

LOT 1, BLOCK A & TRACTS A & B, TRACT O VIERA NORTH PUD - PLAT BOOK 66, PAGE 15; SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

LOT 1, BLOCK A, AND TRACTS A AND B, OF THE PLAT OF TRACT O VIERA NORTH PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING: 29.37 ACRES, MORE OR LESS.

THAT PART OF LOT 1, BLOCK A, TRACT A AND TRACT B OF TRACT O VIERA NORTH PUD, ACCORDING TO THE PLOT THEREOF, AS RECORDED IN PLOT BOOK 66, PAGE 15, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NEXT 5 COURSES AND DISTANCES RUN ALONG SAID SOUTH LINE: RUN N75°35'06"W, A DISTANCE OF 55.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 237.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'34", AN ARC DISTANCE OF 51.26 FEET, HAVING A CHORD BEARING OF N81°46'53"W AND A CHORD DISTANCE OF 51.16 FEET; THENCE RUN N87°58'40"W, A DISTANCE OF 325.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 263.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°11'43", AN ARC DISTANCE OF 88.11 FEET, HAVING A CHORD BEARING OF N78°22'48"W AND A CHORD DISTANCE OF 87.70 FEET; THENCE RUN N68°46'56"W, A DISTANCE OF 188.52 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 1, RUN N07°19'53"E, A DISTANCE OF 224.08 FEET; THENCE RUN N21°13'04"E, A DISTANCE OF 221.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 470.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°25'24", AN ARC DISTANCE OF 60.89 FEET, HAVING A CHORD BEARING OF N17°30'22"E AND A CHORD DISTANCE OF 60.85 FEET; THENCE RUN N07°19'53"E, A DISTANCE OF 116.08 FEET; THENCE RUN N02°13'32"E, A DISTANCE OF 110.24 FEET; THENCE RUN S88°00'40"E ALONG THE NORTH LINE OF SAID LOT 1 AND SAID TRACTS A AND B, A DISTANCE OF 371.09 FEET; THENCE RUN S02°27'59"W, A DISTANCE OF 83.63 FEET; THENCE RUN N87°32'01"W, A DISTANCE OF 13.08 FEET; THENCE RUN S02°26'34"W, A DISTANCE OF 105.84 FEET; THENCE RUN S82°52'56"E, A DISTANCE OF 116.89 FEET; THENCE RUN S86°43'38"E, A DISTANCE OF 87.80 FEET; THENCE RUN S87°32'01"E, A DISTANCE OF 30.54 FEET; THENCE RUN S02°38'36"W, A DISTANCE OF 248.05 FEET; THENCE RUN S82°40'07"E, A DISTANCE OF 18.61 FEET; THENCE RUN S07°19'53"W, A DISTANCE OF 360.66 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOT 1 BLOCK A OF TRACT O VIERA NORTH PUD RECORDED IN PLAT BOOK 66 PAGE 15 PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

A PORTION OF TRACT A, TRACT O VIERA NORTH PUD, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 66, PAGE 15 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

LESS AND EXCEPT:

THAT PART OF LOT 1, BLOCK A, TRACT O VERA NORTH PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 15, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A; THENCE RUN S88°00'40"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 238.75 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S88°00'40"E ALONG SAID NORTH LINE OF SAID LOT 1, A DISTANCE OF 189.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2525.00 FEET; THENCE CONTINUE EASTERLY ALONG SAID NORTH LINE OF LOT 1 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°02'05", AN ARC DISTANCE OF 1.54 FEET, HAVING A CHORD BEARING OF S87°59'37"E AND A CHORD DISTANCE OF 1.54 FEET; THENCE DEPARTING SAID NORTH LINE OF LOT 1, RUN S02°27'59"W, A DISTANCE OF 201.78 FEET; THENCE RUN N86°43'38"W, A DISTANCE OF 87.80 FEET; THENCE RUN N82°52'56"W, A DISTANCE OF 116.89 FEET; THENCE RUN N02°26'34"E, A DISTANCE OF 105.84 FEET; THENCE RUN S87°32'01"E, A DISTANCE OF 13.08 FEET; THENCE RUN N02°17'59"E, A DISTANCE OF 83.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

