# DEL WEBB AT VIERA - PHASE 1

## SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

#### **PLAT NOTES**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF \$48°09'45"E ON THE WESTERLY LINE OF STADIUM PARKWAY EXTENSION-SEGMENT E AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- 2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL G6B72 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- 4. 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.

B. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON 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.

C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION. INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC. TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

7. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS. ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELLSOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).

THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED) WHICH EASEMENT IS GRANTED TO THE DWV NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE DECLARATION, AS AMENDED, DESCRIBED IN PLAT NOTE 10.A), OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN FOR THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND ASSOCIATED IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO SUCH EASEMENT AREAS TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH EASEMENT AREAS TO FACILITATE THE PURPOSES THEREOF.

- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- 10. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED ON JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED, MODIFIED AND SUPPLEMENTED FROM TIME TO TIME, INCLUDING, BUT NOT LIMITED TO, BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

B. DECLARATION OF COVENANTS, CONDITIONS, EASEMENT, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AND TOGETHER WITH THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3813, PAGE 3867. THE SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3882. PAGE 2349. THE THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4065, PAGE 2855, AMENDMENT NUMBER FOUR RECORDED IN OFFICIAL RECORDS BOOK 4209, PAGE 2335, THE FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4297, PAGE 372, AMENDMENT NUMBER FIVE RECORDED IN OFFICIAL RECORDS BOOK 4303, PAGE 571, THE SIXTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4718, PAGE 1926, THE EIGHTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 627, THE NINTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5333, PAGE 1015, THE TENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5369, PAGE 4776. THE ELEVENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5806, PAGE 8129 AND THE TWELFTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6279, PAGE 1612, AND THIRTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6359, PAGE 1905, AND SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, FIFTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7828, PAGE 1083, SIXTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8114, PAGE 2777. SEVENTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8130. PAGE 63. EIGHTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8242, PAGE 2738, SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, TWENTIETH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8931, PAGE 435 AND ANNEXATION AGREEMENT NUMBER ONE HUNDRED FORTY-NINE TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY: ANNEXATION OF DEL WEBB AT VIERA RESIDENTIAL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 241, ALL OF THE PUBLIC RECORDS

C. DEVELOPMENT EASEMENTS AGREEMENT BY AND AMONG PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; THE VIERA COMPANY, À FLORIDA CORPORATION AND VIERA STEWARDSHIP DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 189, FLORIDA STATUTES, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 321, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

D. STORMWATER DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 446, PUBLIC RECORDS OF BREVARD

OTHER RECORDED INFORMATION REGARDING SAID PROPERTY INCLUDES THE FOLLOWING INSTRUMENTS:

E. AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA DATED AUGUST 26, 1988, AS AMENDED BY THAT CERTAIN AMENDMENT #1 TO AGREEMENT TO PROVIDE WATER SERVICE DATED JUNE 13, 1989, AS FURTHER AMENDED BY THE CERTAIN SECOND AMENDMENT TO AGREEMENT DATED MAY 27, 1994 AS RECORDED IN OFFICIAL RECORDS BOOK 3404, PAGE 932, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 3407, PAGE 3452, TOGETHER WITH THIRD AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017 IN OFFICIAL RECORDS BOOK 7962, PAGE 1632 AND FOURTH AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2007 IN OFFICIAL RECORDS BOOK 7962, PAGE 1655 AND TOGETHER WITH THE FIFTH AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9326, PAGE 1646, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341 AND AMENDED NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

G. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

RIGHT OF FIRST OFFER AGREEMENT BY AND BETWEEN PUBLIX SUPER MARKETS. INC., A FLORIDA CORPORATION AND THE VIERA COMPANY, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 6897, PAGE 187, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

## 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"
95 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22765"	080°43'06.11244"	0.99995250	(+)0°07' 59.6"

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

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL 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

AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT. AS APPROVED BY THAT CERTAIN RESOLUTION 19-134 ADOPTED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 20, 2019 AND AS EVIDENCED BY NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 8545, PAGE 418, PUBLIC RECORDS OF BREVARD COUNTY,

VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 8784. PAGE 1579 AND TOGETHER WITH THE VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF

K. RESTRICTIVE COVENANTS. REASSIGNMENT/REVERTER AND OTHER MATTERS AS SET FORTH AND CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 252, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

GENERAL ASSIGNMENT OF DEVELOPMENT RIGHTS, PERMITS, AND APPROVALS BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 262, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

MEMORANDUM OF AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 313, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

N. AGREEMENT BY AND BETWEEN THE VIERA STEWARDSHIP DISTRICT AND PULTE HOME COMPANY, LLC. REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1374, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

O. DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 1424, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

11. THE FOLLOWING NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT

A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS B, C, AND D FOR THE INSTALLATION, CONSTRUCTION REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND RELATED IMPROVEMENTS: WHICH SHALL RECEIVE. TREAT. STORE AND CONVEY STORMWATER DRAINAGE FROM THE LANDS PLATTED HEREUNDER AND OTHER LANDS WITHIN THE VIERA DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL. OPERATION AND MAINTENANCE OF ALL SUCH STORM WATER MANAGEMENT FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.

A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH (I) THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION. MITIGATION AND OTHER

12. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 6 AND 7 OF BLOCK A, LOTS 7, 8, 16 AND 17 OF BLOCK H, ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSTALLATION, INSPECTION, USE, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS COMPRISING A PART OF THE VSD DRAINAGE SYSTEM TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO FENCES. LANDSCAPING (OTHER THAN SOD). POOLS. PATIOS. ENCLOSURES. SLABS. POOL PUMPS. COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS. WITHOUT LIMITING THE FOREGOING SENTENCE. THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE. INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.

13. THE 15' PUBLIC WATER MAIN EASEMENT THROUGH TRACT S AS SHOWN ON SHEETS 3 AND 5 OF THIS PLAT IS GRANTED TO THE CITY OF COCOA FOR THE MAINTENANCE. REPAIR AND OPERATION OF WATER MAIN IMPROVEMENTS. TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS IN

14. ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE. REPAIR AND/OR RESTORATION OF ANY STORM PIPES. STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR THE DWV NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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

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

17. NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE VSD DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES. THE FOLLOWING FACILITIES OF THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS.

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

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

20. TRACTS A1, B1, H1, H2, I3, R, AND Z ARE RESERVED FOR LANDSCAPING, PRIVATE UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.

21. TRACTS B, C AND D ARE FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED FACILITIES AND SHALL BE OWNED

AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION INC. 22. TRACT S IS RESERVED FOR LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DWV

NEIGHBORHOOD ASSOCIATION INC. 23. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

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

## SURVEY SYMBOL LEGEND

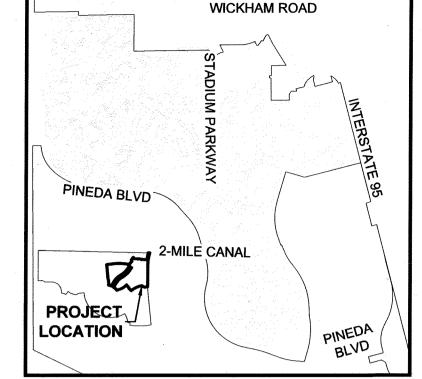
SECTION CORNER; MARKED AS NOTED

PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

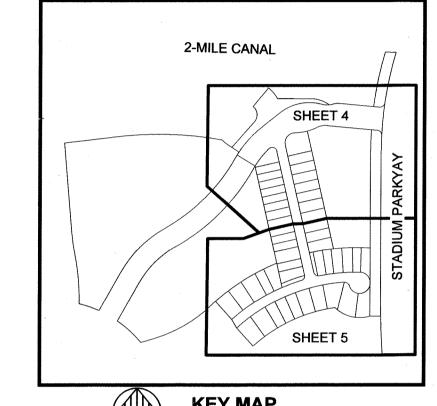
PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED







