22FM00019

VILLAGE 2 CENTER

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 1 OF 6

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

PLAT NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF STADIUM PARKWAY 150 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BERING ASSUMED AS S48°09'45"W.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(8) & 177.091(9).
3. ALL STREETS WITHIN PLATTED BOUNDARY HEREON SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY AS A PUBLIC RIGHT-OF-WAY.
4. ALL LINES ARE RADIAL UNLESS NOTED OTHERWISE.
5. BREVARD COUNTY SURVEY CONTROL MARK G6B82 IS LOCATED WITHIN THE LIMITS OF THIS PLAT BOUNDARY. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
6. 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 PROPERTY OWNER'S 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 PROPERTY OWNERS' ASSOCIATION TO MAINTAIN.
7. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, OR WETLAND; OR ANY OTHER STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT, SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, FLOW WAY, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID DRAINAGE FACILITY.
8. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION OR TELECOMMUNICATION 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.
9. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED), FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES AS PROVIDED HEREIN. FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
10. TRACT A SHALL BE OWNED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE COMMUNITY DECLARATION DESCRIBED IN NOTE 17(a) BELOW), LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES AND RELATED IMPROVEMENTS. CENTRAL VIERA COMMUNITY ASSOCIATION, INC. SHALL MAINTAIN TRACT A AND ALL IMPROVEMENTS THEREON, EXCEPT AND EXCLUDING ANY FACILITY OR IMPROVEMENT WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
11. TRACTS B, C AND D SHALL BE OWNED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND ARE RESERVED FOR LANDSCAPING, IRRIGATION, SIDEWALKS, UTILITIES AND RELATED IMPROVEMENTS. CENTRAL VIERA COMMUNITY ASSOCIATION, INC. SHALL MAINTAIN TRACTS B, C AND D AND ALL IMPROVEMENTS THEREON.
12. TRACT E IS HEREBY DEDICATED TO BREVARD COUNTY FOR USE AS A SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
13. THERE IS HEREBY DEDICATED TO BREVARD COUNTY AN EASEMENT FOR EMERGENCY ACCESS AND EMERGENCY REPAIR OVER ALL PRIVATE DRAINAGE EASEMENTS AND PRIVATE DRAINAGE TRACTS.
14. THE PUBLIC SIDEWALK EASEMENTS SHOWN ON SHEETS 2, 3, 4, 5 AND 6 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SIDEWALK IMPROVEMENTS.
15. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACT A 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 TRACT 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 SHOWN GRAPHICALLY OR DESCRIBED IN NOTES HEREON ARE PRIVATE. 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 SUCH DRAINAGE TRACTS. SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OR THE VIERA STEWARDSHIP DISTRICT AS DESCRIBED ON THIS PLAT OR 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 DRAINAGE TRACTS AND THE STORM PIPES, STORM STRUCTURES AND FACILITIES ASSOCIATED THEREWITH. TO THE EXTENT THAT ANY SUCH STORM PIPES, STORM STRUCTURES OR RELATED FACILITIES ARE WITHIN A PUBLIC RIGHT-OF-WAY DRAINING INTO SUCH DRAINAGE IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

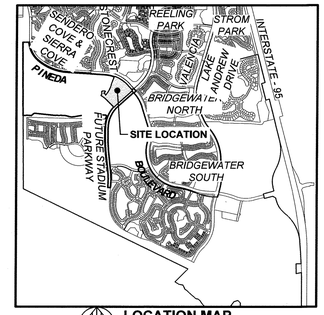
STATE PLANE COORDINATE NOTES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTEC SOLUTIONS VERSION 2.7 THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+)0°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+)0°07' 27.3"
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	(+)0°07' 59.6"