TRACT B, TRACT O VIERA NORTH PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 15 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TRACK A, TRACT O VIERA NORTH PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 15 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BEING 8.579 ACRES, MORE OR LESS

THE NET REMAINING PARCEL BEING 9.22 ACRES



1. TYPE OF SURVEY: BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S88°00'40"E FOR THE SOUTH RIGHT-OF-WAY OF VIERA BOULEVARD, AS RECORDED IN PLAT BOOK 66, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
3. NORTHINGS & EASTINGS SHOWN HEREON ARE REFERENCED IN U.S. SURVEY FEET TO FLORIDA'S STATE PLANE COORDINATE SYSTEM, EAST ZONE 901, NORTH AMERICAN DATUM OF 1983, 1990 RE-ADJUSTMENT.
4. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAY ARE LOCATED AND SHOWN HEREON. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR OTHER LIMITATIONS, EITHER RECORDED OR IMPLIED. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR. EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ONLY INCLUDE THOSE PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
6. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.
7. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED.
8. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 12009C0438H; REVISED DATE: JANUARY 29, 2021; COMMUNITY NO. 125092; PANEL NO. 0438; SUFFIX H.

[illegible]

**LOT 1, BLOCK A & TRACTS A & B,
TRACT O VIERA NORTH PUD - PLAT BOOK 66, PAGE 15
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA**

