

AVALONIA SUBDIVISION - PHASE 3

SECTIONS 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF S43°30'49E, NORTHWESTERLY LINE OF LOT 12, BLOCK F, AVALONIA SUBDIVISION-PHASE 1, PLAT BOOK 68, PAGE 6, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK G6B62 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 ("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 PROPERTY OWNERS' 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 AVALONIA NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8846, PAGE 1837, 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 5983, 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.
 - 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. NOTE: THE RIGHT OF ENTRY AND OTHER SURFACE RIGHTS HAVE BEEN RELEASED PURSUANT TO RELEASE RECORDED IN OFFICIAL RECORDS BOOK 2852 PAGE 1304, 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 AVALONIA DRIVE AND CACHE CREEK LANE A NON-EXCLUSIVE 10-FOOT-WIDE PERPETUAL 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., AT&T, BELL SOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THE 5-FOOT-WIDE PRIVATE DRAINAGE EASEMENTS SHOWN ALONG THE SIDE LOT LINES ON SHEETS 2-5 HEREOF, ARE NONEXCLUSIVE AND ARE GRANTED TO AVALONIA NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SWALE CONFORMING TO THE SUBDIVISION DESIGN APPROVED BY BREVARD COUNTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH, TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS LOCATED THEREIN BY THE 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 DESCRIBED 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 OR AVALONIA NEIGHBORHOOD ASSOCIATION, INC. AS EXPRESSLY PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENT AREAS AND THE DRAINAGE FACILITIES LOCATED THEREIN PROVIDED, HOWEVER, THAT TO THE EXTENT ANY DRAINAGE PIPES OR STRUCTURES CONVEYING SUCH DRAINAGE IN WHOLE OR PART FROM PUBLIC RIGHT-OF-WAYS ARE LOCATED WITHIN SUCH RIGHT-OF-WAYS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING THOSE PIPES AND DRAINAGE STRUCTURES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS.
- LOTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, FLOW WAY OR WETLAND OR ABUTTING ANY OTHER STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH STORM WATER MANAGEMENT FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID STORM WATER MANAGEMENT FACILITIES.
- THE RIGHT-OF-WAYS FOR AVALONIA DRIVE AND CACHE CREEK LANE SHALL BE A PUBLIC RIGHT-OF-WAYS, OWNED AND MAINTAINED BY BREVARD COUNTY.
- THE 2.5-FOOT-WIDE IRRIGATION EASEMENT (IE) SHOWN ON LOT 13, BLOCK F, IS PRIVATE AND GRANTED TO AVALONIA NEIGHBORHOOD ASSOCIATION, INC. FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING AND REPAIRING THE NEIGHBORHOOD IRRIGATION SYSTEM IN ACCORDANCE WITH THE NEIGHBORHOOD AREA DECLARATION REFERENCED IN NOTE 6(I) ABOVE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREA IN CONNECTION THEREWITH.

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).

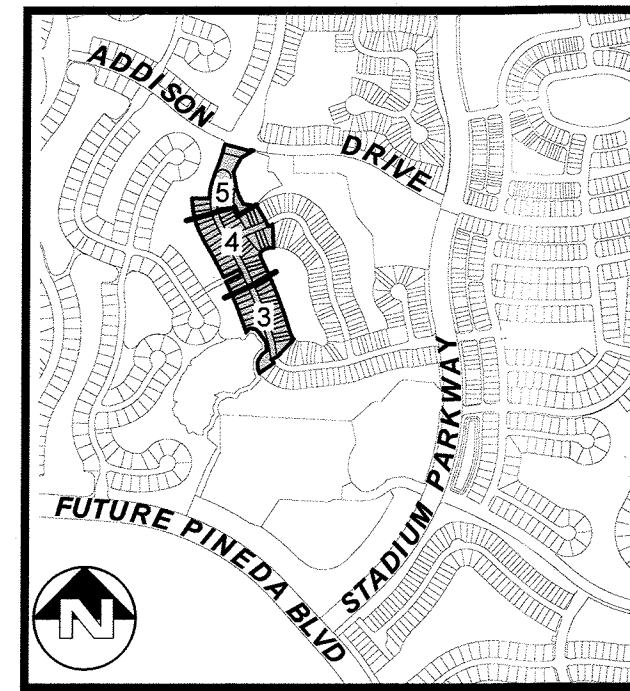
A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04.

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°13'48.22765"	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 GRID DISTANCE TO GROUND 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.**KEY MAP**
N.T.S.

- TRACT D-1 SHALL BE OWNED AND MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION INC. AND IS RESERVED FOR LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES AND RELATED IMPROVEMENTS.
- TRACT D-2 SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION INC. AND IS RESERVED FOR LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES, COMMUNITY MAIL SERVICE AND RELATED IMPROVEMENTS.
- TRACT F SHALL BE OWNED AND MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION, INC. AND SHALL BE RESERVED FOR LANDSCAPING, IRRIGATION, SIDEWALKS AND RELATED IMPROVEMENTS.
- TRACT H SHALL BE OWNED AND MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION, INC. AND SHALL BE RESERVED FOR LANDSCAPING, IRRIGATION, SIDEWALKS AND RELATED IMPROVEMENTS.
- TRACT I SHALL BE OWNED AND MAINTAINED BY AVALONIA NEIGHBORHOOD ASSOCIATION INC. AND RESERVED FOR LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE AND RELATED IMPROVEMENTS.
- THE 15 FOOT-WIDE REUSE WATER MAIN EASEMENT (RM) SHOWN ON TRACTS D-1 AND D-2 IS GRANTED TO BREVARD COUNTY FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING AND REPAIRING A REUSE WATER MAIN AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREA IN CONNECTION THEREWITH.
- THE 15 FOOT-WIDE POTABLE WATER MAIN EASEMENT (WM) SHOWN ON TRACTS D-1 AND D-2 IS GRANTED TO THE CITY OF COCOA FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING AND REPAIRING A POTABLE WATER MAIN AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREA IN CONNECTION THEREWITH.
- THE RIGHT-OF-WAYS FOR AVALONIA DRIVE AND CACHE CREEK LANE AND ALL PUBLIC EASEMENTS DEDICATED TO BREVARD COUNTY UNDER THIS PLAT ARE COVERED BY TITLE INSURANCE POLICY NO. 00278206712 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TO BREVARD COUNTY.

