

# DEL WEBB AT VIERA - PHASE 5B

## SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

#### PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N41°11'24"E ON THE SOUTHEAST LINE OF TRACT F, DEL WEBB AT VIERA - PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 53, 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, G6899 IS LOCATED WITHIN THE CITY IN THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:
  - 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.
  - 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.
  - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION 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.
- THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY (TRACTS Z21, Z22, AND Z23) A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED), FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELLSOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO THE DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE DECLARATION, AS AMENDED, DESCRIBED IN PLAT NOTE 10(A), SUCH AS SWALES, DRAINS, PIPES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE DECLARATION, AS AMENDED, DESCRIBED IN PLAT NOTE 10(D), OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN FOR THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND ASSOCIATED IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO SUCH EASEMENT AREAS TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH EASEMENT AREAS TO FACILITATE THE PURPOSES THEREOF.
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
  - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, 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 624, 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, FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4297, PAGE 372, AMENDMENT NUMBER FIVE RECORDED IN OFFICIAL RECORDS BOOK 4303, PAGE 571, THE SIXTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4718, PAGE 1928 (NUMBER SEQUENCE SKIPS "SEVENTH"), THE EIGHTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 627, 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 6279, PAGE 1612, AND THE THIRTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6359, PAGE 1905, AND THE SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, THE FIFTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7828, PAGE 1083, THE SIXTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8114, PAGE 2777, THE SEVENTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8130, PAGE 63, THE EIGHTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8242, PAGE 2738, SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, THE TWENTIETH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8931, PAGE 435; ANNEXATION AGREEMENT NUMBER ONE HUNDRED FORTY-NINE RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 241; TWENTY-FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9699, PAGE 1566, AND AMENDED AND RE-STATEMENT TWENTY-FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9619, PAGE 361.
  - TERMS AND CONDITIONS OF DEVELOPMENT EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 321.
  - TERMS AND CONDITIONS OF STORMWATER DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 446.
  - NEIGHBORHOOD DECLARATION FOR DEL WEBB AT VIERA RECORDED IN OFFICIAL RECORDS BOOK 9487, PAGE 2609, AS THEREAFTER SUPPLEMENTED BY THE FOLLOWING: SUPPLEMENTAL DECLARATION TO NEIGHBORHOOD DECLARATION FOR DEL WEBB AT VIERA (ADDING DEL WEBB AT VIERA PHASE 2) RECORDED IN OFFICIAL RECORDS BOOK 9489, PAGE 816; AND SUPPLEMENTAL DECLARATION TO NEIGHBORHOOD DECLARATION FOR DEL WEBB AT VIERA (ADDING DEL WEBB AT VIERA PHASE 3) RECORDED IN OFFICIAL RECORDS BOOK 9640, PAGE 1570; AND SUPPLEMENTAL DECLARATION TO NEIGHBORHOOD DECLARATION FOR DEL WEBB AT VIERA (ADDING DEL WEBB AT VIERA PHASE 4) RECORDED IN OFFICIAL RECORDS BOOK 10020, PAGE 2837; AND SUPPLEMENTAL DECLARATION TO NEIGHBORHOOD DECLARATION FOR DEL WEBB AT VIERA (ADDING DEL WEBB AT VIERA PHASE 5) RECORDED IN OFFICIAL RECORDS BOOK 10214, PAGE 2515.
  - EASEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA 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 THAT CERTAIN SECOND AMENDMENT TO AGREEMENT DATED MAY 27, 1994 AS RECORDED IN OFFICIAL RECORDS BOOK 3404, PAGE 932, 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, FOURTH AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2007, IN OFFICIAL RECORDS BOOK 7962, PAGE 1655, AND FIFTH AMENDMENT TO AGREEMENT RECORDED NOVEMBER 15, 2021, IN OFFICIAL RECORDS BOOK 9326, PAGE 1646.
  - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED AUGUST 10, 2008 IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT TO THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341 AND IN OFFICIAL RECORDS BOOK 6081, PAGE 1354.
  - RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013 IN OFFICIAL RECORDS BOOK 6897, PAGE 187.
  - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED ON MAY 20, 2013 IN OFFICIAL RECORDS BOOK 6879, PAGE 1970.
  - AMENDED AND RE-STATEMENT DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT, AS APPROVED BY THAT CERTAIN RESOLUTION 19-134 ADOPTED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONER ON AUGUST 20, 2019 AND AS EVIDENCED BY NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER RECORDED ON SEPTEMBER 23, 2019 IN OFFICIAL RECORDS BOOK 8545, PAGE 418, AS THEREAFTER AMENDED BY THAT CERTAIN AMENDMENT TO NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RECORDED ON SEPTEMBER 14, 2023, IN OFFICIAL RECORDS BOOK 9887, PAGE 355.
  - J. VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020, IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, AS AMENDED AND RE-STATE BY THAT CERTAIN VIERA STEWARDSHIP DISTRICT AMENDED AND RE-STATE NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED SEPTEMBER 17, 2021 IN OFFICIAL RECORDS BOOK 9261, PAGE 539.
  - RESTRICTIVE COVENANTS AND REVERTER SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 252.
  - MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 313.
  - GENERAL ASSIGNMENT OF DEVELOPMENT RIGHTS, PERMITS, AND APPROVALS RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 262.
  - AGREEMENT BY AND BETWEEN THE VIERA STEWARDSHIP DISTRICT AND PULTE HOME COMPANY, LLC REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 1374, AND IN OFFICIAL RECORDS BOOK 9841, PAGE 1792.
  - 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 1424.
  - THE FOLLOWING NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT:
    - A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS G, H, I, J, K, OS N8-3, Z21, Z22, AND Z23 FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND RELATED IMPROVEMENTS; WHICH SHALL RECEIVE, TREAT, STORE AND CONVEY STORMWATER DRAINAGE FROM THE LANDS PLATTED HEREUNDER AND OTHER LANDS WITHIN THE VIERA DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH STORM WATER MANAGEMENT FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
    - A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACTS Z21, Z22, AND Z23, AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH (I) THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS.
  - LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, INCLUDING WITHOUT LIMITATION TRACTS G, AND H SHOWN HEREON, OR FLOW WAYS, WETLANDS AND ANY OTHER STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
  - 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 FACILITIES OF THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACTS Z21, Z22, AND Z23 AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS.
  - TRACTS Z21, Z22, AND Z23 AND THE PRIVATE ROAD

OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS.

12. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 5 AND 6 OF BLOCK I, LOTS 2 AND 3 OF BLOCK J, LOTS 6 AND 7 AND 14 AND 15 AND 21 AND 22 AND 28 AND 29 OF BLOCK K, LOTS 1 AND 8 OF BLOCK L, LOTS 3 AND 4 OF BLOCK M, LOTS 2 AND 3 AND 10 AND 11 AND 19 AND 20 OF BLOCK N, LOTS 5 AND 6 AND 14 AND 15 AND 22 AND 23 OF BLOCK O, LOTS 5 AND 6 AND 12 AND 13 AND 20 AND 21 OF BLOCK P, LOTS 4 AND 5 AND 22 AND 23 OF BLOCK R ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT, (VSD), FOR THE INSTALLATION, INSPECTION, USE, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS COMPRISING A PART OF THE VSD DRAINAGE SYSTEM TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH, NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.

13. THE 15.00 FOOT WIDE PUBLIC WATER MAIN EASEMENTS THROUGH TRACT OS N8-3 AS SHOWN ON SHEETS 2, 3, 4, 6, AND 7 OF THIS PLAT ARE DEDICATED TO THE CITY OF COCOA FOR THE MAINTENANCE, REPAIR AND OPERATION OF WATER MAIN IMPROVEMENTS, TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.

14. THE 15.00 FOOT WIDE PUBLIC REUSE MAIN EASEMENT THROUGH TRACT OS N8-3 SHOWN ON SHEETS 2, 4, 6, AND 7 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE MAINTENANCE, REPAIR, AND OPERATION OF REUSE IMPROVEMENTS TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.

15. ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT 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 PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR THE DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

16. THE PLANTING OF ANY TREE OR OTHER LANDSCAPING, OTHER THAN SOD, WITHIN THE LIMITS OF ANY PRIVATE DRAINAGE EASEMENT (DE) SHOWN OR GRANTED HEREON IS PROHIBITED UNLESS APPROVED BY THE DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC., WITH RESPECT TO THE SIDE LOT LINE DRAINAGE EASEMENTS, AND APPROVED BY THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO ALL DRAINAGE EASEMENTS GRANTED TO IT.

17. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, INCLUDING WITHOUT LIMITATION TRACTS G, AND H SHOWN HEREON, OR FLOW WAYS, WETLANDS AND ANY OTHER STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.

18. 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 FACILITIES OF THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACTS Z21, Z22, AND Z23 AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS.

19. TRACTS Z21, Z22, AND Z23 AND THE PRIVATE ROAD

IMPROVEMENTS LOCATED THEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. IS HEREBY GRANTED THE RIGHT TO DISCHARGE AND CONVEY DRAINAGE FROM THE PRIVATE STREETS LOCATED WITHIN TRACTS Z21, Z22, AND Z23 INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. PROVIDED, HOWEVER, TO THE EXTENT THAT THE DRAINAGE STRUCTURES AND PIPES RECEIVING SUCH ROAD AND STREET DRAINAGE ARE LOCATED WITHIN TRACTS Z21, Z22, AND Z23, SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.

20. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACTS Z21, Z22, AND Z23 AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE CENTRAL VIERA COMMUNITY DECLARATION REFERENCED HEREIN.

21. TRACTS A1, I1, J1, AND K1 ARE RESERVED FOR LANDSCAPING, PRIVATE AND PUBLIC UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.

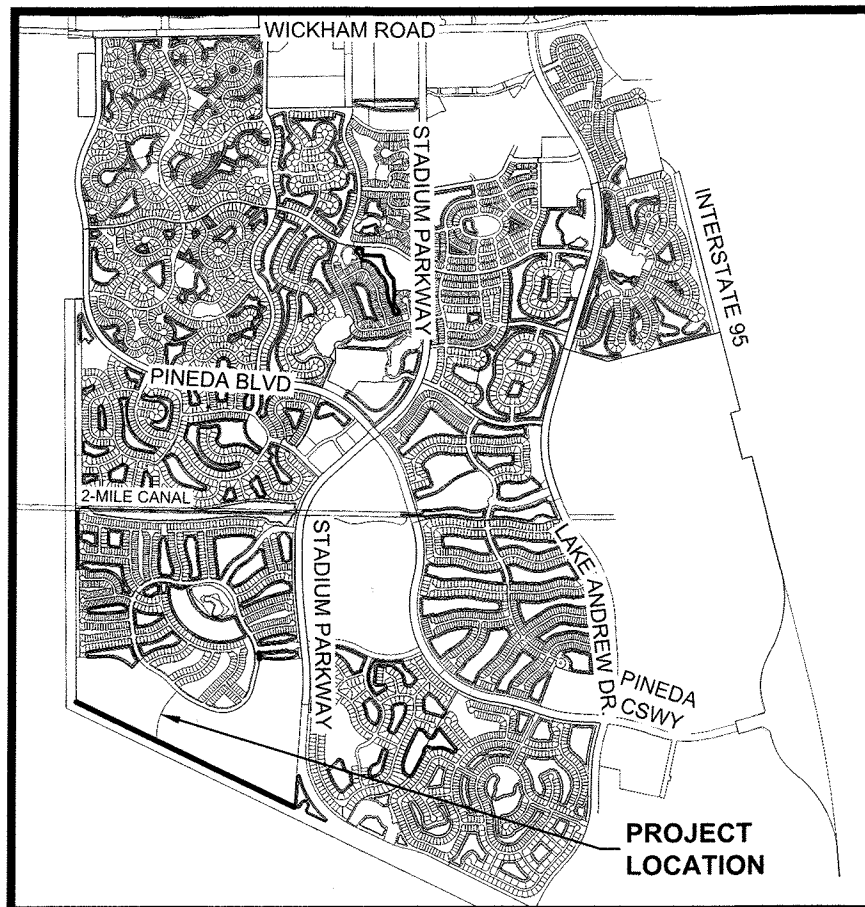
22. TRACTS G, AND H ARE FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC. VSD SHALL BE RESPONSIBLE FOR MAINTAINING VSD DRAINAGE SYSTEM FACILITIES LOCATED WITHIN SAID TRACTS AND ALL OTHER MAINTENANCE THEREIN SHALL BE BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.

23. TRACT OS N8-3 SHALL BE RESERVED FOR OPEN SPACE, INCLUDING SIDEWALKS AND PATHS, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.

24. TRACTS Z21, Z22, AND Z23 ARE RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, LANDSCAPING, IRRIGATION, HARDSCAPE AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION INC.

25. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

26. ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREIN SHALL ALSO BE EASEMENTS FOR INGRESS AND EGRESS ASSOCIATED WITH MAINTENANCE OF THE ADJACENT STORMWATER TRACTS.



#### DESCRIPTION OF DEL WEBB AT VIERA - PHASE 5B

A PARCEL OF LAND IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF DEL WEBB AT VIERA - PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 53, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN ALONG THE BOUNDARY OF SAID DEL WEBB AT VIERA - PHASE 4, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE N89°34'10"E, A DISTANCE OF 75.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 177.00 FEET, A CENTRAL ANGLE OF 51°09'09", A CHORD BEARING OF S82°57'29"E AND A CHORD LENGTH OF 152.83 FEET), A DISTANCE OF 158.02 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 3) THENCE N88°48'09"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 382.11 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 647.00 FEET, A CENTRAL ANGLE OF 41°21'29", A CHORD BEARING OF S70°33'06"E AND A CHORD LENGTH OF 456.95 FEET), A DISTANCE OF 467.03 FEET TO THE END OF SAID CURVE; 5) THENCE S49°52'22"E, A DISTANCE OF 112.44 FEET; 6) THENCE N41°11'24"E, A DISTANCE OF 139.77 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 SOUTHEAST AND HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE OF 4°49'04", A CHORD BEARING OF N43°35'56"E AND A CHORD LENGTH OF 79.61 FEET), A DISTANCE OF 79.63 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF DEL WEBB AT VIERA - PHASE 5A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID DEL WEBB AT VIERA - PHASE 5A, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 727.50 FEET, A CENTRAL ANGLE OF 27°43'51", A CHORD BEARING OF S51°17'13"E AND A CHORD LENGTH OF 348.68 FEET), A DISTANCE OF 352.11 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 997.50 FEET, A CENTRAL ANGLE OF 24°42'37", A CHORD BEARING OF S52°47'50"E AND A CHORD LENGTH OF 426.87 FEET), A DISTANCE OF 430.20 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1486.52 FEET, A CENTRAL ANGLE OF 7°43'04", A CHORD BEARING OF S44°18'04"E AND A CHORD LENGTH OF 200.08 FEET), A DISTANCE OF 200.23 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S41°11'24"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 222.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1018.00 FEET, A CENTRAL ANGLE OF 37°43'43", A CHORD BEARING OF S22°19'32"W AND A CHORD LENGTH OF 658.29 FEET), A DISTANCE OF 670.34 FEET TO THE END OF SAID CURVE; THENCE S03°27'41"W, A DISTANCE OF 121.82 FEET; THENCE S25°48'54"W, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF THAT CERTAIN 30.00 FOOT WIDE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 509, PAGE 815, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N64°13'06"W, ALONG THE NORTH LINE OF SAID 30.00 FOOT WIDE UTILITY EASEMENT, A DISTANCE OF 1755.66 FEET TO THE EAST LINE OF THAT CERTAIN 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 725, PAGE 563, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°25'50"W, ALONG THE EAST LINE OF SAID 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 893.18 FEET TO THE POINT OF BEGINNING. CONTAINING 48.62 ACRES, MORE OR LESS.

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 7

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Pulte Home Company, LLC, a Michigan Limited Liability Company, being the owner in fee simple of the lands described in

#### DEL WEBB AT VIERA - PHASE 5B

Hereby dedicates said lands and this plat for the uses and purposes therein expressed in the plat notes and a perpetual easement over and across Tracts "Z21", "Z22", and "Z23" for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and across Tracts "Z21", "Z22", and "Z23" for access and maintenance of potable water utilities. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas 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 or interest therein.

By: Aaron Struckmeyer, Pulte Home COMPANY LLC  
Director - Land Development

Witness: Maria J. Souter

Print Name: Maria J. Souter

Witness: H. Rose

Print Name: Hannah Rose

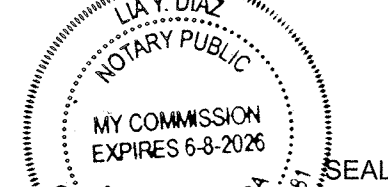
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 11-25-25 by Aaron Struckmeyer, Director - Land Development of Pulte Home Company LLC, a limited liability company incorporated under the laws of State of Michigan, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, that official seal of said corporation is duly affixed thereto; and that the dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public  
NOTARY PUBLIC

Notary Public,  
My Comm. Expires 11-8-2026  
Comm. No. 626881



#### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 02/28/2025 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.

Leslie E. Howard  
Registration Number: 6611  
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.

Thad Altman, 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.

Thad Altman, 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.

