

# 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" F 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 GB999 IS LOCATED WITHIN THE VICINITY OF 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:
  - 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 AREA 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.
- C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- D. 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.
- E. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND CONCIDENT WITH THE STREET RIGHTS WAY OF (TRACTS Z1, Z2, AND Z3) 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).
- F. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' 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.
- G. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.

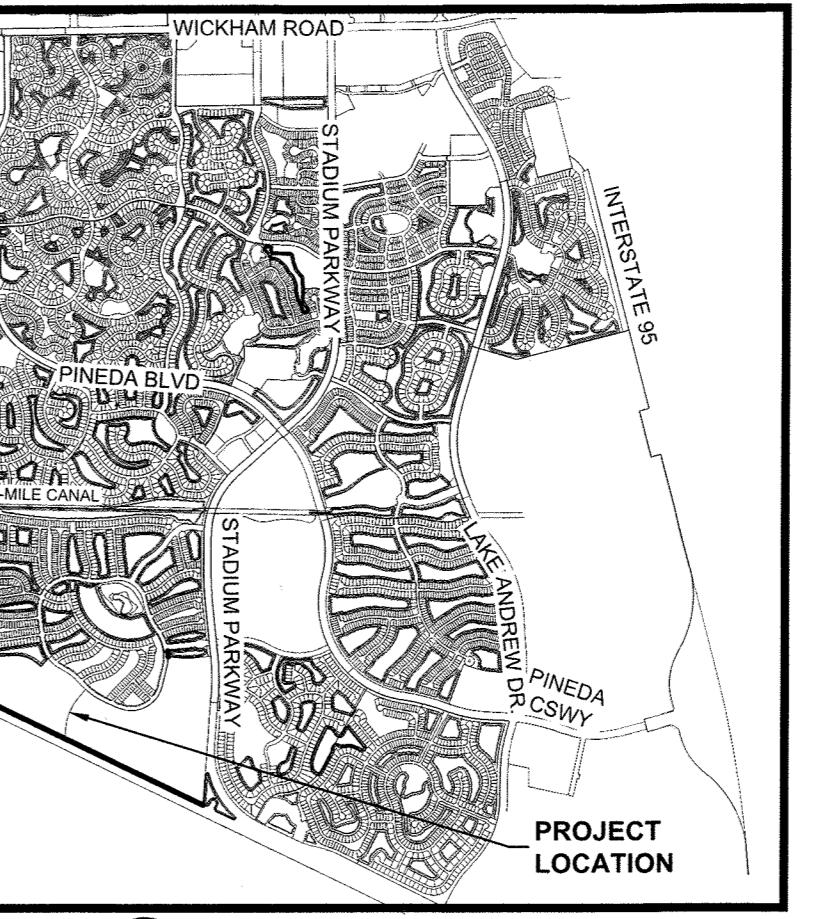
STATE PLANE COORDINATE NOTES:  
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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	1,422,840.461	433,682.642	740,680.093	225,759.744	28°14'51.61626"	080°44'14.98184"	0.99994936	(+0°07' 27.3"
I 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 DESCRIPTION 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 NTS

#### 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°34'30"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 158.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 3) THENCE N88°46'09"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 SOUTH 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 439.20 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 22.69 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°46'54"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°13'08"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.

#### SEE SHEET 2 FOR TRACT TABLE

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

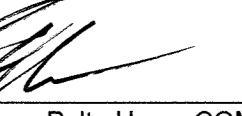
SHEET 1 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

#### DEDICATION

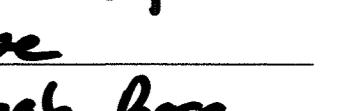
KNOW ALL MEN BY THESE PRESENTS, Pulte Home Company, LLC, a Michigan Limited Liability Company, being the owner in fee simple of the lands described in

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

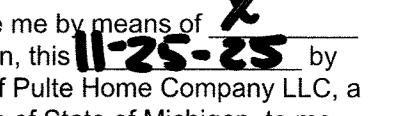
Hereby dedicates said lands and this plat for the uses and purposes therein expressed in the plat and a perpetual easement over and across tracts "Z1", "Z2", and "Z3" for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and across tracts "Z1", "Z2", and "Z3" 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 herein be owned and maintained privately or by the Viera Stewardship District as described herein and the Brevard County and the public have no right or interest therein.

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

Witness:   
Maura Smitskeopus

Witness:   
Hannah Rose

#### STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on 11-25-2020 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 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.

  
Lucy Diaz  
NOTARY PUBLIC  
My Commission Expires 6-8-2026  
Commission Number L-26881  
State of Florida  
Seal

Notary Public,  
My Comm. Expires 6-8-2026  
Comm. No. L-26881

#### 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  
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 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 02/28/2025, 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 02/28/2025 at 00:00:00, File No. 11568-308-001.