### **ABBREVIATIONS**

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

PCC POINT OF COMPOUND CURVATURE

- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PKD PARKER-KALEN NAIL AND DISK PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC. **CONSULTING - ENGINEERING - LAND SURVEYING** 

12/23/21 DESIGN/DRAWN: HAK/WFV DRAWING# 11568\_301\_001 PROJECT# 11568

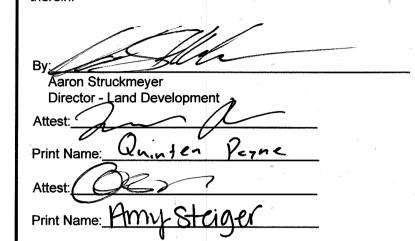
PLAT BOOK PAGE SHEET 1 OF 5 SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

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

**DEL WEBB AT VIERA - PHASE 1** 

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates to Brevard County a perpetual easement over and across the right-of-way of all private streets shown hereon (hereon shown as Tract "ZZ") for ingress and egress for public service, law enforcement, maintenance, repair, installation and operation of utilities and emergency vehicles and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "ZZ" for access and maintenance of Utilities. No other easements are hereby dedicated or granted to the public, 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



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

the above date.

Notary Public, ##200 683

Comm. No. ## 200683

My Comm. Expires 1)3513025

### **CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 10/21/2021 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, and that said lands are located in Brevard County, Florida.

LESLIE E HOWARD B.S.E. Consultants, Inc. 312 South Harbor City Boulevard, Suite #4 Melbourne, Fla. 32901

Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

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 all public utility easements and ingress/egress easements for emergency vehicles dedicated for public use on this plat.

Kristine Zonka, Chair

Clerk of the Board

#### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Kristine Zonka, Chair

ATTEST:

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

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



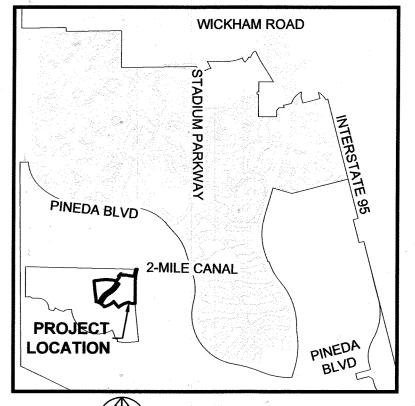
SEE SHEET 2 FOR DESCRIPTION AND TRACT TABLE