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"
BREVAUD 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"	0.99985250	(+)0°07' 59.6"

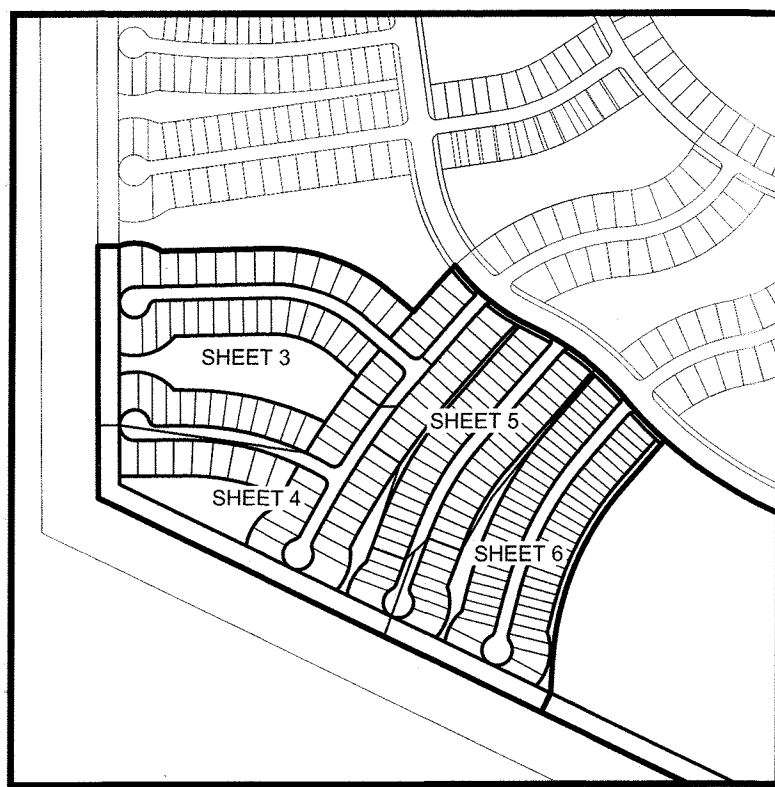


# DEL WEBB AT VIERA - PHASE 5B

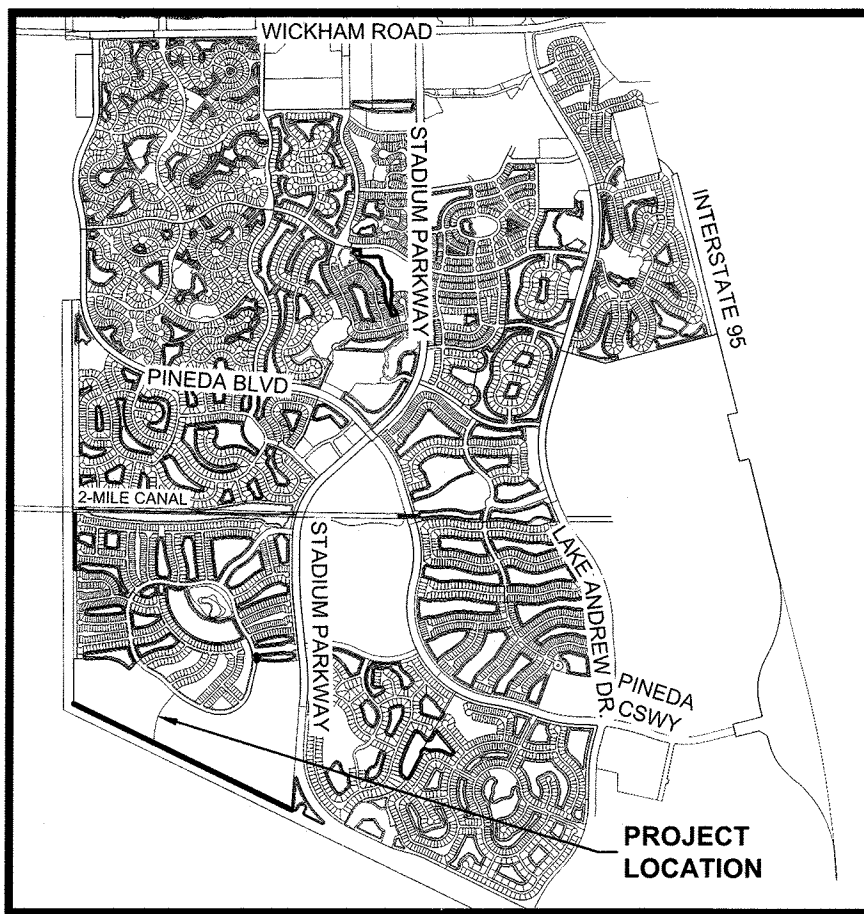
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

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SHEET 2 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP  
NTS



LOCATION 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
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- 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
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

TRACT AREA SUMMARY TABLE			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A1	0.06	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, SIGNAGE, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT G	3.48	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT H	1.67	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT I	0.75	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT I1	0.12	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, SIGNAGE, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT J	0.92	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT J1	0.12	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, SIGNAGE, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT K	0.56	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT K1	0.07	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, SIGNAGE, AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT OS N8-3	4.48	OPEN SPACE, INCLUDING SIDEWALKS AND PATHS, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT ZZ1	3.88	VSD DRAINAGE SYSTEM FACILITIES, VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, LANDSCAPING, IRRIGATION, HARDSCAPE AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT ZZ2	1.42	VSD DRAINAGE SYSTEM FACILITIES, VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, LANDSCAPING, IRRIGATION, HARDSCAPE AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.
TRACT ZZ3	1.32	VSD DRAINAGE SYSTEM FACILITIES, VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, LANDSCAPING, IRRIGATION, HARDSCAPE AND RELATED IMPROVEMENTS	DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION, INC.

## 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

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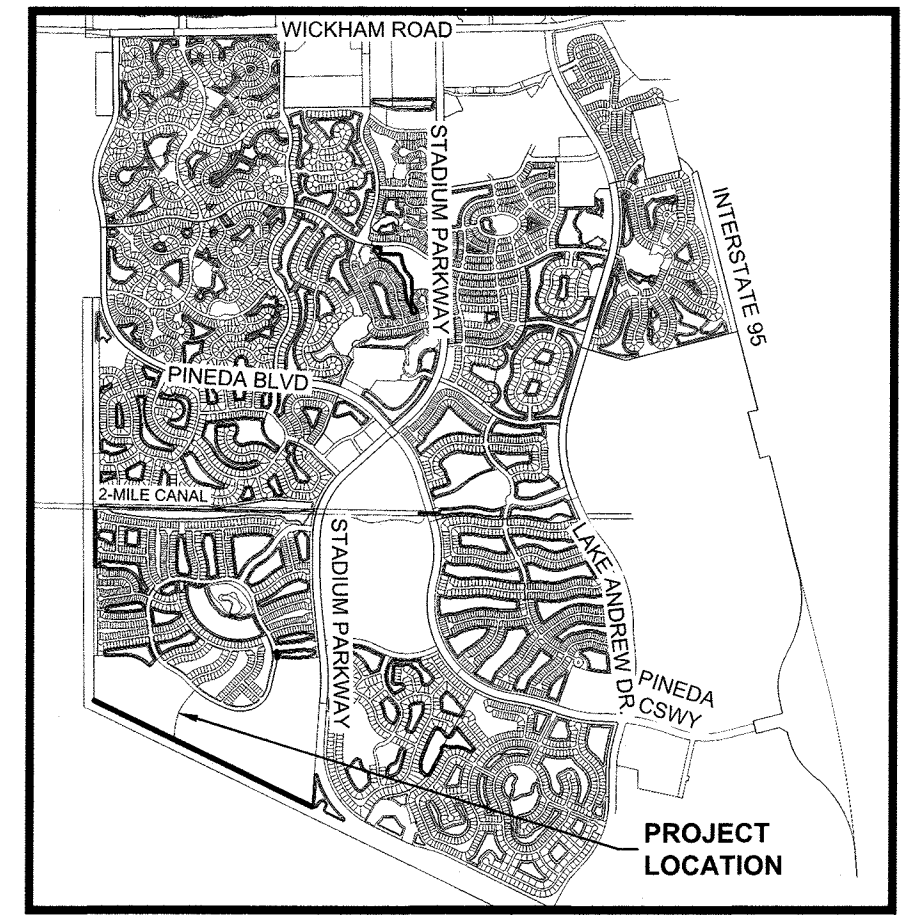


# DEL WEBB AT VIERA - PHASE 5B

## SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

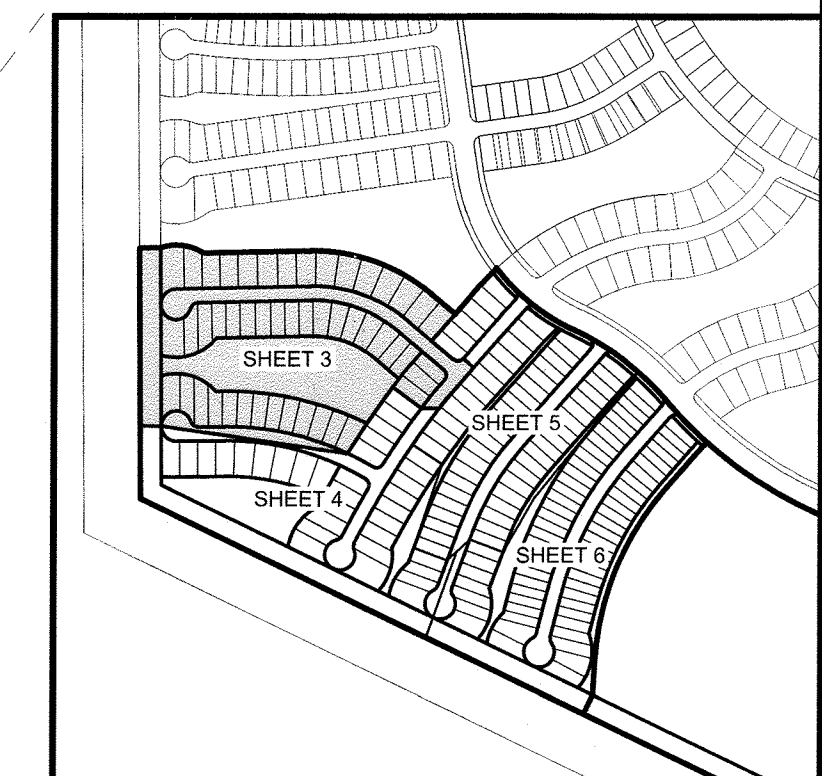
### BREVARD COUNTY, FLORIDA

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SHEET 3 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP  
NTS

