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

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF \$48°09'45"W ON THE EAST RIGHT-OF-WAY LINE STADIUM PARKWAY SEGMENT E AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK #G6B95 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:
- 1) 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.
- 2) EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT 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.
- 3) ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.

2022 IN BOOK 9383, PAGE 481, PARTIAL ASSIGNMENT OF CANAL MODIFICATION RIGHTS RECORDED NOVEMBER 14, 2022 IN BOOK 9656, PAGE 250

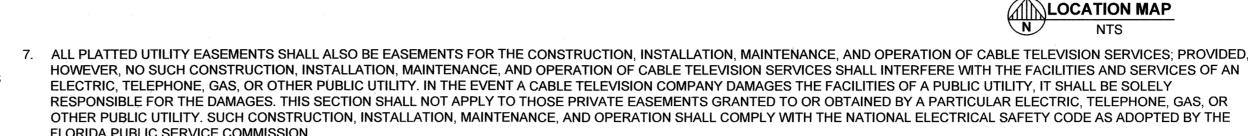
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING a. DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED DECEMBER 1, 1992 IN BOOK 3249, PAGE 603 AS AMENDED BY: FIRST AMENDMENT TO DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED SEPTEMBER 16, 1996 IN BOOK 3605, PAGE 4314; SECOND AMENDMENT TO DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT PAGE 647; FOURTH AMENDMENT TO DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED MARCH 20, 2003 IN BOOK 4855, PAGE 483; FIFTH AMENDMENT TO DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED MAY 1, 2003 IN BOOK 4897, PAGE 3374; SIXTH AMENDMENT TO DUDA/DISTRICT CANAL SYSTEM DRAINAGE PAGE 3622; EIGHTH MODIFICATION TO CANAL SYSTEM UNDER DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED JUNE 15, 2004 IN BOOK 5319, PAGE 3757; NINTH MODIFICATION TO CANAL SYSTEM UNDER DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED FEBRUARY 7, 2006 IN BOOK 5601, PAGE 2575; AMENDED AND RESTATED AFFIDAVIT REGARDING AMENDMENTS TO CANAL SYSTEM UNDER DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED NOVEMBER 1, 2011 IN BOOK 6479, PAGE 169; TENTH MODIFICATION TO CANAL SYSTEM UNDER DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED JUNE 29, 2016 IN-BOOK 7651, PAGE 278: ELEVENTH MODIFICATIO TO CANAL SYSTEM UNDER DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED MARCH 7, 2019 IN BOOK 8384, PAGE 264; CANAL MAINTENANCE AGREEMENT RECORDED MARCH 7, 2019 IN BOOK 8384, PAGE 281; TWELFTH MODIFICATION TO CANAL SYSTEM UNDER DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED NOVEMBER 17, 2021 IN BOOK 9329, PAGE 373; AMENDED AND RESTATED TWELFTH MODIFICATION TO CANAL SYSTEM UNDER DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED JANUARY 12.
- #1 TO AGREEMENT TO PROVIDE WATER SERVICE DATED JUNE 13, 1989, AS FURTHER AMENDED BY THE CERTAIN SECOND AMENDMENT TO AGREEMENT DATED MAY 27, 1994 AS RECORDED JULY 1, 1994 IN BOOK 3404, PAGE 953, AND RE-RECORDED JULY 19, 1994 IN BOOK 3407, PAGE 3452, TOGETHER WITH THIRD AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017 IN BOOK 7962, PAGE 1632 AND FOURTH AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2007 IN BOOK 7962, PAGE 1655 AND TOGETHER WITH THE FIFTH AMENDMENT TO AGREEMENT RECORDED NOVEMBER 15, 2021 IN BOOK 9326, PAGE 1646.
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY, WHICH CONTAINS PROVISIONS FOR (I) AN 23 2000 IN BOOK 4209, PAGE 2335: FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED MARCH 5, 2001 IN BOOK 4297, PAGE 372; AMENDMENT NUMBER FIVE AND ANNEXATION AGREEMENT NUMBER ELEVEN TO THE DECLARATION OF COVENANT 4776; ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED AUGUST 24, 2007 IN BOOK 5806, PAGE 8129; TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED NOVEMBER 15,2010 IN BOOK 6279, PAGE 1612: THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED APRIL 1, 