

# TRAFFORD DRIVE

BEING A REPLAT OF TRACT A, VIERA VILLAGE CENTER II,  
AS RECORDED IN PLAT BOOK 69, PAGE 99,  
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,  
BEING IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

### DESCRIPTION

TRACT A, VIERA VILLAGE CENTER II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 99, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36, EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF IVANHOE DRIVE, (A 70.00 FOOT WIDE PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF VIERA VILLAGE CENTER I, AS RECORDED IN PLAT BOOK 66, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF IVANHOE DRIVE EXTENSION-SEGMENT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 44, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN S55°16'20"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID IVANHOE DRIVE, A DISTANCE OF 37.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 09°16'03", A CHORD BEARING OF S59°54'21"W AND A CHORD LENGTH OF 91.29 FEET), A DISTANCE OF 91.39 FEET TO A CUSP OF CURVE, (SAID POINT ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF BREVARD OAKS SKILLED NURSING FACILITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE EAST BOUNDARY OF SAID BREVARD OAKS SKILLED NURSING FACILITY, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°52'15", A CHORD BEARING OF N24°06'15"E AND A CHORD LENGTH OF 32.43 FEET), A DISTANCE OF 35.29 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 15°28'25", A CHORD BEARING OF N08°35'40"W AND A CHORD LENGTH OF 275.98 FEET), A DISTANCE OF 276.82 FEET TO THE END OF SAID CURVE; 3) THENCE N00°51'27"W, A DISTANCE OF 270.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N45°51'27"W AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VIDINA DRIVE, (A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF IVANHOE DRIVE AND VIDINA DRIVE, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE N89°08'33"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE WEST LINE OF LOT 1, BLOCK B OF SAID VIERA VILLAGE CENTER II); THENCE ALONG THE WEST LINE OF SAID LOT 1, BLOCK B, THE FOLLOWING FOUR (4) 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 90°00'00", A CHORD BEARING OF S44°08'33"W AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; 2) THENCE S00°51'27"E, A DISTANCE OF 270.84 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 NORTHEAST AND HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 13°27'37", A CHORD BEARING OF S07°35'16"E AND A CHORD LENGTH OF 223.84 FEET), A DISTANCE OF 224.36 FEET TO A POINT OF COMPOUND CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 110°24'36", A CHORD BEARING OF S69°31'22"E AND A CHORD LENGTH OF 41.06 FEET), A DISTANCE OF 48.18 FEET TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS.

### PLAT NOTES

- BEARING REFERENCE: ASSUMED BEARING OF N89°08'33"E ON THE SOUTH RIGHT-OF-WAY LINE OF VIDINA DRIVE, ACCORDING TO THE PLAT OF IVANHOE DRIVE AND VIDINA DRIVE, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY VERTICAL CONTROL MARKS G6A84, G6B09 AND G6B51 ARE LOCATED NEAR THE VICINITY OF THESE PLAT BOUNDARIES. FOR INFORMATION REGARDING VERTICAL DATA FOR THESE MARKS, CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- THE PUBLIC IMPROVEMENTS WITHIN THE LIMITS OF THIS PLAT ARE COVERED BY TITLE INSURANCE POLICY 20122892 ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY TO BREVARD COUNTY

