

REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARING REFERENCE: ASSUMED BEARING OF S80°44'46"E ON THE SOUTH RIGHT-OF-WAY LINE OF SPUR DRIVE 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 STATUTES CHAPTER 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK G6B78 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:
 - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
 - EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT (MSBU) 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 (HEREAFTER SOMETIMES REFERRED TO AS THE "COMMUNITY ASSOCIATION").
 - 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.
 - 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 NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT DATED DECEMBER 14, 2009, AND RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND AS FURTHER AMENDED 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 REELING PARK NORTH NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 7467, PAGE 1393, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (HEREAFTER SOMETIMES REFERRED TO AS THE "NEIGHBORHOOD ASSOCIATION").
 - EASEMENT BY AND BETWEEN THE VIERA COMPANY, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED MARCH 26, 2020, IN OFFICIAL RECORDS BOOK 8702, PAGE 152, PUBLIC RECORDS BREVARD COUNTY, FLORIDA.
 - RIGHTS EXIST BY THE FOLLOWING INSTRUMENTS, HOWEVER, THE RIGHT OF ENTRY AND NUMEROUS RELATED RIGHTS HAVE BEEN RELEASED AS INDICATED: MINERAL RIGHTS RESERVED BY CONSOLIDATED NAVAL STORES COMPANY, IN DEED RECORDED IN DEED BOOK 270 PAGE 409, AS AFFECTED BY WARRANTY DEED FROM CONSOLIDATED FINANCIAL CORPORATION (F/K/A CONSOLIDATED NAVAL STORES COMPANY) TO CONSOLIDATED-TOMOKA LAND CO., RECORDED IN OFFICIAL RECORDS BOOK 1097, PAGE 564 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.
 - THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PUBLIC STREET RIGHTS-OF-WAY AND PRIVATE ALLEYS A 5 FOOT WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., PIVOTAL UTILITY HOLDINGS, INC. D/B/A/ FLORIDA CITY GAS, AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
 - EACH LOT SHOWN HEREON IS SUBJECT TO A 5 FOOT WIDE PRIVATE EASEMENT FOR ROOF OVERHANG AND OTHER ENCROACHMENTS AND DRAINAGE IN FAVOR OF REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. AND APPURTENANT TO THE LOT CONTAINING THE BUILDING IMPROVEMENT OF WHICH THE ENCROACHMENTS ARE A PART, ON THE NON-ZERO SIDE LOT LINE OF THE SERVICENT LOT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND AS SHOWN ON SHEETS 7 THRU 10 HEREOF.
 - THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS O, P, R, S, Q, OSN2-10, OSN2-11, OSN2-12, OSN2-13, OSN2-14, OSN2-16, OSN2-17, OSN2-18, OSN2-19, AND OSN2-20, FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF PROJECT STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION); TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH, TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL VSD DRAINAGE SYSTEM FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT
 - TRACT Q SHALL BE OWNED AND MAINTAINED BY REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR LANDSCAPING, IRRIGATION FACILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACT Q AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
 - TRACTS O, P, R, AND S COMPRISING THE PRIVATE RIGHTS-OF-WAY FOR BLANWILLOW ALLEY, CARMINFIELD ALLEY, CALETA ALLEY, WOOLGRASS ALLEY, MUSSETTE ALLEY AND NICOLLET ALLEY ARE RESERVED FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PUBLIC UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. INCLUDING WITHOUT LIMITATION ALL PRIVATE ALLEY IMPROVEMENTS LOCATED THEREON. SUCH ASSOCIATION IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM SUCH PRIVATE ALLEY IMPROVEMENTS INTO AND THROUGH THE PRIVATE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN TRACTS O, P, R, AND S AND RECEIVE STORMWATER DRAINAGE FROM TRACTS O, P, R, AND S, REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTAINING SUCH DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN TRACTS O, P, R, AND S. VSD DRAINAGE SYSTEM FACILITIES LOCATED WITHIN TRACTS O, P, R, OR S WHICH DO NOT RECEIVE STORMWATER DRAINAGE FROM TRACTS O, P, R, OR S, IF ANY, SHALL BE MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT.

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	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+0)°07' 27.3"
195 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22765"	080°43'06.11244"	0.99995250	(+0)°07' 59.6"

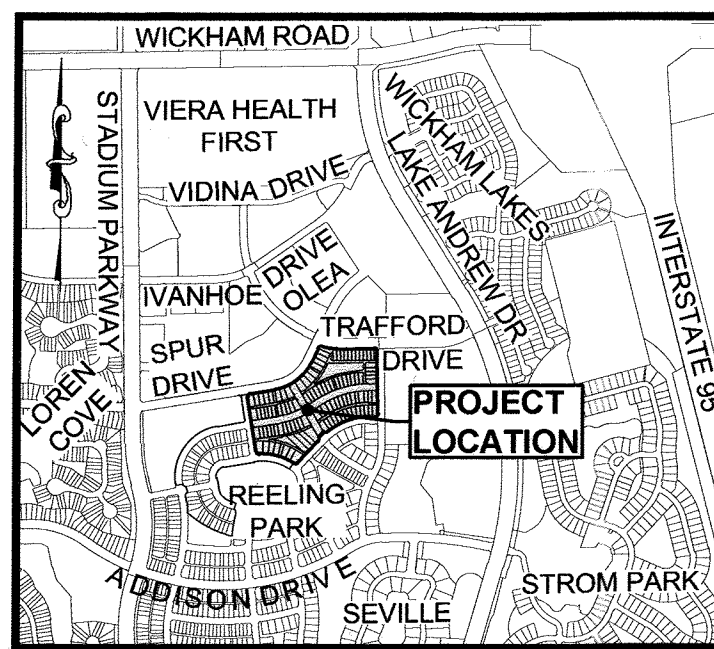
THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995030 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE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

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

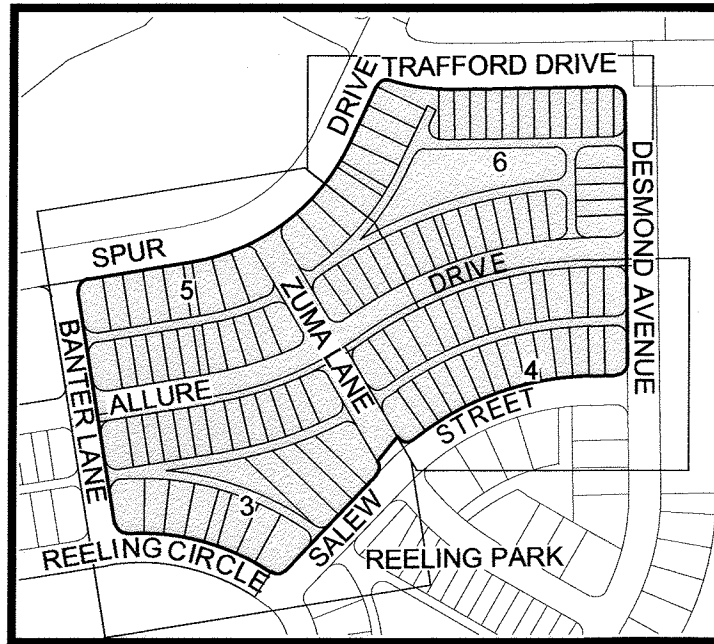
- TRACTS OSN2-10, OSN2-11, OSN2-12, OSN2-13, OSN2-14, OSN2-16, OSN2-17, OSN2-18, OSN2-19 AND OSN2-20 SHALL BE OWNED BY REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR OPEN SPACE, SIDEWALKS, TRAILS, SIGNAGE, LANDSCAPING, IRRIGATION FACILITIES, UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, A SHARED USE TRAIL OR PEDWAY. REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- TRACT N SHALL BE OWNED AND MAINTAINED BY THE REELING PARK NEIGHBORHOOD ASSOCIATION, IT'S SUCCESSORS AND/OR ASSIGNS AND IS RESERVED FOR LANDSCAPING, SIDEWALKS, DRAINAGE, IRRIGATION, AND RELATED IMPROVEMENTS
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 3 AND 4, BLOCK L1 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 DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO FENCES, TREES, LANDSCAPING (OTHER THAN SOIL), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS. 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 WITH RESPECT TO THE VSD DRAINAGE SYSTEM AND REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM, AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION. 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 EASEMENT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, FLOW WAY OR WETLAND OR ANY STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, FLOW WAY, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITY.
- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACTS O, P, R AND S FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT IN CONNECTION THEREWITH.
- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACTS O, P, R AND S AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COMMUNITY DECLARATION REFERENCED IN PLAT NOTE 6(A) ABOVE.
- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE VSD DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL DRAINAGE FACILITIES SHALL BE OPERATED AND MAINTAINED BY REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. OR AS OTHERWISE PROVIDED IN THE NEIGHBORHOOD DECLARATION. (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS SWALES, INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION. (II) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS UNDER THE JURISDICTION OF THE NEIGHBORHOOD ASSOCIATION AND (III) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED WITHIN TRACTS O, P, R, AND S TO DRAIN THE PRIVATE ALLEY IMPROVEMENTS LOCATED THEREON.
- 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 COMMITMENT # 002782/060712 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TO BREVARD COUNTY.

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

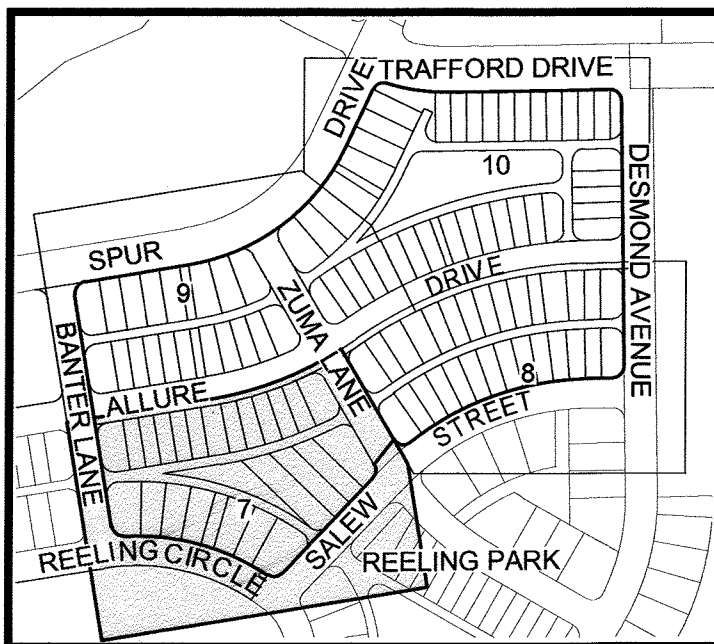
BEGIN AT THE NORTHERN MOST CORNER OF REELING CIRCLE, ACCORDING TO THE PLAT OF REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 2, AS RECORDED IN PLAT BOOK 63, PAGE 30, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE BOUNDARY OF REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE-PHASE 5, AS RECORDED IN PLAT BOOK 73, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 36°5'00", A CHORD BEARING OF N75°02'40"W, AND A CHORD LENGTH OF 328.58 FEET), A DISTANCE OF 334.30 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°12'29", A CHORD BEARING OF N61°21'28"W, AND A CHORD LENGTH OF 33.52 FEET), A DISTANCE OF 36.74 FEET TO THE END OF SAID CURVE; 3) THENCE N08°15'14"W, A DISTANCE OF 517.78 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 SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 35°44'48" E, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPUR DRIVE, (AN 80.00 FOOT WIDE PUBLIC RIGHT-OF-WAY 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); THENCE RUN ALONG THE BOUNDARY OF SAID REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE-PHASE 1 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) THENCE N80°44'48"E, A DISTANCE OF 232.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 55°20'57", A CHORD BEARING OF N53°04'18"E, AND A CHORD LENGTH OF 431.94 FEET), A DISTANCE OF 449.20 FEET TO THE END OF SAID CURVE; 3) THENCE N25°23'50"E, A DISTANCE OF 140.25 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 SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°30'51", A CHORD BEARING OF N68°08'15"E, AND A CHORD LENGTH OF 32.64 FEET), A DISTANCE OF 35.35 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 17°48'07", A CHORD BEARING OF S81°58'23"E AND A CHORD LENGTH OF 139.00 FEET), A DISTANCE OF 139.55 FEET TO THE END OF SAID CURVE; 6) THENCE N89°08'33"E, A DISTANCE OF 353.50 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 SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF S45°51'27"E, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; 8) THENCE S00°51'27"E, A DISTANCE OF 586.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 9) 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 90°00'00", A CHORD BEARING OF S44°08'33"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; 10) THENCE S89°08'33"W, A DISTANCE OF 54.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 37°45'25", A CHORD BEARING OF S70°19'51"W, AND A CHORD LENGTH OF 414.16 FEET), A DISTANCE OF 421.75 FEET TO A POINT OF REVERSE CURVATURE; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°24'22", A CHORD BEARING OF N79°25'14"W, AND A CHORD LENGTH OF 37.88 FEET), A DISTANCE OF 42.94 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 13) THENCE S37°14'38"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 70.38 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 14) 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 73°51'09", A CHORD BEARING OF S06°43'02"W, AND A CHORD LENGTH OF 30.04 FEET), A DISTANCE OF 32.22 FEET TO THE END OF SAID CURVE, SAID POINT ALSO BEING THE NORTHERN MOST CORNER OF SALEW STREET, (A 65.00 FOOT WIDE PUBLIC RIGHT-OF-WAY), 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 S43°38'37"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 288.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF THE CURVED NORTH RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 25.00 FEET), A CENTRAL ANGLE OF 79°43'46", A CHORD BEARING OF S83°30'30"W, AND A CHORD LENGTH OF 32.05 FEET), A DISTANCE OF 34.79 FEET TO THE POINT OF BEGINNING. CONTAINING 18.36 ACRES, MORE OR LESS.