2011 IN BOOK 6359, PAGE 1905; SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED MAY 8, 2013 IN BOOK 6871, PAGE 630 FIFTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED FEBRUARY 27, 2017 IN BOOK 7828, PAGE 1083, SIXTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED MARCH 15, 2018 IN BOOK 8114. PAGE 2777; SEVENTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED APRIL 3, 2018 IN BOOK 8130, PAGE 63; EIGHTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED AUGUST 21, 2018 IN BOOK 8242, PAGE 2738; SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED. OCTOBER 30, 2020 IN BOOK 8904, PAGE 1165; TWENTIETH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED NOVEMBER 24, 2020 IN BOOK 8931, PAGE 435; TWENTY-FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED AUGUST 29, 2022 IN BOOK 9599, PAGE 1565; AMENDED AND RESTATED TWENTY-FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED SEPTEMBER 22, 2022 IN BOOK 9619. PAGE 361; ANNEXATION AGREEMENT NUMBER ONE HUNDRED SIXTY-NINE TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY ANNEXATION OF VILLAGE 2 SINGLE FAMILY HOME RENTAL RESIDENTIAL DISTRICT RECORDED NOVEMBER 14, 2022 IN BOOK 9656, PAGE 211.
- d. TEMPORARY DRAINAGE EASEMENT GRANTED TO BREVARD COUNTY, FLORIDA BY INSTRUMENT RECORDED JULY 20, 2022, IN BOOK 9564, PAGE 1202.
- e. COVENANTS, EASEMENT AND RESTRICTIONS SET FORTH IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 14, 2022, IN BOOK 9656, PAGE 228.
- f. ACCESS AND MAINTENANCE EASEMENT AGREEMENT RECORDED NOVEMBER 14, 2022, IN BOOK 9656, PAGE 238.
- q. AGREEMENT BETWEEN THE VIERA COMPANY AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS RECORDED JANUARY 17, 1991, IN BOOK 3104, PAGE 1881
- h. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED AUGUST 10, 2006, IN BOOK 5683, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED DECEMBER 16, 2009, IN BOOK 6081, PAGE 1341 AND AMENDED NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED DECEMBER 16, 2009, IN BOOK 6081, PAGE 1354.
- i. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED MAY 20, 2013; IN BOOK
- . RIGHT OF FIRST REFUSAL AGREEMENT RECORDED JUNE 11, 2013, IN BOOK 6897, PAGE 187.
- k. AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT. AS APPROVED BY THAT CERTAIN RESOLUTION 19-134 ADOPTED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 20, 2019, AND AS EVIDENCED BY NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER RECORDED SEPTEMBER 23, 2019, 21. THE 20.00 FOOT X 20.00 FOOT X 20.00 FOOT WIDE PUBLIC FLORIDA POWER & LIGHT EASEMENT SHOWN ON SHEETS 2, 3, AND 7, IS GRANTED TO FLORIDA POWER & LIGHT IN BOOK 8545, PAGE 418; AMENDMENT TO NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER RECORDED SEPTEMBER 14, 2023, IN BOOK 9887, PAGE 355.
- . VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020, IN BOOK 8784, PAGE 1579 AND TOGETHER WITH THE VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED SEPTEMBER 17. 2021 IN BOOK 9261,
- m. TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021, IN BOOK 9334, PAGE 1308.
- n. TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT IMPOSITION ASSESSMENTS RECORDED NOVEMBER 22, 2021, IN BOOK 9334,
- o. VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021, IN BOOK 9334, PAGE 1389.
- p. DECLARATION OF RESTRICTIONS FOR VILLAGE 2 SINGLE FAMILY HOME RENTAL RESIDENTIAL DISTRICT RECORDED NOVEMBER 14, 2022, IN BOOK 9656, PAGE 216.
- q. RECORD NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN BOOK 9853, PG 529.
- r. NOTICE OF COMMENCEMENT RECORDED JANUARY 26, 2024 IN BOOK 9978, PAGE 1693.