DESCRIPTION OF AVALONIA SUBDIVISION-PHASE 3

A PARCEL OF LAND LOCATED IN SECTIONS 16, 17 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERN MOST CORNER OF LOT 30, BLOCK A, AVALONIA SUBDIVISION-PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 6, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE WEST BOUNDARY OF SAID AVALONIA SUBDIVISION-PHASE 1 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) THENCE N53°27'54"E, A DISTANCE OF 137.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 10°38'48", A CHORD BEARING OF N31°12'42"W, AND A CHORD LENGTH OF 32.47 FEET), A DISTANCE OF 32.52 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 3) THENCE N64°06'42"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET; 4) THENCE N43°30'49"E, A DISTANCE OF 186.67 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 29°35'39", A CHORD BEARING OF N31°41'21"W, AND A CHORD LENGTH OF 38.31 FEET), A DISTANCE OF 38.74 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 397.20 FEET, A CENTRAL ANGLE OF 02°37'18", A CHORD BEARING OF N21°37'41"W, AND A CHORD LENGTH OF 65.65 FEET), A DISTANCE OF 65.64 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 94°38'59", A CHORD BEARING OF N20°57'39"E, AND A CHORD LENGTH OF 58.82 FEET), A DISTANCE OF 66.08 FEET TO A POINT OF COMPOUND CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 258.00 FEET, A CENTRAL ANGLE OF 18°53'54", A CHORD BEARING OF N77°44'05"E, AND A CHORD LENGTH OF 84.71 FEET), A DISTANCE OF 85.10 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 41, BLOCK F, AVALONIA SUBDIVISION-PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 97, BREVARD COUNTY, FLORIDA AND RUN ALONG THE WESTERLY BOUNDARY OF SAID AVALONIA SUBDIVISION-PHASE 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE N02°48'58"W, A DISTANCE OF 183.22 FEET; 2) THENCE S60°43'22"W, A DISTANCE OF 37.16 FEET; 3) THENCE N29°16'38"W, A DISTANCE OF 50.00 FEET; 4) THENCE N30°56'37"W, A DISTANCE OF 145.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT AND A POINT ON THE WEST BOUNDARY OF SAID AVALONIA SUBDIVISION-PHASE 1 AND RUN ALONG SAID WEST BOUNDARY THE FOLLOWING SEVEN COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01°17'48", A CHORD BEARING OF S53°34'46"W, AND A CHORD LENGTH OF 11.32 FEET), A DISTANCE OF 11.32 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 2) THENCE N82°25'03"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 90.84 FEET; 3) THENCE N27°32'02"W, A DISTANCE OF 82.97 FEET; 4) THENCE N19°17'11"W, A DISTANCE OF 44.61 FEET; 5) THENCE N10°04'54"W, A DISTANCE OF 136.00 FEET; 6) THENCE N27°57'46"E, A DISTANCE OF 125.19 FEET; 7) THENCE N59°25'27"E, A DISTANCE OF 114.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ADDISON DRIVE, AN 80.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF KERRINGTON AT ADDISON VILLAGE - PHASE 2, AS RECORDED IN PLAT BOOK 64, PAGE 25, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1540.00 FEET, A CENTRAL ANGLE OF 00°40'48", A CHORD BEARING OF N76°26'36"W, AND A CHORD LENGTH OF 18.29 FEET), A DISTANCE OF 18.29 FEET TO A POINT OF REVERSE CURVATURE; 2) 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 58°11'41", A CHORD BEARING OF S74°47'58"W, AND A CHORD LENGTH OF 24.31 FEET), A DISTANCE OF 25.39 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 3) THENCE N75°02'54"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 190.89 FEET TO A POINT ON THE EAST BOUNDARY OF STONECREST AT ADDISON VILLAGE-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 89, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID PLAT OF STONECREST AT ADDISON VILLAGE-PHASE 1 THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) THENCE S17°02'14"W, A DISTANCE OF 95.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 07°22'08", A CHORD BEARING OF S20°42'17"W, AND A CHORD LENGTH OF 153.52 FEET), A DISTANCE OF 153.62 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 23°53'03", A CHORD BEARING OF S12°25'49"W, AND A CHORD LENGTH OF 190.37 FEET), A DISTANCE OF 191.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 4) THENCE N89°30'43"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 32°00'18", A CHORD BEARING OF S15°30'52"E, AND A CHORD LENGTH OF 328.08 FEET), A DISTANCE OF 332.36 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 3645.00 FEET, A CENTRAL ANGLE OF 05°23'38", A CHORD BEARING OF S28°49'11"E, AND A CHORD LENGTH OF 343.03 FEET), A DISTANCE OF 343.15 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 7) THENCE N63°52'38"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 3780.00 FEET, A CENTRAL ANGLE OF 00°36'23", A CHORD BEARING OF S25°49'11"E, AND A CHORD LENGTH OF 40.00 FEET), A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 9) THENCE S63°52'38"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND A POINT ON THE EAST BOUNDARY LINE OF STONECREST AT ADDISON VILLAGE-PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 38, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID STONECREST AT ADDISON VILLAGE-PHASE 3 THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 3645.00 FEET, A CENTRAL ANGLE OF 06°41'53", A CHORD BEARING OF S22°08'42"E, AND A CHORD LENGTH OF 426.11 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 2) THENCE N33°50'19"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 38.67 FEET; 3) THENCE S84°33'34"E, A DISTANCE OF 47.39 FEET; 4) THENCE S53°18'01"E, A DISTANCE OF 43.08 FEET; 5) THENCE S20°03'14"E, A DISTANCE OF 22.79 FEET; 6) THENCE S63°17'28"E, A DISTANCE OF 7.15 FEET; 7) THENCE S37°45'33"E, A DISTANCE OF 61.95 FEET; 8) THENCE S05°50'34"E, A DISTANCE OF 70.48 FEET; 9) THENCE S53°33'42"W, A DISTANCE OF 43.04 FEET; 10) THENCE S37°14'08"W, A DISTANCE OF 29.84 FEET; 11) THENCE S30°40'50"W, A DISTANCE OF 37.34 FEET; 12) THENCE S01°10'53"E, A DISTANCE OF 57.76 FEET; 13) THENCE S16°27'48"E, A DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING. CONTAINING 12.64 ACRES, MORE OR LESS.

TRACT AREA SUMMARY			
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT D-1	0.90	LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT D-2	0.30	LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, UTILITIES, COMMUNITY MAIL SERVICE AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION INC.
TRACT F	0.17	LANDSCAPING, IRRIGATION, SIDEWALKS, AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT H	0.08	LANDSCAPING, IRRIGATION, SIDEWALKS, AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.
TRACT I	0.55	LANDSCAPING, IRRIGATION, SIDEWALKS, DRAINAGE, AND RELATED IMPROVEMENTS	AVALONIA NEIGHBORHOOD ASSOCIATION INC.

- THIS PLAT PREPARED BY -

**B.S.E. CONSULTANTS, INC.**
CONSULTING - ENGINEERING - LAND SURVEYING
310 SOUTH HARBOR CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 725-8074 FAX: (321) 725-1168
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB-0004905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB-0004905DATE: 12/30/21
DESIGN/DRAWN: HAK/EA
DRAWING# 1145406_301_001
PROJECT# 11454.06

PLAT BOOK _____, PAGE _____

SHEET 1 OF 5

SECTIONS 16, 17 AND 21 TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

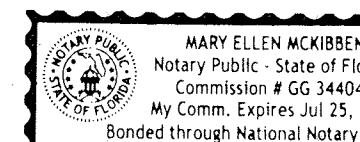
KNOW ALL MEN BY THESE PRESENTS THAT, The Viera Company, being the owner in fee simple of the lands described in

AVALONIA SUBDIVISION - PHASE 3

Hereby dedicates said lands and plat for the uses and purposes therein expressed and expressly dedicates the right-of-ways for Avalonia Drive and Cache Creek Lane and all public utility easements described 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 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. PokrywaAttest:
Secretary: Jay A. Decator, IIITHE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940STATE OF FLORIDA
COUNTY OF BREVARDThe foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 3, 2022, by 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, on behalf of the company, who are personally known to me ☒ or have produced _____ as identification.