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

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



N

LOCATION MAP

NTS

DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF STADIUM PARKWAY ACCORDING TO THE PLAT OF STADIUM PARKWAY - SEGMENT E AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S48°45'27"W, A DISTANCE OF 150.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STADIUM PARKWAY THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) 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 91°46'17", A CHORD BEARING OF S2°16'36"W, AND A CHORD LENGTH OF 35.90 FEET), A DISTANCE OF 40.04 FEET TO THE END OF SAID CURVE; 2) THENCE S48°09'45"W A DISTANCE OF 1155.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF THE CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 1775.00 FEET, A CENTRAL ANGLE OF 5°52'21", A CHORD BEARING OF S45°13'35"W, AND A CHORD LENGTH OF 181.85 FEET), A DISTANCE OF 181.93 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°36'43", A CHORD BEARING OF N01°30'57"W, AND A CHORD LENGTH OF 34.61 FEET), A DISTANCE OF 38.23 FEET TO THE END OF SAID CURVE; THENCE N45°19'19"W A DISTANCE OF 607.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT ; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 22°49'27", A CHORD BEARING OF N56°44'02"W, AND A CHORD LENGTH OF 395.73 FEET), A DISTANCE OF 398.36 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH EAST; THENCE N21°51'14"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 100.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 110°54'51", A CHORD BEARING OF N56°23'49"E, AND A CHORD LENGTH OF 41.19 FEET), A DISTANCE OF 48.40 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S89°20'37"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 50.00 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 SOUTHWEST, AND HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 4°36'50", A CHORD BEARING OF N01°23'14"W, AND A CHORD LENGTH OF 57.16 FEET), A DISTANCE OF 57.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N86°18'21"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.00 FEET; THENCE S35°34'09"W, A DISTANCE OF 136.13 FEET; THENCE S51°52'59"E A DISTANCE OF 200.20 FEET; THENCE N35°34'09"E, A DISTANCE OF 212.37 FEET TO THE BEGINNING OF 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 1065.00 FEET, A CENTRAL ANGLE OF 14°15'53", A CHORD BEARING OF N28°26'12"E, AND A CHORD LENGTH OF 264.46 FEET), A DISTANCE OF 265.15 FEET TO THE END OF SAID CURVE; THENCE N21°18'16"E, A DISTANCE OF 206.24 FEET; THENCE N68°41'44W, A DISTANCE OF 15.00 FEET; THENCE N21°18'16"E, A DISTANCE OF 469.61 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, (A 150.00 FOOT WIDE PUBLIC RIGHT OF WAY ACCORDING TO THE PLAT OF PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G" AND "H" PHASES 1-3, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVED SOUTH RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 26°33'43", A CHORD BEARING OF S55°24'52"E, AND A CHORD LENGTH OF 884.45 FEET), A DISTANCE OF 892.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND 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 THE POINT OF BEGINNING. CONTAINING 29.79 ACRES, MORE OR LESS.

17. 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.
    b. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081PAGE 1341, 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. TEMPORARY SANITARY SEWER EASEMENT BY AND BETWEEN A. DUDA & SONS, INC., A FLORIDA CORPORATION, CENTRAL VIERA COMMUNITY ASSOCIATION, INC AND VIERA STEWARDSHIP DISTRICT, GRANTOR, AND BREVARD COUNTY, FLORIDA, GRANTEE, RECORDED MAY 10, 2021, IN OFFICIAL RECORDS BOOK 9117, PAGE 149, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    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 OR RESTRICTED TO PROHIBIT GROCERY SUPERMARKET DEVELOPMENT, 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.

- 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) 729-0674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 3/16/2023
DESIGN/DRAWN: LEH/TBS
DRAWING# 11629_301_001
PROJECT# 11629

DEDICATION

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

VILLAGE 2 CENTER

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates to Brevard County the public sidewalk easements, the public sanitary sewer easements, the public utility easements and the right-of-ways for Farallon Fields Way, Bower Lane and Sodore Way, as shown hereon, for public use; and hereby dedicates Tract E to Brevard County for public use as a Sanitary Sewer Lift Station. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that the public and Brevard County have no right or interest therein.

By: _____
President: Todd J. Pokrywa

Attest: _____
Secretary: Jay A. Decator, III

SEAL

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 Apr 4, 2023 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 is/are personally known to me ___ or has/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
Commission # GG 344047
My Comm. Expires Jul 25, 2023
Bonded through National Notary Assn.

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 06/01/2022 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 (e)(d) as amended, and that said lands are located in Brevard County, Florida.

_____ Registration Number 5627
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

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

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

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the road right-of-ways for Farallon Fields Way, Bower Lane and Sodore Way, public sidewalk easements, the public sanitary sewer easements, public utility easements and Tract E dedicated for the public use on this plat.