# DEL WEBB AT VIERA - PHASE 1 SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

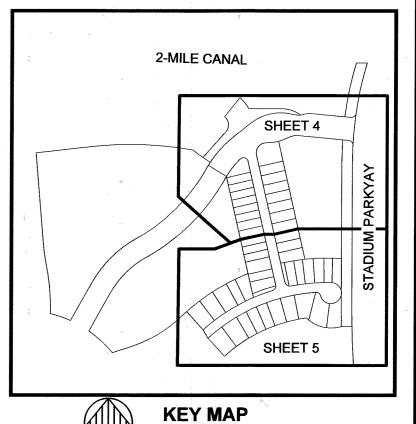
BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN SOUTHWEST ALONG THE WESTERLY LINE OF SAID STADIUM PARKWAY EXTENSION-SEGMENT E THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) THENCE S48°45'27"W. A DISTANCE OF 150.13 FEET TO A NON-TANGENT FEET TO THE END OF SAID CURVE; (3) THENCE S48°09'45"W A DISTANCE OF 1155.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; (4) THENCE ALONG 31°28'39", A CHORD BEARING OF S32°25'26"W AND A CHORD LENGTH OF 962.94 FEET), A DISTANCE OF 975.16 FEET TO THE POINT OF BEGINNING OF THE HAVING A RADIUS OF 25.00 FEET. A CENTRAL ANGLE OF 05°04'26". A CHORD BEARING OF N26°45'35"E. AND A CHORD LENGTH OF 2.21 FEET). A DISTANCE OF 2.21 FEET TO THE END OF SAID CURVE; THENCE N29°17'48"E, A DISTANCE OF 227.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT: THENCE ALONG TH ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIÚS OF 475.00 FEET, A CENTRAL ANGLE OF 31°36'35", A CHORD BEARING OF N45°06'05"E, AND A CHORD LENGTH OF 258.74 FEET), A DISTANCE OF 262.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 31°38'23", A CHORD BEARING OF N45°05'11"E, AND A CHORD LENGTH OF 575.21 FEET), A DISTANCE OF 582.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 02°11'45", A CHORD BEARING OF N30°21'52"E, AND A CHORD LENGTH OF 17.05 FEET), A DISTANCE OF 17.05 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N58°32'15"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 110.00 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 SOUTHEAST, AND HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 02°11'45", A CHORD BEARING OF S30°21'52"W, AND A CHORD LENGTH OF 21.27 FEET), A DISTANCE OF 21.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 31°38'23", A CHORD BEARING OF S45°05'11"W, AND A CHORD LENGTH OF 515.24 FEET), A DISTANCE OF 521.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 31°36'35", A CHORD BEARING OF S45°06'05"W, AND A CHORD LENGTH OF 318.66 FEET), A DISTANCE OF 322.74 FEET TO THE END OF SAID CURVE; THENCE S29°17'48"W, A DISTANCE OF 227.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 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 5°04'26", A CHORD BEARING OF S31°50'01"W, AND A CHORD LENGTH OF 2.21 FEET), A DISTANCE OF 2.21 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 SOUTHWEST, AND HAVING A RADIUS OF 597.50 FEET. A CENTRAL ANGLE OF 10°24'39". A CHORD BEARING OF N71°11'59"W. AND A CHORD LENGTH OF 108.42 FEET). A DISTANCE OF 108.57 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N01°08'34"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 49.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT: THENCE ALONG THE ARC OF SAID CURVE. (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 1152.00 FEET, A CENTRAL ANGLE OF 10°29'23", A CHORD BEARING OF N06°23'16"W, AND A CHORD LENGTH OF 210.61 FEET), A DISTANCE OF 210.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 848.00 FEET, A CENTRAL ANGLE OF 06°50'38", A CHORD BEARING OF N08°12'38"W, AND A CHORD LENGTH OF 101.23 FEET), A DISTANCE OF 101.29 FEET TO THE END OF SAID CURVE; THENCE N04°47'19"W, A DISTANCE OF 477.99 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 8709.00 FEET, A CENTRAL ANGLE OF 01°36'52", A CHORD BEARING OF N83°28'04"E, AND A CHORD LENGTH OF 245.39 FEET), A DISTANCE OF 245.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1918.00 FEET, A CENTRAL ANGLE OF 17°08'23", A CHORD BEARING OF S88°46'11"E, AND A CHORD LENGTH OF 571.62 FEET), A DISTANCE OF 573.76 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 NORTHEAST, AND HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 11°16'23", A CHORD BEARING OF S51°00'10"E, AND A CHORD LENGTH OF 35.75 FEET), A DISTANCE OF 35.81 FEET TO THE END OF SAID CURVE; THENCE S56°38'21"E, A DISTANCE OF 29.21 FEET; THENCE N41°36'15"E, A DISTANCE OF 175.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 92°27'47", A CHORD BEARING OF N04°37'38"W, AND A CHORD LENGTH OF 79.44 FEET), A DISTANCE OF 88.76 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N39°08'28"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 127.00 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 SOUTHWEST, AND HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 23°04'37", A CHORD BEARING OF S39°19'13"E, AND A CHORD LENGTH OF 72.81 FEET), A DISTANCE OF 73.30 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S89°26'07"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 171.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 35°18'21", A CHORD BEARING OF S71°46'57"E, AND A CHORD LENGTH OF 103.10 FEET). A DISTANCE OF 104.75 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 NORTHWEST. AND HAVING A RADIUS OF 100.00 FEET. A CENTRAL ANGLE OF 10°00'01", A CHORD BEARING OF N77°41'30"E. AND A CHORD LENGTH OF 17.43 FEET), A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE: THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 100.00 FEET. A CENTRAL ANGLE OF 22°36'58". A CHORD BEARING OF N83°59'58"E. AND A CHORD LENGTH OF 39.22 FEET). A DISTANCE OF 39.47 FEET TO THE END OF SAID CURVE: THENCE S84°41'33"E. A DISTANCE OF 174.35 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 SOUTHEAST, AND HAVING A RADIUS OF 1830.00 FEET, A CENTRAL ANGLE OF 09°01'28", A CHORD BEARING OF N11°41'55"E, AND A CHORD LENGTH OF 287.93 FEET), A DISTANCE OF 288.23 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST: THENCE S88°44'11"E, A DISTANCE OF 56.99 FEET TO THE POINT OF BEGINNING. CONTAINING 35.66 ACRES, MORE OR LESS.

