

# LAKE ANDREW DRIVE - SEGMENT F

## SECTIONS 27, 28, & 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

**PLAT NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I, PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING ASSUMED AS S89°19'47"E.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
- BREVARD COUNTY VERTICAL CONTROL MARK G6B61 IS LOCATED WITHIN THE VICINITY OF THIS PLAT BOUNDARY. FOR VERTICAL CONTROL DATA PLEASE CONTACT BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

**DESCRIPTION OF LAKE ANDREW-SEGMENT F**

A PARCEL OF LAND LOCATED IN SECTIONS 27, 28 AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHWEST CORNER OF LAKE ANDREW DRIVE, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I, PHASE 1 AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S89°19'47"E ALONG THE SOUTH BOUNDARY OF SAID LAKE ANDREW DRIVE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LAKE ANDREW DRIVE; THENCE S00°40'13"W, A DISTANCE OF 658.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 23°10'56", A CHORD BEARING OF S12°15'42"W, AND A CHORD LENGTH OF 803.71 FEET), A DISTANCE OF 809.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N06°08'50"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 150.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 23°10'56", A CHORD BEARING OF N12°15'42"E, AND A CHORD LENGTH OF 743.43 FEET), A DISTANCE OF 748.52 FEET TO THE END OF SAID CURVE; THENCE N00°40'13"E, A DISTANCE OF 658.59 FEET TO THE POINT OF BEGINNING. CONTAINING 4.95 ACRES, MORE OR LESS.

**ABBREVIATIONS**

' MINUTES/FEET  
" SECONDS/INCHES  
° DEGREES  
AL ARC LENGTH  
BOC BEGINNING OF CURVE  
CB CHORD BEARING  
CH CHORD LENGTH  
CM CONCRETE MONUMENT  
DEL DELTA ANGLE  
E EAST / EASTING  
EOC END OF CURVE  
FD FOUND  
FT FEET  
ID# IDENTIFICATION NUMBER  
IRC IRON ROD AND CAP  
N NORTH / NORTHING  
N&D NAIL AND DISK  
NTI NON-TANGENT INTERSECTION

**ABBREVIATIONS**

NTL NON-TANGENT LINE  
NTS NOT TO SCALE  
OR/ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PC POINT OF CURVATURE  
PCP PERMANENT CONTROL POINT  
PG(S) PAGE(S)  
PK PARKER-KALEN  
POB POINT OF BEGINNING  
P.S.E. PUBLIC SIDEWALK EASEMENT  
PT POINT OF TANGENCY  
R RADIUS/RIGHT  
R/W RIGHT-OF-WAY  
RGE RANGE  
S SOUTH  
SEC SECTION  
TWP TOWNSHIP  
W WEST