_____
Rita Pritchett, 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.

_____
Rita Pritchett, 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.

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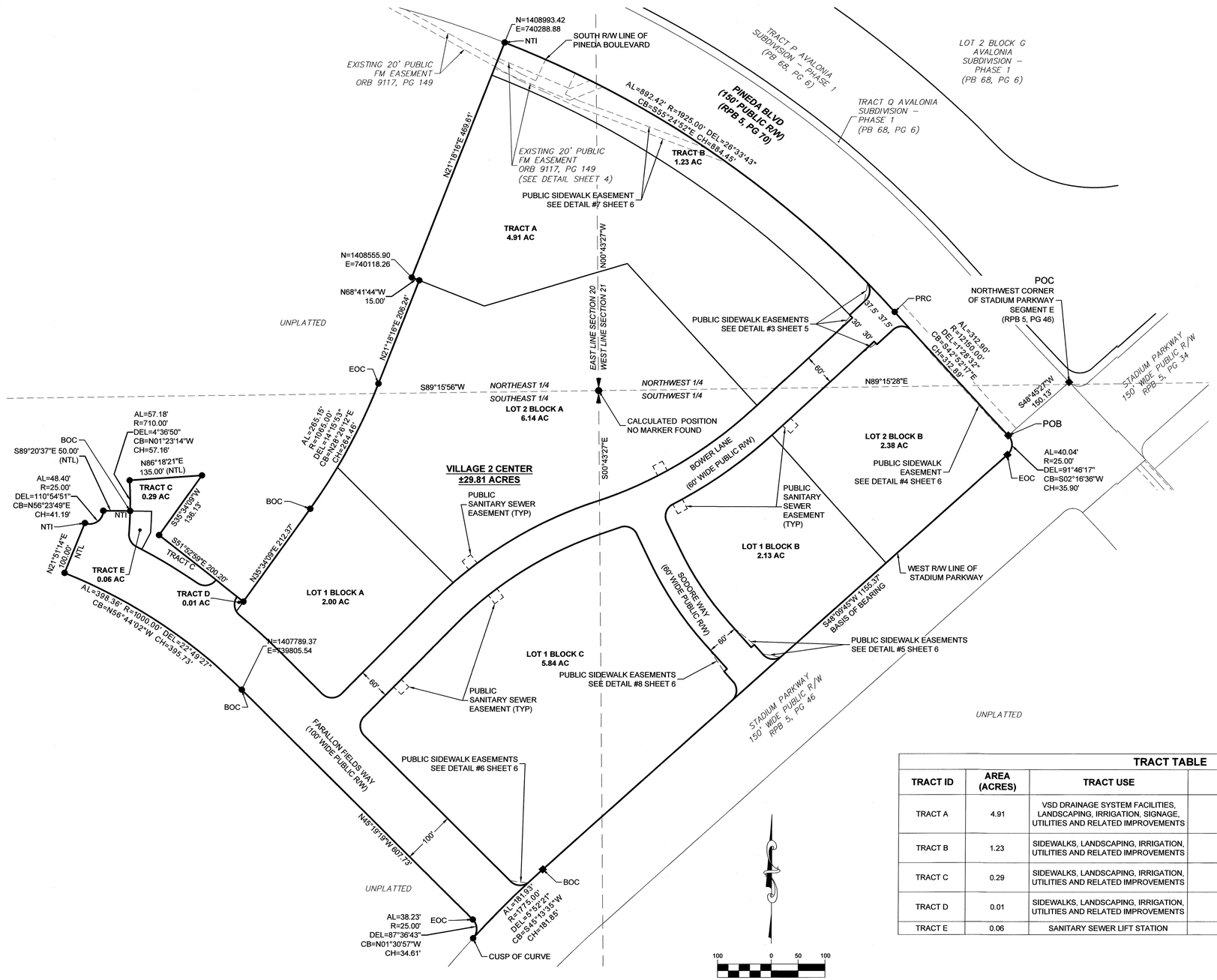
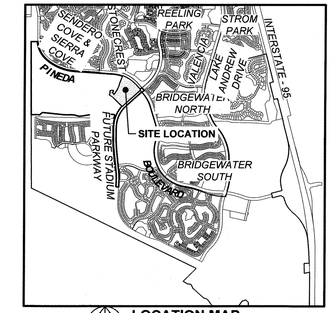
PLAT BOOK _____, PAGE _____
SHEET 2 OF 6
SECTIONS 20, 21 TOWNSHIP 26 SOUTH, RANGE 36 EAST

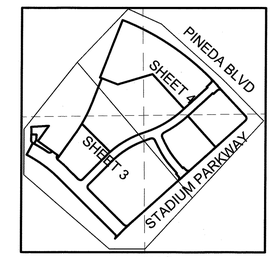
VILLAGE 2 CENTER

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA





LOCATION MAP
NTS



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DEL	CENTRAL/DELTA ANGLE
DE	DRAINAGE EASEMENT (PRIVATE)
E	EAST
EL	ELEVATION
F.B.E.	FENCE AND BERM EASEMENT
FT	FOOT/FEET
N	NORTH
N&D	NAIL AND DISK
(NR)	NOT RADIAL
NTS	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
P.S.E.	PRIVATE SIDEWALK EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WEST
VSD	VIERA STEWARDSHIP DISTRICT

TRACT TABLE

TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	4.91	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION
TRACT B	1.23	SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION
TRACT C	0.29	SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION
TRACT D	0.01	SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION
TRACT E	0.06	SANITARY SEWER LIFT STATION	BREVARD COUNTY

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DATE: 3/16/2023
DESIGN/DRAWN: LEH/TBS
DRAWING# 11629_301_002
PROJECT# 11629

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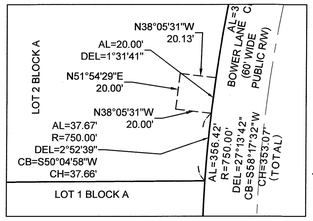
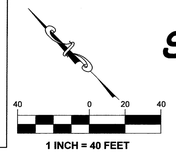
PLAT BOOK _____, PAGE _____
SHEET 3 OF 6
SECTIONS 20, 21 TOWNSHIP 28 SOUTH, RANGE 36 EAST