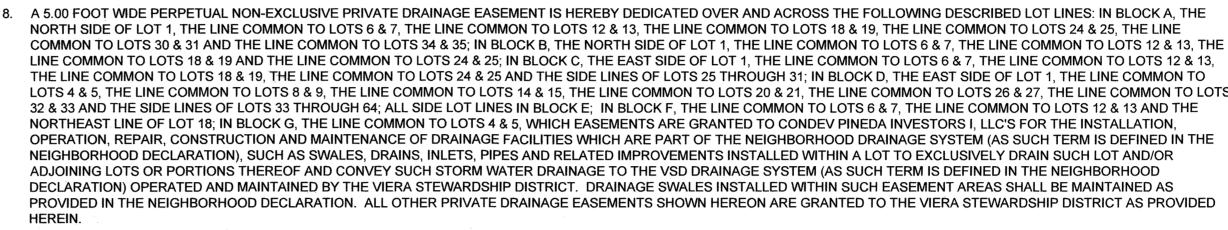
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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.





THERE IS HEREBY DEDICATED OVER AND ACROSS 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).

- 10. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE
- 11. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS O, G, AND E; AND THE SPECIFIC PRIVATE DRAINAGE EASEMENT AREAS SHOWN HEREON WITHIN TRACT A FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION): TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON TRACT A; BLOCK A, LOTS 6-7, 18-19 & 30-31; BLOCK B, LOTS 12-13, 24 & 25; BLOCK C, LOTS 12-13, 24 & 25; BLOCK D, LOTS 32-33, 49-50, 59 LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONS SUCH EASEMENT AREAS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WI THIS NOTE IS PROHIBITED.
- 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 CONDEV PINEDA INVESTORS I, LLC'S WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (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.
- 14. LOTS AND TRACTS ABUTTING ANY 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 LAKE, TRACT, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- 15. TRACTS D IS RESERVED FOR SANITARY SEWER LIFT STATION AND ASSOCIATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- 16. 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 CONDEV PINEDA INVESTORS I, LLC'S 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.
- 17. TRACTS A.B. C. E. F. G. OSN7N-1 AND O ARE RESERVED FOR LANDSCAPING . IRRIGATION. SIGNAGE. UTILITIES. SIDEWALKS AND RELATED FACILITIES. ADDITIONALLY. TRACTS C. F. AND OSN7N-1 ARE RESERVED FOR SIDEWALKS, UTILITIES AND RELATED IMPROVEMENTS AND TRACTS E, F AND O ARE ALSO RESERVED FOR VSD DRAINAGE FACILITIES. TRACTS A, B, C, F, G. OSN7N-1 SHALL BE OWNED AND MAINTAINED BY CONDEV INVESTORS LLC 1, IT'S SUCCESSORS AND/OR ASSIGNS. TRACT E SHALL BE OWNED AND MAINTAINED BY THE CROSSMOLINA
- 18. THE PUBLIC FORCE MAIN EASEMENTS AND THE PUBLIC SIDEWALK EASEMENTS SHOWN ON TRACTS B AND F, THE PUBLIC SEWER UTILITY EASEMENT SHOWN ON TRACTS B AND F AND THE PUBLIC REUSE UTILITY EASEMENTS SHOWN ON TRACTS B. BB AND F ARE GRANTED TO BREVARD COUNTY, FLORIDA.
- 19. THE PUBLIC WATER UTILITY EASEMENT SHOWN ON TRACTS B AND F IS GRANTED TO THE CITY OF COCOA, FLORIDA.
- 20. THE 40.00 FOOT WIDE PUBLIC ACCESS EASEMENT SHOWN ON SHEETS 5 AND 7 ARE DEDICATED TO BREVARD COUNTY SOLELY FOR EMERGENCY VEHICLE INGRESS AND EGRESS TO
- THE RIGHT-OF-WAY OF CALDWELL CIRCLE.

PARCEL TABLE TRACT USE TRACT OWNERSHIP AND MAINTENANCE ENTITY (ACRES DRAINAGE, WALLS, FENCES LANDSCAPING, IRRIGATION, UTILITIES, TRACT A 1.53 CONDEV PINEDA INVESTORS I, LLC'S, IT'S SUCCESSORS AND/OR ASSIGNS AND RELATED IMPROVEMENTS INGRESS/EGRESS, WALL, DRAINAGE, LANDSCAPING, IRRIGATION, CONDEV PINEDA INVESTORS I, LLC'S, IT'S SUCCESSORS AND/OR ASSIGNS TRACT B SIGNAGE, UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS RECREATION, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, 0.23 CONDEV PINEDA INVESTORS I, LLC'S, IT'S SUCCESSORS AND/OR ASSIGNS TRACT C SIDEWALKS AND RELATED IMPROVEMENTS TRACT D 0.04 SANITARY SEWER LIFT STATION BREVARD COUNTY VSD DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION, AND 7.66 CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC. TRACT E RELATED IMPROVEMENTS PARKING. LANDSCAPING, IRRIGATION, UTILITIES, SIDEWALKS AND 0.36 CONDEV PINEDA INVESTORS I, LLC'S, IT'S SUCCESSORS AND/OR ASSIGNS TRACT F RELATED IMPROVEMENTS VSD DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION, AND 2.70 TRACT G CONDEV PINEDA INVESTORS I, LLC'S, IT'S SUCCESSORS AND/OR ASSIGNS. RELATED IMPROVEMENTS VSD DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION, AND CONDEV PINEDA INVESTORS I, LLC'S, IT'S SUCCESSORS AND/OR ASSIGNS. TRACT O 9.63 RELATED IMPROVEMENTS OPEN SPACE, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, CONDEV PINEDA INVESTORS I, LLC'S, IT'S SUCCESSORS AND/OR ASSIGNS 0.77 **TRACT OSN7N-1** SIDEWALKS AND RELATED IMPROVEMENTS

> - 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) 725-3674 FAX: (321) 723-1159

DATE: 4/23/2024 DESIGN/DRAWN: DRAWING# 11641 301 001 PROJECT# 11641

PLAT BOOK , PAGE

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Condev Pineda Investors I, LLC a Florida Limited Liability Company, being the owner in fee simple of the lands described in LANDINGS AT VIERA

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates Tract D, Rights-of-Way of Caldwell Circle, and public forcemain, reuse and access easements shown hereon to Brevard County for public use. 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 hereon and that Brevard County and the public have no right of interest therein.

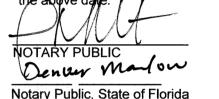
CONDEV PINEDA INVESTORS I, LLC 921 N. PENNSYLVANIA AVE. WINDER PARK, FLORIDA 32789

STATE OF FLORIDA

PROJEC^{*}

LOCATION

The foregoing instrument was acknowledged before me by means of X physical online notarization, this 14th day of Many 2024 by Christ-blue Gardner 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 _



My Comm. Expires 04/27/27 Comm. No. <u>HH 392257</u>

Notary Public State of Florida Denver M Marlow

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS. That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 10/11/2023 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.

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 Tract D for Sanitary Sewer Lift Station, Rights-of-Way of Caldwell Circle, public forcemain, reuse, and access easements, for emergency vehicles and areas dedicated for the public use on this plat.

Jason Steele, Chair

ATTEST:

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.

