

LANDINGS AT VIERA

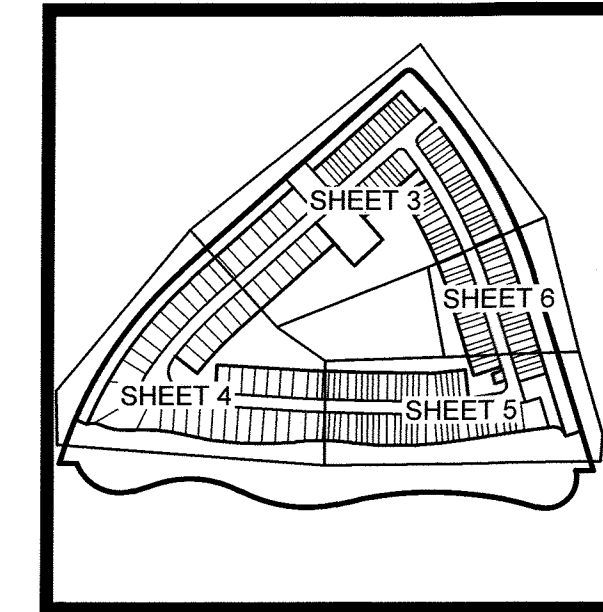
SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

DESCRIPTION

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

COMMENCE AT THE NORTHEAST CORNER OF STADIUM PARKWAY, ACCORDING TO THE PLAT OF STADIUM PARKWAY SEGMENT E, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S48°53'34"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 150.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) 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 N87°59'18"W AND A CHORD LENGTH OF 34.64 FEET), A DISTANCE OF 38.27 FEET TO THE END OF SAID CURVE; 2) THENCE S48°09'45"W A DISTANCE OF 1163.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1625.00 FEET, A CENTRAL ANGLE OF 31°44'52", A CHORD BEARING OF S32°17'20"W AND A CHORD LENGTH OF 888.94 FEET), A DISTANCE OF 900.42 FEET TO THE NORTHWEST CORNER OF CROSSMOLINA - PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF CROSSMOLINA - PHASE 1 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE S89°04'28"E A DISTANCE OF 65.88 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 180.00 FEET, A CENTRAL ANGLE OF 87°15'52", A CHORD BEARING OF S84°09'43"E, AND A CHORD LENGTH OF 248.41 FEET), A DISTANCE OF 274.15 FEET TO THE END OF SAID CURVE; 3) THENCE N72°12'21"E, A DISTANCE OF 89.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 432.00 FEET, A CENTRAL ANGLE OF 45°31'09", A CHORD BEARING OF S85°02'04"E, AND A CHORD LENGTH OF 334.25 FEET), A DISTANCE OF 343.21 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 566.00 FEET, A CENTRAL ANGLE OF 39°49'38", A CHORD BEARING OF S82°11'19"E, AND A CHORD LENGTH OF 378.75 FEET), A DISTANCE OF 386.48 FEET TO THE END OF SAID CURVE; 6) THENCE N77°53'52"E, A DISTANCE OF 87.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1370.00 FEET, A CENTRAL ANGLE OF 23°18'22", A CHORD BEARING OF N89°33'04"E, AND A CHORD LENGTH OF 553.44 FEET), A DISTANCE OF 557.28 FEET TO THE NORTH EAST CORNER OF SAID CROSSMOLINA-PHASE 1; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1370.00 FEET, A CENTRAL ANGLE OF 6°09'23", A CHORD BEARING OF S75°44'33"E, AND A CHORD LENGTH OF 145.94 FEET), A DISTANCE OF 146.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 121°02'09", A CHORD BEARING OF N48°47'34"E, AND A CHORD LENGTH OF 208.92 FEET), A DISTANCE OF 253.50 FEET TO A NON-TANGENT INTERSECTION WITH THE SOUTH LINE OF THE TWO-MILE CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 9383, PAGE 481, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°05'29"E, ALONG THE SOUTH LINE OF SAID TWO MILE CANAL, A DISTANCE OF 68.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G", AND "H" PHASES 1-3 AS RECORDED IN ROAD PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE N17°12'45"W, A DISTANCE OF 800.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1985.00 FEET, A CENTRAL ANGLE OF 26°55'32", A CHORD BEARING OF N30°40'31"W, AND A CHORD LENGTH OF 924.27 FEET) A DISTANCE OF 932.83 FEET TO THE POINT OF BEGINNING, CONTAINING 49.31 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S17°11'49"E	20.00'
L2	N72°48'11"E	40.00'
L3	S17°11'49"E	40.00'
L4	N72°48'11"E	40.00'
L5	S17°11'49"E	14.72'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	56.48'	75.00'	043°08'57"	N85°30'02"W	55.16
C2	107.69'	200.00'	030°51'04"	S79°21'05"E	106.39
C3	70.27'	50.00'	080°31'18"	N57°28'24"W	64.63
C4	34.01'	1625.00'	001°11'57"	S22°17'02"W	34.01
C5	48.70'	1760.00'	001°35'08"	N33°59'05"W	48.70
C6	43.40'	25.00'	099°27'47"	N32°32'04"E	38.15
C7	159.42'	75.00'	121°47'12"	S23°19'03"E	131.06
C8	21.34'	1415.00'	000°51'51"	S38°00'28"W	21.34

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
- ESMT EASEMENT
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FP&L FLORIDA POWER & LIGHT
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- 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
- 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
- RPB ROAD PLAT BOOK
- RAW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

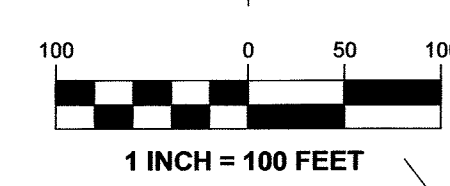
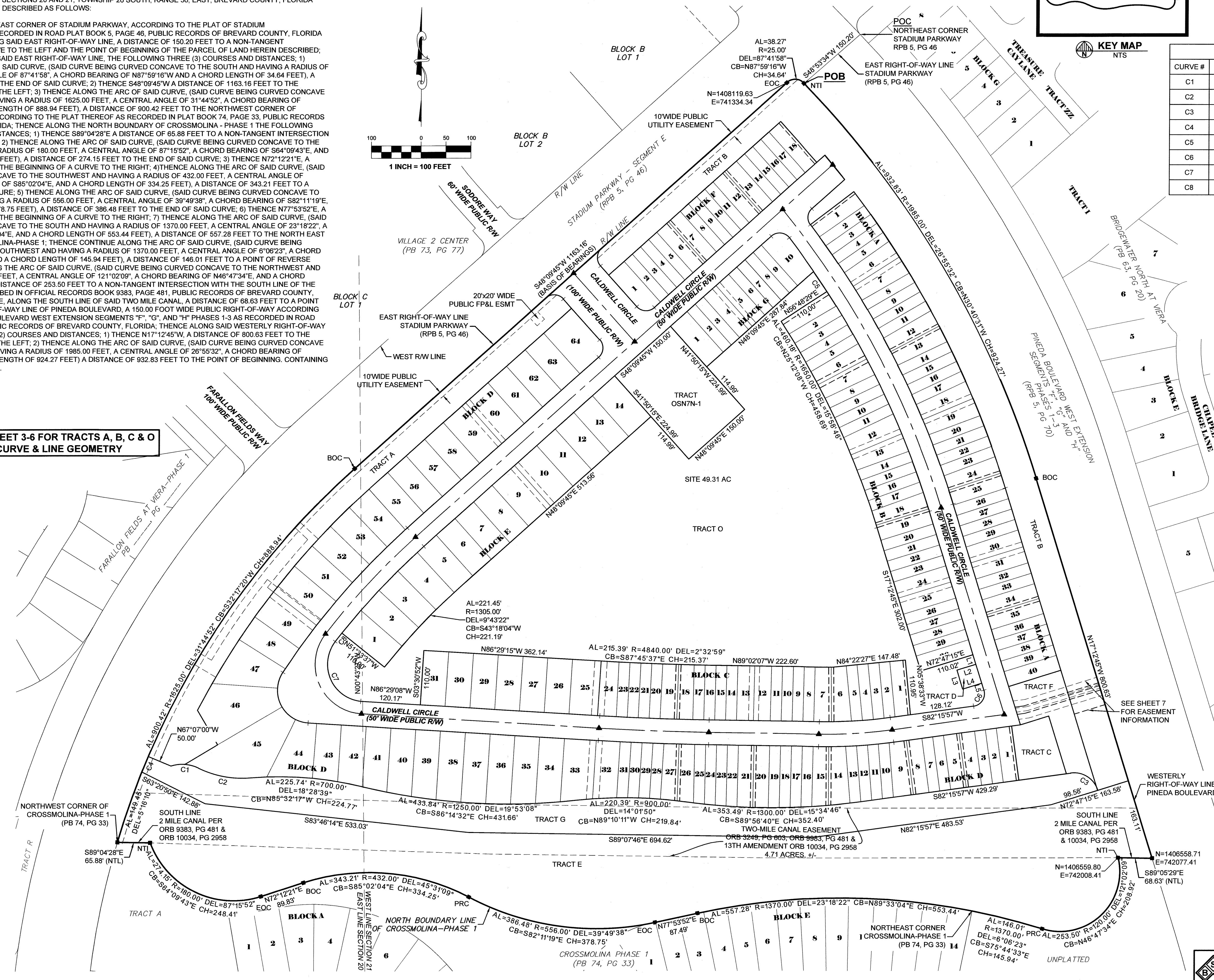
- ⊕ SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905"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

