

# Brevard Medical City P.U.D.

LYING IN THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 26 SOUTH, RANGE 36 EAST AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

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.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 1 OF 4 SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Florida Limited Liability Company named below, being the owners in fee simple of the lands described in

**Brevard Medical City P.U.D.** hereby dedicates all public and private easements shown hereon as the fee simple owner of Lot 1, Block A, AKA Units D and E, Brevard Medical City, formerly Suntree Viera Professional Park, a commercial condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 7223, Page 2347, amended in Official Records Book 7231, Page 717, amended in Official Records Book 7289, Page 2711, amended in Official Records Book 7362, Page 2312, amended in Official Records Book 7671, Page 1445, amended in Official Records Book 7828, Page 2593, amended in Official Records Book 8854, Page 710, and further amended in Official Records Book 9430, Page 1251, of the Public Records of Brevard County, Florida, and any further amendments thereto, together with its undivided share in the common elements, by virtue of that certain Special Warranty Deed recorded in Official Records Book 8014, Page 1488, and Special Warranty Deed recorded in Official Records Book 9136, Page 1608, Public Records of Brevard County, Florida

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the manager named below on January 24, 2025.

Chateau Madeleine, LLC  
6619 Wickham Road  
Melbourne, FL 32940

By: *Barbra Hardoon*  
Barbra Hardoon, Manager

Signed in the presence of: *Angela Wortman*  
*Angela Wortman*  
*Jonathan M. Mott*

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence, this 24<sup>th</sup> day of January 2025 by Barbra Hardoon as Manager of the above named Florida Limited Liability Company incorporated under the laws of the State of Florida, on behalf of the company, who is personally know to me.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
*Tamara K Dawson*  
NOTARY PUBLIC

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Florida Limited Liability Company named below, being the owners in fee simple of the lands described in

**Brevard Medical City P.U.D.** hereby dedicates all public and private easements shown hereon as the fee simple owner of Lot 2, Block A, AKA Unit F, Brevard Medical City, formerly Suntree Viera Professional Park, a commercial condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 7223, Page 2347, amended in Official Records Book 7231, Page 717, amended in Official Records Book 7289, Page 2711, amended in Official Records Book 7362, Page 2312, amended in Official Records Book 7671, Page 1445, amended in Official Records Book 7828, Page 2593, amended in Official Records Book 8854, Page 710, and further amended in Official Records Book 9430, Page 1251, of the Public Records of Brevard County, Florida, and any further amendments thereto, together with its undivided share in the common elements, by virtue of that certain Special Warranty Deed recorded in Official Records Book 7289, Page 2254, Public Records of Brevard County, Florida

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the manager named below on January 24, 2025.

Brevard Medical City, LLC  
6619 Wickham Road  
Melbourne, FL 32940

By: *Barbra Hardoon*  
Barbra Hardoon, Manager

Signed in the presence of: *Angela Wortman*  
*Angela Wortman*  
*Jonathan M. Mott*

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence, this 24<sup>th</sup> day of January 2025 by Barbra Hardoon as Manager of the above named Florida Limited Liability Company incorporated under the laws of the State of Florida, on behalf of the company, who is personally know to me.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
*Tamara K Dawson*  
NOTARY PUBLIC

### Matters of record affecting the platted lands:

- Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by the Declaration of Condominium of Brevard Medical City, formerly Suntree Viera Professional Park, a commercial condominium, recorded in Official Records Book 7223, Page 2347, amended in Official Records Book 7231, Page 717, in Official Records Book 7289, Page 2711 in Official Records Book 7362, Page 2312, in Official Records Book 7671, Page 1445, in Official Records Book 7828, Page 2593, in Official Records Book 8854, Page 710, in Official Records Book 9430, Page 1251, together with Assignment of Developer's Rights and Obligations recorded in Official Records Book 7289, Page 2708, as may be further amended, all of the Public Records of Brevard County, Florida.
- Water Line & Ingress/Egress Easement Agreement recorded June 25, 2015, in Official Records Book 7395, Page 2394, Public Records of Brevard County, Florida.
- Sanitary Sewer Easement by and between Brevard Medical City Owners Association, Inc., a Florida not for corporation, and Brevard Medical City, LLC, a Florida limited liability company, Grantor, and Board of County Commissioners of Brevard County, Grantee, recorded August 7, 2015, in Official Records Book 7426, Page 518, Public Records of Brevard County, Florida.
- Sidewalk Easement by and between Brevard Medical City, LLC, a Florida limited liability company, Grantor, and Brevard Medical City Owners Association, Inc., a Florida corporation, Grantee, recorded January 23, 2017, in Official Records Book 7802, Page 2778, Public Records of Brevard County, Florida, as to Unit D and Unit E.
- Easement by and between Chateau Madeleine, LLC, Grantor, and Florida Power and Light Company, Grantee, recorded July 26, 2018, in Official Records Book 8222, Page 657, Public Records of Brevard County, Florida, as to Unit D and Unit E.
- Water Line & Ingress/Egress Easement Agreement recorded May 2, 2019, in Official Records Book 8428, Page 2701, Public Records of Brevard County, Florida, as to Unit D and Unit E.
- Sanitary Sewer Easement by and between Chateau Madeleine, LLC, a Florida limited liability company, Grantor, and Brevard County, Florida, Grantee, recorded August 9, 2019, in Official Records Book 8510, Page 708, Public Records of Brevard County, Florida, as to Unit D and Unit E.
- Mortgage, Security Agreement and Financing Statement recorded December 5, 2019, in Official Records Book 8606, Page 504, together with Conditional Assignment of Rents, Leases and Revenues recorded in Official Records Book 8606, Page 524, UCC Financing Statement recorded in Official Records Book 8606, Page 531 and Agreement Restricting Further Encumbrances recorded in Official Records Book 8606, Page 536, Public Records of Brevard County, Florida.
- Mortgage and Security Agreement recorded August 6, 2021, in Official Records Book 9218, Page 2544, together with Collateral Assignment of Leases, Rents and Licenses recorded in Official Records Book 9218, Page 2579 and UCC Financing Statement recorded in Official Records Book 9218, Page 2589, Public Records of Brevard County, Florida.

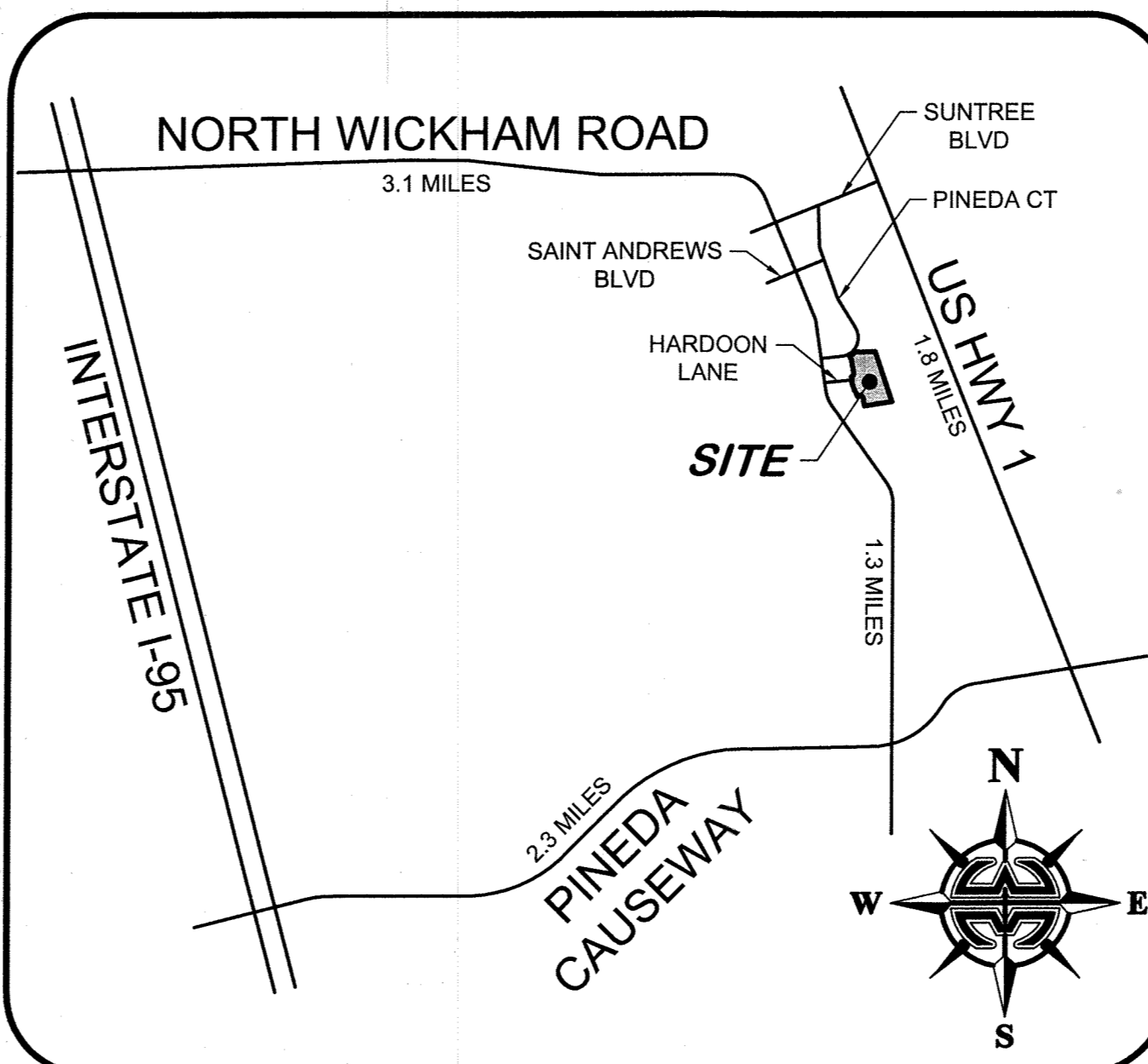
### The common elements of Brevard Medical City Condominium are encumbered by the foregoing matters and by the following:

- Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by the Declaration of Condominium of Brevard Medical City, formerly Suntree Viera One, a commercial condominium recorded in Official Records Book 7231, Page 734 amended in Official Records Book 7289, Page 2713 and in Official Records Book 7544, Page 2664, together with Assignment of Developer's Rights and Obligations recorded in Official Records Book 7289, Page 2708, as may be further amended, Public Records of Brevard County, Florida.
- Easement by and between James M. Terry and Barbara G. Terry, Grantor, and Florida Power and Light Company, Grantee, recorded November 17, 1980, in Official Records Book 2266, Page 1511, together with Subordination of Utility Interests recorded in Official Records Book 7241, Page 2014, Public Records of Brevard County, Florida.
- Easement by and between Imperial South, Inc, Grantor, and Southern Bell Telephone and Telegraph Company, Grantee, recorded January 20, 1989, in Official Records Book 2978, Page 1199, together with Subordination of Utility Interests recorded in Official Records Book 7241, Page 1985, Public Records of Brevard County, Florida.
- Landscape, Drainage and Public Utility Easement by and between Imperial South, Inc, Grantor, and Brevard County, Grantee, recorded July 27, 1992, in Official Records Book 3217, Page 2337, Public Records of Brevard County, Florida.
- Easement set out in Supplemental Final Order and Judgment recorded March 28, 2008, in Official Records Book 5853, Page 8175, Public Records of Brevard County, Florida.
- Restrictions and Easements contained in Special Warranty Deed recorded January 4, 2013, in Official Records Book 6772, Page 146, together with First Amendment to Deed Restrictions recorded in Official Records Book 7213, Page 133, Public Records of Brevard County, Florida.
- Reciprocal Easement and Operating Agreement recorded January 4, 2013, in Official Records Book 6772, Page 163, together with First Amendment recorded in Official Records Book 7140, Page 1556, and Second Amendment recorded in Official Records Book 7213, Page 155, Public Records of Brevard County, Florida.
- Amended Easement Deed by Court Order recorded February 6, 2013, in Official Records Book 6794, Page 1234, Public Records of Brevard County, Florida.
- Amended Easement Deed by Court Order recorded October 15, 2013, in Official Records Book 6990, Page 225, Public Records of Brevard County, Florida.
- Sidewalk Easement by and between Suntree Viera Properties LLC, Grantor, and Brevard County, Grantee, recorded November 4, 2014, in Official Records Book 7241, Page 2003, together with Corrective Sidewalk Easement recorded in Official Records Book 7391, Page 1601, Public Records of Brevard County, Florida.
- Sanitary Sewer/Force Main/Gravity Sewer Easement by and between Suntree Viera Properties LLC, Grantor, and Brevard County, Grantee, recorded November 4, 2014, in Official Records Book 7241, Page 2018, Public Records of Brevard County, Florida.
- Easement by and between Brevard Medical City, LLC, Grantor, and Florida Power and Light Company, Grantee, recorded February 9, 2015, in Official Records Book 7298, Page 2133, Public Records of Brevard County, Florida.
- Easement by and between Brevard Medical City, LLC, Grantor, and Florida Power and Light Company, Grantee, recorded March 11, 2016, in Official Records Book 7567, Page 858, Public Records of Brevard County, Florida.
- Sanitary Sewer Easement by and between Brevard Medical City, LLC, a Florida limited liability company, Grantor, and Brevard County, Grantee, recorded June 9, 2016, in Official Records Book 7634, Page 2045, Public Records of Brevard County, Florida.
- Recorded Notice of Environmental Resource Permit recorded September 9, 2014, in Official Records Book 7205, Page 413, Public Records of Brevard County, Florida.

### LEGAL DESCRIPTION: (By Surveyor)

Part of lands described in Official Records Book. 7223, Page. 2347 of the Public Records of Brevard County, Florida, said lands lying in Section 13, Township 26 South, Range 36 East and Section 18, Township 26 South, Range 37 East, said Brevard County and being more particularly described as follows:

Beginning at the Southeast corner of Corplex, as recorded in Plat Book 34, Page 22 of the said public records; thence South 18°49'42" East, along the Westerly right-of-way line of the Florida East Coast Railroad, a distance of 1,029.20 feet to the North line of Lot 7, Pineda Landings as recorded in Plat Book 61, Pages 45 through 48 of the said Public Records ; thence South 80°32'20" West, along said North line, a distance of 548.45 feet to the Southeast corner of lands described in Official Record Book 7231, Page 717; thence run along the Easterly boundary of said Official Records Book 7231, Page 717 for the following 6 calls; (1) North 09°27'40" West, a distance of 100.70 feet to the point of curvature of a circular curve concave to the East, having a radius of 50.00 feet and a central angle of 47°07'07"; thence (2) Northerly along the arc of said curve, an arc distance of 41.12 feet; thence (3) North 36°04'36" West, a distance of 48.10 feet to the point of curvature of a non-tangent circular curve, concave to the Northeast, having a radius of 921.48 feet and a central angle of 03°26'12"; thence from a tangent bearing of North 36°05'24" West, run (4) Northwesterly along the arc of said curve, an arc distance of 55.27 feet; thence (5) South 57°20'48" West, a distance of 69.00 feet to the point of curvature of a non-tangent circular curve, concave to the Northeast, having a radius of 990.48 feet and a central angle of 18°38'39"; thence from a tangent bearing of North 32°39'12" West, run (6) Northwesterly along the arc of said curve, an arc distance of 322.30 feet to the Northeast corner of said Official Records Book 7231, Page 717; thence North 75°08'40" East, a distance of 13.30 feet; thence North 11°11'23" West, a distance of 90.33 feet to the point of curvature of a non-tangent circular curve, concave to the Northwest, having a radius of 67.00 feet and a central angle of 79°58'28"; thence from a tangent bearing of North 70°30'50" East, run Northeasterly along the arc of said curve, an arc distance of 93.52 feet; thence North 09°27'38" West, a distance of 272.47 feet; thence North 27°14'35" West, a distance of 70.72 feet to the South right-of-way line of Pineda Court, a variable width public road right-of-way per Official Records Book 3056, Page. 2823 of the said public records and the point of curvature of a non-tangent circular curve, concave to the Northwest, having a radius of 380.00 feet and a central angle of 20°00'20"; thence from a tangent bearing of North 62°45'25" East, run Northeasterly along said right-of-way line and the arc of said curve, an arc distance of 132.68 feet to the South line of said Corplex; thence North 89°02'44" East, along said South line, a distance of 393.41 feet to the POINT OF BEGINNING.



