

DD LAKE ANDREW
SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF MEROPE DRIVE, 100' PUBLIC R/W, VILLAGE 2 NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 73, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ASSUMED AS N80°25'37"E.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8) & 177.091(9).
3. BREVARD COUNTY VERTICAL CONTROL MARK G6881 IS LOCATED WITHIN THE VICINITY OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
5. BREVARD COUNTY MANDATORY PLAT NOTES:
- a. 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.
 - b. 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 PROPERTY OWNER'S 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.
 - c. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION TO MAINTAIN.
6. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
- a. AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA UNDER RESOLUTION 88-25 DATED AUGUST 26, 1988, AS AMENDED BY THAT CERTAIN AMENDMENT #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 IN OFFICIAL RECORDS BOOK 3404, PAGE 0953, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 3407, PAGE 3452, TOGETHER WITH THIRD AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017 IN OFFICIAL RECORDS BOOK 7962, PAGE 1632 AND FOURTH AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2007 IN OFFICIAL RECORDS BOOK 7962, PAGE 1655, FIFTH AMENDMENT TO AGREEMENT RECORDED NOVEMBER 15, 2021 IN OFFICIAL RECORDS BOOK 9326, PAGE 1646.
 - b. DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY, WHICH CONTAINS PROVISIONS FOR (I) AN EASEMENT ON THE LAND; (II) A PRIVATE CHARGE OR ASSESSMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 3409, PAGE 0624, AS MODIFIED BY THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3813, PAGE 3867, THE SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3882, PAGE 2349, THE THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4065, PAGE 2855, AMENDMENT NUMBER FOUR RECORDED IN OFFICIAL RECORDS BOOK 4209, PAGE 2335, THE FOURTH (SIC) AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4297, PAGE 0372, AMENDMENT NUMBER FIVE RECORDED IN OFFICIAL RECORDS BOOK 4303, PAGE 0571, THE SIXTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4718, PAGE 1926, (NUMBER SEQUENCE SKIPS "SEVENTH" AMENDMENT), THE EIGHTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 0627, THE NINTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5333, PAGE 1015, THE TENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5369, PAGE 4776, THE ELEVENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5806, PAGE 8129 AND THE TWELFTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8279, PAGE 1612, AND THIRTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8359, PAGE 1905, AND SUPPLEMENTAL DECLARATION AND THE FOURTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8714, PAGE 2777, SEVENTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8130, PAGE 63, EIGHTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8242, PAGE 2738, SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, TWENTIETH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8931, PAGE 435, TWENTY-FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9599, PAGE 1565, AND AMENDED AND RESTATED TWENTY-FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9619, PAGE 361, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - c. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED AUGUST 10, 2006 IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341 AND IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - d. 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 IN OFFICIAL RECORDS BOOK 8545, PAGE 418, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - e. VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020 IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, AS AFFECTED BY AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539.
 - f. STORMWATER DRAINAGE AND IRRIGATION EASEMENT AGREEMENT RECORDED MARCH 28, 2022 IN OFFICIAL RECORDS BOOK 9458, PAGE 367, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND AS AMENDED IN OFFICIAL RECORDS BOOK 9726, PAGE 2808, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - g. DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 9458, PAGE 324.
 - h. RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187.
 - i. EASEMENTS AS SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9458, PAGE 346.
 - j. DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 1413.
 - k. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION MAINTENANCE AND OPERATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF ANOTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION OR TELECOMMUNICATIONS COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE PUBLIC SANITARY SEWER EASEMENT SHOWN ON SHEET 2 OF THIS PLAT IS DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SANITARY SEWER IMPROVEMENTS, INCLUDING VEHICULAR ACCESS RELATED TO SAME.
9. THE 20' WIDE PUBLIC FORCE MAIN EASEMENT SHOWN ON SHEET 2 OF THIS PLAT IS DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF FORCE MAIN IMPROVEMENTS, INCLUDING VEHICULAR ACCESS RELATED TO SAME.
10. THE 10' WIDE PUBLIC REUSE EASEMENT SHOWN ON SHEET 2 OF THIS PLAT IS DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF REUSE MAIN IMPROVEMENTS, INCLUDING VEHICULAR ACCESS RELATED TO SAME.

