

REELING PARK SOUTH - PHASE 2

SECTIONS 16 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF N03°47'36"E ON THE WEST LINE OF TRACT E1, ACCORDING TO THE PLAT OF REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 1, AS RECORDED IN PLAT BOOK 61, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK G6B60 IS LOCATED NEAR 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 STORM WATER 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.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR REELING PARK SOUTH NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8691, PAGE 2106, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - AS TO THE LANDS PLATTED HEREUNDER WITHIN SECTION 16, TWP 26 SOUTH, RANGE 36 EAST, MINERAL RIGHTS RESERVED BY CONSOLIDATED NAVAL STORES COMPANY, IN DEED RECORDED IN DEED BOOK 270 PAGE 408, AS AFFECTED BY WARRANTY DEED FROM CONSOLIDATED FINANCIAL CORPORATION (FICA CONSOLIDATED NAVAL STORES COMPANY) TO CONSOLIDATED-TOMOKA LAND CO., RECORDED IN OFFICIAL RECORDS BOOK 1097, PAGE 584 AND PARTIALLY RELEASED BY THE RELEASE OF SURFACE, ENTRY RIGHTS WITH RESPECT TO OIL GAS AND MINERAL INTERESTS, DATED 9/30/1987, BY CONSOLIDATED-TOMOKA LAND CO. IN OFFICIAL RECORDS BOOK 2852 PAGE 1304, WHICH RELEASES "ALL OF THE RIGHTS OF THE RELEASOR TO EXPLORE FOR, DRILL FOR, DEVELOP, MINE AND REMOVE OIL, GAS, AND OTHER MINERALS, OR OTHERWISE TO ENTER UPON, USE OCCUPY, DISRUPT OR DAMAGE THE SURFACE OR TO AUTHORIZE ANY OTHER PERSON TO DO SO"; SAID MINERAL RIGHTS WERE FURTHER CONVEYED BY CONSOLIDATED-TOMOKA LAND CO. TO INDIGO GROUP, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5387 PAGE 3769, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL PLATTED UTILITY 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.
- UNLESS OTHERWISE NOTED, A 10' WIDE PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED OVER, ACROSS AND UNDER THE FRONT OF ALL LOTS AND TRACTS CONTIGUOUS WITH THE RIGHT-OF-WAY OF LYSIDE DRIVE OR RIBERA DRIVE FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES. FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- A 5' WIDE PRIVATE NONEXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC., ALONG ALL SIDE LOT LINES AND INCLUDES THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH, FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SWALE CONFORMING TO THE SUBDIVISION DESIGN APPROVED BY BREVARD COUNTY. SUCH SWALES SHALL BE IN ACCORDANCE WITH THE NEIGHBORHOOD AREA DECLARATION REFERENCED IN NOTE 6(B) ABOVE, TO FACILITATE THE EFFECTIVE MAINTENANCE OF SIDE YARD SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT. NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREON.
- TRACTS OSN3-21 AND OSN3-11A ARE RESERVED FOR OPEN SPACE, SIDEWALKS, TRAILS, SIGNAGE, LANDSCAPING, IRRIGATION FACILITIES, UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, A SHARED USE TRAIL OR PEDWAY AND SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC..
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 4 AND 5, BLOCK U; LOTS 2 AND 3, BLOCK V; AND LOTS 13 AND 14, BLOCK V; ARE NONEXCLUSIVE AND GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, IMPROVEMENT AND INSPECTION, MAINTENANCE AND REPAIR OF UNDERGROUND MASTER DRAINAGE IMPROVEMENTS. TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS LOCATED THEREIN BY VIERA STEWARDSHIP DISTRICT. NO FENCES, TREES, 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 IS PROHIBITED.
- ALL 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. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN OR ADJOINING THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND, NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND DRAINAGE STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS OR ANY OTHER STORM WATER 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.
- THE PUBLIC IMPROVEMENTS SHOWN WITHIN THAT PORTION OF THE LANDS PLATTED HEREUNDER LOCATED IN SECTION 16, TWP 26 SOUTH, RANGE 36 EAST, ARE COVERED BY TITLE INSURANCE POLICY 002782/060712 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUED TO BREVARD COUNTY.