VICINITY MAP (NOT TO SCALE)

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**  
4875 N WICKHAM ROAD, SUITE 105  
MELBOURNE, FLORIDA 32940  
PHONE (321) 751-4444 FAX (321) 751-4445  
PROJECT NUMBER: 222-0248

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned entity, charged with the operation and management of the common elements, including Tract A, as depicted on the Plat of Brevard Medical City P.U.D. ("Plat"), pursuant to that certain Declaration of Condominium of Brevard Medical City, formerly Suntree Viera Professional Park, a commercial condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 7223, Page 2347, amended in Official Records Book 7231, Page 717, amended in Official Records Book 7289, Page 2711, amended in Official Records Book 7362, Page 2312, amended in Official Records Book 7671, Page 1445, amended in Official Records Book 7828, Page 2593, amended in Official Records Book 8854, Page 710, and further amended in Official Records Book 9430, Page 1251, of the Public Records of Brevard County, Florida, does hereby join in the dedication of the Plat for the purposes therein set forth.

IN WITNESS WHEREOF, has caused these presents to be signed by the person named below on January 24, 2025.

Brevard Medical City Owners Association, Inc., a Florida not for profit corporation  
c/o Fairway Management  
1331 Wickham Road, Suite 103  
Melbourne, FL 32940

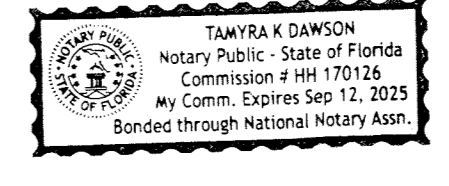
By: *Barbra Hardoon*  
Barbra Hardoon, President

Signed in the presence of: *Angela Wortman*  
*Angela Wortman*  
*Jonathan M. Mott*

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence, this 24<sup>th</sup> day of January 2025 by Barbra Hardoon as President of Brevard Medical City Owners Association, Inc., a Florida not for profit corporation, incorporated under the laws of the State of Florida, on behalf of the company, who is personally know to me.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
*Tamara K Dawson*  
NOTARY PUBLIC



**LENDER'S JOINDER AND DEDICATION**  
For Lenders Joinder and Dedication, see Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of Brevard County, Florida.

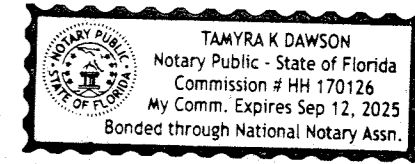
**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, that the Board of County Commissioners of Brevard County, Florida hereby accepts all public utility easements dedicated for the public use on this plat.  
ATTEST:  
Rob Feltner, Chair  
Clerk of the Board

**CERTIFICATE OF CLERK**  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_  
ATTEST:  
Clerk of the Circuit Court in and for Brevard County, Florida

**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  
ATTEST:  
Rob Feltner, Chair  
Clerk of the Board

**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 SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed Professional Surveyor and Mapper, does hereby certify that on October 6, 2024, he completed the Boundary Survey of the lands as shown in the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all the survey requirements of Chapters 177 Part 1, Florida Statutes and is located in Brevard County, Florida and Brevard County Ordinance 62-2841 (c)(d) as amended.  
*Jonathan M. Mott*  
Registration Number 5060  
Jonathan M. Mott, P.L.S.  
William Mott Land Surveying, Inc.  
4875 N Wickham Road, Suite 105  
Melbourne, FL 32940  
Certificate of Authorization Number LB-0003608





**BREVARD MEDICAL CITY PUD - TRACT DATA TABLE:**

PUD TRACT / AREA DESCRIPTION	USE DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
TRACT A, EXISTING PONDS, PREVIOUS PHASE 1, (6.977 AC.)	STORMWATER MANAGEMENT & COMMON OPEN SPACE	BREVARD MEDICAL CITY OWNERS ASSOCIATION, INC.	BREVARD MEDICAL CITY OWNERS ASSOCIATION, INC. (BMC OAI)

# Brevard Medical City P.U.D.

LYING IN THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 26 SOUTH, RANGE 36 EAST  
AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST,  
BREVARD COUNTY, FLORIDA

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**

4875 N WICKHAM ROAD, SUITE 105  
MELBOURNE, FLORIDA 32940  
PHONE (321) 751-4444 FAX (321) 751-4445  
PROJECT NUMBER: 222-0248

**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 (NAD 83/2011). A G.P.S. Control Survey utilizing two (2) Spectra SP80 and one (1) Spectra SP60 GNSS receivers was performed on October 25, 2022. The network vector data was processed and adjusted by Least Squares Method utilizing Spectra Survey Office Ver. 5.50. The network passed the Chi Square Test at 95% Precision Confidence Level and is within the network accuracy estimates per the FGDS Geospatial Positioning Accuracy Standards of the stations listed below. The stations listed below, adjusted June 27, 2012, were held fixed in the network adjustment.

Station Name	PID	Northing	Easting	Latitude	Longitude	Scale Factor	Convergence
Brevard County GPS 1024	AK7489	1397858.175	761818.516	28°10'43.74194"N	80°40'19.37352"W	0.99995397	00°09'17.5"
Brevard County GPS 1025	AK7490	1424240.272	758361.813	28°12'29.50064"N	80°15'05.05920"W	0.99995315	00°09'00.9"
Brevard County GPS 1090	AK7524	1422840.458	740680.172	28°14'51.61816"N	80°44'14.98098"W	0.99994936	00°07'27.3"
Brevard County GPS 5015	DG8721	1408570.290	772785.330	28°12'29.50064"N	80°38'16.46728"W	0.99995676	00°10'16.2"

The coordinate values shown on the plat boundary and the surrounding section corners were computed utilizing AutoCAD Land Development Desktop. A project scale factor of 0.99995382 was used to convert ground distance to grid distance. The distances shown on the plat are ground distance. 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.

**Plat Notes:**

- The bearings shown hereon are based on the West Right-of-Way line of the Florida East Coast Railroad being S 18°49'42" E. Said bearing is based on the State Plane Coordinate System for Florida East Zone.
- All lot drainage is private and is the responsibility of the individual lot owner and/or the homeowners' association to maintain.
- 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.
- Tract A is owned and maintain by the Brevard Medical City Owners Association, Inc. for Storm Water Management and Common Open Space.
- The Private Sidewalk Easement located with Lot 2, Block A, is hereby dedicated the Brevard Medical City Owners Association, Inc.
- 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 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.
- Each lot owner purchasing a lot shown on this plat consents to the imposition of 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.
- Survey monumentation within the subdivision shall be set in accordance with Florida Statutes Chapters 177.091(8) & 177.091(9).
- Brevard County vertical control mark "G6B77" is located within the plat boundary. Please call Brevard County surveying office for vertical data.