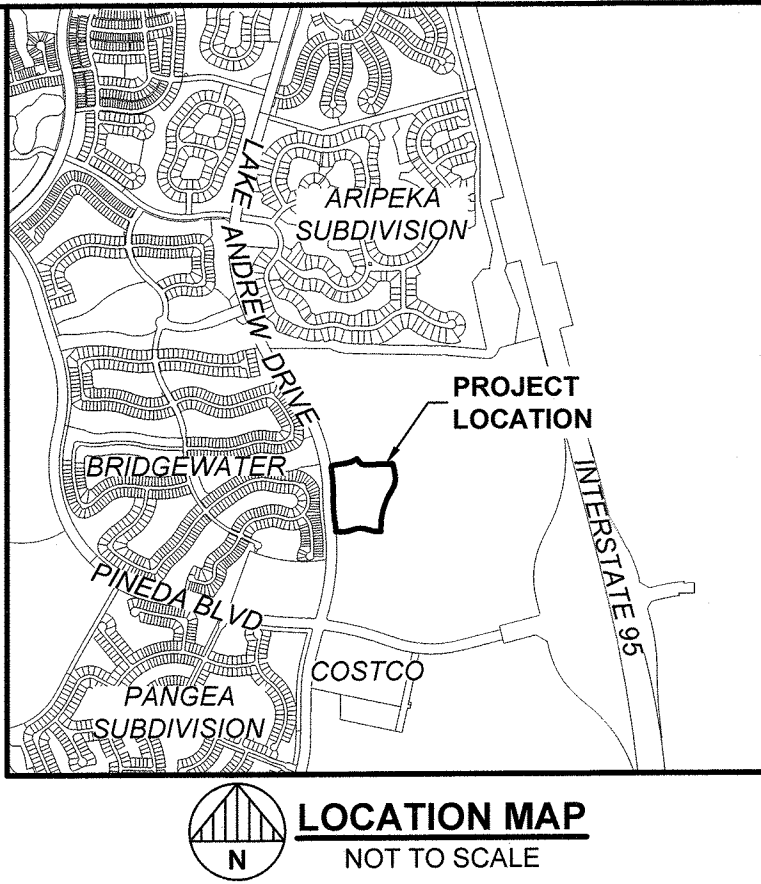
STATE PLANE COORDINATE NOTES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE
NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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"
1 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.



DESCRIPTION:

