LEGAL DESCRIPTION

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:

THE SOUTH LINE OF SAID PLAT OF TRACT O VIERA NORTH PUD, A DISTANCE OF 331.57 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY, 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 LENGTH OF 51.26 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N81°46'53"W, AND A CHORD OF 51.16 FEET), TO A POINT OF TANGENCY; THENCE RUN N87°58'40"W ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 325.41 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 263.00 FEET; THENCE RUN NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 19°11'44", AN ARC LENGTH OF 88.11 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N78°22'48"W, AND A CHORD OF 87.70 FEET), TO A POINT OF TANGENCY: THENCE N68°46'56"W, ALONG THE NORTH LINE OF BLOCK A, OF SAID BAYHILL AT VIERA EAST PHASE THREE, AND THE NORTH LINE OF TRACT D, BAYHILL AT VIERA EAST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 6, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 337.30 FEET TO THE NORTHWEST CORNER OF TRACT D, OF SAID BAYHILL AT VIERA PHASE 2; THENCE S21°13'04"W ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 180.60 FEET, TO A POINT OF CURVATURE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°28'29", AN ARC LENGTH OF 100.51 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF S18°28'49"W, AND A CHORD OF 100.47 FEET), TO A POINT OF TANGENCY; THENCE N90°00'00"W ALONG THE NORTH LINE OF TRACT C OF SAID PLAT OF TRACT O OF VIERA NORTH PUD, A DISTANCE OF 167.46 FEET TO A POINT LYING ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 95, A

300 FOOT WIDE LIMITED ACCESS RIGHT-OF-WAY PER CIRCUIT COURT BOOK 53, PAGES 359-363, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2198.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°26'34", AN ARC LENGTH OF 247.16 FEET (SAID CURVE SUBTENDED BY CHORD BEARING OF: NO6°12'47"W, AND A CHORD OF 247.03 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY LIMITED ACCESS RIGHTOF- WAY NO2°59'30"W A DISTANCE OF 316.76 FEET; THENCE NO9°09'06"E A DISTANCE OF 272.14 FEET; THENCE N80°39'20"E A DISTANCE OF 254.95 FEET; THENCE S88°00'40"E A DISTANCE OF 200.00 FEET; THENCE N01°59'20"E A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT-OF-WAY OF VIERA BOULEVARD, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY PER PLAT BOOK 66, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (SAID ROAD ALSO KNOWN AS VIERA BOULEVARD EXTENSION PER PLAT BOOK 57, PAGE 40, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE RUN S88°00'40"E ALONG SAID SOUTH RIGHT-OF-WAY OF VIERA BOULEVARD, A DISTANCE OF 656.85 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2525.00 FEET, SAID POINT OF CURVATURE ALSO LYING ON THE EASTERLY LINE OF VIERA BOULEVARD EXTENSION PER SAID PLAT BOOK 57, PAGE 40, SAID POINT OF CURVATURE ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF VIERA BOULEVARD, A 150 FOOT WIDE RIGHT-OFWAY, PER OFFICIAL RECORDS BOOK 3225, PAGE 4235, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'04", AN ARC LENGTH OF 678.71 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF S80°19'18"E, AND A CHORD OF 676.67 FEET), TO A POINT OF COMPOUND CURVATURE, SAID CURVE HAVING A RADIUS OF 25.00 FEET, SAID POINT OF COMPOUND CURVATURE ALSO BEING THE NORTHWEST CORNER OF STAR RUSH DRIVE, VIERA NORTH PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 100, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°29'24", AN ARC LENGTH OF 39.92 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF S26°52'34"E, AND A CHORD OF 35.81 FEET), TO A POINT OF TANGENCY; THENCE S18°52'08"W ALONG THE WESTERLY RIGHT-OF-WAY OF SAID STAR RUSH DRIVE A DISTANCE OF 154.48 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°30'10", AN ARC LENGTH OF 248.73 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF S33°07'13"W, AND A CHORD OF 246.18 FEET), TO A POINT OF TANGENCY; THENCE CONTINUE S47°22'18"W ALONG SAID WESTERLY RIGHT-OF WAY OF STAR RUSH DRIVE, A DISTANCE OF 93.92 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°06'07", AN ARC LENGTH OF 223.74 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF S36"19'15"W, AND A CHORD OF 222.35 FEET), TO A POINT OF COMPOUND CURVATURE OF A CURVE, HAVING A RADIUS OF 557.43 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°51'17", AN ARC LENGTH OF 105.61 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF S19°50'32"W, AND A CHORD OF 105.45 FEET), TO A POINT OF TANGENCY; THENCE S14°24'54"W ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 40.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 29.37 ACRES, MORE OR LESS.