LOCATION MAP
NTS



SHEET LAY-OUT
NTS



EASEMENT INFORMATION KEY MAP
NTS

FOR BOUNDARY DIMENSIONS, AND TRACT AREA TABLE, SEE SHEET 2, FOR CENTERLINE, LOT AND TRACT GEOMETRY SEE SHEETS 3 - 6, AND FOR EASEMENT INFORMATION SEE SHEETS 7 - 10.

PLAT BOOK _____, PAGE _____

SHEET 1 OF 10

SECTION 16, 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 NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6

Hereby dedicates said lands and plat for the uses and purposes herein expressed and hereby dedicates the public rights-of-way of Allure Drive, and Zuma Lane 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: Benjamin E. Wilson

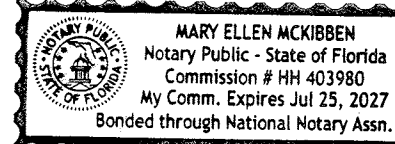
THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th January, 2025, by Todd J. Pokrywa and Benjamin E. Wilson respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who are personally known to me ☒ or have produced _____ as identification.

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



NOTARY PUBLIC

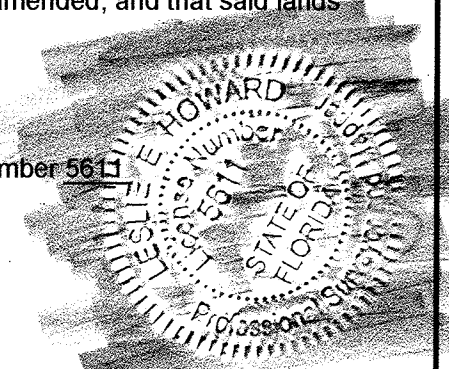


SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 6/10/23 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.


Registration Number 5611
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905



CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841 (c)(d) as amended.

Michael J. Sweeney, Professional Surveyor & Mapper No. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the rights-of-way of Allure Drive, and Zuma Lane, all public utility easements and all other easements for public use dedicated under this plat.

Jason Steele, Chair

ATTEST: _____
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Jason Steele, Chair

ATTEST: _____
Clerk of the Board

CERTIFICATE OF CLERK

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

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

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
310 SOUTH HARBOR CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 725-1769
CENTRAL FLORIDA BUSINESS AUTHORIZATION #400
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

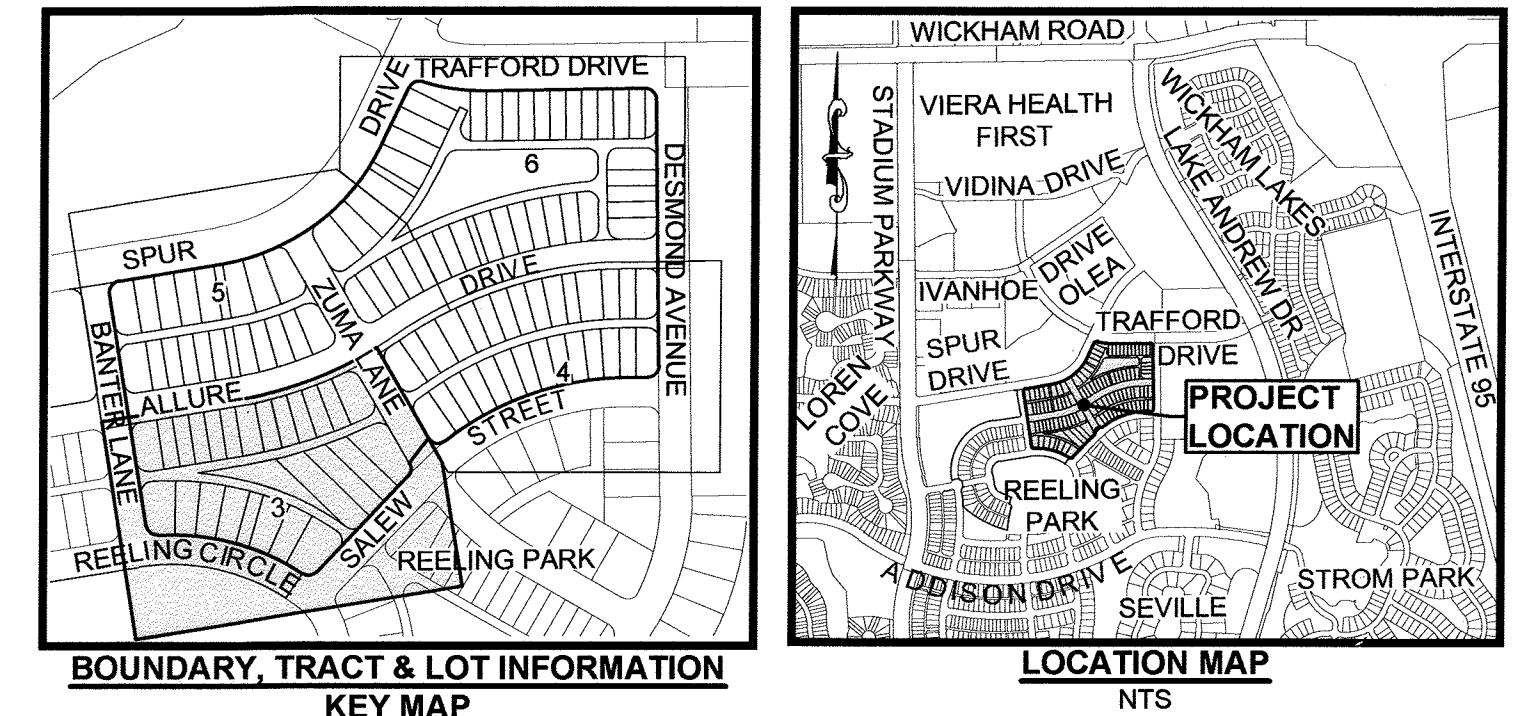
DATE: 1/23/24
DESIGN/DRAWN: HAK/EAK
DRAWING# 01121008_300-001
PROJECT# 011210.08

PLAT BOOK __, PAGE __
SHEET 2 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DATE: 1/23/24
DESIGN/DRAWN: HAK/EAK
DRAWING# 1121010_300-002
PROJECT# 11210.10

FOR CENTERLINE, LOT AND TRACT
GEOMETRY SEE SHEETS 3 - 6, AND
FOR EASEMENT INFORMATION SEE
SHEETS 7 - 10.

PLAT BOOK __, PAGE __
SHEET 3 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	276.82'	910.00'	17°25'46"	N72°01'53"E	275.76'
C2	266.30'	890.00'	17°08'37"	N72°10'28"E	265.31'
C3	32.51'	900.00'	2°04'10"	N60°49'33"E	32.51'
C4	32.51'	900.00'	2°04'10"	N58°45'23"E	32.51'

- ## ABBREVIATIONS
- | | |
|--------|------------------------------|
| ' | MINUTES/FEET |
| " | SECONDS/INCHES |
| ° | DEGREES |
| AC | ACRES |
| AL | ARC LENGTH |
| BOC | BEGINNING OF CURVE |
| CB | CHORD BEARING |
| CH | CHORD LENGTH |
| C/L | CENTERLINE |
| CM | CONCRETE MONUMENT |
| DE | PRIVATE DRAINAGE EASEMENT |
| DEL | CENTRAL/DELTA ANGLE |
| E | EAST |
| EOC | END OF CURVE |
| FD | FOUND |
| FT | FOOT/FEET |
| LB | LICENSED BUSINESS |
| N | NORTH |
| (NR) | NOT RADIAL |
| NTI | NON-TANGENT INTERSECTION |
| NTL | NON-TANGENT LINE |
| NTS | NOT TO SCALE |
| OR/ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| PCC | POINT OF COMPOUND CURVATURE |
| PCP | PERMANENT CONTROL POINT |
| PKD | PARKER-KALEN NAIL AND DISK |
| PG(S) | PAGE(S) |
| POB | POINT OF BEGINNING |
| PRC | POINT OF REVERSE CURVATURE |
| PRM | PERMANENT REFERENCE MONUMENT |
| R | RADIUS |
| RPB | ROAD PLAT BOOK |
| R/W | RIGHT-OF-WAY |
| S | SOUTH |
| TYP | TYPICAL |
| W | WEST |

- PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED "PRM LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FOUND 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- ▲ PERMANENT CONTROL POINT (MAG NAIL AND DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

- 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) 723-3674 FAX: (321) 723-1169
CERTIFICATE OF BUSINESS AUTHORIZATION: 4605
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 1/23/24 DESIGN/DRAWN: HAK/EAK DRAWING# 1121010_300-003 PROJECT# 11210.10

REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 4 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

ABBREVIATIONS

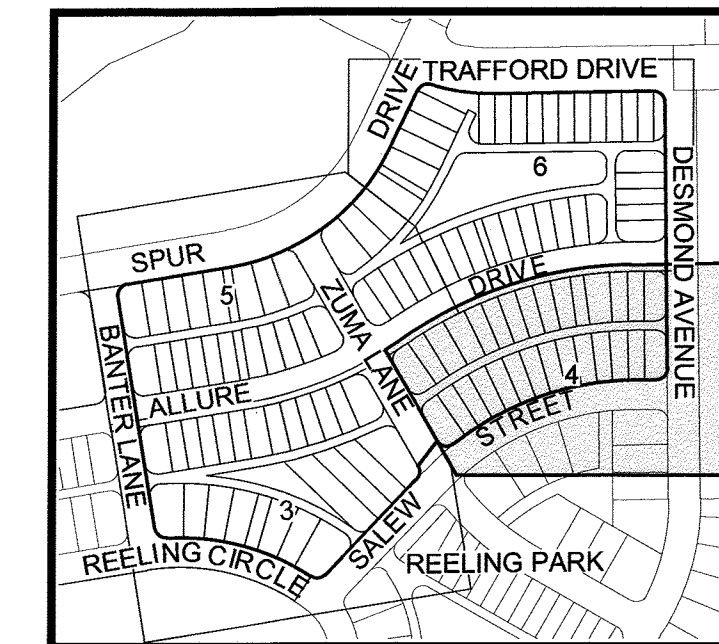
MINUTES/FEET
SECONDS/INCHES
DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
C/L CENTERLINE
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
EOC END OF CURVE
FD FOUND
FT FOOT/FEET
LB LICENSED BUSINESS
N NORTH
(NR) NOT RADIAL