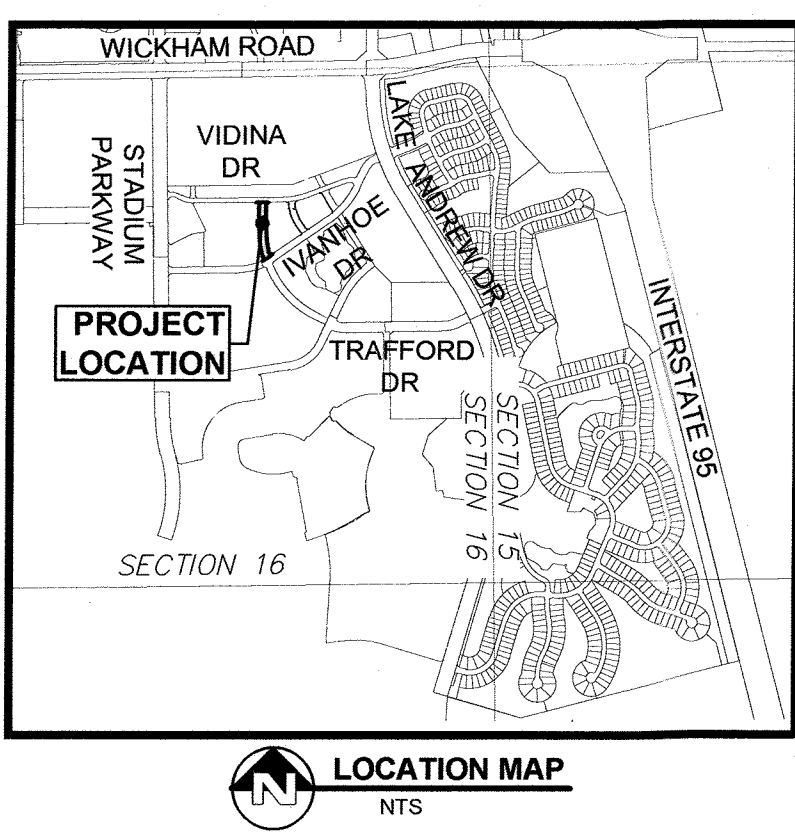
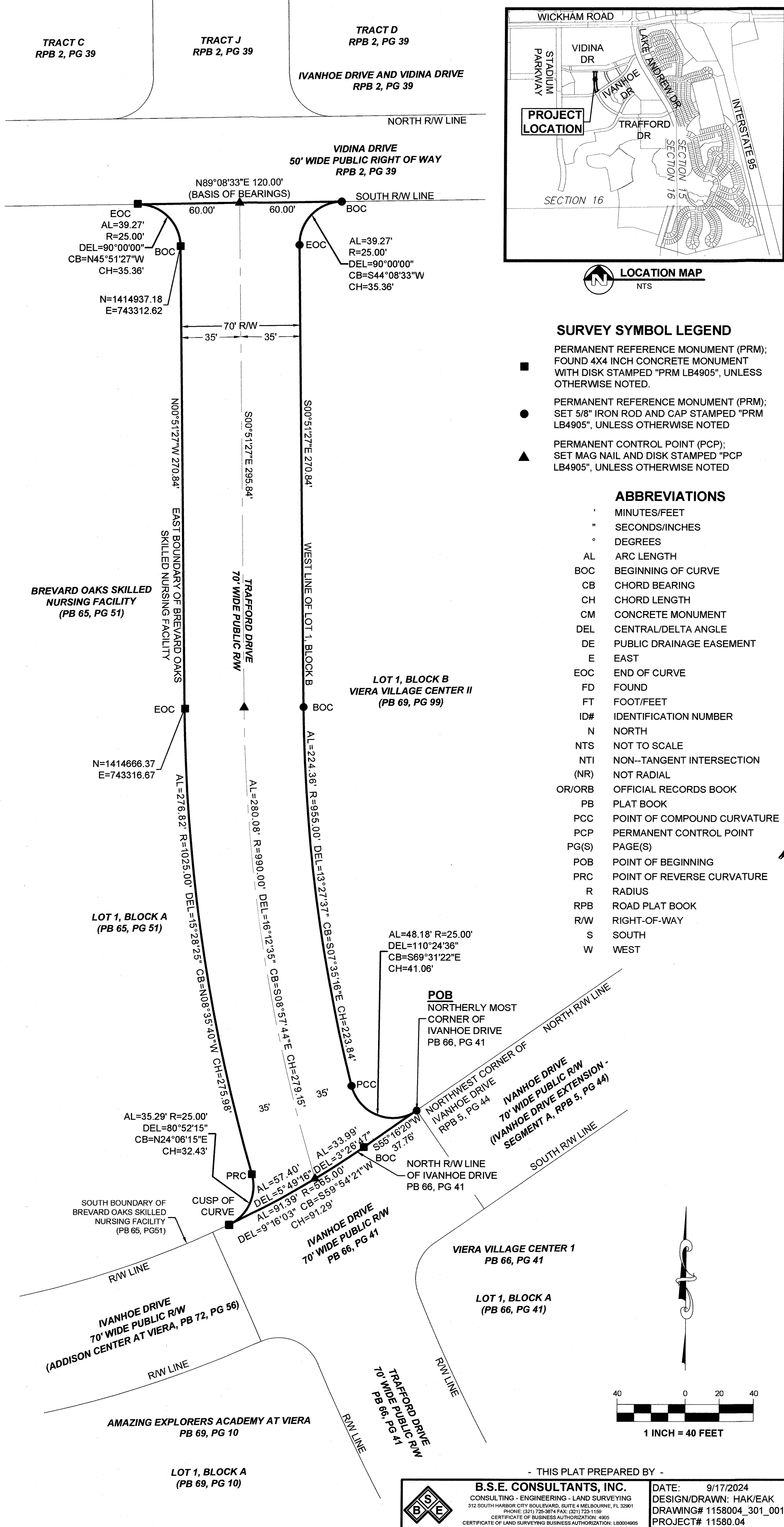
STATE PLANE COORDINATE NOTES:  
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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 ASHTECH 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"
195 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.