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH WINDYBUSH CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 725-9214 FAX: (321) 725-1169
CERTIFICATE OF BUSINESS AUTHORIZATION #005

DATE: 4/23/2024
DESIGN/DRAWN:
DRAWING# 11641_301_002
PROJECT# 11641

SEE SHEET 3-6 FOR TRACTS A, B, C & O
CURVE & LINE GEOMETRY

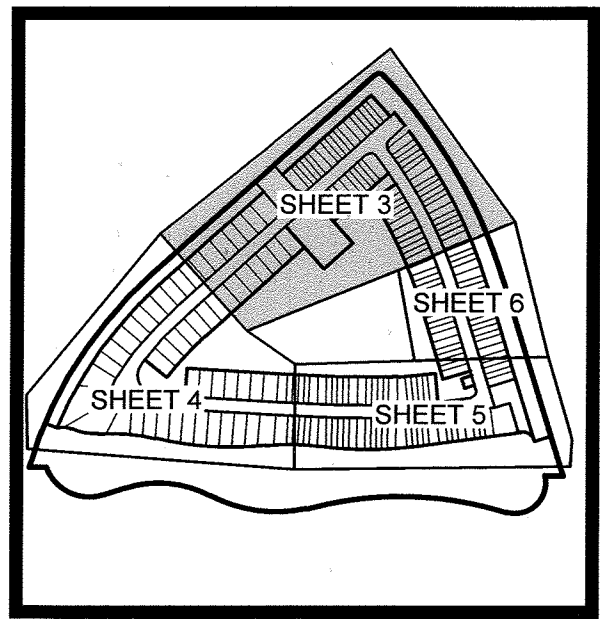


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LANDINGS AT VIERA

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

BREVARD COUNTY, FLORIDA



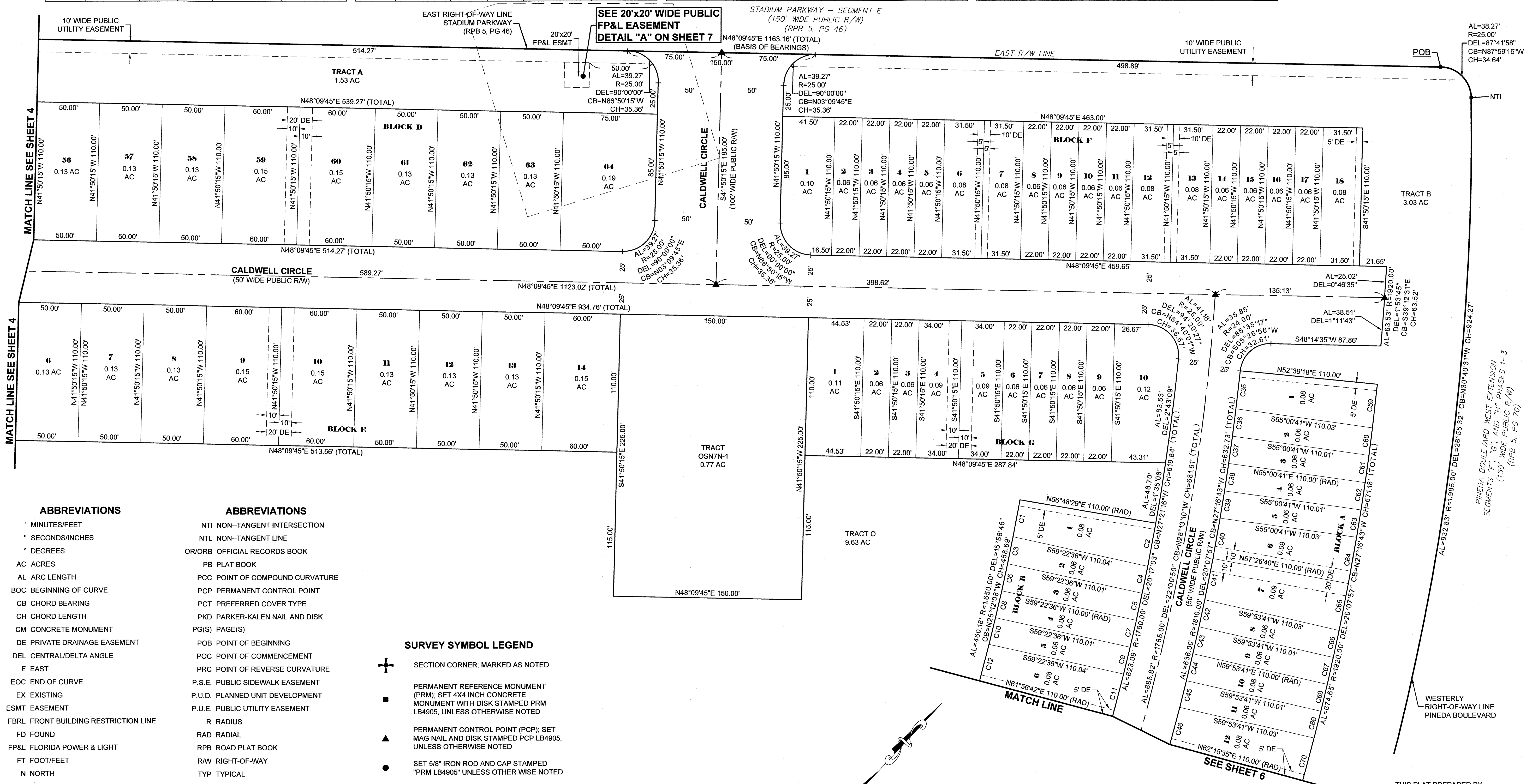
KEY MAP
NTS

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	29.96'	1,650.00'	1°02'25"	N32°40'18"W	29.96'
C2	34.89'	1,760.00'	1°08'09"	N32°37'26"W	34.89'
C3	22.00'	1,650.00'	0°45'51"	N31°46'10"W	22.00'
C4	22.00'	1,760.00'	0°42'59"	S31°41'52"E	22.00'
C5	22.00'	1,760.00'	0°42'58"	S30°58'54"E	22.00'
C6	22.00'	1,650.00'	0°45'50"	N31°00'20"W	22.00'
C7	22.00'	1,760.00'	0°42'58"	S30°15'55"E	22.00'
C8	22.00'	1,650.00'	0°45'50"	N30°14'29"W	22.00'
C9	22.00'	1,760.00'	0°42'59"	S29°32'57"E	22.00'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	22.00'	1,650.00'	0°45'51"	N29°28'39"W	22.00'
C11	34.89'	1,760.00'	1°08'09"	S28°37'23"E	34.89'
C12	29.96'	1,650.00'	1°02'25"	N28°34'31"W	29.96'
C35	30.44'	1,810.00'	0°57'48"	N36°51'48"W	30.44'
C36	22.00'	1,810.00'	0°41'48"	N36°02'00"W	22.00'
C37	22.00'	1,810.00'	0°41'47"	N35°20'12"W	22.00'
C38	22.00'	1,810.00'	0°41'47"	N34°38'25"W	22.00'
C39	22.00'	1,810.00'	0°41'48"	N33°56'38"W	22.00'
C40	32.86'	1,810.00'	1°02'25"	N33°04'32"W	32.86'

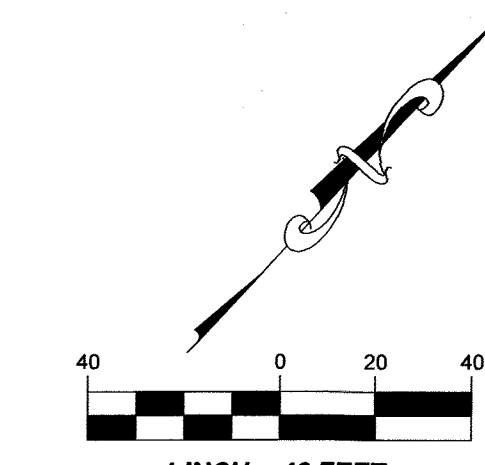
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	33.40'	1,810.00'	1°03'26"	N32°01'36"W	33.40'
C42	22.00'	1,810.00'	0°41'48"	N31°09'00"W	22.00'
C43	22.00'	1,810.00'	0°41'47"	N30°27'12"W	22.00'
C44	22.00'	1,810.00'	0°41'47"	N29°45'25"W	22.00'
C45	22.00'	1,810.00'	0°41'48"	N29°03'38"W	22.00'
C46	30.71'	1,810.00'	0°58'19"	N28°13'34"W	30.71'
C59	34.96'	1,920.00'	1°02'36"	N36°49'24"W	34.96'
C60	22.00'	1,920.00'	0°39'24"	N35°58'24"W	22.00'
C61	22.00'	1,920.00'	0°39'24"	N35°19'01"W	22.00'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C62	22.00'	1,920.00'	0°39'24"	N34°39'37"W	22.00'
C63	22.00'	1,920.00'	0°39'24"	N34°00'13"W	22.00'
C64	37.53'	1,920.00'	1°07'12"	N33°06'56"W	37.53'
C65	38.10'	1,920.00'	1°08'14"	N31°59'13"W	38.10'
C66	22.00'	1,920.00'	0°39'24"	N31°05'24"W	22.00'
C67	22.00'	1,920.00'	0°39'24"	N30°26'00"W	22.00'
C68	22.00'	1,920.00'	0°39'24"	N29°46'37"W	22.00'
C69	22.00'	1,920.00'	0°39'24"	N29°07'13"W	22.00'
C70	35.25'	1,920.00'	1°03'07"	N28°15'58"W	35.25'