Jason Steele, Chair

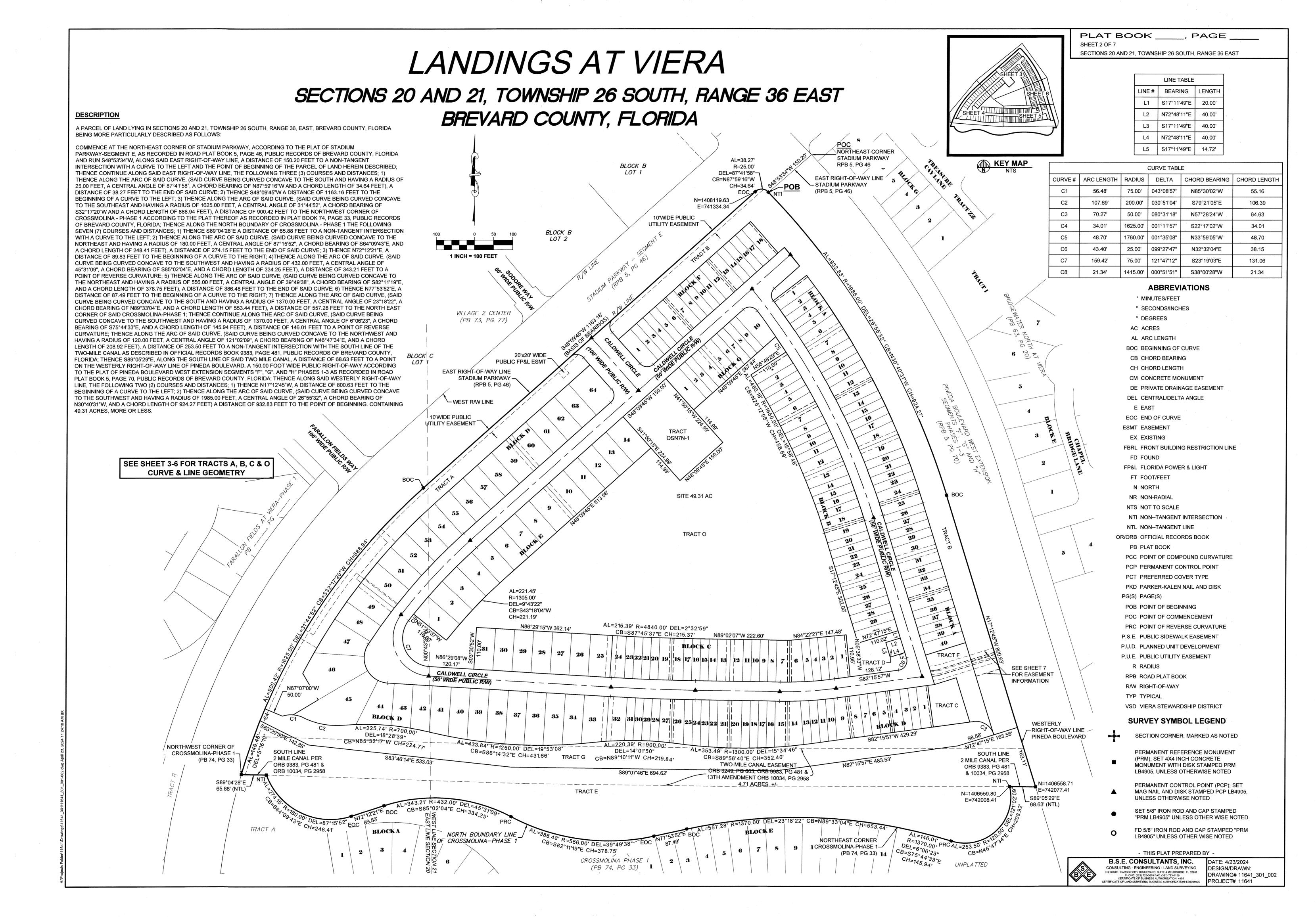
Clerk of the Board

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

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

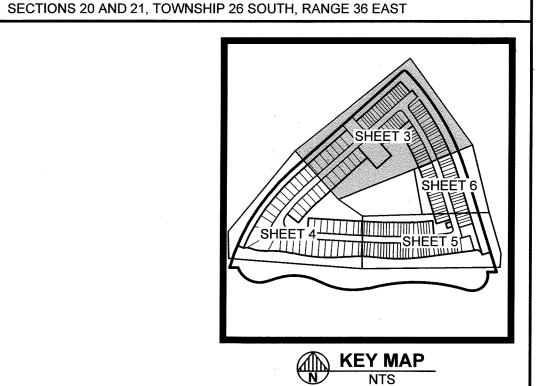
NOTICE: THIS PLAT. AS RECORDED IN ITS GRAPHIC FORM. IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LANDINGS AT VIERA