Project #: 2023-070
Drawing #: 2023-070 VERA
STATION BOUNDARY
SURVEY.DWG

Scale:
Horiz. 1" = 80'
Vert. N/A

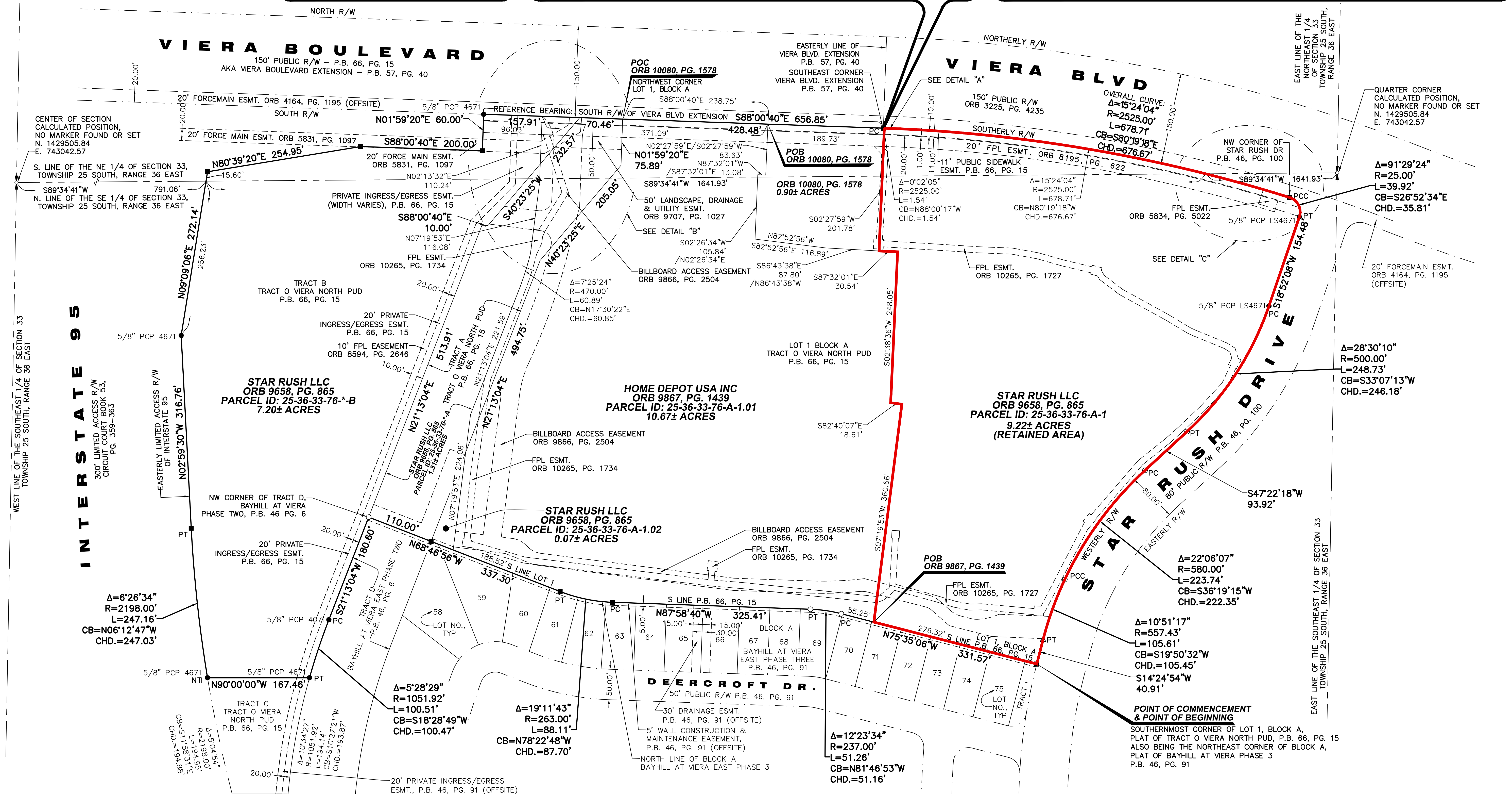
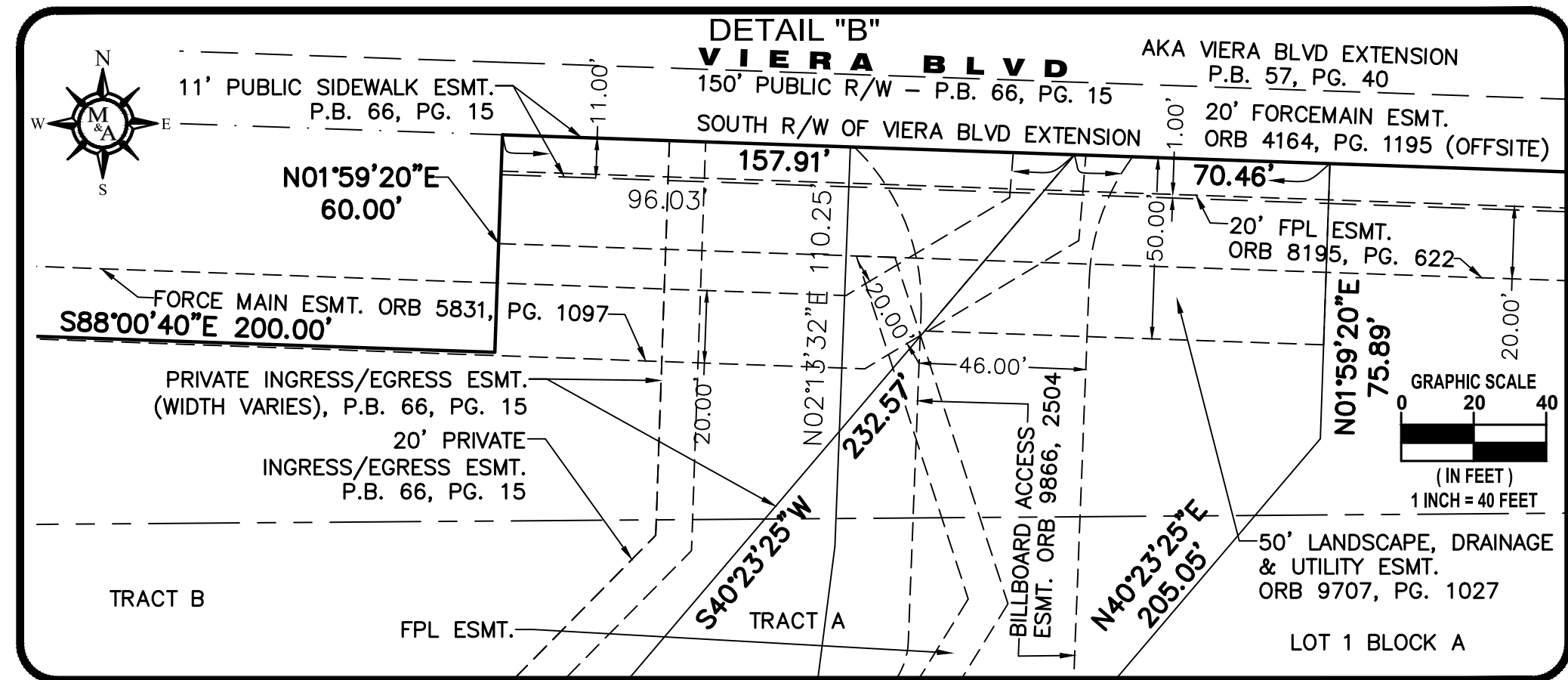
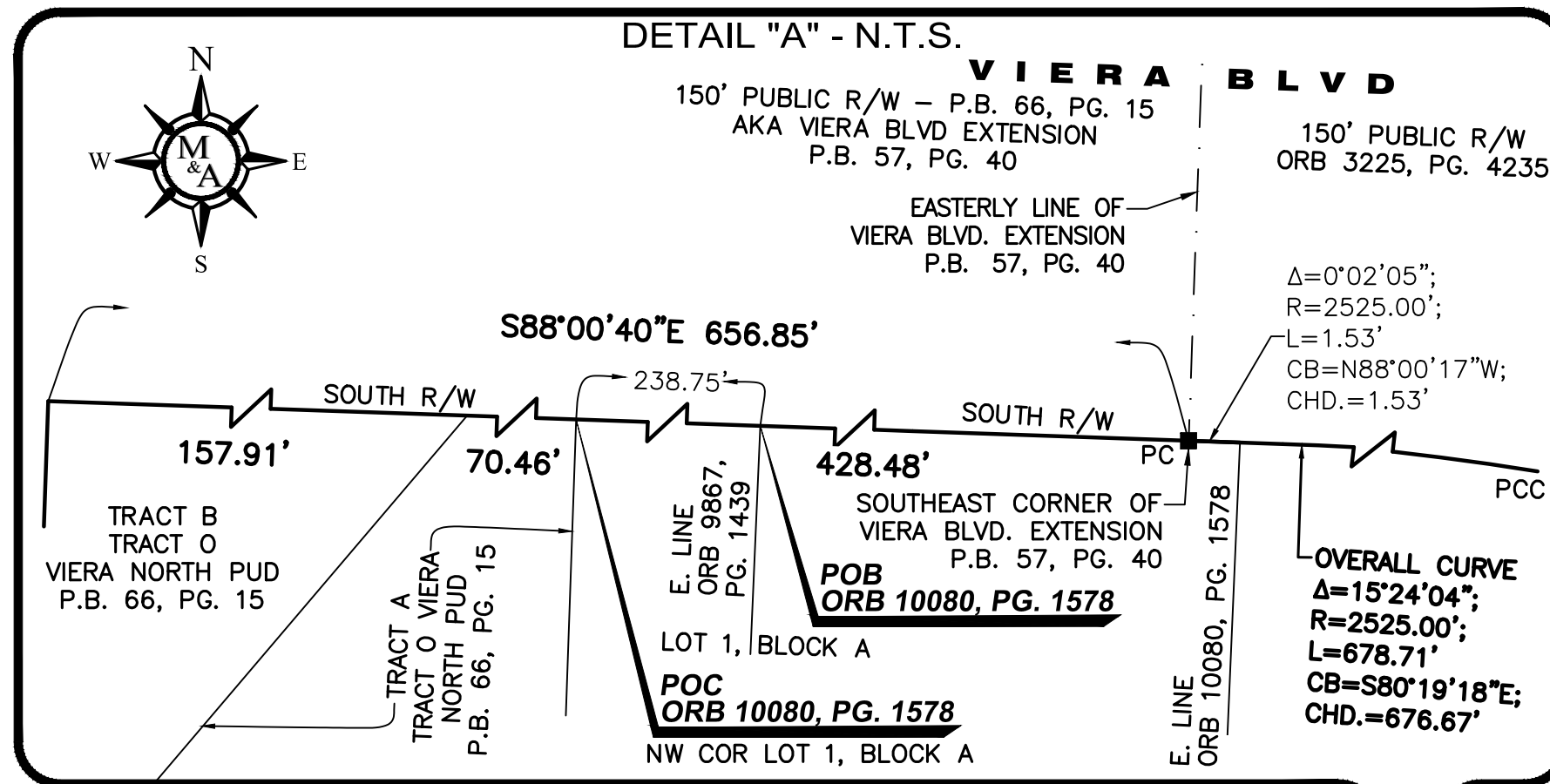