- ABBREVIATIONS**
- * MINUTES/FEET
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 - ° DEGREES
 - AC ACRES
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 - R RADIUS
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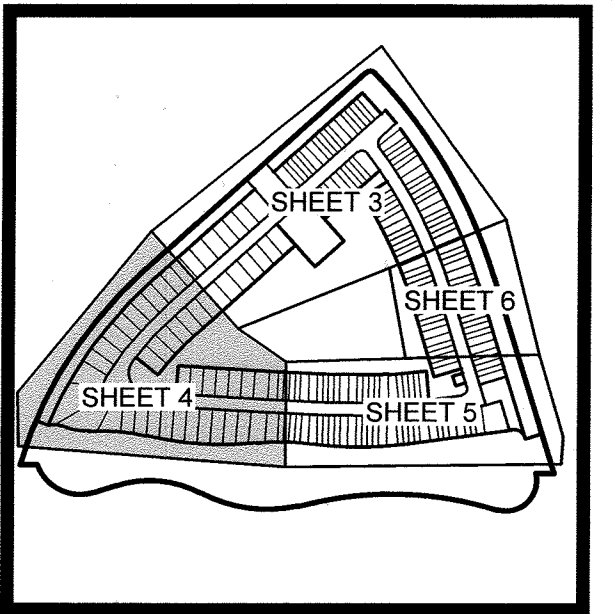
- SURVEY SYMBOL LEGEND**
- ⊕ SECTION CORNER, MARKED AS NOTED
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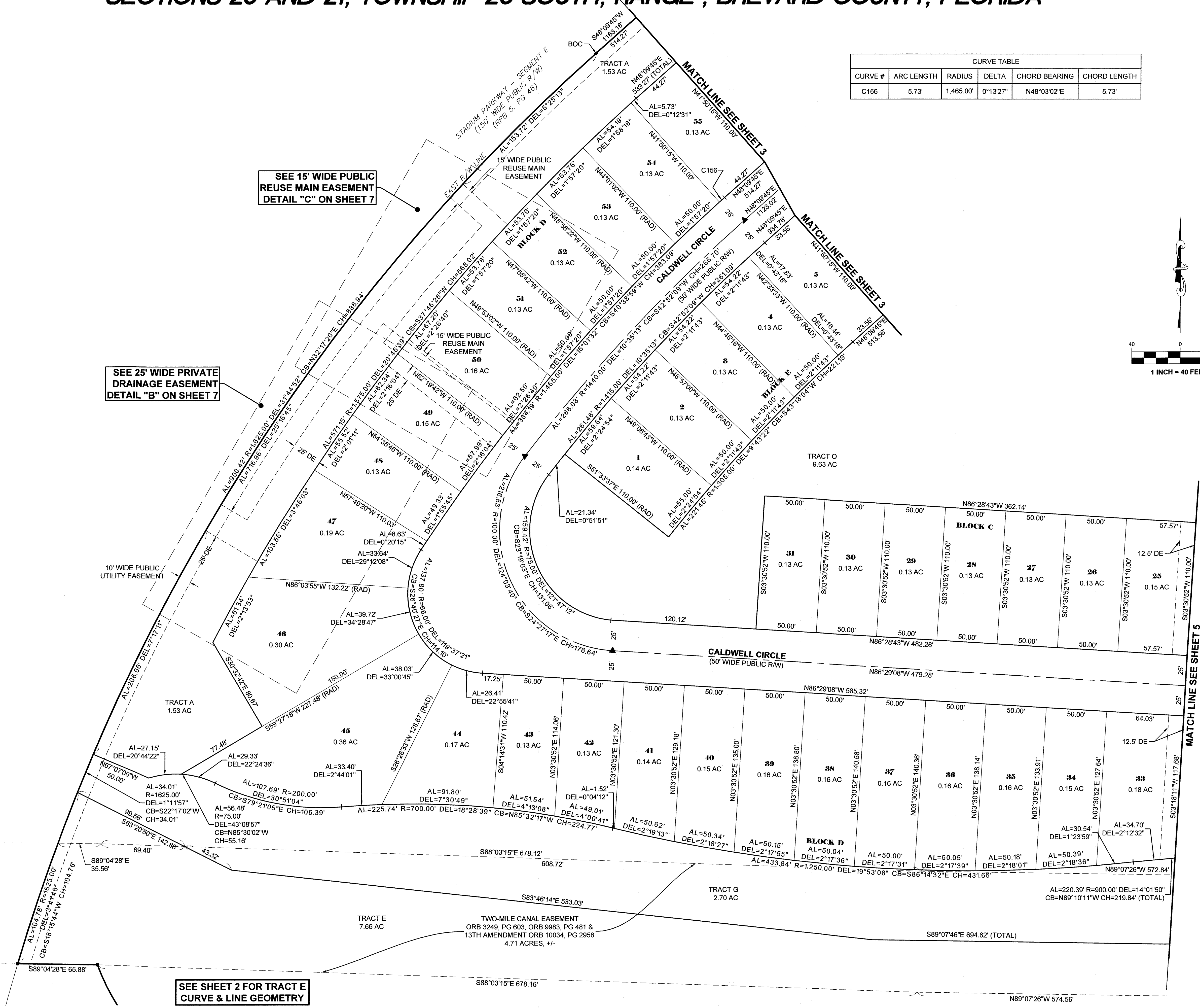
LANDINGS AT VIERA

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



KEY MAP
NTS

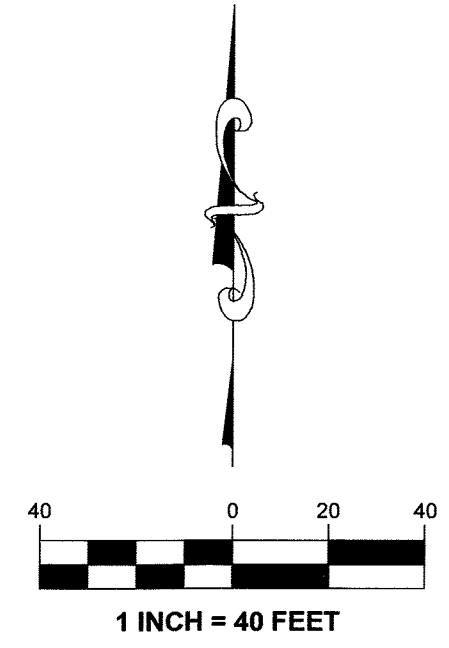
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C156	5.73'	1,465.00'	0°13'27"	N48°03'02"E	5.73'



SEE 15' WIDE PUBLIC REUSE MAIN EASEMENT DETAIL "C" ON SHEET 7

SEE 25' WIDE PRIVATE DRAINAGE EASEMENT DETAIL "B" ON SHEET 7

SEE SHEET 2 FOR TRACT E CURVE & LINE GEOMETRY



- ABBREVIATIONS**
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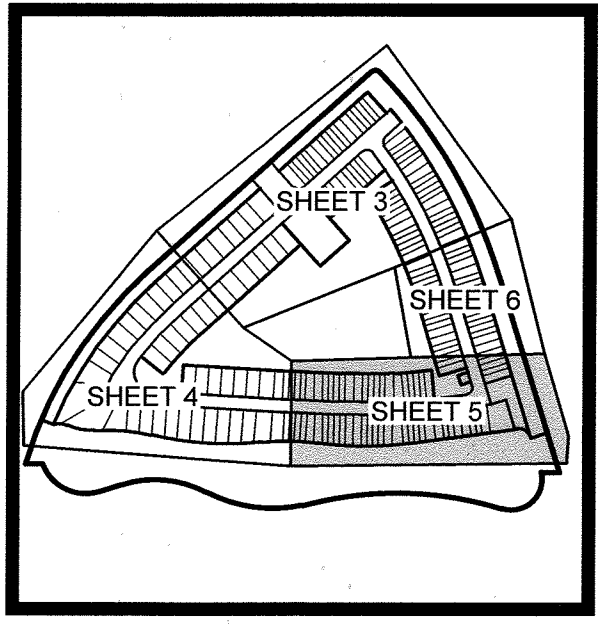
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LANDINGS AT VIERA

