

# PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G", AND "H" PHASES 1-3

## SECTION 20, 21, & 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PINEDA BOULEVARD SEGMENTS F, G AND H

2 PARCELS OF LAND LYING IN SECTIONS 20, 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL #1**  
BEGIN AT THE SOUTHEAST CORNER OF TRACT E, STONECREST AT ADDISON VILLAGE - PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 38, PUBLIC RECORDS BREVARD COUNTY, FLORIDA, AND RUN WESTERLY, ALONG THE ARC OF THE CURVED SOUTHERLY BOUNDARY LINE OF SAID STONECREST AT ADDISON VILLAGE - PHASE 3, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 10°40'19", A CHORD BEARING OF N74°52'29"W AND A CHORD LENGTH OF 385.93 FEET), A DISTANCE OF 386.49 FEET TO THE NORTHEAST CORNER OF PINEDA BOULEVARD WEST EXTENSION/SEGMENT E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, PUBLIC RECORDS BREVARD COUNTY, FLORIDA; THENCE S09°47'22"W, ALONG THE EAST BOUNDARY OF SAID PINEDA BOULEVARD WEST EXTENSION/SEGMENT E, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PINEDA BOULEVARD WEST EXTENSION/SEGMENT E AND 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 1925.00 FEET, A CENTRAL ANGLE OF 38°04'38", A CHORD BEARING OF S61°10'19"E AND A CHORD LENGTH OF 1255.89 FEET), A DISTANCE OF 1279.30 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 12,150.00 FEET, A CENTRAL ANGLE OF 1°28'32", A CHORD BEARING OF S42°52'17"E AND A CHORD LENGTH OF 312.89 FEET), A DISTANCE OF 312.90 FEET TO A NON-TANGENT INTERSECTION WITH THE WESTERLY BOUNDARY OF STADIUM PARKWAY - SEGMENT E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS BREVARD COUNTY, FLORIDA; THENCE N48°45'27"E ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 150.13 FEET TO THE NORTHWESTERLY CORNER OF SAID STADIUM PARKWAY - SEGMENT E AND A NON-TANGENT INTERSECTION WITH THE CURVED SOUTHERLY BOUNDARY OF AVALONIA SUBDIVISION - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 6, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE ARC OF THE CURVED SOUTHERLY BOUNDARY OF SAID AVALONIA SUBDIVISION - PHASE 1, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 12,000.00 FEET, A CENTRAL ANGLE OF 1°30'18", A CHORD BEARING OF N42°53'10"W AND A CHORD LENGTH OF 315.22 FEET), A DISTANCE OF 315.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY OF SAID AVALONIA SUBDIVISION - PHASE 1 AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 27°24'19", A CHORD BEARING OF N55°50'10"W AND A CHORD LENGTH OF 983.06 FEET), A DISTANCE OF 992.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5.66 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL #2**  
BEGIN AT THE NORTHEASTERLY 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, (SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF STADIUM PARKWAY EXTENSION - SEGMENT D AS RECORDED IN ROAD PLAT BOOK 5, PAGE 34, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN S48°53'34"W, ALONG THE EASTERLY BOUNDARY OF SAID STADIUM PARKWAY - SEGMENT E, A DISTANCE OF 150.