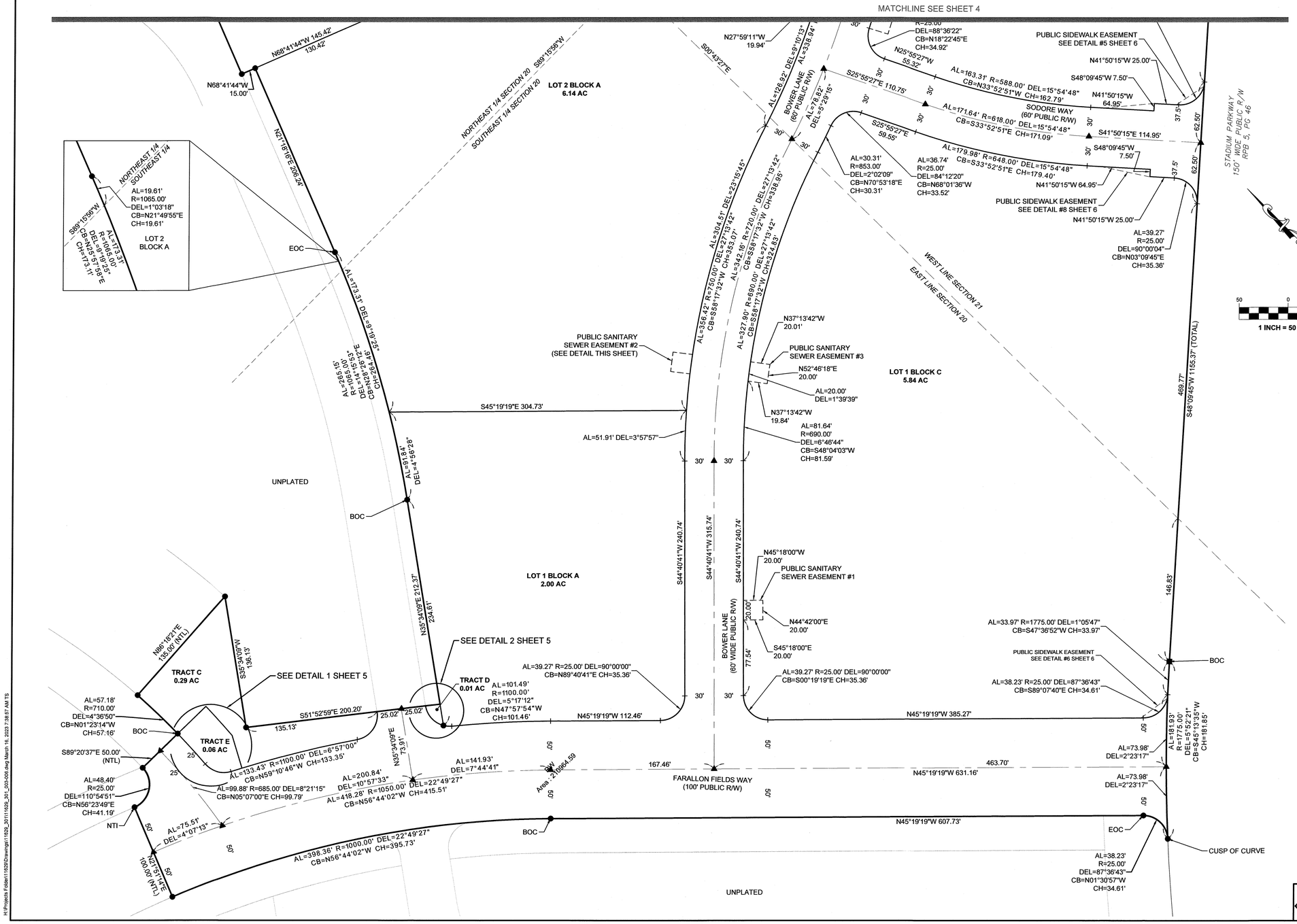
VILLAGE 2 CENTER

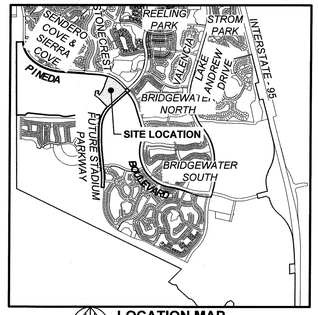
SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



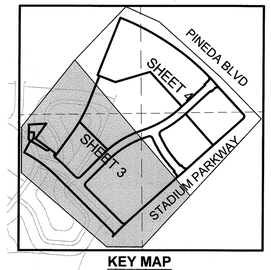
PUBLIC SANITARY SEWER EASEMENT #2







LOCATION MAP
NTS



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DEL	CENTRAL/DELTA ANGLE
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TYP	TYPICAL
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VSD	VIERA STEWARDSHIP DISTRICT

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DATE: 3/16/2023
DESIGN/DRAWN: LEH/TBS
DRAWING# 11629_301_003
PROJECT# 11629

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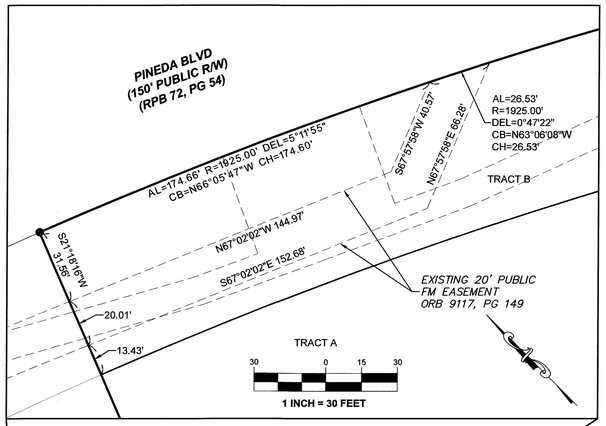
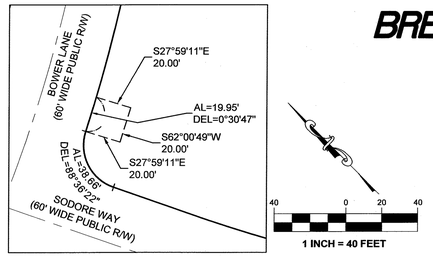
PLAT BOOK _____, PAGE _____
SHEET 4 OF 6
SECTIONS 20, 21 TOWNSHIP 26 SOUTH, RANGE 36 EAST