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

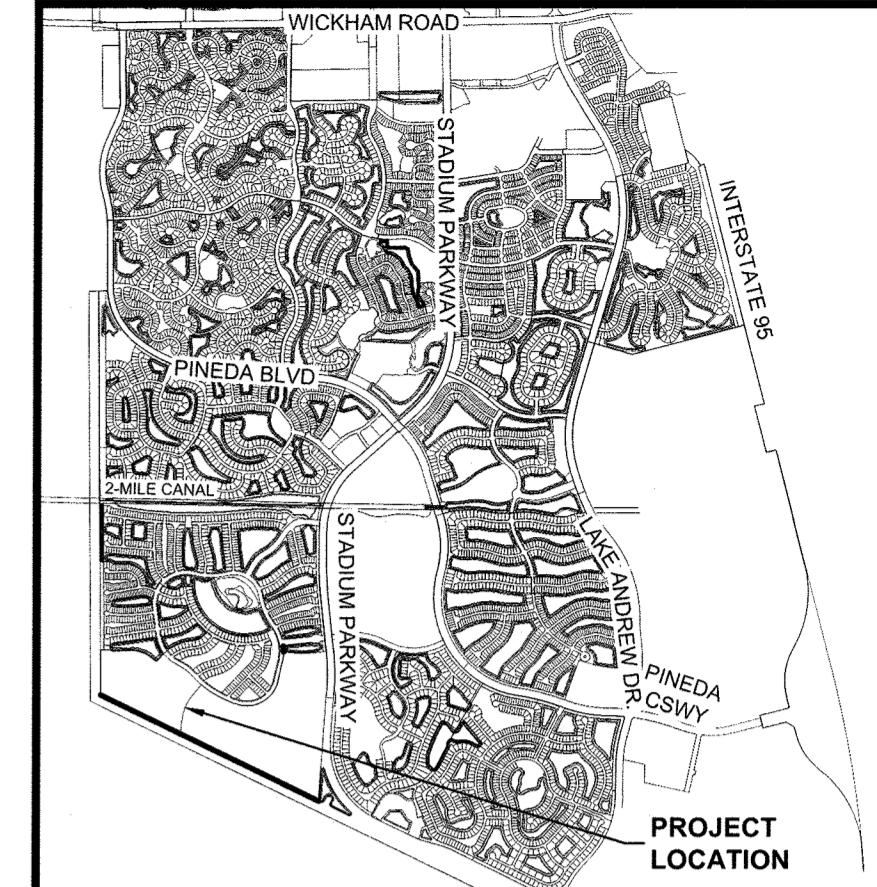
- THIS PLAT PREPARED BY -  
B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4  
MELBOURNE, FL 32901  
PHONE: (321) 725-3874 FAX: (321) 725-1195  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB004905  
DATE: 11/20/25  
DESIGN/DRAWN: HAK/DHF  
DRAWING# 11568-308-001  
PROJECT# 11568

# DEL WEBB AT VIERA - PHASE 5B

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

### BREVARD COUNTY, FLORIDA

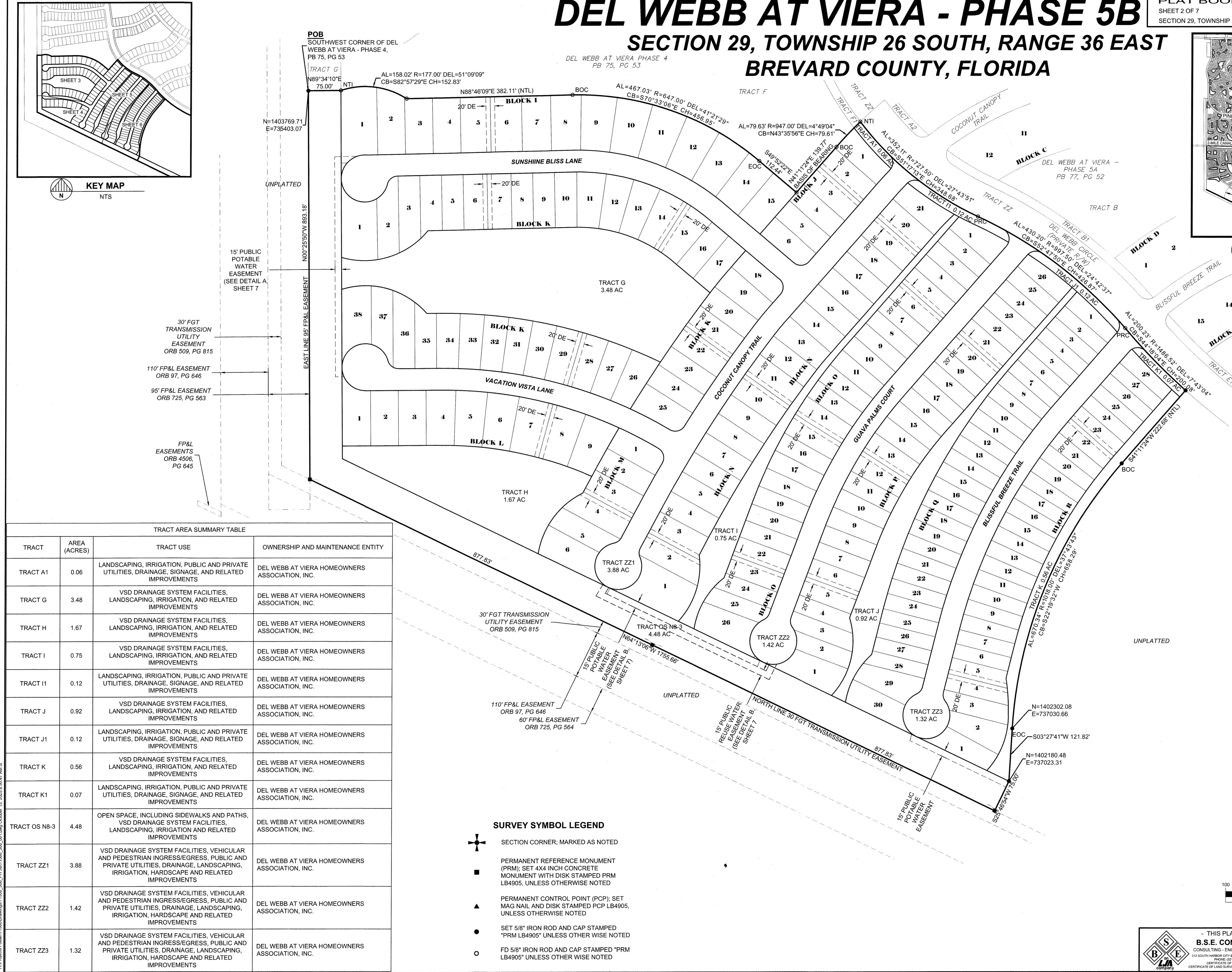
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 SHEET 2 OF 7  
 SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP  
NTS