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, PARALLEL TO AND 150.00 FEET SOUTHWESTERLY OF, (AS MEASURED PERPENDICULARLY), THE SOUTHWESTERLY BOUNDARY OF BRIDGEWATER NORTH AT VIERA AS RECORDED IN PLAT BOOK 63, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1985.00 FEET, A CENTRAL ANGLE OF 26°55'32", A CHORD BEARING OF S30°40'31"E AND A CHORD LENGTH OF 924.27 FEET), A DISTANCE OF 932.83 FEET TO THE END OF SAID CURVE; THENCE S17°12'45"E, PARALLEL TO AND 150.00 FEET SOUTHWESTERLY OF, (AS MEASURED PERPENDICULARLY), THE SOUTHWESTERLY BOUNDARY OF SAID BRIDGEWATER NORTH AT VIERA, AND PARALLEL TO AND 150.00 FEET WESTERLY OF, (AS MEASURED PERPENDICULARLY), THE WESTERLY BOUNDARY OF BRIDGEWATER CENTRAL AT VIERA AS RECORDED IN PLAT BOOK 66, PAGE 81, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 958.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, PARALLEL TO AND 150.00 FEET WESTERLY OF, (AS MEASURED PERPENDICULARLY), THE WESTERLY BOUNDARY OF SAID BRIDGEWATER CENTRAL AT VIERA, AND PARALLEL TO AND 150.00 FEET WESTERLY OF, (AS MEASURED PERPENDICULARLY), THE WESTERLY BOUNDARY OF BRIDGEWATER SOUTH AT VIERA SECTION 1, AS RECORDED IN PLAT BOOK 68, PAGE 93, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 1939.00 FEET, A CENTRAL ANGLE OF 32°12'12", A CHORD BEARING OF S01°06'39"E AND A CHORD LENGTH OF 1075.53 FEET), A DISTANCE OF 1089.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, 150.00 FEET WESTERLY OF, (AS MEASURED PERPENDICULARLY), THE WESTERLY BOUNDARY OF SAID BRIDGEWATER SOUTH AT VIERA SECTION 1 AND 150.00 FEET WESTERLY OF, (AS MEASURED PERPENDICULARLY), THE WESTERLY BOUNDARY OF BRIDGEWATER SOUTH AT VIERA SECTION 2, AS RECORDED IN PLAT BOOK 69, PAGE 32, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1974.00 FEET, A CENTRAL ANGLE OF 60°42'44", A CHORD BEARING OF S15°21'56"E AND A CHORD LENGTH OF 1995.22 FEET), A DISTANCE OF 2091.71 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST AND THE SOUTHWESTERLY CORNER OF PINEDA BOULEVARD - SEGMENT H1, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 48, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N44°16'42"E, ALONG SAID NON-TANGENT LINE AND ALONG THE BOUNDARY OF SAID PINEDA BOULEVARD - SEGMENT H1, A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PINEDA BOULEVARD - SEGMENT H1 AND A NON-TANGENT INTERSECTION WITH THE CURVED WESTERLY BOUNDARY OF SAID BRIDGEWATER SOUTH AT VIERA SECTION 2; THENCE ALONG THE ARC OF SAID CURVED WESTERLY BOUNDARY OF SAID BRIDGEWATER SOUTH AT VIERA SECTION 2 AND ALONG THE ARC OF THE CURVED WESTERLY BOUNDARY OF SAID BRIDGEWATER SOUTH SECTION 1, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1824.00 FEET, A CENTRAL ANGLE OF 60°42'44", A CHORD BEARING OF N15°21'56"W AND A CHORD LENGTH OF 1943.80 FEET), A DISTANCE OF 1932.77 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF SAID CURVED WESTERLY BOUNDARY OF SAID BRIDGEWATER SOUTH AT VIERA SECTION 1 AND ALONG THE ARC OF THE CURVED WESTERLY BOUNDARY OF SAID BRIDGEWATER CENTRAL AT VIERA, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2089.00 FEET, A CENTRAL ANGLE OF 32°12'11", A CHORD BEARING OF N01°06'39"W AND A CHORD LENGTH OF 1158.73 FEET), A DISTANCE OF 1174.13 FEET TO THE END OF SAID CURVE; THENCE N17°12'45"W, ALONG THE BOUNDARY OF SAID BRIDGEWATER CENTRAL AT VIERA AND ALONG THE BOUNDARY OF SAID BRIDGEWATER NORTH AT VIERA, A DISTANCE OF 958.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUE ALONG THE BOUNDARY OF SAID BRIDGEWATER NORTH AT VIERA AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2135.00 FEET, A CENTRAL ANGLE OF 26°42'45", A CHORD BEARING OF N30°34'07"W AND A CHORD LENGTH OF 986.39 FEET), A DISTANCE OF 995.38 FEET TO THE POINT OF BEGINNING, CONTAINING 17.45 ACRES, MORE OR LESS.