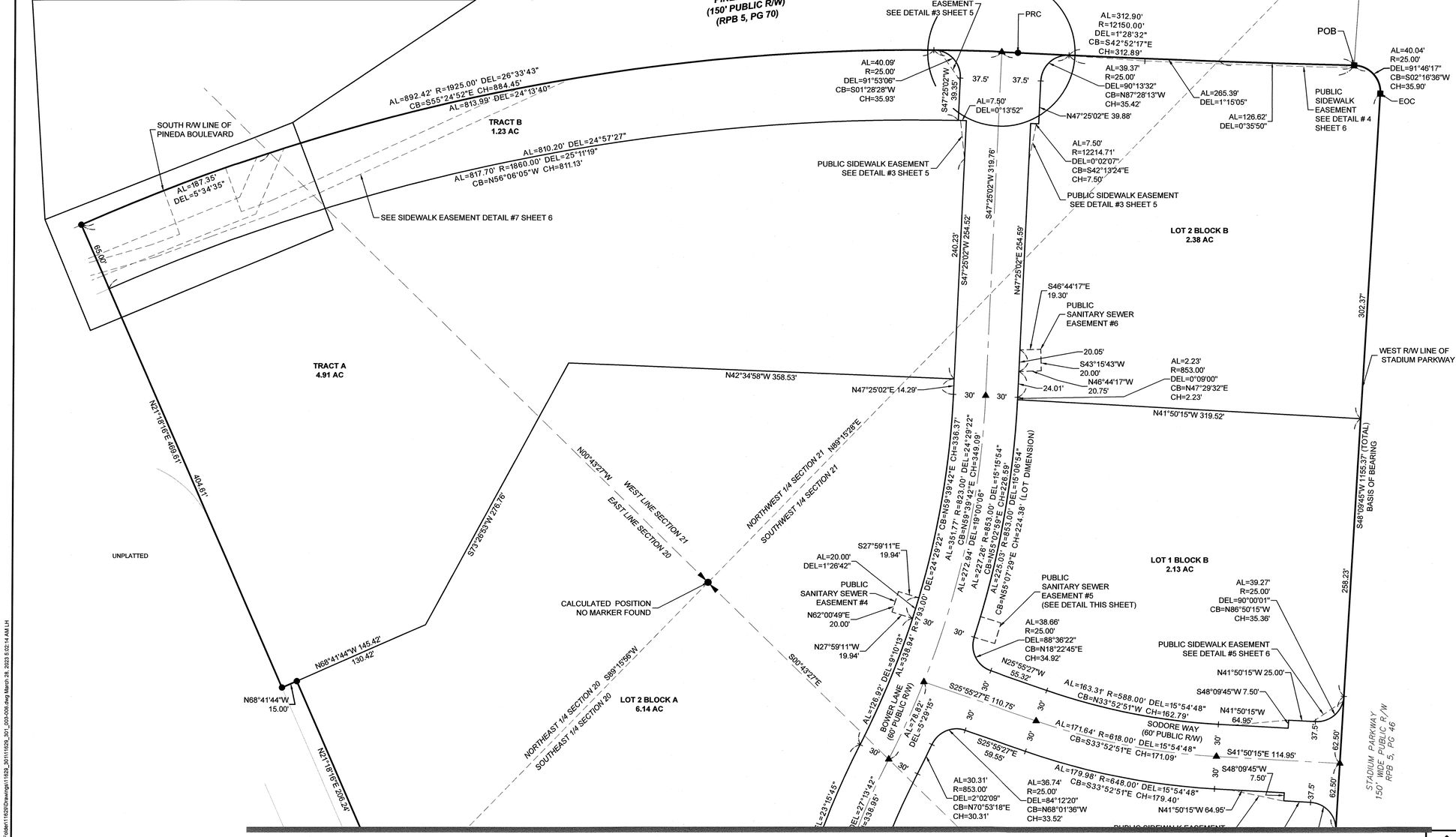
VILLAGE 2 CENTER

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA





PUBLIC SANITARY SEWER EASEMNT #5



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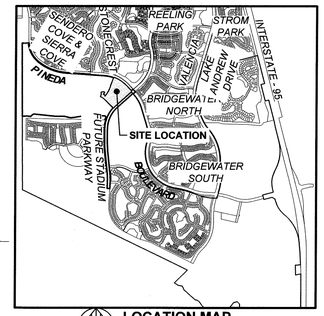
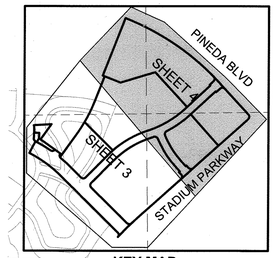