₫ <sup>‡</sup>	4 4	TRACT AREA SUMMARY TAE	BLE
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A1	0.31	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT B	3.77	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT B1	0.05	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT C	10.58	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT D	7.13	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT H1	0.16	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT H2	0.06	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT I3	0.74	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT R	0.37	LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT S	1.22	LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC
TRACT ZZ	4.06	INGRESS/EGRESS, SIGNAGE, PUBLIC & PRIVATE UTILITIES, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC

PLAT BOOK PAGE SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



**LOCATION MAP** 



#### SURVEY SYMBOL LEGEND

SECTION CORNER; MARKED AS NOTED

PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905. UNLESS OTHERWISE NOTED

PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905. **UNLESS OTHERWISE NOTED** 

SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

#### **ABBREVIATIONS** MINUTES/FEET

" SECONDS/INCHES

° DEGREES AC ACRES

AL ARC LENGTH

BOC BEGINNING OF CURVE CB CHORD BEARING

CH CHORD LENGTH

CM CONCRETE MONUMENT

DE PRIVATE DRAINAGE EASEMENT

DEL CENTRAL/DELTA ANGLE

E EAST

EOC END OF CURVE

EX EXISTING

FBRL FRONT BUILDING RESTRICTION LINE

FD FOUND FT FOOT/FEET

N NORTH

NR NON-RADIAL

NTS NOT TO SCALE

NTI NON-TANGENT INTERSECTION

NTL NON-TANGENT LINE

OR/ORB OFFICIAL RECORDS BOOK

PB PLAT BOOK

PCC POINT OF COMPOUND CURVATURE PCP PERMANENT CONTROL POINT

PCT PREFERRED COVER TYPE

PKD PARKER-KALEN NAIL AND DISK

PG(S) PAGE(S)