#### ABBREVIATIONS

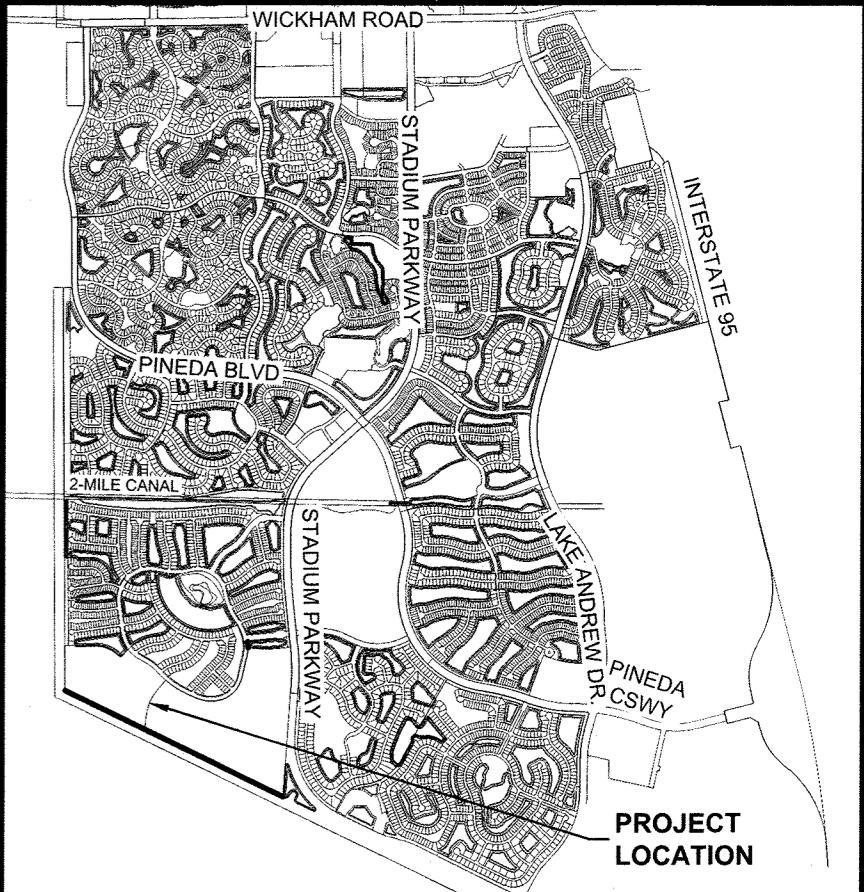
- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD 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



