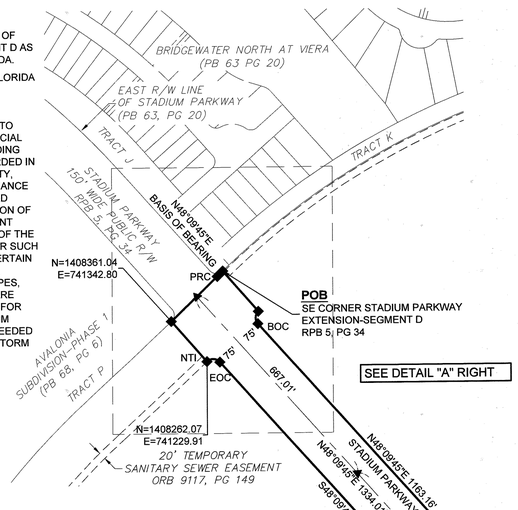
21fm00012

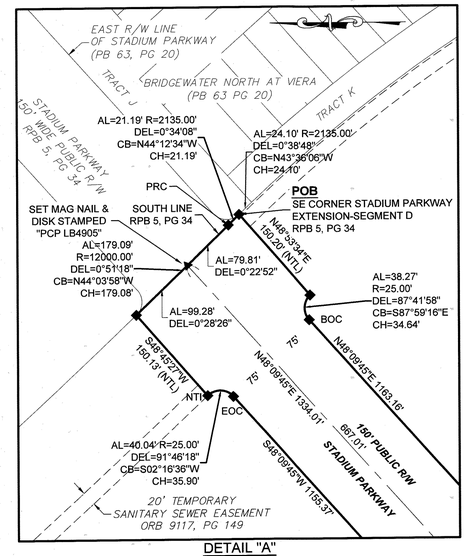
STADIUM PARKWAY - SEGMENT E

SECTIONS 20, 21 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

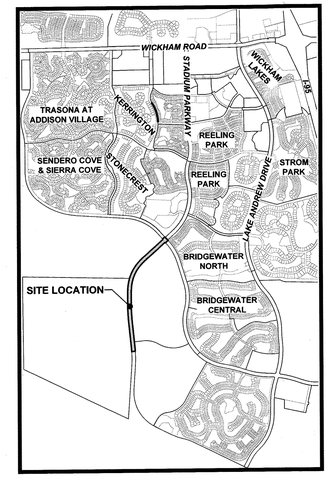
PLAT NOTES

1. BEARING REFERENCE: ASSUMED BEARING OF N48°09'45"E ON THE EAST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, ACCORDING TO THE PLAT OF STADIUM PARKWAY EXTENSION - SEGMENT D AS RECORDED IN ROAD PLAT BOOK 5, PAGE 34, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. THE 2-MILE CANAL DRAINAGE EASEMENT AREA SHOWN GRAPHICALLY HEREON IS SUBJECT TO THAT CERTAIN DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3249, PAGE 603, AS SUBSEQUENTLY AMENDED FROM TIME TO TIME , INCLUDING WITHOUT LIMITATION, BY THAT CERTAIN ELEVENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8384, PAGE 264, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH EASEMENT PROVIDES FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A CANAL SYSTEM FOR THE PURPOSE OF CONVEYING STORMWATER DRAINAGE. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RESTORATION OF ANY STORMWATER PIPES, CULVERTS, STORM STRUCTURES, OR STORM WATER MANAGEMENT FACILITIES ASSOCIATED WITH SAID DRAINAGE EASEMENT AND, REGARDING THAT PORTION OF THE EASEMENT AREA SHOWN HEREON, THE VIERA STEWARDSHIP DISTRICT IS RESPONSIBLE FOR SUCH INSPECTION, MAINTENANCE, REPAIR, AND/OR RESTORATION IN ACCORDANCE WITH THAT CERTAIN CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8384, PAGE 281, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TO THE EXTENT THAT ANY DRAINAGE PIPES, CULVERTS, OR STRUCTURES LOCATED WITHIN THE RIGHT-OF-WAY OF STADIUM PARKWAY ARE ALSO WITHIN SAID DRAINAGE EASEMENT AREA, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES THAT CONVEY DRAINAGE FROM STADIUM PARKWAY. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR ANY ROADWAY REPAIRS NEEDED DUE TO THE FAILURE AND SUBSEQUENT REPAIR OF ANY STORMWATER PIPES, CULVERTS, STORM STRUCTURES, OR FACILITIES ASSOCIATED WITH SUCH 2-MILE CANAL DRAINAGE EASEMENT LOCATED WITHIN THE STADIUM PARKWAY RIGHT-OF-WAY.





DETAIL "A"
1" = 100'



LOCATION MAP
N.T.S.