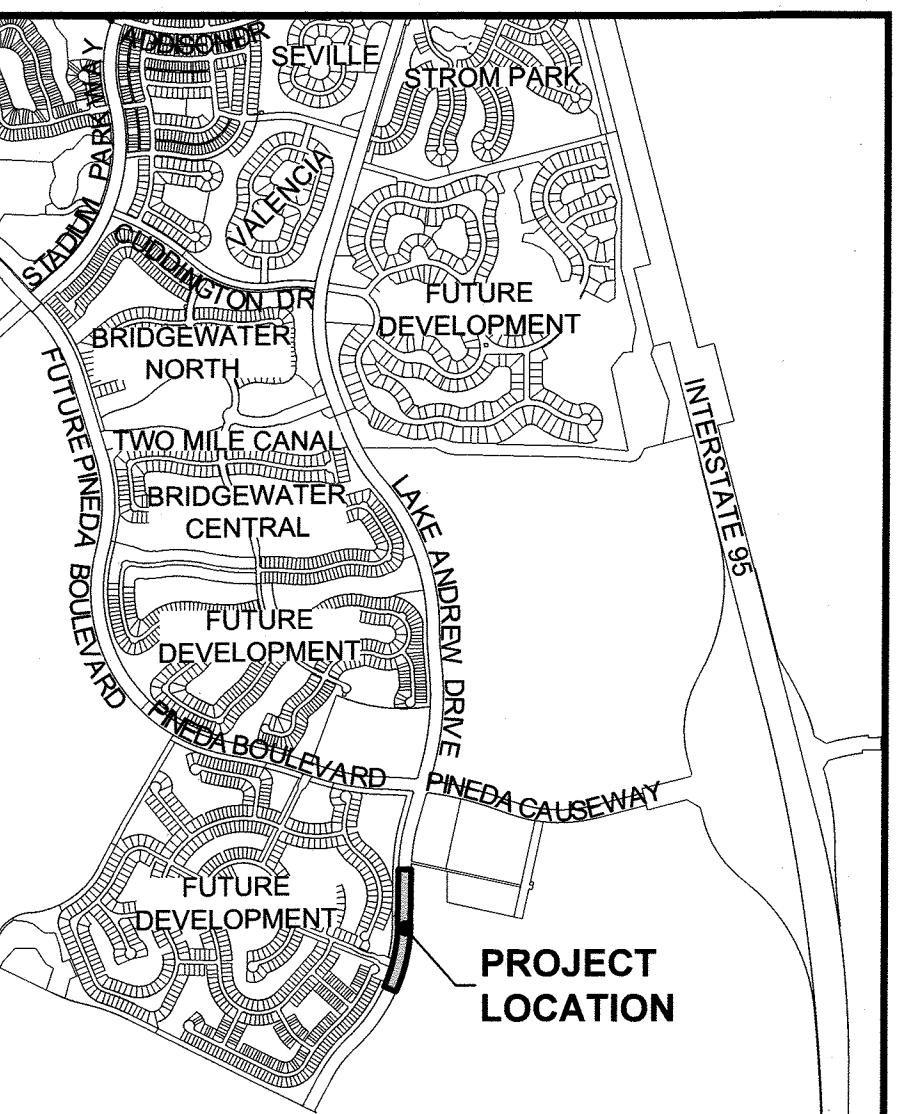
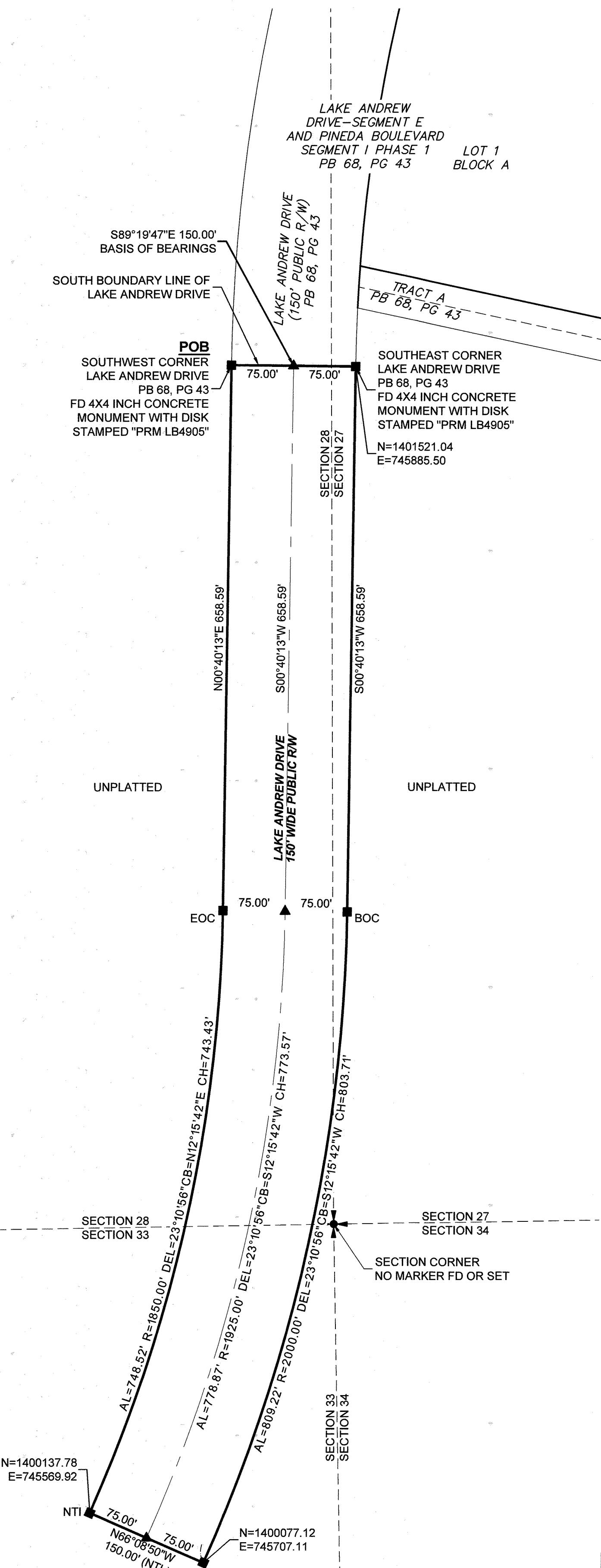
STATE PLANE COORDINATE NOTES:  
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE  
NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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°15'26.19882"	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°44'49.98184"	0.99994936	(+0)°07' 27.3"
I 95 73A64	AK2846	1,416,452.318	431,735.530	746,854.034	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.