LOCATION MAP
NTS



KEY MAP
NTS

SURVEY SYMBOL LEGEND

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ABBREVIATIONS

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SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
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VSD	VIERA STEWARDSHIP DISTRICT

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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

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DESIGN/DRAWN: LEH/TBS
DRAWING# 11629_301_004
PROJECT# 11629

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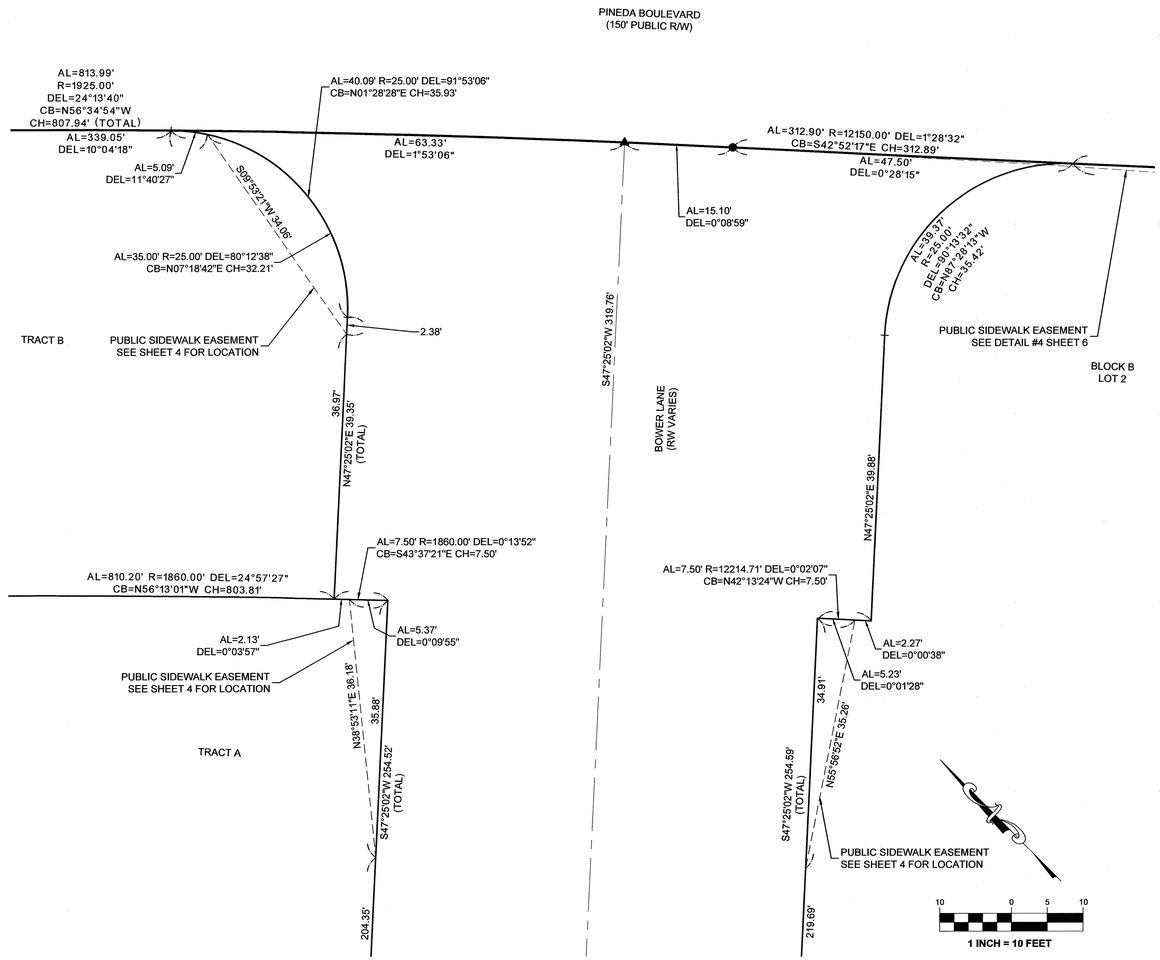
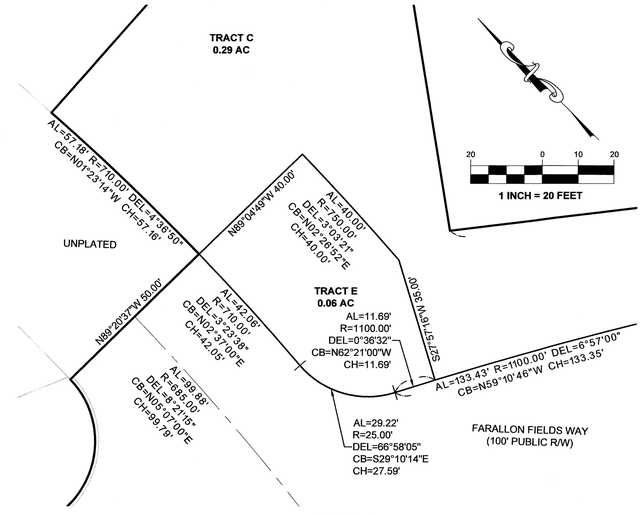
PLAT BOOK _____, PAGE _____
SHEET 5 OF 6
SECTIONS 20, 21 TOWNSHIP 26 SOUTH, RANGE 36 EAST