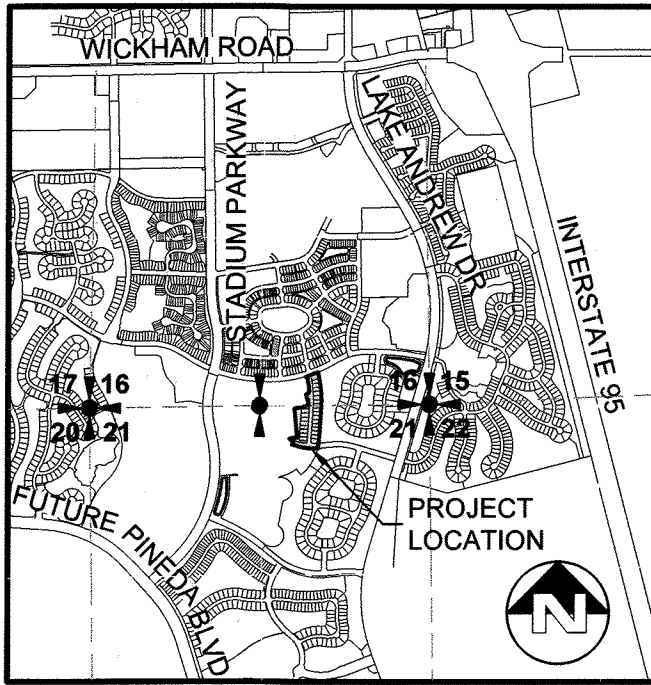
STATE PLANE COORDINATE NOTES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE
NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04.
THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTECH SOLUTIONS VERSION 2.7
THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

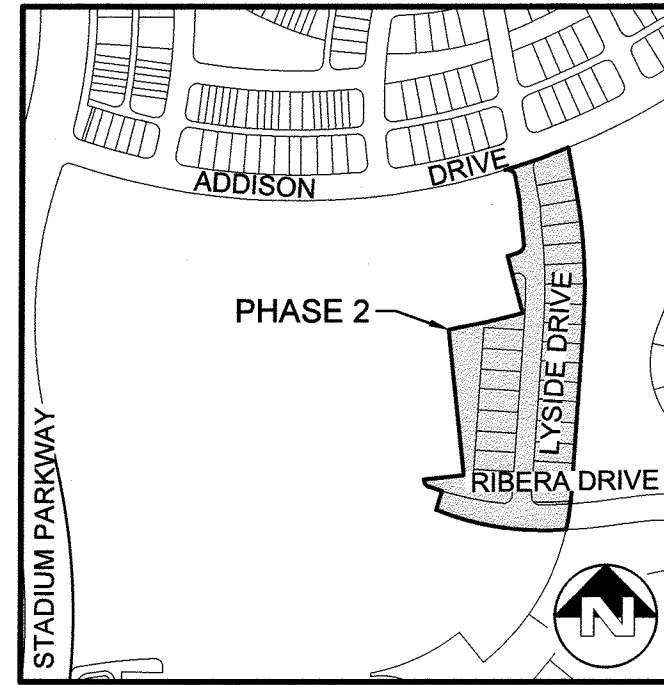
DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+10°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+10°07' 27.3"
1 95 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22785"	080°43'06.11244"	0.99995250	(+10°07' 59.6"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995030 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