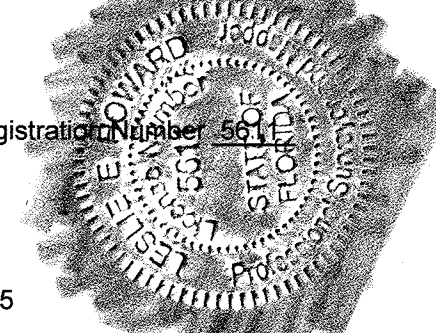
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLICMary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. GY344047**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 1/13/2022 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. HOWARDB.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite 44
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

Registration Number: 5911

**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 right-of-ways of Avalonia Drive and Cache Creek Lane, all public utility easements and all other easements for public use dedicated under this plat.

Kristine Zonka, 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.

Kristine Zonka, 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. _____

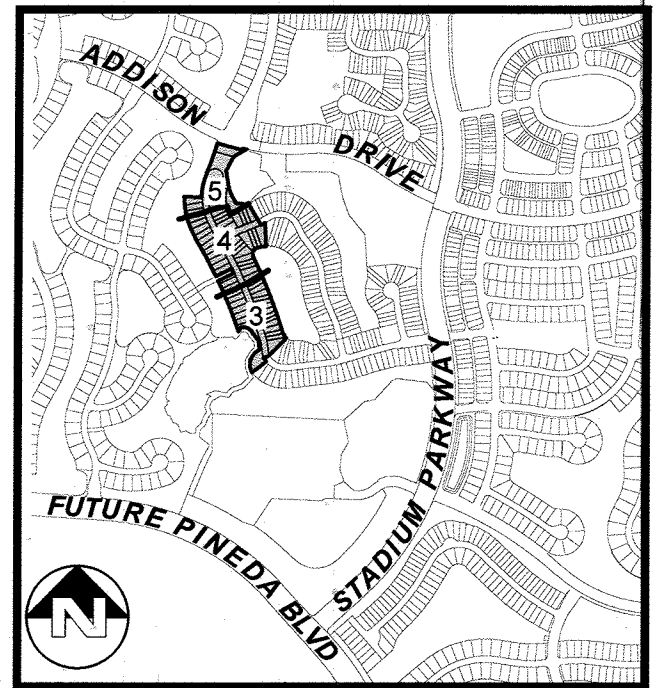
ATTEST: _____
Clerk of the Circuit Court in and for Brevard County, Fla.

AVALONIA SUBDIVISION-PHASE 3

SECTIONS 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

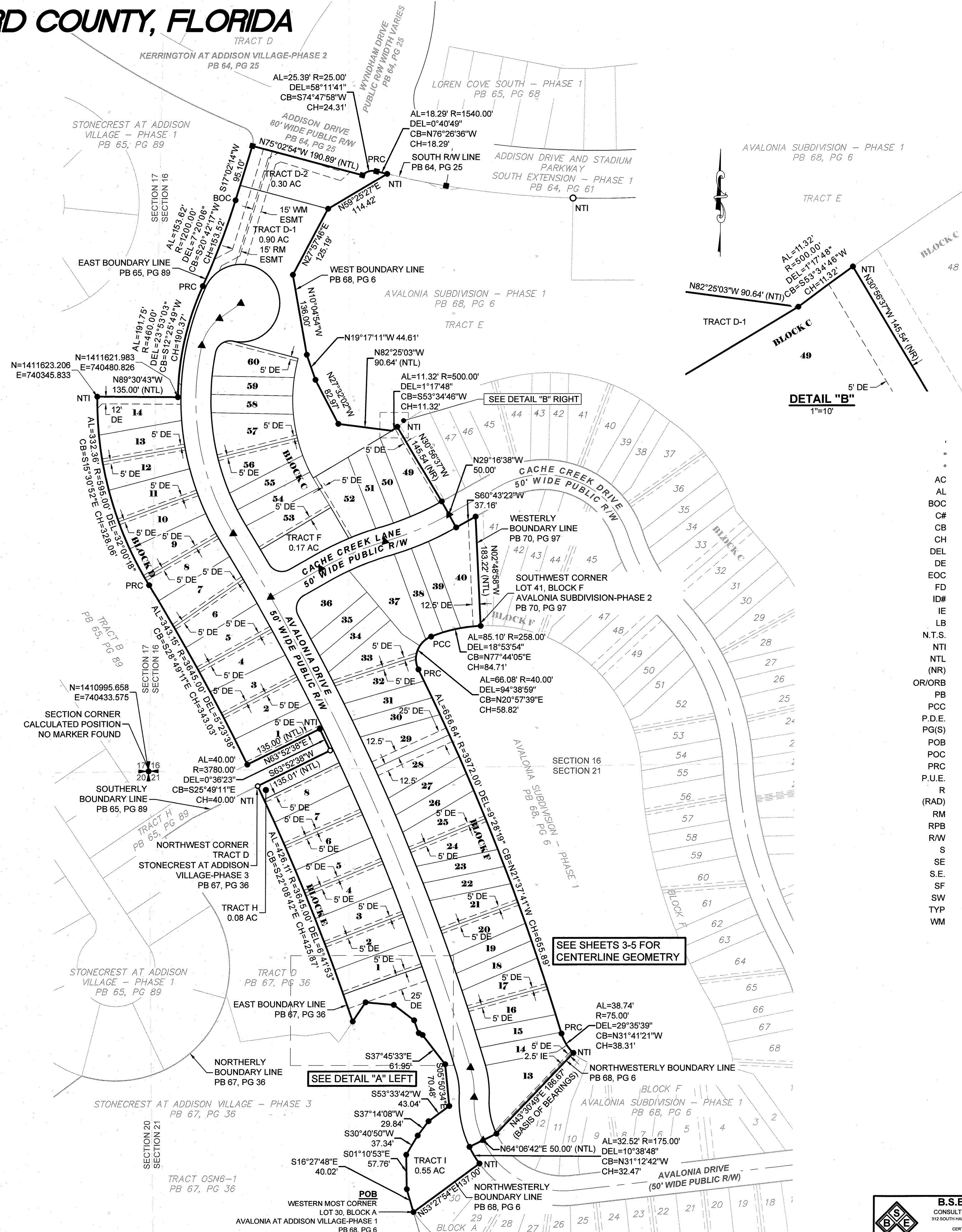
PLAT BOOK _____, PAGE _____
SHEET 2 OF 5
SECTION 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
N.T.S.