VILLAGE 2 CENTER

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



DETAIL 3



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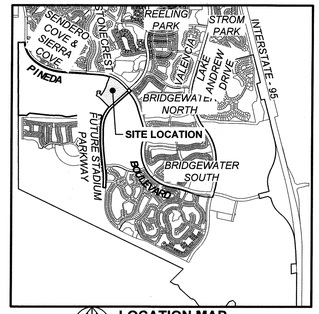
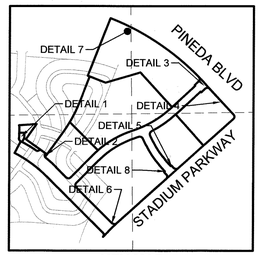
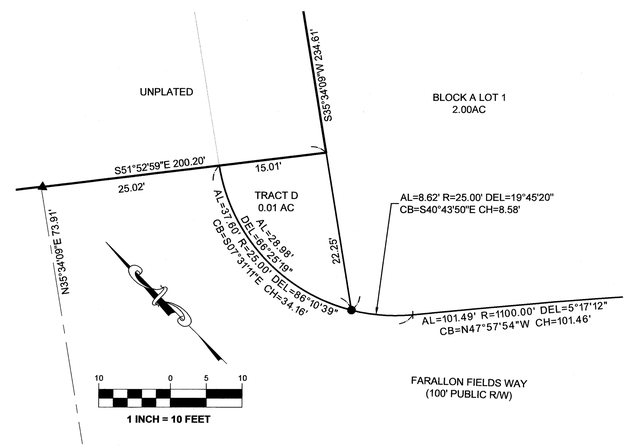


LOCATION MAP
NTS



KEY MAP
NTS



DETAIL 2

SURVEY SYMBOL LEGEND

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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 3/16/2023
DESIGN/DRAWN: LEH/TBS
DRAWING# 11629_301_005
PROJECT# 11629

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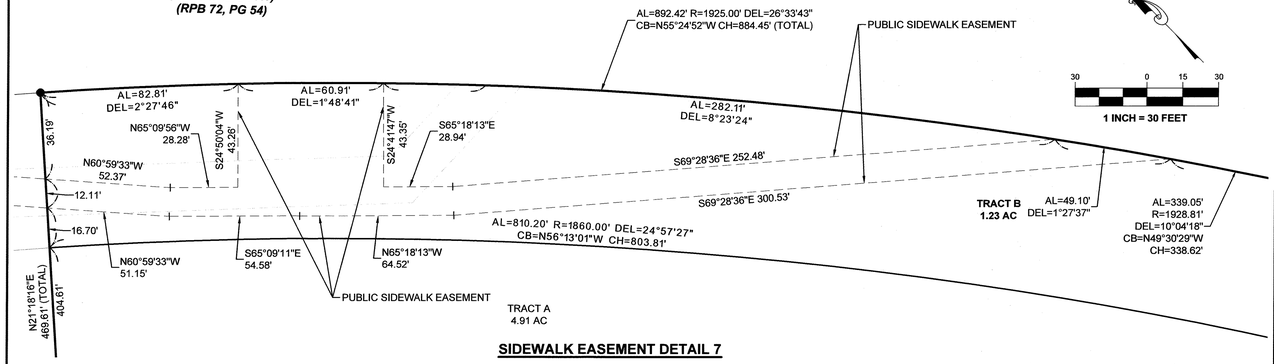
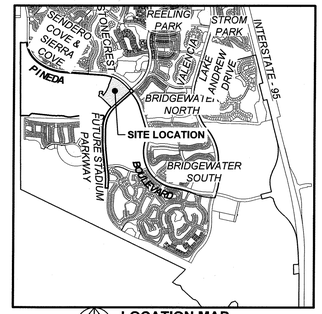
VILLAGE 2 CENTER

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

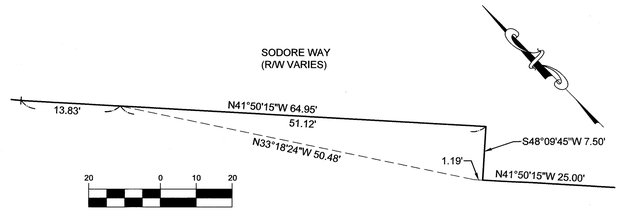
PLAT BOOK _____, PAGE _____
SHEET 6 OF 6
SECTIONS 20, 21 TOWNSHIP 26 SOUTH, RANGE 36 EAST