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

BREVARD COUNTY, FLORIDA



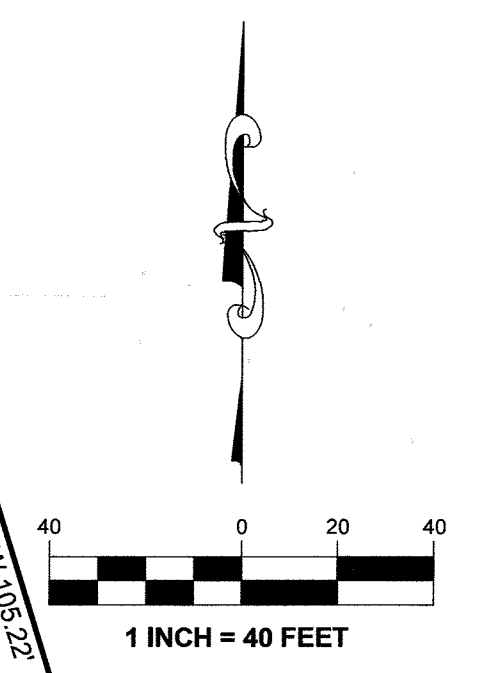
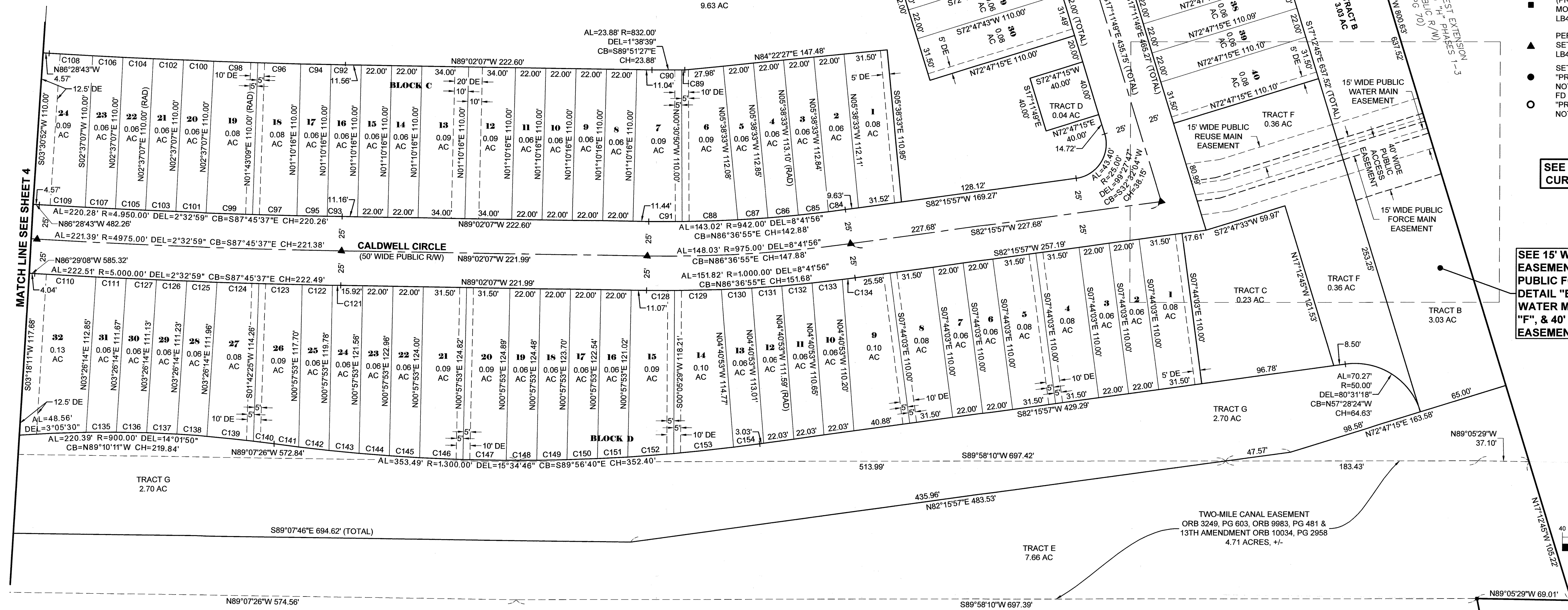
ABBREVIATIONS * MINUTES/FEET * SECONDS/INCHES ° DEGREES AC ACRES AL ARC LENGTH BOC BEGINNING OF CURVE CB CHORD BEARING CH CHORD LENGTH CM CONCRETE MONUMENT DE PRIVATE DRAINAGE EASEMENT DEL CENTRAL/Delta ANGLE	ABBREVIATIONS E EAST EOC END OF CURVE EX EXISTING ESMT EASEMENT FBRL FRONT BUILDING RESTRICTION LINE FD FOUND FP&L FLORIDA POWER & LIGHT FT FOOT/FEET N NORTH NR NON-RADIAL NTS NOT TO SCALE	ABBREVIATIONS NTL NON-TANGENT INTERSECTION 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 PKD PARKER-KALEN NAIL AND DISK PG(S) PAGE(S) POB POINT OF BEGINNING POC POINT OF COMMENCEMENT	ABBREVIATIONS 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 RW/ RIGHT-OF-WAY TYP TYPICAL VSD VIERA STEWARDSHIP DISTRICT
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SURVEY SYMBOL LEGEND

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- ▲ 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 OTHERWISE NOTED
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SEE SHEET 2 FOR TRACT E CURVE & LINE GEOMETRY

SEE 15' WIDE PUBLIC REUSE MAIN EASEMENT DETAIL "D", 15' WIDE PUBLIC FORCE MAIN EASEMENT DETAIL "E", 15' WIDE PUBLIC WATER MAIN EASEMENT DETAIL "F", & 40' WIDE PUBLIC ACCESS EASEMENT DETAIL "G" ON SHEET 7



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C84	12.39'	942.00'	0°45'12"	S82°38'34"W	12.39'
C85	22.00'	942.00'	1°20'18"	S83°41'19"W	22.00'
C86	22.00'	942.00'	1°20'18"	S85°01'36"W	22.00'
C87	22.01'	942.00'	1°20'20"	S86°21'55"W	22.01'
C88	40.30'	942.00'	2°27'04"	S88°15'38"W	40.30'
C89	2.40'	832.00'	0°09'56"	N89°24'12"E	2.40'
C90	21.47'	832.00'	1°28'43"	S89°46'29"E	21.47'
C91	24.31'	942.00'	1°28'43"	N89°46'29"W	24.31'
C92	10.44'	4,840.00'	0°07'25"	S88°58'24"E	10.44'
C93	10.84'	4,950.00'	0°07'32"	N88°58'21"W	10.84'
C94	22.00'	4,840.00'	0°15'38"	S88°46'53"E	22.00'
C95	22.00'	4,950.00'	0°15'17"	N88°46'57"W	22.00'
C96	31.30'	4,840.00'	0°22'14"	S88°27'57"E	31.30'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C97	32.35'	4,950.00'	0°22'28"	N88°28'05"W	32.35'
C98	31.98'	4,840.00'	0°22'43"	S88°05'29"E	31.98'
C99	33.70'	4,950.00'	0°23'24"	N88°05'08"W	33.70'
C100	22.00'	4,840.00'	0°15'38"	S87°46'19"E	22.00'
C101	22.00'	4,950.00'	0°15'17"	N87°45'48"W	22.00'
C102	22.00'	4,840.00'	0°15'38"	S87°30'41"E	22.00'
C103	22.00'	4,950.00'	0°15'17"	N87°30'31"W	22.00'
C104	22.00'	4,840.00'	0°15'38"	S87°15'04"E	22.00'
C105	22.00'	4,950.00'	0°15'17"	N87°15'14"W	22.00'
C106	22.00'	4,840.00'	0°15'38"	S86°59'26"E	22.00'
C107	22.00'	4,950.00'	0°15'17"	S86°59'57"E	22.00'
C108	31.67'	4,840.00'	0°22'30"	S86°40'23"E	31.67'
C109	33.39'	4,950.00'	0°23'11"	N86°40'44"W	33.39'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C110	44.53'	5,000.00'	0°30'37"	S86°44'26"E	44.53'
C111	22.00'	5,000.00'	0°15'08"	S87°07'19"E	22.00'
C121	6.08'	5,000.00'	0°04'11"	S89°00'02"E	6.08'
C122	22.00'	5,000.00'	0°15'08"	S88°50'22"E	22.00'
C123	31.50'	5,000.00'	0°21'39"	S88°31'59"E	31.50'
C124	30.38'	5,000.00'	0°20'53"	S88°10'43"E	30.38'
C125	22.01'	5,000.00'	0°15'08"	S87°52'42"E	22.01'
C126	22.00'	5,000.00'	0°15'08"	S87°37'34"E	22.00'
C127	22.00'	5,000.00'	0°15'08"	S87°22'26"E	22.00'
C128	20.42'	1,000.00'	1°10'13"	S89°37'13"E	20.42'
C129	33.94'	1,000.00'	1°56'40"	N88°49'20"E	33.94'
C130	22.01'	1,000.00'	1°15'40"	N87°13'10"E	22.01'
C131	22.00'	1,000.00'	1°15'38"	N85°57'31"E	22.00'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C132	22.00'	1,000.00'	1°15'38"	N84°41'53"E	22.00'
C133	22.01'	1,000.00'	1°15'40"	N83°26'13"E	22.01'
C134	9.43'	1,000.00'	0°32'26"	N82°32'10"E	9.43'
C135	22.04'	900.00'	1°24'12"	S89°49'01"W	22.04'
C136	22.02'	900.00'	1°24'06"	N88°46'50"W	22.02'
C137	22.00'	900.00'	1°24'03"	N87°22'45"W	22.00'
C138	22.00'	900.00'	1°24'02"	N85°58'43"W	22.00'
C139	33.85'	900.00'	2°09'18"	N84°12'03"W	33.85'
C140	15.21'	900.00'	0°58'07"	N82°38'20"W	15.21'
C141	17.97'	1,300.00'	0°47'32"	S82°33'02"E	17.97'
C142	22.11'	1,300.00'	0°58'27"	S83°26'02"E	22.11'
C143	22.07'	1,300.00'	0°58'22"	S84°24'27"E	22.07'
C144	22.05'	1,300.00'	0°58'18"	S85°22'47"E	22.04'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C145	22.02'	1,300.00'	0°58'15"	S86°21'03"E	22.02'
C146	31.51'	1,300.00'	1°23'20"	S87°31'50"E	31.51'
C147	31.50'	1,300.00'	1°23'18"	S88°55'09"E	31.50'
C148	22.00'	1,300.00'	0°58'11"	N89°54'08"E	22.00'
C149	22.01'	1,300.00'	0°58'13"	N88°55'54"E	22.01'
C150	22.03'	1,300.00'	0°58'15"	N87°57'40"E	22.03'
C151	22.05'	1,300.00'	0°58'19"	N86°59'23"E	22.05'
C152	33.44'	1,300.00'	1°28'25"	N85°46'01"E	33.43'
C153	43.72'	1,300.00'	1°55'37"	N84°04'00"E	43.72'
C154	19.00'	1,300.00'	0°50'14"	N82°41'04"E	19.00'