SURVEY SYMBOL LEGEND

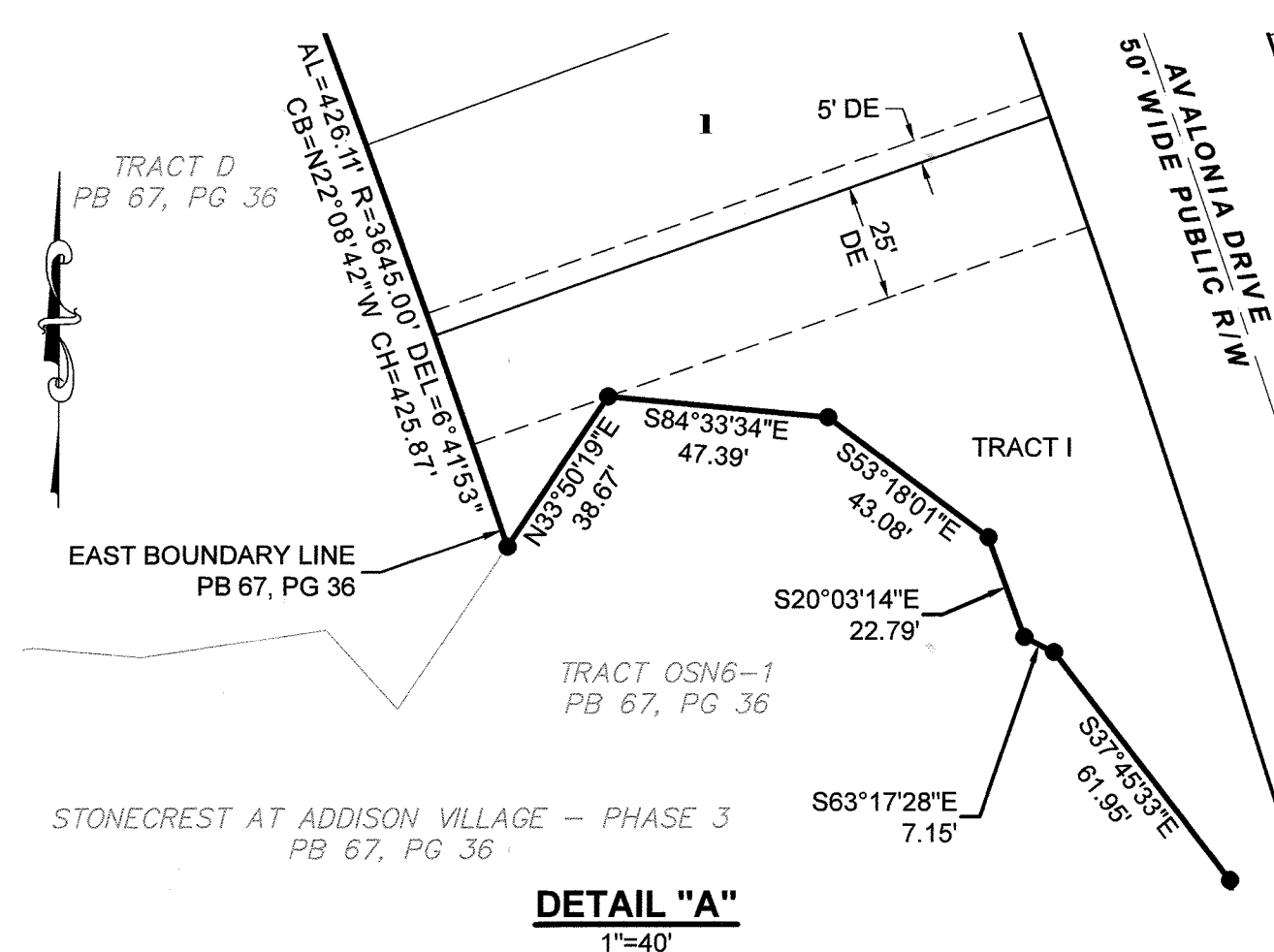
- SECTION CORNER, MARKED AS NOTED
- FOUND 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (MAG NAIL AND DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED



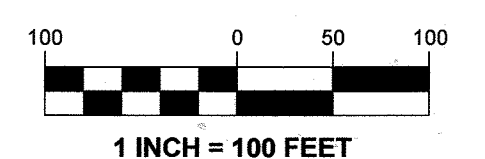
DETAIL "B"
1"=10'

ABBREVIATIONS

MINUTES/FEET	
SECONDS/INCHES	
DEGREES	
AC	ACRE(S)
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CH	CURVE TABLE LABEL
CB	CHORD BEARING
CH	CHORD LENGTH
DEL	CENTRAL/DELTA ANGLE
DE	PRIVATE DRAINAGE EASEMENT
EOC	END OF CURVE
FD	FOUND
ID#	IDENTIFICATION NUMBER
IE	IRRIGATION EASEMENT (PRIVATE)
LB	LICENSED BUSINESS NUMBER
N.T.S.	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
(RAD)	RADIAL
RM	REUSE MAIN
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
S	SOUTH
SE	SOUTH EAST
S.E.	PUBLIC SIDEWALK EASEMENT
SF	SQUARE FEET
SW	SOUTH WEST
TYP	TYPICAL
WM	WATER MAIN



DETAIL "A"
1"=40'



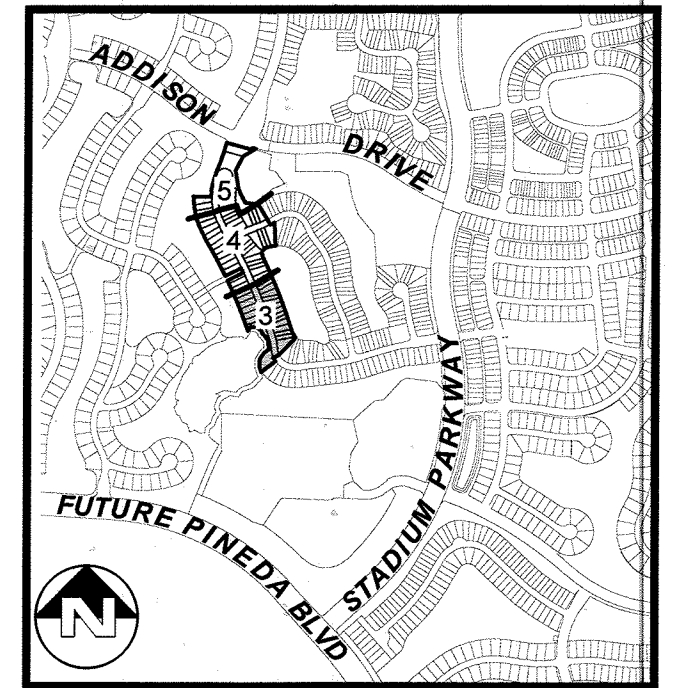
- THIS PLAT PREPARED BY -

AVALONIA SUBDIVISION-PHASE 3

SECTIONS 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 3 OF 5
SECTION 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



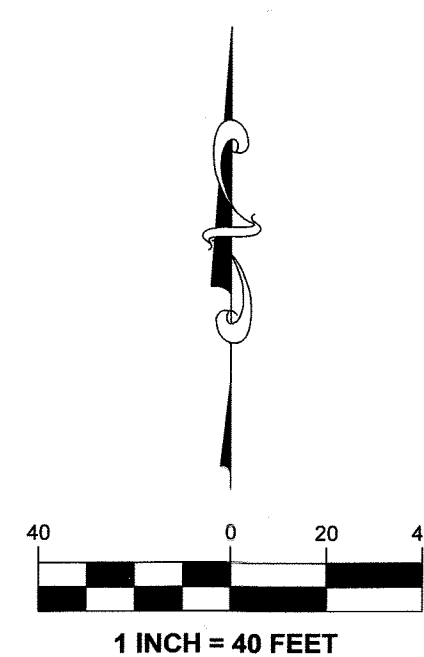
KEY MAP
N.T.S.