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 BLOCK B, LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN N82°34'30"E, A DISTANCE OF 152.11 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED EASTERLY RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVED EASTERLY RIGHT-OF-WAY LINE (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 3335.00 FEET, A CENTRAL ANGLE OF 06°35'23", A CHORD BEARING OF N01°22'42"W, AND A CHORD LENGTH OF 383.35 FEET), A DISTANCE OF 383.56 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT C, VILLAGE 2 NEIGHBORHOOD 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE CONTINUE ALONG THE ARC OF SAID CURVED EASTERLY 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 SOUTHWEST, AND HAVING A RADIUS OF 3335.00 FEET, A CENTRAL ANGLE OF 02°35'29", A CHORD BEARING OF N05°58'08"W, AND A CHORD LENGTH OF 150.83 FEET), A DISTANCE OF 150.84 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 2773.35 FEET, A CENTRAL ANGLE OF 07°30'29", A CHORD BEARING OF N03°30'38"W, AND A CHORD LENGTH OF 383.16 FEET), A DISTANCE OF 383.42 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 2868.21 FEET, A CENTRAL ANGLE OF 09°02'00", A CHORD BEARING OF N04°16'24"W, AND A CHORD LENGTH OF 419.92 FEET), A DISTANCE OF 420.35 FEET TO A POINT OF REVERSE CURVATURE, (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF MEROPE DRIVE ACCORDING TO THE PLAT OF SAID VILLAGE 2 NEIGHBORHOOD 2); THENCE ALONG THE BOUNDARY OF SAID VILLAGE 2 NEIGHBORHOOD 2, THE FOLLOWING 16, (SIXTEEN), COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°13'01", A CHORD BEARING OF N35°49'07"E, AND A CHORD LENGTH OF 35.11 FEET), A DISTANCE OF 38.93 FEET TO THE END OF SAID CURVE; 2) THENCE N80°25'37"E, A DISTANCE OF 193.12 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 NORTHWEST, AND HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 23°05'52", A CHORD BEARING OF N88°52'41"E, AND A CHORD LENGTH OF 160.18 FEET), A DISTANCE OF 181.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; 4) THENCE S32°40'14"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 65.27 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 58°34'44", A CHORD BEARING OF S61°57'37"E, AND A CHORD LENGTH OF 68.49 FEET), A DISTANCE OF 71.57 FEET TO THE END OF SAID CURVE; 6) THENCE N88°45'01"E, A DISTANCE OF 423.84 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 07°04'28", A CHORD BEARING OF S12°48'33"E, AND A CHORD LENGTH OF 67.87 FEET), A DISTANCE OF 67.91 FEET TO THE END OF SAID CURVE; 8) THENCE S09°16'19"E, A DISTANCE OF 97.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 43°27'47", A CHORD BEARING OF S12°27'34"W, AND A CHORD LENGTH OF 222.15 FEET), A DISTANCE OF 227.57 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 37°21'36", A CHORD BEARING OF S15°30'40"W, AND A CHORD LENGTH OF 608.54 FEET), A DISTANCE OF 619.45 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 01°27'12", A CHORD BEARING OF S02°26'32"E, AND A CHORD LENGTH OF 11.41 FEET), A DISTANCE OF 11.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 12) THENCE S89°52'41"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 57.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 23°29'23", A CHORD BEARING OF N78°22'37"W, AND A CHORD LENGTH OF 122.13 FEET), A DISTANCE OF 122.99 FEET TO A POINT OF REVERSE CURVATURE; 14) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 45°12'55", A CHORD BEARING OF N89°14'23"W, AND A CHORD LENGTH OF 230.65 FEET), A DISTANCE OF 236.75 FEET TO A POINT OF REVERSE CURVATURE; 15) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 21°43'31", A CHORD BEARING OF S79°00'56"W, AND A CHORD LENGTH OF 150.76 FEET), A DISTANCE OF 151.67 FEET TO THE END OF SAID CURVE; 16) THENCE S89°52'41"W, A DISTANCE OF 94.48 FEET TO THE POINT OF BEGINNING, CONTAINING 17.61 ACRES, MORE OR LESS.

SURVEY SYMBOL LEGEND

- 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

ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BCC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- COC CUSP OF CURVE
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- FD FOUND
- FPL 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
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.U.D. PLANNED UNIT DEVELOPMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
112 SOUTH HARBOR CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901
PHONE: (321) 725-8744 FAX: (321) 725-1919
CERTIFICATE OF BUSINESS AUTHORIZATION: 4903
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 180024905

DATE: 4/1/25
DESIGN/DRAWN: HAK/WVF
DRAWING# 1159804_300_001
PROJECT# 11598.04

PLAT BOOK _____, PAGE _____

SHEET 1 OF 2
SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, DD Lake Andrew 17.61, LLC, a Georgia limited liability company, being the owner in fee simple of the lands described in

DD LAKE ANDREW

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes, and hereby dedicates to Brevard County, the public reuse, the force main and sanitary sewer easements, as shown hereon, for public use, and further dedicates an easement for emergency access over all driveway areas for use of law enforcement and emergency vehicles. No other easements are hereby dedicated or granted to the public or Brevard County, it being the intention of the undersigned that all other easements be privately owned and maintained and that the public and Brevard County shall have no right or interest herein.