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
 CONSULTING - ENGINEERING - LAND SURVEYING
 312 SOUTH HERRING CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
 PHONE: (321) 725-8254 FAX: (321) 725-1150
 CERTIFICATE OF BUSINESS AUTHORIZATION: 0005
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00000005

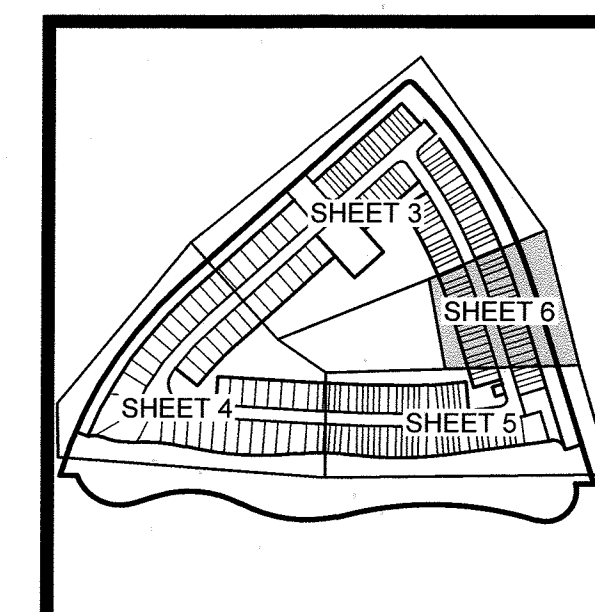
DATE: 4/23/2024
 DESIGN/DRAWN:
 DRAWING# 11641_301_005
 PROJECT# 11641

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LANDINGS AT VIERA

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

BREVARD COUNTY, FLORIDA



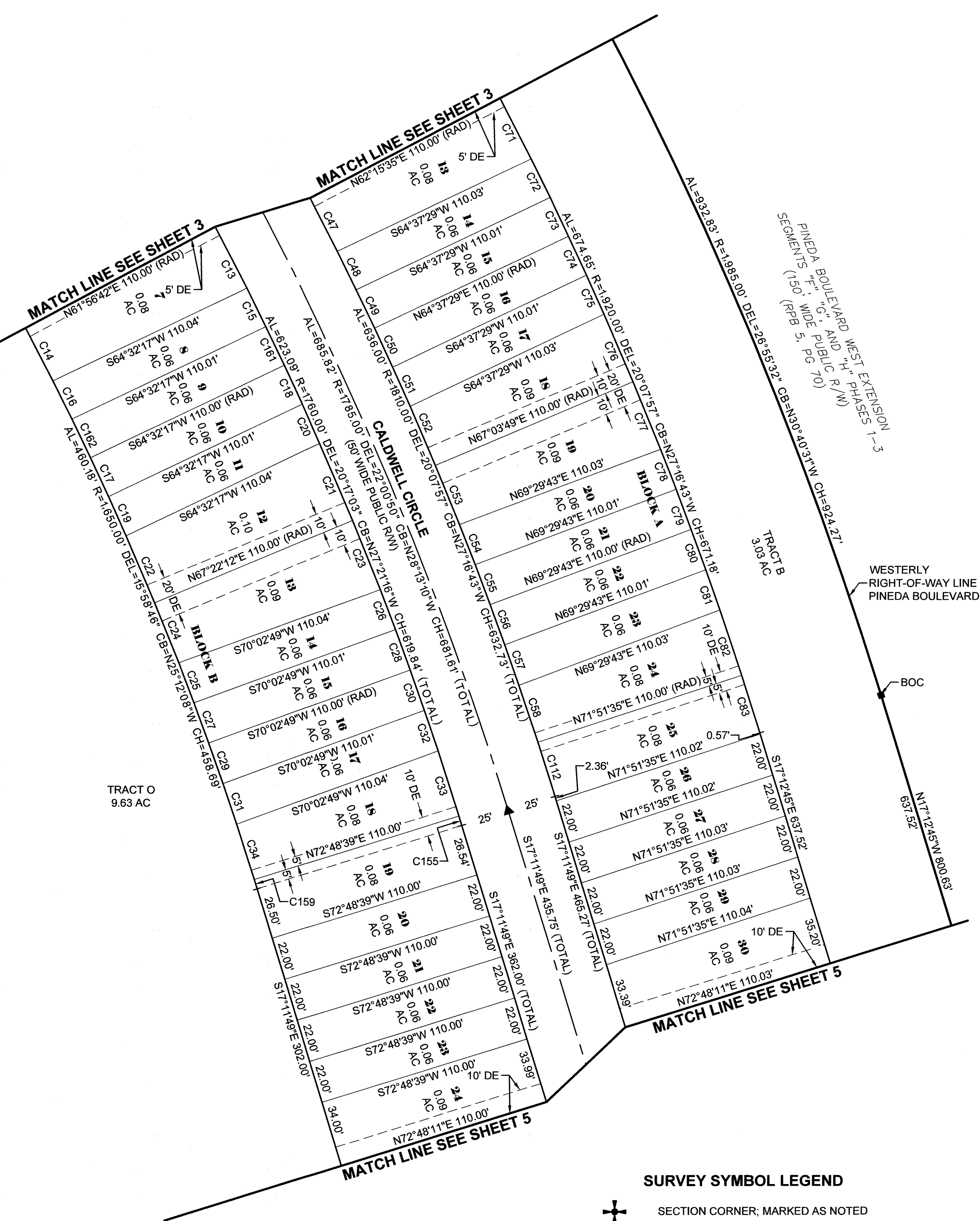
KEY MAP
NTS

- 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
 - NTI NON-TANGENT INTERSECTION
 - 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
 - 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
 - RW RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT

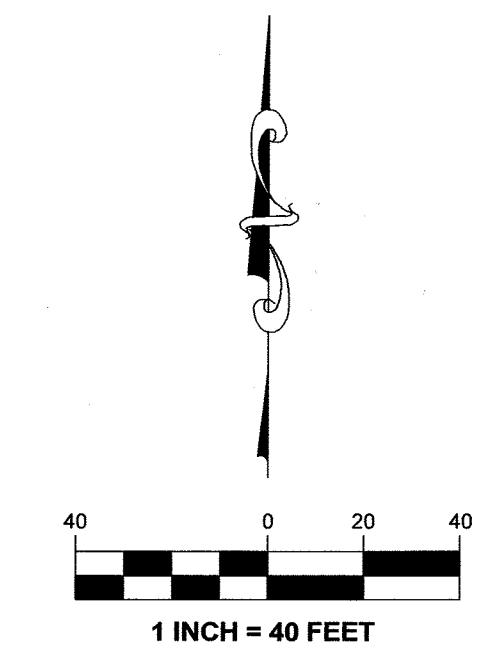
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	35.65'	1,760.00'	1°09'38"	S27°28'29"E	35.65'
C14	30.67'	1,650.00'	1°03'54"	N27°31'21"W	30.67'
C15	22.00'	1,760.00'	0°42'59"	S26°32'11"E	22.00'
C16	22.00'	1,650.00'	0°45'51"	N26°36'29"W	22.00'
C17	22.00'	1,650.00'	0°45'50"	N25°04'48"W	22.00'
C18	22.00'	1,760.00'	0°42'58"	S25°06'14"E	22.00'
C19	22.00'	1,650.00'	0°45'51"	N24°18'58"W	22.00'
C20	22.00'	1,760.00'	0°42'59"	S24°23'15"E	22.00'
C21	42.98'	1,760.00'	1°23'58"	S23°19'47"E	42.98'
C22	37.55'	1,650.00'	1°18'14"	N23°16'55"W	37.55'
C23	38.23'	1,760.00'	1°14'40"	S22°00'28"E	38.23'
C24	33.09'	1,650.00'	1°08'56"	N22°03'20"W	33.09'
C25	22.00'	1,650.00'	0°45'51"	N21°05'57"W	22.00'
C26	22.00'	1,760.00'	0°42'59"	S21°01'39"E	22.00'
C27	22.00'	1,650.00'	0°45'50"	N20°20'08"W	22.00'
C28	22.00'	1,760.00'	0°42'58"	S20°18'40"E	22.00'
C29	22.00'	1,650.00'	0°45'50"	N19°34'16"W	22.00'
C30	22.00'	1,760.00'	0°42'58"	S19°35'42"E	22.00'
C31	22.00'	1,650.00'	0°45'51"	N18°48'25"W	22.00'
C32	22.00'	1,760.00'	0°42'59"	S18°52'43"E	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'