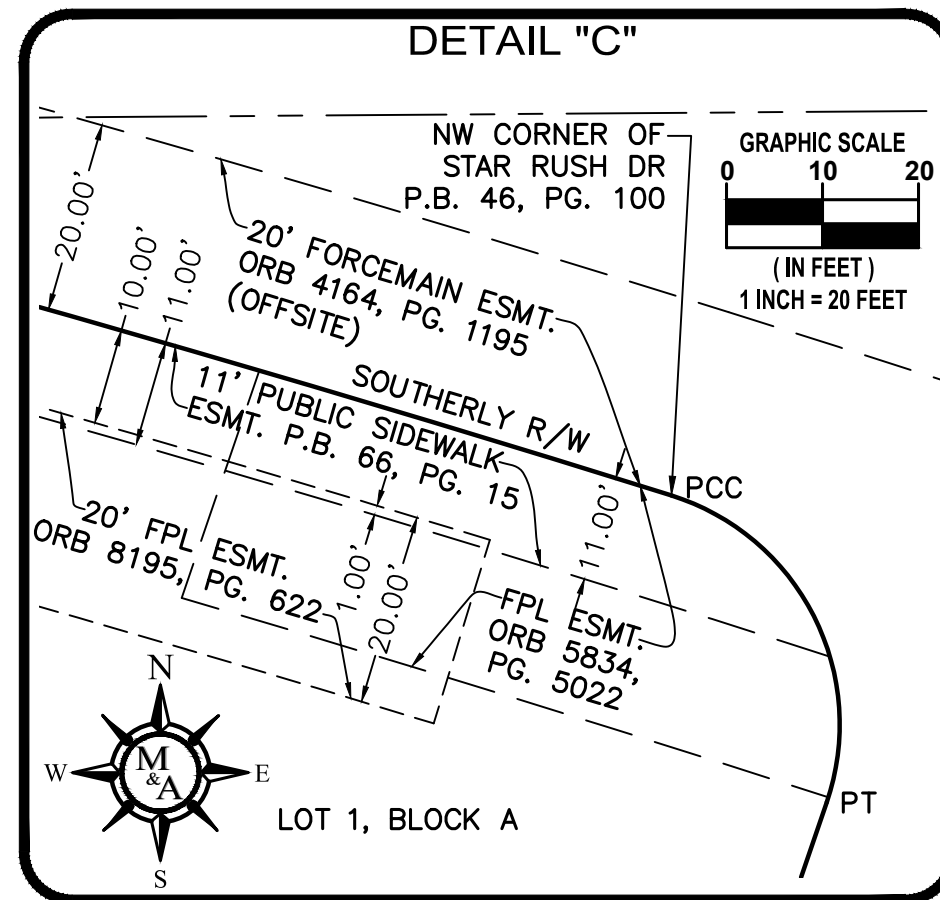
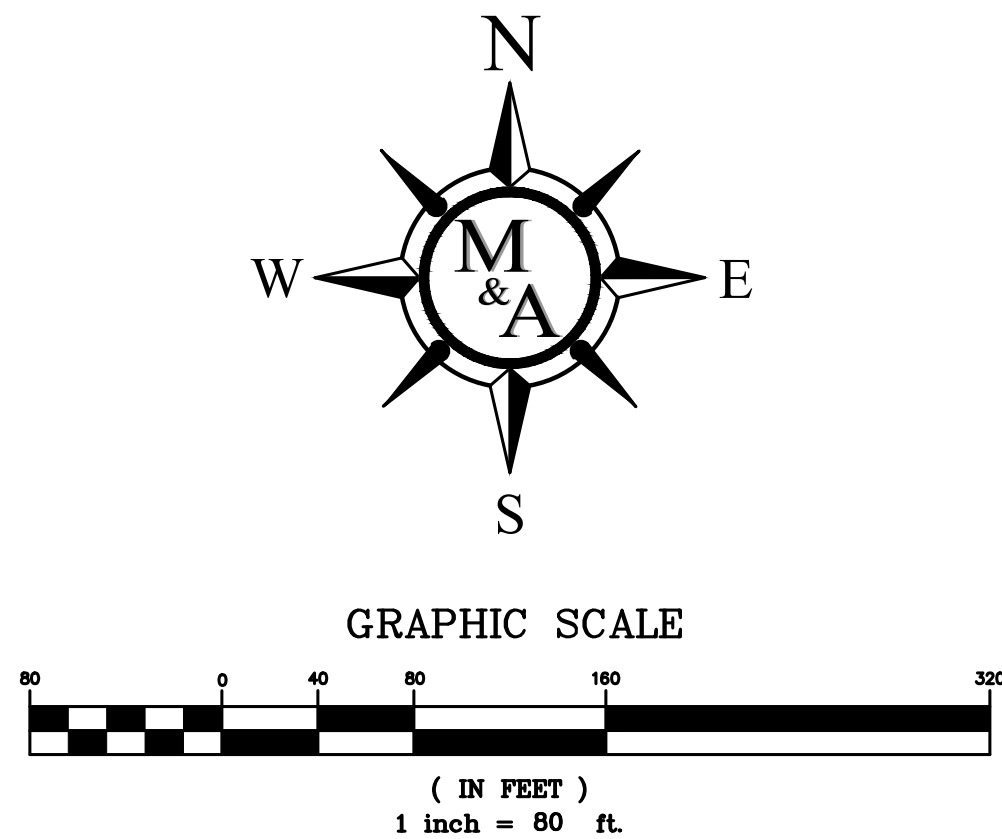
Sheet #: **BOUNDARY**
SURVEY
SHEET 1 OF 2