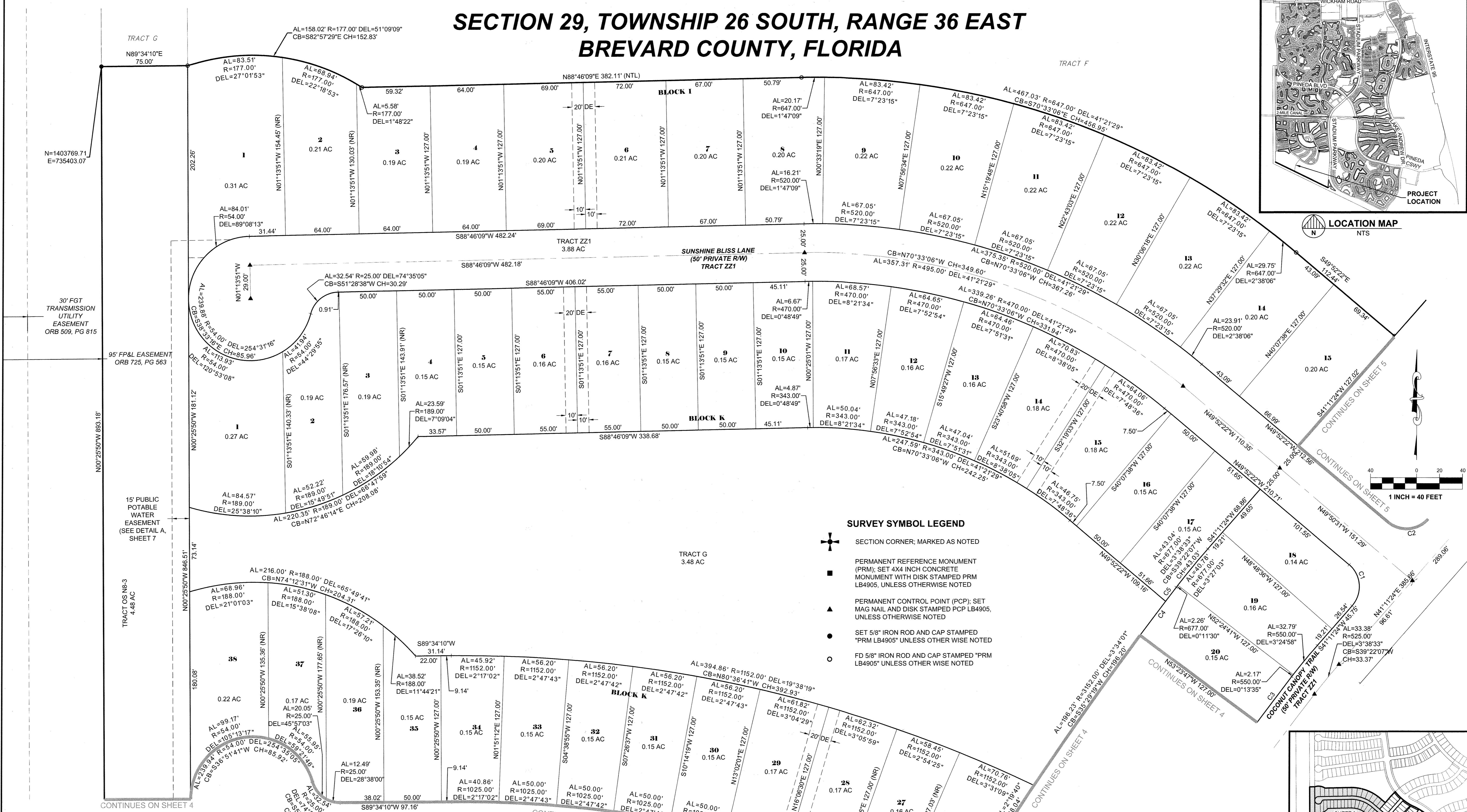
# DEL WEBB AT VIERA - PHASE 5B

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 3 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION 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



KEY MAP  
NTS

## ABBREVIATIONS

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## ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
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- 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

## ABBREVIATIONS

- CONTINUES ON SHEET 4

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**

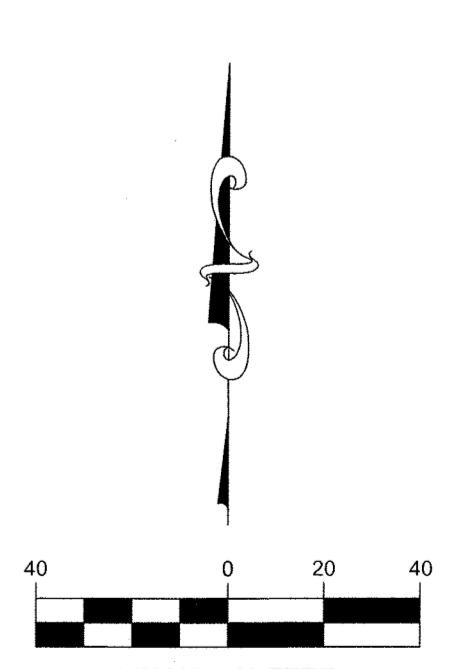
## **BREVARD COUNTY, FLORIDA**

**PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_**  
SHEET 4 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



## ABBREVIATIONS

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S.E. PUBLIC SIDEWALK EASEMENT  
J.D. PLANNED UNIT DEVELOPMENT  
U.E. PUBLIC UTILITY EASEMENT  
R RADIUS  
R/W RIGHT-OF-WAY  
TYP TYPICAL



<p>PARED BY -  <b>TANTS, INC.</b>            G - LAND SURVEYING            SUITE 4 MELBOURNE, FL 32901            AX: (321) 723-1159            UTHORIZATION: 4905            ESS AUTHORIZATION: LB0004905         </p>	<p>DATE: 10/15/25            DESIGN/DRAWN: HAK/DHF            DRAWING# 11568-307-001            PROJECT# 11568         </p>
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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