**LEGEND:**

- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)
- △ = 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "PRM LB 3608" (SET)
- ▲ = NAIL AND DISK MARKED "PRM LB 3608" (SET)
- = NAIL AND DISK MARKED "PCP LB 3608" (SET)
- D.E. = DRAINAGE EASEMENT (PRIVATE)
- CH# = CURVE NUMBER FOR CURVE TABLE
- L# = LINE NUMBER FOR LINE TABLE
- RAW = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- PG. = PAGE
- PG(S) = PAGES
- RP = RADIUS POINT
- POL = POINT-ON-LINE
- POC = POINT-ON-CURVE
- PI = POINT-OF-INTERSECTION
- PT = POINT-OF-TANGENCY
- PC = POINT-OF-CURVATURE
- PRC = POINT-OF-REVERSE CURVATURE
- PCC = POINT-OF-COMPOUND CURVATURE
- P.O.B. = POINT-OF-BEGINNING
- P.O.C. = POINT-OF-COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- X = DENOTES LINE BREAK/CHANGE IN DIRECTION
- (R) = RADIAL
- (NR) = NON-RADIAL
- ESMT. = EASEMENT
- O.R.B./O.R.BOOK = OFFICIAL RECORDS BOOK
- H.O.A. = HOME OWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- D/Δ = DELTA
- L = LENGTH
- CD/CH = CHORD DISTANCE
- CB = CHORD BEARING
- BLK = BLOCK
- AKA = FORMALLY KNOWN AS
- ALSO = ALSO KNOWN AS

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	17.00'	37°19'04"	11.07'	10.88'	N 60°09'04" E
C2	53.83'	34°44'43"	32.64'	32.15'	S 58°51'54" W
C3	7.00'	52°32'12"	6.42'	6.20'	N 49°58'09" E
C4	82.50'	21°29'38"	30.95'	30.77'	S 88°55'50" W
C5	59.50'	50°44'04"	52.69'	50.98'	N 74°18'36" E
C6	90.50'	19°47'46"	31.27'	31.11'	S 58°50'27" W
C7	56.00'	9°29'22"	9.27'	9.26'	S 44°11'08" W

LINE	LENGTH	BEARING
L1	35.52'	N 78°48'37" E
L2	12.00'	N 23°42'03" E
L3	57.40'	S 66°17'57" E
L4	32.29'	S 11°48'59" E
L5	72.38'	N 78°11'01" E
L6	20.04'	N 48°56'35" E
L7	2.91'	N 11°11'23" W

**Pineda Court**  
VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY (PER O.R.B. 3056, PG. 2823)  
SOUTH RIGHT-OF-WAY LINE OF PINEDA COURT (PER O.R.B. 3056, PG. 2823)

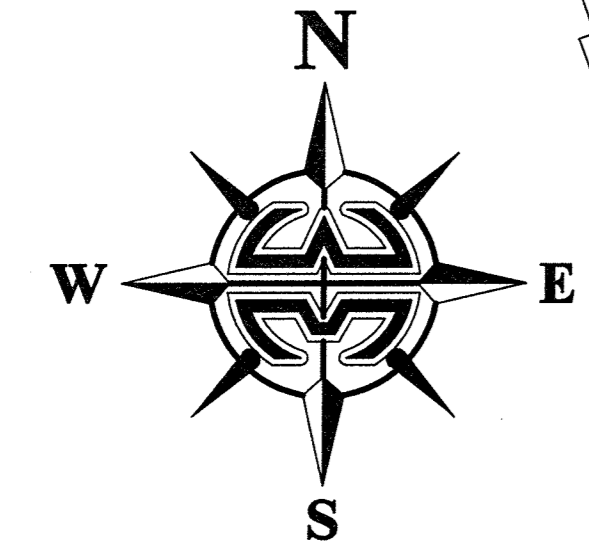
**Wickham Road**  
PUBLIC ROAD (RIGHT-OF-WAY WIDTH VARIES)

**Hardon Lane**  
PRIVATE ROAD WIDTH VARIES PROVIDES ACCESS PER BREVARD MEDICAL CITY BREVARD PROFESSIONAL PARK PHASE ONE) A COMMERCIAL CONDOMINIUM PER O.R.B. 7223, PG. 2347

**LOT 2, BLOCK A**  
112,410 Sq. Ft. 2.58 Acres +/-  
AKA UNIT F  
BREVARD MEDICAL CITY  
A COMMERCIAL CONDOMINIUM (O.R.B. 7223, PG. 2347)

**LOT 1, BLOCK A**  
170,328 Sq. Ft. 3.91 Acres +/-  
AKA UNITS D & E  
BREVARD MEDICAL CITY  
A COMMERCIAL CONDOMINIUM (O.R.B. 7223, PG. 2347)

**TRACT A**  
AKA COMMON ELEMENT  
BREVARD MEDICAL CITY  
A COMMERCIAL CONDOMINIUM (O.R.B. 7223, PG. 2347)



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.

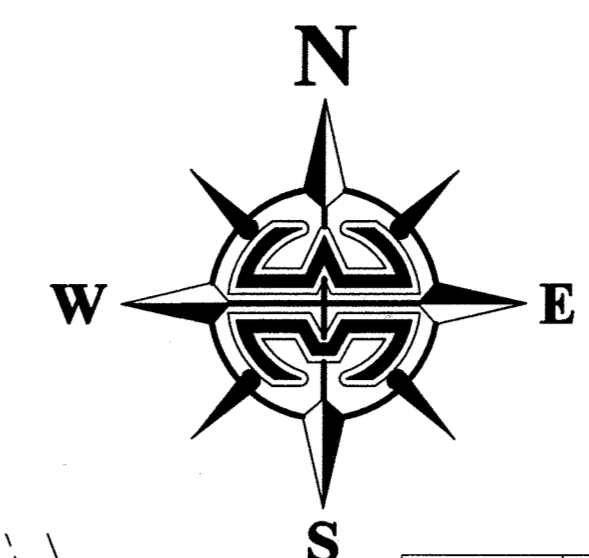
**SEE SHEETS 3 & 4 FOR EASEMENT DETAILS**



# Brevard Medical City P.U.D.

LYING IN THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 26 SOUTH, RANGE 36 EAST  
AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST,  
BREVARD COUNTY, FLORIDA

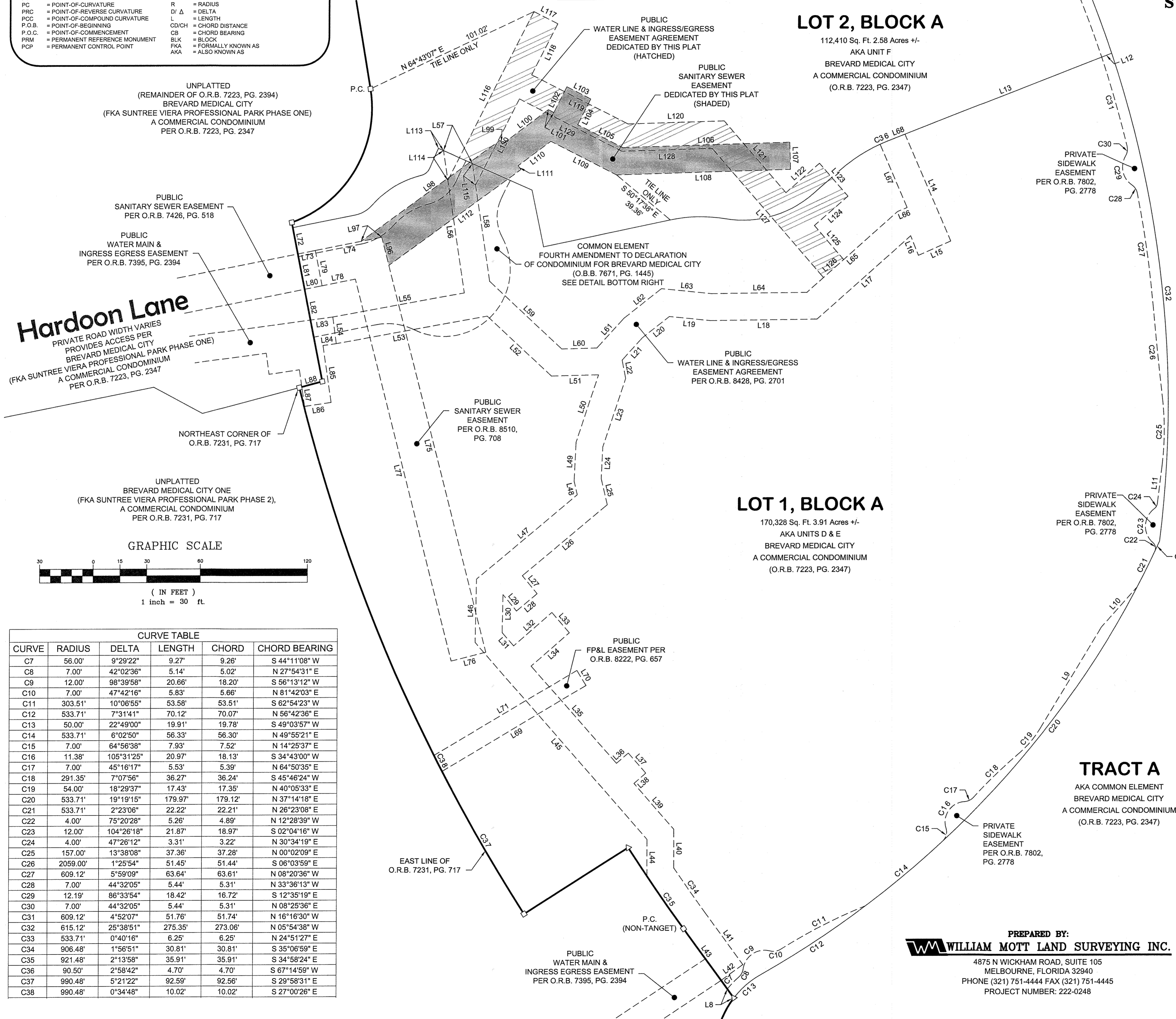
SEE SHEET 4 FOR CONTINUATION



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.

