AND EXCLUDING ANY DRAINAGE FACILITY AND RELATED IMPROVEMENT LOCATED THEREON WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. SHALL NOT REMOVE, ALTER OR DISTURB THE PRESERVED WETLANDS OR UPLAND BUFFERS WITHIN SAID TRACT.
- TRACT FF1B SHALL BE OWNED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS. FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN SAID TRACT FF1B; EXCEPT AND EXCLUDING ANY DRAINAGE FACILITY AND RELATED IMPROVEMENT LOCATED THEREON WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT.
- TRACT I-1 SHALL BE OWNED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, WETLAND PRESERVATION, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS. FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN SAID TRACT I-1 EXCLUDING THOSE AREAS CONTAINING VSD DRAINAGE SYSTEM FACILITIES AND PRESERVED WETLANDS AND ASSOCIATED UPLAND BUFFERS, WHICH AREAS SHALL BE CONTROLLED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT IN ACCORDANCE WITH THE WEST VIERA PUD AND APPLICABLE LAW. FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. SHALL NOT REMOVE, ALTER OR DISTURB THE PRESERVED WETLANDS OR UPLAND BUFFERS WITHIN SAID TRACT I-1.
- TRACTS I-2, J, K, AND L SHALL BE OWNED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE RESERVED FOR LANDSCAPING, IRRIGATION, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON SAID TRACTS AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING ANY DRAINAGE FACILITY AND RELATED IMPROVEMENT LOCATED THEREON WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE IT UNDER THIS PLAT.
- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE VSD DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL DRAINAGE FACILITIES COMPRISING THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED IN THE NEIGHBORHOOD DECLARATION: (i) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY SUCH ASSOCIATION. (ii) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, INCLUDING WITHOUT LIMITATION ALL DRAINAGE SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
- THE 20' PUBLIC FORCE MAIN EASEMENT, SHOWN ON THIS PLAT, SHALL BE DEDICATED TO BREVARD COUNTY.

### 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	1,422,480.468	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	746,884.0344	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.

THIS PLAT PREPARED BY  
**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4# MELBOURNE, FL 32901  
PHONE: (321) 725-9614 FAX: (321) 725-1119  
CERTIFICATE OF BUSINESS AUTHORIZATION #005  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #0002005

DATE: 02/10/2026  
DESIGN/DRAWN: HAK / JW  
DRAWING# 11600\_304\_001  
PROJECT# 11600

### CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

ATTEST:  
Clerk of the Circuit Court in and for Brevard County, Fla. SEAL

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Thad Altman, Chair  
ATTEST:  
Clerk of the Board SEAL

### CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the Rights-of-Way of Resago Drive, Walo Drive, Osorno Court, public utility easement and the public force main easement dedicated for the public use on this plat.

Thad Altman, Chair  
ATTEST:  
Clerk of the Board SEAL

### CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.

Thomas J. Cronquist, Professional Surveyor & Mapper No. 5591

H:\Projects\Folder11600\Drawings\11600\_304\_001.dwg, June 1, 2023 3:29:14 PM, PL

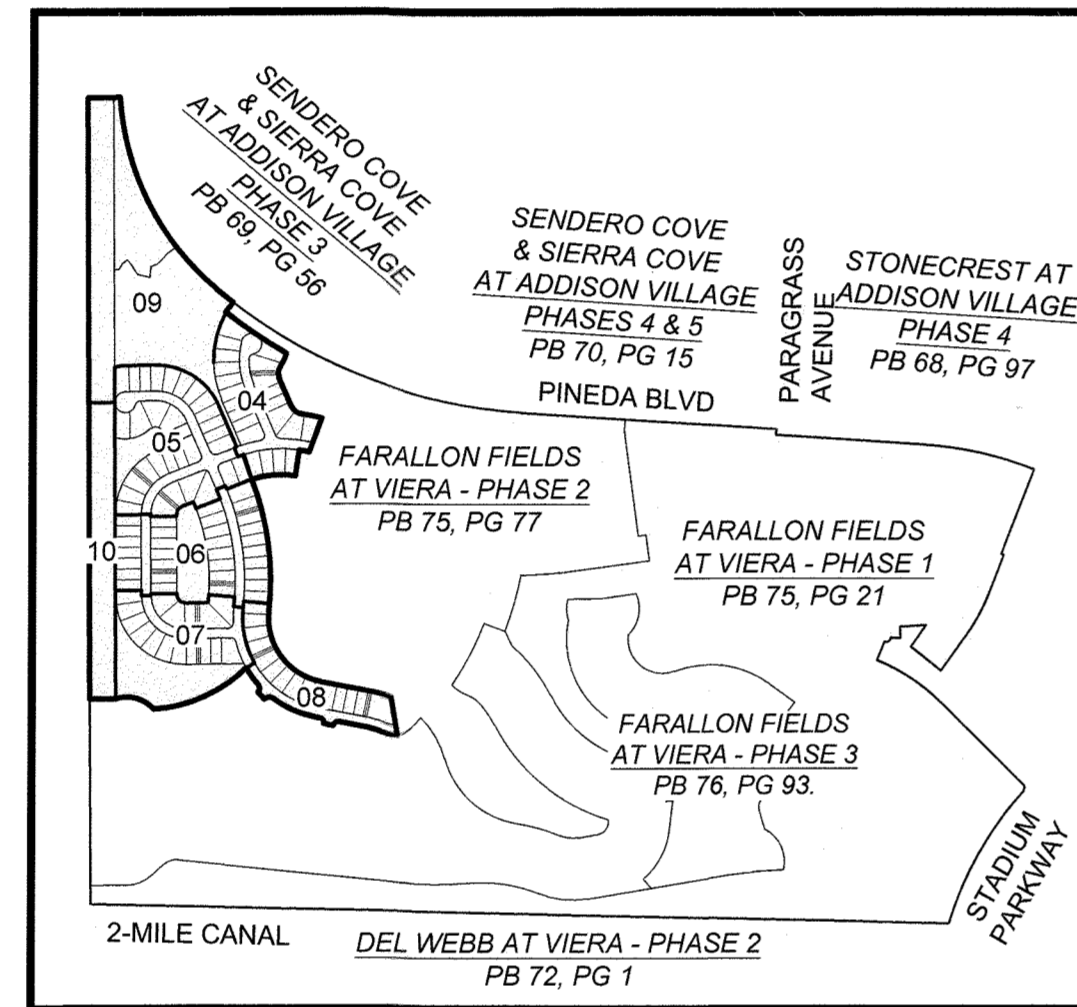
# FARALLON FIELDS AT VIERA - PHASE 4

## SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

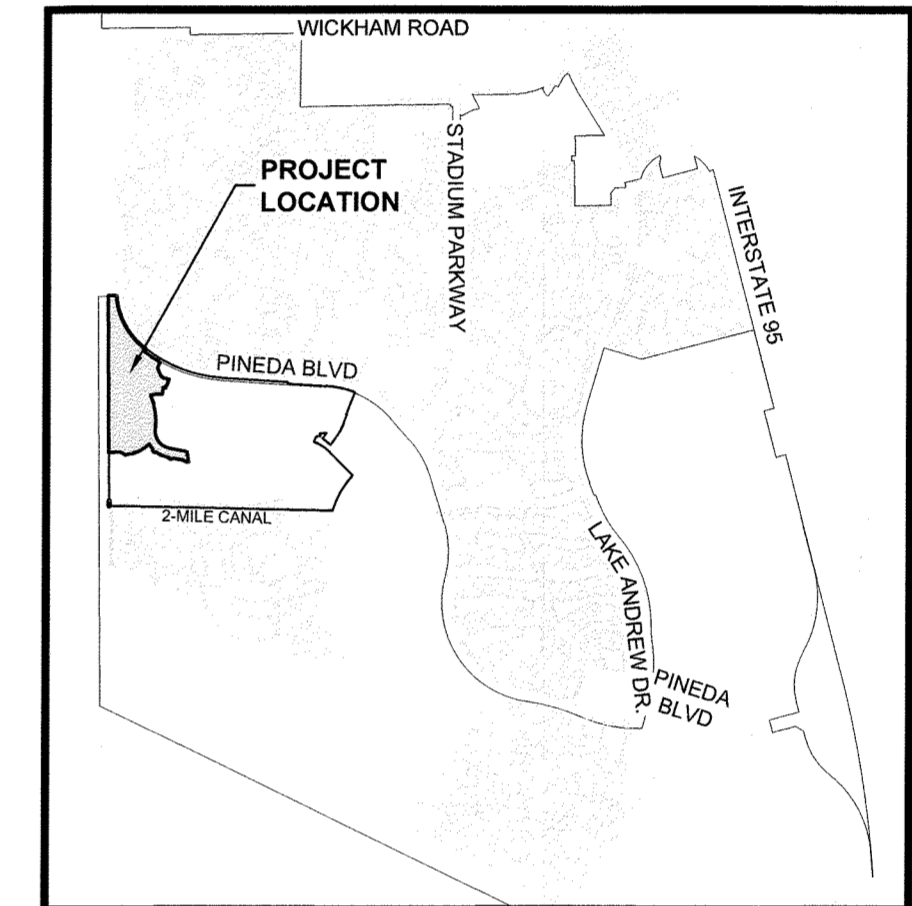
### DESCRIPTION OF FARALLON FIELDS AT VIERA - PHASE 4

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT Y, FARALLON FIELDS AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 77, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 120.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 3, AS RECORDED IN PLAT BOOK 69, PAGE 56, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN ALONG THE BOUNDARY OF SAID FARALLON FIELDS AT VIERA PHASE 2, THE FOLLOWING 18 (EIGHTEEN) COURSES AND DISTANCES: 1) THENCE S37°44'32"W, A DISTANCE OF 85.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2810.00 FEET, A CENTRAL ANGLE OF 07°49'58", A CHORD BEARING OF S56°10'27"E AND A CHORD LENGTH OF 383.85 FEET), A DISTANCE OF 384.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 21°14'04", A CHORD BEARING OF S25°45'48"W AND A CHORD LENGTH OF 69.65 FEET), A DISTANCE OF 70.05 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 60°08'01", A CHORD BEARING OF S06°18'49"W AND A CHORD LENGTH OF 65.13 FEET), A DISTANCE OF 68.22 FEET TO THE END OF SAID CURVE; 5) THENCE S23°45'11"E, A DISTANCE OF 161.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 58°48'58", A CHORD BEARING OF S53°09'40"E AND A CHORD LENGTH OF 63.83 FEET), A DISTANCE OF 66.72 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 07°45'54", A CHORD BEARING OF S78°41'12"E AND A CHORD LENGTH OF 109.89 FEET), A DISTANCE OF 109.78 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 8) THENCE S20°33'18"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.71 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 00°57'40", A CHORD BEARING OF N76°21'39"W AND A CHORD LENGTH OF 11.32 FEET), A DISTANCE OF 11.32 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 10) THENCE S13°09'31"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 04°24'33", A CHORD BEARING OF N79°02'45"W AND A CHORD LENGTH OF 48.08 FEET), A DISTANCE OF 48.10 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 12) THENCE S08°44'59"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 27°29'19", A CHORD BEARING OF S85°00'20"W AND A CHORD LENGTH OF 232.84 FEET), A DISTANCE OF 235.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 14) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1360.00 FEET, A CENTRAL ANGLE OF 29°06'42", A CHORD BEARING OF S08°08'02"E AND A CHORD LENGTH OF 883.60 FEET), A DISTANCE OF 691.01 FEET TO A POINT OF REVERSE CURVATURE; 15) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 85°26'38", A CHORD BEARING OF S36°18'00"E AND A CHORD LENGTH OF 461.34 FEET), A DISTANCE OF 507.03 FEET TO THE END OF SAID CURVE; 16) THENCE S79°01'19"E, A DISTANCE OF 287.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 17) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 10°44'21", A CHORD BEARING OF S73°39'09"E AND A CHORD LENGTH OF 87.96 FEET), A DISTANCE OF 88.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 18) THENCE S09°30'04"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 188.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°06'59", A CHORD BEARING OF N80°54'08"W AND A CHORD LENGTH OF 77.50 FEET), A DISTANCE OF 78.79 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 285.00 FEET, A CENTRAL ANGLE OF 16°10'41", A CHORD BEARING OF N70°55'59"W AND A CHORD LENGTH OF 80.20 FEET), A DISTANCE OF 80.47 FEET TO THE END OF SAID CURVE; THENCE N79°01'19"W, A DISTANCE OF 156.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 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 90°00'00", A CHORD BEARING OF S55°58'41"W AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N79°01'19"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N34°01'19"W AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N79°01'19"W, A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 26°28'54", A CHORD BEARING OF N65°46'52"W AND A CHORD LENGTH OF 240.50 FEET), A DISTANCE OF 242.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°01'11", A CHORD BEARING OF S87°26'59"W AND A CHORD LENGTH OF 32.15 FEET), A DISTANCE OF 34.92 FEET TO THE END OF SAID CURVE; THENCE S47°43'10"W, A DISTANCE OF 9.04 FEET; THENCE N42°00'02"W, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°04'04", A CHORD BEARING OF N02°57'56"E AND A CHORD LENGTH OF 35.38 FEET), A DISTANCE OF 39.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 12°11'29", A CHORD BEARING OF N35°58'22"W AND A CHORD LENGTH OF 111.50 FEET), A DISTANCE OF 111.71 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 41°44'41", A CHORD BEARING OF S66°01'42"W AND A CHORD LENGTH OF 527.31 FEET), A DISTANCE OF 539.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 65°06'56", A CHORD BEARING OF N74°28'09"W AND A CHORD LENGTH OF 203.42 FEET), A DISTANCE OF 214.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S89°34'28"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.00 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 725, PAGE 563, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°25'32"W, ALONG THE EAST LINE OF SAID 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 2319.89 FEET TO THE SOUTHWEST CORNER OF VIERA VILLAGE 1 (TRI SOUTH BERM) PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 8663, PAGE 2692, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE N00°25'32"W, ALONG THE EAST LINE OF SAID 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 801.84 FEET TO THE NORTH LINE OF SAID SECTION 20; THENCE N89°10'23"E, ALONG SAID NORTH LINE, A DISTANCE OF 167.24 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 120.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE-PHASE 3; THENCE ALONG THE ARC OF SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1435.00 FEET, A CENTRAL ANGLE OF 46°02'52", A CHORD BEARING OF S26°56'48"E AND A CHORD LENGTH OF 1122.50 FEET), A DISTANCE OF 1153.29 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2745.00 FEET, A CENTRAL ANGLE OF 02°17'14", A CHORD BEARING OF S51°06'51"E AND A CHORD LENGTH OF 109.58 FEET), A DISTANCE OF 109.59 FEET TO THE POINT OF BEGINNING. CONTAINING 56.78 ACRES MORE OR LESS.