LESS AND EXCEPT:

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:

COMMENCE AT THE SOUTHERNMOST CORNER OF SAID LOT 1; THENCE RUN N75°35'06"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 276.32 FEET FOR THE POINT OF BEGINNING.

THENCE 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 NO719'53"E, A DISTANCE OF 116.08 FEET; THENCE RUN NO213'32"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.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS:

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.

BEING 10.671 ACRES, MORE OR LESS

LESS AND EXCEPT:

THAT PART OF LOT 1, BLOCK 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. 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 00°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 NO2°17'59"E, A DISTANCE OF 83.63 FEET TO THE POINT OF BEGINNING.

BEING 0.900 ACRES, MORE OR LESS

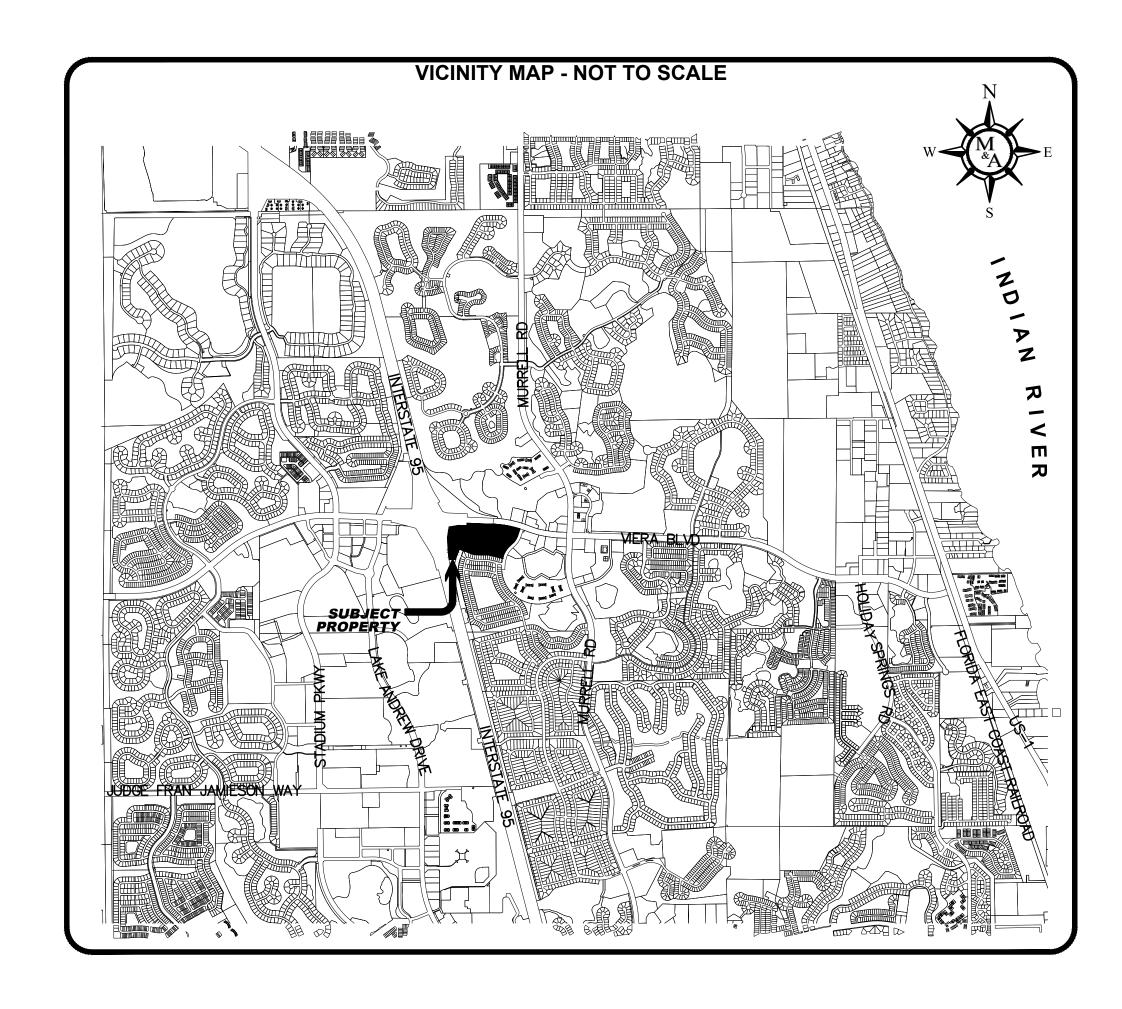
LESS AND EXCEPT:

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



SURVEYOR'S LEGEND.