**LEGEND:**

□	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)	X	= DENOTES LINE BREAK/CHANGE IN DIRECTION
○	= 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "PRM LB 3608" (SET)	(R)	= RADIAL
●	= NAIL AND DISK MARKED "PRM LB 3608" (SET)	(NR)	= NON-RADIAL
▲	= NAIL AND DISK MARKED "PCP LB 3608" (SET)	ESMT.	= EASEMENT
D.E.	= DRAINAGE EASEMENT (PRIVATE)	O.R.B./O.R.BOOK	= OFFICIAL RECORDS BOOK
CR#	= CURVE NUMBER FOR CURVE TABLE	H.O.A.	= HOME OWNERS ASSOCIATION
LN#	= LINE NUMBER FOR LINE TABLE	LB	= LICENSED BUSINESS
R/W	= RIGHT-OF-WAY	PLS	= PROFESSIONAL LAND SURVEYOR
P.B.	= PLAT BOOK	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PG.	= PAGE	R	= RADIUS
PG(S)	= PAGES	D/Δ	= DELTA
RP	= RADIUS POINT	L	= LENGTH
POL	= POINT-ON-LINE	C/D/C#	= CHORD DISTANCE
POC	= POINT-ON-CURVE	CB	= CHORD BEARING
PI	= POINT-OF-INTERSECTION	BLK	= BLOCK
PT	= POINT-OF-TANGENCY	FKA	= FORMERLY KNOWN AS
PC	= POINT-OF-CURVATURE	AKA	= ALSO KNOWN AS
PRC	= POINT-OF-REVERSE CURVATURE		
PCC	= POINT-OF-COMPOUND CURVATURE		
P.O.B.	= POINT-OF-BEGINNING		
P.O.C.	= POINT-OF-COMMENCEMENT		
PRM	= PERMANENT REFERENCE MONUMENT		
PCP	= PERMANENT CONTROL POINT		



**LINE TABLE**

LINE	LENGTH	BEARING
L1	35.52'	N 78°48'37" E
L2	12.00'	N 23°42'03" E
L3	57.40'	S 66°17'57" E
L4	32.29'	S 11°48'59" E
L5	72.38'	N 78°11'01" E
L6	20.04'	N 48°56'35" E
L7	2.91'	N 11°11'23" W
L8	6.22'	N 36°04'36" W
L9	66.85'	N 30°50'45" E
L10	29.80'	S 41°53'11" W
L11	21.74'	N 06°51'13" E
L12	6.01'	N 68°44'20" E
L13	124.06'	S 68°44'20" W
L14	64.86'	S 23°32'33" W
L15	19.70'	S 66°27'27" W
L16	11.72'	N 22°09'43" W
L17	69.71'	N 48°29'37" E
L18	59.70'	S 89°21'13" W
L19	23.13'	N 84°17'33" W
L20	19.27'	S 51°45'48" W
L21	16.64'	S 42°15'55" W
L22	10.43'	S 11°12'47" E
L23	40.29'	S 18°13'30" W
L24	17.61'	S 02°40'14" W
L25	14.91'	S 13°24'24" E
L26	61.57'	S 50°12'39" W
L27	13.01'	S 39°47'21" E
L28	15.00'	S 50°12'39" W
L29	11.87'	N 39°47'21" W
L30	21.10'	S 01°03'07" W
L31	9.84'	S 41°02'54" E
L32	28.29'	N 48°57'06" E
L33	15.00'	S 41°03'25" E
L34	28.29'	S 48°57'06" W
L35	72.98'	S 41°02'54" E
L36	8.77'	N 48°57'06" E
L37	15.00'	S 41°02'54" E
L38	8.77'	S 48°57'06" W
L39	34.11'	S 41°02'54" E
L40	21.88'	S 00°12'32" E
L41	35.97'	S 36°04'36" E
L42	15.00'	S 53°55'24" W
L43	35.96'	N 36°04'36" W
L44	20.85'	N 00°12'32" W
L45	147.12'	N 41°02'54" W
L46	35.25'	N 01°03'07" E
L47	73.14'	N 50°12'39" E

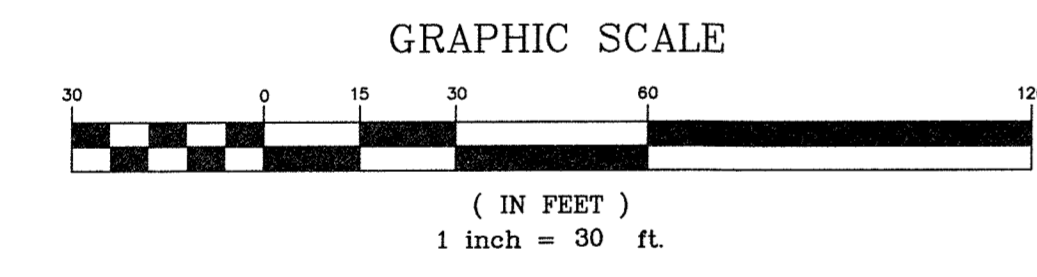
**LINE TABLE**

LINE	LENGTH	BEARING
L48	7.73'	N 13°24'24" W
L49	21.78'	N 02°40'14" E
L50	39.52'	N 18°13'30" E
L51	26.37'	S 88°36'22" W
L52	49.25'	N 47°07'23" W
L53	85.89'	S 79°40'49" W
L54	15.00'	N 07°40'47" W
L55	74.77'	N 79°40'49" E
L56	79.93'	N 08°39'37" W
L57	17.76'	S 66°17'57" E
L58	66.20'	S 08°39'37" E
L59	55.37'	S 47°07'23" E
L60	19.60'	N 88°36'22" E
L61	22.39'	N 42°15'55" E
L62	26.57'	N 51°45'48" E
L63	28.35'	S 84°17'33" E
L64	53.28'	N 89°21'13" E
L65	67.59'	N 48°29'37" E
L66	5.74'	N 67°50'17" E
L67	38.42'	N 23°32'33" W
L68	10.30'	N 68°44'20" E
L69	93.92'	S 68°59'34" W
L70	10.00'	S 31°00'26" E
L71	93.22'	N 68°59'34" E
L72	15.00'	S 11°11'23" E
L73	9.97'	N 78°48'37" E
L74	37.90'	N 78°48'37" E
L75	238.51'	S 14°24'15" E
L76	20.00'	S 75°35'45" W
L77	219.60'	S 14°24'15" E
L78	18.99'	N 78°48'37" E
L79	20.00'	N 11°11'23" W
L80	9.97'	S 78°48'37" W
L81	20.00'	N 11°11'23" W
L82	17.44'	S 11°11'23" E
L83	12.62'	N 82°19'13" E
L84	7.50'	S 82°19'13" W
L85	32.18'	S 08°20'07" E
L86	15.00'	S 81°39'53" W
L87	10.96'	N 08°20'07" W
L88	11.87'	N 75°08'40" E
L89	35.52'	N 78°48'37" E
L90	2.00'	N 23°42'03" E
L91	27.14'	S 66°17'57" E
L92	2.00'	S 23°42'03" W
L93	35.52'	S 78°48'37" W
L94	45.66'	N 11°11'23" W