POB POINT OF BEGINNING POC POINT OF COMMENCEMENT

PRC POINT OF REVERSE CURVATURE

P.S.E. PUBLIC SIDEWALK EASEMENT

P.U.D. PLANNED UNIT DEVELOPMENT

P.U.E. PUBLIC UTILITY EASEMENT

R RADIUS

R/W RIGHT-OF-WAY

TYP TYPICAL

VSD VIERA STEWARDSHIP DISTRICT

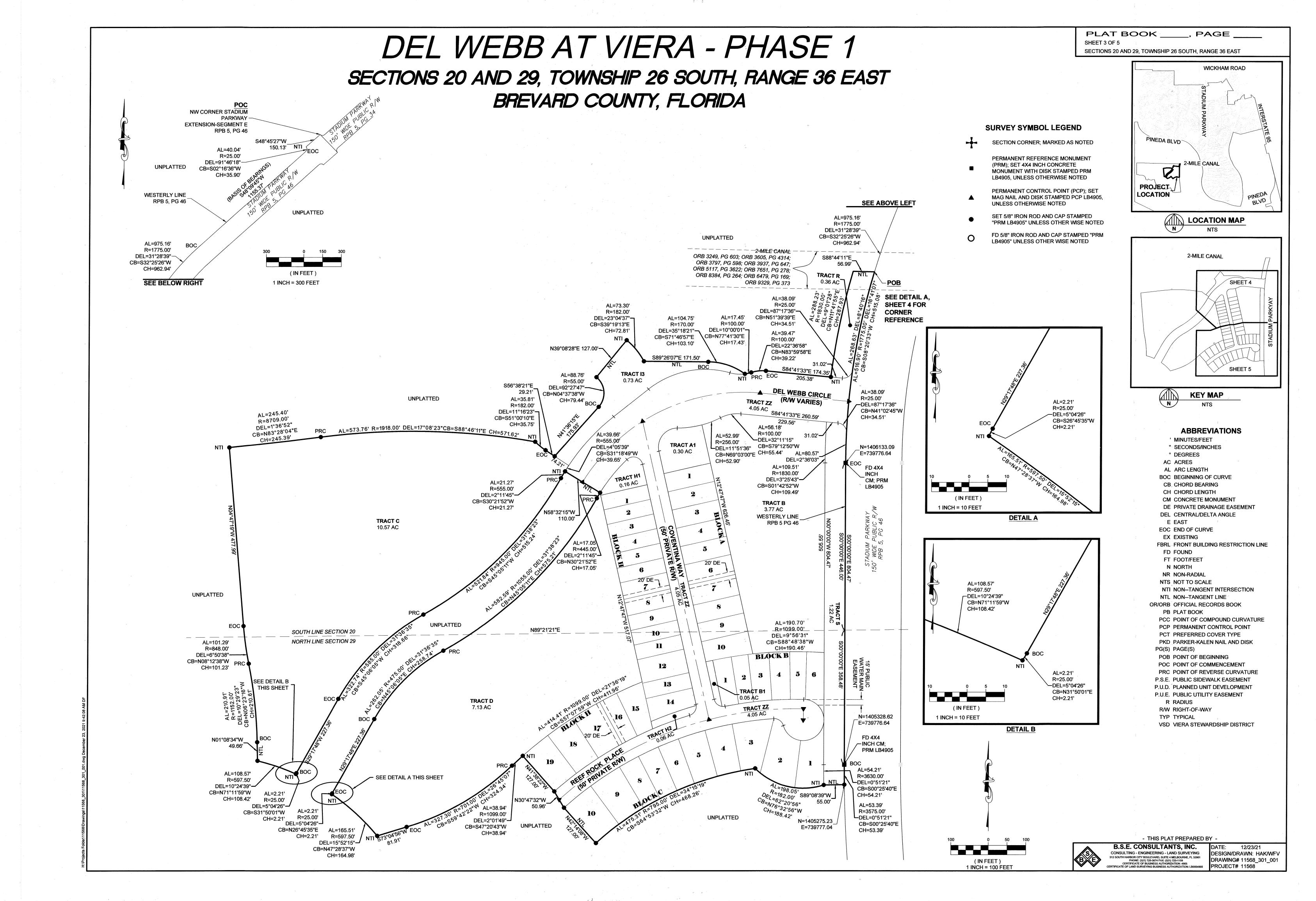
DATE: 11/23/21

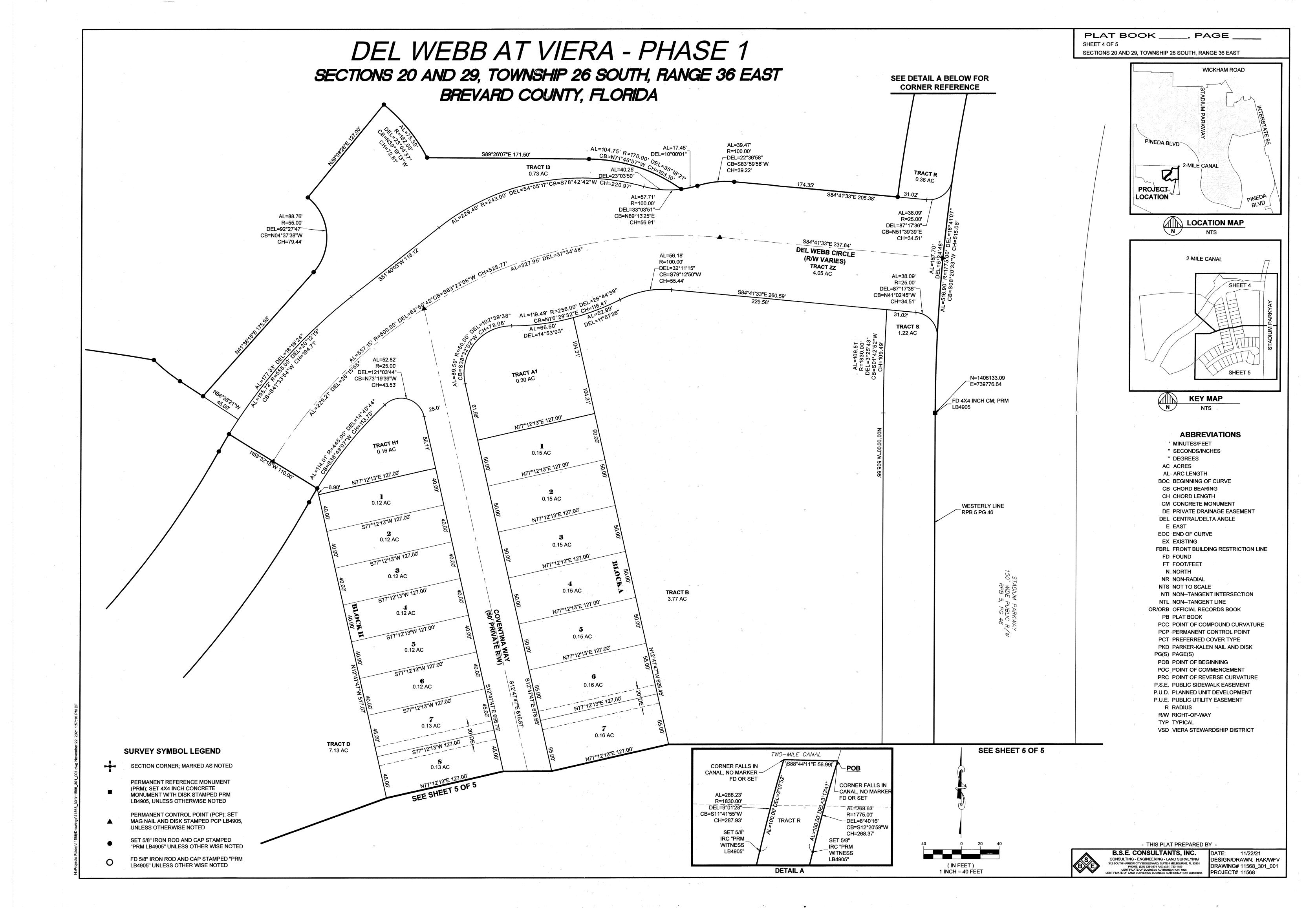
PROJECT# 11568

DESIGN/DRAWN: HAK/WFV

DRAWING# 11568 301 001

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004908





#### PLAT BOOK PAGE DEL WEBB AT VIERA - PHASE 1 SHEET 5 OF 5 SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST **WICKHAM ROAD** SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA PINEDA BLVD SEE SHEET 4 OF 5 PROJECT LOCATION 0.12 AC LOCATION MAP 10 0.12 AC 2-MILE CANAL **TRACT B** 3.77 AC SHEET 4 AL=190.70' R=1099.00' DEL=9°56'31" CB=S88°48'38"W CH=190.46' 0.12 AC AL=127.28' R=1099.00' DEL=6°38'09" CB=S80°31'18"W CH=127.21' L AL=50.07' AL=45.23' DEL=2°36'37" DEL=2°21'29" DEL=2°21'26" | DEL=2°25'55" DEL=2°55'41" **TRACT D** 7.13 AC **BLOCK