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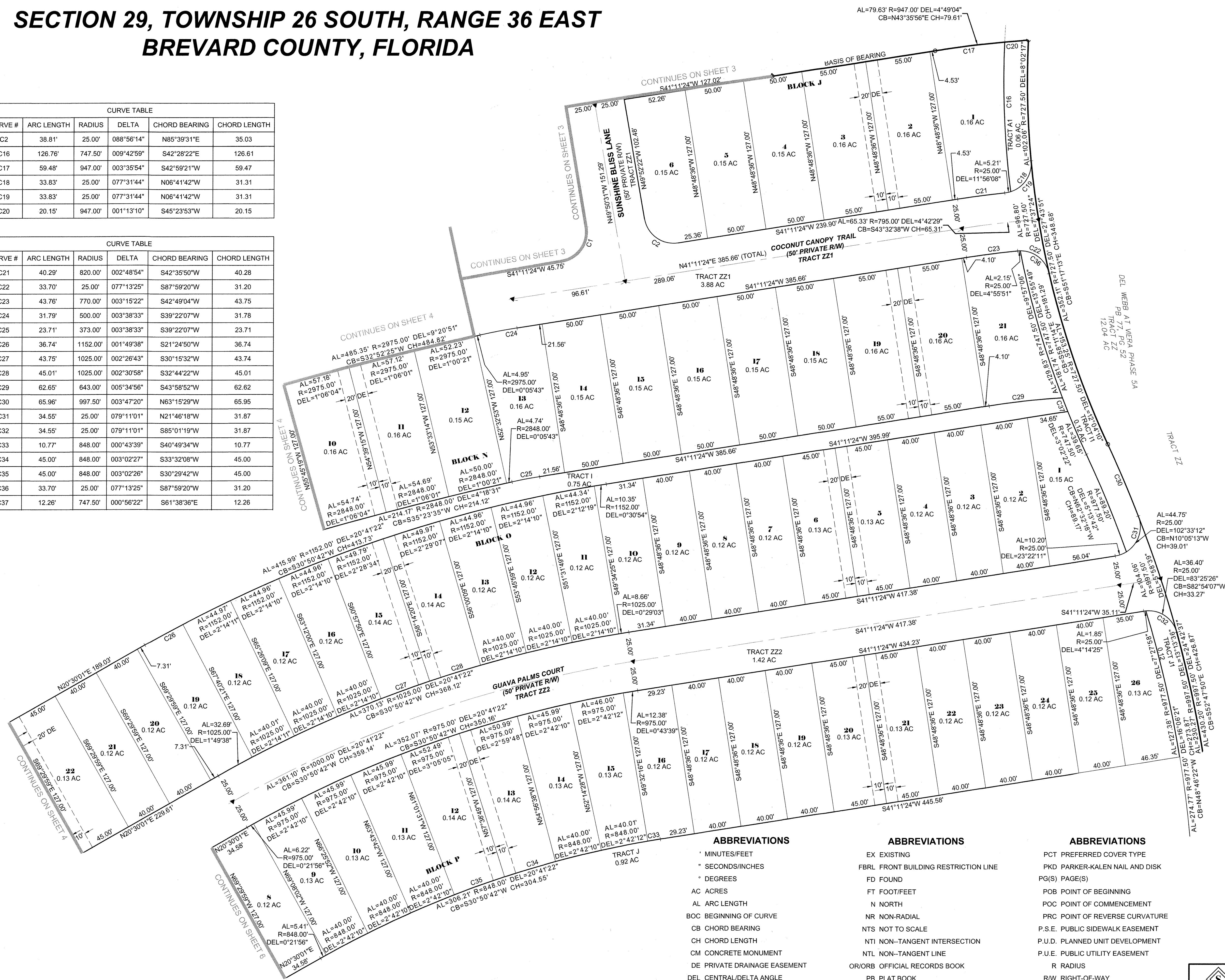
# DEL WEBB AT VIERA - PHASE 5B

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

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

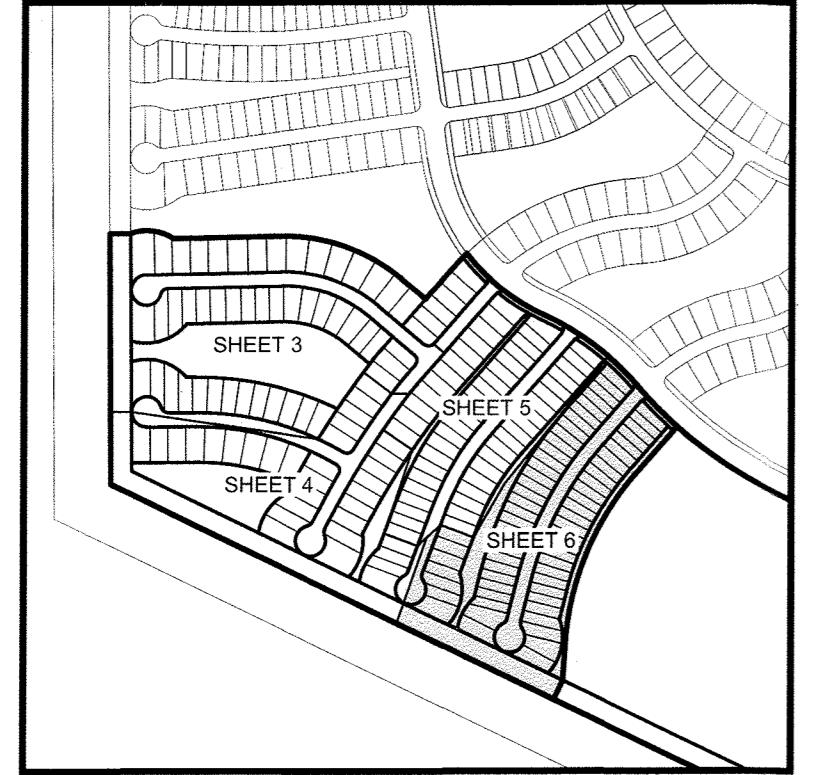
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	40.29'	820.00'	002°48'54"	S42°35'50"W	40.28
C22	33.70'	25.00'	077°13'25"	S87°59'20"W	31.20
C23	43.76'	770.00'	003°15'22"	S42°49'04"W	43.75
C24	31.79'	500.00'	003°38'33"	S39°22'07"W	31.78
C25	23.71'	373.00'	003°38'33"	S39°22'07"W	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