**LINE TABLE**

LINE	LENGTH	BEARING
L95	16.50'	S 11°11'23" E
L96	16.19'	N 14°24'15" W
L97	11.80'	S 78°48'37" W
L98	95.77'	N 54°05'44" E
L99	2.38'	S 35°54'16" E
L100	31.83'	N 53°26'09" E
L101	3.48'	S 63°03'19" E
L102	16.00'	N 26°56'41" E
L103	15.00'	S 63°03'19" E
L104	16.00'	S 26°56'41" W
L105	28.25'	S 63°03'19" E
L106	93.61'	N 88°17'24" E
L107	15.00'	S 01°42'36" E
L108	97.44'	S 88°17'24" W
L109	41.28'	N 63°03'19" W
L110	22.71'	S 53°26'09" W
L111	2.61'	S 35°54'16" E
L112	90.98'	S 54°05'44" W
L113	3.11'	S 66°17'57" E
L114	16.69'	S 08°39'37" E
L115	12.00'	S 08°39'37" E
L116	105.47'	N 26°56'41" E
L117	15.00'	S 63°03'19" E
L118	32.00'	S 26°56'41" W
L119	60.60'	S 63°03'19" E
L120	53.90'	N 88°17'24" E
L121	52.90'	S 41°03'25" E
L122	24.80'	N 48°56'35" E
L123	24.37'	S 41°03'25" E
L124	24.80'	S 48°56'35" W
L125	25.09'	S 41°03'25" E
L126	15.00'	S 48°29'37" W
L127	95.38'	N 41°03'25" W
L128	50.64'	S 88°17'24" W
L129	64.44'	N 63°03'19" W
L130	53.66'	S 26°56'41" W

**Haddon Lane**  
PRIVATE ROAD WIDTH VARIES  
PROVIDES ACCESS PER  
BREVARD MEDICAL CITY  
(FKA SUNTREE VIERA PROFESSIONAL PARK PHASE ONE)  
A COMMERCIAL CONDOMINIUM  
PER O.R.B. 7223, PG. 2347



**CURVE TABLE**

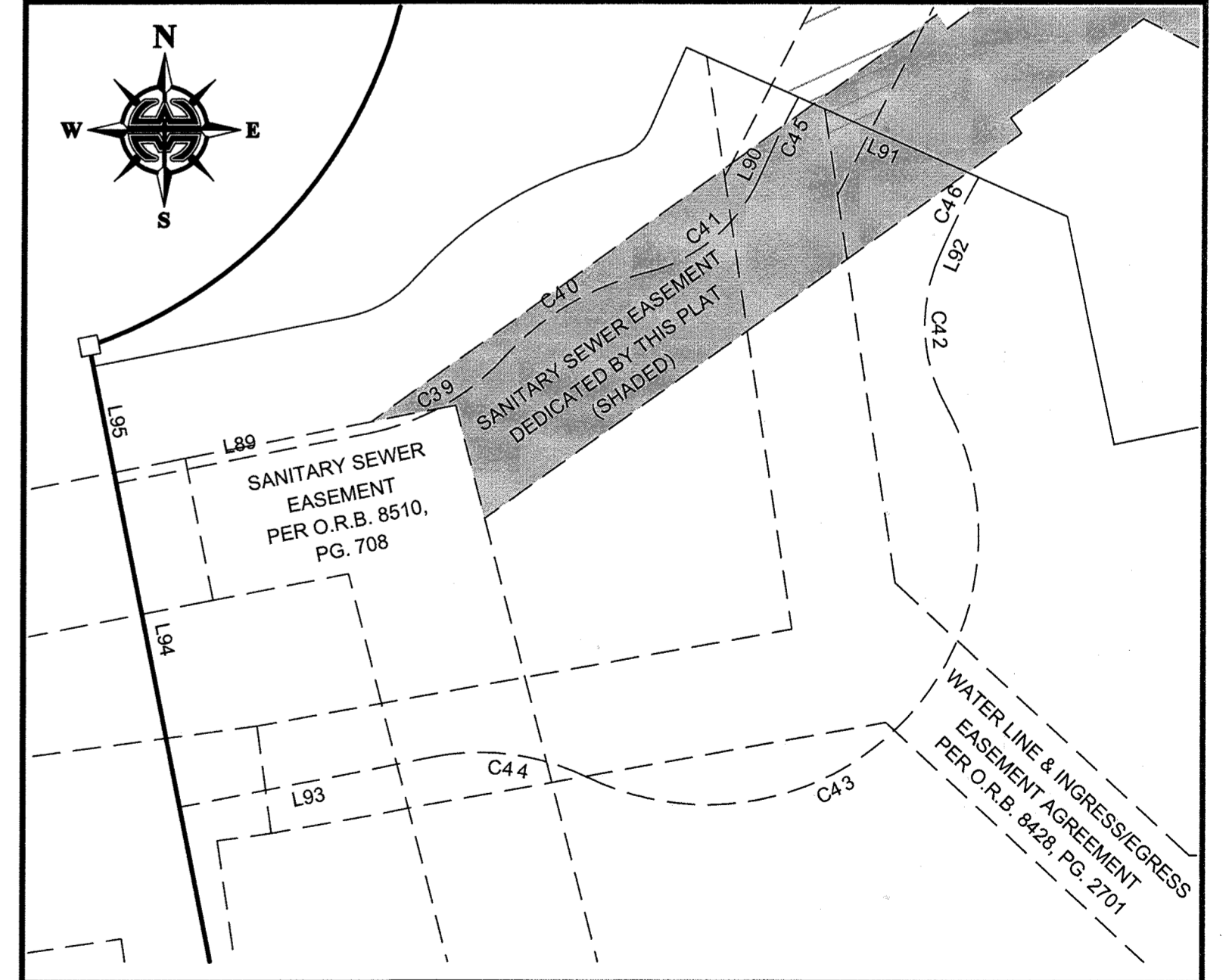
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C7	56.00'	9°29'22"	9.27'	9.28'	S 44°11'08" W
C8	7.00'	42°02'36"	5.14'	5.02'	N 27°54'31" E
C9	12.00'	98°39'58"	20.66'	18.20'	S 56°13'12" W
C10	7.00'	47°42'16"	5.83'	5.66'	N 81°42'03" E
C11	303.51'	10°06'55"	53.58'	53.51'	S 62°54'23" W
C12	533.71'	7°31'41"	70.12'	70.07'	N 56°42'36" E
C13	50.00'	22°49'00"	19.91'	19.78'	S 49°03'57" W
C14	533.71'	6°02'50"	56.33'	56.30'	N 49°55'21" E
C15	7.00'	64°56'38"	7.93'	7.52'	N 14°25'37" E
C16	11.38'	105°31'25"	20.97'	18.13'	S 34°43'00" W
C17	7.00'	45°16'17"	5.53'	5.39'	N 64°50'35" E
C18	291.35'	7°07'56"	36.27'	36.24'	S 45°46'24" W
C19	54.00'	18°29'37"	17.43'	17.35'	N 40°05'33" E
C20	533.71'	19°19'15"	179.97'	179.12'	N 37°14'18" E
C21	533.71'	2°23'06"	22.22'	22.21'	N 26°23'08" E
C22	4.00'	75°20'28"	5.28'	4.89'	N 12°28'39" W
C23	12.00'	104°26'18"	21.87'	18.97'	S 02°04'16" W
C24	4.00'	47°28'12"	3.31'	3.22'	N 30°34'19" E
C25	157.00'	13°38'08"	37.36'	37.28'	N 00°02'09" E
C26	2059.00'	1°25'54"	51.45'	51.44'	S 06°03'59" E
C27	609.12'	5°59'09"	63.64'	63.61'	N 08°20'36" W
C28	7.00'	44°32'05"	5.44'	5.31'	N 33°36'13" W
C29	12.19'	86°33'54"	18.42'	16.72'	S 12°35'19" E
C30	7.00'	44°32'05"	5.44'	5.31'	N 08°25'36" E
C31	609.12'	4°52'07"	51.76'	51.74'	N 16°16'30" W
C32	615.12'	25°38'51"	275.35'	273.06'	N 05°54'38" W
C33	533.71'	0°40'16"	6.25'	6.25'	N 24°51'27" E
C34	906.48'	1°56'51"	30.81'	30.81'	S 35°06'59" E
C35	921.48'	2°13'58"	35.91'	35.91'	S 34°58'24" E
C36	90.50'	2°58'42"	4.70'	4.70'	S 67°14'59" W
C37	990.48'	5°21'22"	92.59'	92.56'	S 29°58'31" E
C38	990.48'	0°34'48"	10.02'	10.02'	S 27°00'26" E