B** DEL=0°58'41' **WESTERLY LINE** RPB 5, PG 46 ள் 0.12 AC 0.15 AC 0.14 AC 0.12 AC 0.12 AC AL=80.91' \_AL=30.72' DEL=4°37'28" DEL=84°17'00" AL=35.57' DEL=70°24'09" DEL=2°05'48" AL=49.30' AL=49.69' DEL=2°54'21" DEL=2°55'46" N90°00'00"E DEL=18°09'39" 102.54 AL=33.93' AL=38.64' **ABBREVIATIONS** \R=25.00' DEL=36°18'39" DEL=88°33'47"-AL=254.56' DEL=15°24'05" CB=S57<sup>b</sup>04'40"E " SECONDS/INCHES R=25.00' -DEL=77°59'00" ° DEGREES CB=S54°48'40"E AC ACRES AL ARC LENGTH AL=37.39' R=25.00' DEL=6°59'02" BOC BEGINNING OF CURVE TRACT S 1.22 AC **CB CHORD BEARING** 1**7** 0.23 AC DEL=85°41'09"-DEL=4°36'49" CH CHORD LENGTH €B=N30°02'48"E CH=34.00' CM CONCRETE MONUMENT DE PRIVATE DRAINAGE EASEMENT DEL CENTRAL/DELTA ANGLE E EAST 0.25 AC EOC END OF CURVE 0.22 AC EX EXISTING 0.20 AC FBRL FRONT BUILDING RESTRICTION LINE FD FOUND FT FOOT/FEET 0.20 AC FD 4X4 INCH CM; PRM LB4905 AL=18.13' N NORTH DEL=5°42'28" 0.29 AC NR NON-RADIAL AL=38.94' 0.24 AC AL=53.39' NTS NOT TO SCALE R=3575.00' NTI NON-TANGENT INTERSECTION ~DEL=0°51′21" NTL NON-TANGENT