By: _____
Fred S. Hazel, Vice President

Morrow Investors, Inc.,
a Georgia Corporation,
Its Manager

Attest: _____

Printed name: Lance Chernov

STATE OF Georgia COUNTY OF Henry

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this April 3, 2025
by Fred S. Hazel, Vice President of Morrow Investors, Inc., a Georgia corporation respectively Manager of the above named corporation incorporated under the laws of State of Georgia, 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.

Alexis Morrison

(Print name)
Alexis Morrison

NOTARY PUBLIC

Notary Public, State of Georgia
My Comm. Expires 12/1/2029
Comm. No. _____

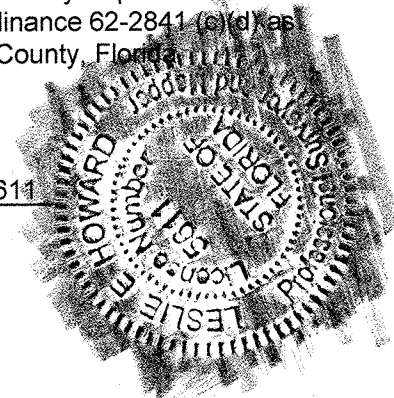


CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 10/08/2024 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 (old) as amended, and that said lands are located in Brevard County, Florida.

Leslie E. Howard
Registration Number 5611

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 utility easements, ingress and egress easements for emergency vehicles and areas dedicated for the public use on this plat.

Rob Feltner, Chairman

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.