ABBREVIATIONS

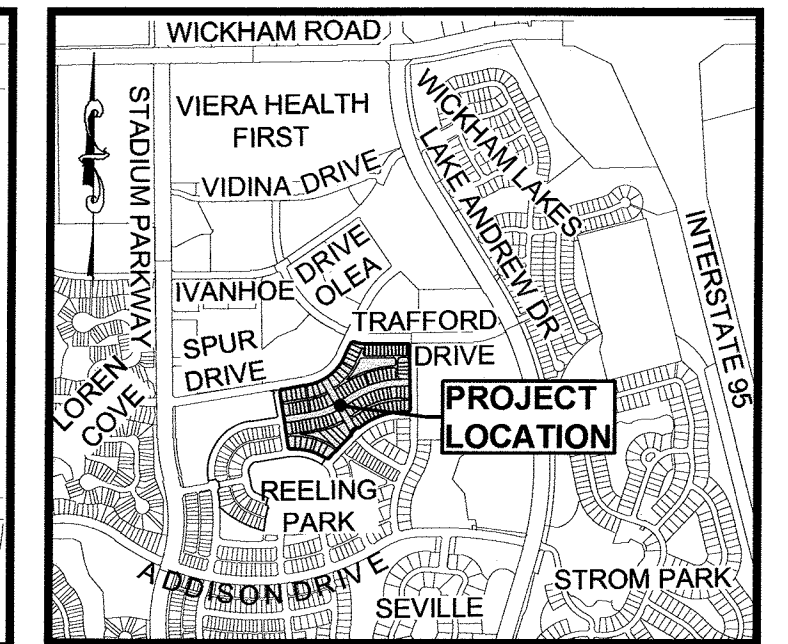
NTI NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE
NTS NOT TO SCALE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PKD PARKER-KALEN NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
PRC POINT OF REVERSE CURVATURE
PRM PERMANENT REFERENCE MONUMENT
R RADIUS
RPB ROAD PLAT BOOK
R/W RIGHT-OF-WAY
S SOUTH
TYP TYPICAL
W WEST

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
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- PERMANENT CONTROL POINT (MAG NAIL AND DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

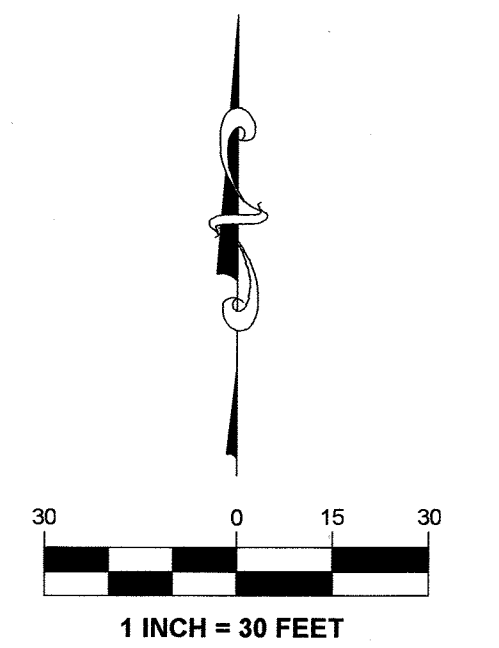
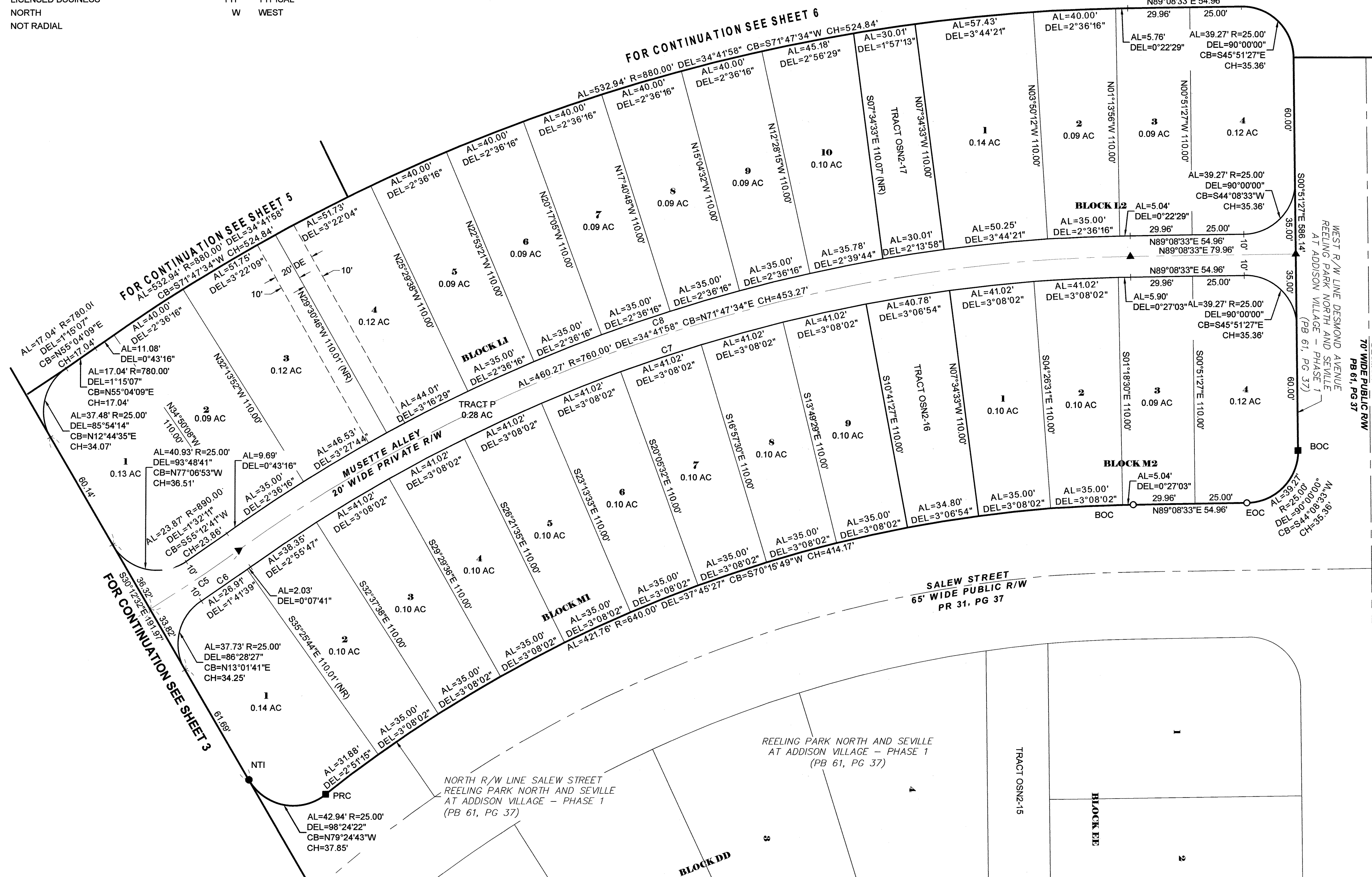


BOUNDARY, TRACT & LOT INFORMATION
KEY MAP
NTS



LOCATION MAP
NTS

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C5	51.50'	900.00'	3°16'42"	N56°04'57"E	51.49'
C6	28.94'	910.00'	1°49'20"	N55°21'15"E	28.94'
C7	454.21'	750.00'	34°41'58"	S71°47'34"W	447.30'
C8	466.33'	770.00'	34°41'58"	S71°47'34"W	459.23'

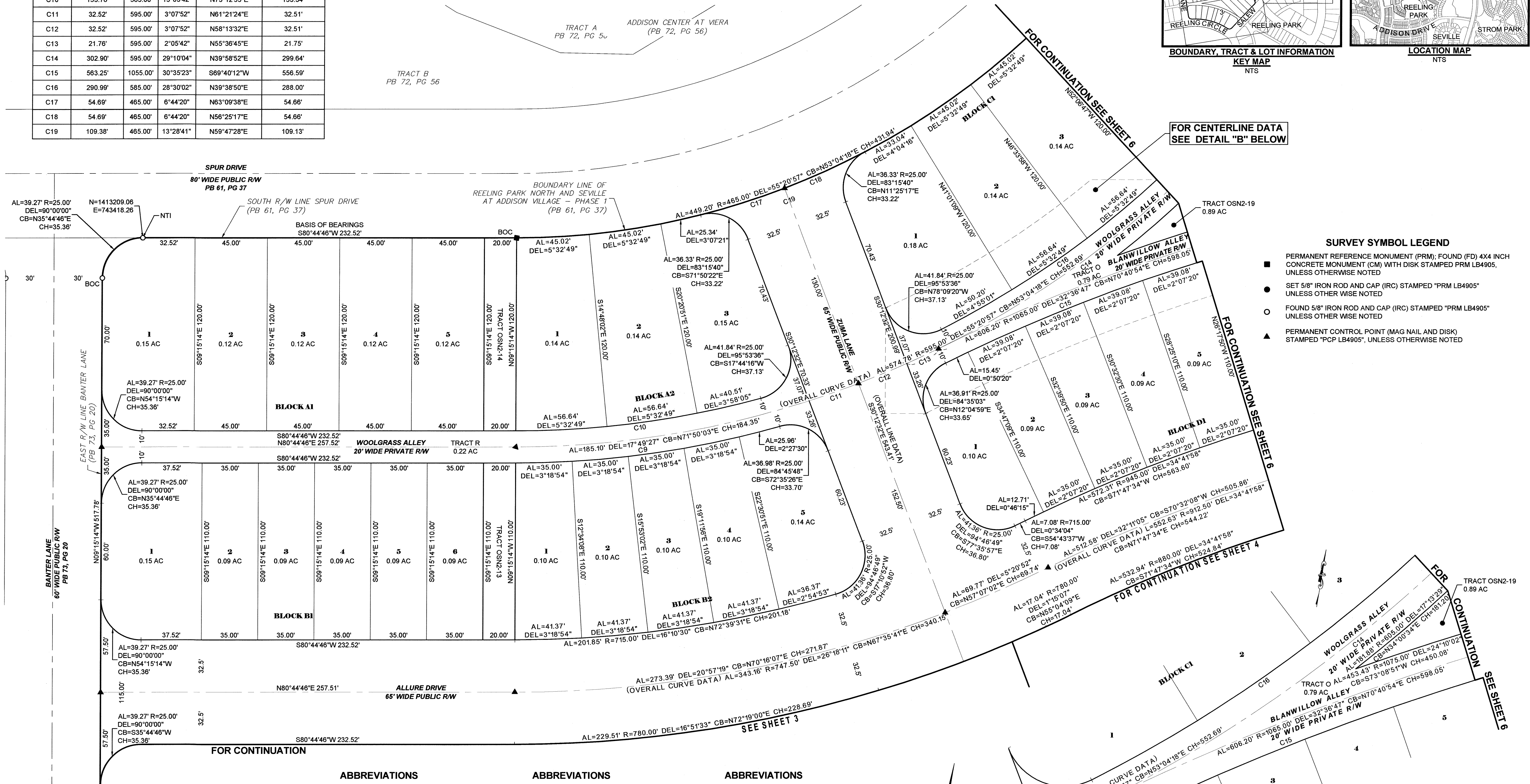
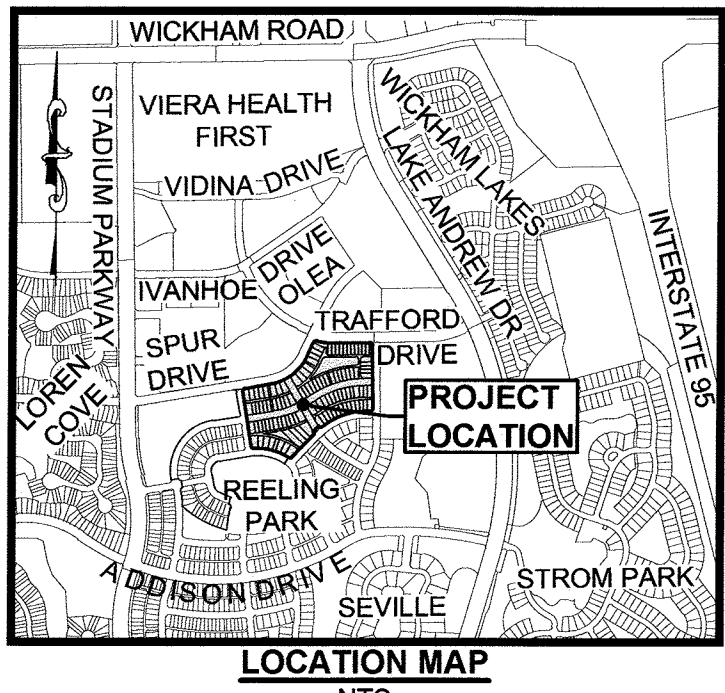
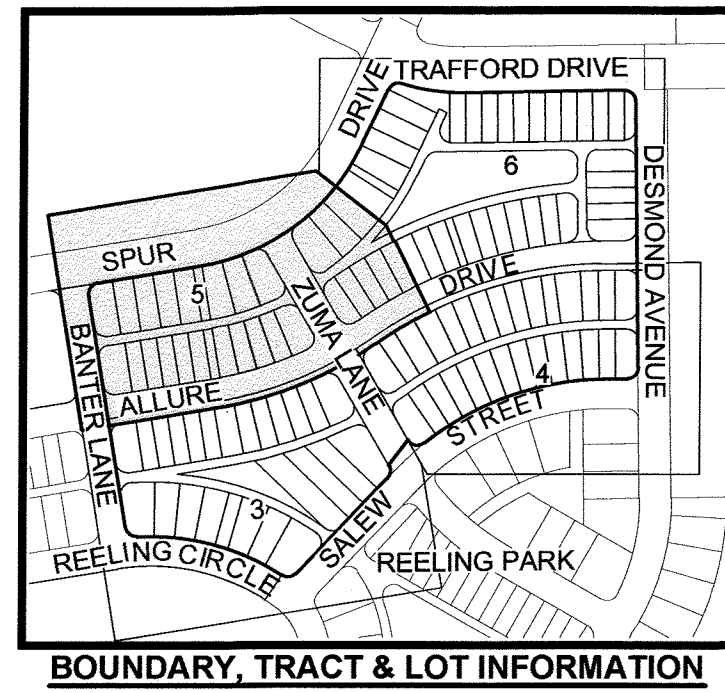