DESCRIPTION

A PARCEL OF LAND IN SECTIONS 16 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RIBERA DRIVE, ACCORDING TO THE PLAT OF VALENCIA AT ADDISON VILLAGE - PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGE 57, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, AND RUN ALONG THE ARC OF THE CURVED WEST LINE OF SAID RIBERA DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 06°21'24", A CHORD BEARING OF N09°31'05"E, AND A CHORD LENGTH OF 82.06 FEET), A DISTANCE OF 82.10 FEET TO THE SOUTHWEST CORNER OF TRACT E1, REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE CONTINUING ALONG SAID CURVE AND ALONG THE WEST LINE OF SAID TRACT E1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 02°32'47", A CHORD BEARING OF N05°03'59"E, AND A CHORD LENGTH OF 32.89 FEET), A DISTANCE OF 32.89 FEET TO THE END OF SAID CURVE; 2) THENCE N03°47'36"E, A DISTANCE OF 537.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1650.00 FEET, A CENTRAL ANGLE OF 14°31'18", A CHORD BEARING OF N03°28'04"W, AND A CHORD LENGTH OF 417.08 FEET), A DISTANCE OF 418.20 FEET TO THE END OF SAID CURVE; 4) THENCE N10°43'43"W, A DISTANCE OF 131.44 FEET TO THE NORTHWEST CORNER OF SAID TRACT E1 AND A NON-TANGENT INTERSECTION WITH THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF ADDISON DRIVE, ACCORDING TO THE PLAT OF REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 2, AS RECORDED IN PLAT BOOK 63, PAGE 30, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE AND ALONG THE ARC OF THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF ADDISON DRIVE, ACCORDING TO THE PLAT OF REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 4, AS RECORDED IN PLAT BOOK 65, PAGE 57, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2240.00 FEET, A CENTRAL ANGLE OF 05°22'31", A CHORD BEARING OF S70°31'55"W, AND A CHORD LENGTH OF 210.07 FEET), A DISTANCE OF 210.15 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°03'07", A CHORD BEARING OF S58°45'16"E, AND A CHORD LENGTH OF 37.17 FEET), A DISTANCE OF 41.91 FEET TO THE END OF SAID CURVE; THENCE S10°43'43"E, A DISTANCE OF 70.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 05°17'21", A CHORD BEARING OF S08°05'02"E, AND A CHORD LENGTH OF 2.31 FEET), A DISTANCE OF 2.31 FEET TO THE END OF SAID CURVE; THENCE S05°26'21"E, A DISTANCE OF 70.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1485.00 FEET, A CENTRAL ANGLE OF 02°49'29", A CHORD BEARING OF S06°39'39"E, AND A CHORD LENGTH OF 72.20 FEET), A DISTANCE OF 72.21 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79°15'10", A CHORD BEARING OF S34°22'40"W, AND A CHORD LENGTH OF 31.89 FEET), A DISTANCE OF 34.58 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 00°47'31", A CHORD BEARING OF S74°24'00"W, AND A CHORD LENGTH OF 34.56 FEET), A DISTANCE OF 34.56 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; THENCE S15°12'14"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 185.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2685.00 FEET, A CENTRAL ANGLE OF 05°03'28", A CHORD BEARING OF S77°19'30"W, AND A CHORD LENGTH OF 236.94 FEET), A DISTANCE OF 237.02 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; THENCE S08°04'04"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 458.80 FEET; THENCE S83°55'58"W, A DISTANCE OF 125.00 FEET; THENCE S08°04'04"E, A DISTANCE OF 3.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°44'16", A CHORD BEARING OF S38°26'12"E, AND A CHORD LENGTH OF 26.77 FEET), A DISTANCE OF 28.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 02°22'04", A CHORD BEARING OF S71°59'22"E, AND A CHORD LENGTH OF 41.32 FEET), A DISTANCE OF 41.33 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; THENCE S16°49'36"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 80.78 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 22°59'34", A CHORD BEARING OF S79°38'54"E, AND A CHORD LENGTH OF 358.75 FEET), A DISTANCE OF 361.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1640.00 FEET, A CENTRAL ANGLE OF 01°52'26", A CHORD BEARING OF N87°55'06"E, AND A CHORD LENGTH OF 53.64 FEET), A DISTANCE OF 53.64 FEET TO THE POINT OF BEGINNING, CONTAINING 8.05 ACRES, MORE OR LESS

TRACT AREA SUMMARY			
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT OSN3-11A	1.21	UTILITIES, LANDSCAPING, SIGNAGE, IRRIGATION, DRAINAGE, SIDEWALKS, TRAILS, OPEN SPACE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.
TRACT OSN3-21	0.02	UTILITIES, LANDSCAPING, SIGNAGE, IRRIGATION, DRAINAGE, SIDEWALKS, TRAILS, OPEN SPACE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
115 SOUTH HARBOR CITY BOULEVARD, SUITE 400 MELBOURNE, FL 32901
PHONE: (321) 738-8674 FAX: (321) 738-1198
CERTIFICATE OF BUSINESS AUTHORIZATION: 4954
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 04/21/2020
DESIGN/DRAWN: HAK/RMB
DRAWING# 11359_303_001
PROJECT# 11359