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'



- 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 OTHERWISE NOTED
 - FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED

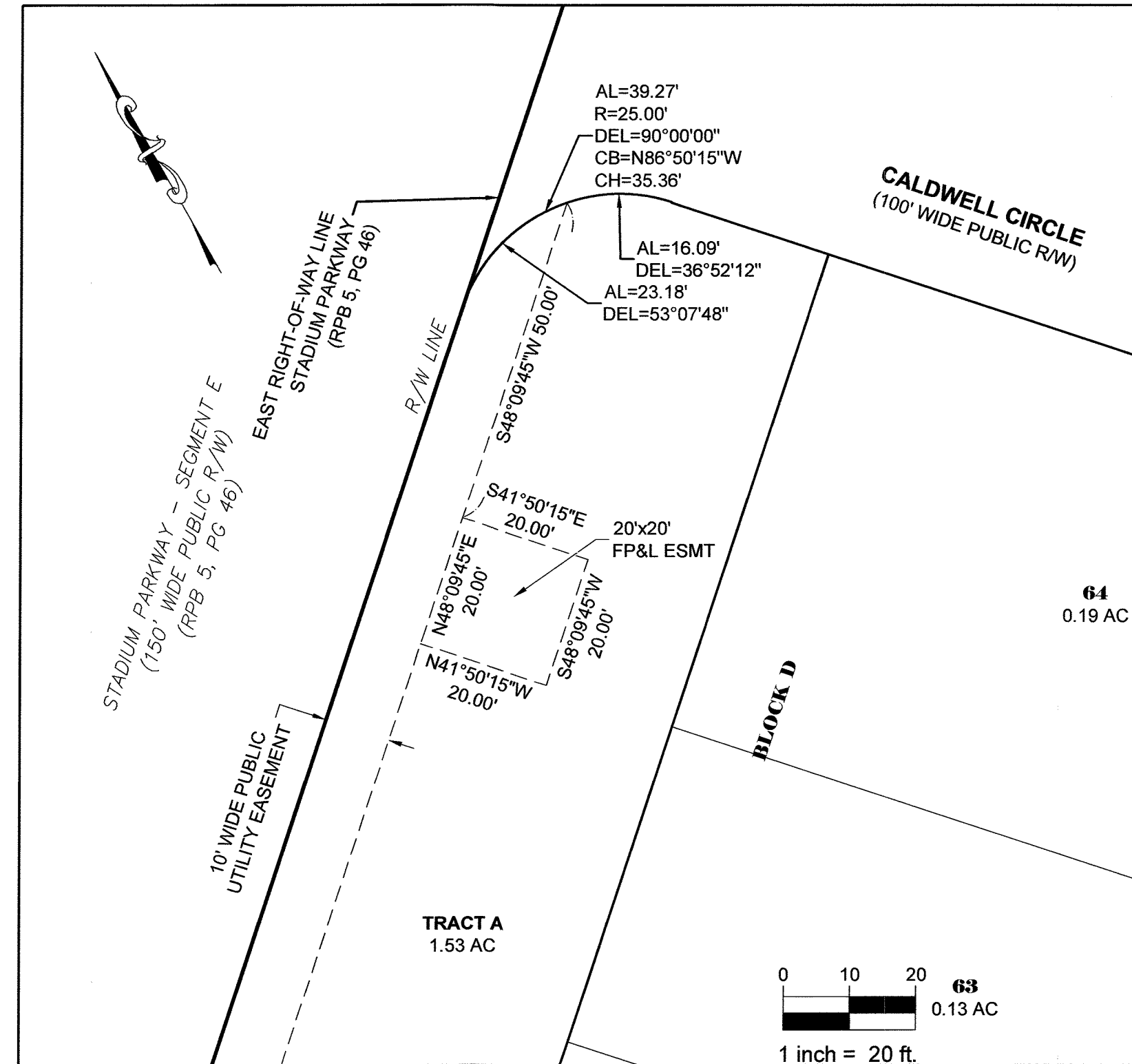


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LANDINGS AT VIERA

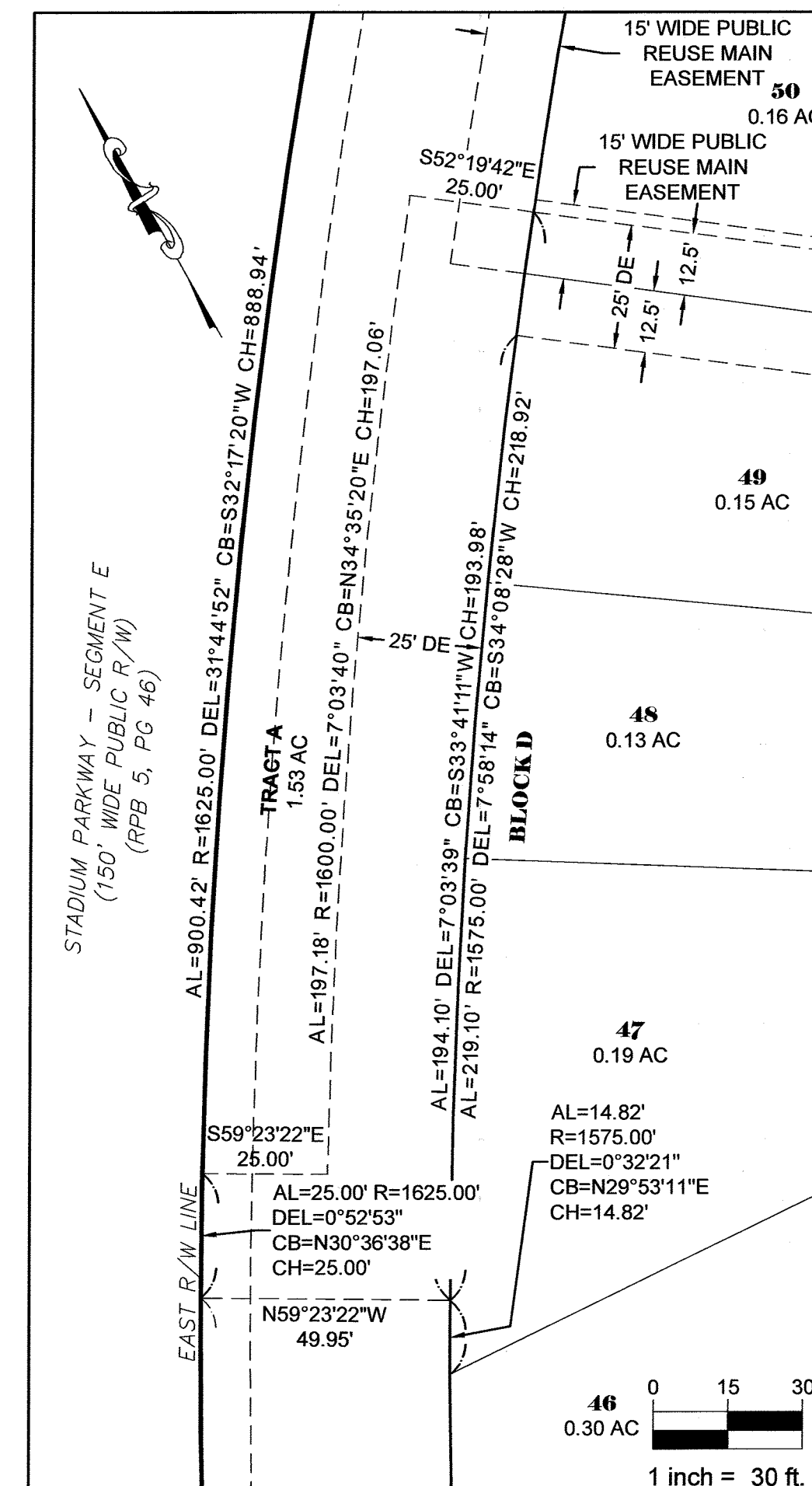
SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA