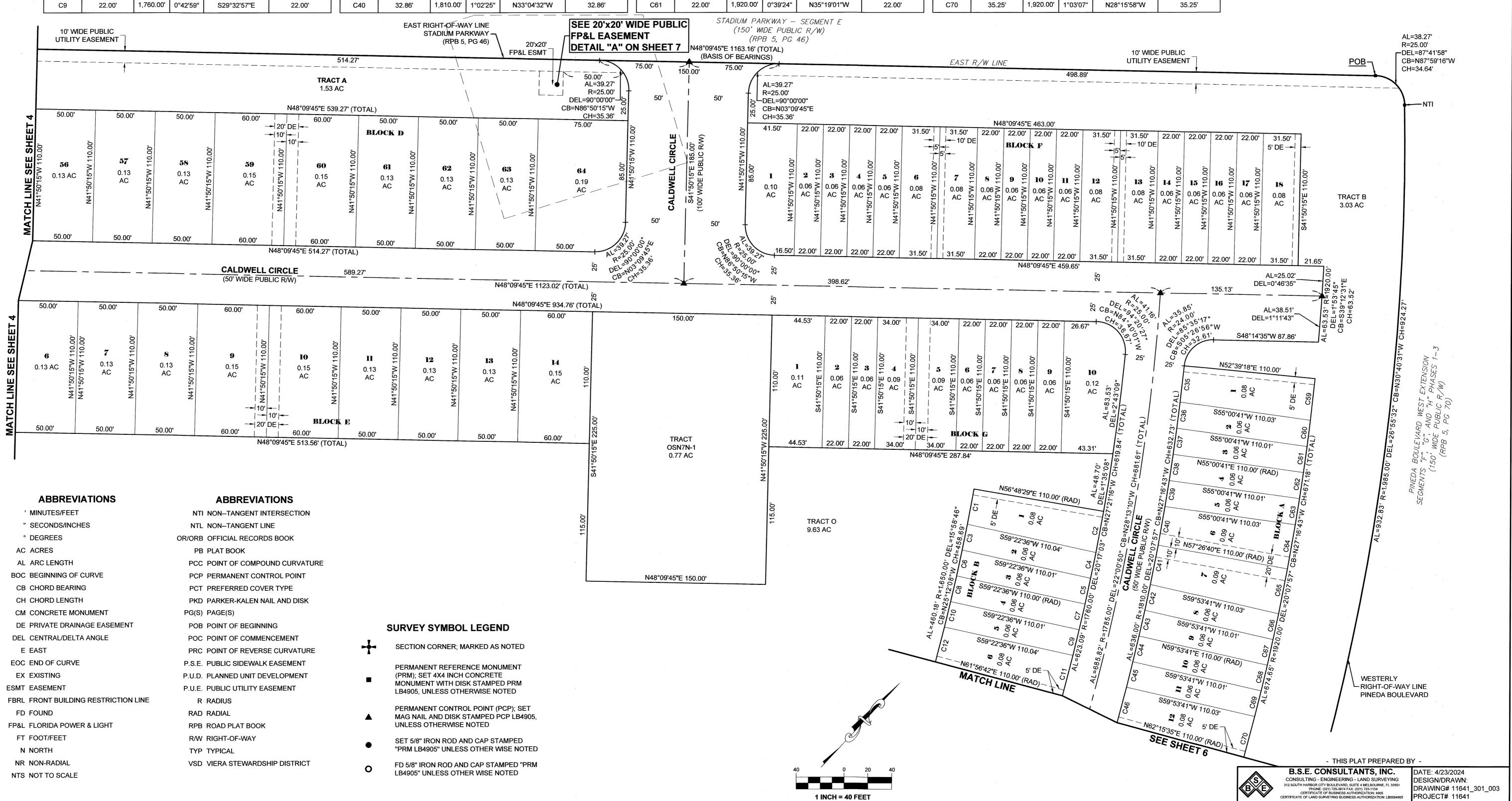
SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY. FLORIDA

CURVE TABLE				CURVE TABLE				CURVE TABLE						CURVE TABLE									
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	29.96'	1,650.00'	1°02'25"	N32°40'18"W	29.96'	C10	22.00'	1,650.00'	0°45'51"	N29°28'39"W	22.00'	C41	33.40'	1,810.00'	1°03'26"	N32°01'36"W	33.40'	C62	22.00'	1,920.00	0°39'24"	N34°39'37"W	22.00'
C2	34.89'	1,760.00'	1°08'09"	N32°37'26"W	34.89'	C11	34.89'	1,760.00'	1°08'09"	S28°37'23"E	34.89'	C42	22.00'	1,810.00'	0°41'48"	N31°09'00"W	22.00'	C63	22.00'	1,920.00'	0°39'24"	N34°00'13"W	22.00'
C3	22.00'	1,650.00'	0°45'51"	N31°46'10"W	22.00'	C12	29.96'	1,650.00'	1°02'25"	N28°34'31"W	29.96'	C43	22.00'	1,810.00'	0°41'47"	N30°27'12"W	22.00'	C64	37.53'	1,920.00'	1°07'12"	N33°06'56"W	37.53'
C4	22.00'	1,760.00'	0°42'59"	S31°41'52"E	22.00'	C35	30.44'	1,810.00'	0°57'48"	N36°51'48"W	30.44'	C44	22.00'	1,810.00'	0°41'47"	N29°45'25"W	22.00'	C65	38.10'	1,920.00'	1°08'14"	N31°59'13"W	38.10'
C5	22.00'	1,760.00'	0°42'58"	S30°58'54"E	22.00'	C36	22.00'	1,810.00'	0°41'48"	N36°02'00"W	22.00'	C45	22.00'	1,810.00	0°41'48"	N29°03'38"W	22.00'	C66	22.00'	1,920.00'	0°39'24"	N31°05'24"W	22.00'
C6	22.00'	1,650.00'	0°45'50"	N31°00'20"W	22.00¹	C37	22.00'	1,810.00'	0°41'47"	N35°20'12"W	22.00'	C46	30.71'	1,810.00'	0°58'19"	N28°13'34"W	30.71'	C67	22.00'	1,920.00'	0°39'24"	N30°26'00"W	22.00'
C7	22.00'	1,760.00'	0°42'58"	S30°15'55"E	22.00'	C38	22.00'	1,810.00'	0°41'47"	N34°38'25"W	22.00'	C59	34.96'	1,920.00'	1°02'36"	N36°49'24"W	34.96'	C68	22.00'	1,920.00'	0°39'24"	N29°46'37"W	22.00'
C8	22.00'	1,650.00'	0°45'50"	N30°14'29"W	22.00'	C39	22.00'	1,810.00'	0°41'48"	N33°56'38"W	22.00'	C60	22.00'	1,920.00'	0°39'24"	N35°58'24"W	22.00'	C69	22.00'	1,920.00'	0°39'24"	N29°07'13"W	22.00'
C9	22.00'	1,760.00'	0°42'59"	S29°32'57"E	22.00'	C40	32.86'	1,810.00'	1°02'25"	N33°04'32"W	32.86'	C61	22.00'	1,920.00'	0°39'24"	N35°19'01"W	22.00'	C70	35.25'	1,920.00'	1°03'07"	N28°15'58"W	35.25'