- THIS PLAT PREPARED BY -

REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

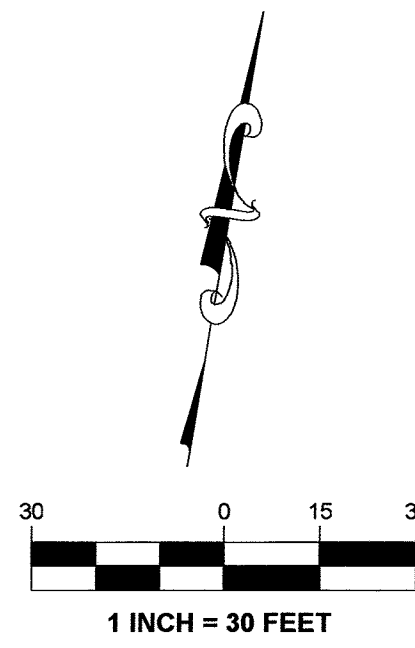
PLAT BOOK __, PAGE __
SHEET 5 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	165.98'	605.00'	15°43'07"	N72°53'13"E	165.46'
C10	153.78'	585.00'	15°03'42"	N73°12'55"E	153.34'
C11	32.52'	595.00'	3°07'52"	N61°21'24"E	32.51'
C12	32.52'	595.00'	3°07'52"	N58°13'32"E	32.51'
C13	21.76'	595.00'	2°05'42"	N55°36'45"E	21.75'
C14	302.90'	595.00'	29°10'04"	N39°58'52"E	299.64'
C15	563.25'	1055.00'	30°35'23"	S69°40'12"W	556.59'
C16	290.99'	585.00'	28°30'02"	N39°38'50"E	288.00'
C17	54.89'	465.00'	6°44'20"	N63°09'38"E	54.66'
C18	54.69'	465.00'	6°44'20"	N56°25'17"E	54.66'
C19	109.38'	465.00'	13°28'41"	N59°47'28"E	109.13'



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

ABBREVIATIONS		ABBREVIATIONS		ABBREVIATIONS	
MINUTES/FEET	EOC	END OF CURVE	PKD	PARKER-KALEN NAIL AND DISK	
SECONDS/INCHES	FD	FOUND	PG(S)	PAGE(S)	
DEGREES	FT	FOOT/FEET	POB	POINT OF BEGINNING	
AC	LB	LICENSED BUSINESS	PRC	POINT OF REVERSE CURVATURE	
AL	N	NORTH	PRM	PERMANENT REFERENCE MONUMENT	
BOC	(NR)	NOT RADIAL	R	RADIUS	
CB	NTI	NON-TANGENT INTERSECTION	RPB	ROAD PLAT BOOK	
CH	NTL	NON-TANGENT LINE	R/W	RIGHT-OF-WAY	
C/L	NTS	NOT TO SCALE	S	SOUTH	
CM	OR/ORB	OFFICIAL RECORDS BOOK	TYP	TYPICAL	
DE	PB	PLAT BOOK	W	WEST	
DEL	PCC	POINT OF COMPOUND CURVATURE			
E	PCP	PERMANENT CONTROL POINT			

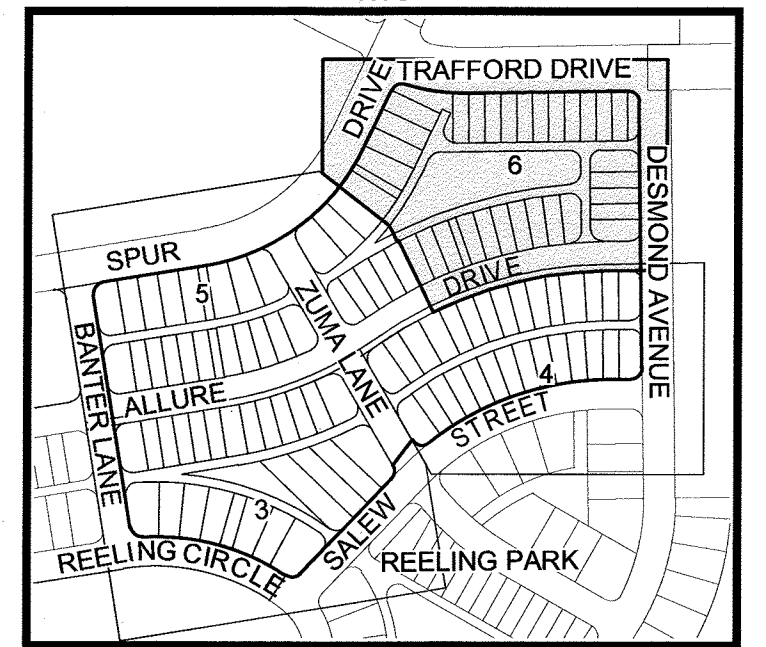
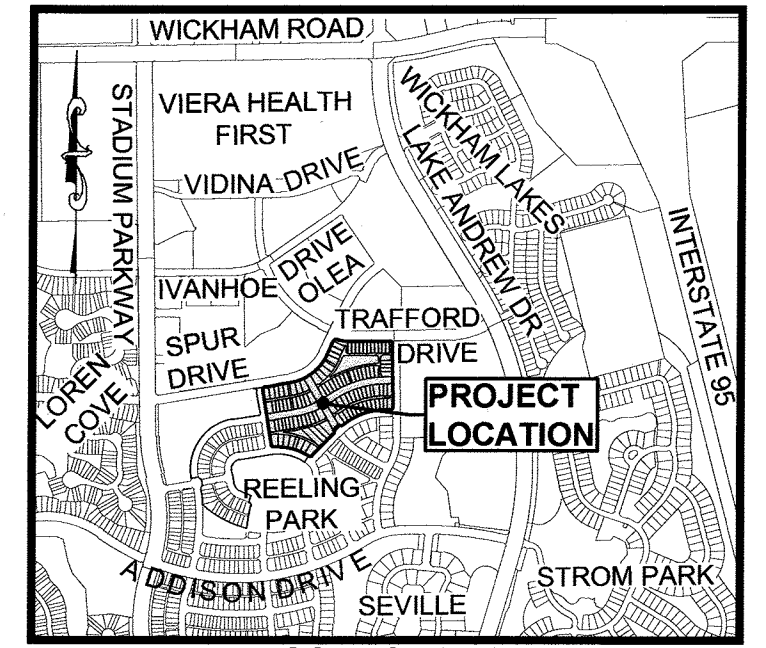


REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 6 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST



ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- ARC ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- C/L CENTERLINE
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- FD FOUND
- FT FOOT/FEET
- LB LICENSED BUSINESS
- N NORTH
- (NR) NOT RADIAL
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- PRC POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- R RADIUS
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- S SOUTH
- TYP TYPICAL
- W WEST

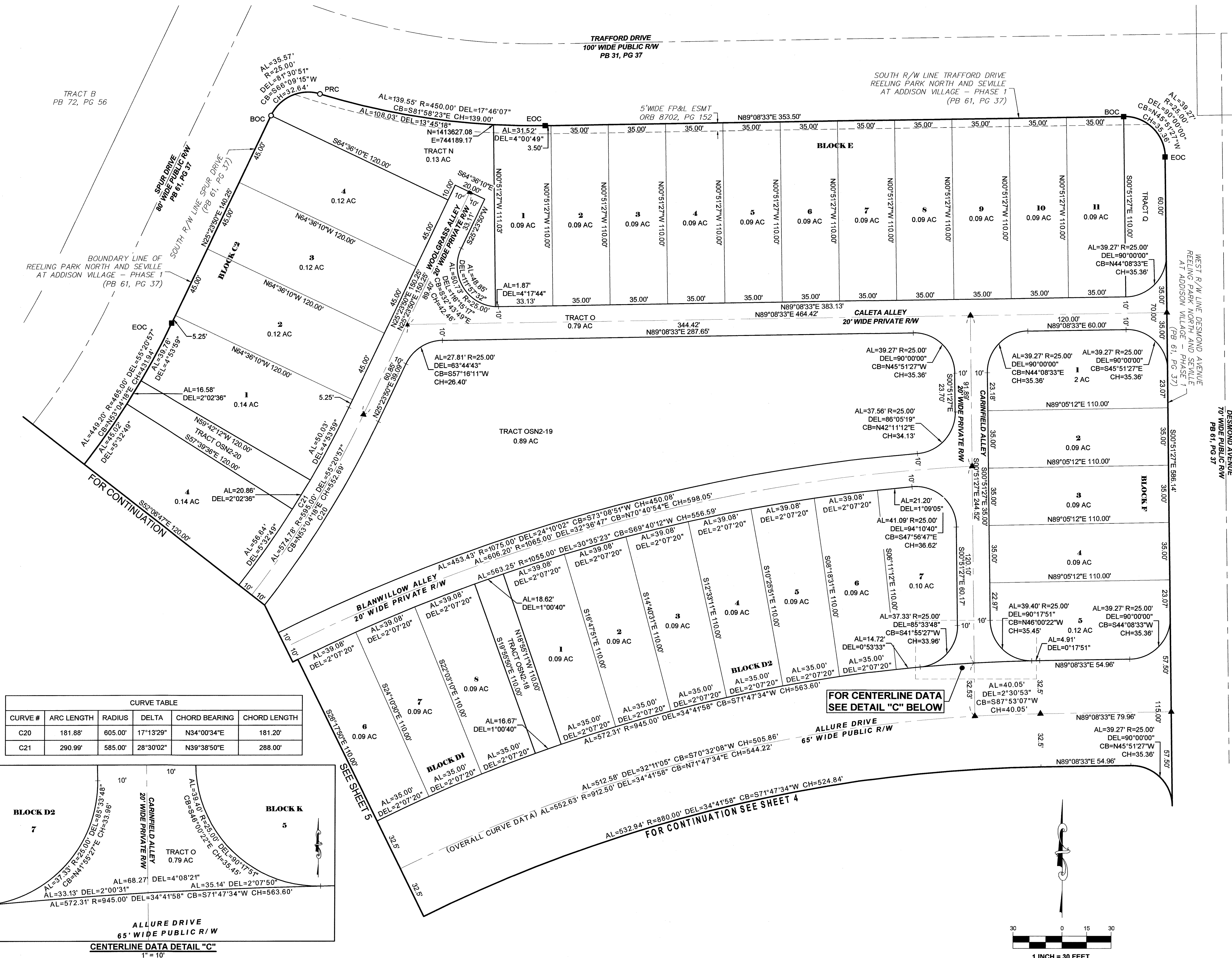
SURVEY SYMBOL LEGEND

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- FOUND 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (MAG NAIL AND DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