SURVEY SYMBOL LEGEND

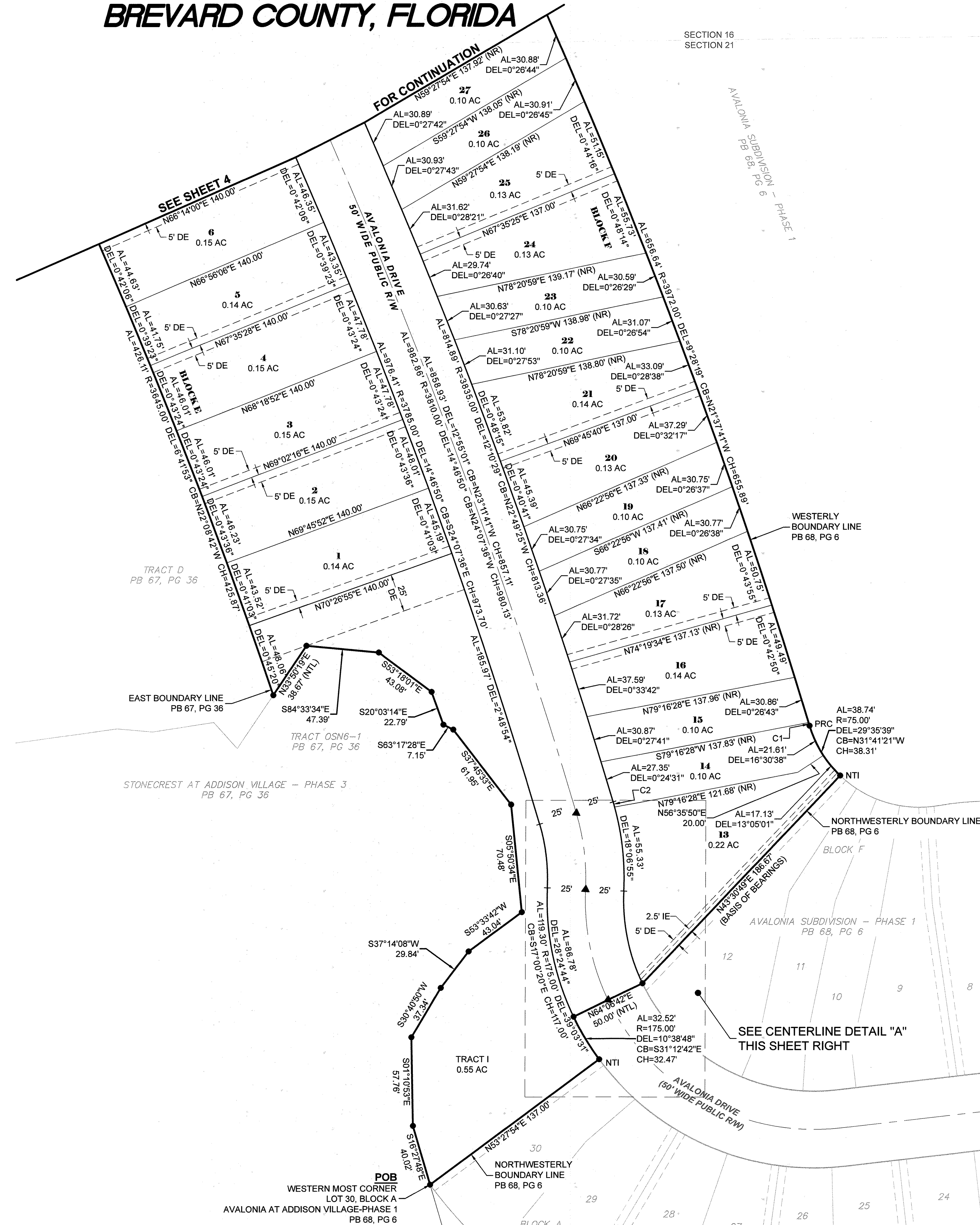
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- PERMANENT CONTROL POINT (MAG NAIL AND DISK) STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

ABBREVIATIONS

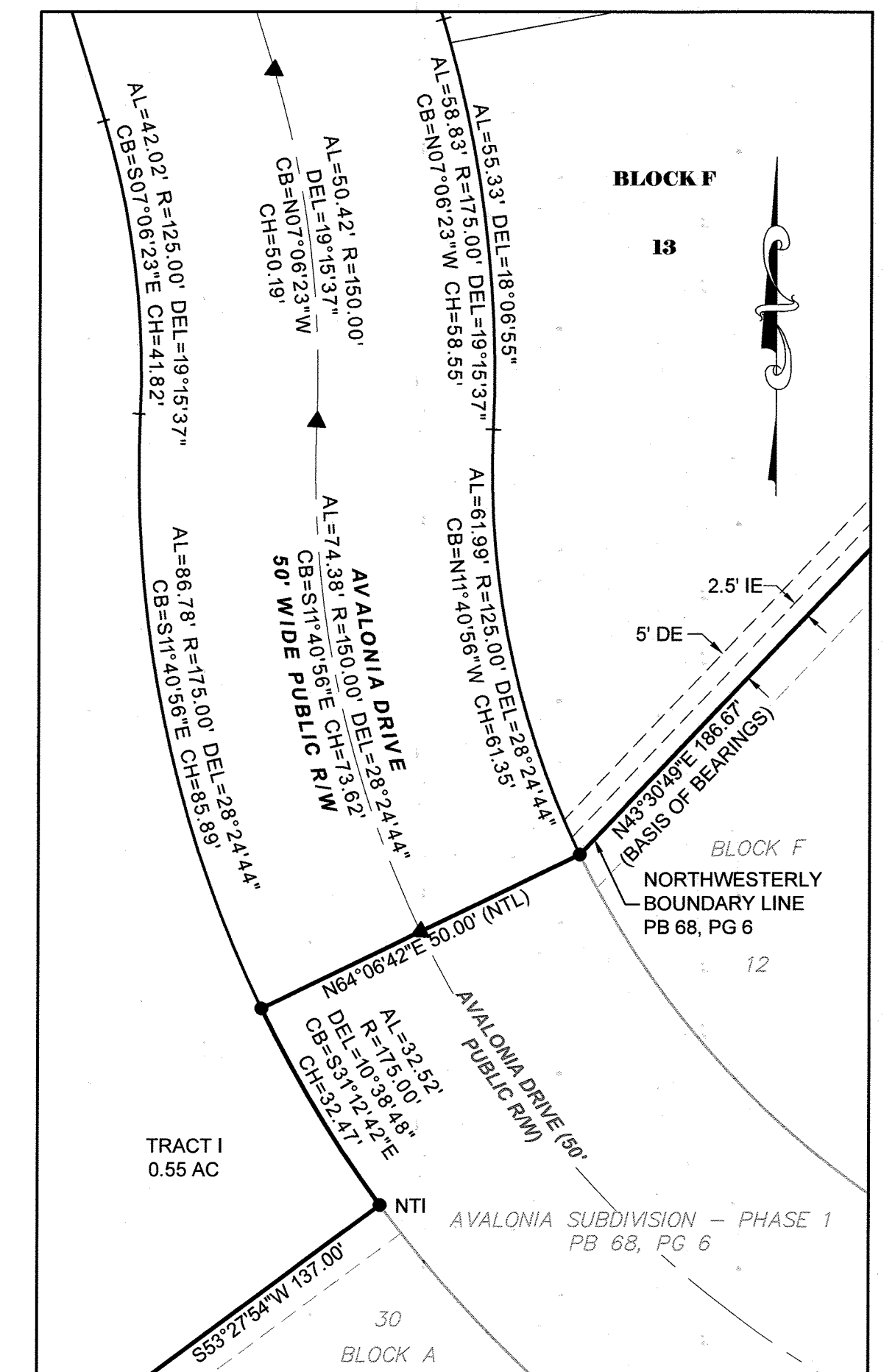
- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRE(S)
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CH# CURVE TABLE LABEL
- CB CHORD BEARING
- CH CHORD LENGTH
- DEL CENTRAL/DELTA ANGLE
- DE PRIVATE DRAINAGE EASEMENT
- EOC END OF CURVE
- FD FOUND
- ID# IDENTIFICATION NUMBER
- IE IRRIGATION EASEMENT (PRIVATE)
- LB LICENSED BUSINESS NUMBER
- N.T.S. NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- N.T.L. NON-TANGENT LINE
- (NR) NOT RADIAL
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- (RAD) RADIAL
- RM REUSE MAIN
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- S SOUTH
- SE SOUTH EAST
- S.E. PUBLIC SIDEWALK EASEMENT
- SF SQUARE FEET
- SW SOUTH WEST
- TYP TYPICAL
- WM WATER MAIN