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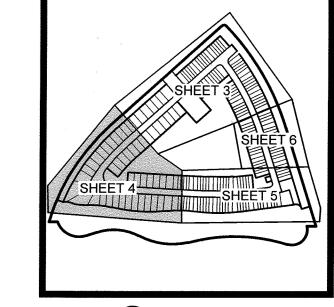
PLAT BOOK



CURVE & LINE GEOMETRY

PLAT BOOK _ , PAGE _

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP

ABBREVIATIONS

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

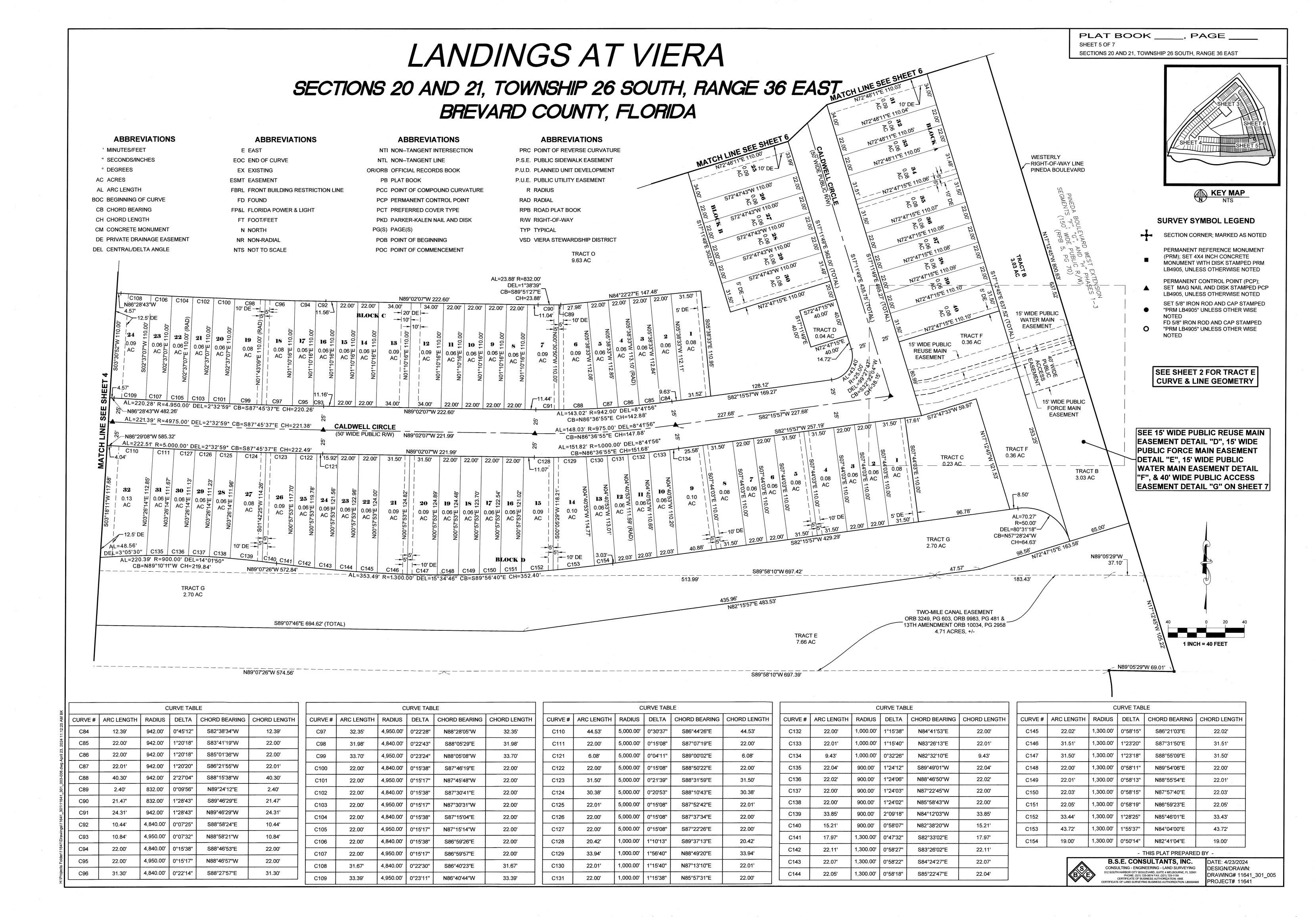
SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