**KEY MAP**  
NTS



**LOCATION MAP**  
NTS

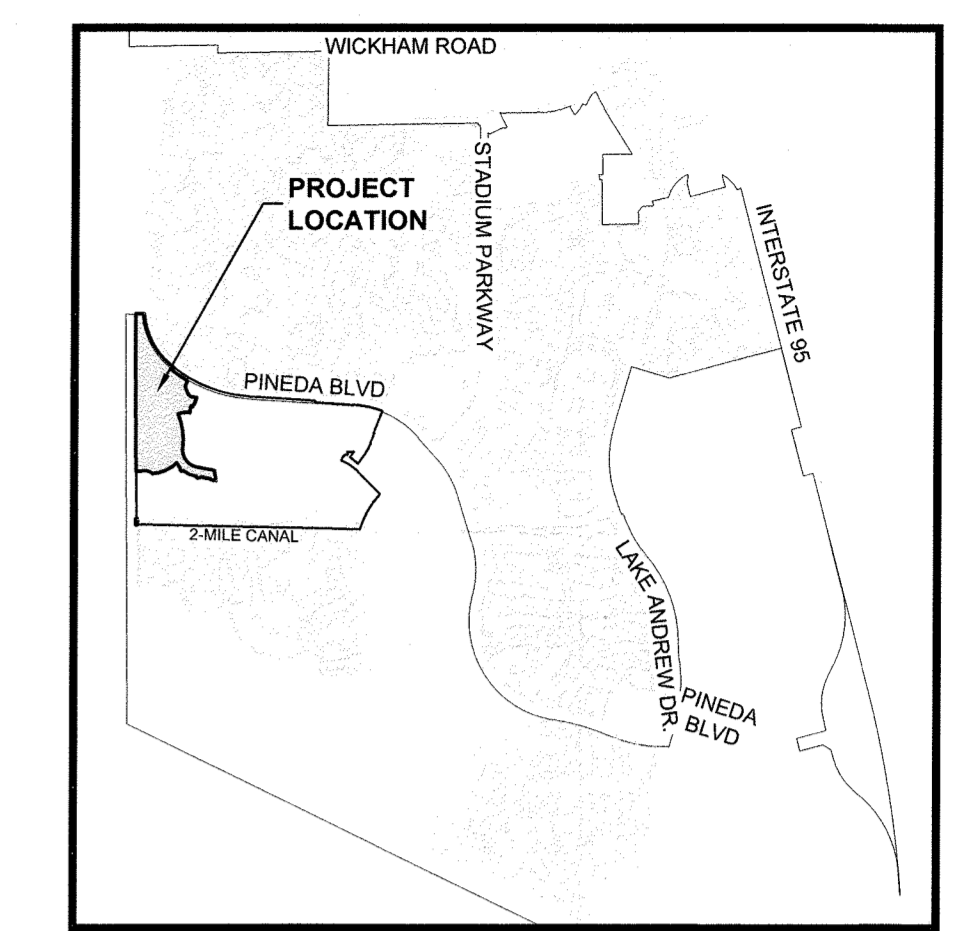
TRACT AREA SUMMARY TABLE			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT FF1A	8.26	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, WETLANDS PRESERVATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS (*)
TRACT FF1B	1.42	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS (*)
TRACT I-1	6.94	VSD DRAINAGE SYSTEM FACILITIES, WETLANDS PRESERVATION, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS (*)
TRACT I-2	3.06	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS (*)
TRACT J	1.17	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS (*)
TRACT K	3.25	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS (*)
TRACT L	1.72	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS (*)

(\*) MAINTENANCE RESPONSIBILITIES MAY BE SHARED WITH OTHER ENTITIES AS DESCRIBED IN THE PLAT NOTES

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# FARALLON FIELDS AT VIERA - PHASE 4

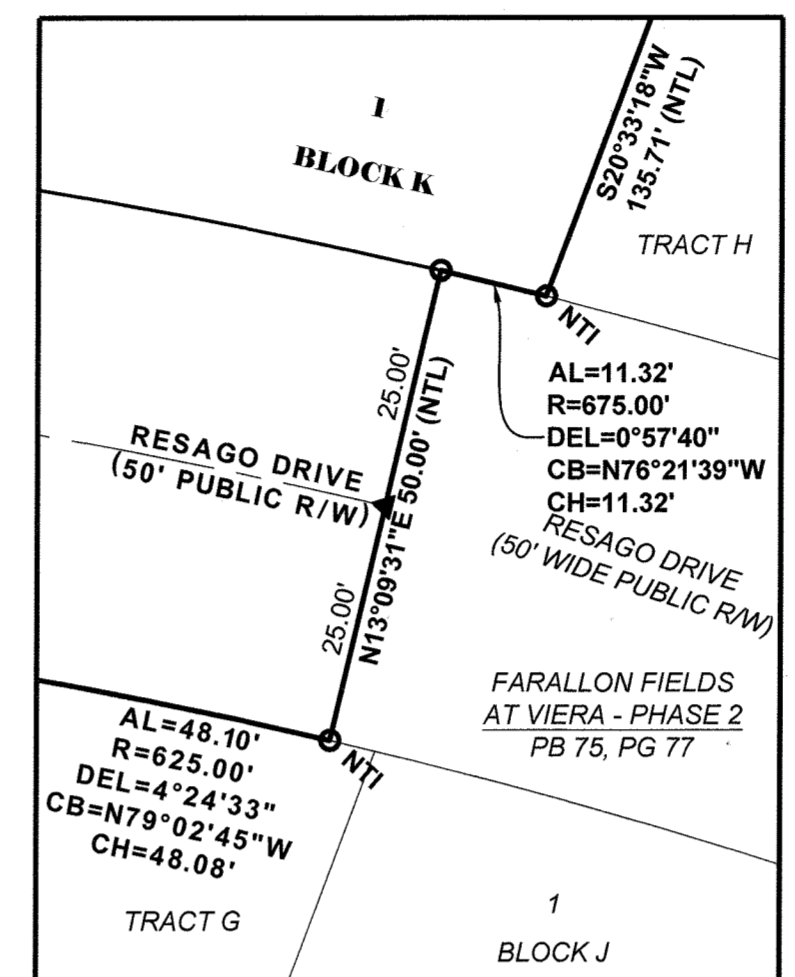
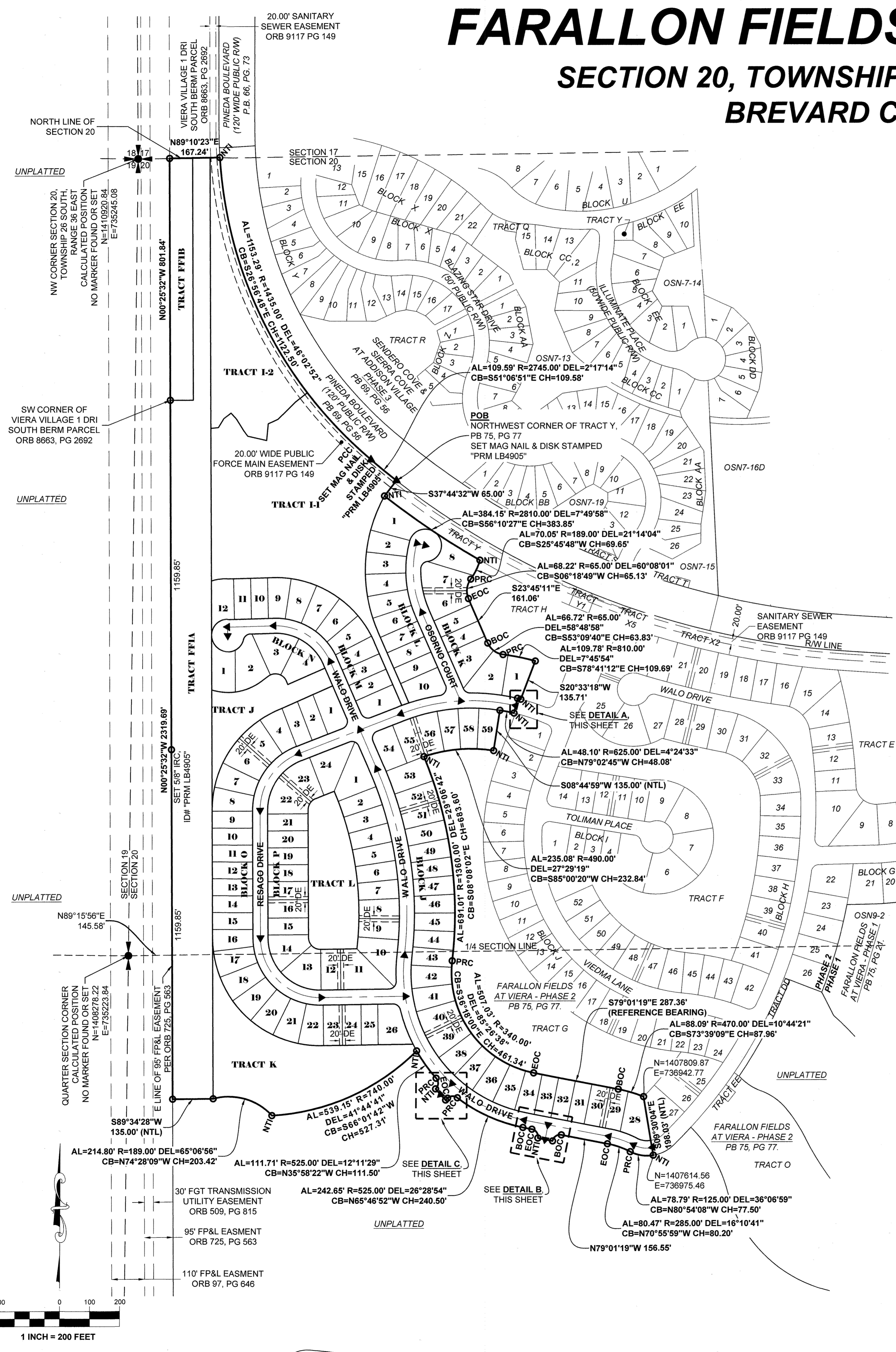
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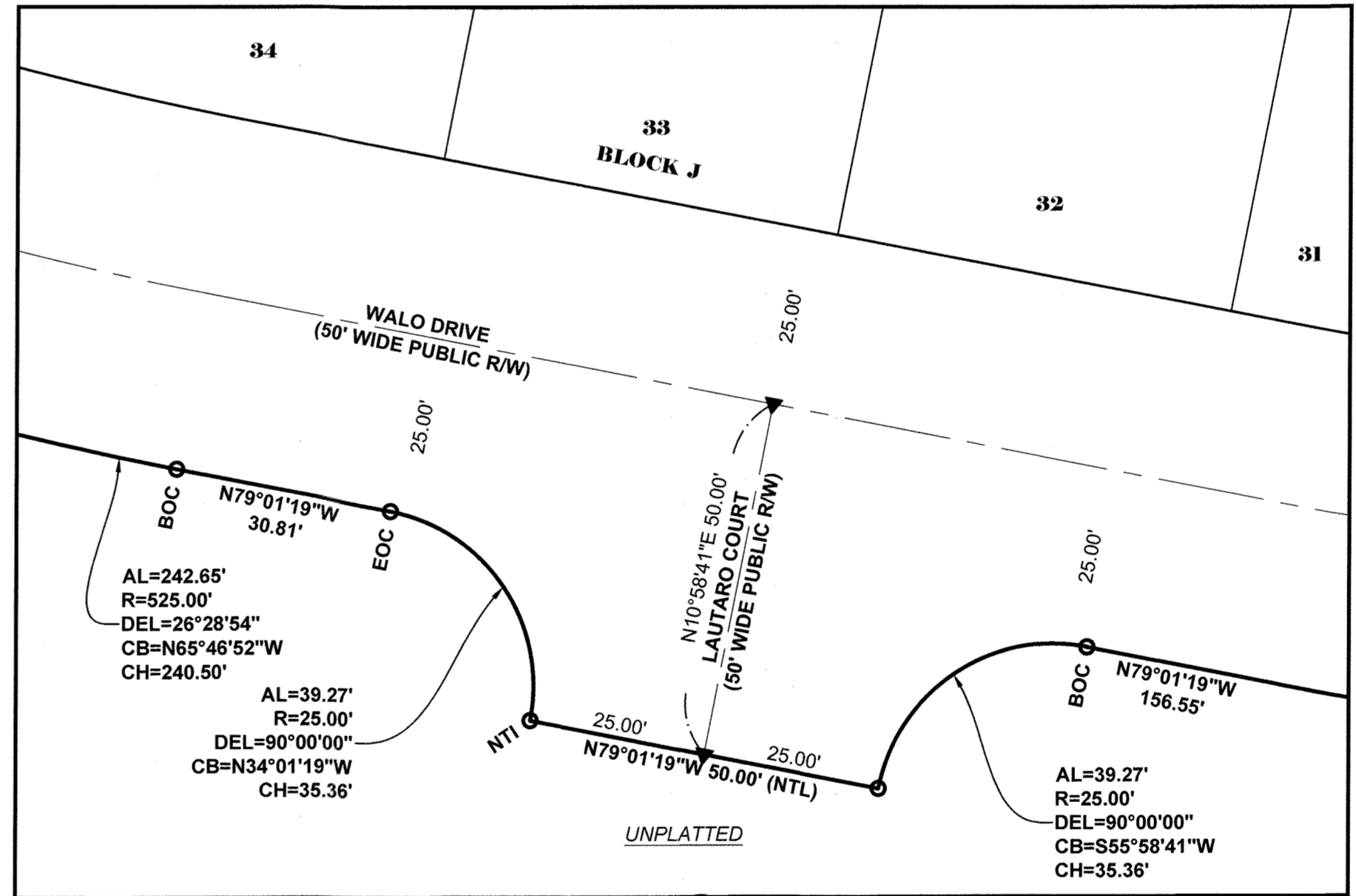
LOCATION MAP  
NTS