1 INCH = 40 FEET



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.11'	3972.00'	0°01'50"	N16°54'27"W	2.11'
C2	3.50'	175.00'	1°08'42"	N16°09'50"W	3.50'



CENTERLINE DETAIL "A"
1" = 20'

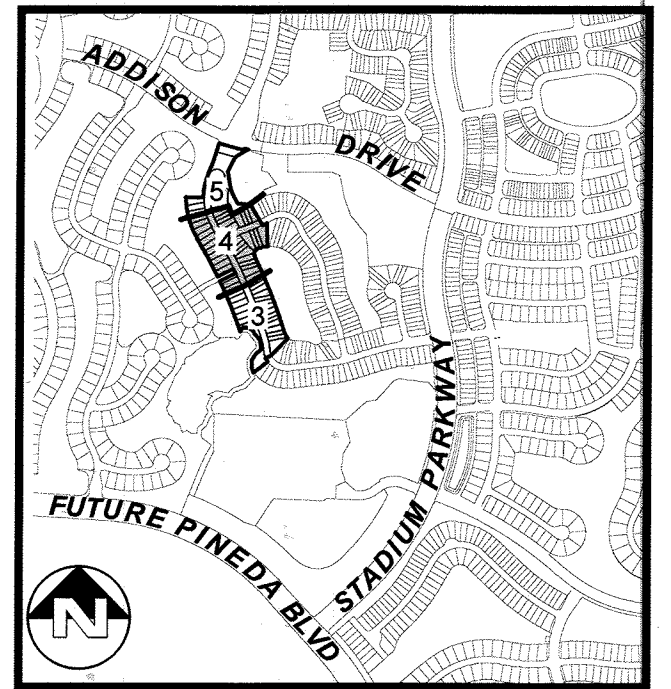
- THIS PLAT PREPARED BY -

AVALONIA SUBDIVISION-PHASE 3

SECTIONS 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 5
SECTION 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