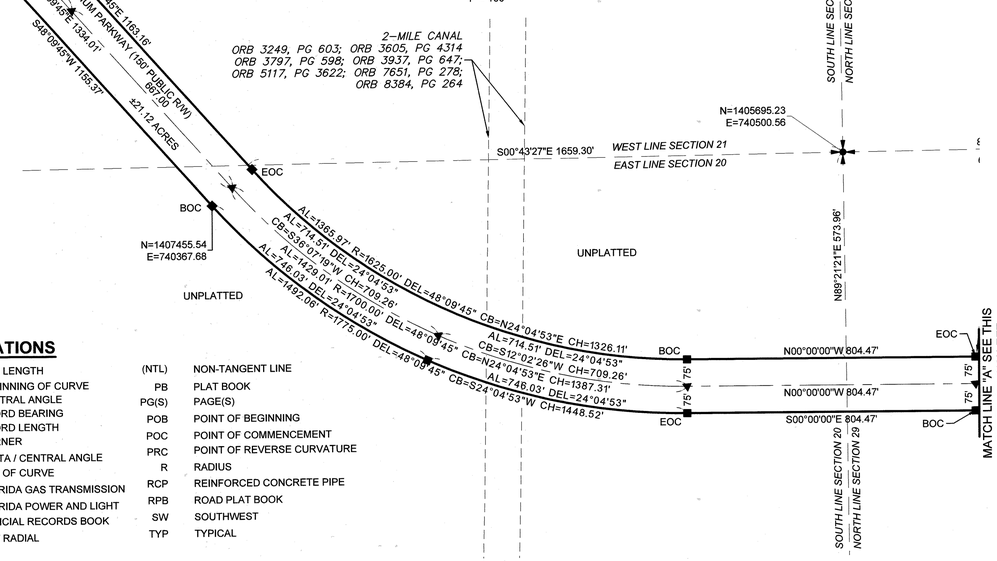
SURVEY SYMBOL LEGEND

■ PERMANENT REFERENCE MONUMENT (PRM); SET 4"x4" CONCRETE MONUMENT W/DISK, STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
▲ PERMANENT CONTROL POINT (PCP); SET 1/2" IRON ROD & CAP STAMPED "PCP LB4505", UNLESS OTHERWISE NOTED

DESCRIPTION OF STADIUM PARKWAY EXTENSION - SEGMENT E

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF STADIUM PARKWAY EXTENSION-SEGMENT D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 5, PAGE 34, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN NORTHWEST ALONG THE ARC OF THE CURVED SOUTHERLY LINE OF SAID STADIUM PARKWAY EXTENSION-SEGMENT D, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2135.00 FEET, A CENTRAL ANGLE OF 00°34'08", A CHORD BEARING OF N44°12'34"W AND A CHORD LENGTH OF 21.19 FEET), A DISTANCE OF 21.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 12,000.00 FEET, A CENTRAL ANGLE OF 0°51'18", A CHORD BEARING OF N44°03'58"W AND A CHORD LENGTH OF 179.08 FEET), A DISTANCE OF 179.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S48°45'27"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 150.13 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 WEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°46'18", A CHORD BEARING OF S02°16'36"W AND A CHORD LENGTH OF 35.90 FEET), A DISTANCE OF 40.04 FEET TO THE END OF SAID CURVE; THENCE S48°09'45"W A DISTANCE OF 1155.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1775.00 FEET, A CENTRAL ANGLE OF 48°09'45", A CHORD BEARING OF S24°04'53"W AND A CHORD LENGTH OF 1448.52 FEET), A DISTANCE OF 1492.06 FEET TO THE END OF SAID CURVE; THENCE S00°00'00"E, A DISTANCE OF 804.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 3575.00 FEET, A CENTRAL ANGLE OF 5°54'06", A CHORD BEARING OF S02°57'03"E AND A CHORD LENGTH OF 368.07 FEET), A DISTANCE OF 368.23 FEET TO THE END OF SAID CURVE; THENCE S05°54'06"E A DISTANCE OF 1183.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 4925.00 FEET, A CENTRAL ANGLE OF 9°48'48", A CHORD BEARING OF S00°59'42"E AND A CHORD LENGTH OF 842.49 FEET), A DISTANCE OF 843.52 FEET TO THE END OF SAID CURVE; THENCE S03°54'42"W A DISTANCE OF 112.19 FEET; THENCE S86°05'18"E A DISTANCE OF 150.00 FEET; THENCE N03°54'42"E A DISTANCE OF 112.19 FEET TO THE BEGINNING OF 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 5075.00 FEET, A CENTRAL ANGLE OF 9°48'48", A CHORD BEARING OF N00°59'42"W AND A CHORD LENGTH OF 868.15 FEET), A DISTANCE OF 869.21 FEET TO THE END OF SAID CURVE; THENCE N05°54'06"W A DISTANCE OF 1183.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 3425.00 FEET, A CENTRAL ANGLE OF 5°54'06", A CHORD BEARING OF N02°57'03"W AND A CHORD LENGTH OF 352.63 FEET), A DISTANCE OF 352.78 FEET TO THE END OF SAID CURVE; THENCE N00°00'00"W, A DISTANCE OF 804.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1625.00 FEET, A CENTRAL ANGLE OF 48°09'45", A CHORD BEARING OF N24°04'53"E AND A CHORD LENGTH OF 1326.11 FEET), A DISTANCE OF 1365.97 FEET TO THE END OF SAID CURVE; THENCE N48°09'45"E A DISTANCE OF 1163.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 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 87°41'58", A CHORD BEARING OF S87°59'16"E AND A CHORD LENGTH OF 34.64 FEET), A DISTANCE OF 38.27 FEET TO A NON-TANGENT INTERSECTION WITH A LINE TO THE NORTHEAST; THENCE N48°53'34"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 150.20 FEET TO THE POINT OF BEGINNING. CONTAINING 21.12 ACRES, MORE OR LESS.