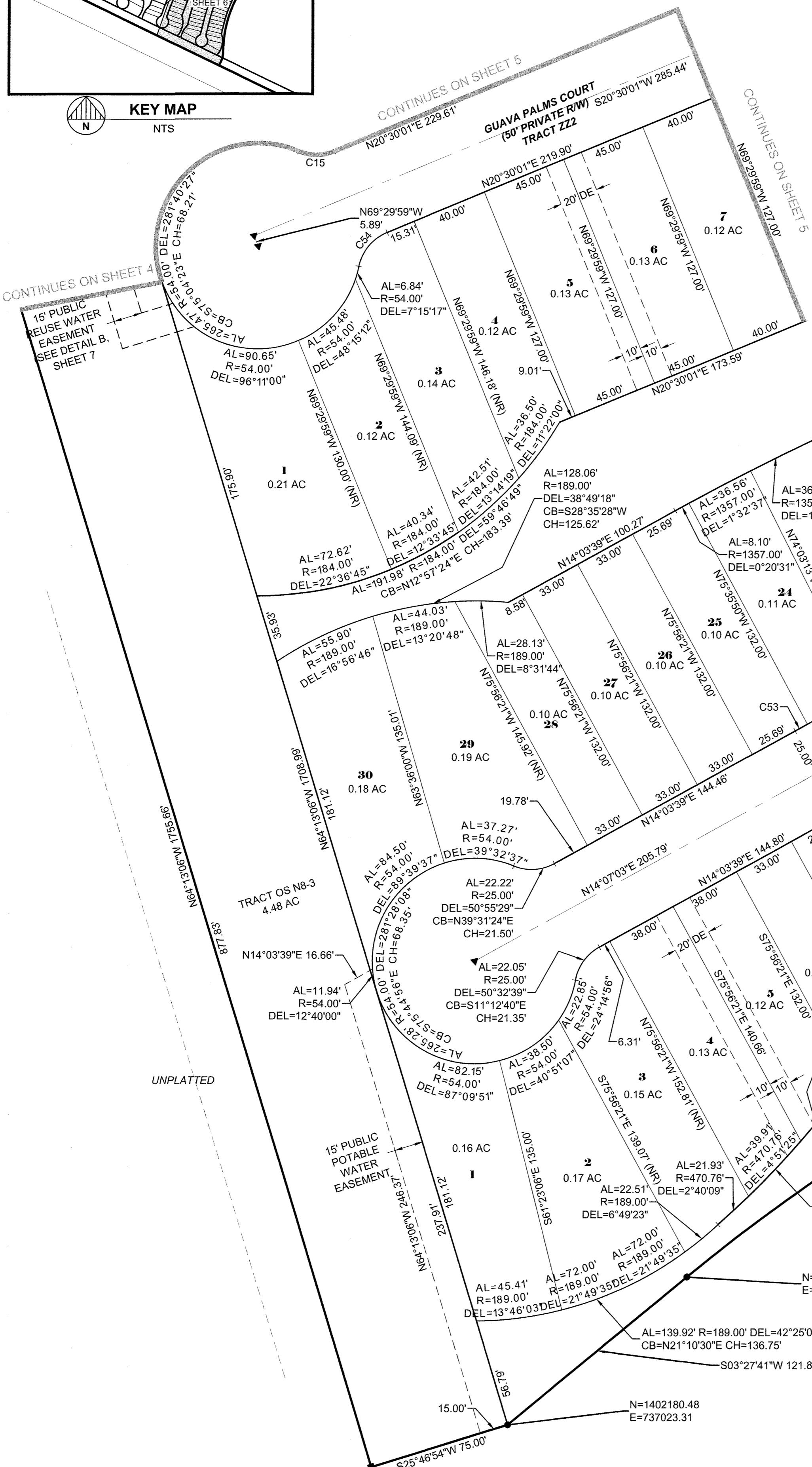
# DEL WEBB AT VIERA - PHASE 5B

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

### BREVARD COUNTY, FLORIDA



KEY MAP  
NTS