**LOT 1, BLOCK A**  
170,328 Sq. Ft. 3.91 Acres +/-  
AKA UNITS D & E  
BREVARD MEDICAL CITY  
A COMMERCIAL CONDOMINIUM  
(O.R.B. 7223, PG. 2347)

**LOT 2, BLOCK A**  
112,410 Sq. Ft. 2.58 Acres +/-  
AKA UNIT F  
BREVARD MEDICAL CITY  
A COMMERCIAL CONDOMINIUM  
(O.R.B. 7223, PG. 2347)

**TRACT A**  
AKA COMMON ELEMENT  
BREVARD MEDICAL CITY  
A COMMERCIAL CONDOMINIUM  
(O.R.B. 7223, PG. 2347)

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**  
4875 N WICKHAM ROAD, SUITE 105  
MELBOURNE, FLORIDA 32940  
PHONE (321) 751-4444 FAX (321) 751-4445  
PROJECT NUMBER: 222-0248

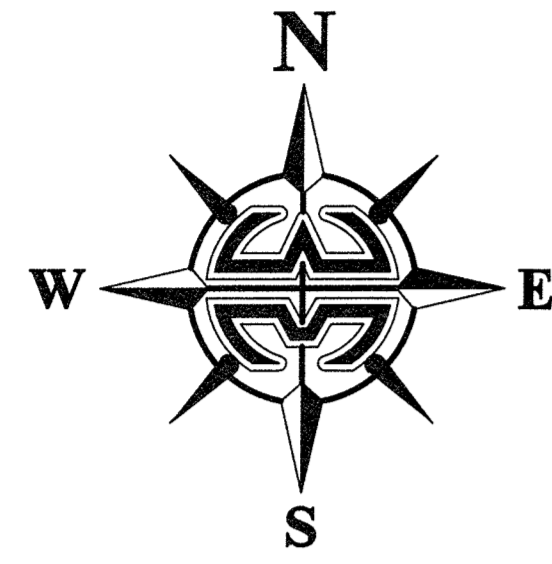


**DETAIL OF COMMON ELEMENT**  
**FOURTH AMENDMENT TO DECLARATION**  
**OF CONDOMINIUM FOR BREVARD MEDICAL CITY**  
(O.B.B. 7671, PG. 1445)  
SCALE 1" = 20'

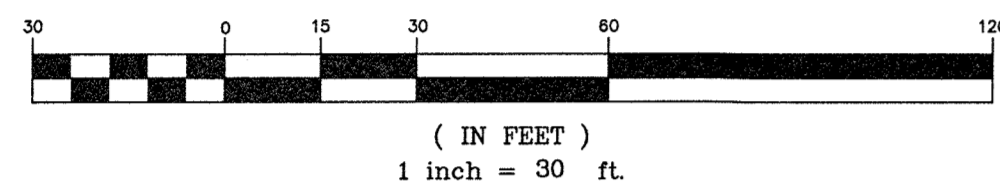


# Brevard Medical City P.U.D.

LYING IN THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 26 SOUTH, RANGE 36 EAST  
AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST,  
BREVARD COUNTY, FLORIDA



GRAPHIC SCALE



**LEGEND:**

□	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)	X	= DENOTES LINE BREAK/CHANGE IN DIRECTION
⊕	= 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "PRM LB 3608" (SET)	(R)	= RADIAL
⊙	= NAIL AND DISK MARKED "PCP LB 3608" (SET)	(NR)	= NON-RADIAL
●	= NAIL AND DISK MARKED "FCP LB 3608" (SET)	ESMT.	= EASEMENT
D.E.	= DRAINAGE EASEMENT (PRIVATE)	O.R.B./O.R.BOOK	= OFFICIAL RECORDS BOOK
C#	= CURVE NUMBER FOR CURVE TABLE	H.O.A.	= HOME OWNERS ASSOCIATION
L#	= LINE NUMBER FOR LINE TABLE	LB	= LICENSED BUSINESS
R/W	= RIGHT-OF-WAY	PLS	= PROFESSIONAL LAND SURVEYOR
P.B.	= PLAT BOOK	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PG.	= PAGE	R	= RADIUS
PG(S)	= PAGES	Δ/D	= DELTA
RP	= RADIUS POINT	L	= LENGTH
POL	= POINT-ON-LINE	CD/CH	= CHORD DISTANCE
PCC	= POINT-ON-CURVE	CB	= CHORD BEARING
PI	= POINT-OF-INTERSECTION	BLK	= BLOCK
PT	= POINT-OF-TANGENCY	FKA	= FORMALLY KNOWN AS
PC	= POINT-OF-CURVATURE	AKA	= ALSO KNOWN AS
PRC	= POINT-OF-REVERSE CURVATURE		
PCC	= POINT-OF-COMPOUND CURVATURE		
P.O.B.	= POINT-OF-BEGINNING		
P.O.C.	= POINT-OF-COMMENCEMENT		
PRM	= PERMANENT REFERENCE MONUMENT		
PCP	= PERMANENT CONTROL POINT		

UNPLATTED  
(REMAINDER OF O.R.B. 7223, PG. 2394)  
BREVARD MEDICAL CITY  
(FKA SUNTREE VIERA PROFESSIONAL PARK PHASE ONE)  
A COMMERCIAL CONDOMINIUM  
PER O.R.B. 7223, PG. 2347

PUBLIC  
SANITARY SEWER EASEMENT  
PER O.R.B. 7426, PG. 518

PUBLIC  
WATER MAIN &  
INGRESS EGRESS EASEMENT  
PER O.R.B. 7395, PG. 2394

**Hardoon Lane**  
PRIVATE ROAD WIDTH VARIES  
PROVIDES ACCESS PER  
BREVARD MEDICAL CITY  
(FKA SUNTREE VIERA PROFESSIONAL PARK PHASE ONE)  
A COMMERCIAL CONDOMINIUM  
PER O.R.B. 7223, PG. 2347

NORTHEAST CORNER OF  
O.R.B. 7231, PG. 717

**SEE SHEET 3 FOR CONTINUATION**

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**  
4875 N WICKHAM ROAD, SUITE 105  
MELBOURNE, FLORIDA 32940  
PHONE (321) 751-4444 FAX (321) 751-4445  
PROJECT NUMBER: 222-0248

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**TRACT A**  
AKA COMMON ELEMENT  
BREVARD MEDICAL CITY  
A COMMERCIAL CONDOMINIUM  
(O.R.B. 7223, PG. 2347)

**LOT 2, BLOCK A**  
112,410 Sq. Ft. 2.58 Acres +/-  
AKA UNIT F  
BREVARD MEDICAL CITY  
A COMMERCIAL CONDOMINIUM  
(O.R.B. 7223, PG. 2347)

