DEDICATION

LAURASIA - PHASE 1

maintenance, repair, installation and operation of utilities and emergency vehicles and

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

Stewardship District as described hereon and that Brevard County and the public have

and tracts shown hereon be owned and maintained privately or by the Viera

hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "ZZ"

PAGE

DESCRIPTION OF LAURASIA SUBDIVISION - PHASE 1

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD

COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF STADIUM PARKWAY - SEGMENT E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S03°54'42"W A DISTANCE OF 157.01 FEET; THENCE S86°05'18"E A DISTANCE OF 86.86 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 330.00 FEET, A CENTRAL ANGLE OF 6°09'53", A CHORD BEARING OF N29°22'35"E AND A CHORD LENGTH OF 35.49 FEET), A DISTANCE OF 35.51 FEET TO THE END OF SAID CURVE; THENCE N32°27'32"E A DISTANCE OF 433.26 FEET; THENCE S57°32'28"E A DISTANCE OF 130.00 FEET; THENCE S78°05'21"E A DISTANCE OF 53.40 FEET; THENCE S57°32'28"E A DISTANCE OF 130.00 FEET; THENCE S30°38'50"E A DISTANCE OF 54.42 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 462.88 FEET. A CENTRAL ANGLE OF 44°54'22". A CHORD BEARING OF S33°43'27"E AND A CHORD LENGTH OF 353.57 FEET). A DISTANCE OF 362.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 52°27'35", A CHORD BEARING OF S37°30'03"E AND A CHORD LENGTH OF 534.79 FEET), A DISTANCE OF 553.94 FEET TO THE END OF SAID CURVE; THENCE S63°43'51"E A DISTANCE OF 449.72 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 75.00 FEET, A CENTRAL ANGLE OF 81°52'02", A CHORD BEARING OF S22°47'50"E AND A CHORD LENGTH OF 98.28 FEET), A DISTANCE OF 107.16 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 3307.00 FEET, A CENTRAL ANGLE OF 2°05'40", A CHORD BEARING OF \$17°05'22"W AND A CHORD LENGTH OF 120.88 FEET), A DISTANCE OF 120.89 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE \$73°57'29"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 130.00 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 3177.00 FEET, A CENTRAL ANGLE OF 0°51'12", A CHORD BEARING OF S15°36'55"W AND A CHORD LENGTH OF 47.32 FEET), A DISTANCE OF 47.32 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S74°48'41"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 194.18 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 300.00 FEET, A CENTRAL ANGLE OF 6°15'13", A CHORD BEARING OF S04°43'35"E AND A CHORD LENGTH OF 32.73 FEET), A DISTANCE OF 32.74 FEET TO THE END OF SAID CURVE: THENCE S07°51'12"E A DISTANCE OF 133.33 FEET: THENCE S52°03'56"E A DISTANCE OF 134.51 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 1000.00 FEET, A CENTRAL ANGLE OF 12°49'53", A CHORD BEARING OF N34°14'22"E AND A CHORD LENGTH OF 223.48 FEET). A DISTANCE OF 223.95 FEET TO THE END OF SAID CURVE; THENCE N27°49'26"E A DISTANCE OF 334.04 FEET TO THE SOUTHWEST CORNER OF PANGEA PARK - PHASES 1 & 2. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 58, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA: THENCE ALONG THE WEST BOUNDARY OF SAID PANGEA PARK - PHASES 1 & 2 THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) THENCE CONTINUE N27°49'26"E A DISTANCE OF 282.06 FEET; 2) THENCE N30°02'50"E A DISTANCE OF 1166.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 3) 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 89°17'00", A CHORD BEARING OF N74°41'20"E AND A CHORD LENGTH OF 35.13 FEET), A DISTANCE OF 38.96 FEET TO A CUSP OF CURVE AND A POINT ON THE SOUTH BOUNDARY OF PINEDA BOULEVARD - SEGMENT H1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 5, PAGE 48, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTHWESTERLY, ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, (A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE ROAD PLAT OF SAID PINEDA BOULEVARD -SEGMENT H1), AND ITS NORTHWESTERLY EXTENSION, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1974.00 FEET, A CENTRAL ANGLE OF 35°54'42", A CHORD BEARING OF N42°42'48"W AND A CHORD LENGTH OF 1217.11 FEET), A DISTANCE OF 1237.26 FEET TO A CUSP OF CURVE; 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 86°24'53", A CHORD BEARING OF S18°26'59"W AND A CHORD LENGTH OF 34.23 FEET), A DISTANCE OF 37.71 FEET TO THE END OF SAID CURVE; THENCE S61°39'26"W A DISTANCE OF 37.81 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 1125,56 FEET, A CENTRAL ANGLE OF 58°32'46". A CHORD BEARING OF S89°04'11"E AND A CHORD LENGTH OF 1100.74 FEET), A DISTANCE OF 1150.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1187.19 FEET, A CENTRAL ANGLE OF 36°06'18". A CHORD BEARING OF N77°50'57"W AND A CHORD LENGTH OF 735.80 FEET), A DISTANCE OF 748.11 FEET TO THE END OF SAID CURVE; THENCE S84°05'54"W A DISTANCE OF 334.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT: 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 90°00'00". A CHORD BEARING OF N50°54'06"W 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 EAST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, (A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY), ACCORDING TO THE ROAD PLAT OF SAID STADIUM PARKWAY - SEGMENT E: THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) THENCE S05°54'06"E A DISTANCE OF 308.16 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 WEST AND HAVING A RADIUS OF 5075.00 FEET, A CENTRAL ANGLE OF 9°48'48", A CHORD BEARING OF S00°59'42"E AND A CHORD LENGTH OF 868.15 FEET), A DISTANCE OF 869.21 FEET TO THE END OF SAID CURVE; 3) THENCE S03°54'42"W A DISTANCE OF 112.19 FEET TO THE POINT OF BEGINNING. CONTAINING 105.74 ACRES. MORE OR LESS.

PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF N30°02'50"E ON THE WEST BOUNDARY OF PANGEA PARK. RECORDED IN PLAT BOOK 70, PAGE 58, 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 MARKS G6B75 AND G6B76 ARE 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:
- A. 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 MAINTAIN.

SEE SHEET 2 FOR TRACT AREA TABLE

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

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.