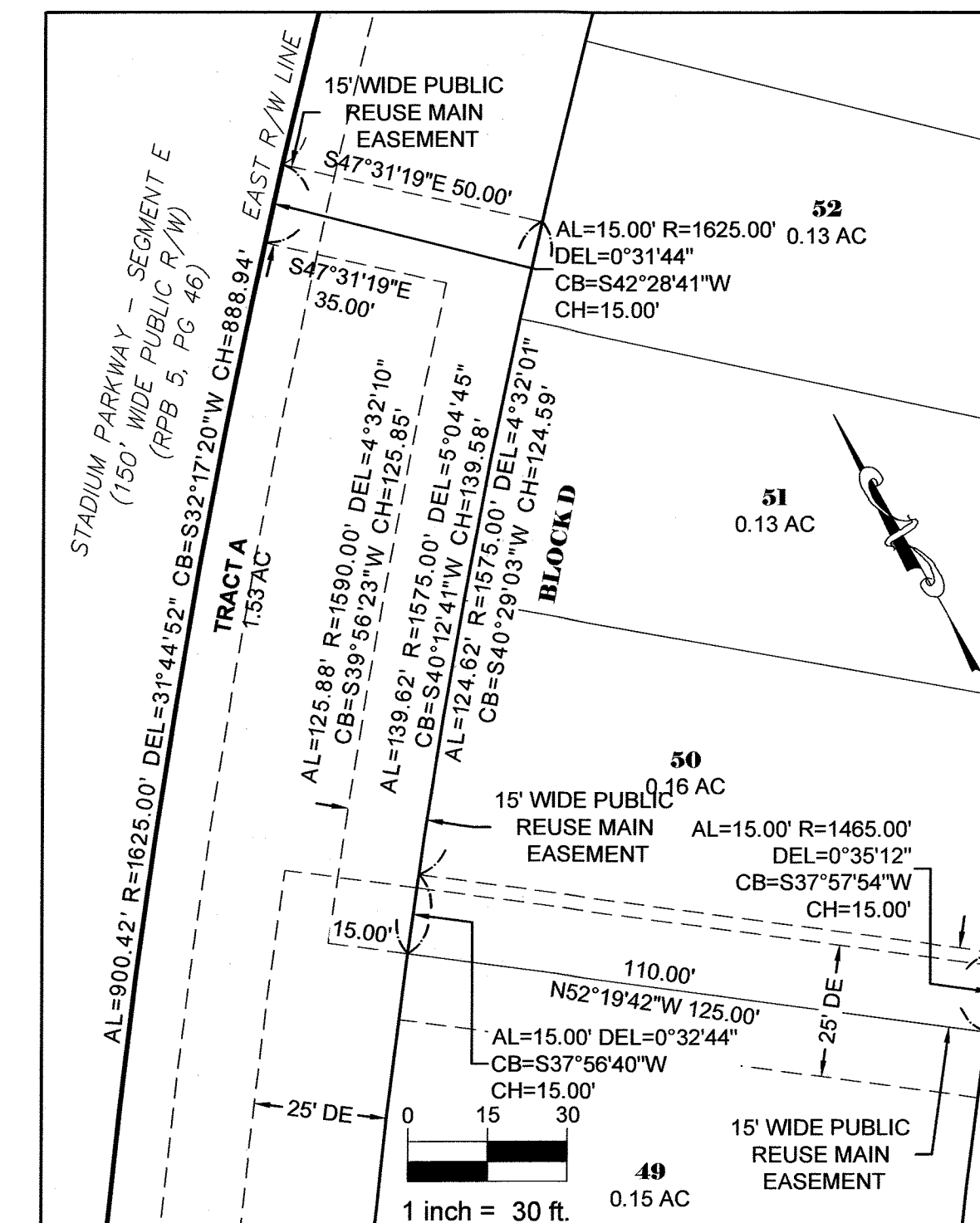
20'x20' WIDE PUBLIC FP&L EASEMENT DETAIL "A"

1" = 20'



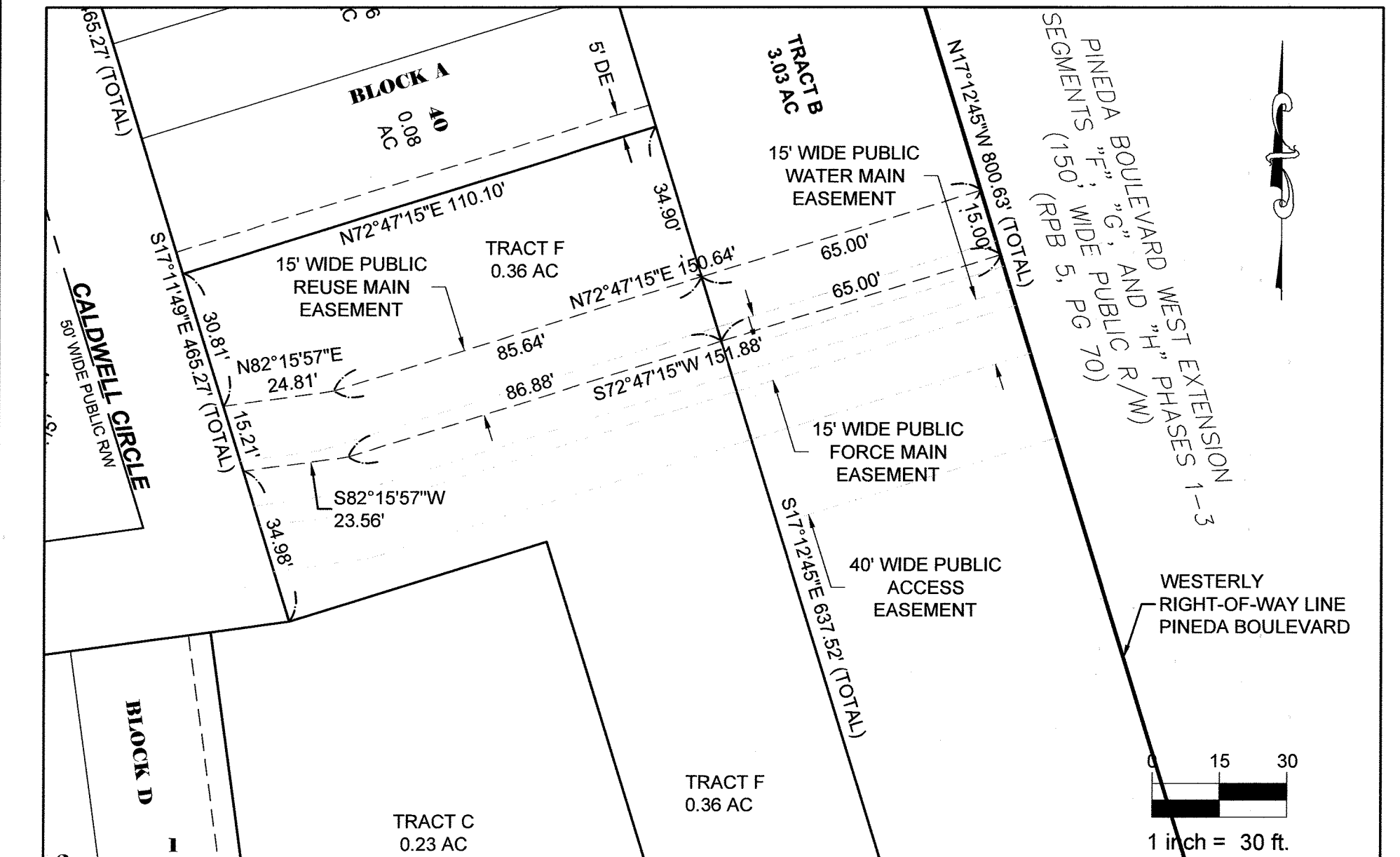
25' WIDE PRIVATE DRAINAGE EASEMENT DETAIL "B"

1" = 30'



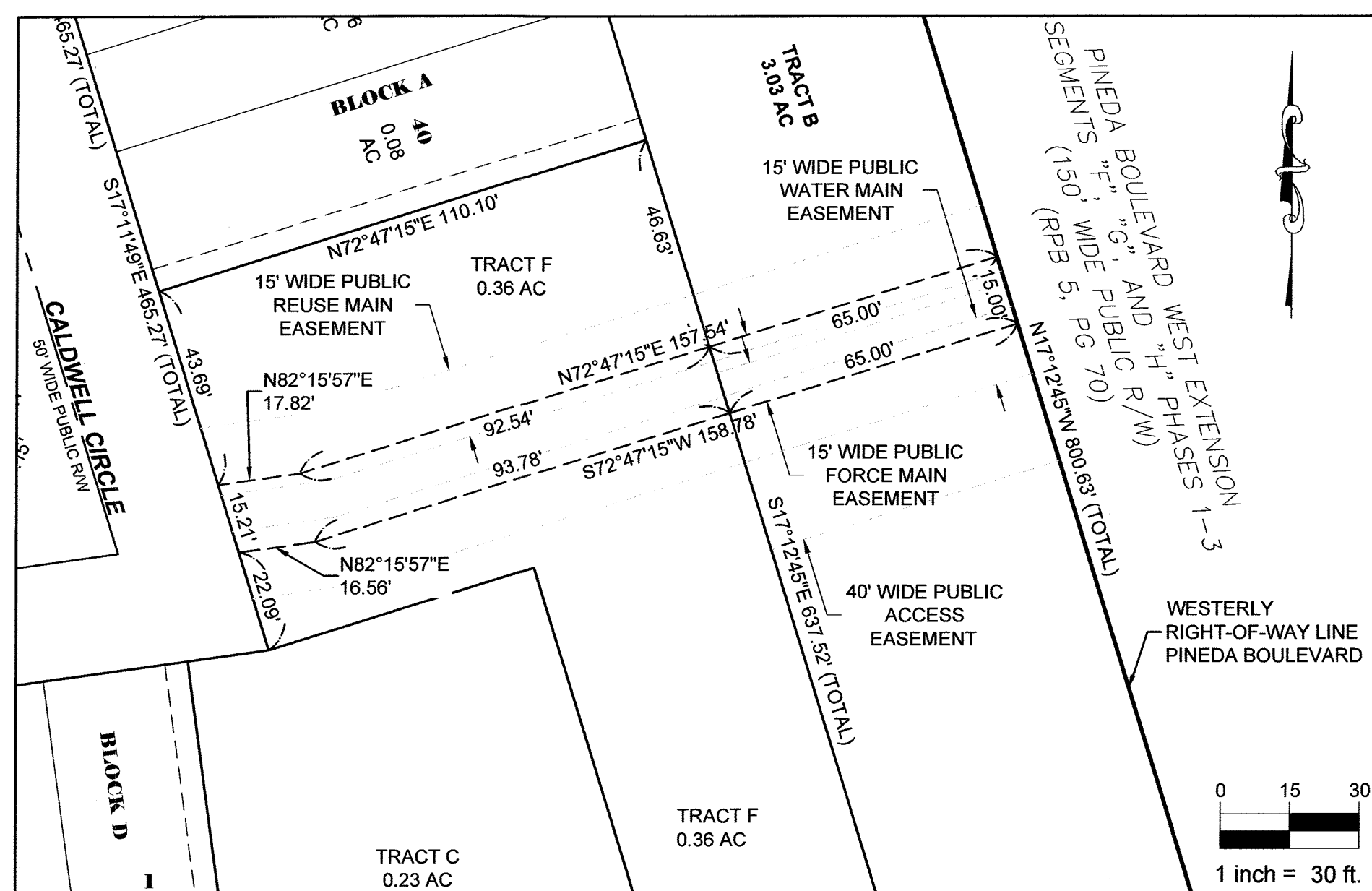
15' WIDE PUBLIC REUSE MAIN EASEMENT DETAIL "C"