SURVEY SYMBOL LEGEND

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ABBREVIATIONS

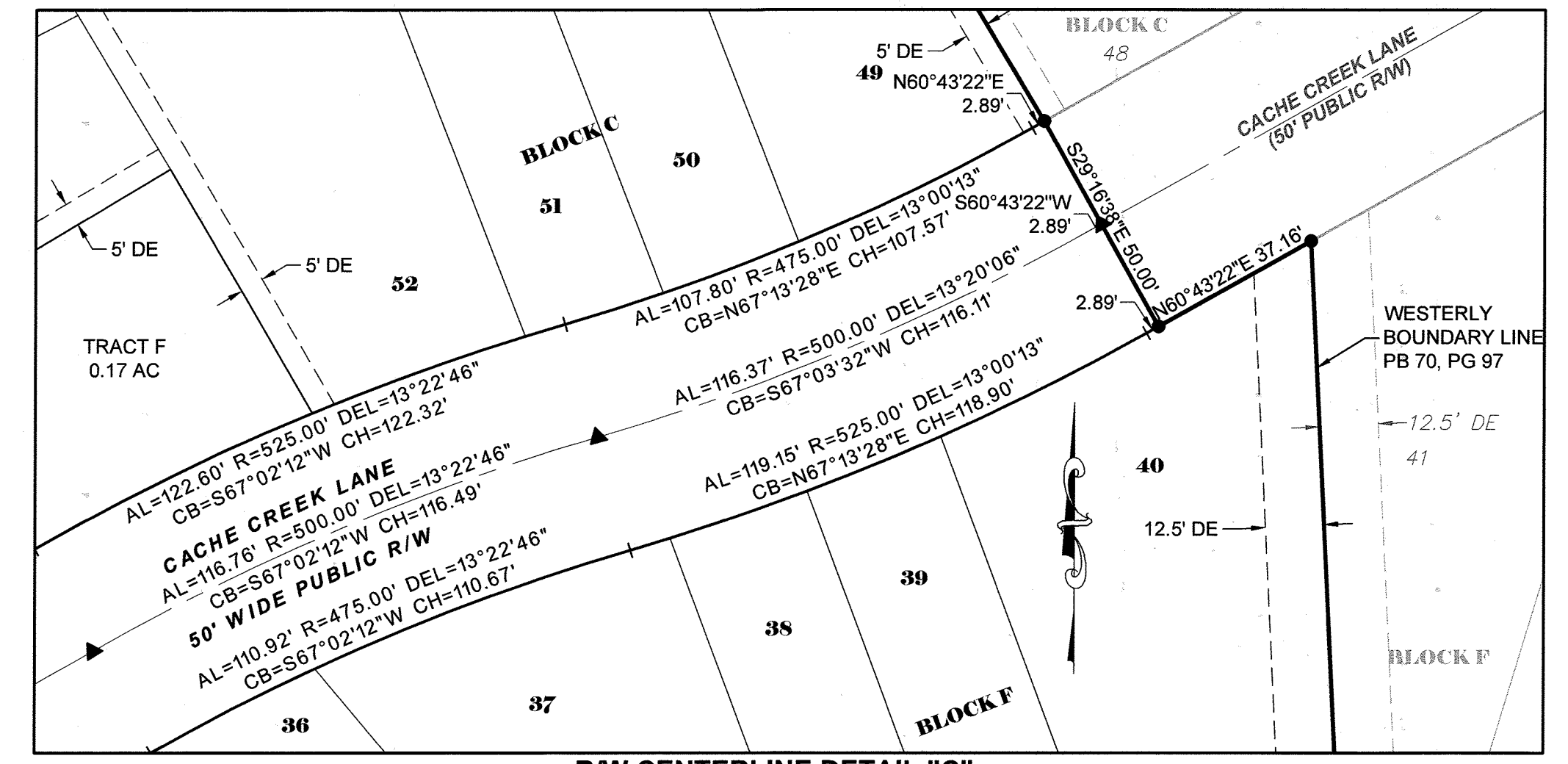
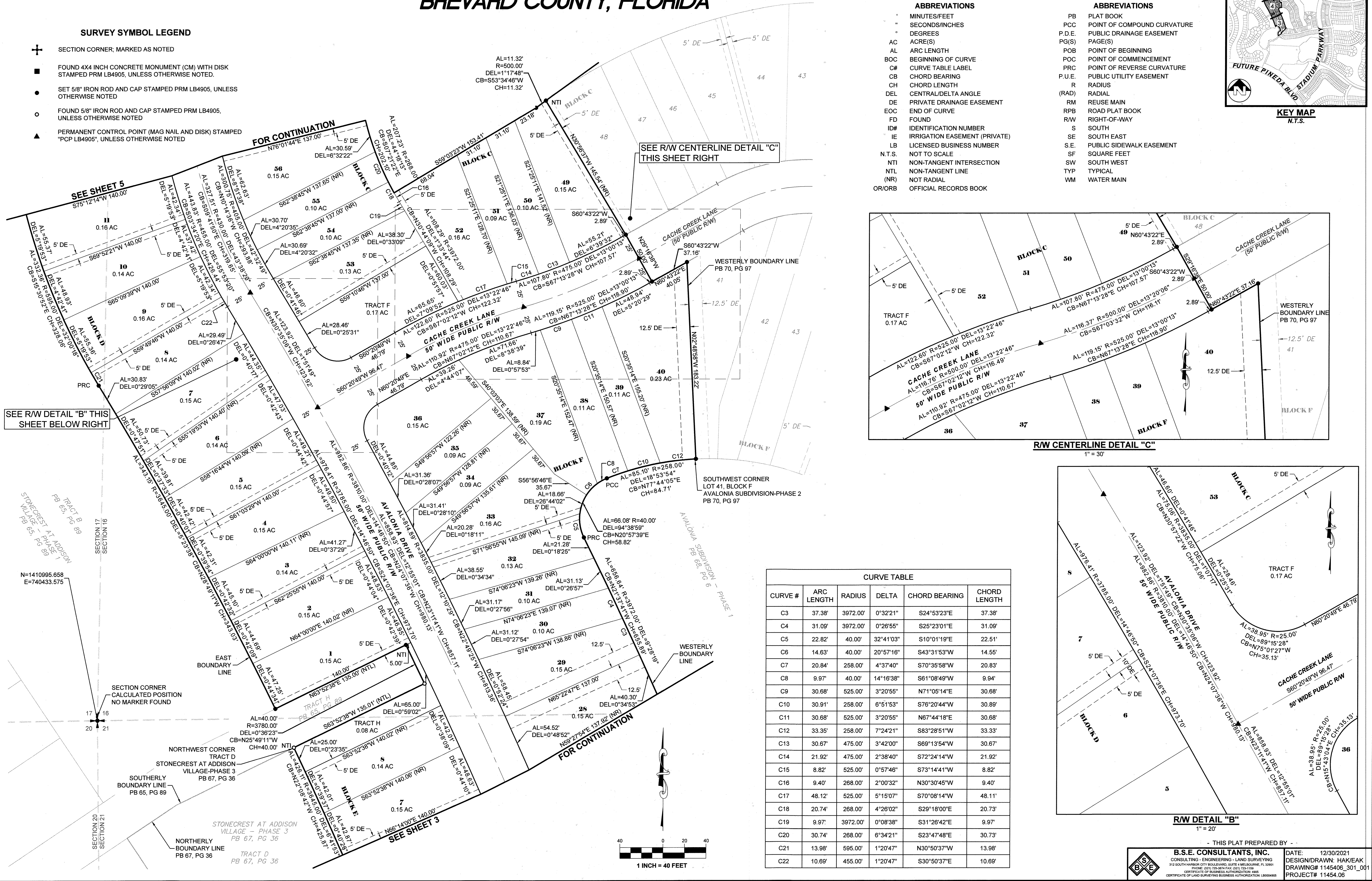
- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ACRE(S)
- ARC LENGTH
- BEGINNING OF CURVE
- CURVE TABLE LABEL
- CHORD BEARING
- CHORD LENGTH
- CENTRAL/DELTA ANGLE
- PRIVATE DRAINAGE EASEMENT
- END OF CURVE
- FOUND
- IDENTIFICATION NUMBER
- IRRIGATION EASEMENT (PRIVATE)
- LICENSED BUSINESS NUMBER
- NOT TO SCALE
- NON-TANGENT INTERSECTION
- NOT TANGENT LINE
- NOT RADIAL
- OFFICIAL RECORDS BOOK

ABBREVIATIONS

- PLAT BOOK
- POINT OF COMPOUND CURVATURE
- PUBLIC DRAINAGE EASEMENT
- PAGE(S)
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF REVERSE CURVATURE
- PUBLIC UTILITY EASEMENT
- RADIUS
- RADIAL
- REUSE MAIN
- ROAD PLAT BOOK
- RIGHT-OF-WAY
- SOUTH
- SOUTH EAST
- PUBLIC SIDEWALK EASEMENT
- SQUARE FEET
- SOUTH WEST
- TYPICAL
- WATER MAIN