1 INCH = 40 FEET



KEY MAP  
NTS

#### 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

#### 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

#### ABBREVIATIONS

- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- 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

#### ABBREVIATIONS

- 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
- RW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

#### CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.73'	25.00'	091°03'46"	N04°20'29"W	35.68
C2	38.81'	25.00'	088°56'14"	N85°39'31"E	35.03
C3	49.83'	3025.00'	000°56'38"	S37°04'32"W	49.83
C4	36.78'	3152.00'	000°40'07"	S36°56'16"W	36.78
C5	15.14'	3152.00'	000°16'31"	S37°24'35"W	15.14

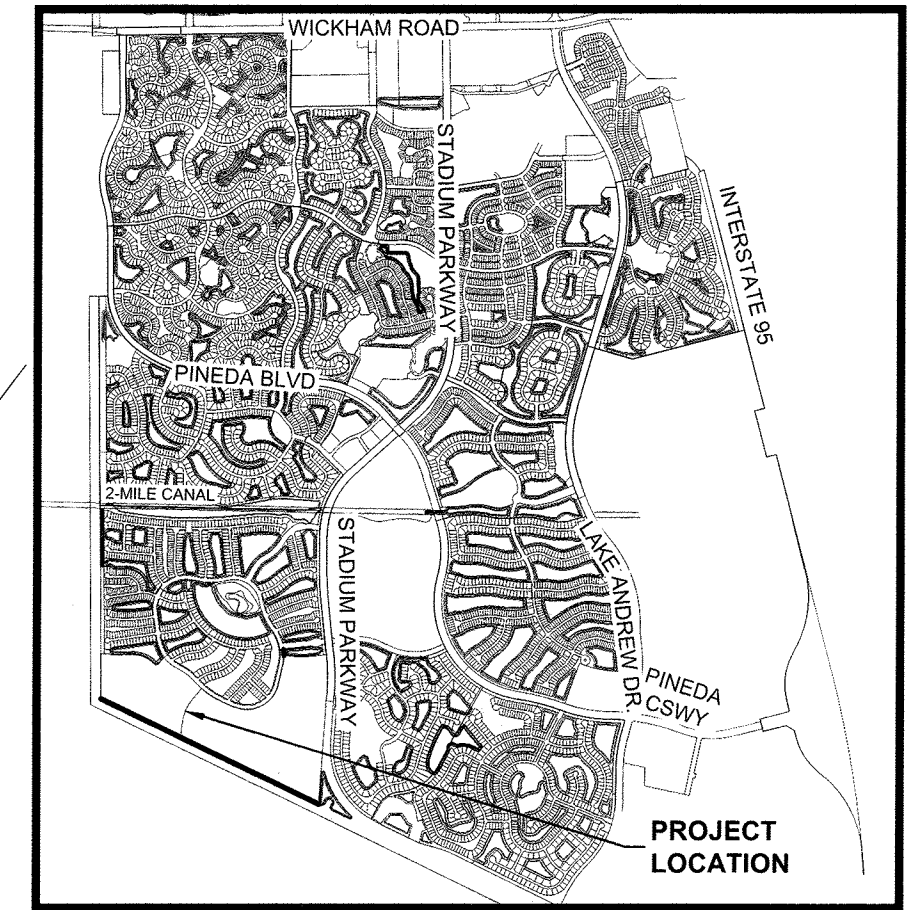


# DEL WEBB AT VIERA - PHASE 5B

## SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

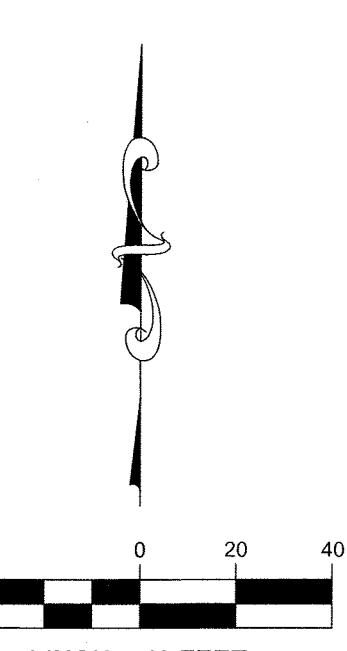
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SHEET 4 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP  
NTS

#### ABBREVIATIONS

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- 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

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	69.24'	3152.00'	001°15'31"	S32°00'24"W	69.24
C7	38.64'	25.00'	088°32'50"	N76°14'46"E	34.90
C8	39.11'	25.00'	089°37'42"	N14°43'13"W	35.24
C9	97.77'	1025.00'	005°27'54"	N62°12'46"W	97.73
C10	97.23'	975.00'	005°42'48"	N62°23'28"W	97.18
C11	54.00'	3025.00'	001°01'22"	S28°58'12"W	54.00
C12	18.47'	25.00'	042°20'14"	N57°45'57"E	18.06
C13	16.59'	25.00'	038°01'47"	S09°11'05"W	16.29
C14	11.32'	188.00'	003°26'59"	N05°56'05"W	11.32
C15	19.34'	25.00'	044°19'09"	N42°39'36"E	18.86