PLAT BOOK __, PAGE __

SHEET 1 OF 2

SECTIONS 16 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

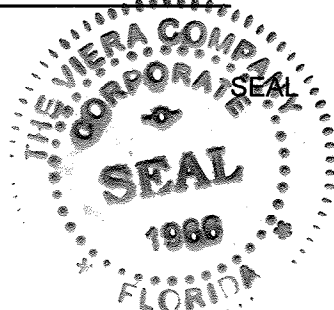
KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described in

REELING PARK SOUTH - PHASE 2

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates the public rights-of-way of Lyside Drive, Landon Street and Ribera Drive, and public utility easements shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and tracts 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:
President: Todd J. Pokrywa

Attest:
Secretary: Jay A. Decator, III



THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

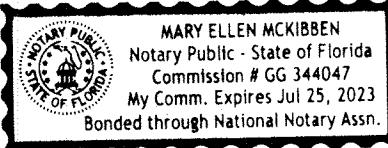
STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on April 24, 2020 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Todd J. Pokrywa and Jay A. Decator, III, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, 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

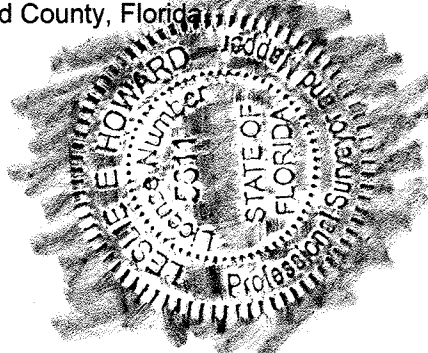
Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. GG344047



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 01/09/2020 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 (e)(d) as amended, and that said lands are located in Brevard County, Florida.

Registration Number 5611
LESLIE E. SWEENEY
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 public rights-of-way of Lyside Drive, Landon Street and Ribera Drive, and public utility easements dedicated for public use on this plat.

Bryan Lober, Chairman of the Board

ATTEST: Scott Ellis, 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.

Bryan Lober, Chairman of the Board

ATTEST: Scott Ellis, Clerk of the Board

CERTIFICATE OF CLERK

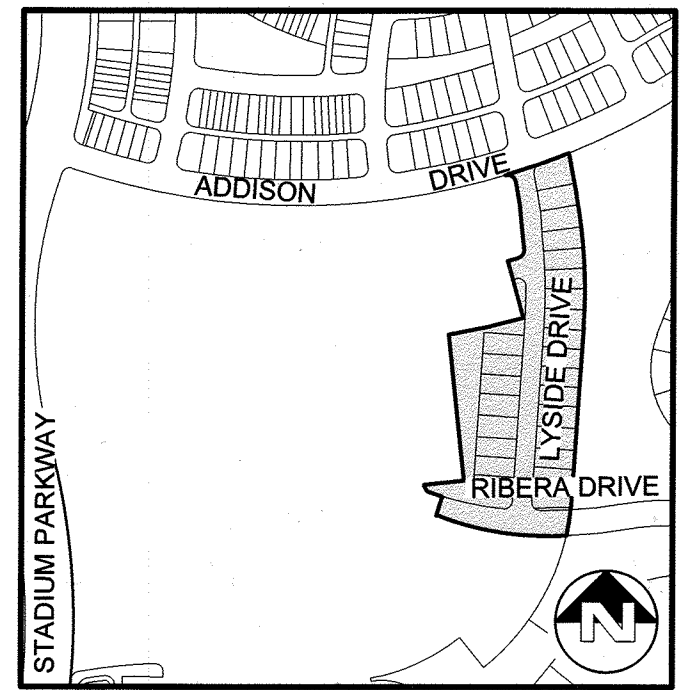
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on _____ at _____ File No. _____

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

REELING PARK SOUTH - PHASE 2

SECTIONS 16 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA



KEY MAP
N.T.S.