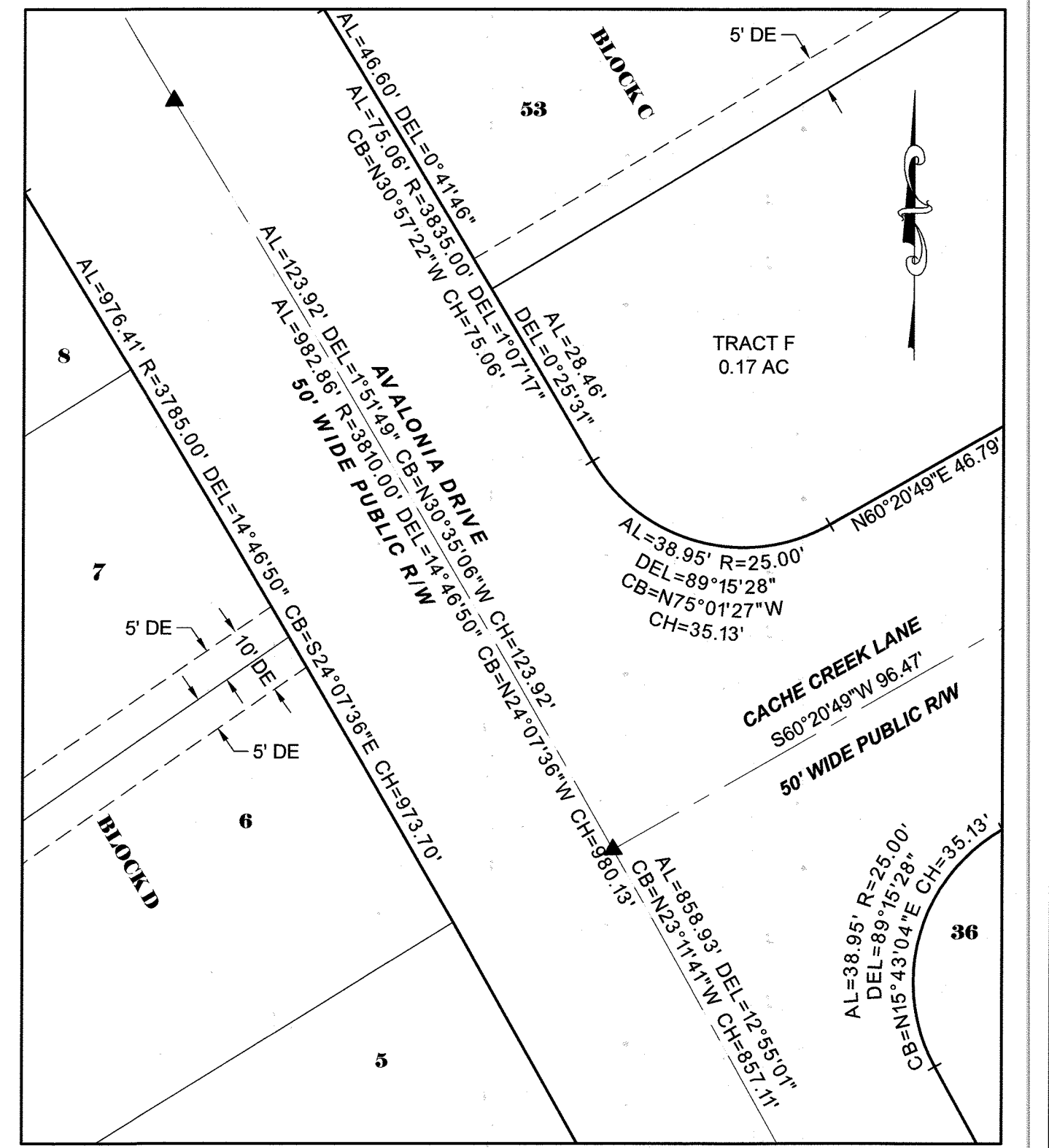
KEY MAP

N.T.S.



R/W CENTERLINE DETAIL "C"

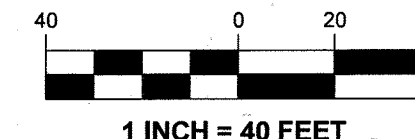
1" = 30'



R/W DETAIL "B"

1" = 20'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	37.38'	3972.00'	0°32'21"	S24°53'23"E	37.38'
C4	31.09'	3972.00'	0°26'58"	S25°23'01"E	31.09'
C5	22.82'	40.00'	32°41'03"	S10°01'19"E	22.51'
C6	14.63'	40.00'	20°57'16"	S43°31'53"W	14.55'
C7	20.84'	258.00'	4°37'40"	S70°35'58"W	20.83'
C8	9.97'	40.00'	14°16'38"	S61°08'49"W	9.94'
C9	30.68'	525.00'	3°20'55"	N71°05'14"E	30.68'
C10	30.91'	258.00'	6°51'53"	S76°20'44"W	30.89'
C11	30.68'	525.00'	3°20'55"	N67°44'18"E	30.68'
C12	33.35'	258.00'	7°24'21"	S83°28'51"W	33.33'
C13	30.67'	475.00'	3°42'00"	S69°13'54"W	30.67'
C14	21.92'	475.00'	2°38'40"	S72°24'14"W	21.92'
C15	8.82'	525.00'	0°57'46"	S73°14'41"W	8.82'
C16	9.40'	268.00'	2°00'32"	N30°30'45"W	9.40'
C17	48.12'	525.00'	5°15'07"	S70°08'14"W	48.11'
C18	20.74'	268.00'	4°26'02"	S29°18'00"E	20.73'
C19	9.97'	3972.00'	0°08'38"	S31°26'42"E	9.97'
C20	30.74'	268.00'	6°34'21"	S23°47'48"E	30.73'
C21	13.98'	595.00'	1°20'47"	N30°50'37"W	13.98'
C22	10.69'	455.00'	1°20'47"	S30°50'37"E	10.69'

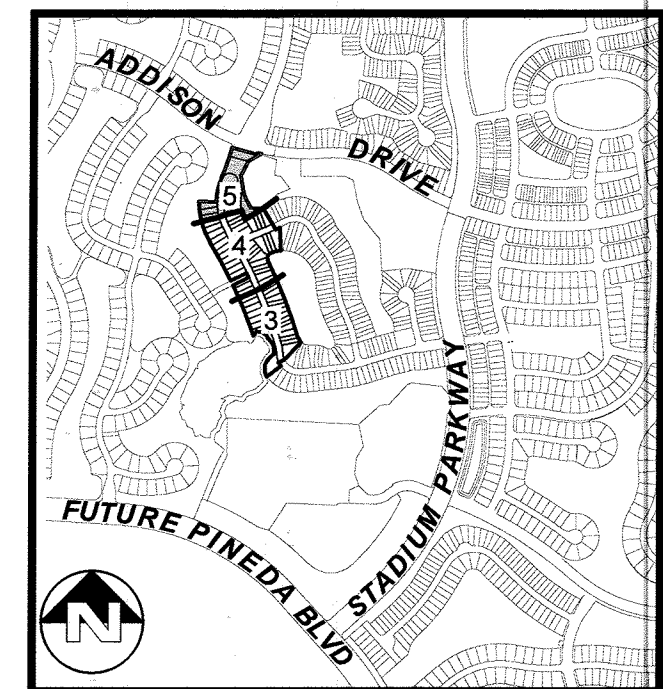


AVALONIA SUBDIVISION-PHASE 3

SECTIONS 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 5 OF 5
SECTION 16, 17, AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



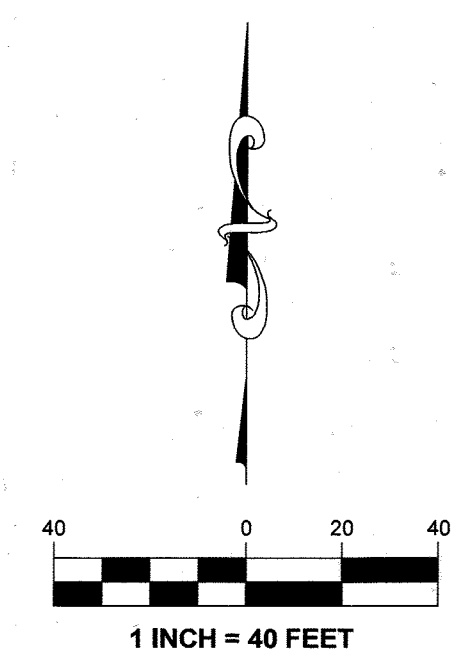
KEY MAP
N.T.S.

ABBREVIATIONS

MINUTES/FEET	
SECONDS/INCHES	
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AC	ACRE(S)
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S	SOUTH
SE	SOUTH EAST
S.E.	PUBLIC SIDEWALK EASEMENT
SF	SQUARE FEET
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WM	WATER MAIN

SURVEY SYMBOL LEGEND

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1 INCH = 40 FEET

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
315 SOUTH HARBOR CITY BOULEVARD, SUITE 100, ARLINGTON, FL 32010
PHONE: (904) 726-8111 FAX: (904) 726-1111
CERTIFICATE OF BUSINESS AUTHORIZATION #66
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION 18004902
DATE: 12/30/2021
DESIGN/DRAWN: HAK/EA
DRAWING# 1145406_301_001
PROJECT# 11454.06