5011	VETON 3 LEGEND.		
1/4	= QUARTER	ORB	= OFFICIAL RECORD
Δ	= DELTA OR CENTRAL ANGLE OF CURVE	PG.	= PAGE
AKA	= ALSO KNOWN AS	P.B.	= PLAT BOOK
BLVD.	= BOULEVARD	PC	= POINT OF CURVA
arphi	= CENTERLINE	PCC	= POINT OF COMP
ĒВ	= CHORD BEARING	PCP	= PERMANENT CON
CHD.	= CHORD LENGTH	PΙ	= POINT OF INTER.
CM	= CONCRETE MONUMENT	PLS	= PROFESSIONAL L
DR.	= DRIVE	POB	= POINT OF BEGIN
ESMT.	= EASEMENT	POC	= POINT OF COMM
H.O.A.	= HOME OWNERS' ASSOCIATION	PRC	= POINT OF REVER
ID	= IDENTIFICATION	PRM	= PERMANENT REF
INC.	= INCORPORATION	PSM	= PROFESSIONAL S
L	= ARC LENGTH	PT	= POINT OF TANGE
LB	= LICENSED BUSINESS	PUD	= PLANNED UNIT [
LLC	= LIMITED LIABILITY COMPANY	R	= RADIUS
NTI	= NON-TANGENT INTERSECTION	R/W	= RIGHT-OF-WAY
N.T.S.	= NOT TO SCALE	TYP.	= TYPICAL
	= BOUNDARY		$\blacksquare = 4"x4" C$
	 		$ = 4^{\circ} \times 4^{\circ} $

- RB = OFFICIAL RECORDS BOOK = PAGE B. = PLAT BOOK= POINT OF CURVATURE CC = POINT OF COMPOUND CURVATURECP = PERMANENT CONTROL POINT= POINT OF INTERSECTION
- S = PROFESSIONAL LAND SURVEYOROB = POINT OF BEGINNINGOC = POINT OF COMMENCEMENTRC = POINT OF REVERSE CURVATURERM = PERMANENT REFERENCE MONUMENT
- SM = PROFESSIONAL SURVEYOR & MAPPER = POINT OF TANGENCY JD = PLANNED UNIT DEVELOPMENT = RADIUS
- YP. = TYPICAL
- · --- · --- · --- = RIGHT-OF-WAY
- $\blacksquare = 4"x4"$ CONCRETE MONUMENT FOUND, WITH NAIL & DISK MARKED: "PRM LB 4905"
 - = IRON MARKER FOUND. TYPE NOTED \bigcirc = SET 5/8" IRON MARKER "PRM PSM 5990"

 \triangle = NAIL & DISK SET "PRM PSM 5990" $\neg / \neg = BREAKLINE$

• = DEGREES

N. = NORTH OR

E. = EAST OR

S. = SOUTH

W. = WEST

NORTHING

EASTING

NE = NORTHEAST

NW = NORTHWEST

SE = SOUTHEAST

SW = SOUTHWEST

' = ARCMINUTES OR FEET

" = ARCSECONDS OR INCHES

SURVEYOR'S NOTES

- 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 RECORD 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.

Project #: 2023-070 Drawing #: 2023-070 VIERA STATION BOUNDARY

SURVEY.DWG <u>Horiz.</u>1" = 80' <u>Vert.</u> N/A

Sheet #:

BOUNDARY SHEET 1 OF 2

een prepared under my responsit harae to conform with applicable andards of Practice as set forth y The Florida Board of Profession urveyors and Mappers in Chapter J—17, Florida Administrative Code pursuant to Section 472.027. Florid tatutes. This Certification is a statement of professional opinion ased on the surveyor's knowledge nformation and belief, which is pased on the existing field evidence and documentary evidence as provided to the surveyor and is no an expressed or implied warranty guaranty. This survey is not valid without original surveyor signature

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