**SURVEY SYMBOL LEGEND**

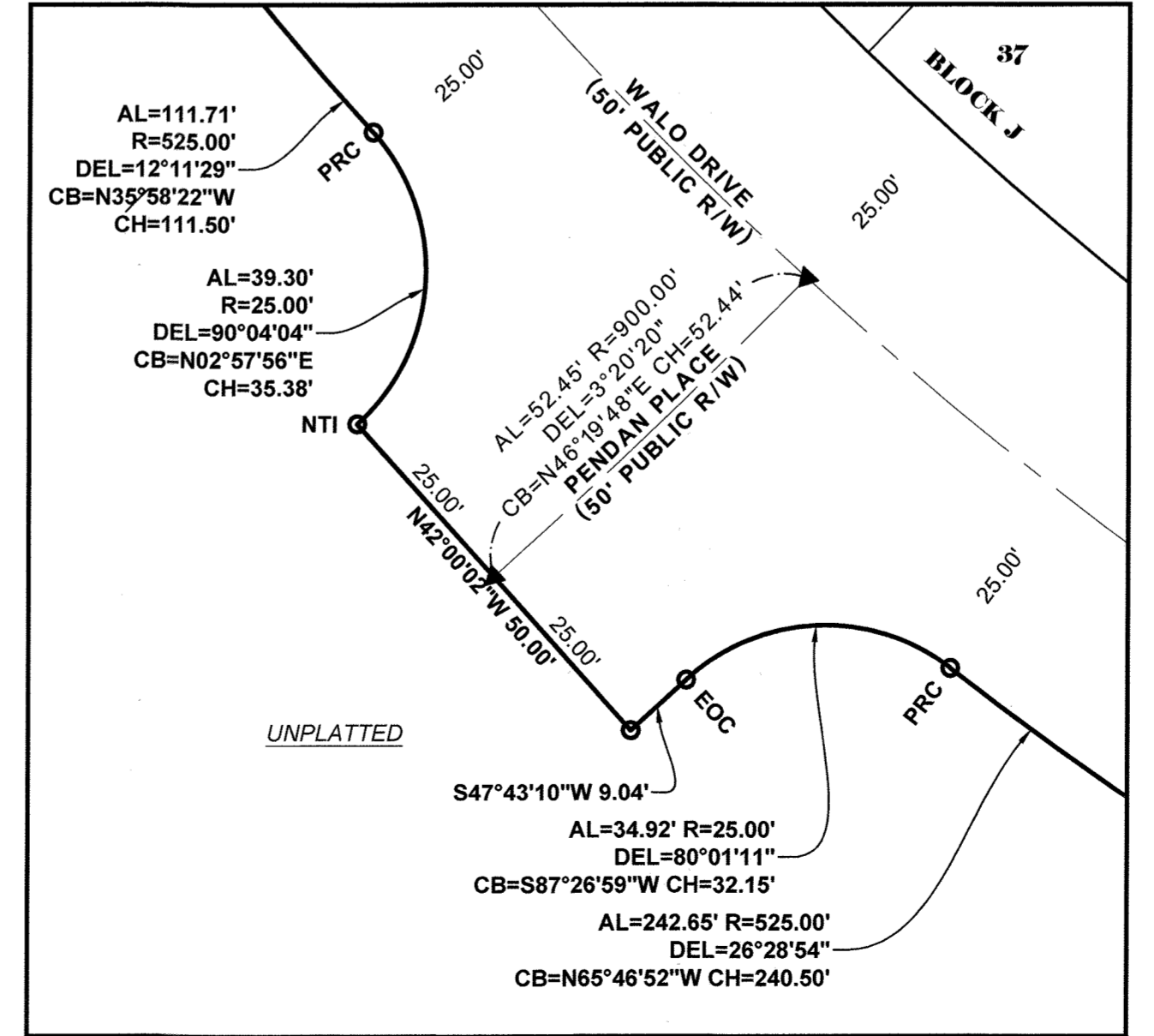
	SECTION CORNER, MARKED AS NOTED		1/4 SECTION CORNER, MARKED AS NOTED
	FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED		SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED



DETAIL A  
SCALE 1" = 20'



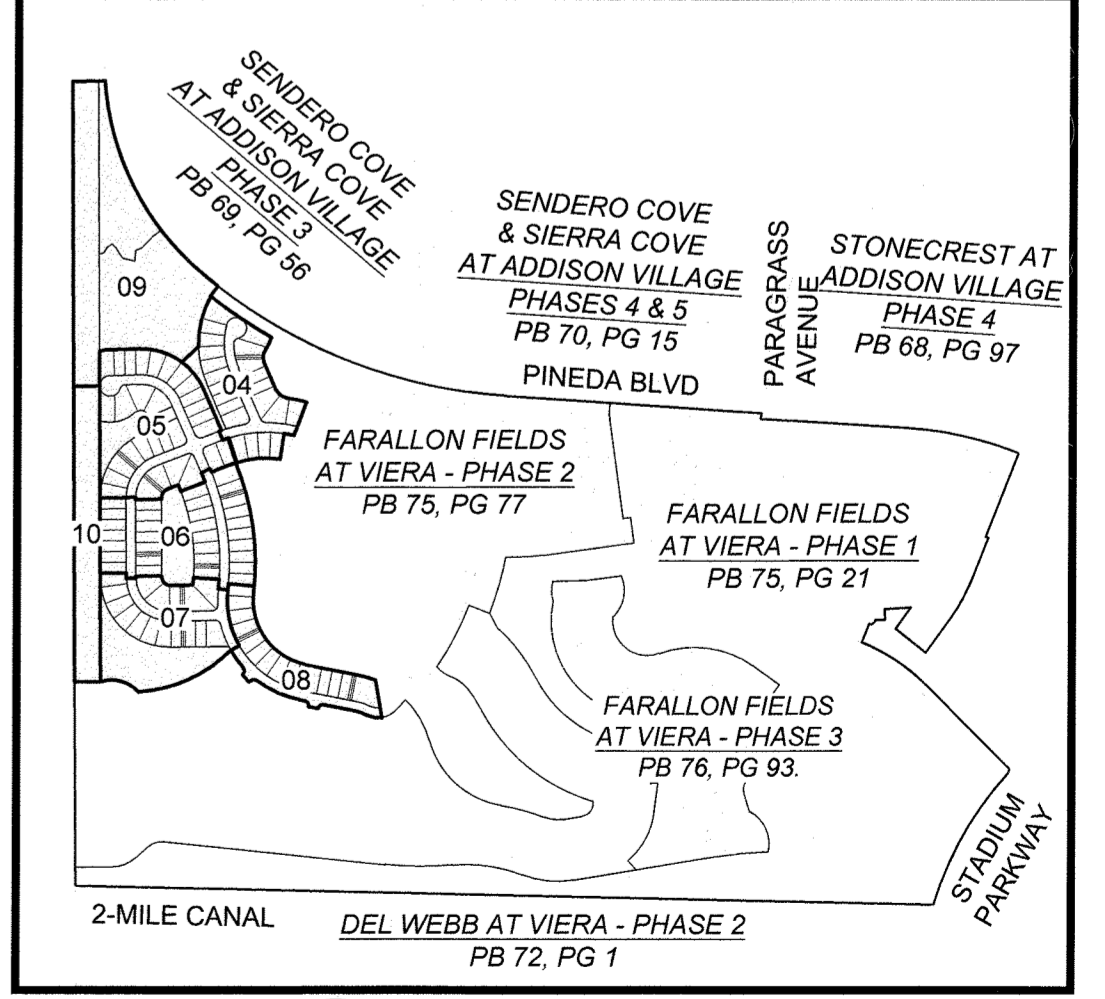
DETAIL B  
SCALE 1" = 20'



DETAIL C  
SCALE 1" = 20'

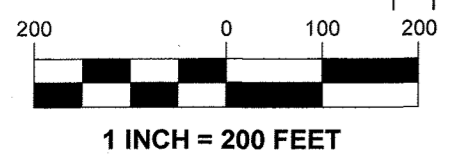
**ABBREVIATIONS**

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



KEY MAP  
NTS

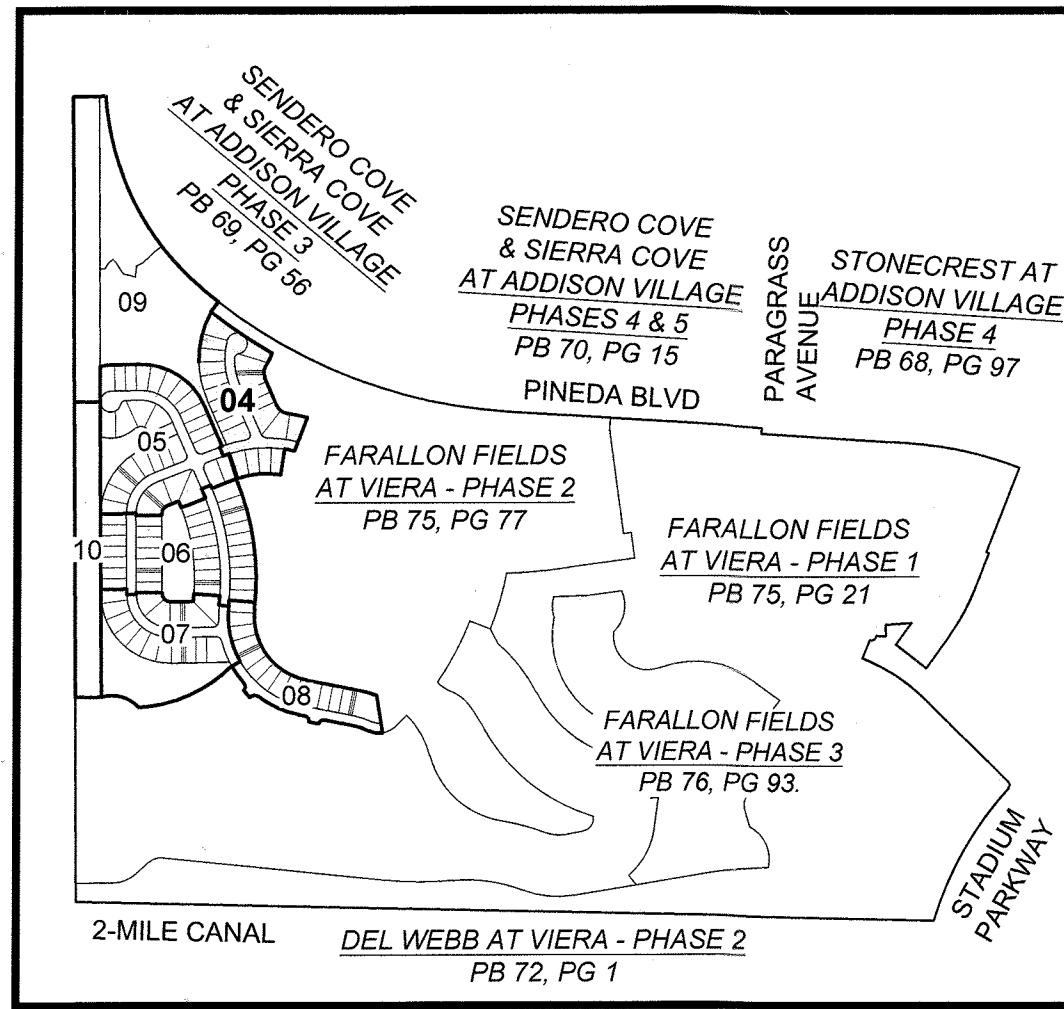
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1 INCH = 200 FEET

# FARALLON FIELDS AT VIERA - PHASE 4

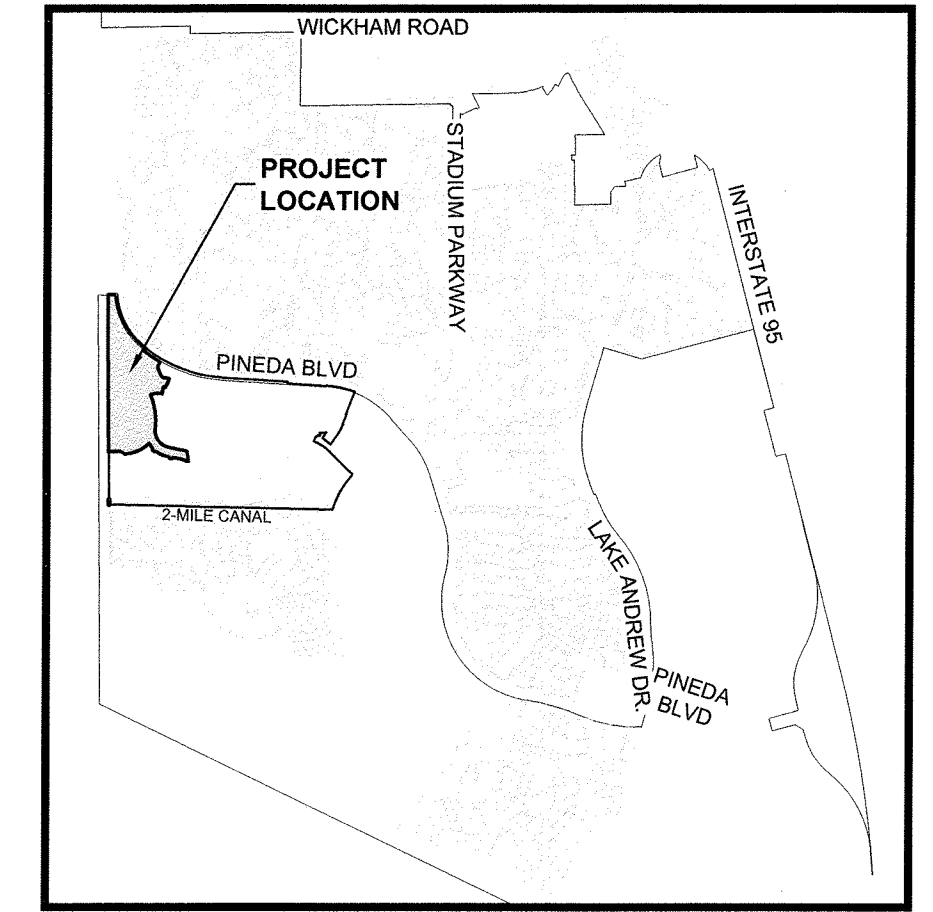
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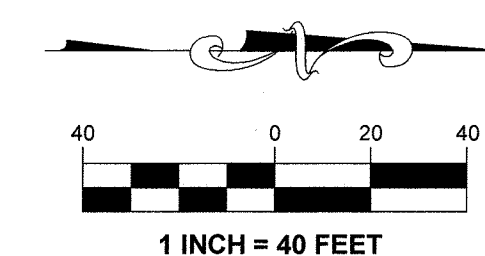
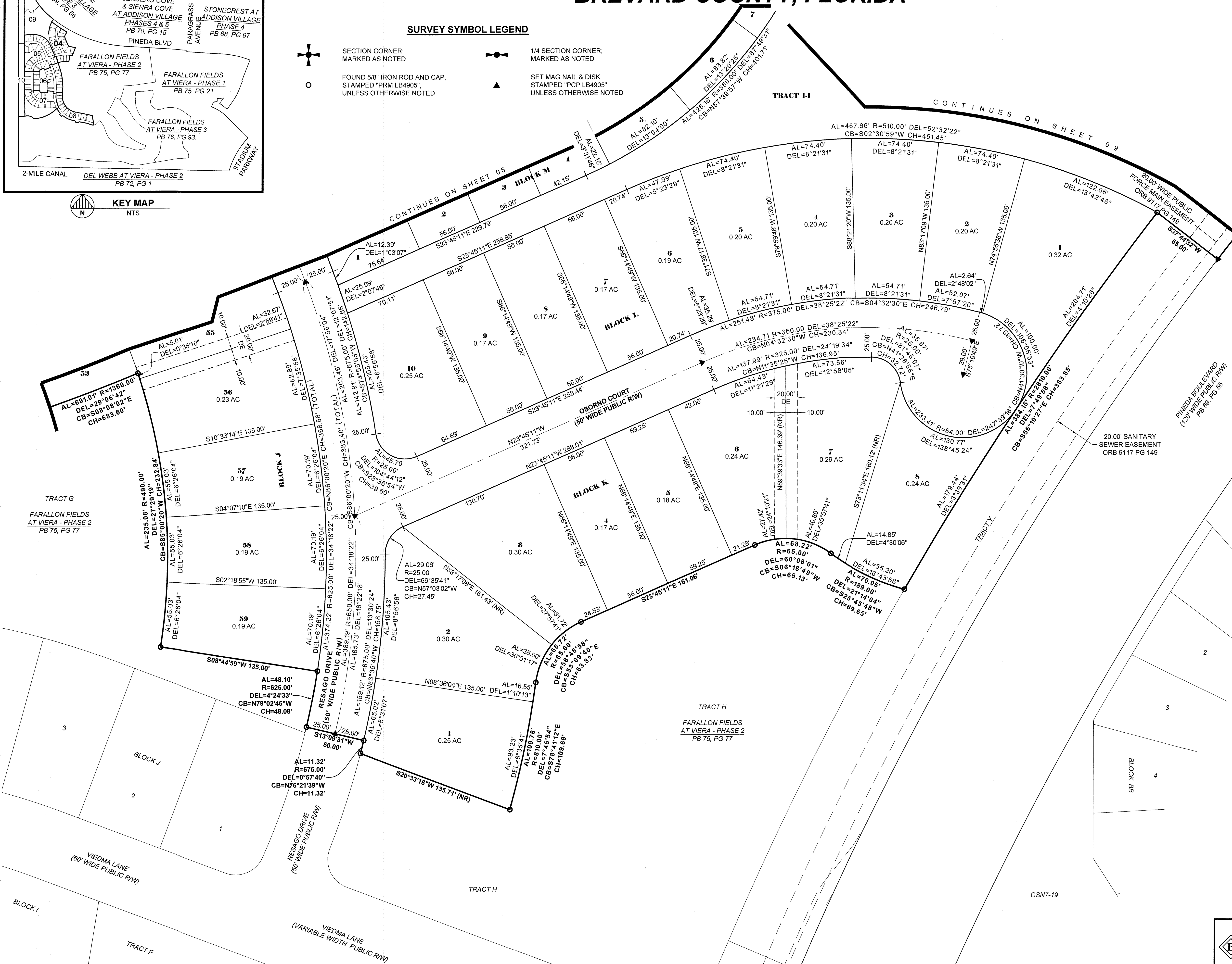
**KEY MAP**  
NTS