Rob Feltner, Chairman

ATTEST: _____
Clerk of the Board

CERTIFICATE OF CLERK

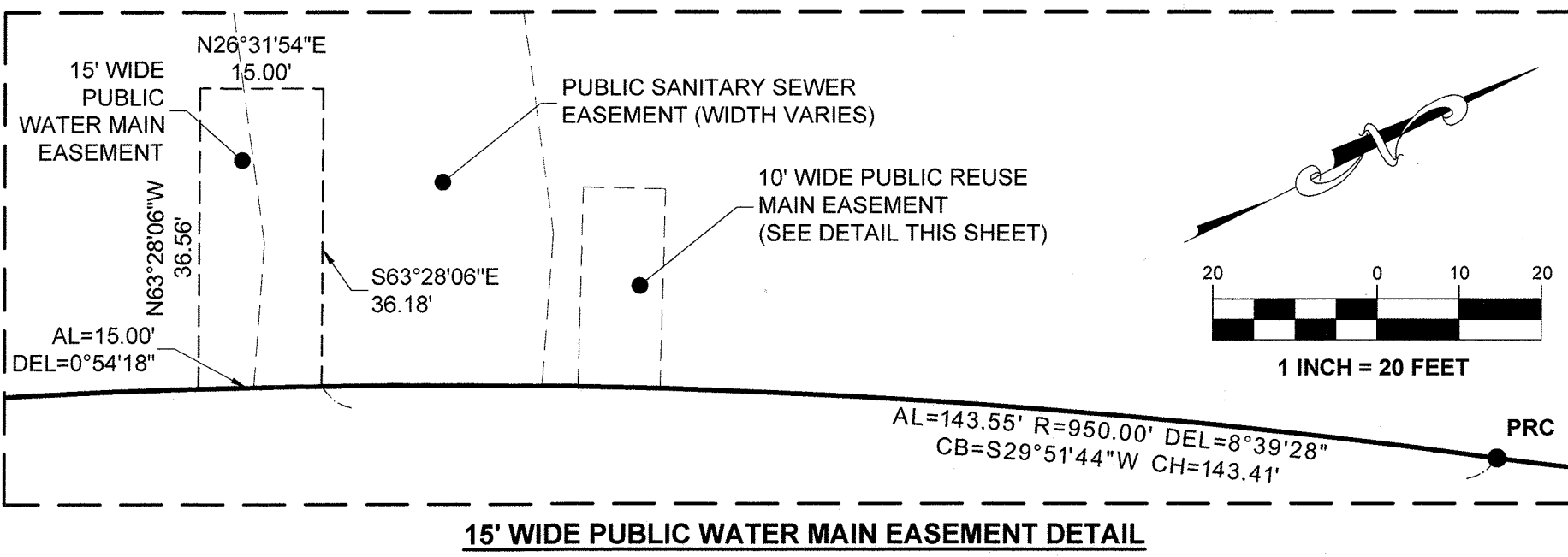
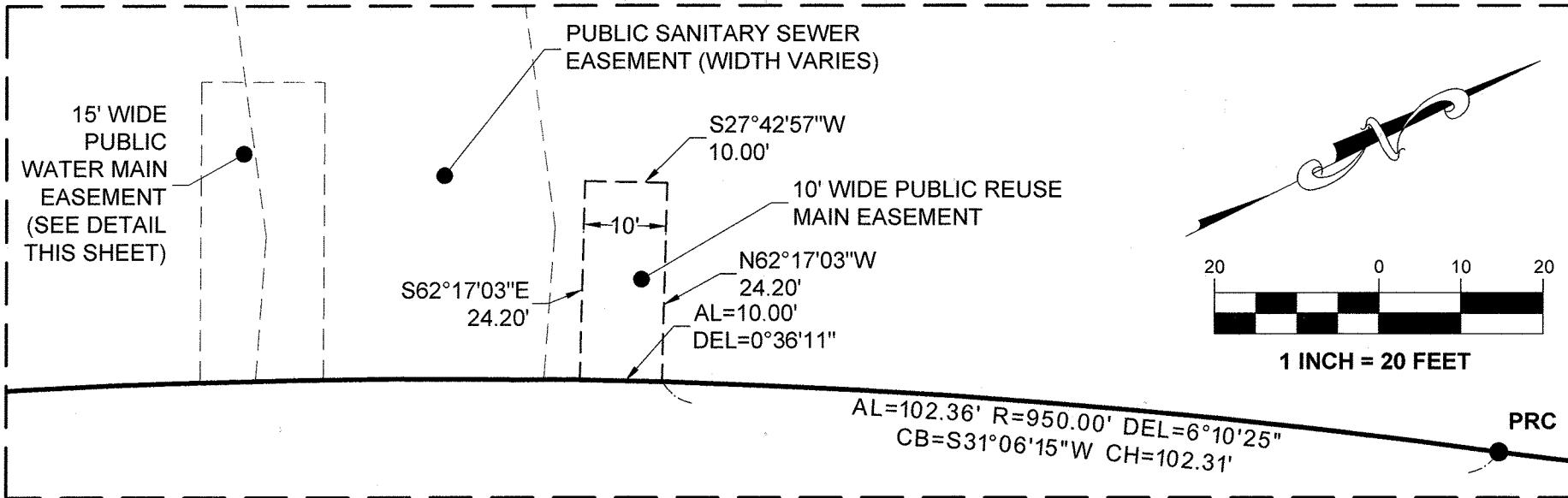
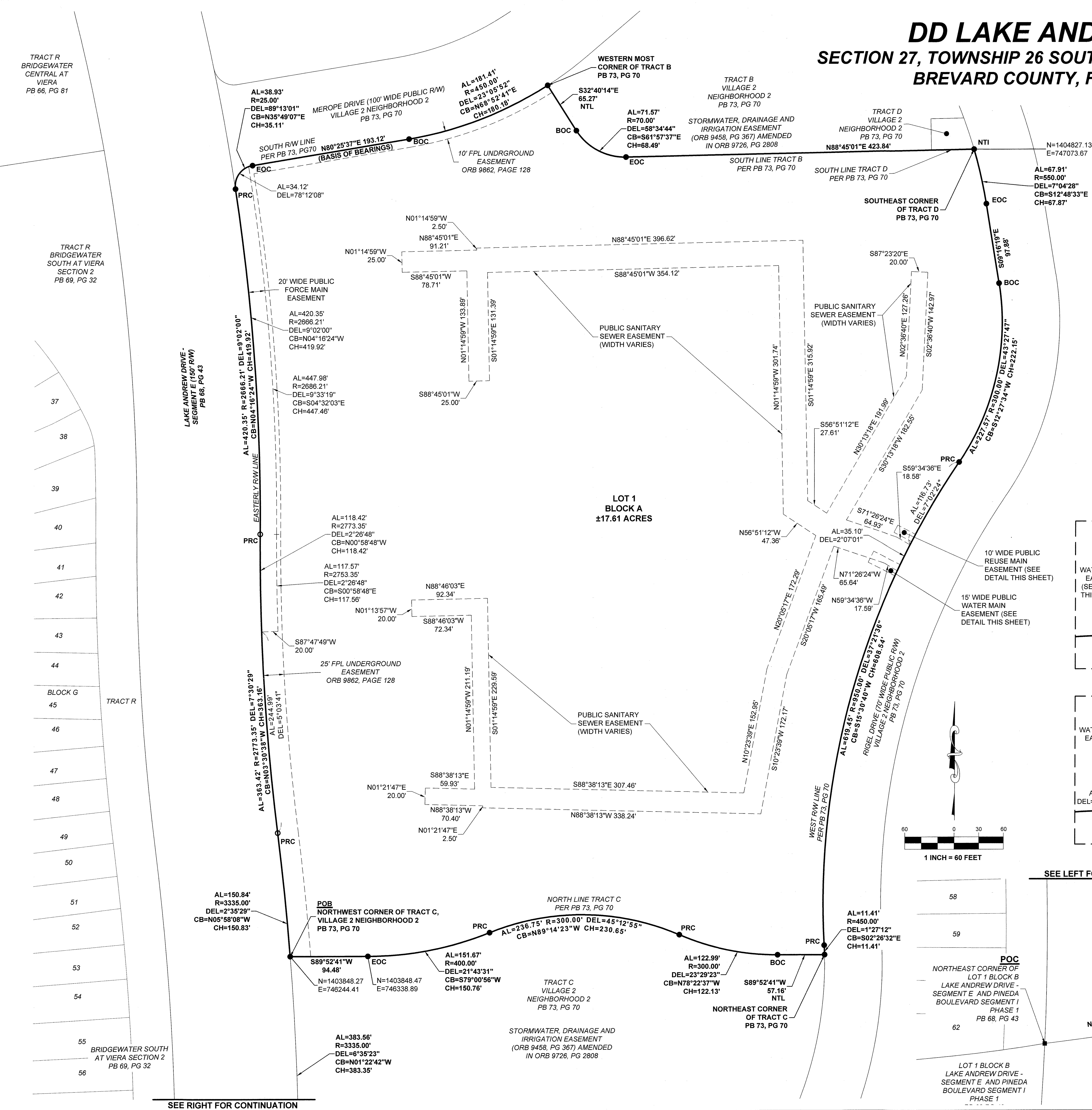
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on _____ at _____, File No. _____