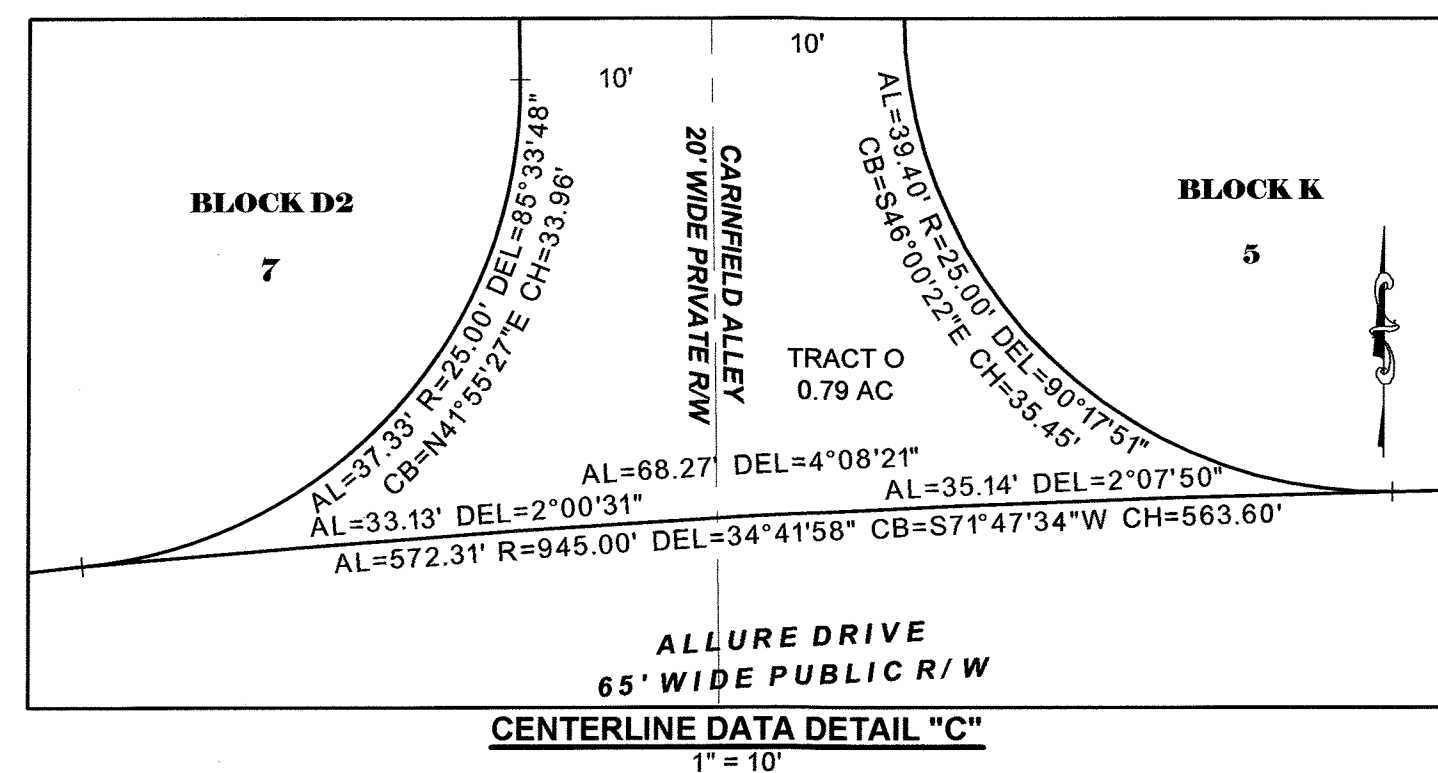
- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
310 SOUTH HARRIS CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 725-8811 FAX: (321) 725-1169
CERTIFICATE OF BUSINESS AUTHORIZATION: 0005
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 18000905

DATE: 1/23/24
DESIGN/DRAWN: HAK/EAK
DRAWING# 1121010_300-006
PROJECT# 11210.10



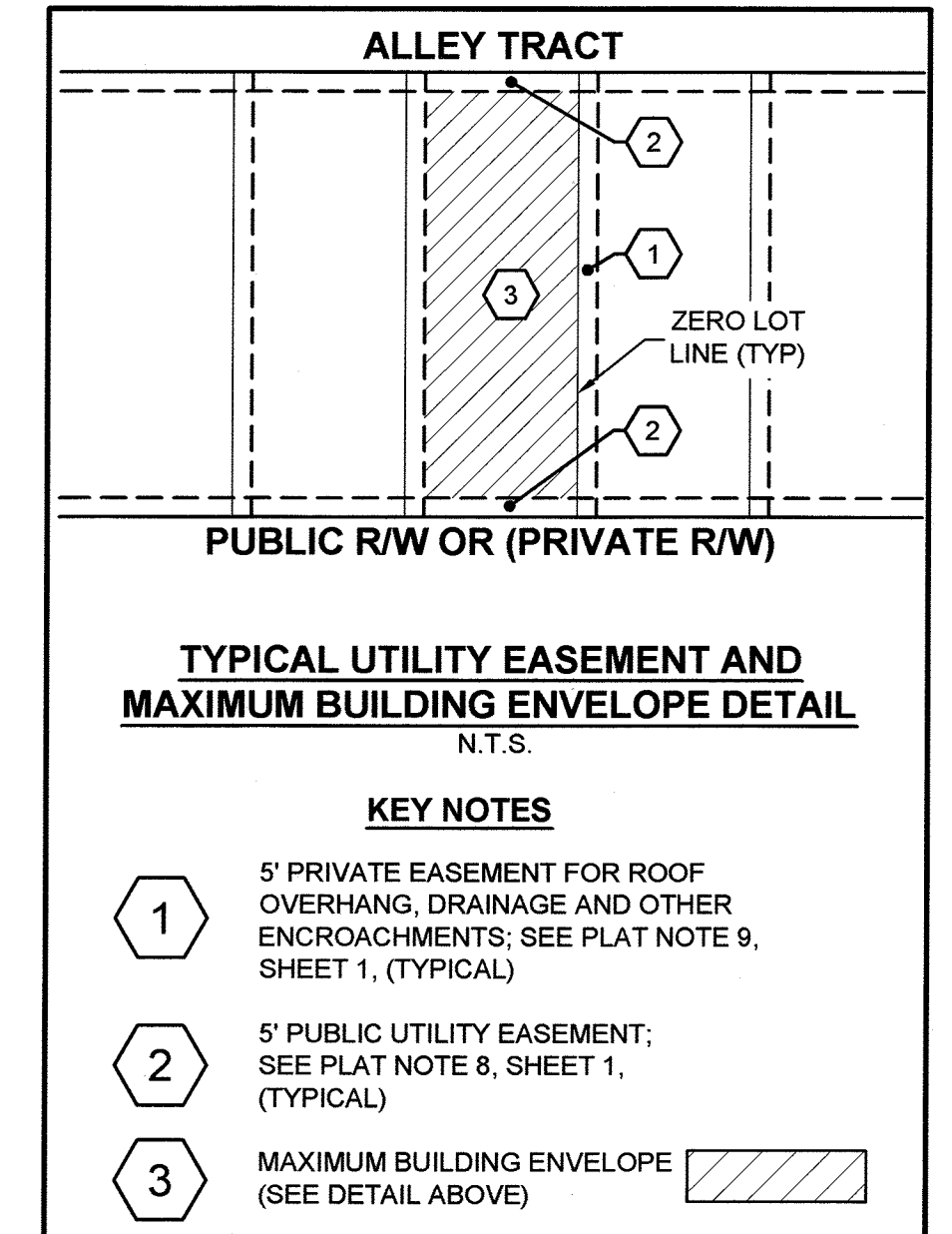
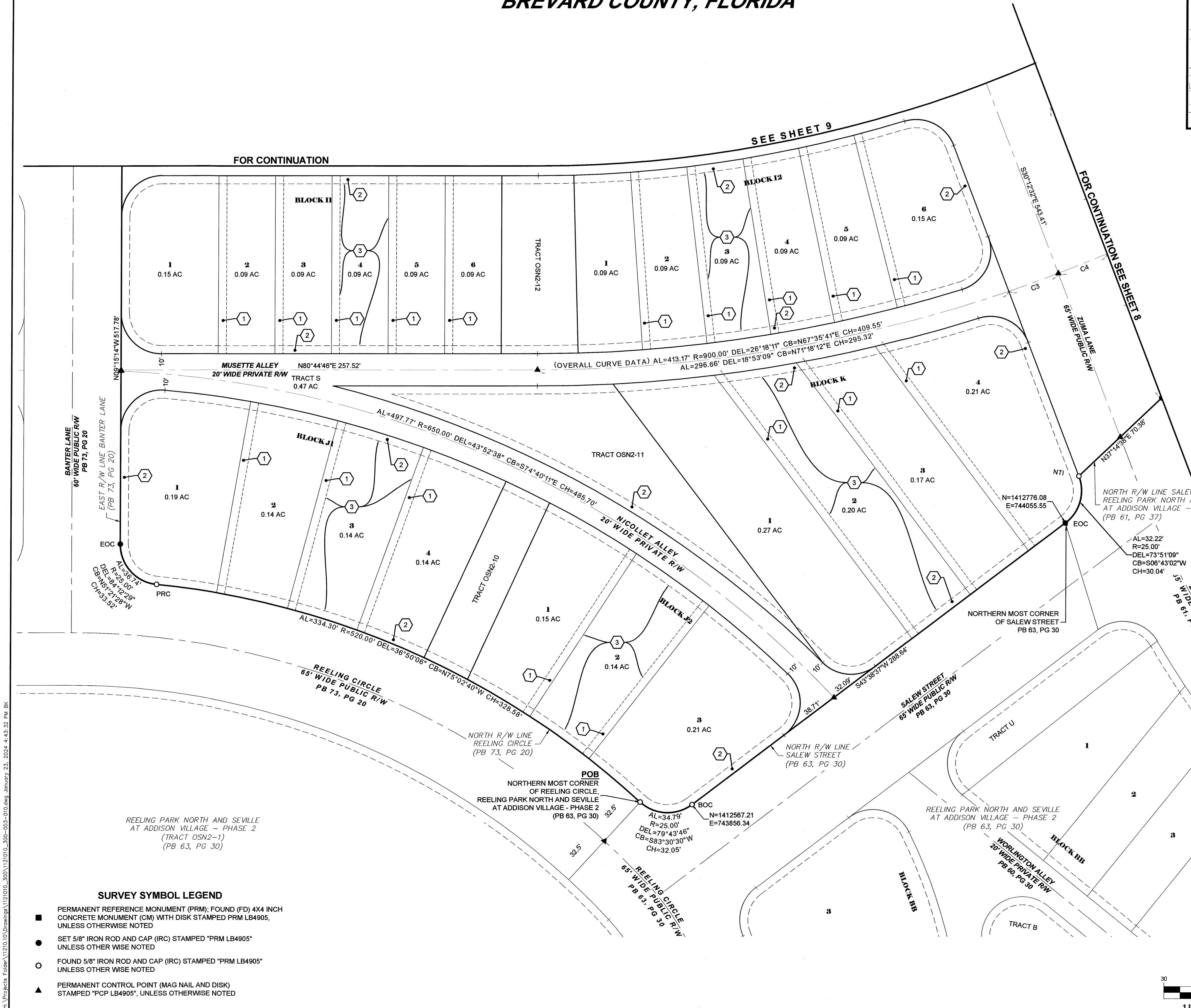
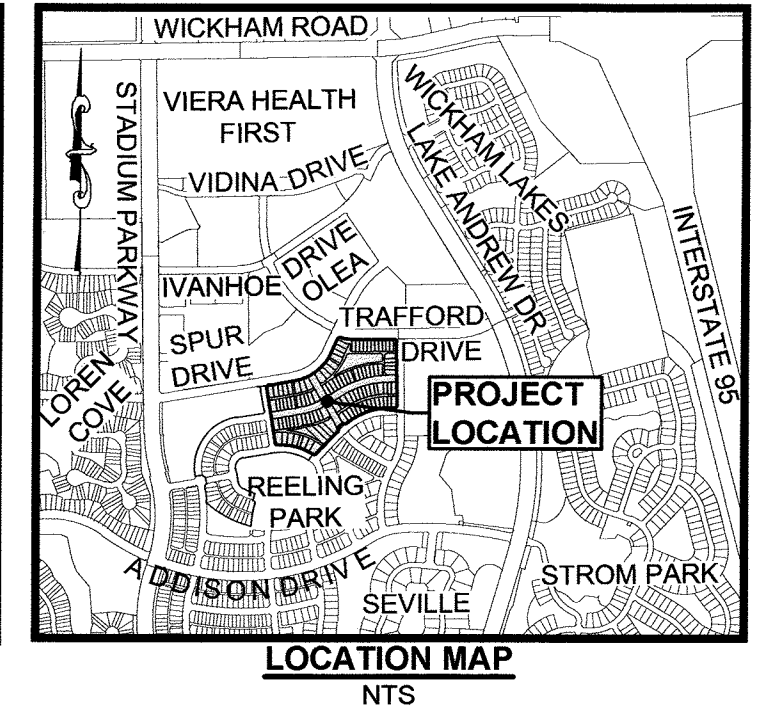
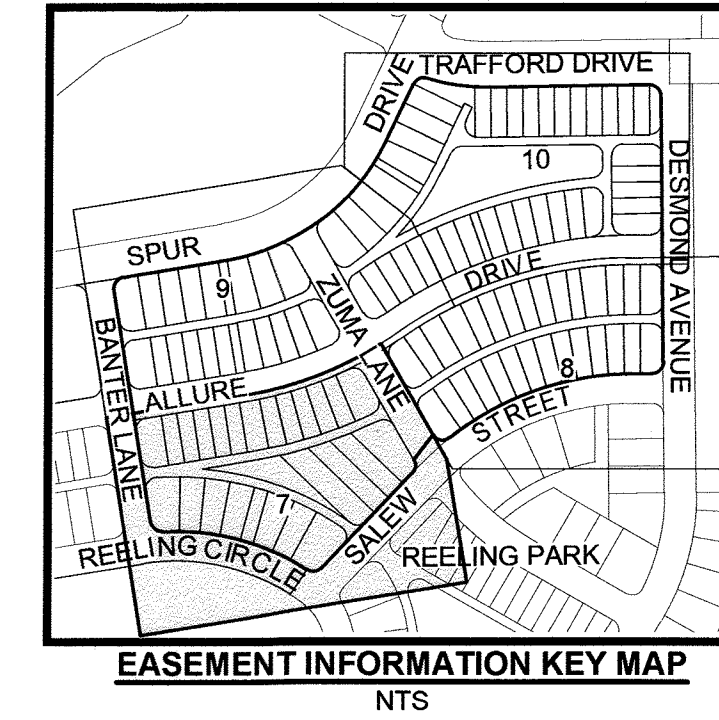
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	181.88'	605.00'	17°13'29"	N34°00'34"E	181.20'
C21	290.99'	585.00'	28°30'02"	N39°38'50"E	288.00'