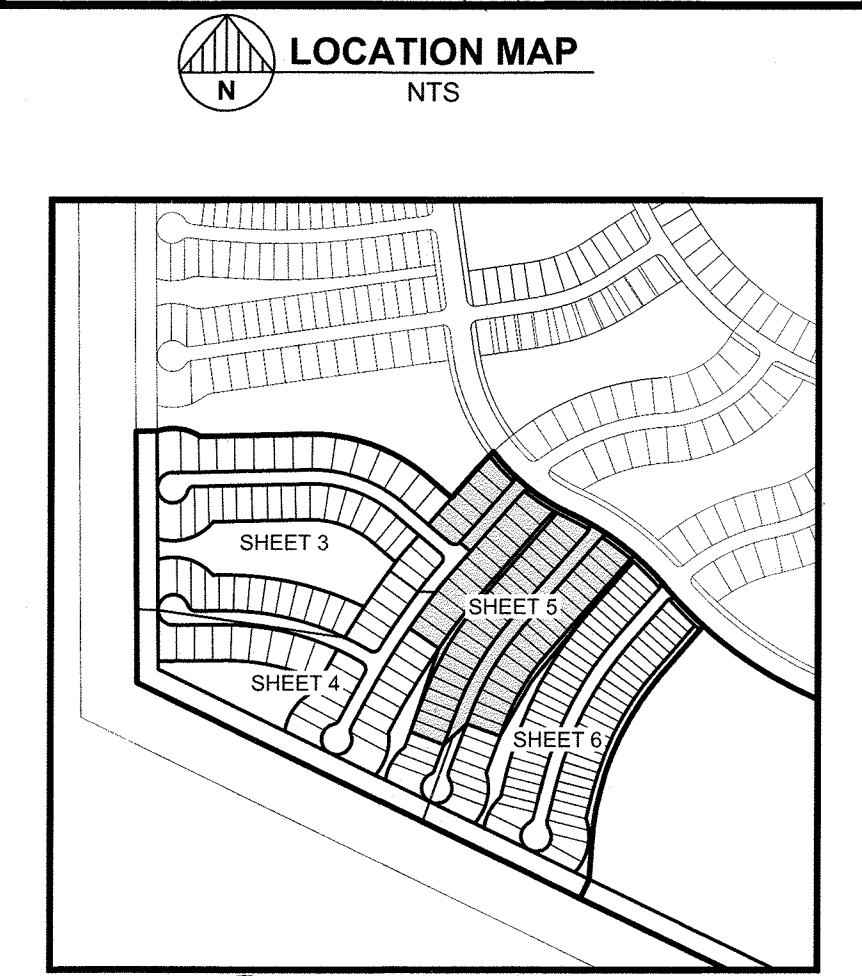
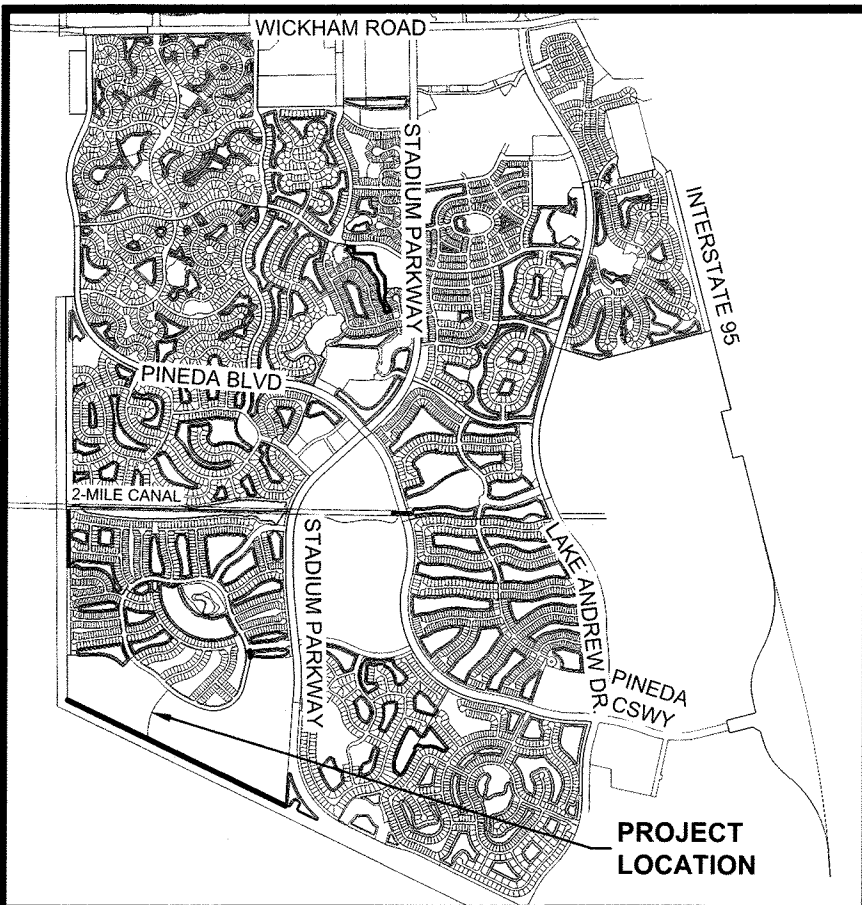
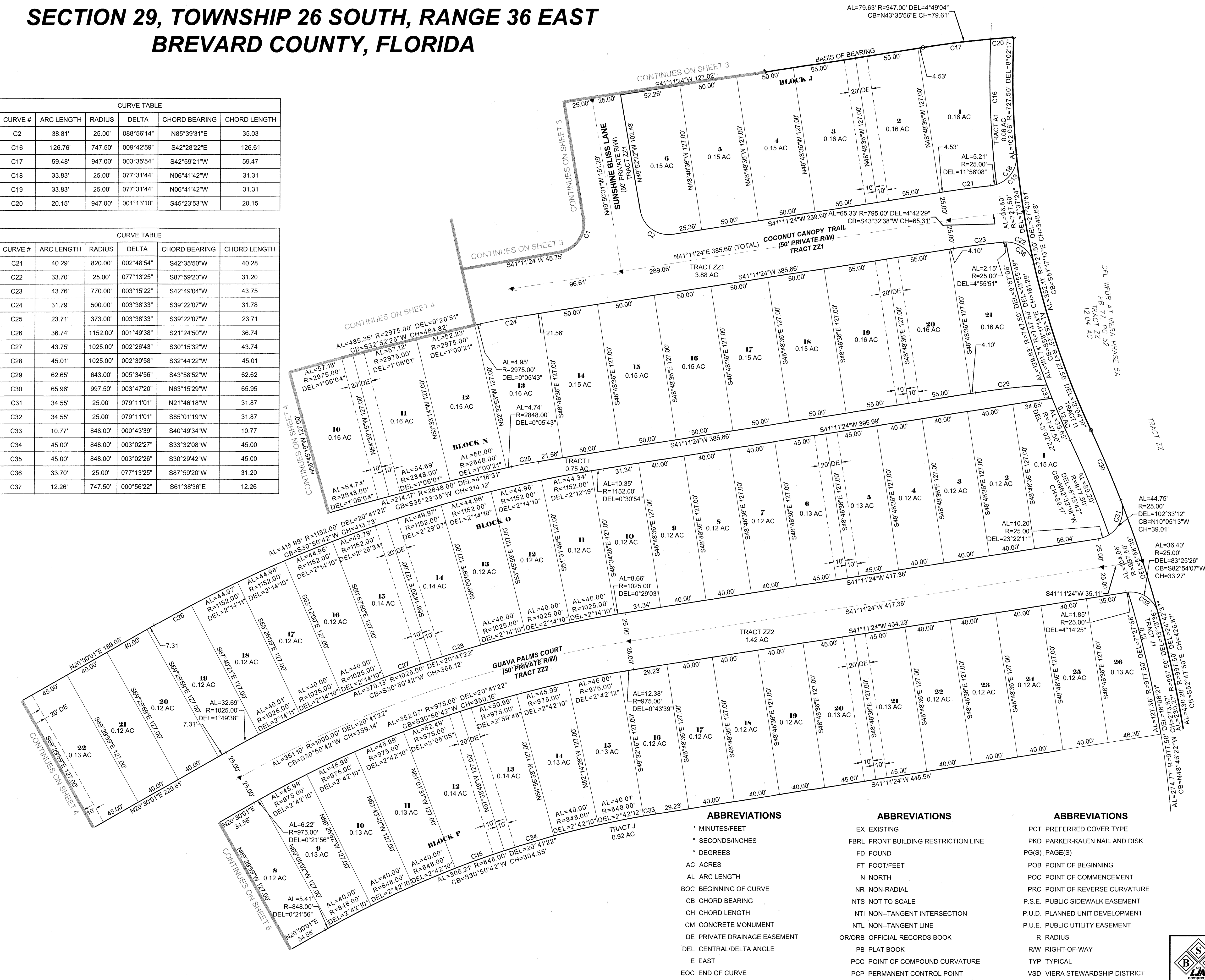


DEL WEBB AT VIERA - PHASE 5B  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

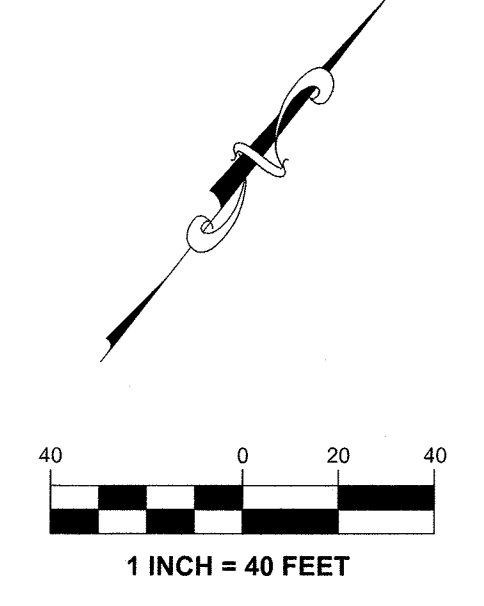
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SHEET 5 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	38.81'	25.00'	088°56'14"	N85°39'31"E	35.03
C16	126.76'	747.50'	009°42'59"	S42°28'22"E	126.61
C17	59.48'	947.00'	003°35'54"	S42°59'21"W	59.47
C18	33.83'	25.00'	077°31'44"	N06°41'42"W	31.31
C19	33.83'	25.00'	077°31'44"	N06°41'42"W	31.31
C20	20.15'	947.00'	001°13'10"	S45°23'53"W	20.15

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	40.29'	820.00'	002°48'54"	S42°35'50"W	40.28
C22	33.70'	25.00'	077°13'25"	S87°59'20"W	31.20
C23	43.76'	770.00'	003°15'22"	S42°49'04"W	43.75
C24	31.79'	500.00'	003°38'33"	S39°22'07"W	31.78
C25	23.71'	373.00'	003°38'33"	S39°22'07"W	23.71
C26	36.74'	1152.00'	001°49'38"	S21°24'50"W	36.74
C27	43.75'	1025.00'	002°26'43"	S30°15'32"W	43.74
C28	45.01'	1025.00'	002°30'58"	S32°44'22"W	45.01
C29	62.65'	643.00'	005°34'56"	S43°58'52"W	62.62
C30	65.96'	997.50'	003°47'20"	N63°15'29"W	65.95
C31	34.55'	25.00'	079°11'01"	N21°46'18"W	31.87
C32	34.55'	25.00'	079°11'01"	S85°01'19"W	31.87
C33	10.77'	848.00'	000°43'39"	S40°49'34"W	10.77
C34	45.00'	848.00'	003°02'27"	S33°32'08"W	45.00
C35	45.00'	848.00'	003°02'26"	S30°29'42"W	45.00
C36	33.70'	25.00'	077°13'25"	S87°59'20"W	31.20
C37	12.26'	747.50'	000°56'22"	S61°38'36"E	12.26



- 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
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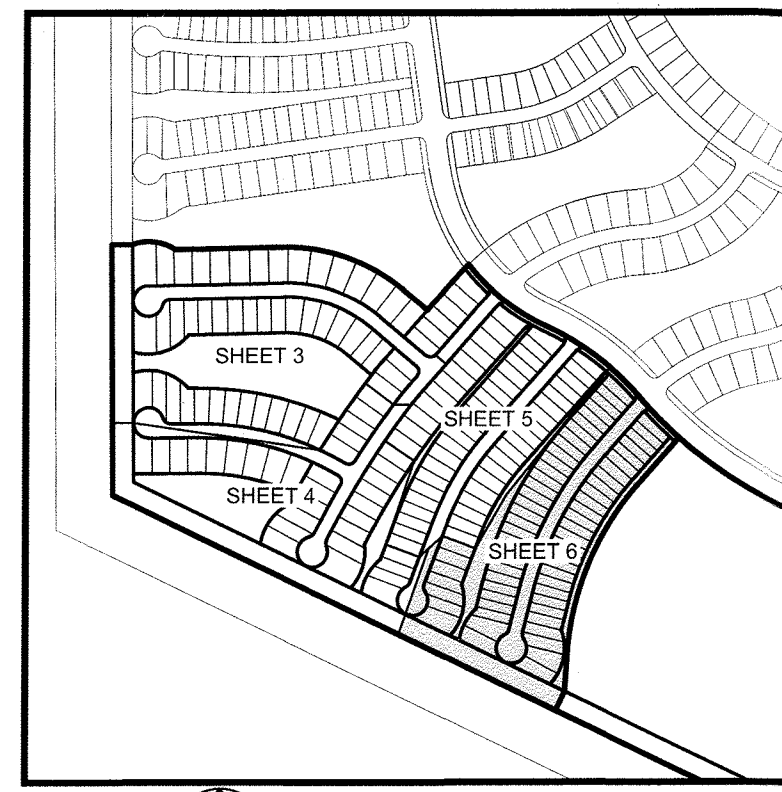
- ABBREVIATIONS**
- |                                      |                                 |
|--------------------------------------|---------------------------------|
| EX EXISTING                          | PCT PREFERRED COVER TYPE        |
| FBRL FRONT BUILDING RESTRICTION LINE | PKD PARKER-KALEN NAIL AND DISK  |
| FD FOUND                             | PG(S) PAGE(S)                   |
| FT FOOT/FEET                         | POB POINT OF BEGINNING          |
| N NORTH                              | POC POINT OF COMMENCEMENT       |
| NR NON-RADIAL                        | PRC POINT OF REVERSE CURVATURE  |
| NTS NOT TO SCALE                     | P.S.E. PUBLIC SIDEWALK EASEMENT |
| NTI NON-TANGENT INTERSECTION         | P.U.D. PLANNED UNIT DEVELOPMENT |
| NTL NON-TANGENT LINE                 | P.U.E. PUBLIC UTILITY EASEMENT  |
| OR/ORB OFFICIAL RECORDS BOOK         | R RADIUS                        |
| PB PLAT BOOK                         | R/W RIGHT-OF-WAY                |
| PCC POINT OF COMPOUND CURVATURE      | TYP TYPICAL                     |
| PCP PERMANENT CONTROL POINT          | VSD VIERA STEWARDSHIP DISTRICT  |