LINE CB=S00°25'40"E 0.16 AC CH=53.39' OR/ORB OFFICIAL RECORDS BOOK PB PLAT BOOK N89°08'39"E PCC POINT OF COMPOUND CURVATURE 55.00' 0.16 AC PCP PERMANENT CONTROL POINT 8=876°32'56"E CH=188.42' PCT PREFERRED COVER TYPE N=1405275.23 PKD PARKER-KALEN NAIL AND DISK E=739777.04 PG(S) PAGE(S) POB POINT OF BEGINNING 0.25 AC POC POINT OF COMMENCEMENT PRC POINT OF REVERSE CURVATURE P.S.E. PUBLIC SIDEWALK EASEMENT P.U.D. PLANNED UNIT DEVELOPMENT P.U.E. PUBLIC UTILITY EASEMENT 10 0.25 AC R RADIUS R/W RIGHT-OF-WAY TYP TYPICAL VSD VIERA STEWARDSHIP DISTRICT SURVEY SYMBOL LEGEND SECTION CORNER; MARKED AS NOTED PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED SET 5/8" IRON ROD AND CAP STAMPED - THIS PLAT PREPARED BY -"PRM LB4905" UNLESS OTHER WISE NOTED B.S.E. CONSULTANTS, INC. FD 5/8" IRON ROD AND CAP STAMPED "PRM CONSULTING - ENGINEERING - LAND SURVEYING DESIGN/DRAWN: HAK/WFV 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905 LB4905" UNLESS OTHER WISE NOTED

DRAWING# 11568\_301\_001

PROJECT# 11568

(IN FEET)

1 INCH = 100 FEET