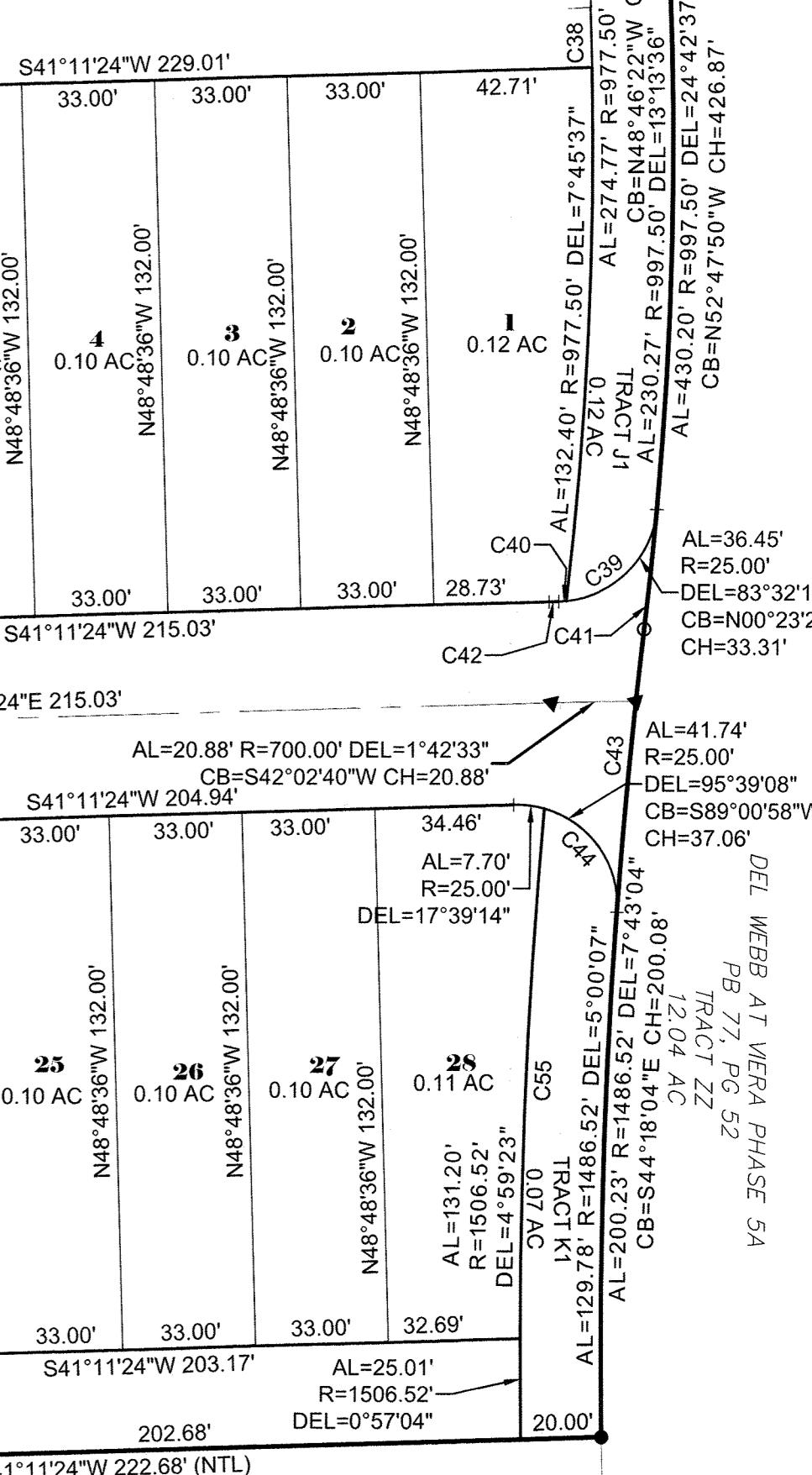
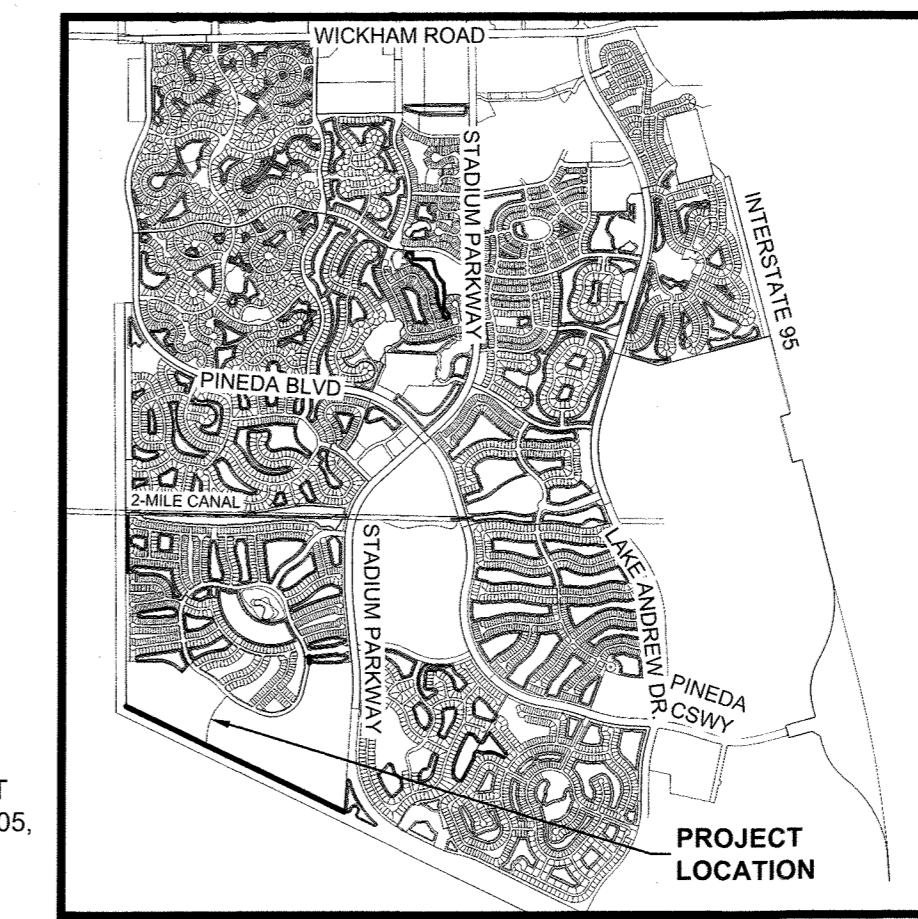
CONTINUES ON SHEET 5  
N20°30'01"E 229.61' GUAVA PALMS COURT  
(50' PRIVATE R/W) S20°30'01"W 285.44'  
TRACT 222