**SURVEY SYMBOL LEGEND**

	SECTION CORNER, MARKED AS NOTED		1/4 SECTION CORNER, MARKED AS NOTED
	FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED		SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED



**LOCATION MAP**  
NTS



**ABBREVIATIONS**

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

All Rights Reserved. 11600Drawing11600\_304\_004.dwg, 02/10/2026 2:44:19 PM

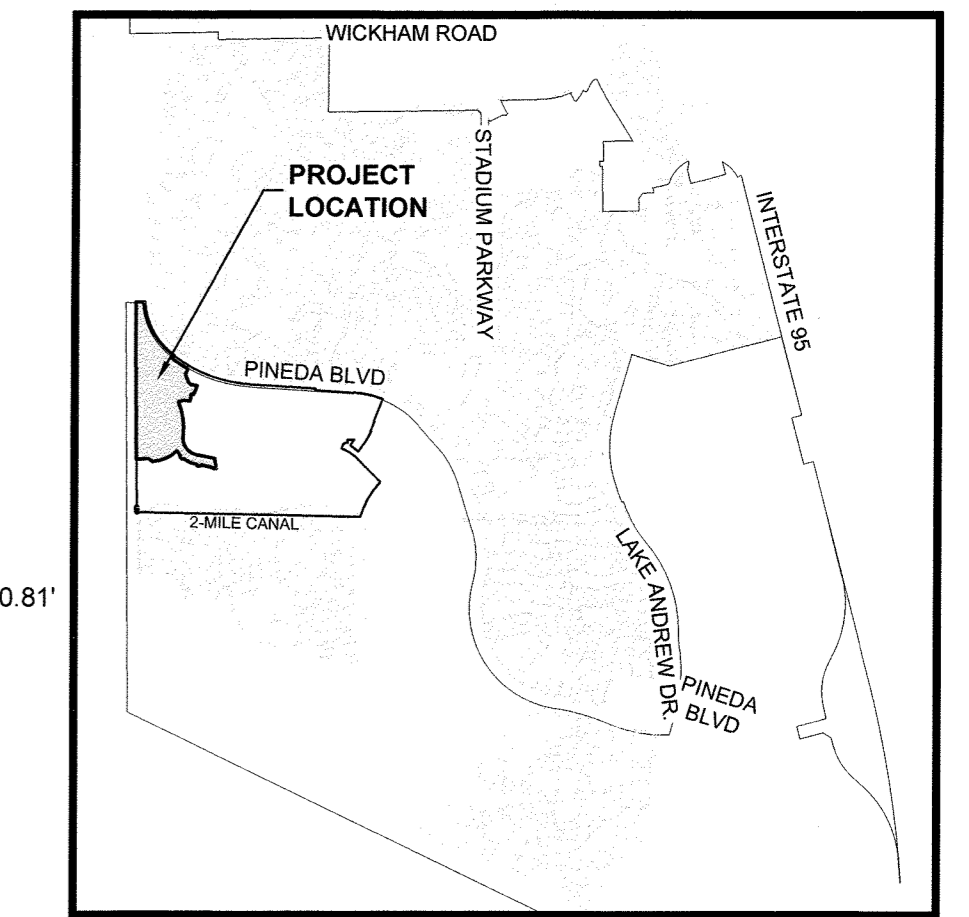
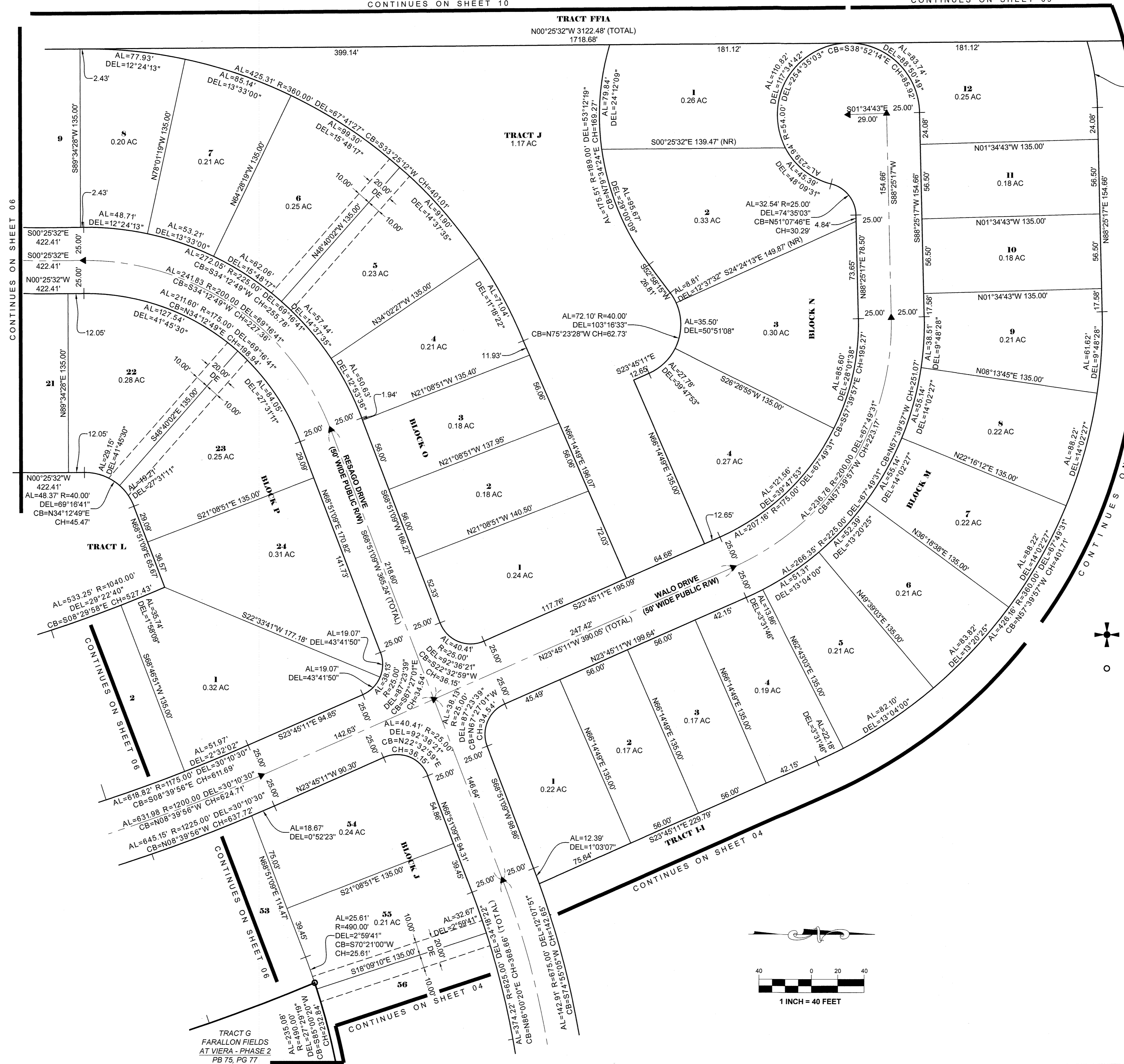
# FARALLON FIELDS AT VIERA - PHASE 4

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST,  
BREVARD COUNTY, FLORIDA

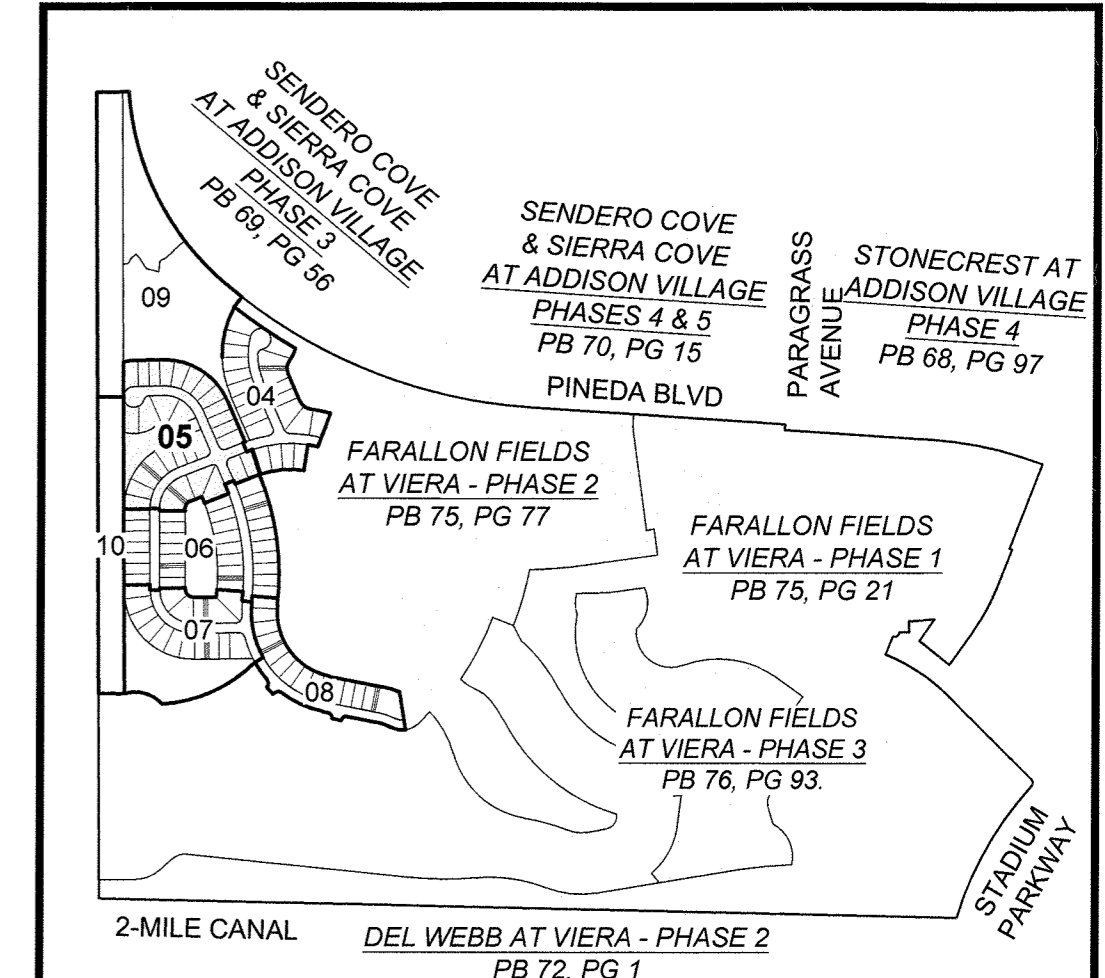
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SHEET 5 OF 10  
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

CONTINUES ON SHEET 10

CONTINUES ON SHEET 09



LOCATION MAP  
NTS



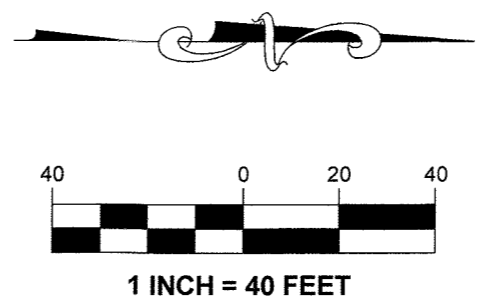
KEY MAP  
NTS

**SURVEY SYMBOL LEGEND**

- SECTION CORNER, MARKED AS NOTED
- FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- SET MAG NAIL & DISK, STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