- ### SURVEY SYMBOL LEGEND
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED.
  - PERMANENT REFERENCE MONUMENT (PRM): SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED.
  - PERMANENT CONTROL POINT (PCP): SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED.

- ### ABBREVIATIONS
- MINUTES/FEET
  - SECONDS/INCHES
  - DEGREES
  - AL ARC LENGTH
  - BOC BEGINNING OF CURVE
  - CB CHORD BEARING
  - CH CHORD LENGTH
  - CM CONCRETE MONUMENT
  - DEL CENTRAL/Delta ANGLE
  - DE PUBLIC DRAINAGE EASEMENT
  - E EAST
  - EOC END OF CURVE
  - FD FOUND
  - FT FOOT/FEET
  - ID# IDENTIFICATION NUMBER
  - N NORTH
  - NTS NOT TO SCALE
  - NTI NON-TANGENT INTERSECTION
  - (NR) NOT RADIAL
  - OR/ORB OFFICIAL RECORDS BOOK
  - PB PLAT BOOK
  - PCC POINT OF COMPOUND CURVATURE
  - PCP PERMANENT CONTROL POINT
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - RPB ROAD PLAT BOOK
  - R/W RIGHT-OF-WAY
  - S SOUTH
  - W WEST

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, that ADI Lynx, LLC, a Florida Limited Liability Company, being the owner in fee simple of the lands described in

**TRAFFORD DRIVE**  
hereby dedicates said lands and plat for the uses and purposes thereon expressed and dedicates the right-of-way for TRAFFORD DRIVE to Brevard County for public use, including for roadways, drainage facilities, utilities, sidewalks and associated purposes.

By: *[Signature]*  
MANAGER: VISHNU PATEL  
Witness: *[Signature]*  
Printed Name: *Edenme-Keraden* SEAL

Witness: *[Signature]*  
Printed Name: *Tyson Schaefer, EN*

ADI LYNX, LLC  
1005 Viera Blvd  
Suite 102  
Rockledge, FL 32955

STATE OF FLORIDA COUNTY OF BREVARD  
The foregoing instrument was acknowledged before me by means of physical presence, this 18th day of September, 2024, by Vishnu Patel, manager of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who has produced FLORIDA DRIVERS LICENSE as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
*[Signature]*  
NOTARY PUBLIC  
Alicia L. Mateo  
Notary Public, State of Florida  
My Commission Expires: February 14, 2026  
Commission Number: HH205251

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 02/01/2024 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 (c)(d) as amended, and that said lands are located in Brevard County, Florida.  
*[Signature]*  
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 public right-of-way for TRAFFORD DRIVE, dedicated for the uses and purposes herein expressed on this plat.  
Jason Steele, 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.  
Jason Steele, 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.