LINE	LENGTH	BEARING
L1	35.52'	N 78°48'37" E
L2	12.00'	N 23°42'03" E
L3	57.40'	S 66°17'57" E
L4	32.29'	S 11°48'59" E
L5	72.38'	N 78°11'01" E
L6	20.04'	N 48°56'35" E
L7	2.91'	N 11°11'23" W
L8	6.22'	N 36°04'36" W
L9	66.85'	N 30°50'45" E
L10	29.80'	S 41°53'11" W
L11	21.74'	N 06°51'13" E
L12	6.01'	N 68°44'20" E
L13	124.06'	S 68°44'20" W
L14	64.86'	S 23°32'33" E
L15	19.70'	S 66°27'27" W
L16	11.72'	N 22°09'43" W
L17	69.71'	N 48°29'37" E
L18	59.70'	S 89°21'13" W
L19	23.13'	N 84°17'33" W
L20	19.27'	S 51°45'48" W
L21	16.64'	S 42°15'55" W
L22	10.43'	S 11°12'47" E
L23	40.29'	S 16°13'30" W
L24	17.61'	S 02°40'14" W
L25	14.91'	S 13°24'24" E
L26	61.57'	S 50°12'39" W
L27	13.01'	S 39°47'21" E
L28	15.00'	S 50°12'39" W
L29	11.87'	N 39°47'21" W
L30	21.10'	S 01°03'07" W
L31	9.84'	S 41°02'54" E
L32	28.29'	N 48°57'06" E
L33	15.00'	S 41°03'25" E
L34	28.29'	S 48°57'06" W
L35	72.98'	S 41°02'54" E
L36	8.77'	N 48°57'06" E
L37	15.00'	S 41°02'54" E
L38	8.77'	S 48°57'06" W
L39	34.11'	S 41°02'54" E
L40	21.88'	S 00°12'32" E
L41	35.97'	S 36°04'36" E
L42	15.00'	S 53°55'24" W
L43	35.96'	N 36°04'36" W
L44	20.85'	N 00°12'32" E
L45	147.12'	N 41°02'54" W
L46	35.25'	N 01°03'07" E
L47	73.14'	N 50°12'39" E

LINE	LENGTH	BEARING
L48	7.73'	N 13°24'24" W
L49	21.78'	N 02°40'14" E
L50	39.52'	N 18°13'30" E
L51	26.37'	S 88°36'22" W
L52	49.25'	N 47°07'23" W
L53	85.89'	S 79°40'49" W
L54	15.00'	N 07°40'47" W
L55	74.77'	N 79°40'49" E
L56	79.93'	N 08°39'37" W
L57	17.76'	S 66°17'57" E
L58	66.20'	S 08°39'37" E
L59	55.37'	S 47°07'23" E
L60	19.60'	N 88°36'22" E
L61	22.39'	N 42°15'55" E
L62	26.57'	N 51°45'48" E
L63	28.35'	S 84°17'33" E
L64	53.28'	N 89°21'13" E
L65	67.59'	N 48°29'37" E
L66	5.74'	N 67°50'17" E
L67	38.42'	N 23°32'33" W
L68	10.30'	N 68°44'20" E
L69	93.92'	S 68°59'34" W
L70	10.00'	S 31°00'26" E
L71	93.22'	N 58°59'34" E
L72	15.00'	S 11°11'23" E
L73	9.97'	N 78°48'37" E
L74	37.90'	N 78°48'37" E
L75	238.51'	S 14°24'15" E
L76	20.00'	S 75°35'45" W
L77	219.60'	S 14°24'15" E
L78	18.99'	N 78°48'37" E
L79	20.00'	N 11°11'23" W
L80	9.97'	S 78°48'37" W
L81	20.00'	N 11°11'23" W
L82	17.44'	S 11°11'23" E
L83	12.62'	N 82°19'13" W
L84	7.50'	S 82°19'13" W
L85	32.18'	S 08°20'07" E
L86	15.00'	S 81°39'53" W
L87	10.96'	N 08°20'07" W
L88	11.87'	N 75°08'40" E
L89	35.52'	N 78°48'37" E
L90	2.00'	N 23°42'03" E
L91	27.14'	S 66°17'57" E
L92	2.00'	S 23°42'03" W
L93	35.52'	S 78°48'37" W
L94	45.66'	N 11°11'23" W

LINE	LENGTH	BEARING
L95	16.50'	S 11°11'23" E
L96	16.19'	N 14°24'15" W
L97	11.80'	S 78°48'37" W
L98	95.77'	N 54°05'44" E
L99	2.38'	S 35°54'16" E
L100	31.83'	N 53°26'09" E
L101	3.48'	S 63°03'19" E
L102	16.00'	N 26°56'41" E
L103	15.00'	S 63°03'19" E
L104	16.00'	S 26°56'41" W
L105	28.25'	S 63°03'19" E
L106	93.61'	N 88°17'24" E
L107	15.00'	S 01°42'36" E
L108	97.44'	S 88°17'24" W
L109	41.28'	N 63°03'19" W
L110	22.71'	S 53°26'09" W
L111	2.61'	S 35°54'16" E
L112	90.98'	S 54°05'44" W
L113	3.11'	S 66°17'57" E
L114	16.69'	S 08°39'37" E
L115	12.00'	S 08°39'37" E
L116	105.47'	N 26°56'41" E
L117	15.00'	S 63°03'19" E
L118	32.00'	S 26°56'41" W
L119	60.60'	S 63°03'19" E
L120	53.90'	N 88°17'24" E
L121	52.90'	S 41°03'25" E
L122	24.80'	N 48°56'35" E
L123	24.37'	S 41°03'25" E
L124	24.80'	S 48°56'35" W
L125	25.09'	S 41°03'25" E
L126	15.00'	S 48°29'37" W
L127	95.38'	N 41°03'25" W
L128	50.64'	S 88°17'24" W
L129	64.44'	N 63°03'19" W
L130	53.66'	S 26°56'41" W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C37	990.48'	5°21'22"	92.59'	10.02'	S 29°58'31" E
C38	990.48'	0°34'48"	10.02'	10.02'	S 27°00'26" E
C39	33.50'	37°19'04"	21.82'	21.44'	N 60°09'04" E
C40	37.33'	34°44'43"	22.64'	22.29'	S 58°51'54" W
C41	23.50'	52°32'12"	21.55'	20.80'	N 49°58'09" E
C42	23.50'	52°32'12"	21.55'	20.80'	S 02°34'03" E
C43	37.33'	144°57'50"	94.45'	71.20'	N 43°38'46" E
C44	33.50'	37°19'04"	21.82'	21.44'	N 82°31'51" W
C45	113.50'	5°03'17"	10.01'	10.01'	S 26°13'41" W
C46	86.50'	6°38'19"	10.02'	10.02'	S 27°01'13" W
C47	609.12'	11°41'31"	124.30'	124.08'	N 24°33'20" W
C48	15.00'	85°34'36"	22.40'	20.38'	N 32°05'29" W
C49	13.00'	121°56'48"	27.67'	22.73'	N 62°48'14" W
C50	40.00'	15°34'11"	10.87'	10.84'	N 59°46'34" W
C51	571.95'	0°36'06"	6.01'	6.01'	N 74°11'18" W
C52	539.00'	12°19'21"	115.92'	115.70'	N 83°20'26" W
C53	100.00'	3°33'59"	6.22'	6.22'	N 88°42'53" E
C54	256.00'	9°25'32"	42.11'	42.07'	N 88°21'20" W
C55	35.00'	27°36'45"	16.87'	16.70'	N 69°50'12" W
C56	571.95'	1°43'28"	17.21'	17.21'	S 86°32'25" W
C57	571.95'	18°06'30"	180.76'	180.01'	S 83°32'36" E
C58	571.95'	22°35'50"	225.57'	224.11'	S 62°35'20" E
C59	615.12'	12°58'09"	138.88'	138.58'	S 25°12'08" E

PUD TRACT / LOT DESCRIPTION	USE DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
TRACT A, (6.977 AC.)	STORMWATER MANAGEMENT & 0.924 AC. OF PASSIVE COMMON OPEN SPACE	BREVARD MEDICAL CITY OWNERS ASSOCIATION, INC.	BREVARD MEDICAL CITY OWNERS ASSOCIATION, INC. (BMC OAI)
LOT 1 (3.910 AC.)	ASSISTED LIVING FACILITIES & 0.48 AC. OF COMMON OPEN SPACE (0.146 ACTIVE & 0.333 PASSIVE), STORMWATER MANAGEMENT	CHATEAU MADELEINE ALF, LLC	CM ALF LLC EXCEPT LAKE POND PERIMETER SIDEWALK (BMC OAI)
LOT 2 (2.580 AC.)	ASSISTED LIVING FACILITIES & 0.279 AC. OF PASSIVE COMMON OPEN SPACE, STORMWATER MANAGEMENT	BREVARD MEDICAL CITY, LLC, WITH EASEMENT TO CHATEAU MADELEINE ALF, LLC	CM ALF LLC EXCEPT LAKE POND PERIMETER SIDEWALK (BMC OAI)