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

DD LAKE ANDREW
SECTION 27, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

ABBREVIATIONS

MINUTES/FEET	NTS NOT TO SCALE
SECONDS/INCHES	NTI NON-TANGENT INTERSECTION
DEGREES	NTL NON-TANGENT LINE
AC ACRES	OR/ORB OFFICIAL RECORDS BOOK
AL ARC LENGTH	PB PLAT BOOK
BOC BEGINNING OF CURVE	PCC POINT OF COMPOUND CURVATURE
CB CHORD BEARING	PCP PERMANENT CONTROL POINT
CH CHORD LENGTH	PCT PREFERRED COVER TYPE
CM CONCRETE MONUMENT	PG(S) PAGE(S)
COC CUSP OF CURVE	POB POINT OF BEGINNING
DEL CENTRAL/DELTA ANGLE	POC POINT OF COMMENCEMENT
E EAST	PRC POINT OF REVERSE CURVATURE
EOC END OF CURVE	P.U.D. PLANNED UNIT DEVELOPMENT
FD FOUND	R RADIUS
FPL FLORIDA POWER & LIGHT	R/W RIGHT-OF-WAY
FT FOOT/FEET	TYP TYPICAL
N NORTH	VSD VIERA STEWARDSHIP DISTRICT
NR NON-RADIAL	



SURVEY SYMBOL LEGEND

■	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