COMBINED CONVERGENCE NORTHING **EASTING** E METERS N. LATITUDE W. LONGITUDE SCALE FACTOR PID N METERS ANGLE DESIGNATION 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" 433,682,642 740.680.093 225,759.744 28°14'51.61826" 080°44'14.98184" 0.99994936 (+)0°07' 27.3" BREVARD GPS 1090 AK7524 1,422,840.468 746,854.0344 227,641.565 I 95 73A64 1,416,452.318 431,735.530 28°13'48.22765" 080°43'06.11244" 0.99995250 (+)0°07' 59.6"

SECTIONS 28 & 29, TOWNSHIP 26 SOUTH,

RANGE 36 EAST BREVARD COUNTY, FLORIDA

LAURASIA - PHASE 1

- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING
- a) 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, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED. MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (COLLECTIVELY THE "COMMUNITY DECLARATION").
- b) NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- c) 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.
- d) VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020 IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORDS DATED SEPTEMBER 15, 2021, AS RECODED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- e) VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- f) DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2), RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1413. PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- g) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR LAURASIA NEIGHBORHOOD AREA RECORDED APRIL 15, 2022 IN OFFICIAL RECORDS BOOK 9477, PAGE1355, PUBLIC RECORDS OF BREVARD COUNTY,
- h) RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. HOWEVER, SO LONG AS THE PROPERTY IS PLATTED AND DEVELOPED FOR RESIDENTIAL OR MULTI-FAMILY PURPOSES. THE PROPERTY AND THE PLAT ARE EXEMPT FROM SUCH INSTRUMENT PER THE TERMS THEREOF.
- i) TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- j) TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1340, 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.
- 8. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PRIVATE STREET RIGHTS OF WAY NOTED AS A PART OF TRACT ZZ AND THE PUBLIC RIGHT OF WAY OF GINKGO DRIVE, A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). ANY UTILITY COMPANY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSBILE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. FOR PURPOSES OF THIS PLAT, THE TERM "UTILITY" SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER
- THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WHICH ARE PART OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), SUCH AS SWALES, DRAINS, INLETS, PIPES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. DRAINAGE SWALES INSTALLED WITHIN SUCH EASEMENT AREAS SHALL BE MAINTAINED AS PROVIDED IN THE NEIGHBORHOOD DECLARATION. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SUCH DRAINAGE SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
- 10.LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE. TRACT, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION TO ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- 2.3.12.13 BLOCK I. LOTS 3.4.8.9.13.14.16.17.25.26.33.34 BLOCK J. AND LOTS 3.4 BLOCK K. ARE NONEXCLUSIVE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER 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 EASEMENT AREAS. WITHOUT LIMITING THE FOREGOING SENTENCE. THE PLANTING OF ANY TREE OR SHRUB WITHIN THE PRIVATE DRAINAGE EASEMENT AREAS REFERENCED IN THIS NOTE IS PROHIBITED.
- 12. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACT ZZ FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH. ANY UTILITY COMPANY USING THIS EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE PRIVATE STREET IMPROVEMENTS WITHIN TRACT ZZ SHALL BE RESPONSIBLE FOR REPAIRING THE AFFECTED STREET IMPROVEMENTS AND RESTORING SUCH REPAIRED AREAS TO THEIR ORIGINAL CONDITION.
- 13. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES 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 THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, VSD DRAINAGE SYSTEM FACILITIES AND RELATED
- 14. 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 COMMUNITY DECLARATION DESCRIBED IN NOTE 6.A ABOVE.
- 15. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A,B,C,D,E,F,G, AND Q FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM; 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 SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- 16. ALL DRAINAGE TRACTS AND 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 TRACT OR 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 (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OR LAURASIA NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOON DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) 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 THE PUBLIC STREET RIGHT-OF-WAY OF GINKGO DRIVE AS SHOWN ON THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES CONNECTING TO SUCH PRIVATE EASEMENTS AND TRACTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF GINKGO DRIVE DRAINING INTO SUCH EASEMENT AREA OR TRACT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- 17. TRACT S IS HEREBY DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LIFT STATION, AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- 18. TRACT OS N6-2A IS RESERVED FOR OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, A SHARED USE TRAIL AND SHALL BE OWNED AND MAINTAINED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC.
- 19. TRACTS A.B.C.D.E.F.G. AND Q SHALL BE OWNED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR WALL, SIDEWALKS, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS. LAURASIA 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 ANY DRAINAGE FACILITY AND IMPROVEMENT LOCATED THEREON WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- 20. TRACTS K, L, M, N, O, P AND T ARE RESERVED FOR, SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, DRAINAGE, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS. TRACTS K, L, M, N, O, P AND T SHALL BE OWNED AND MAINTAINED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC.
- 21.THE RIGHT-OF-WAYS FOR LAURASIA DRIVE, DAEODON LANE, TARPAN COURT, SEYMOURIA WAY, EDESTUS DRIVE, GANSUS PLACE, PELAGORNIS DRIVE, CYCADS LANE AND MAMMUT WAY DESCRIBED HEREON AS TRACT ZZ AND ALL ROAD IMPROVEMENTS THEREON SHALL BE OWNED AND MAINTAINED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC. AND RESERVED FOR INGRESS/EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS. LAURASIA NEIGHBORHOOD ASSOCIATION, INC. IS GRANTED THE PERPETUAL RIGHT TO DISCHARGE DRAINAGE FROM TRACT ZZ AND THE PRIVATE ROAD IMPROVEMENTS WITHIN THE LIMITS OF TRACT ZZ INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. HOWEVER, TO THE EXTENT THAT ANY DRAINAGE PIPES, INLETS OR STRUCTURES RECEIVING SUCH ROAD RIGHT-OF-WAY DRAINAGE ARE LOCATED WITHIN TRACT ZZ. SUCH STRUCTURES, INLETS AND PIPES SHALL BE MAINTAINED AND REPAIRED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC.
- 22. TRACT R IS RESERVED FOR PEDESTRIAN ACCESS, A MAILBOX FACILITY AND RELATED DRIVEWAY IMPROVEMENTS, LANDSCAPING, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY LAURASIA NEIGHBORHOOD ASSOCIATION INC.
- 23.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 COMPRISING THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED IN THE NEIGHBORHOOD DECLARATION, (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, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SIDE-YARD SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
- 24.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.

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.

- THIS PLAT PREPARED BY -



DATE: 05/16/22 DESIGN/DRAWN: HAK/TBS DRAWING# 1155301_300_00 PROJECT# 11553.01

PLAT BOOK SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in BRIDGEWATER fee simple of the lands described in CENTRAL BRIDGEWATER Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates the right-of-way of Ginkgo Drive and Tract "S" (lift station tract) to Brevard County and hereby dedicates to Brevard County a perpetual PINEDA 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,



THE VIERA COMPANY

7380 MURRELL ROAD, SUITE 201 MELBOURNE, FLORIDA 32940

no right or interest therein.

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of $\sqrt{}$ physical presence or ____ online notarization, this __3/5+ //4y_ 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 \checkmark or have produced

IN WITNESS WHEREOF, I have hereunto set my hand and seal on

Marv Ellen McKibber Notary Public, State of Florida My Comm. Expires July 25, 2023

Comm. No. GG344047

otary Public - State of Flor
Commission # GG 344047
y Comm. Expires Jul 25, 2 Ethrough National Notary A

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 04/05/2022 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 Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (6) (6) as 3 amen d, and that said lands are located in Brevard County, Florida

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 right-of-way of Ginkgo Drive and Tract S (sanitary sewer lift station site) as shown on this plat as areas dedicated for the public use; and the public utility easements and the ingress and egress easement over Tract "ZZ" for emergency vehicles as described hereon.