**ABBREVIATIONS**

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



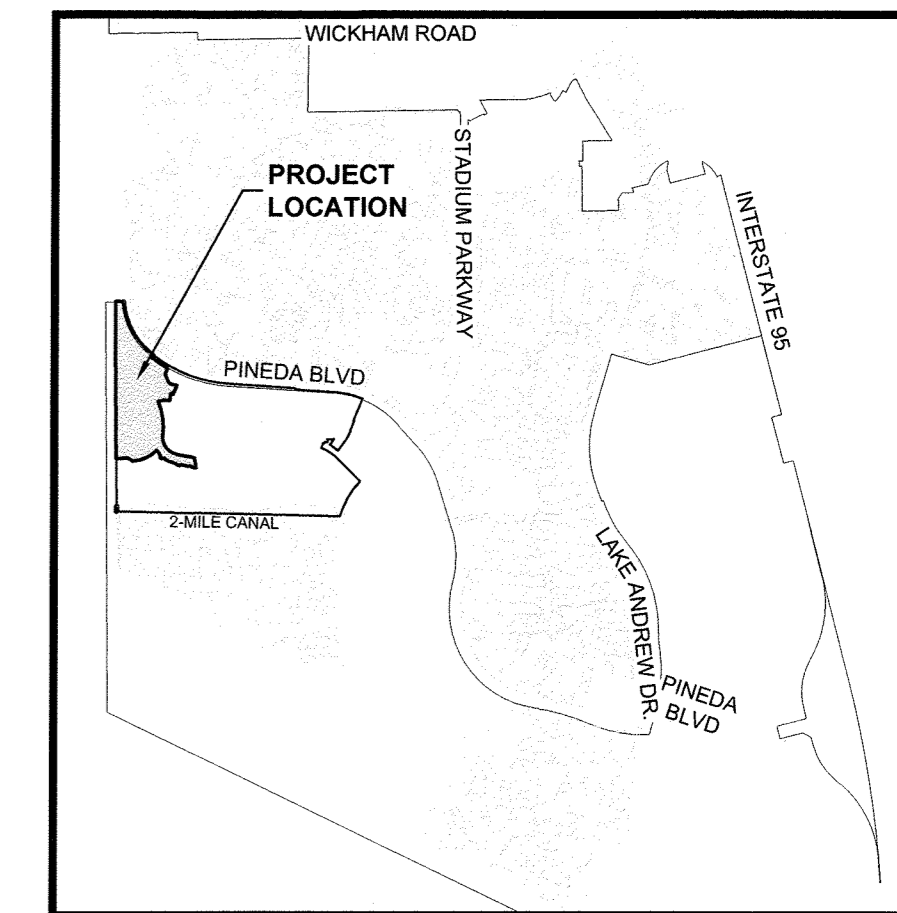
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**B.S.E. CONSULTANTS, INC.**  
 CONSULTING - ENGINEERING - LAND SURVEYING  
 112 SOUTH HARBOR CITY SQUARE, SUITE 4 MELBOURNE, FL 32901  
 PHONE: (321) 725-3800 FAX: (321) 725-1300  
 CERTIFICATE OF BUSINESS AUTHORIZATION #000  
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #L00004695

DATE: 02/10/2026  
 DESIGN/DRAWN: HAK / JW  
 DRAWING# 11600\_304\_001  
 PROJECT# 11600

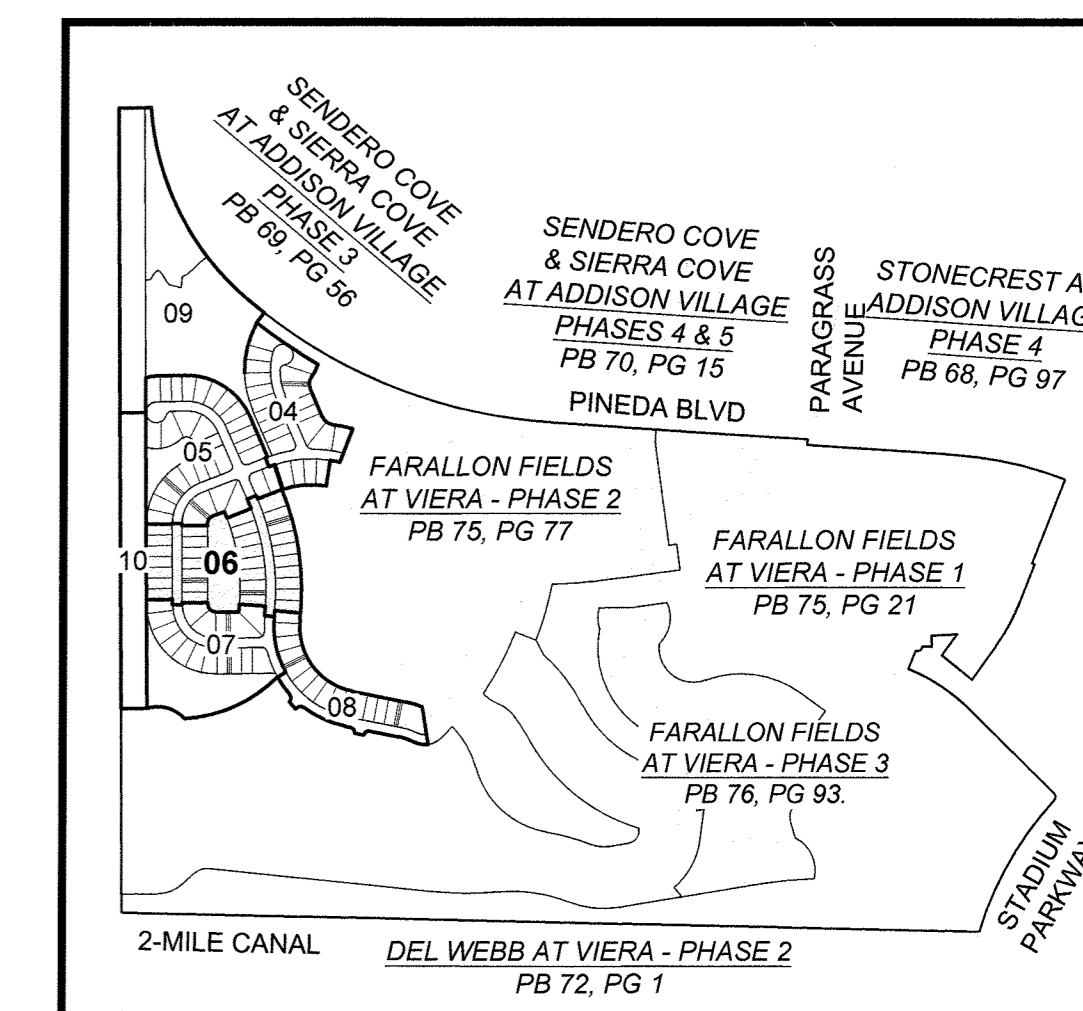
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# FARALLON FIELDS AT VIERA - PHASE 4

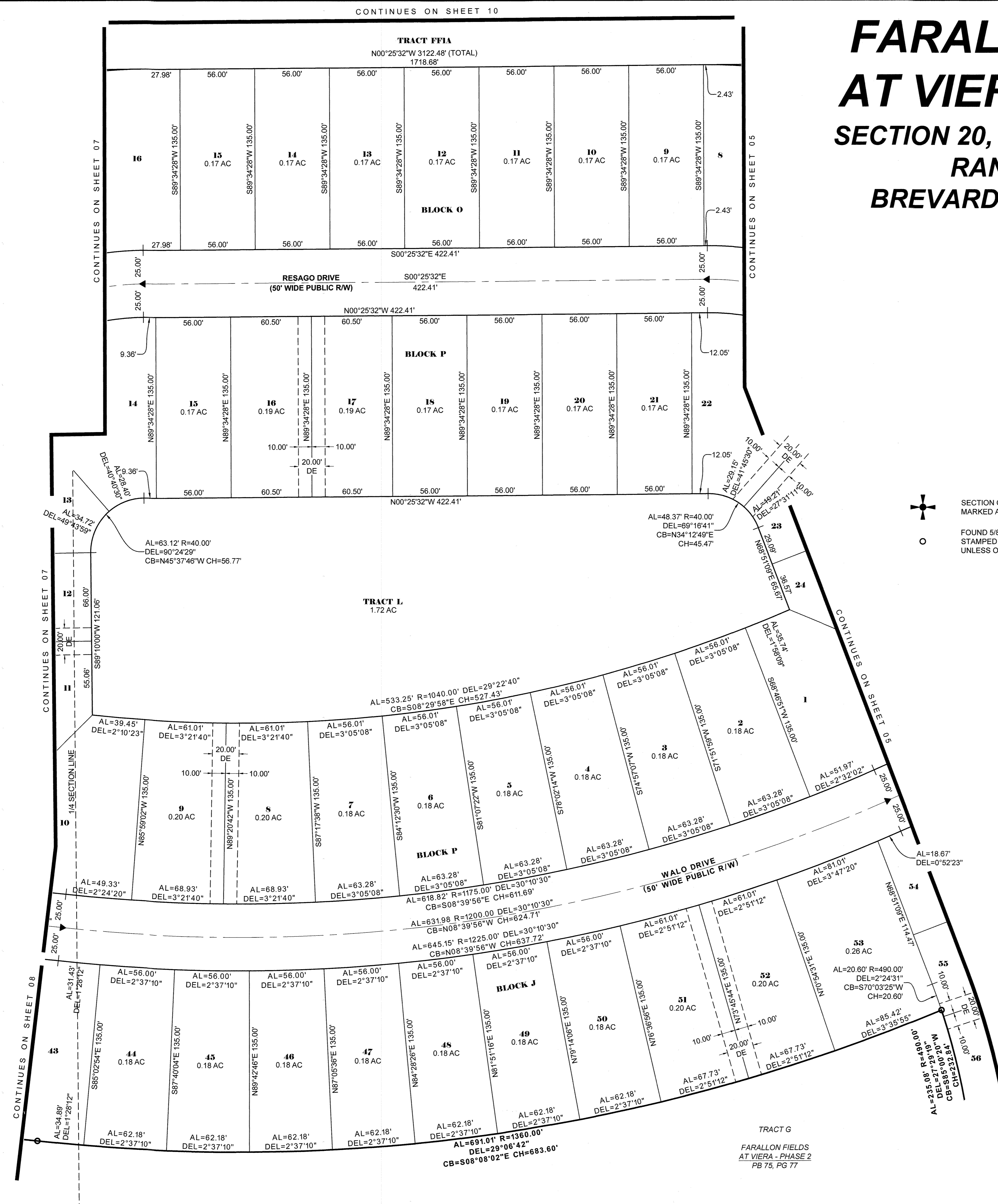
SECTION 20, TOWNSHIP 26 SOUTH,  
 RANGE 36 EAST,  
 BREVARD COUNTY, FLORIDA



LOCATION MAP  
 NTS

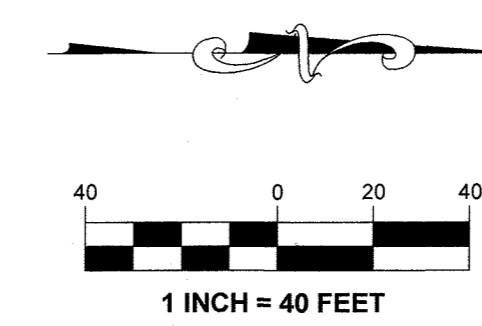


KEY MAP  
 NTS



**SURVEY SYMBOL LEGEND**

- SECTION CORNER, MARKED AS NOTED
- FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED