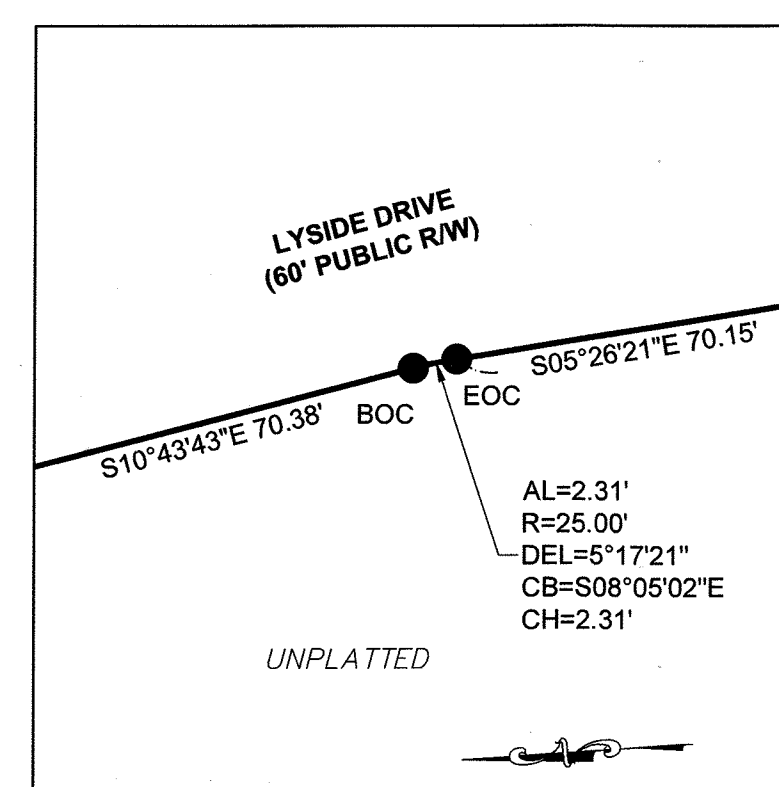
ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- (NR) NOT RADIAL
- AC ACRE(S)
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- D.E. DRAINAGE EASEMENT (PRIVATE)
- DEL CENTRAL/DELTA ANGLE
- EOC END OF CURVE
- FD FOUND
- ID# IDENTIFICATION NUMBER
- LB LICENSED BUSINESS NUMBER
- NTI NON-TANGENT INTERSECTION
- N.T.S. NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- PRC POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- R RADIUS
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- TYP TYPICAL

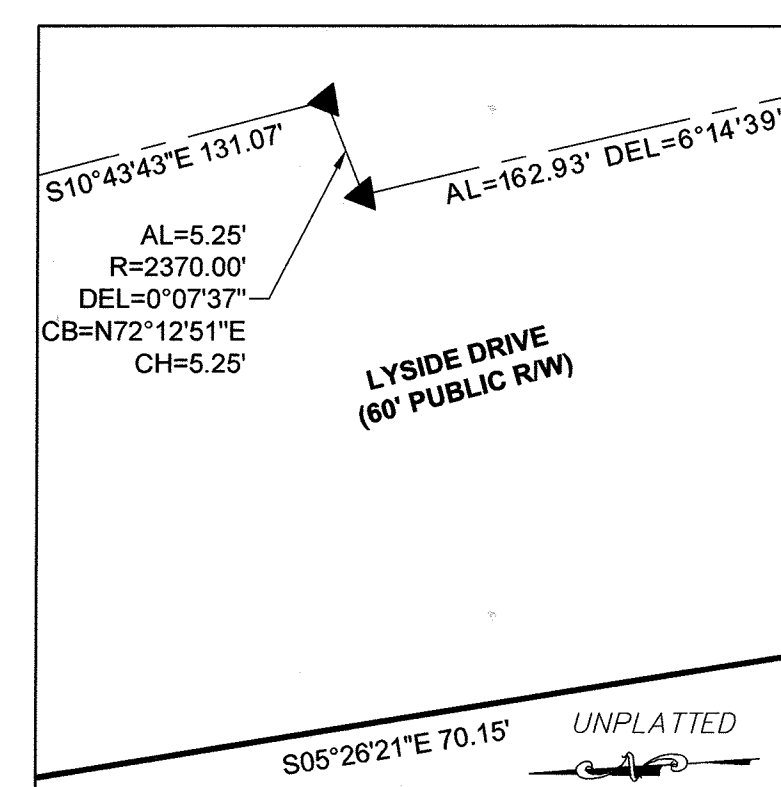
SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP; STAMPED "PRM LB 4905", UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB 4905", UNLESS OTHERWISE NOTED