Kristine Zonka, Chair

ATTEST: Clerk of the Board

ATTEST:

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

Clerk of the Board

CERTIFICATE OF CLERK

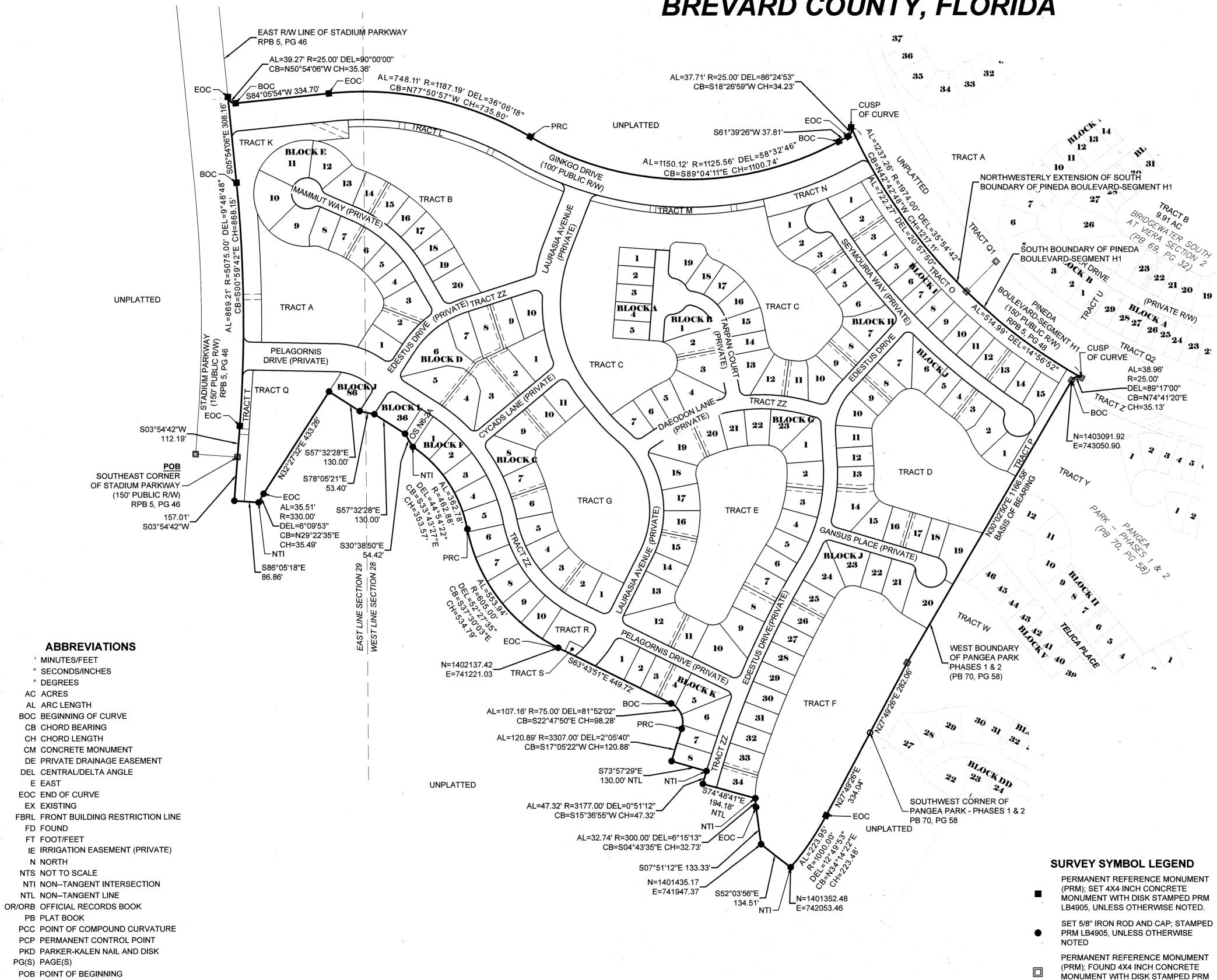
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed . File No.

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

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.

LAURASIA - PHASE 1

SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



E EAST

FD FOUND

N NORTH

R RADIUS

TYP TYPICAL

R/W RIGHT-OF-WAY

POC POINT OF COMMENCEMENT

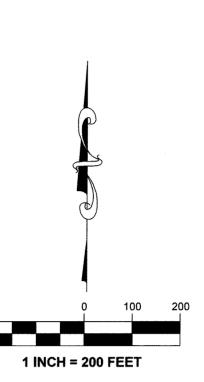
P.D.E. PUBLIC DRAINAGE EASEMENT

P.S.E. PUBLIC SIDEWALK EASEMENT

P.U.D. PLANNED UNIT DEVELOPMENT P.U.E. PUBLIC UTILITY EASEMENT

VSD VIERA STEWARDSHIP DISTRICT

PRC POINT OF REVERSE CURVATURE

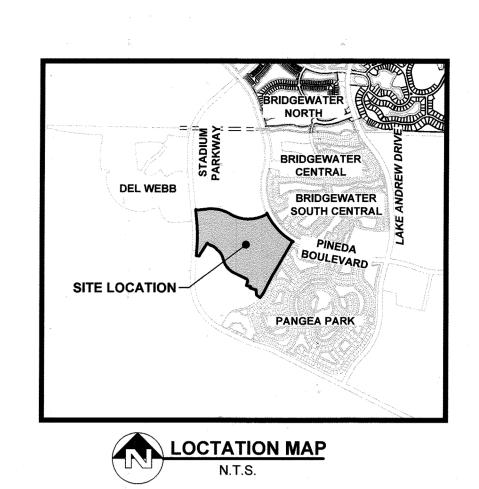


LB4905, UNLESS OTHERWISE NOTED.

PERMANENT CONTROL POINT (PCP);