ABBREVIATIONS

AL	ARC LENGTH	(NTL)	NON-TANGENT LINE
BOC	BEGINNING OF CURVE	PB	PLAT BOOK
CA	CENTRAL ANGLE	PG(S)	PAGE(S)
CB	CHORD BEARING	POB	POINT OF BEGINNING
CH	CHORD LENGTH	POC	POINT OF COMMENCEMENT
COR	CORNER	PRC	POINT OF REVERSE CURVATURE
DEL	DELTA / CENTRAL ANGLE	R	RADIUS
EOC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
FGT	FLORIDA GAS TRANSMISSION	RPB	ROAD PLAT BOOK
FP&L	FLORIDA POWER AND LIGHT	SW	SOUTHWEST
OR/ORB	OFFICIAL RECORDS BOOK	TYP	TYPICAL
(NR)	NOT RADIAL		

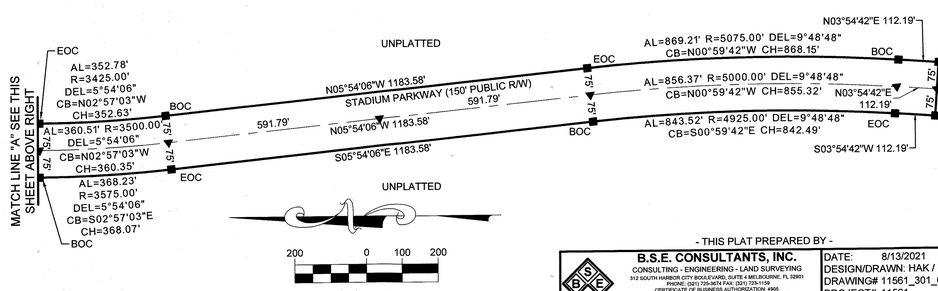
STATE PLANE COORDINATE NOTES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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 ASHTEC 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	1,422,840.468	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	746,854.0344	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.



1 inch = 200 ft.

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
512 SOUTH HARBOR CITY BOULEVARD, SUITE # MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 8/13/2021
DESIGN/DRAWN: HAK / EAK
DRAWING# 11561_301_001
PROJECT# 11561

ROAD PLAT BOOK __, PAGE__
SHEET 1 OF 1
SECTIONS 20, 21 & 29 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 in

STADIUM PARKWAY - SEGMENT E

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates the right-of-way of Stadium Parkway as shown hereon to Brevard County for the perpetual use of the public for roadway, drainage, sidewalk, utilities and associated purposes.

By: _____
President: Todd J. Pokrywa

Attest: _____
Secretary: Jay A. Decator, III

SEAL

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 20th Sept, 2021 by Todd J. Pokrywa and Jay A. Decator,III, 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.

NOTARY PUBLIC
Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. GG344047

MARY ELLEN MCKIBBEN
Notary Public - State of Florida
Commission # GG 344047
My Comm. Expires Jul 25, 2023
Bonded through National Notary Assn.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 5/17/2021 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, and that said lands are located in Brevard County, Florida.

_____ Registration Number 5811
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

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.

_____
Michael J. Sweeney, Professional Surveyor & Mapper No. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY; That the Board of County Commissioners hereby accepts the right-of-way of Stadium Parkway dedicated for the public use on this plat.

_____
Rita Pritchett, Chair

ATTEST: _____
Clerk of the Board

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.

_____
Rita Pritchett, Chair

ATTEST: _____
Clerk of the Board

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.

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