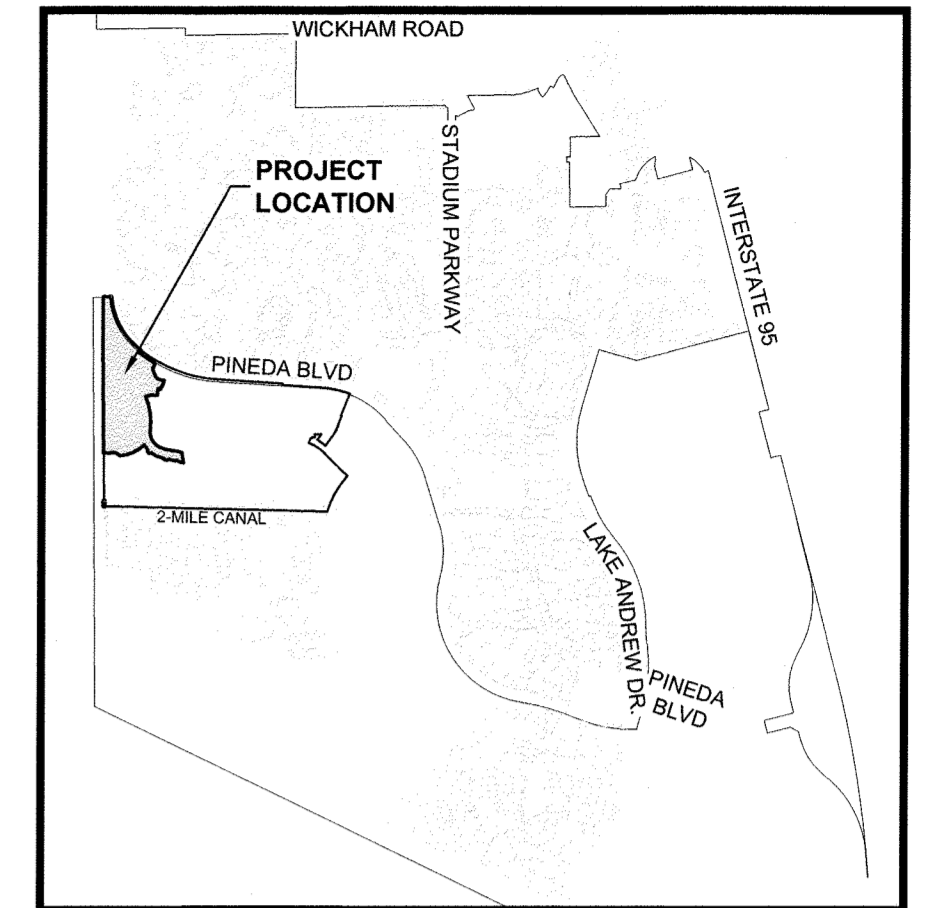
**ABBREVIATIONS**

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

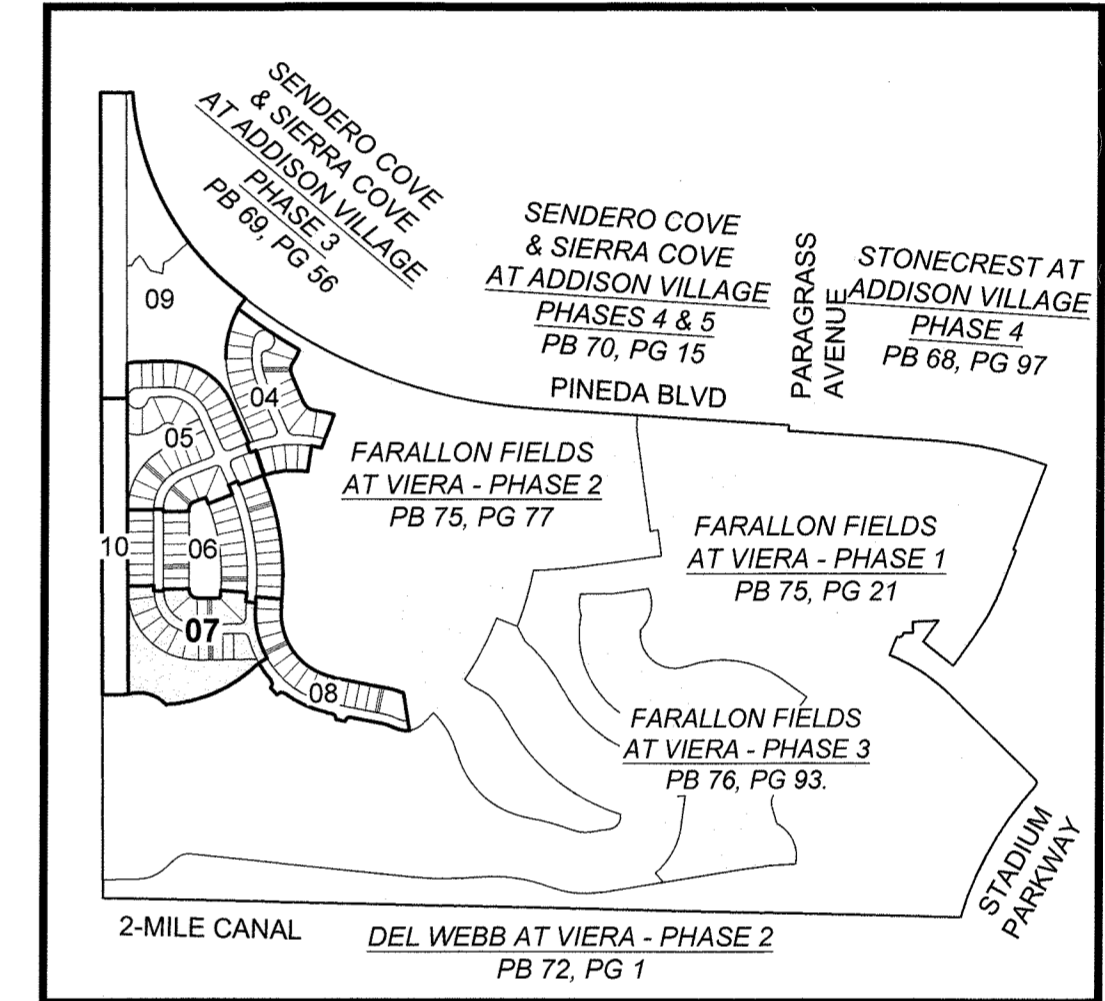
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# FARALLON FIELDS AT VIERA - PHASE 4

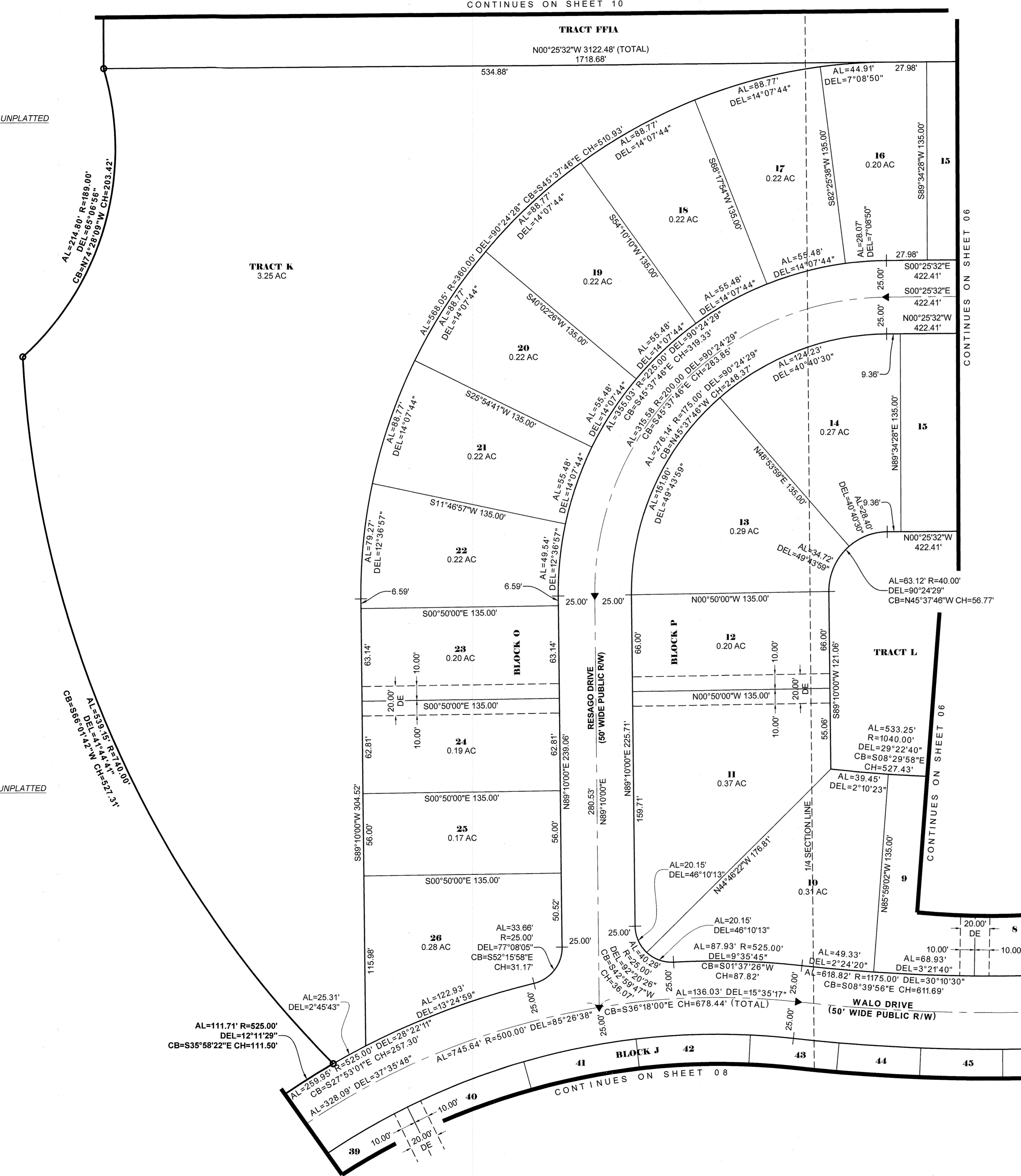
## SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



LOCATION MAP  
NTS



KEY MAP  
NTS

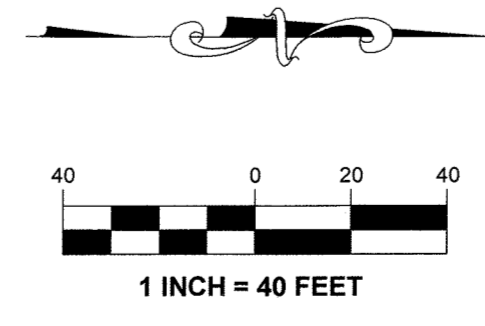


### SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- SET MAG NAIL & DISK, STAMPED "PCP LB4905" UNLESS OTHERWISE NOTED

### ABBREVIATIONS

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



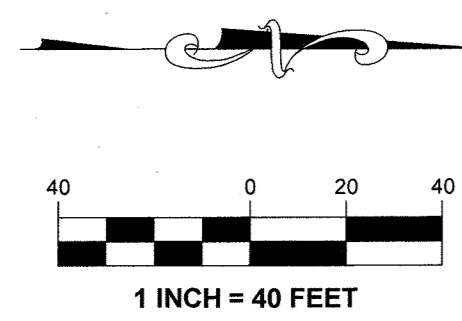
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# FARALLON FIELDS AT VIERA - PHASE 4

## SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

### ABBREVIATIONS

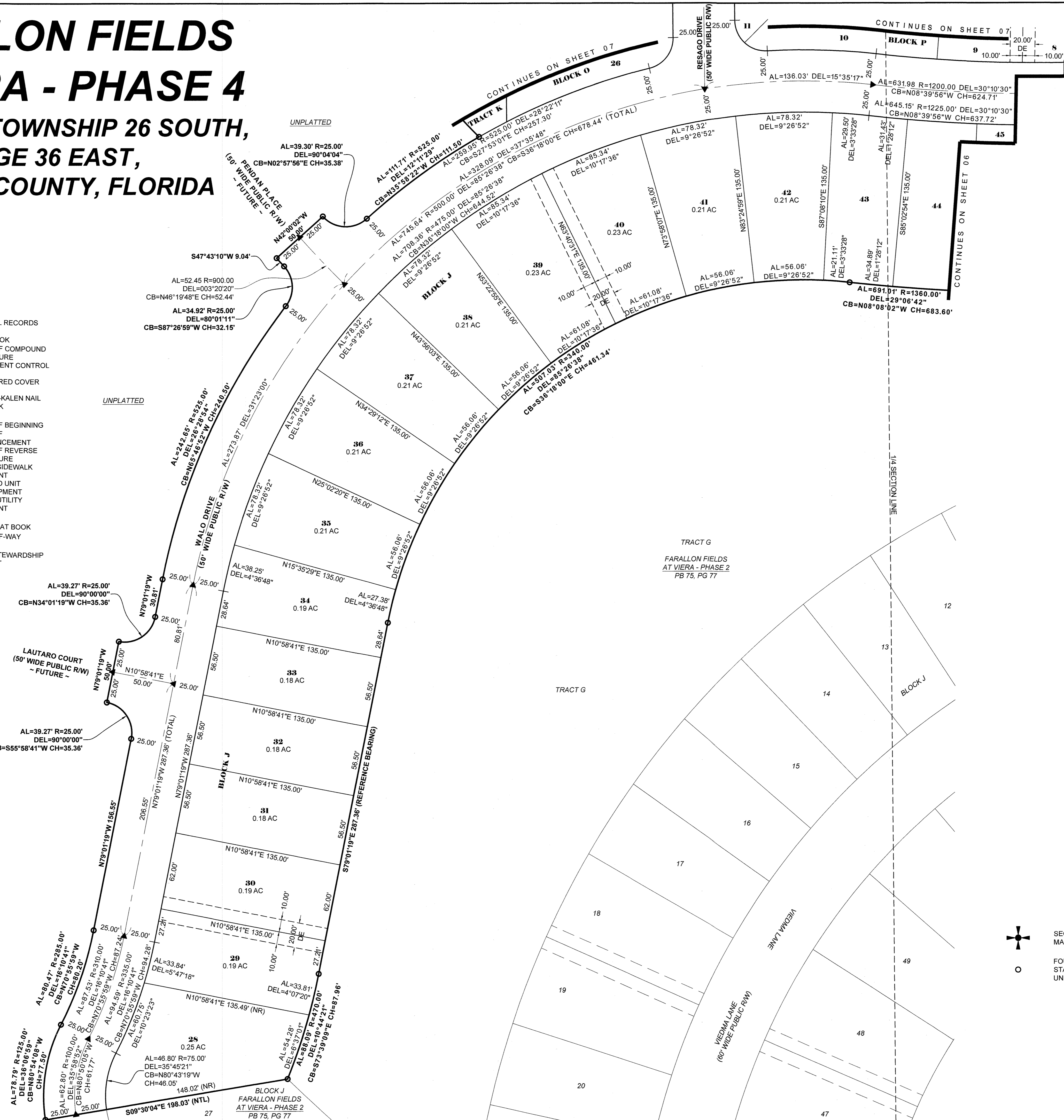
* MINUTES/FEET	ORB	OFFICIAL RECORDS BOOK
* SECONDS/INCHES	PB	PLAT BOOK
* DEGREES	PCC	POINT OF COMPOUND CURVATURE
AC ACRES	PCP	PERMANENT CONTROL POINT
AL ARC LENGTH	PCT	PREFERRED COVER TYPE
BOC BEGINNING OF CURVE	PKD	PARKER-KALEN NAIL AND DISK
CB CHORD BEARING	PG(S)	PAGE(S)
CH CHORD LENGTH	POB	POINT OF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