SET MAG NAIL AND DISK STAMPED PCP

LB 4905, UNLESS OTHERWISE NOTED

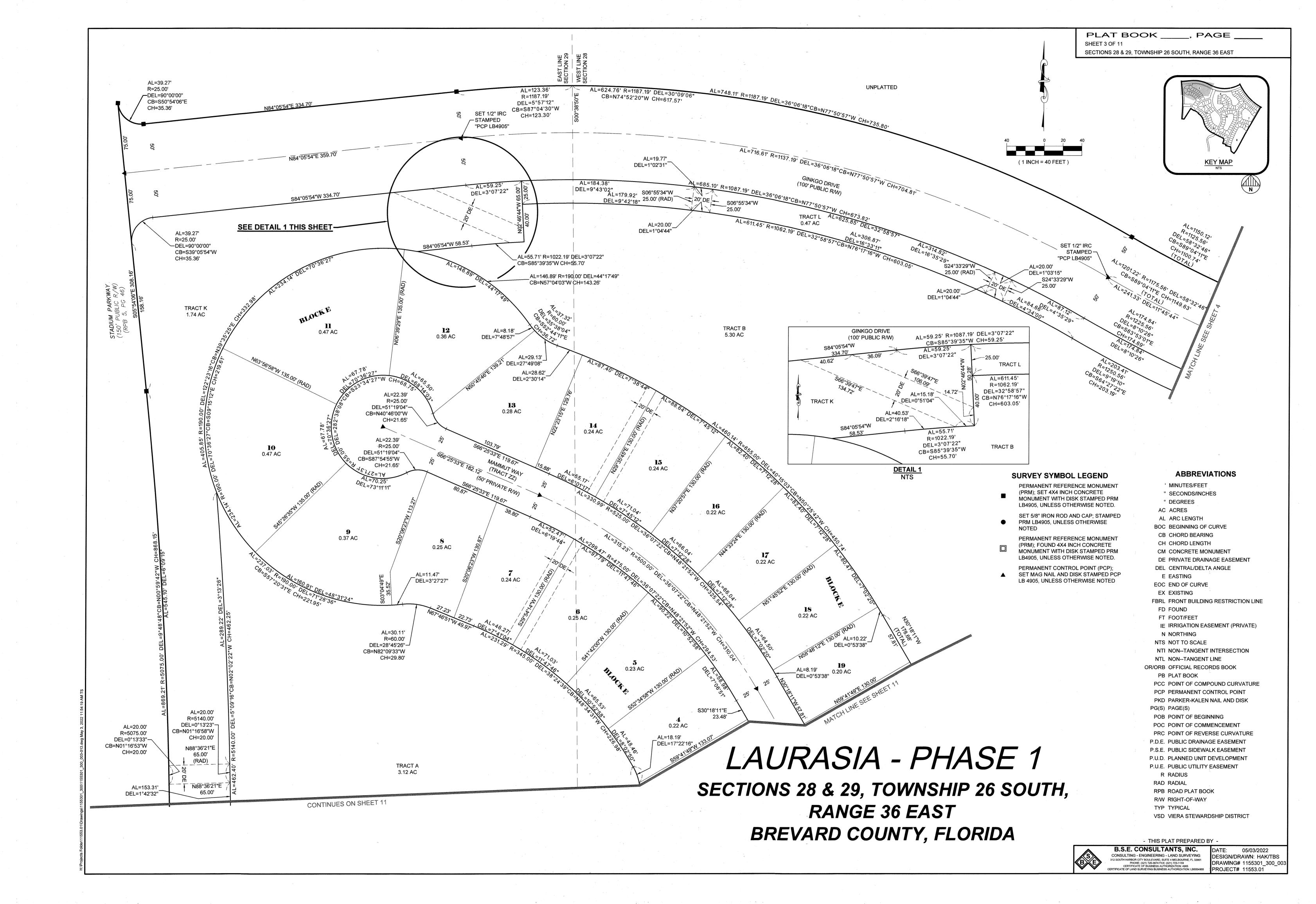


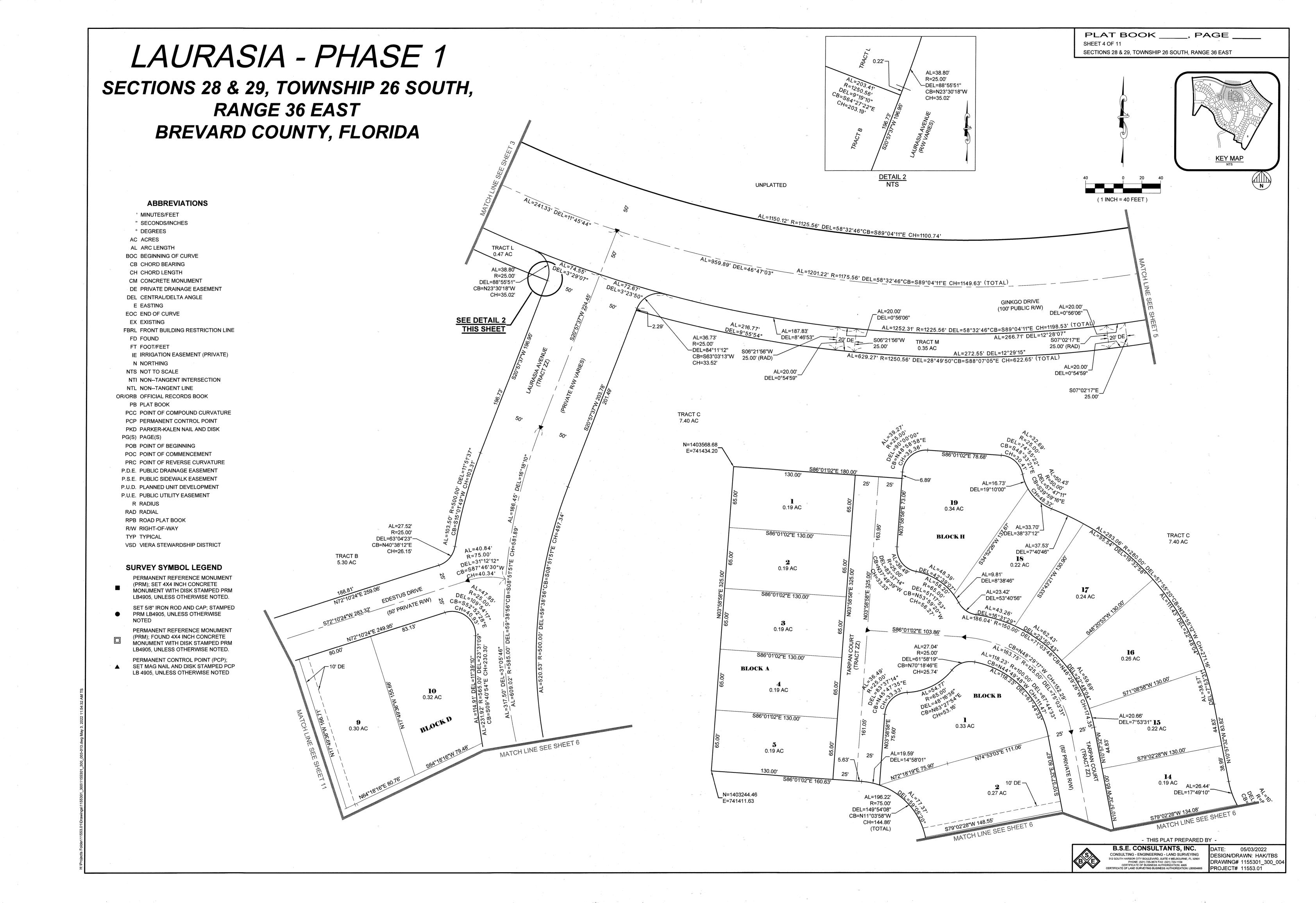
TRACT AREA SUMMARY			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	3.12	WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT B	5.30	WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT C	7.40	WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT D	3.74	WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES, AND RELATED IMPROVEMENTS	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT E	3.67	WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT F	6.77	WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT G	3.72	WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT K	1.74	SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, DRAINAGE, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT L	0.47	SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, DRAINAGE, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT M	0.35	SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, DRAINAGE, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT N	0.61	SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, DRAINAGE, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT O	1.31	SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, DRAINAGE, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT P	0.34	SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, DRAINAGE, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT Q	1.97	WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT R	0.38	PEDESTRIAN ACCESS, A MAILBOX FACILITY AND RELATED DRIVEWAY IMPROVEMENTS, LANDSCAPING, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT S	0.04	LIFT STATION	BREVARD COUNTY
TRACT T	0.38	SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, DRAINAGE, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
TRACT ZZ	20.43	INGRESS / EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTLITIES, SIDEWALKS, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC
OS N6-2A	0.14	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, SIGNAGE, A SHARED-USE TRAIL AND RELATED IMPROVEMENTS.	LAURASIA NEIGHBORHOOD ASSOCIATION, INC