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.

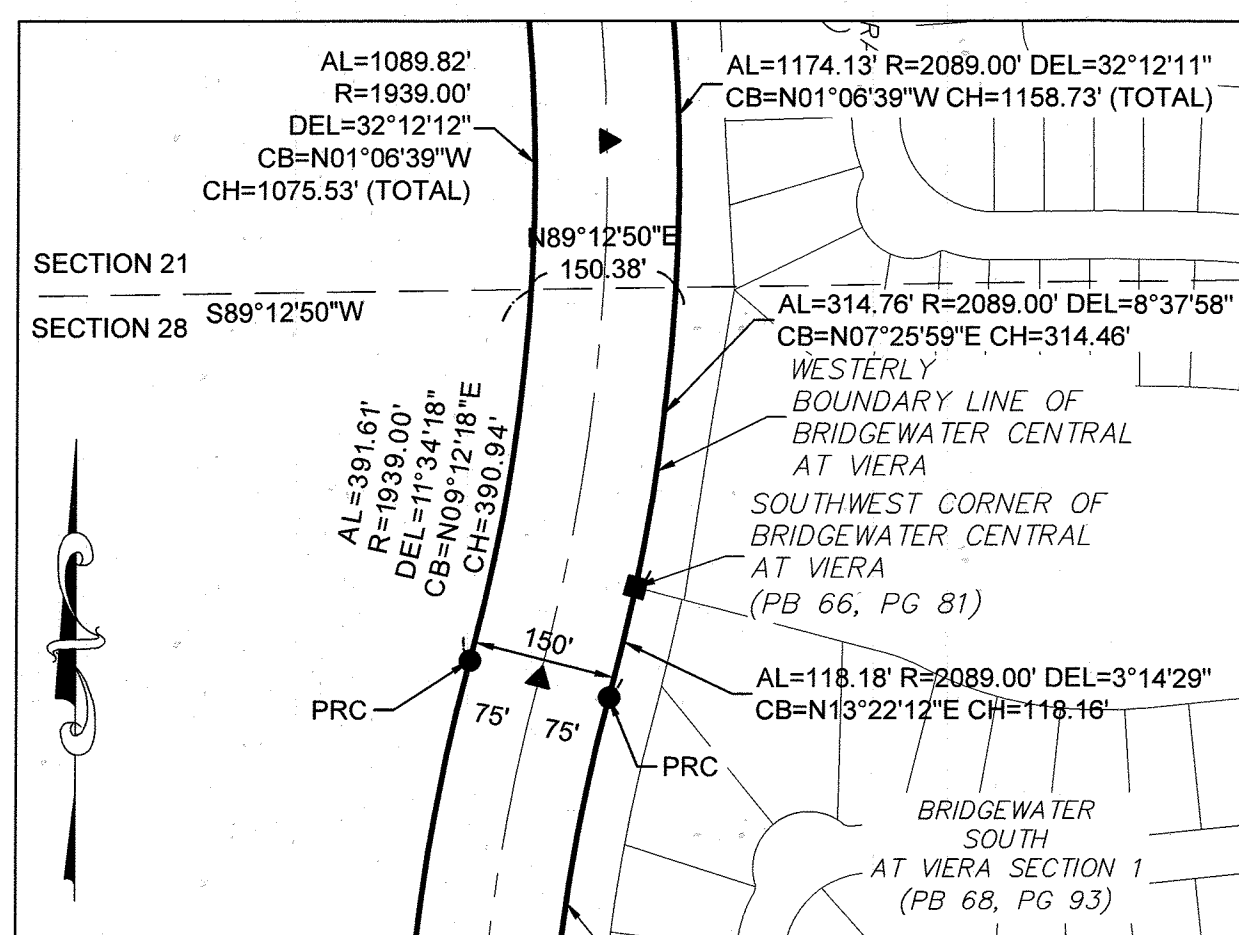
DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+10°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+10°07' 27.3"
I 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 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.