# DEL WEBB AT VIERA - PHASE 5B

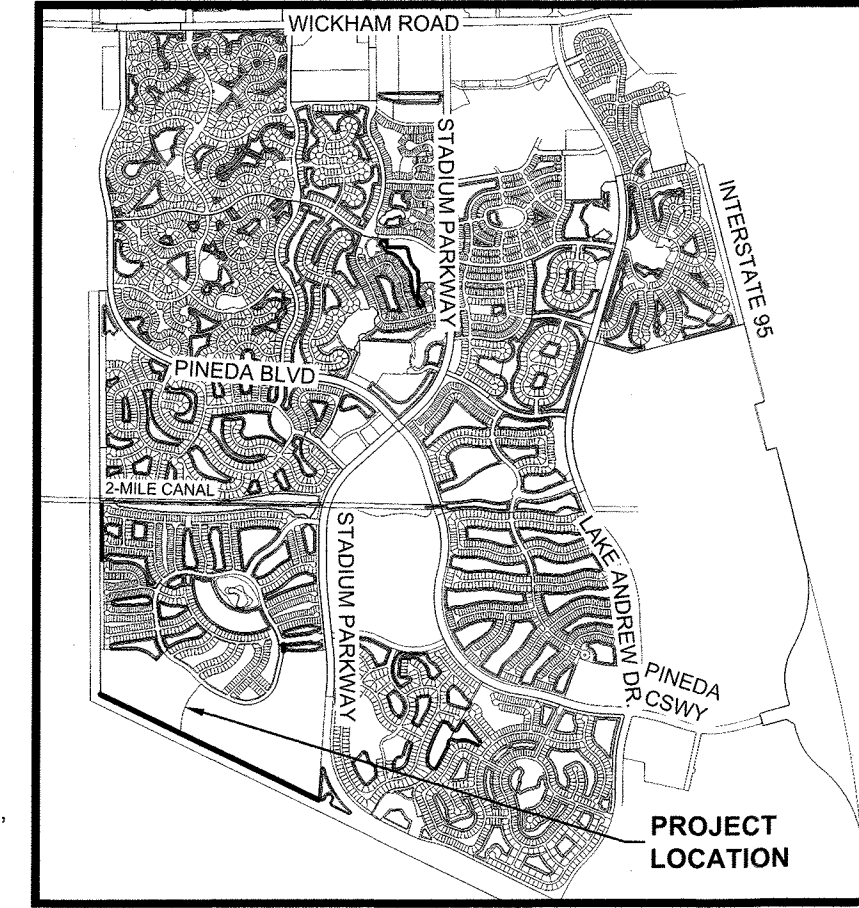
## SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



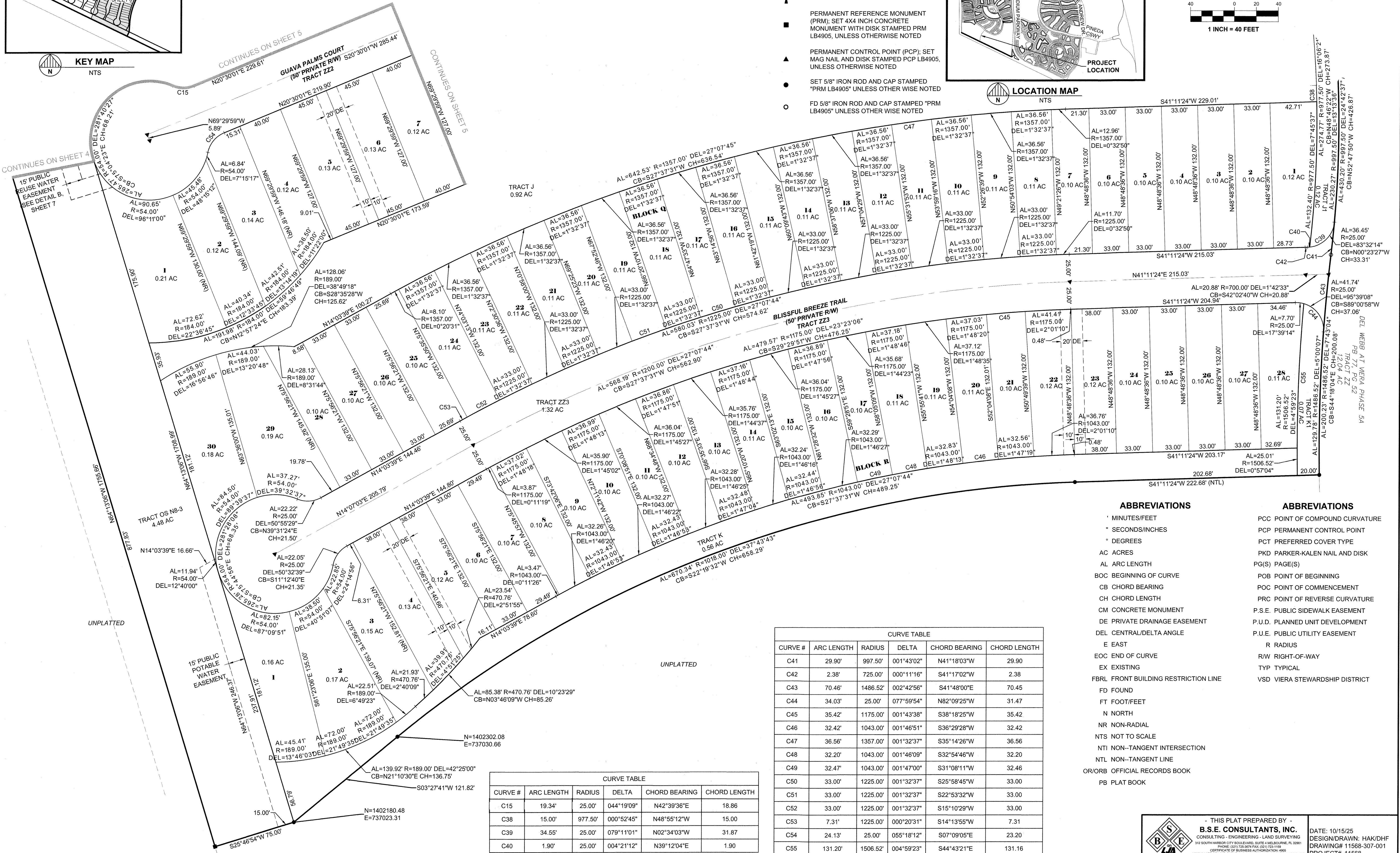
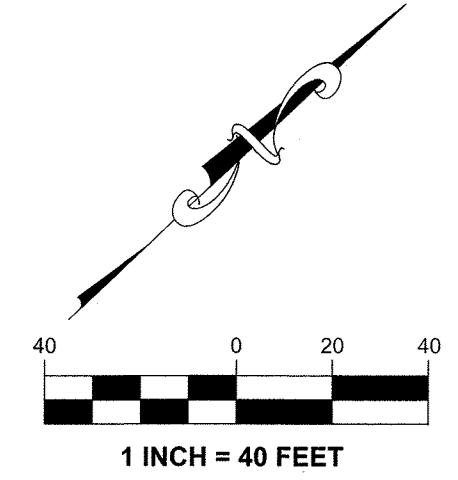
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- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED



#### LOCATION MAP

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 6 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



#### ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- 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
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- 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