HA Projects Folder\11210.10\Drawings\1121010_300-006-010.dwg January 23, 2024 4:45:07 PM BK

REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 7 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST



ABBREVIATIONS

•	MINUTES/FEET
•	SECONDS/INCHES
•	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
C/L	CENTERLINE
CM	CONCRETE MONUMENT
DE	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
FD	FOUND
FT	FOOT/FEET
LB	LICENSED BUSINESS
N	NORTH
(NR)	NOT RADIAL
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
R	RADIUS
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
S	SOUTH
TYP	TYPICAL
W	WEST

SURVEY SYMBOL LEGEND

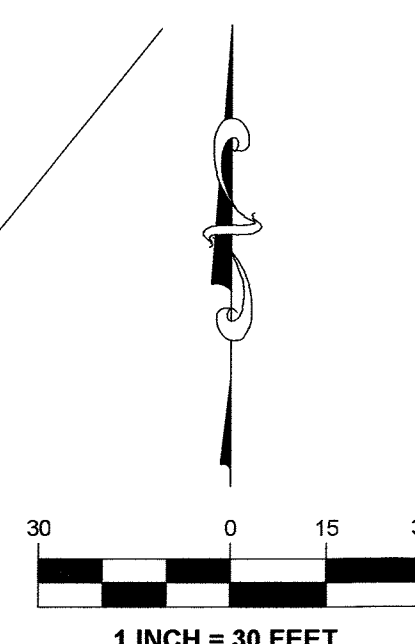
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- ▲ PERMANENT CONTROL POINT (MAG NAIL AND DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

- THIS PLAT PREPARED BY -



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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004985

DATE: 1/23/24
DESIGN/DRAWN: HAK/EAK
DRAWING# 1121010_300-007
PROJECT# 11210.10



REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 8 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

ABBREVIATIONS

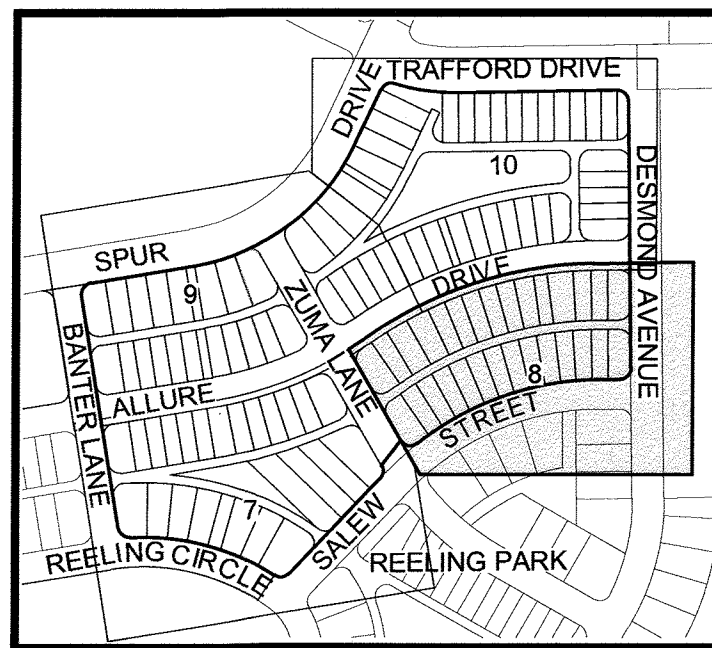
MINUTES/FEET
SECONDS/INCHES
DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
C/L CENTERLINE
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
EOC END OF CURVE
FD FOUND
FT FOOT/FEET
LB LICENSED BUSINESS
N NORTH
(NR) NOT RADIAL

ABBREVIATIONS

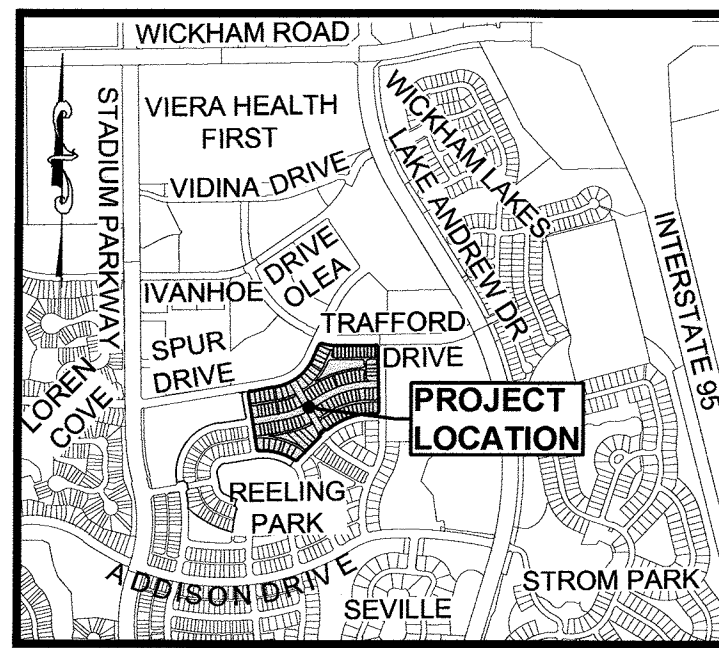
NTI NON-TANGENT INTERSECTION
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OR/ORB OFFICIAL RECORDS BOOK
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PG(S) PAGE(S)
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PRM PERMANENT REFERENCE MONUMENT
R RADIUS
RPB ROAD PLAT BOOK
RW RIGHT-OF-WAY
S SOUTH
TYP TYPICAL
W WEST