The Survey and this drawing have been prepared under my responsible charge to conform with applicable Standards of Practice as set forth in the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This Certification is a statement of professional opinion and is not a warranty of knowledge, information and belief, which is based on the existing field evidence and documentary evidence as provided to the surveyor and is not an expressed or implied warranty or a statement of the accuracy of the data without original surveyor signature and seal.

SAMUEL C. BOWERS,
FL. PROFESSIONAL SURVEYOR &
MAPPER #5990
6/12/2025
SURVEY DATE

BOUNDARY SURVEY

LOT 1, BLOCK A & TRACTS A & B, TRACT O VIERA NORTH PUD - PLAT BOOK 66, PAGE 15
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



BOUNDARY SURVEY
LOT 1, BLOCK A & TRACTS A & B,
TRACT O VIERA NORTH PUD - PLAT BOOK 66, PAGE 15
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

MORGAN & Associates, Inc.
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. #7993 / L.B. #7040
504 North Harbor City Blvd., Melbourne, FL 32905
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2023-070
Drawing #: 2023-070 VIERA
STATION BOUNDARY
SURVEY.DWG
Scale:
Horiz. 1" = 80'
Vert. N/A
Sheet #:
**BOUNDARY
SURVEY**
SHEET 2 OF 2

The Survey and this drawing have been prepared under my responsible charge to conform with applicable Standards of Practice as set forth by The Florida Board of Professional Surveyors and Mappers in Chapter 33-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. This certification is a statement of professional opinion based on the existing field evidence and documentary evidence as provided to the surveyor and is not an expressed or implied warranty or guaranty. This survey is not valid without original surveyor signature and seal.

SAMUEL C. BOWERS,
FL. PROFESSIONAL SURVEYOR &
MAPPER #5990
6/12/2025
SURVEY DATE