- THIS PLAT PREPARED BY -



DESIGN/DRAWN: DRAWING# 11641_301_004 PROJECT# 11641



PLAT BOOK

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

PAGE



ABBREVIATIONS

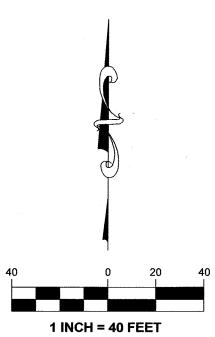
- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES AL ARC LENGTH
- **BOC BEGINNING OF CURVE**
- **CB CHORD BEARING**
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST EOC END OF CURVE
- EX EXISTING
- ESMT EASEMENT
- FBRL FRONT BUILDING RESTRICTION LINE FD FOUND
- FP&L FLORIDA POWER & LIGHT
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK

PB PLAT BOOK

- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE

NTI NON-TANGENT INTERSECTION

- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RAD RADIAL
- RPB ROAD PLAT BOOK R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT



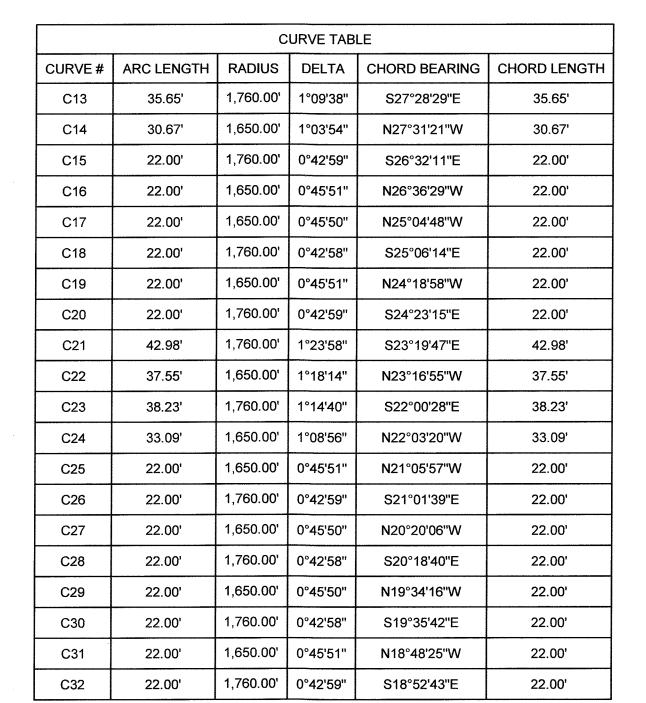
- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (\$21) 725-3674 FAX: (\$21) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DESIGN/DRAWN: DRAWING# 11641_301_006 PROJECT# 11641