- THIS PLAT PREPARED BY -



DATE: 05/16/22 DESIGN/DRAWN: HAK/TBS DRAWING# 1155301_300_002 PROJECT# 11553.01





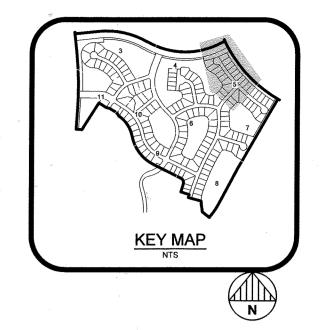
SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

LAURASIA - PHASE 1

SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

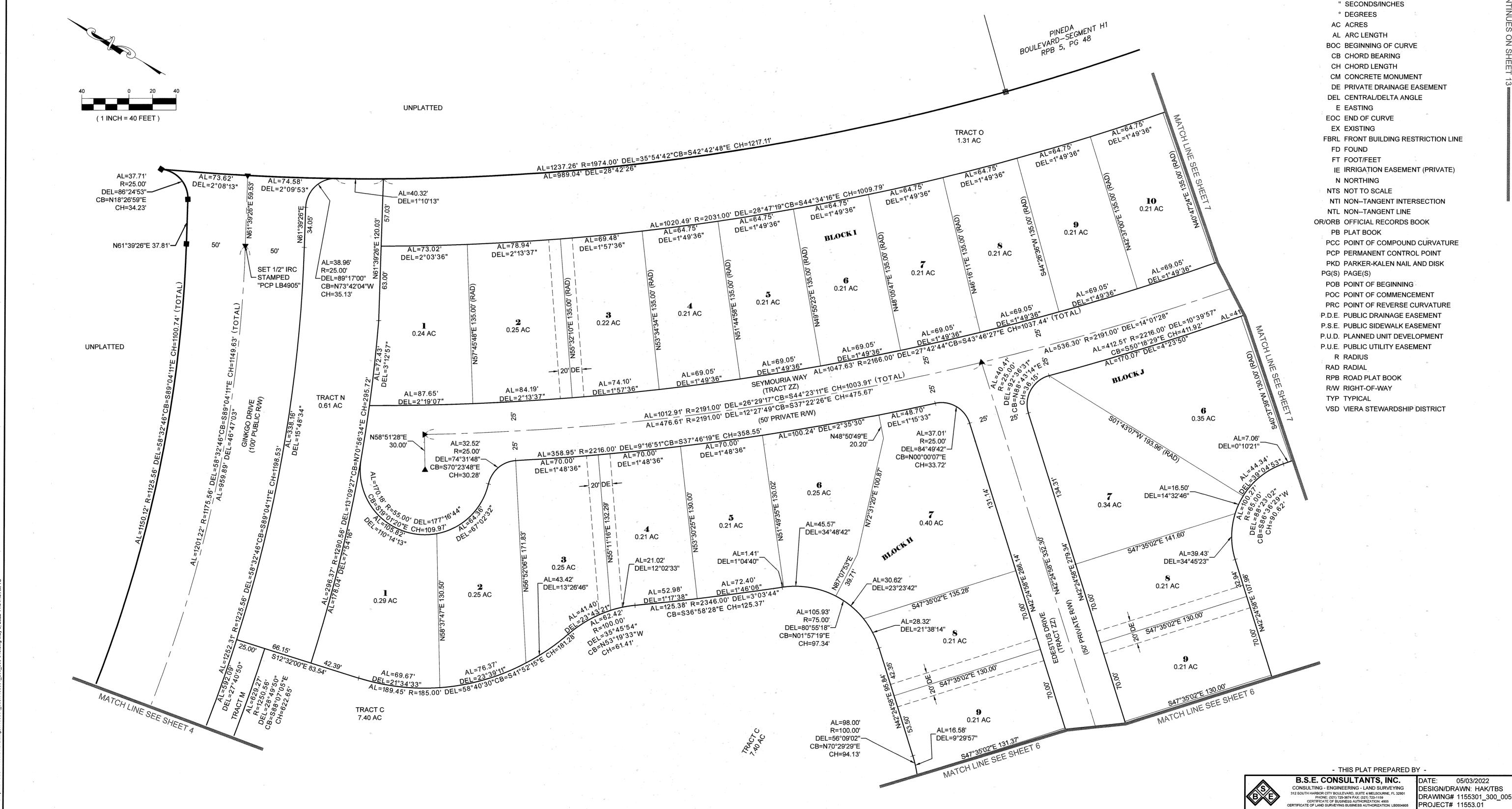
SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP: STAMPED PRM LB4905, UNLESS OTHERWISE
- PERMANENT REFERENCE MONUMENT (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB 4905. UNLESS OTHERWISE NOTED