SURVEY SYMBOL LEGEND

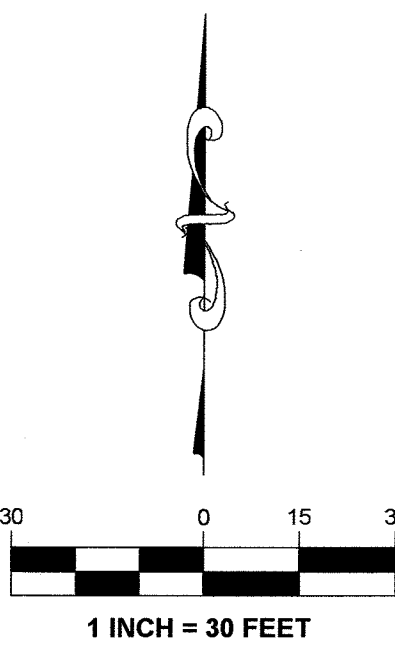
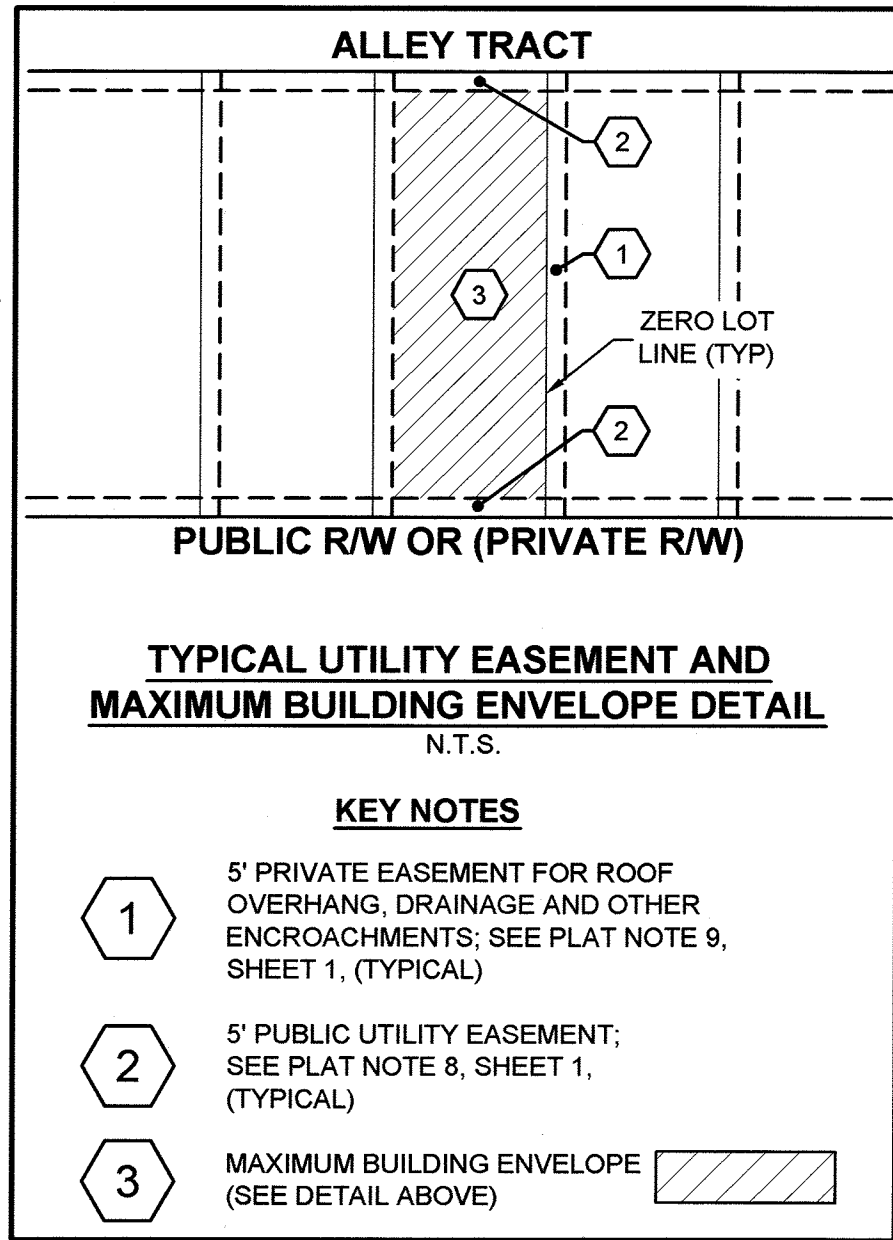
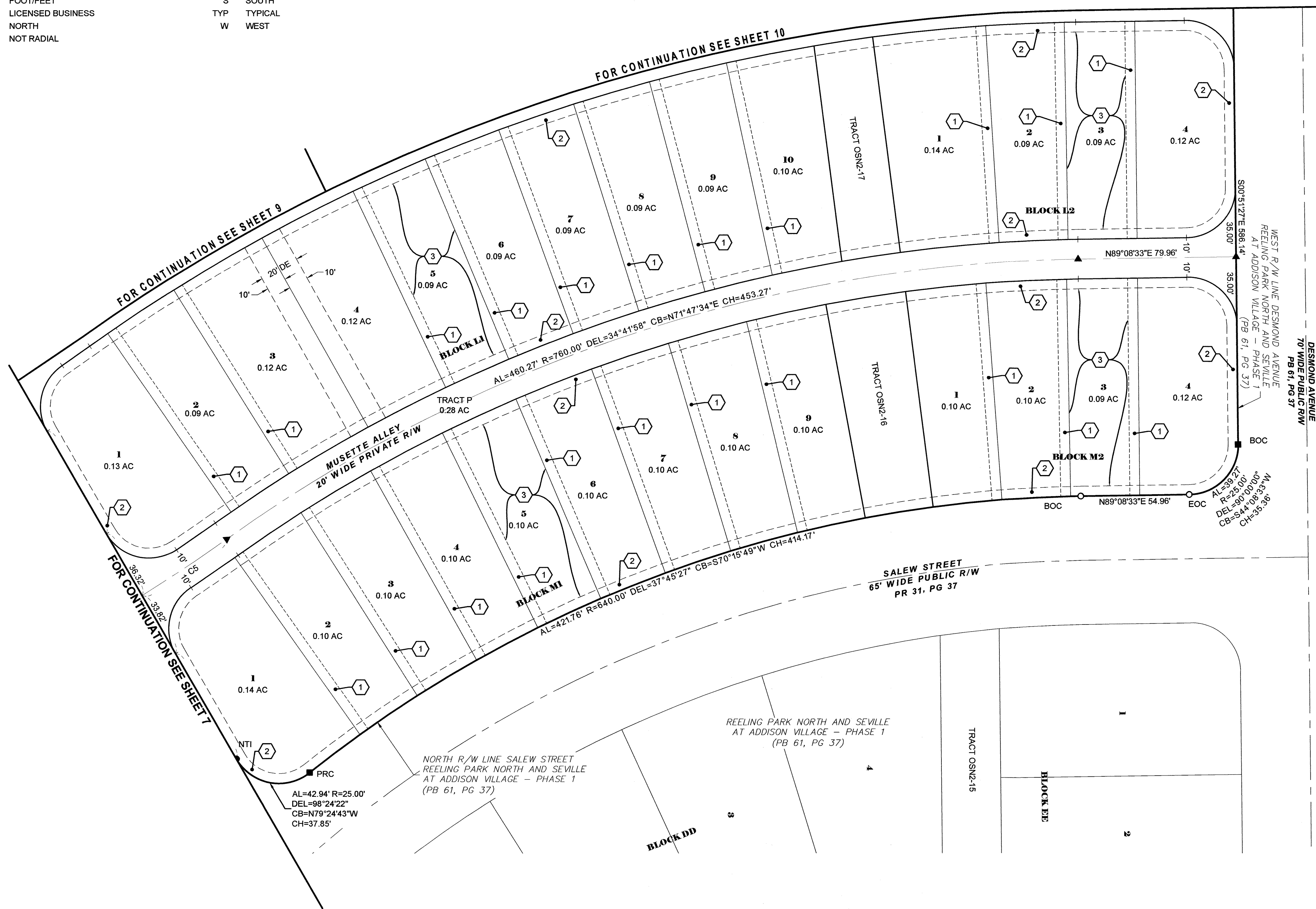
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EASEMENT INFORMATION KEY MAP
NTS

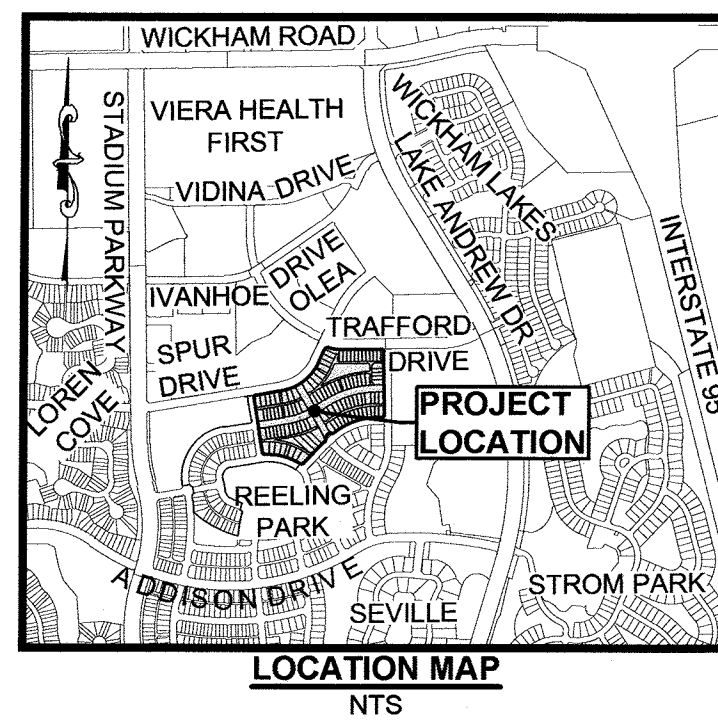
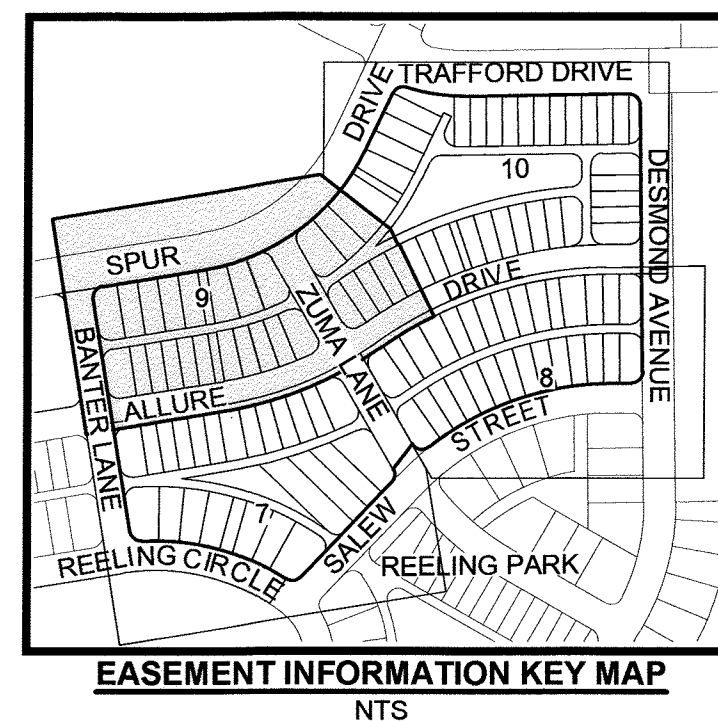


LOCATION MAP
NTS



REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 9 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST



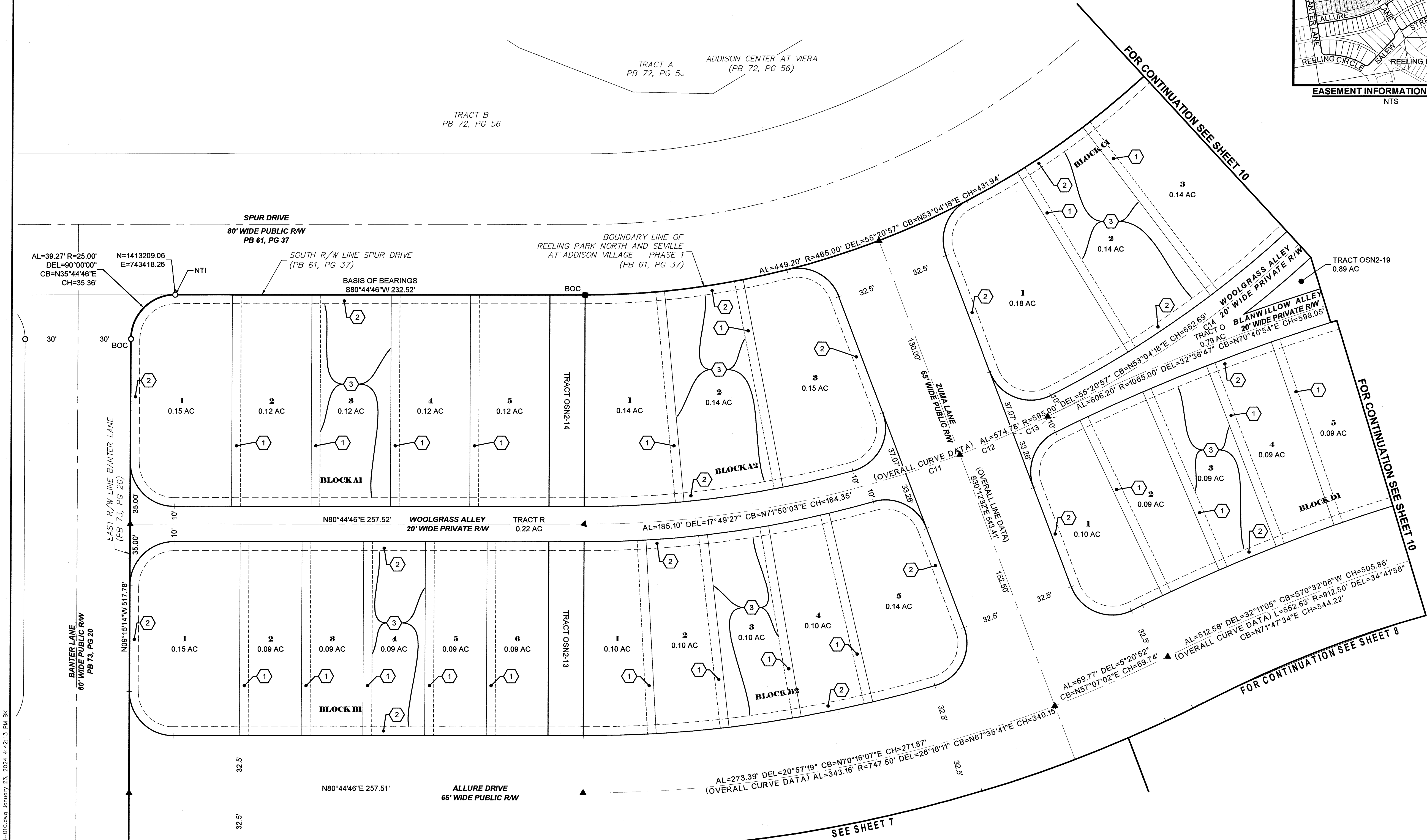
ALLEY TRACT

PUBLIC R/W OR (PRIVATE R/W)

TYPICAL UTILITY EASEMENT AND MAXIMUM BUILDING ENVELOPE DETAIL
N.T.S.

KEY NOTES

- 1 5' PRIVATE EASEMENT FOR ROOF OVERHANG, DRAINAGE AND OTHER ENCROACHMENTS: SEE PLAT NOTE 9, SHEET 1, (TYPICAL)
- 2 5' PUBLIC UTILITY EASEMENT; SEE PLAT NOTE 8, SHEET 1, (TYPICAL)
- 3 MAXIMUM BUILDING ENVELOPE (SEE DETAIL ABOVE)



ABBREVIATIONS

MINUTES/FEET
SECONDS/INCHES
DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
C/L CENTERLINE
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
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ABBREVIATIONS

EOC END OF CURVE
FD FOUND
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ABBREVIATIONS

PKD PARKER-KALEN NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
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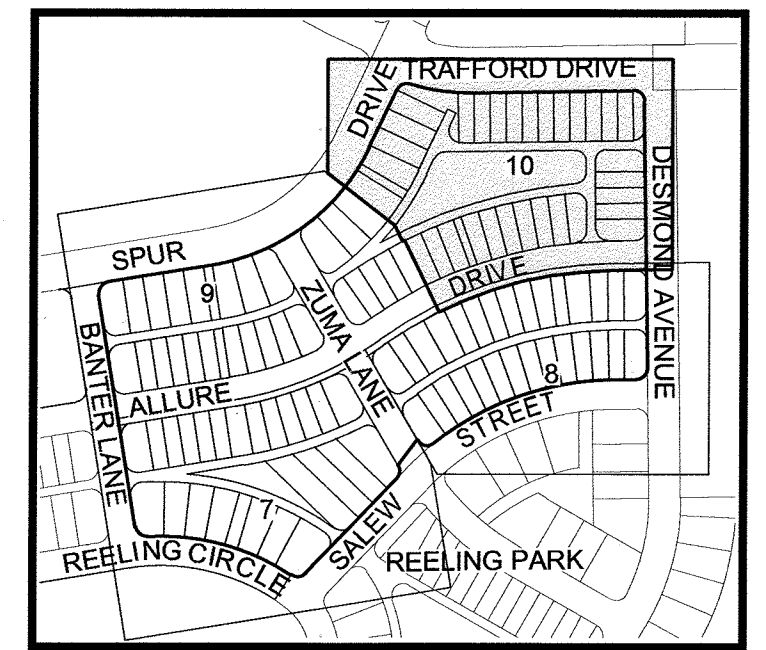
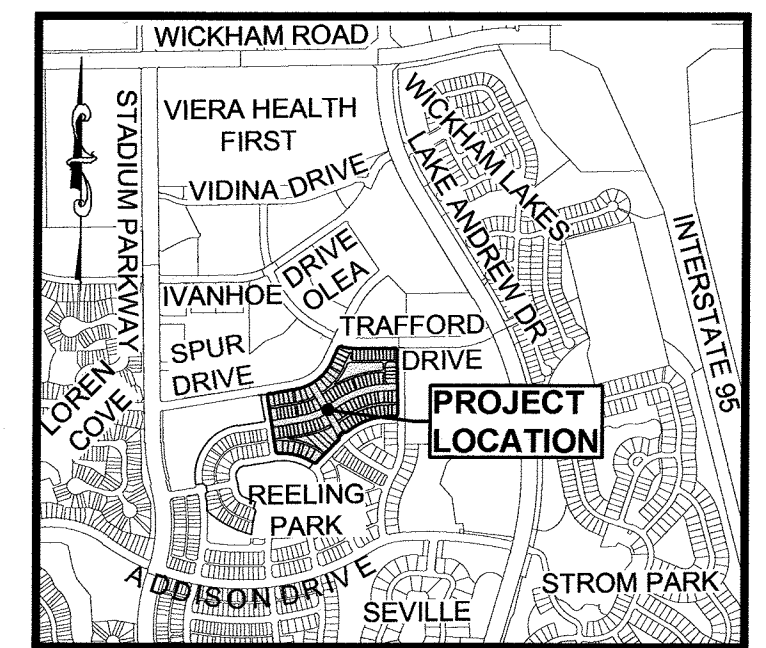
- THIS PLAT PREPARED BY -

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DATE: 1/23/24
DESIGN/DRAWN: HAK/EAK
DRAWING# 1121010_300-009
PROJECT# 11210.10

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REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 6
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 10 OF 10
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST



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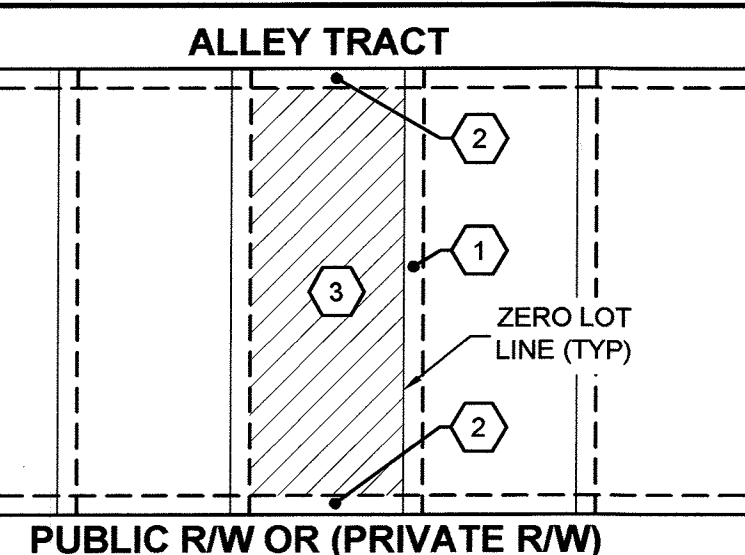
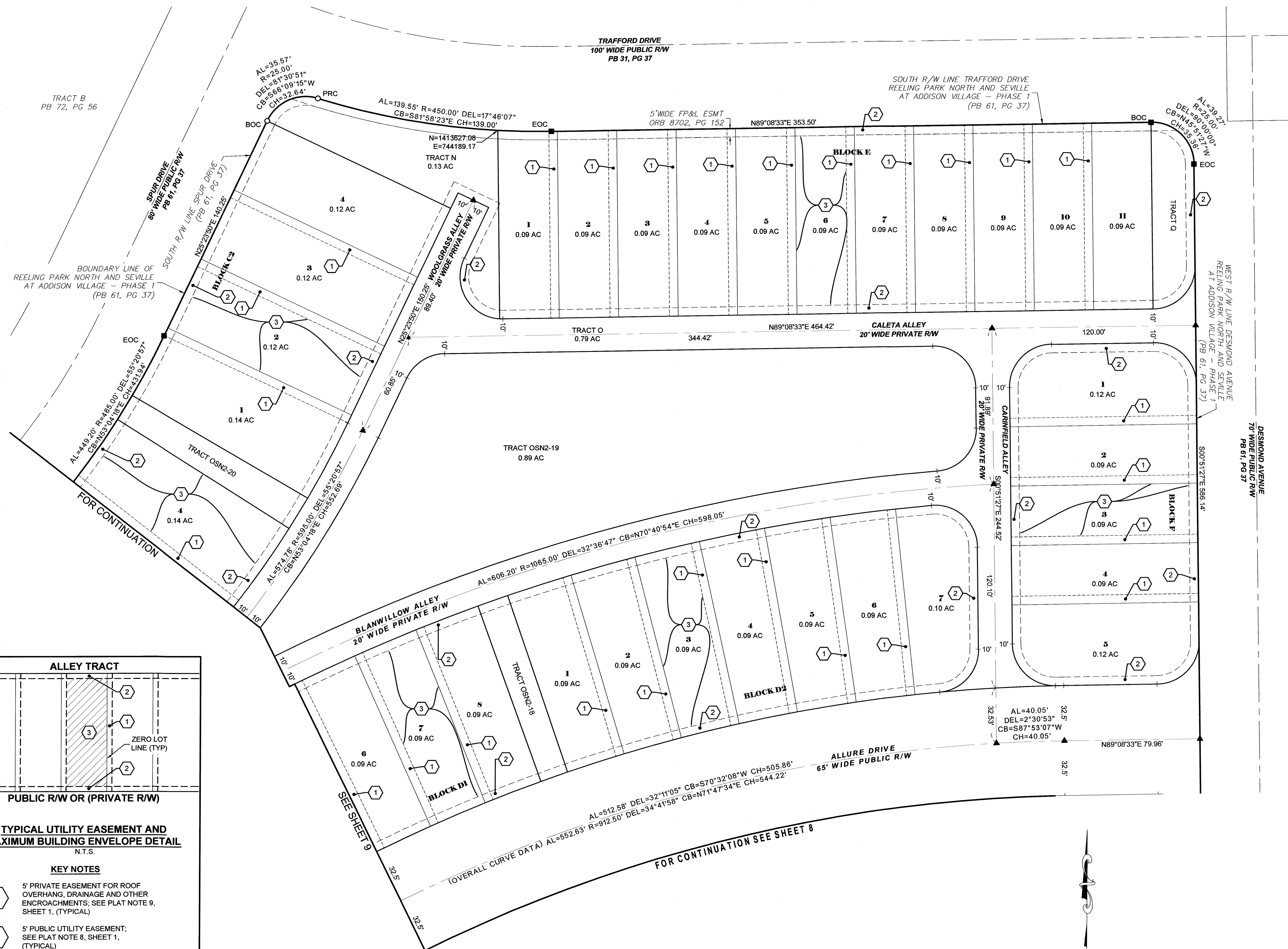
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CERTIFICATE OF BUSINESS AUTHORIZATION: 0005
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905
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TYPICAL UTILITY EASEMENT AND MAXIMUM BUILDING ENVELOPE DETAIL
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