#### ABBREVIATIONS

- PCP 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
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C41	29.90'	997.50'	001°43'02"	N41°18'03"W
C42	2.38'	725.00'	000°11'16"	S41°17'02"W
C43	70.46'	1486.52'	002°42'56"	S41°48'00"E
C44	34.03'	25.00'	077°59'54"	N82°09'25"W
C45	35.42'	1175.00'	001°43'38"	S38°18'25"W
C46	32.42'	1043.00'	001°46'51"	S36°29'28"W
C47	36.56'	1357.00'	001°32'37"	S35°14'26"W
C48	32.20'	1043.00'	001°46'09"	S32°54'46"W
C49	32.47'	1043.00'	001°47'00"	S31°08'11"W
C50	33.00'	1225.00'	001°32'37"	S25°58'45"W
C51	33.00'	1225.00'	001°32'37"	S22°53'32"W
C52	33.00'	1225.00'	001°32'37"	S15°10'29"W
C53	7.31'	1225.00'	000°20'31"	S14°13'55"W
C54	24.13'	25.00'	055°18'12"	S07°09'05"W
C55	131.20'	1506.52'	004°59'23"	S44°43'21"E

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C15	19.34'	25.00'	044°19'09"	N42°39'36"E
C38	15.00'	977.50'	000°52'45"	N48°55'12"W
C39	34.55'	25.00'	079°11'01"	N02°34'03"W
C40	1.90'	25.00'	004°21'12"	N39°12'04"E



DATE: 10/15/25  
DESIGNED/DRAWN: HAK/HDF  
DRAWING#: 11568-307-001  
PROJECT#: 11568

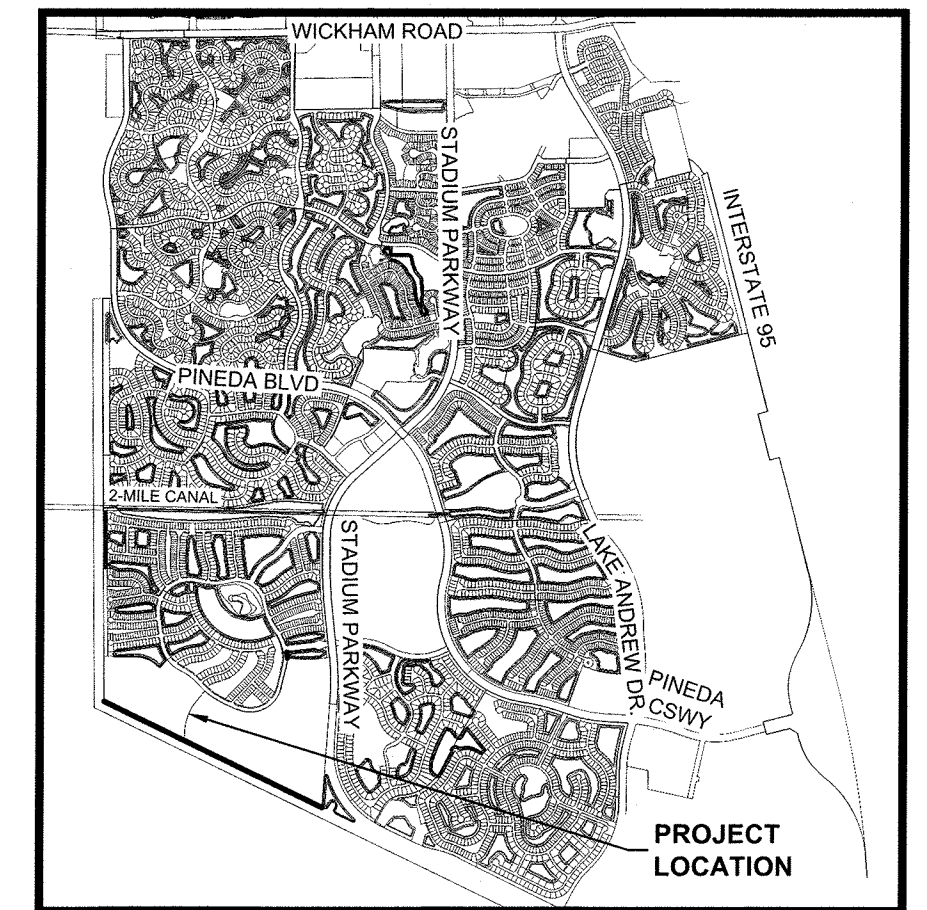


# DEL WEBB AT VIERA - PHASE 5B

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 7 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



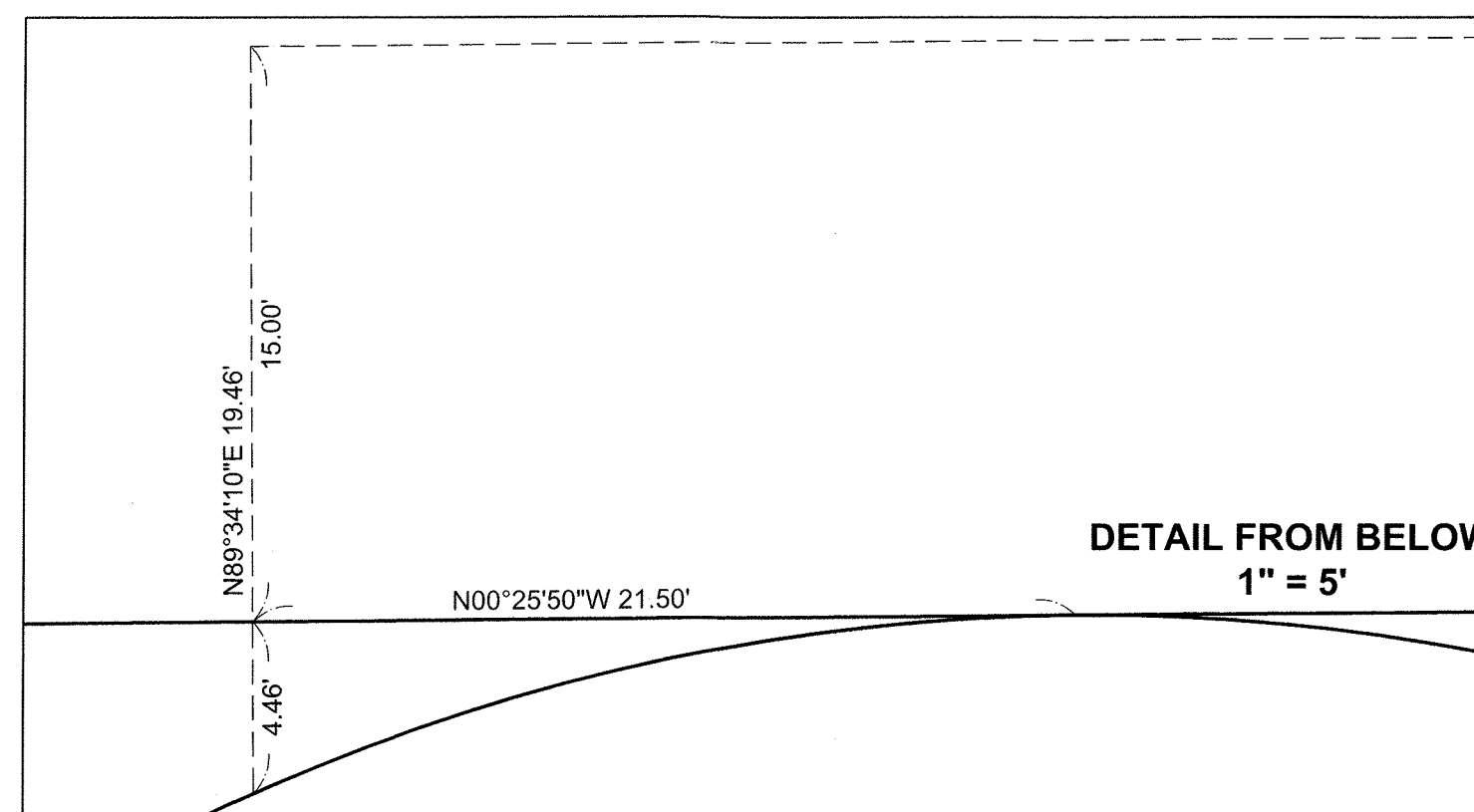
LOCATION MAP  
NTS

## ABBREVIATIONS

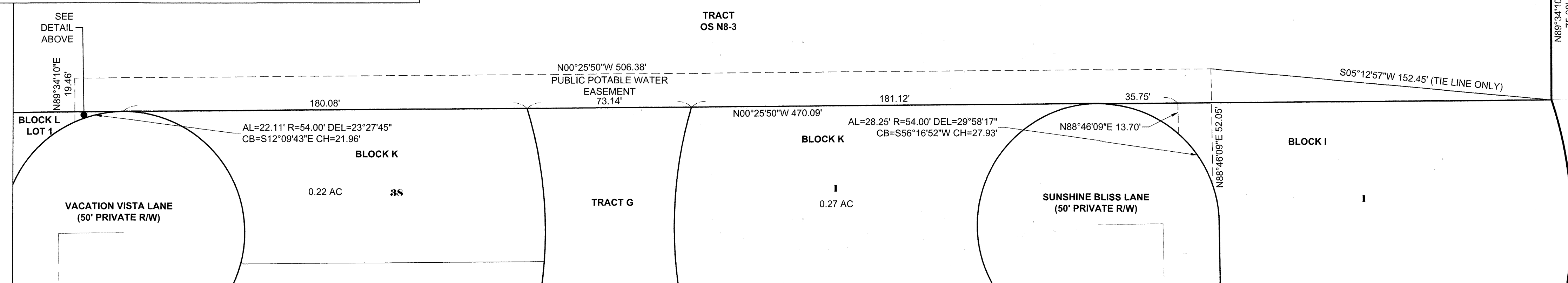
- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
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- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
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## SURVEY SYMBOL LEGEND