ABBREVIATIONS

- ' MINUTES/FEET



LAURASIA - PHASE 1

SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____ SHEET 6 OF 11

- THIS PLAT PREPARED BY

DESIGN/DRAWN: HAK/TBS

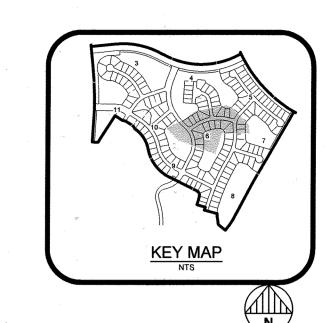
PROJECT# 11553.01

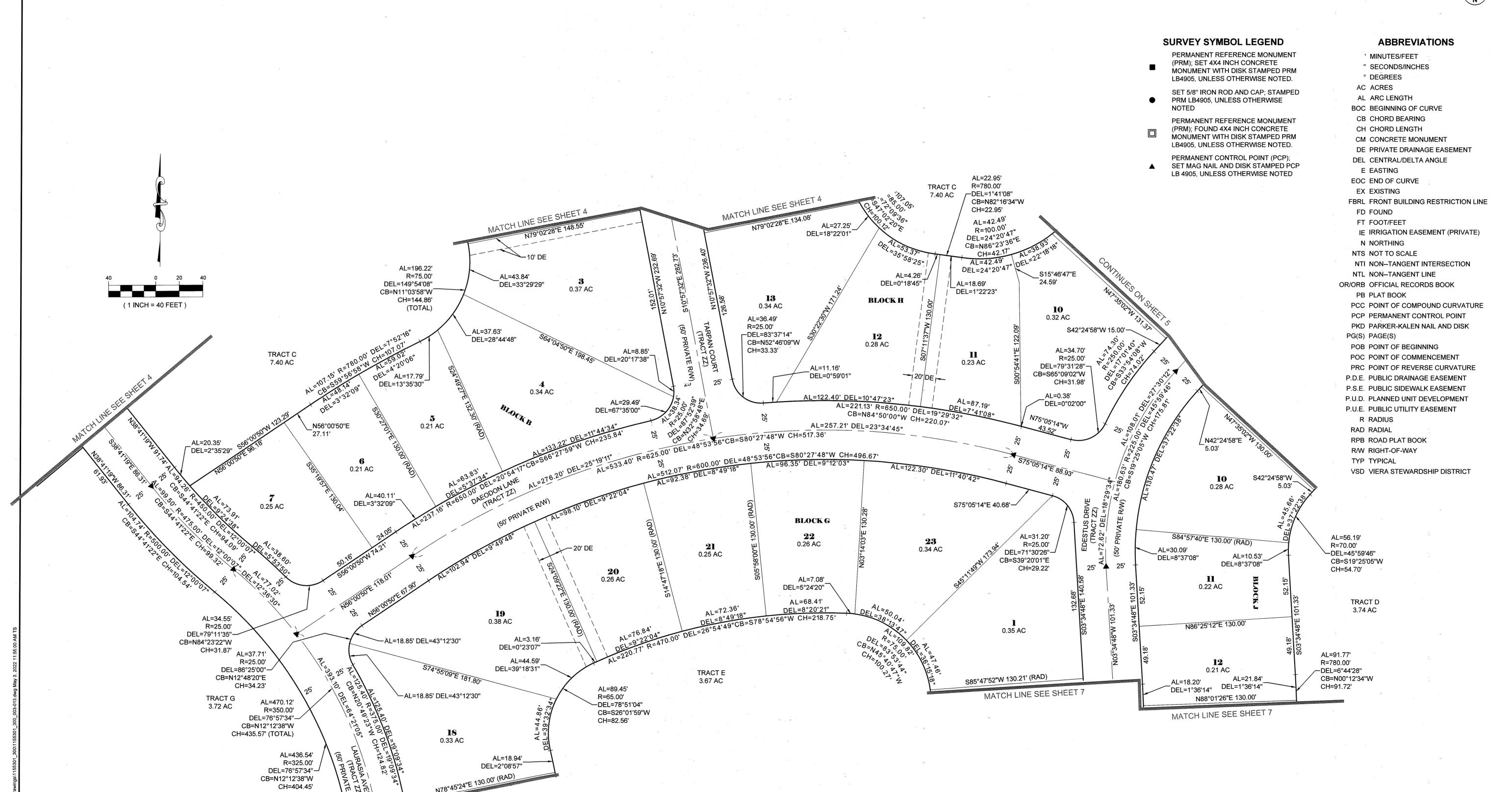
DRAWING# 1155301_300_006

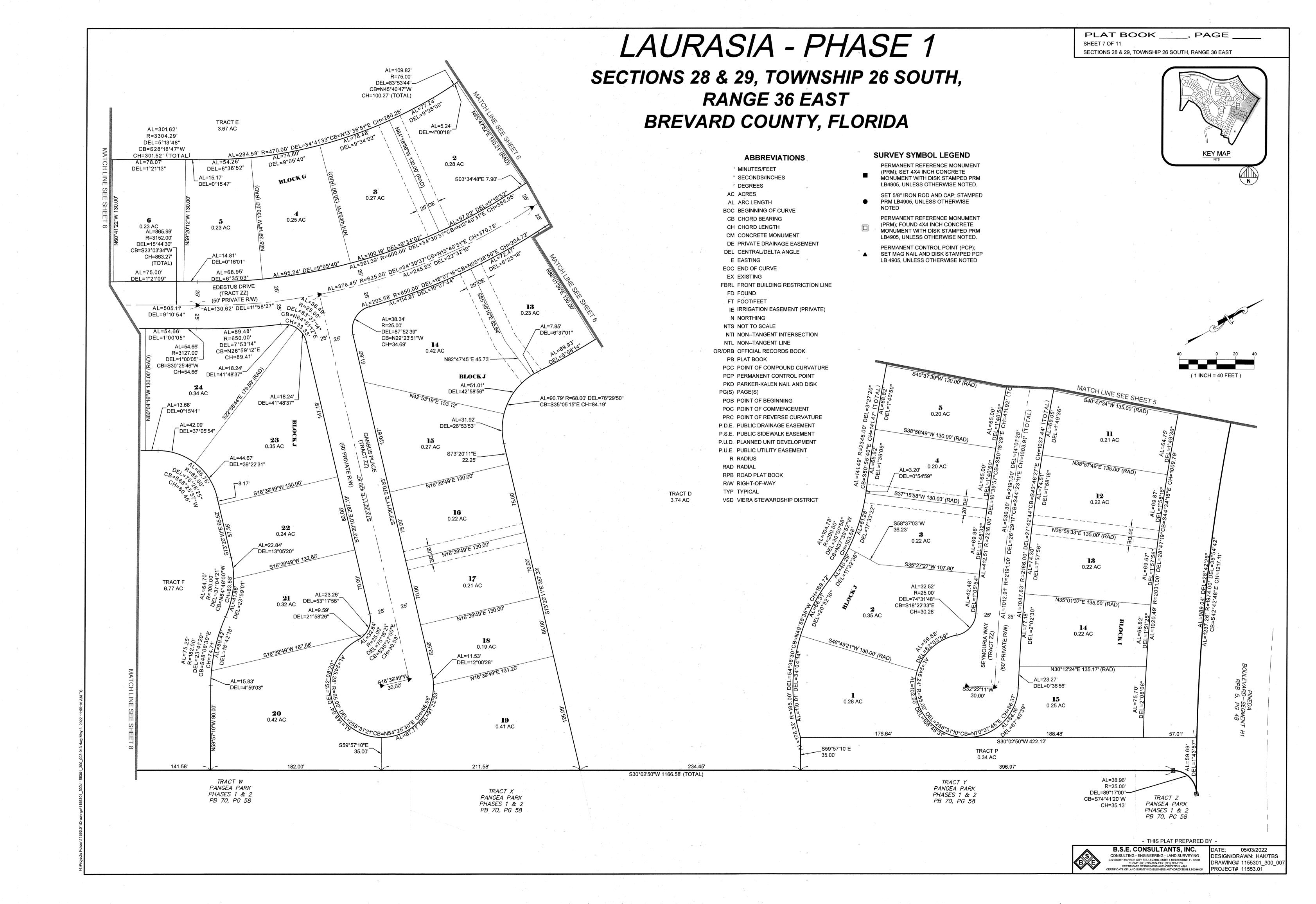
B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING