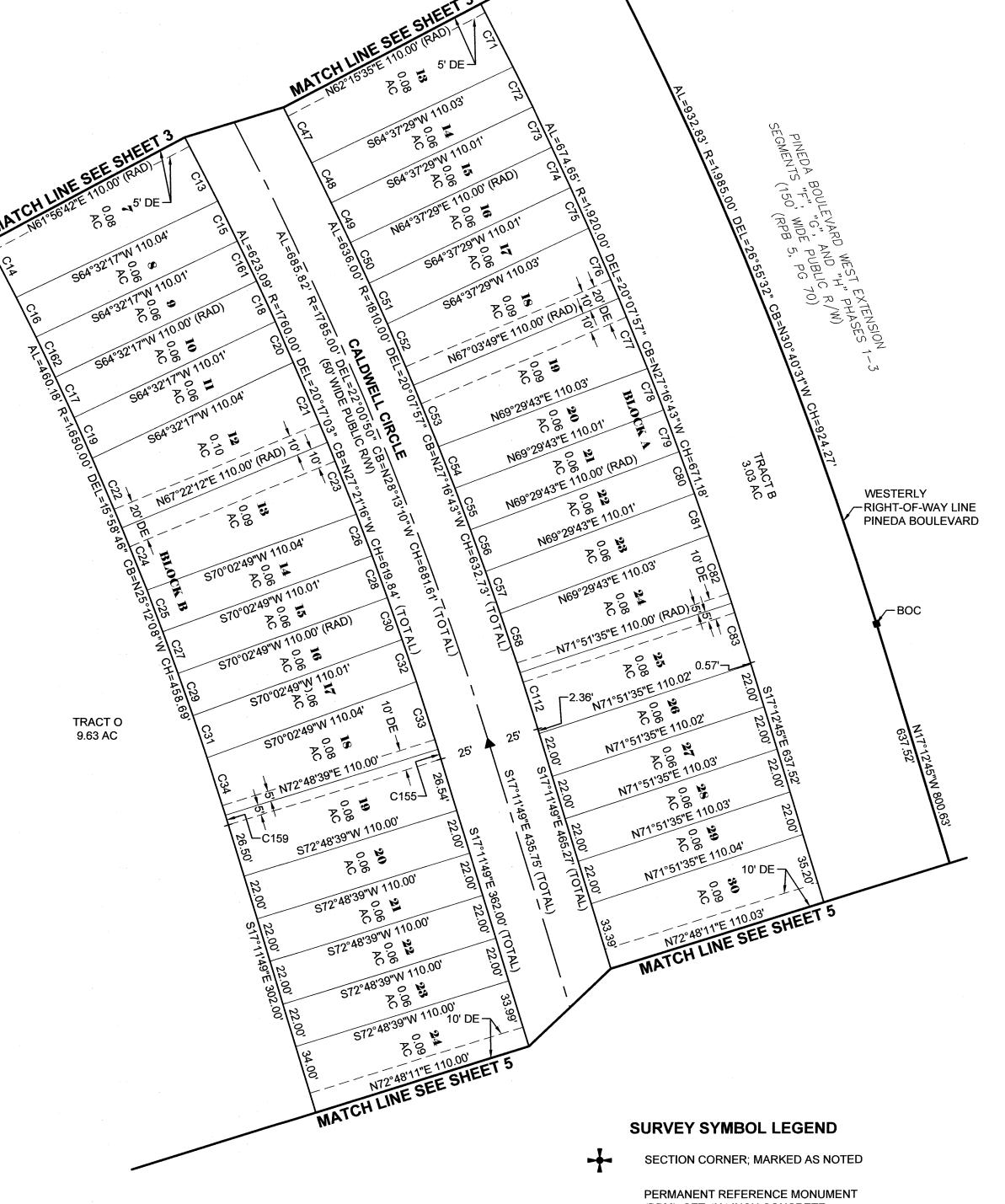
LANDINGS AT VIERA

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



CURVE TABLE									
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH				
C77	37.48'	1,920.00'	1°07'06"	N22°22'38"W	37.48'				
C78	22.00'	1,920.00'	0°39'24"	N21°29'23"W	22.00'				
C79	22.00'	1,920.00'	0°39'24"	N20°49'59"W	22.00'				
C80	22.00'	1,920.00'	0°39'24"	N20°10'35"W	22.00'				
C81	22.00'	1,920.00'	0°39'24"	N19°31'12"W	22.00'				
C82	35.23'	1,920.00'	1°03'05"	N18°39'57"W	35.23'				
C83	31.09'	1,920.00'	0°55'40"	N17°40'35"W	31.09'				
C112	29.31'	1,810.00'	0°55'40"	N17°40'35"W	29.31'				
C155	5.01'	1,760.00'	0°09'47"	N17°17'38"W	5.00'				
C159	5.05'	1,650.00'	0°10'31"	N17°18'00"W	5.05'				
C161	22.00'	1,760.00'	0°42'58"	N25°49'12"W	22.00'				
C162	22.00'	1,650.00'	0°45'50"	N25°50'38"W	22.00'				

CURVE TABLE									
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH				
C33	35.18'	1,760.00'	1°08'43"	N17°56'53"W	35.18'				
C34	29.87'	1,650.00'	1°02'14"	N17°54'23"W	29.87'				
C47	30.71'	1,810.00'	0°58'19"	N27°15'15"W	30.71'				
C48	22.00'	1,810.00	0°41'48"	N26°25'12"W	22.00'				
C49	22.00'	1,810.00'	0°41'47"	N25°43'24"W	22.00'				
C50	22.00'	1,810.00'	0°41'47"	N25°01'37"W	22.00'				
C51	22.00'	1,810.00'	0°41'48"	N24°19'50"W	22.00'				
C52	33.04'	1,810.00'	1°02'46"	N23°27'33"W	33.04'				
C53	32.81'	1,810.00'	1°02'19"	N22°25'01"W	32.81'				
C54	22.00'	1,810.00'	0°41'48"	N21°32'58"W	22.00'				
C55	22.00'	1,810.00'	0°41'47"	N20°51'11"W	22.00'				
C56	22.00'	1,810.00'	0°41'47"	N20°09'24"W	22.00'				
C57	22.00'	1,810.00'	0°41'48"	N19°27'36"W	22.00'				
C58	30.69'	1,810.00'	0°58'18"	N18°37'33"W	30.69'				
C71	35.25'	1,920.00'	1°03'07"	N27°12'51"W	35.25'				
C72	22.00'	1,920.00'	0°39'24"	N26°21'36"W	22.00'				
C73	22.00'	1,920.00'	0°39'24"	N25°42'13"W	22.00'				
C74	22.00'	1,920.00'	0°39'24"	N25°02'49"W	22.00'				
C75	22.00'	1,920.00'	0°39'24"	N24°23'25"W	22.00'				
C76	37.73'	1,920.00'	1°07'33"	N23°29'57"W	37.73'				



- (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
 - FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

PLAT BOOK _____, PAGE ____

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

LANDINGS AT VIERA

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