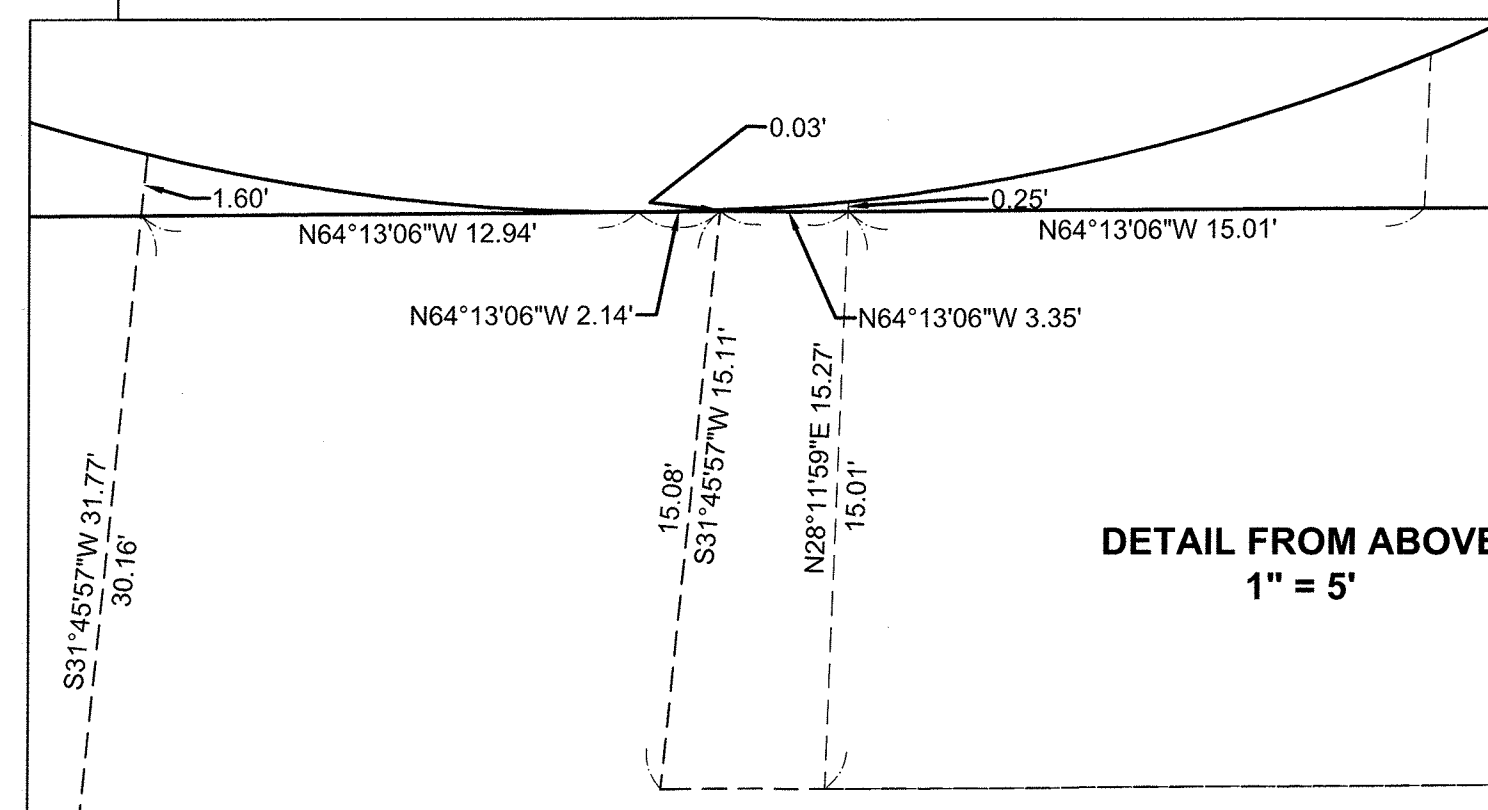
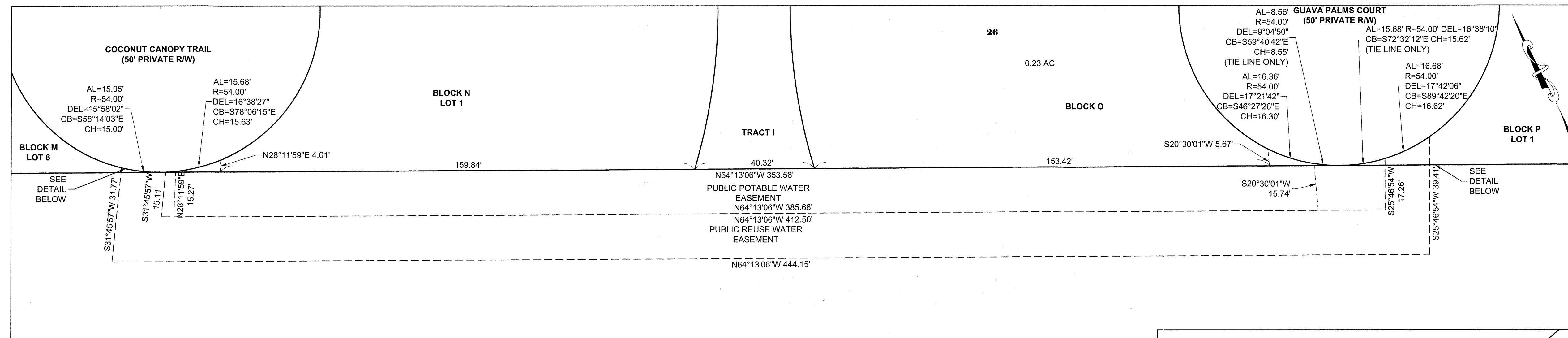
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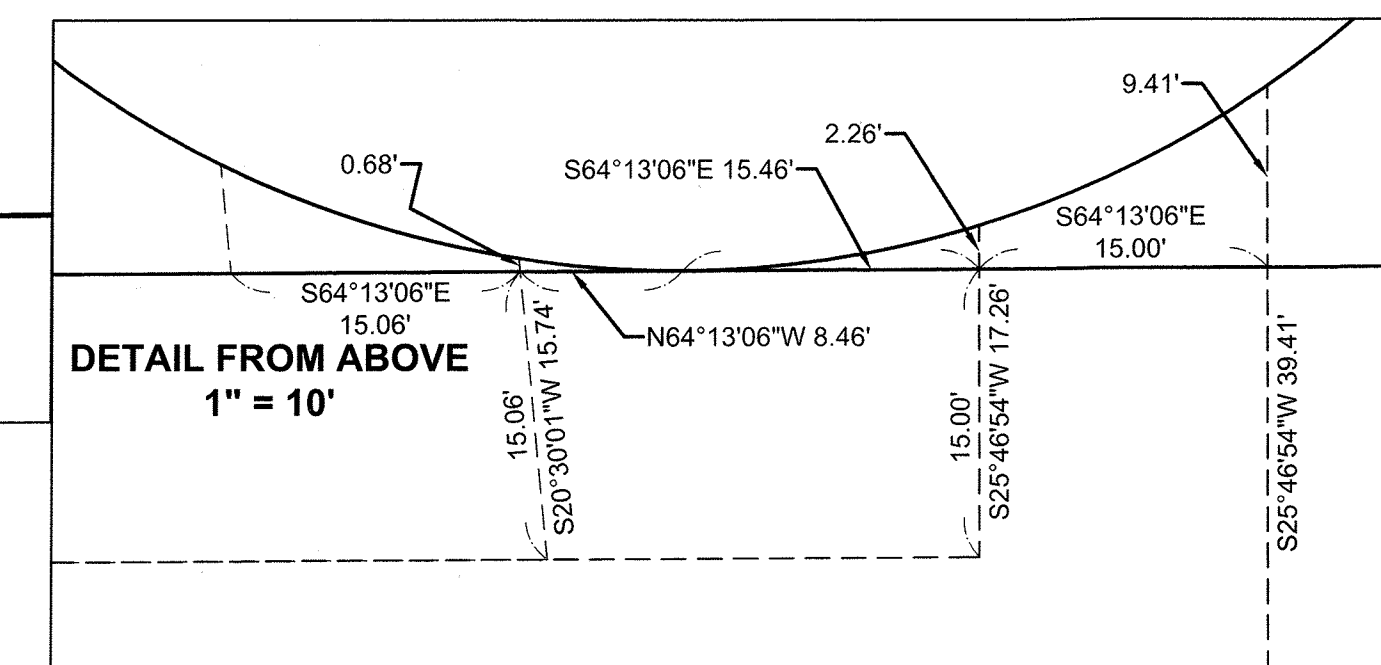
DETAIL FROM BELOW  
1" = 5'



DETAIL A, PUBLIC POTABLE WATER EASEMENT  
(SEE SHEETS 3 AND 4)  
1" = 30'



DETAIL FROM ABOVE  
1" = 5'



DETAIL FROM ABOVE  
1" = 10'

DETAIL B, PUBLIC POTABLE WATER EASEMENT AND PUBLIC REUSE WATER EASEMENT  
(SEE SHEETS 4 AND 6)  
1" = 20'



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) 255-3535 FAX (321) 723-1159  
CERTIFICATE OF BUSINESS AUTHORIZATION #605  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB0004905

DATE: 10/15/25  
DESIGNED/DRAWN: HAK/DHF  
DRAWING# 11568-307-001  
PROJECT# 11568