LOCATION MAP  
N.T.S.

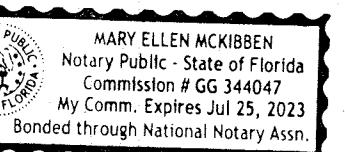
**SURVEY SYMBOL LEGEND**

- 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 & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day of July 6, 2021.

Mary Ellen McKibben

MARY ELLEN MCKIBBEN  
Notary Public - State of Florida  
My Comm. Expires July 25, 2023  
Comm. No. GG344047

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 04/07/2021 he completed the boundary survey of the lands shown on the foregoing plat; 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.

ES E. Howard  
S.E. Consultants, Inc.  
512 South Harbor City Boulevard, Suite #4  
Melbourne, Fla. 32901  
Certificate of Authorization Number: LB-0004905

Registration Number 5611

**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 public right-of-way of Lake Andrew Drive; public drainage easements, public utility easements, and public sidewalk easements 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 July 6, 2021, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: Rita Pritchett, 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 for record on July 6, 2021 at File No. 1128405\_300\_001.

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

**ROAD PLAT BOOK, PAGE**

SHEET 1 OF 1  
SECTIONS 27, 28, & 33, 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

**LAKE ANDREW DRIVE - SEGMENT F**

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES THE RIGHT-OF-WAY OF LAKE ANDREW DRIVE AS SHOWN HEREON TO BREVARD COUNTY FOR PUBLIC USE, INCLUDING WITHOUT LIMITATION, FOR ROADWAY, DRAINAGE, UTILITIES AND SIDEWALK USES AND ASSOCIATED PURPOSES.

By: Todd J. Pokrywa  
President: Todd J. Pokrywa

Attest: Jay A. Decator, III  
Secretary: Jay A. Decator, III

THE VIERA COMPANY  
7380 MURRELL ROAD, SUITE 201  
MELBOURNE, FLORIDA 32940

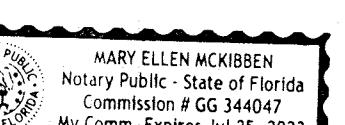
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this July 6, 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 day of July 6, 2021.

Mary Ellen McKibben

MARY ELLEN MCKIBBEN  
Notary Public - State of Florida  
My Comm. Expires July 25, 2023  
Comm. No. GG344047

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