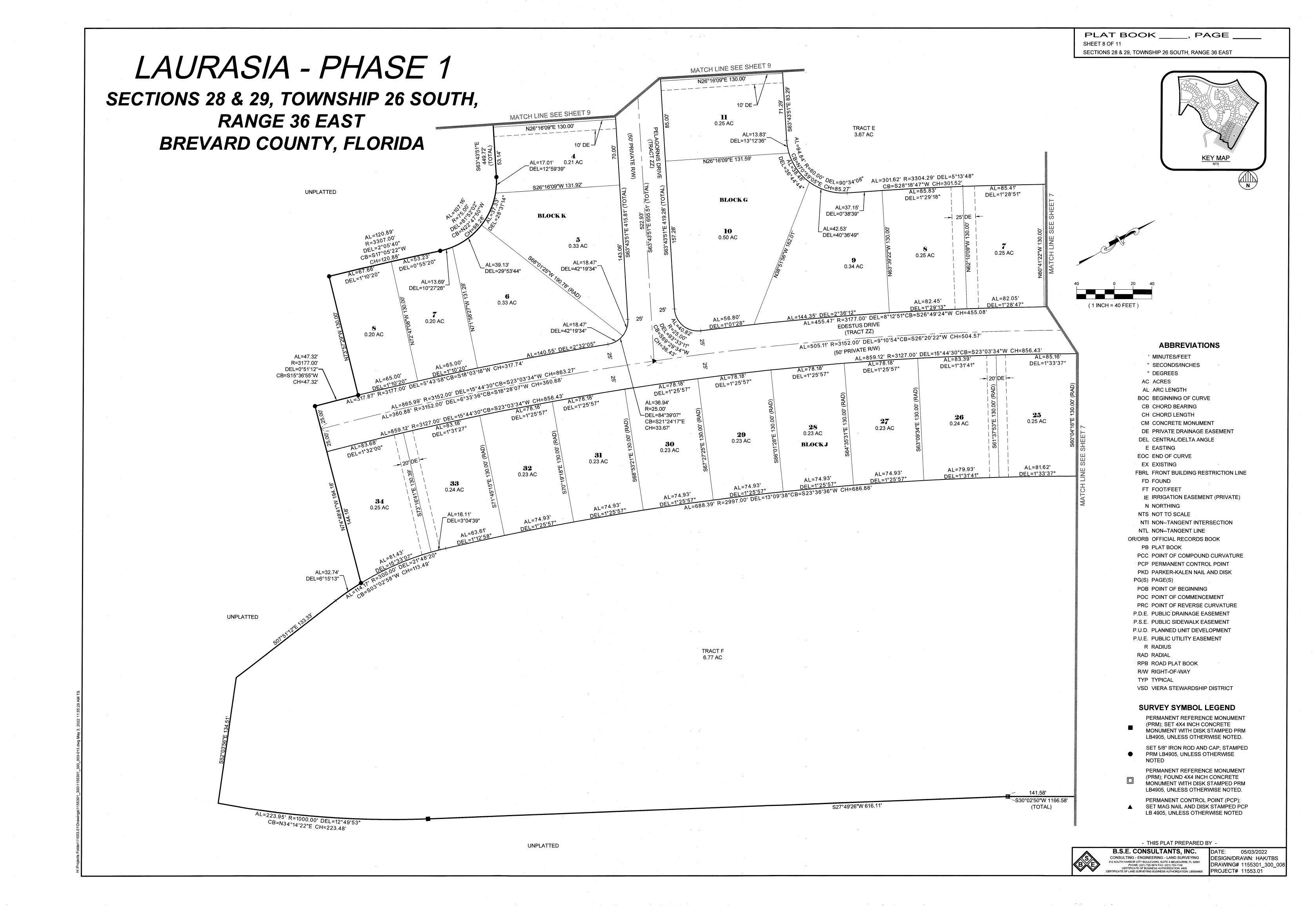
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000490

SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



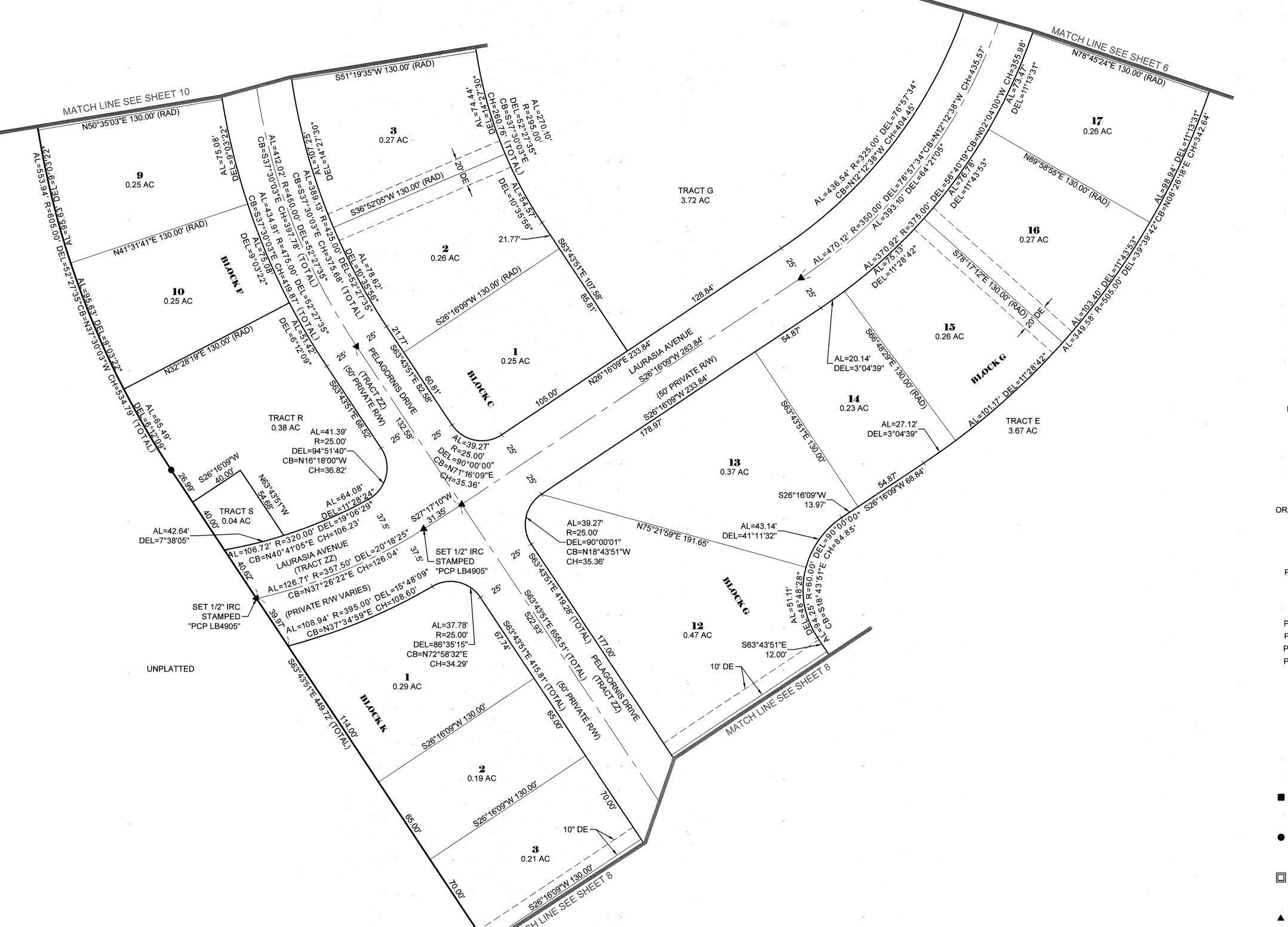






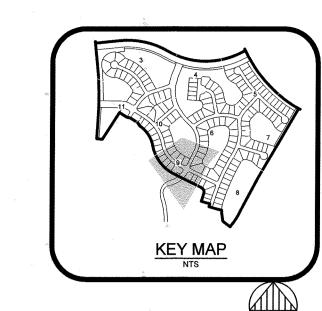
LAURASIA - PHASE 1

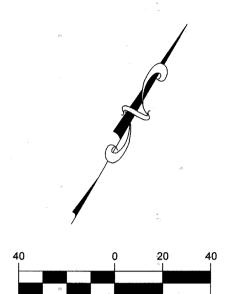
SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