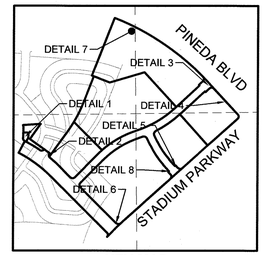
SIDEWALK EASEMENT DETAIL 7



LOCATION MAP
NTS

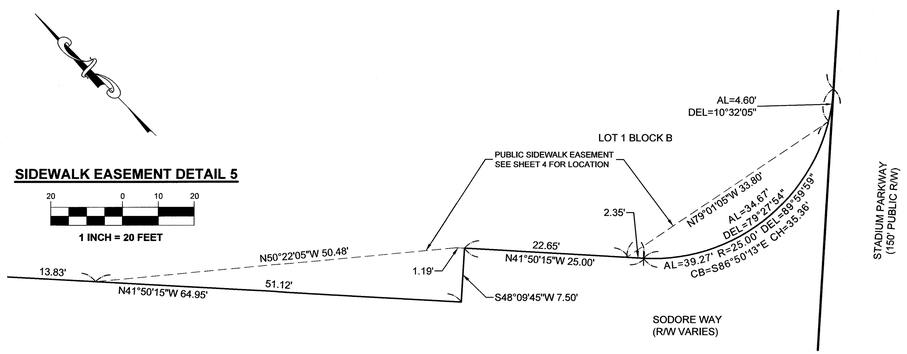


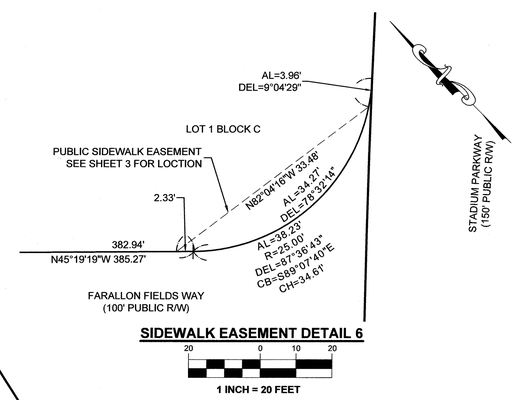
SIDEWALK EASEMENT DETAIL 8
(SEE SHEET 3 FOR LOCATION)



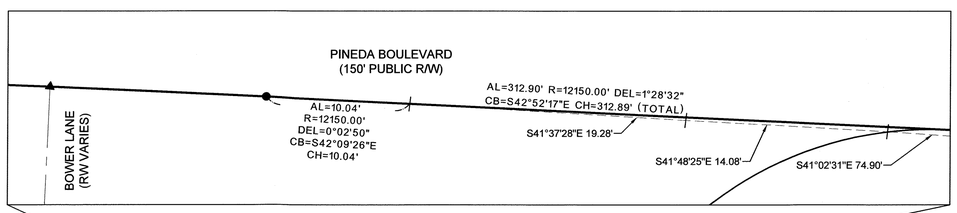
KEY MAP
NTS

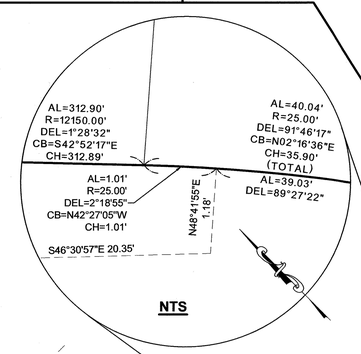
SIDEWALK EASEMENT DETAIL 5





SIDEWALK EASEMENT DETAIL 6





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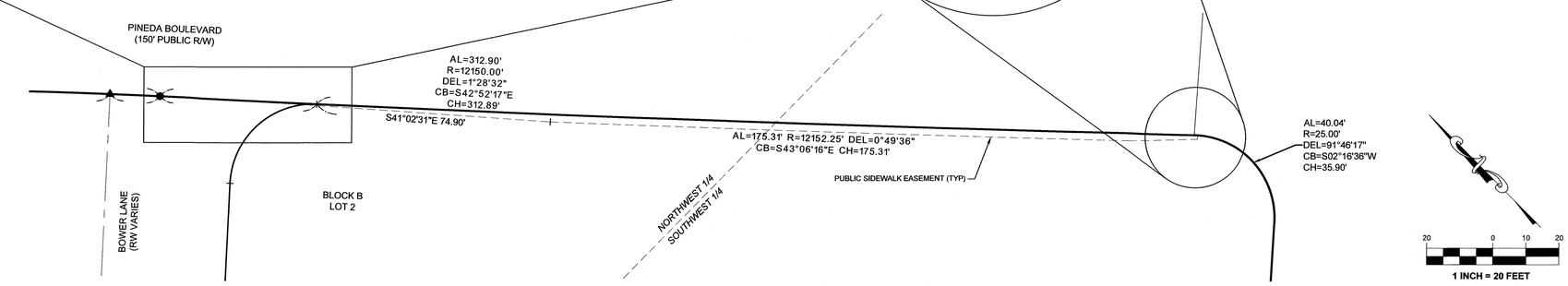

SIDEWALK EASEMENT DETAIL 4
(SEE SHEET 4 FOR LOCATION)

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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 3/16/2023
DESIGN/DRAWN: LEH/TBS
DRAWING# 11629_301_005
PROJECT# 11629

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