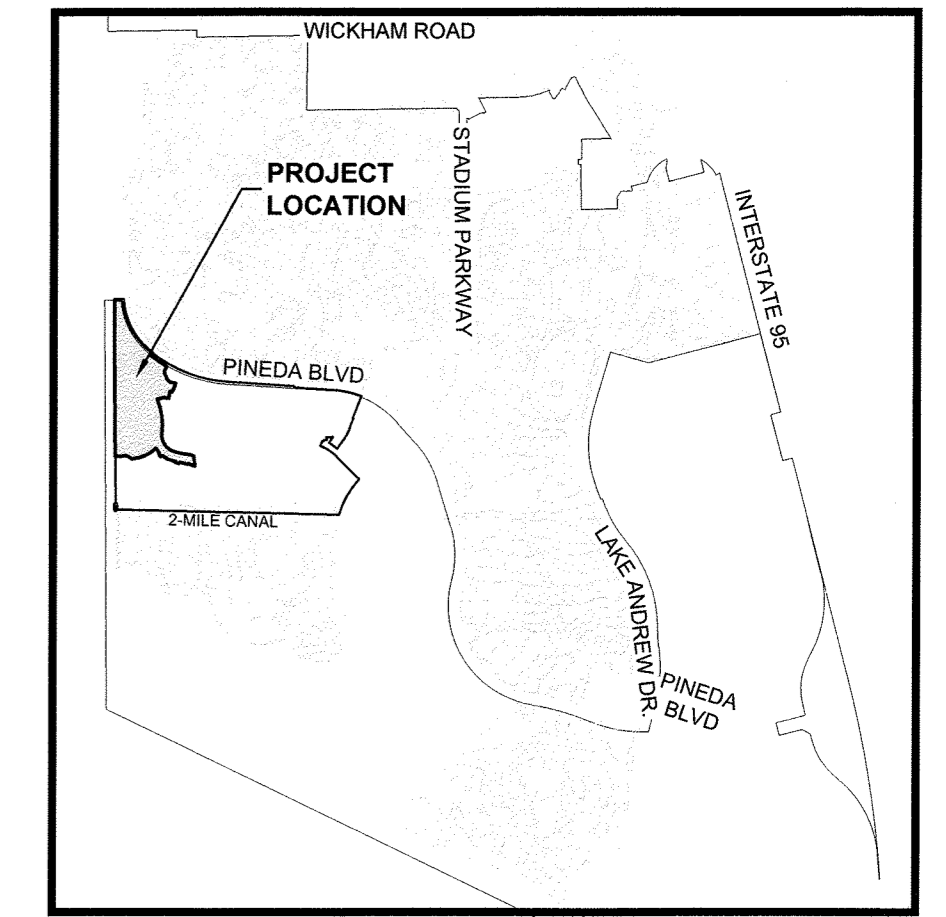
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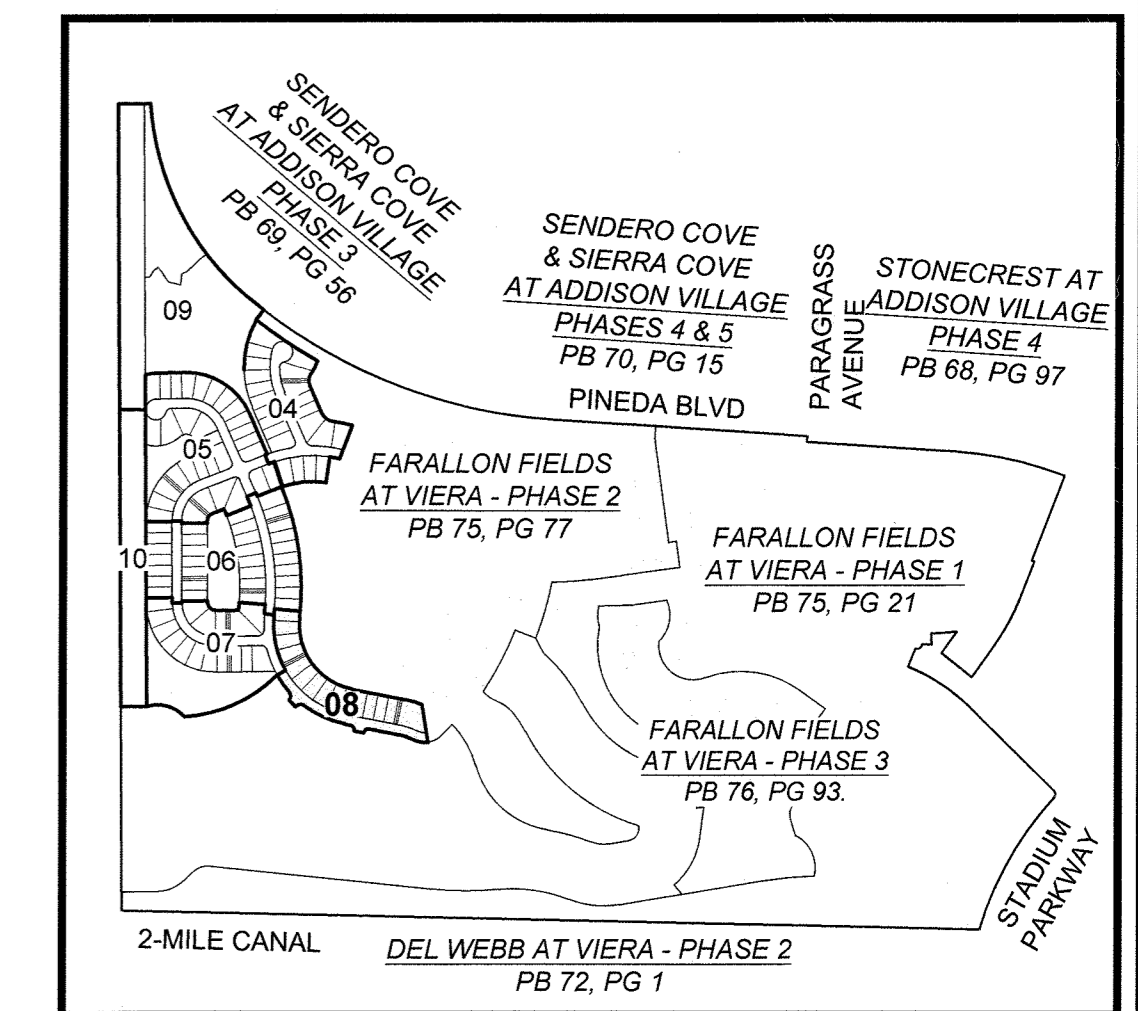
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PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 8 OF 10  
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP  
NTS



KEY MAP  
NTS

### SURVEY SYMBOL LEGEND

	SECTION CORNER, MARKED AS NOTED		1/4 SECTION CORNER, MARKED AS NOTED
	FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED		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 4 MELBOURNE, FL 32901  
PHONE: (321) 325-3834 FAX: (321) 733-1159  
CERTIFICATE OF LICENSE AUTHORIZATION #620  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #180024045

DATE: 02/10/2026  
DESIGN/DRAWN: HAK / JW  
DRAWING# 11600\_304\_001  
PROJECT# 11600

# FARALLON FIELDS AT VIERA - PHASE 4

## SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 SHEET 9 OF 10  
 SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### SURVEY SYMBOL LEGEND

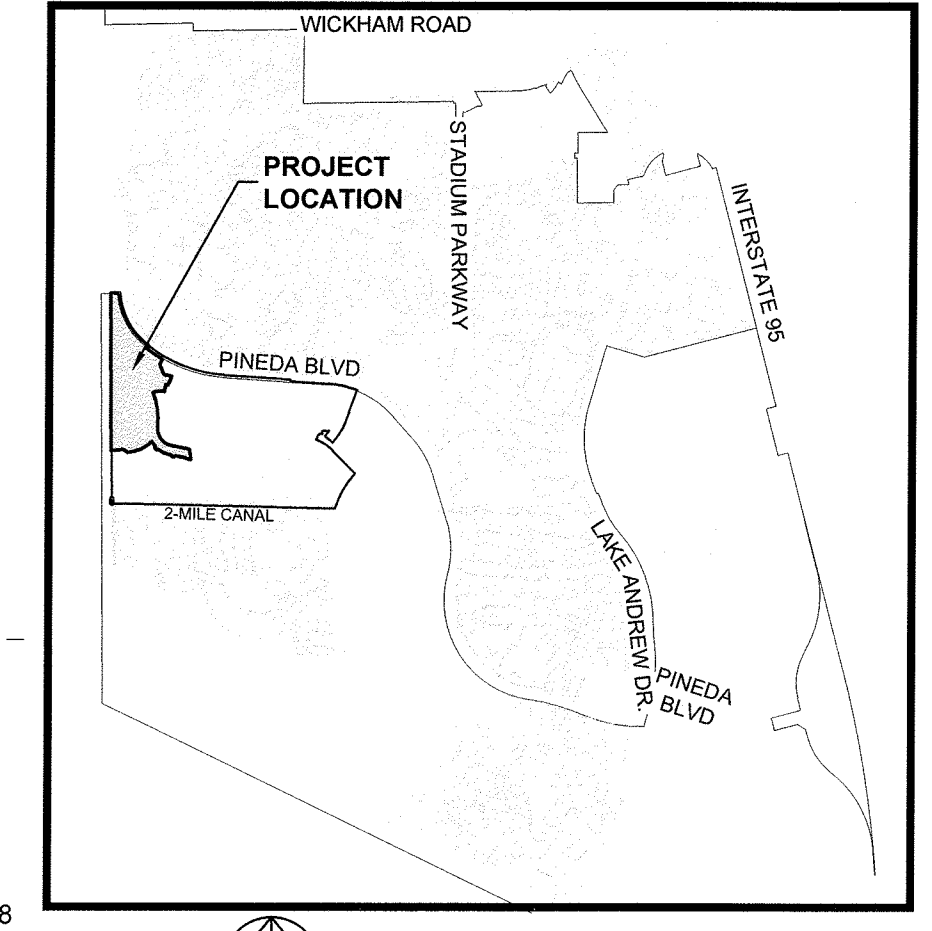
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|--|---|--|---|
|  | SECTION CORNER, MARKED AS NOTED   |  | 1/4 SECTION CORNER, MARKED AS NOTED                               |
|  | FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED |  | SET MAG NAIL & DISK, STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED |

- |     |                    |
|-----|--------------------|
| '   | MINUTES/FEET       |
| "   | SECONDS/INCHES     |
| °   | DEGREES            |
| AC  | ACRES              |
| AL  | ARC LENGTH         |
| BOC | BEGINNING OF CURVE |
| CB  | CHORD BEARING      |
| CH  | CHORD LENGTH       |
| CM  | CONCRETE MONUMENT  |

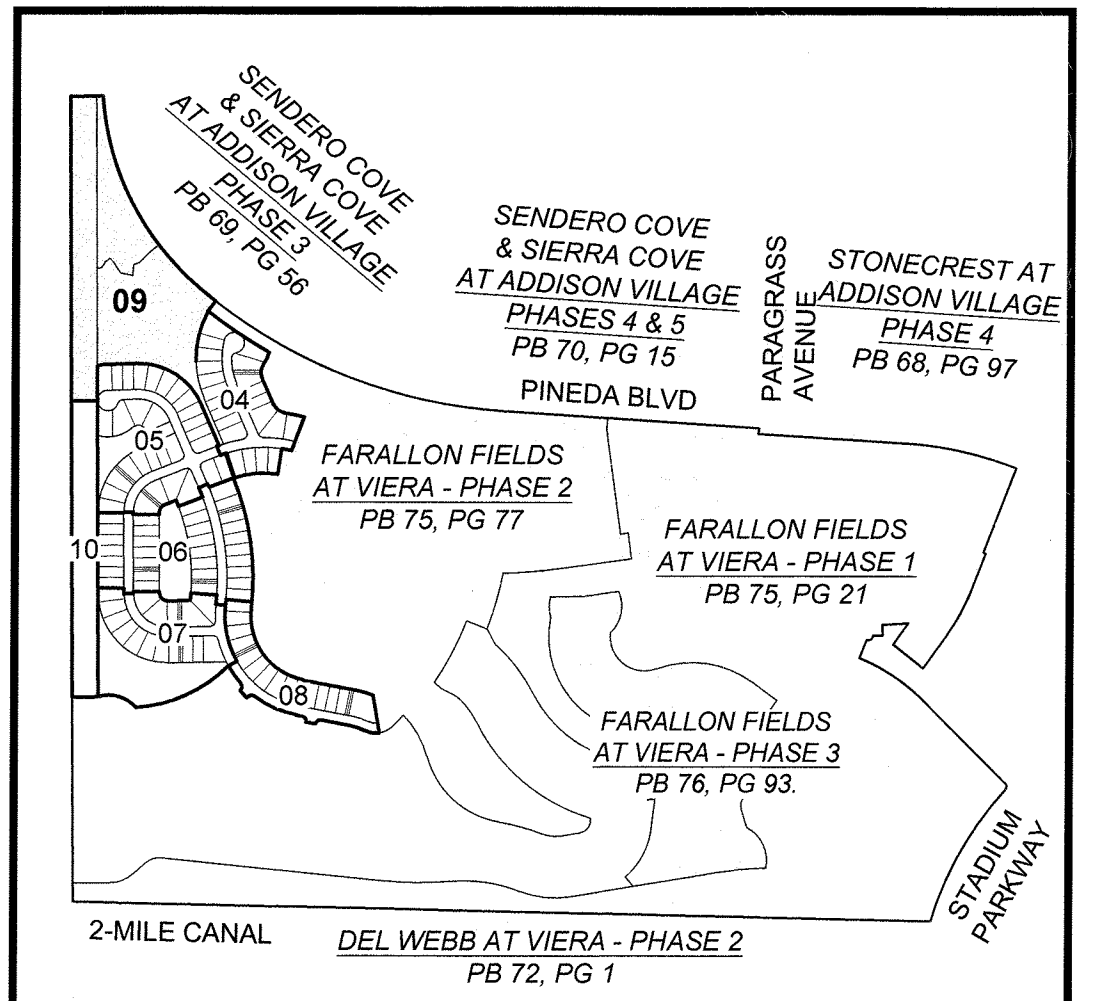
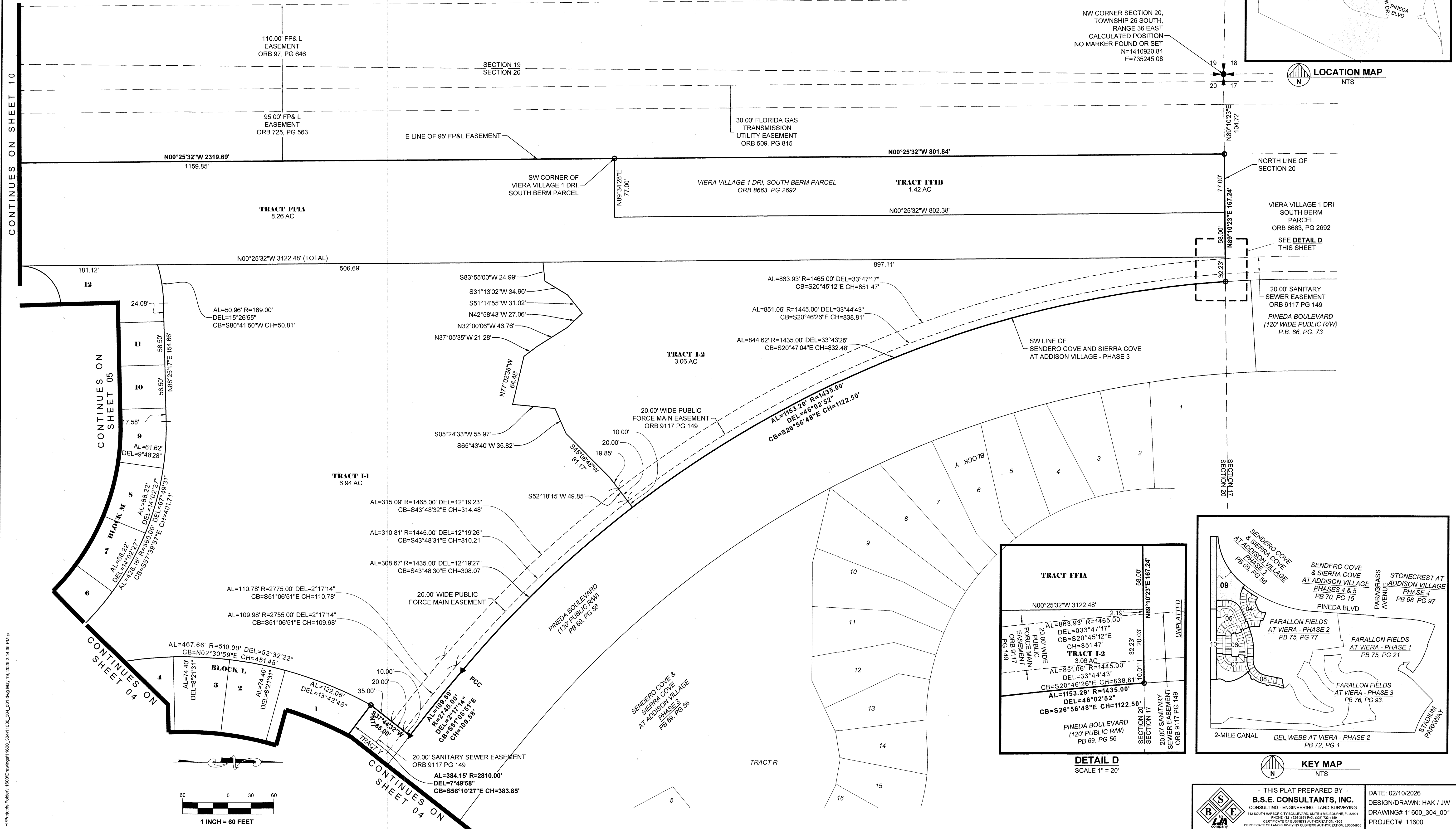
- |      |                           |      |                                 |
|------|---------------------------|------|---------------------------------|
| D.E. | PRIVATE DRAINAGE EASEMENT | FBR1 | FRONT BUILDING RESTRICTION LINE |
| DEL  | CENTRAL/DELTA ANGLE       | FD   | FOUND                           |
| E    | EAST                      | FGT  | FLORIDA GAS TRANSMISSION        |
| E.E. | ELECTRICAL EASEMENT       | FP&L | FLORIDA POWER & LIGHT COMPANY   |
| EOC  | END OF CURVE              | FT   | FOOT/FEET                       |
| EX   | EXISTING                  | N    | NORTH                           |