PLAT BOOK ____, PAGE ____ SHEET 9 OF 11

SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST





ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHESDEGREES
- AC ACRES
- AL ARC LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- DE PRIVATE DRAINAGE EASEME
- DEL CENTRAL/DELTA ANGLE E EASTING
- EOC END OF CURVE
- EX EXISTING
 FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
 IE IRRIGATION EASEMENT (PRIVATE)
- N NORTHING
- 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
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
 POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
 P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT R RADIUS
- RAD RADIAL
- RPB ROAD PLAT BOOK R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP; STAMPED
 PRM LB4905, UNLESS OTHERWISE
 NOTED
- PERMANENT REFERENCE MONUMENT
 (PRM); FOUND 4X4 INCH CONCRETE
 MONUMENT WITH DISK STAMPED PRM
 LB4905, ÜNLESS OTHERWISE NOTED.
- PERMANENT CONTROL POINT (PCP);
 SET MAG NAIL AND DISK STAMPED PCP
 LB 4905, UNLESS OTHERWISE NOTED

- THIS PLAT PREPARED BY -



DATE: 05/03/2022 DESIGN/DRAWN: HAK/TBS DRAWING# 1155301_300_009 PROJECT# 11553.01

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 EASTING
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND

FT FOOT/FEET

- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTHING
- 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
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
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- POC POINT OF COMMENCEMENT PRC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
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- P.U.D. PLANNED UNIT DEVELOPMENT
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- R RADIUS
- RAD RADIAL
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE

N70°45'30"E 130.00' (RAD)

AL=10.31' DEL=0°58'35"

0.25 AC

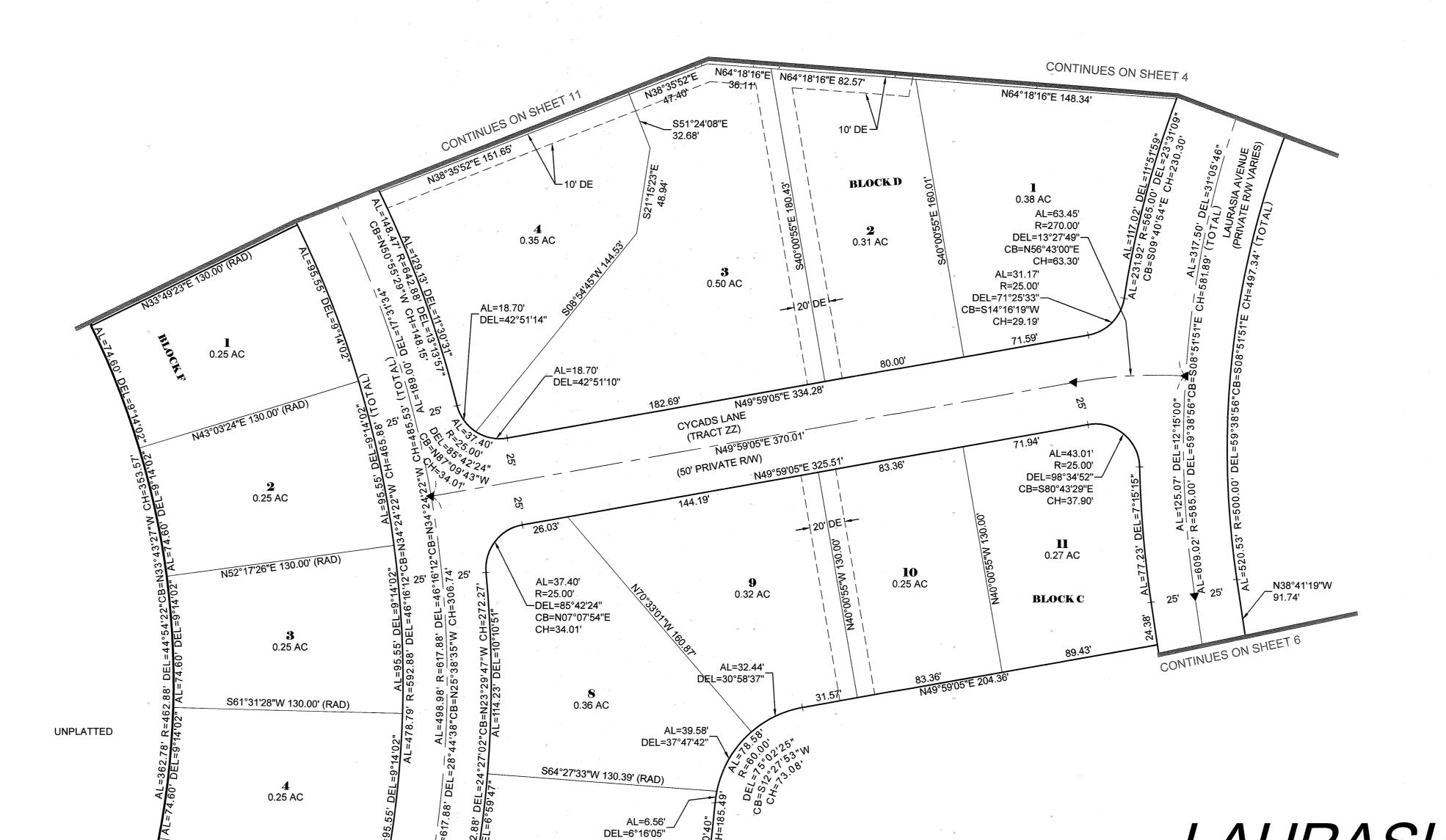
N68°41'47"E 130.00' (RAD)

7 0.25 AC

N59°38'25"E 130.00' (RAD)

§ 0.25 AC

- MONUMENT WITH DISK STAMPED PRM
- SET MAG NAIL AND DISK STAMPED PCP LB 4905, UNLESS OTHERWISE NOTED



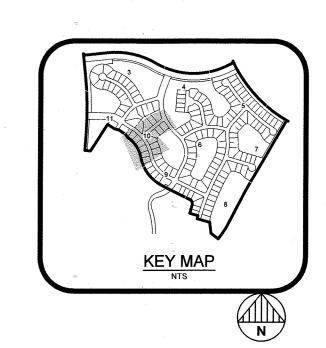
3.72 AC

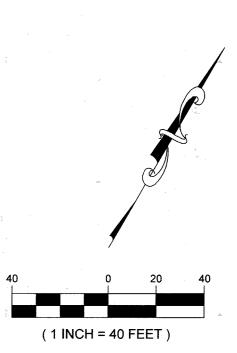
0.26 AC

S65°04'06"W 130.00' (RAD)

0.26 AC

S51°19'35"W 130.00' (RAD)





LAURASIA - PHASE 1 SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

- 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) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