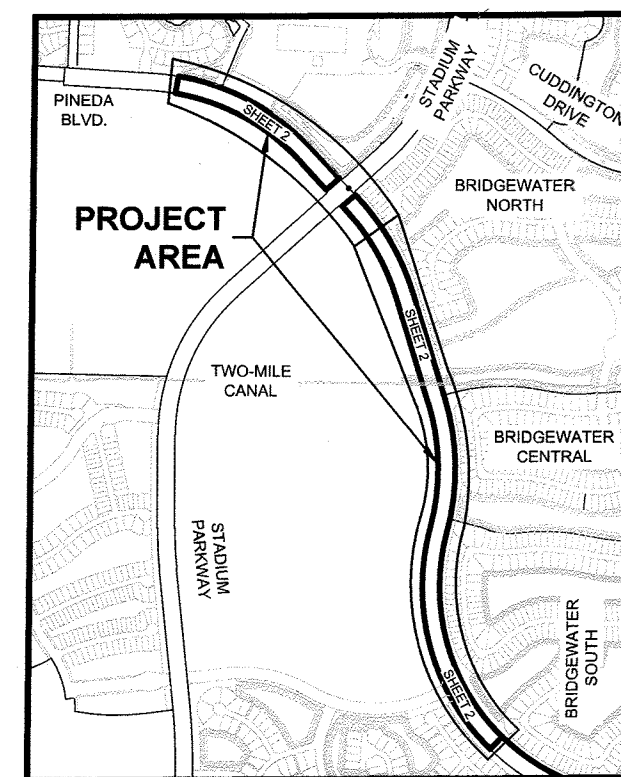
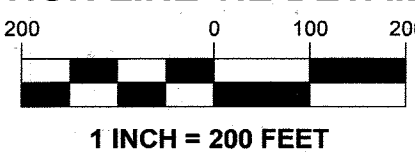
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

### PLAT NOTES

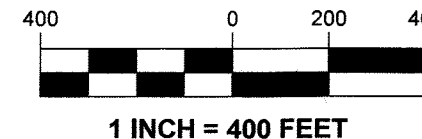
- BEARING REFERENCE: ASSUMED BEARING OF N48°09'45"E ON THE SOUTH LINE OF STADIUM PARKWAY SEGMENT D (RPB 5, PG 34).
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THE TWO-MILE CANAL AND STORM DRAINAGE EASEMENT AREA SHOWN GRAPHICALLY HEREON IS SUBJECT TO THAT CERTAIN DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3249, PAGE 603, AS SUBSEQUENTLY AMENDED FROM TIME TO TIME, INCLUDING WITHOUT LIMITATION, BY THAT CERTAIN ELEVENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8384, PAGE 264, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH EASEMENT PROVIDES FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A CANAL SYSTEM FOR THE PURPOSE OF CONVEYING STORMWATER DRAINAGE. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RESTORATION OF ANY STORMWATER PIPES, CULVERTS, STORM STRUCTURES, OR STORM WATER MANAGEMENT FACILITIES ASSOCIATED WITH SAID DRAINAGE EASEMENT AND, REGARDING THAT PORTION OF THE EASEMENT AREA SHOWN HEREON, THE VIERA STEWARDSHIP DISTRICT IS RESPONSIBLE FOR SUCH INSPECTION, MAINTENANCE, REPAIR, AND/OR RESTORATION IN ACCORDANCE WITH THAT CERTAIN CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8384, PAGE 281, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TO THE EXTENT THAT ANY DRAINAGE PIPES, CULVERTS, OR STRUCTURES LOCATED WITHIN THE RIGHT-OF-WAY OF PINEDA BOULEVARD ARE ALSO WITHIN SAID DRAINAGE EASEMENT AREA, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES THAT CONVEY DRAINAGE FROM PINEDA BOULEVARD. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR ANY ROADWAY REPAIRS NEEDED DUE TO THE FAILURE AND SUBSEQUENT REPAIR OF ANY STORMWATER PIPES, CULVERTS, STORM STRUCTURES, OR FACILITIES ASSOCIATED WITH SUCH CANAL SYSTEM DRAINAGE EASEMENT LOCATED WITHIN THE PINEDA BOULEVARD RIGHT-OF-WAY.