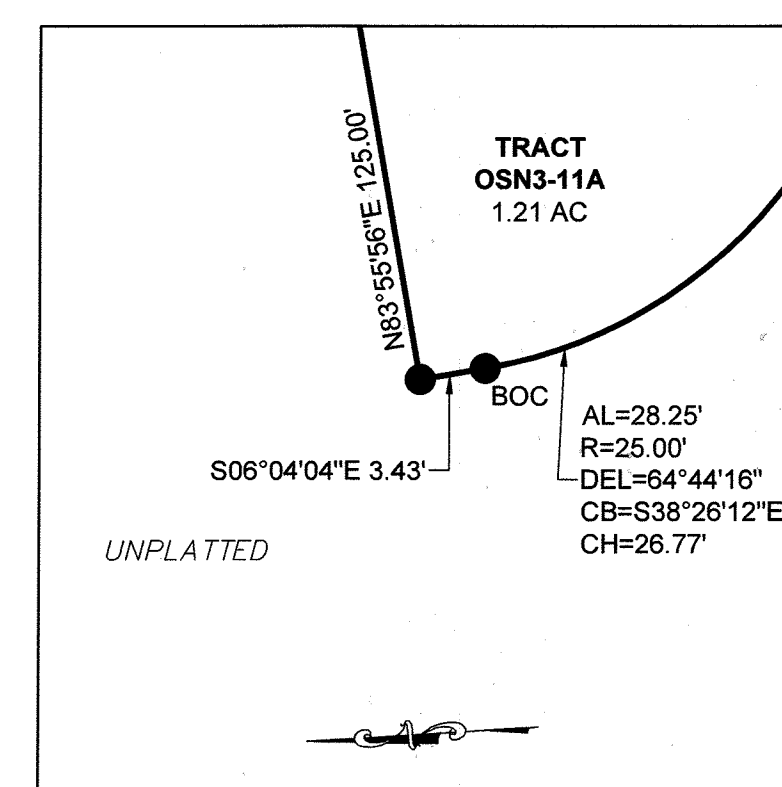
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	62.40'	1600.00'	2°14'04"	N87°44'17"E	62.40
C2	84.12'	585.00'	8°14'21"	N07°54'46"E	84.05
C3	68.84'	1560.00'	2°31'42"	N87°35'28"E	68.83
C4	29.91'	820.00'	2°05'22"	N89°54'00"E	29.90
C5	41.19'	25.00'	94°24'14"	S41°51'11"E	36.69
C6	19.93'	25.00'	45°41'02"	S66°12'47"E	19.41
C7	21.26'	25.00'	48°43'12"	S19°00'40"E	20.62
C8	4.17'	555.00'	0°25'48"	N04°00'30"E	4.17
C9	16.89'	555.00'	1°44'36"	N05°05'42"E	16.89
C10	39.11'	25.00'	89°38'41"	N50°47'20"E	35.25
C11	116.44'	1465.00'	4°33'15"	N01°30'58"E	116.41
C12	45.67'	25.00'	104°40'23"	N53°05'51"W	39.58
C13	10.28'	2560.00'	0°13'48"	N74°40'52"E	10.28
C14	30.55'	1530.00'	1°08'38"	N10°09'24"W	30.55
C15	35.40'	25.00'	81°08'30"	S29°50'32"W	32.52
C16	51.68'	2240.00'	1°19'19"	N71°04'28"E	51.68
C17	58.04'	2240.00'	1°29'05"	N72°28'38"E	58.04
C18	21.05'	555.00'	2°10'24"	N04°52'48"E	21.05
C19	16.70'	615.00'	1°33'20"	N04°34'16"E	16.70
C20	117.36'	1552.00'	4°19'57"	N88°26'34"E	117.33
C21	40.82'	740.00'	3°09'37"	N07°55'11"E	40.81
C22	41.28'	740.00'	3°11'47"	N11°05'53"E	41.28



DETAIL 1
SCALE 1" = 10'



DETAIL 2
SCALE 1" = 10'



DETAIL 3
SCALE 1" = 10'



THIS PLAT PREPARED BY -
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312 SOUTH HANCOCK CITY BOULEVARD, SUITE 100, MIAMI, FL 33130
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CERTIFICATE OF BUSINESS AUTHORIZATION: 488
DATE: 04/21/2020
DESIGN/DRAWN: HAK/RMB
DRAWING# 11359_303_002
PROJECT# 11359