1" = 30'



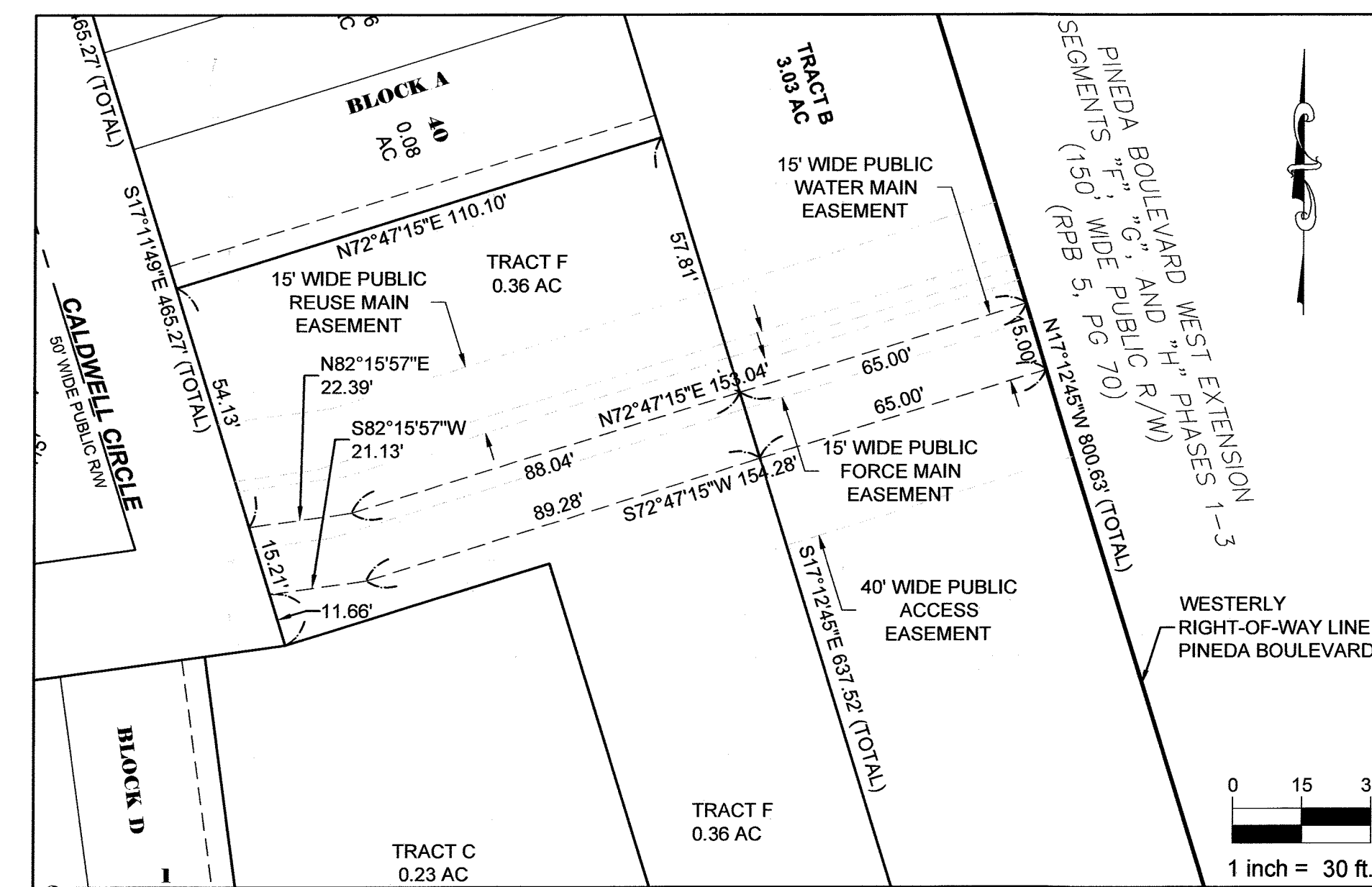
15' PUBLIC REUSE MAIN EASEMENT DETAIL "D"

1" = 30'



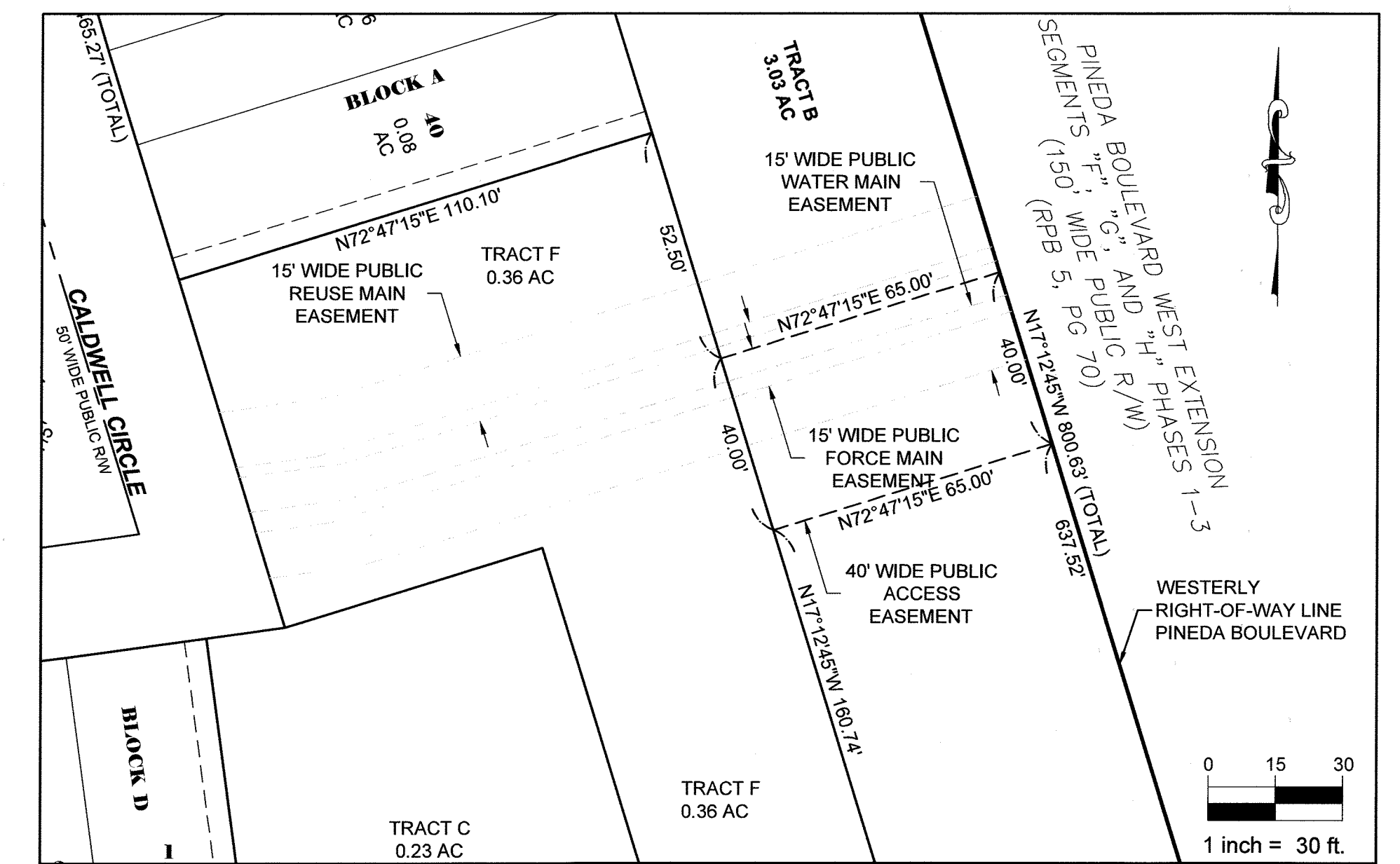
15' WIDE PUBLIC FORCE MAIN EASEMENT DETAIL "E"

1" = 30'



15' WIDE PUBLIC WATER MAIN EASEMENT DETAIL "F"

1" = 30'



40' WIDE PUBLIC ACCESS EASEMENT DETAIL "G"

1" = 30'

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