SECTION LINE TIE DETAIL #5



LOCATION MAP  
NTS



ROAD PLAT BOOK \_\_, PAGE \_\_

SHEET 1 OF 2

SECTION 20, 21, & 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

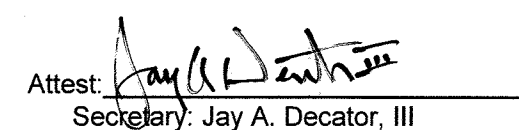
### DEDICATION

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

### PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G", AND "H" PHASES 1-3

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates the right-of-way of Pineda Boulevard as shown hereon to Brevard County for the perpetual use of the public for roadway, drainage, sidewalk, utilities and associated purposes.

By:   
President: Todd J. Pokrywa

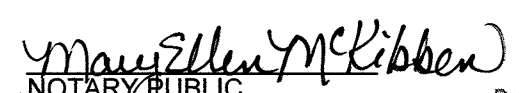
Attest:   
Secretary: Jay A. Decator, III

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

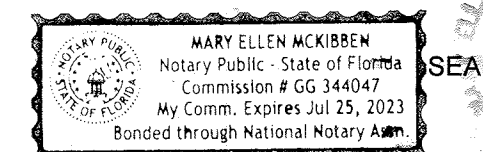
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this July 27th, 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.

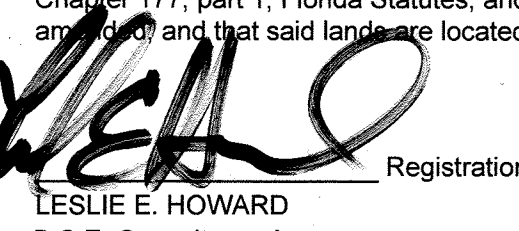
  
NOTARY PUBLIC

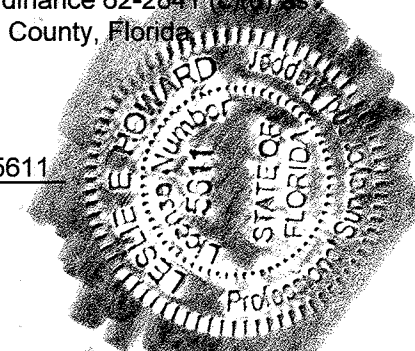
Mary Ellen McKibben  
Notary Public, State of Florida  
My Comm. Expires July 25, 2023  
Comm. No. GG344047



### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 03/28/2022 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 62-284(c) as amended; and that said lands are located in Brevard County, Florida.

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



### CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-284(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 Pineda Boulevard dedicated for the uses and purposes herein expressed on this plat.

ATTEST: Kristine Zonka, Chair  
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.

ATTEST: 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 for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

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

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
315 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901  
PHONE (321) 738-8074 FAX (321) 733-1158  
CERTIFICATE OF BUSINESS AUTHORIZATION #803  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB0004905

DATE: 07/21/2022  
DESIGN/DRAWN: HAK / TBS  
DRAWING# 11554\_300\_001  
PROJECT# 11554



**SECTION 20, 21, & 28, TOWNSHIP 26 SOUTH,  
RANGE 36 EAST  
BREVARD COUNTY, FLORIDA**