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	19.34'	25.00'	044°19'09"	N42°39'36"E	18.86
C38	15.00'	977.50'	000°52'45"	N48°55'12"W	15.00
C39	34.55'	25.00'	079°11'01"	N02°34'03"W	31.87
C40	1.90'	25.00'	004°21'12"	N39°12'04"E	1.90

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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SHEET 6 OF 7  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



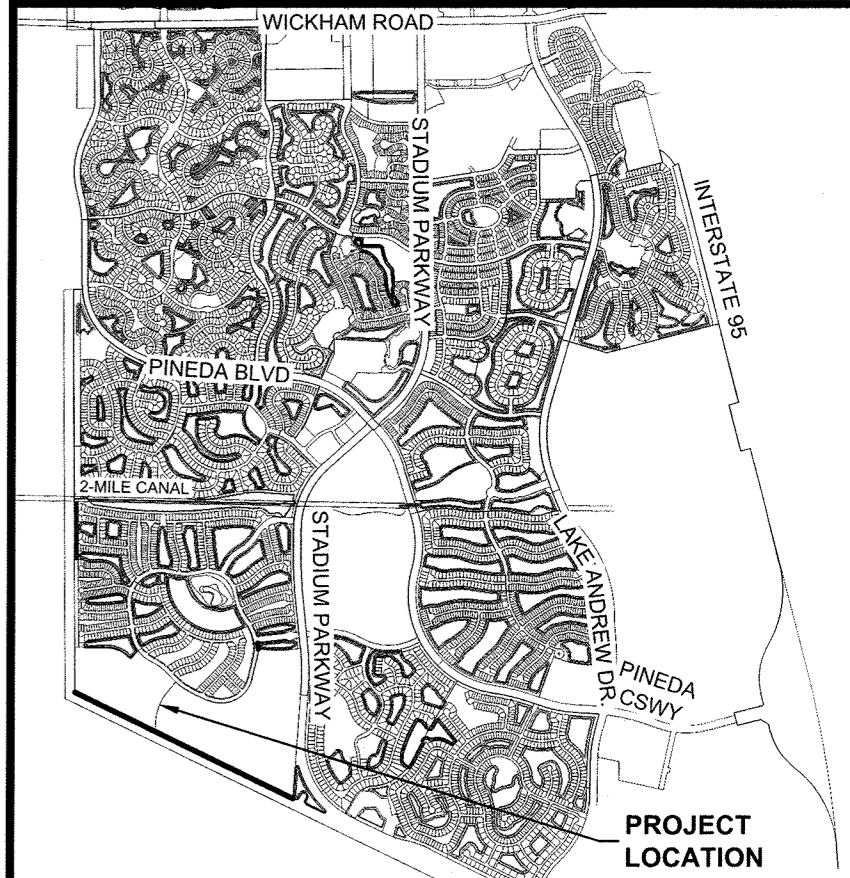
ABBREVIATIONS	
' MINUTES/FEET	
° SECONDS/INCHES	° DEGREES
AC ACRES	AL ARC LENGTH
CB BEGINNING OF CURVE	BOC BEGINNING OF CURVE
CH CHORD BEARING	CB CHORD BEARING
CM CONCRETE MONUMENT	CH CHORD LENGTH
DE PRIVATE DRAINAGE EASEMENT	CM CONCRETE MONUMENT
DEL CENTRAL/DELTA ANGLE	DE PRIVATE DRAINAGE EASEMENT
E EAST	DEL CENTRAL/DELTA ANGLE
EOC END OF CURVE	E EAST
EX EXISTING	EOC END OF CURVE
FBRL FRONT BUILDING RESTRICTION LINE	EX EXISTING
FD FOUND	FBRL FRONT BUILDING RESTRICTION LINE
FT FOOT/FEET	FD FOUND
N NORTH	FT FOOT/FEET
NR NON-RADIAL	N NORTH
NTS NOT TO SCALE	NR NON-RADIAL
NTI NON-TANGENT INTERSECTION	NTS NOT TO SCALE
NTL NON-TANGENT LINE	NTI NON-TANGENT INTERSECTION
OR/ORB OFFICIAL RECORDS BOOK	NTL NON-TANGENT LINE
PB PLAT BOOK	OR/ORB OFFICIAL RECORDS 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	

- THIS PLAT PREPARED BY -  
B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4  
MELBOURNE, FL 32991  
PHONE: (321) 723-3674 FAX: (321) 723-1159  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: L800460  
DATE: 10/15/25  
DESIGN/DRAWN: HAK/DHF  
DRAWING#11568-308  
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

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# 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
- BRL 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
- 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
- G(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- S.E. PUBLIC SIDEWALK EASEMENT
- U.D. PLANNED UNIT DEVELOPMENT
- U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- /SD. 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 OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