### ABBREVIATIONS

- |     |                          |       |                             |        |                            |      |                            |
|-----|--------------------------|-------|-----------------------------|--------|----------------------------|------|----------------------------|
| NR  | NON-RADIAL               | PCC   | POINT OF COMPOUND CURVATURE | POC    | POINT OF COMMENCEMENT      | R    | RADIUS                     |
| NTS | NOT TO SCALE             | PCP   | PERMANENT CONTROL POINT     | PRC    | POINT OF REVERSE CURVATURE | RPB  | ROAD PLAT BOOK             |
| NTI | NON-TANGENT INTERSECTION | PCT   | PREFERRED COVER TYPE        | P.S.E. | PUBLIC SIDEWALK EASEMENT   | R/W  | RIGHT-OF-WAY               |
| NTL | NON-TANGENT LINE         | PKD   | PARKER-KALEN NAIL AND DISK  | P.U.D. | PLANNED UNIT DEVELOPMENT   | TYP  | TYPICAL                    |
| ORB | OFFICIAL RECORDS BOOK    | PG(S) | PAGE(S)                     | P.U.E. | PUBLIC UTILITY EASEMENT    | U.E. | UTILITY EASEMENT           |
| PB  | PLAT BOOK                | POB   | POINT OF BEGINNING          |        |                            | VSD  | VIERA STEWARDSHIP DISTRICT |



LOCATION MAP  
NTS

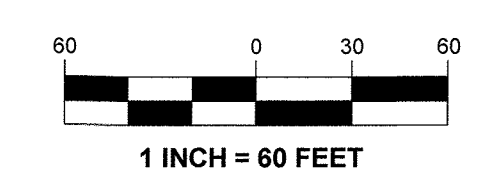


KEY MAP  
NTS

THIS PLAT PREPARED BY:  
**B.S.E. CONSULTANTS, INC.**  
 CONSULTING - ENGINEERING - LAND SURVEYING  
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901  
 PHONE: (321) 725-8674 FAX: (321) 725-1116  
 CERTIFICATE OF BUSINESS AUTHORIZATION #005  
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #0004005

DATE: 02/10/2026  
 DESIGN/DRAWN: HAK / JW  
 DRAWING# 11600\_304\_001  
 PROJECT# 11600

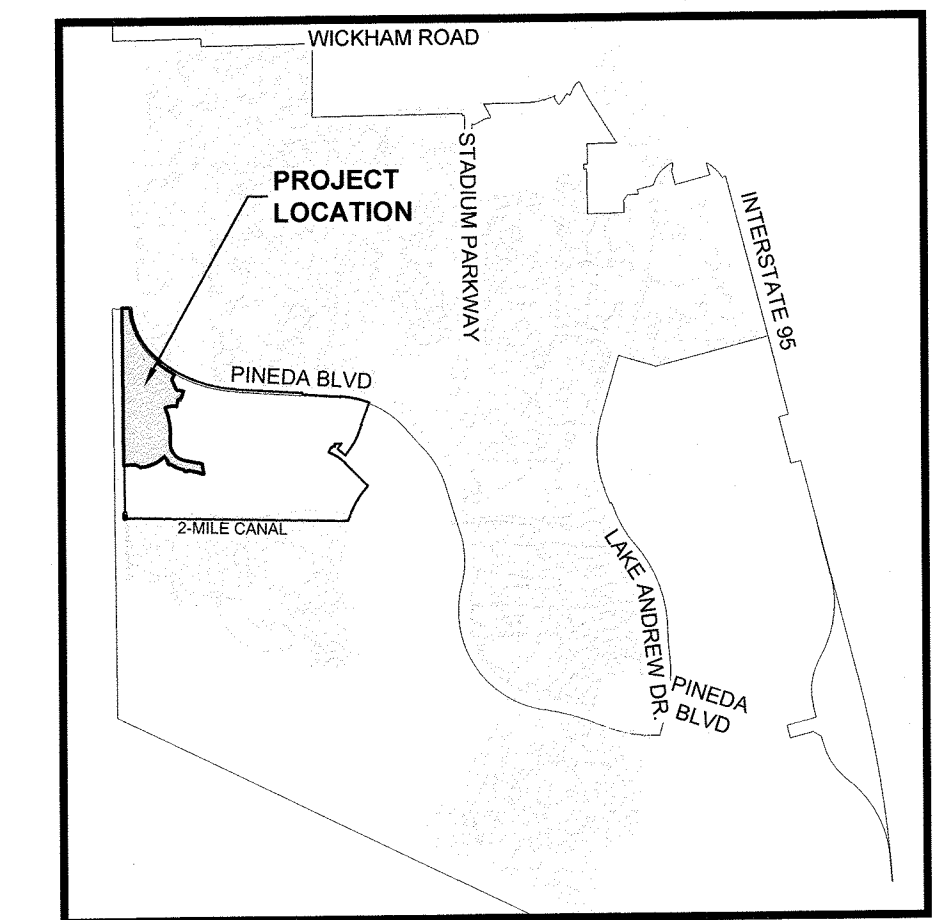
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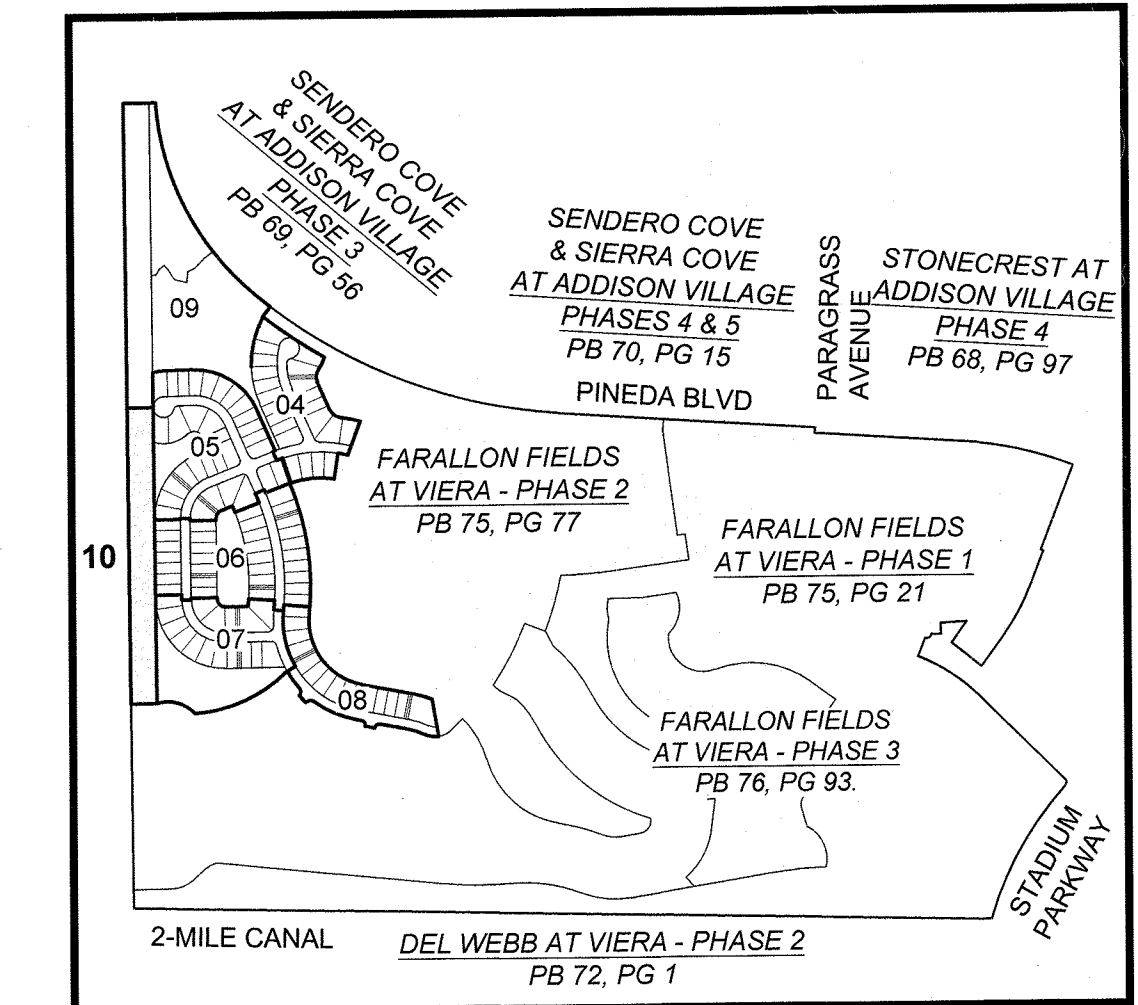
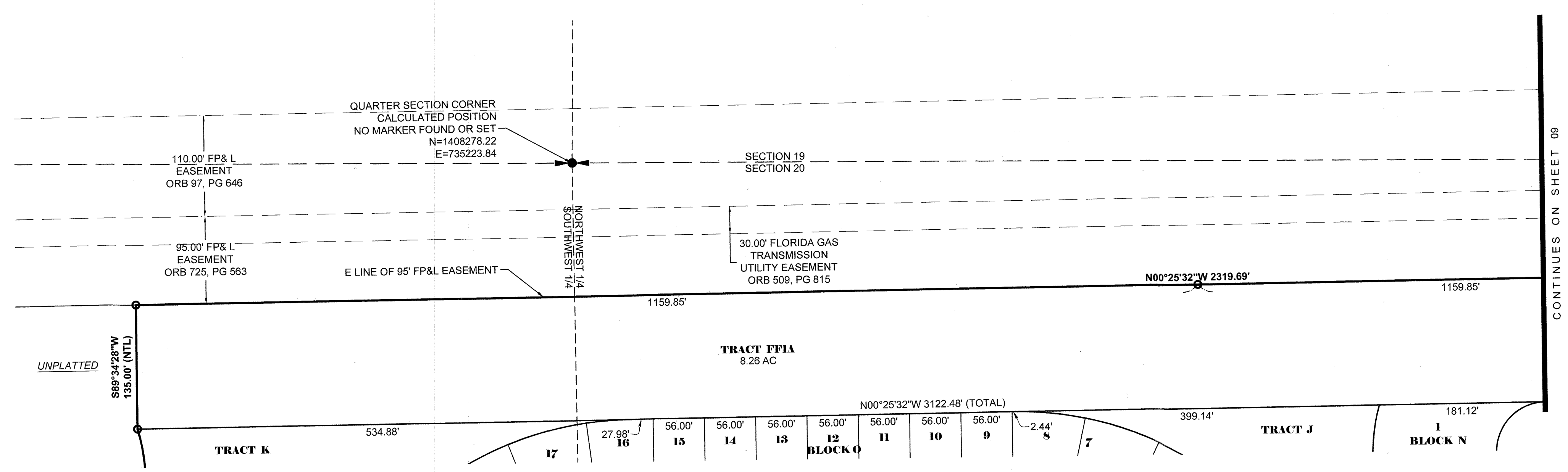
# FARALLON FIELDS AT VIERA - PHASE 4

## SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 10 OF 10  
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



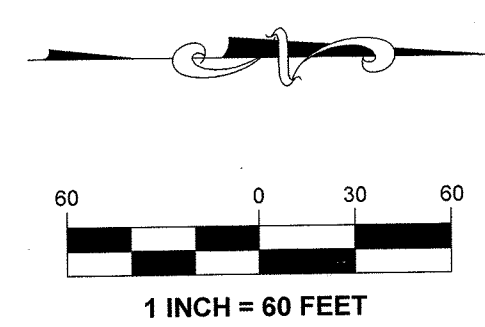
**LOCATION MAP**  
NTS



**KEY MAP**  
NTS

**ABBREVIATIONS**

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



**SURVEY SYMBOL LEGEND**

	SECTION CORNER, MARKED AS NOTED		1/4 SECTION CORNER, MARKED AS NOTED
	FOUND 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED		SET MAG NAIL & DISK, STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

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 - THIS PLAT PREPARED BY - <b>B.S.E. CONSULTANTS, INC.</b> CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HANCOCK CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 733-8874 FAX: (321) 733-1198 CERTIFICATE OF BUSINESS AUTHORIZATION #003 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB000490	DATE: 02/10/2026 DESIGN/DRAWN: HAK / JW DRAWING# 11600_04_001 PROJECT# 11600
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