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

**DEDICATION** 

KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee

LAURASIA - PHASE 1 REPLAT

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the pla

notes and hereby dedicates the right-of-way of Ginkgo Drive to Brevard County and hereby

private streets shown hereon (hereon shown as Tract "ZZ") for ingress and egress for public

dedicates to Brevard County a perpetual easement over and across the right-of-way of all

service, law enforcement, maintenance, repair, installation and operation of utilities and emergency vehicles and hereby dedicates to the City of Cocoa a perpetual easement over an

across Tract "ZZ" for access and maintenance of Utilities. No other easements are hereby

easements and common areas shown hereon be owned and maintained privately or by the

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

dedicated or granted to the public, it being the intention of the undersigned that all other

, PAGE

- 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
- ALL LINES ARE NON-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 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.

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

**BREVARD COUNTY, FLORIDA** 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

d) VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF 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

DECLARATION").

) TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

i) 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 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, 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, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

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.

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.

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.

3. 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 IMPROVEMENTS.

4. 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.

5. 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 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.

. 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 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.

7. 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.

8. 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 FACILIITIES 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.

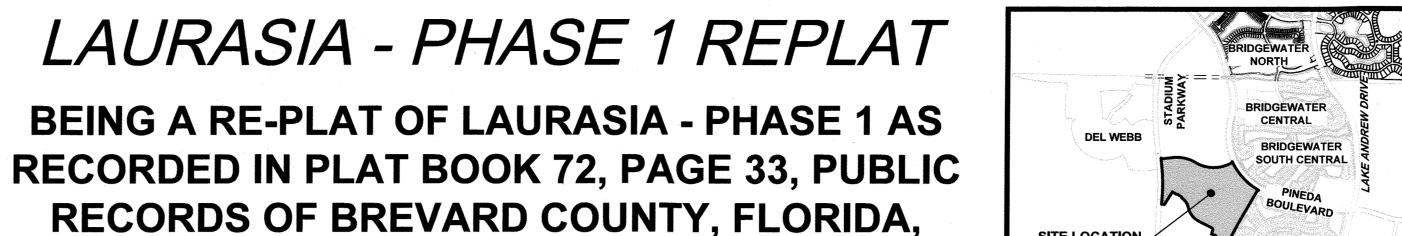
22. TRACT R IS RESERVED FOR PEDESTRIAN ACCESS, A MAILBOX FACILITY AND RELATED DRIVEWAY IMPROVEMENTS, LANDSCAPING, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY LAURASIA NEIGHBORHOOD ASSOCIATION INC.

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.

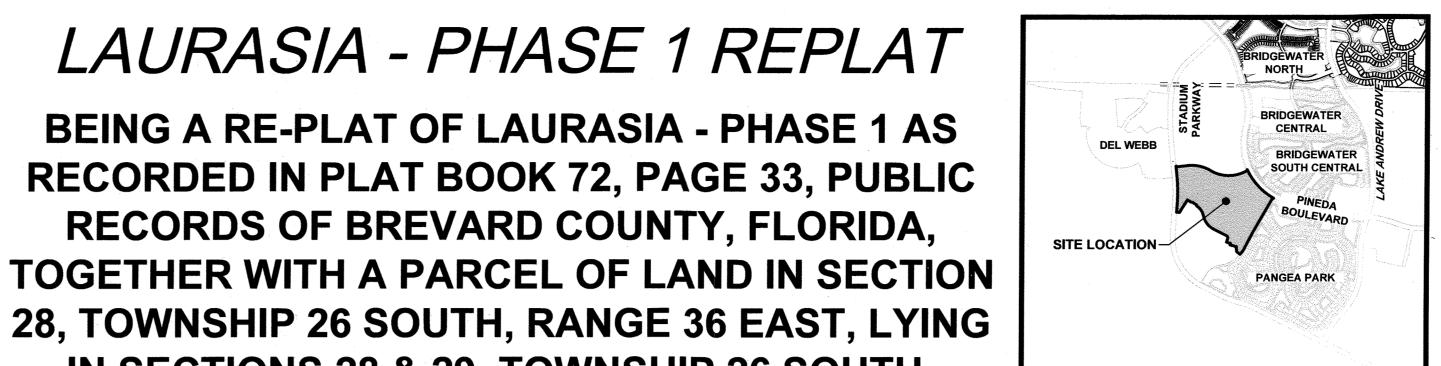
5. AS TO EACH LOT ADJACENT TO A TRACT, THE VIERA STEWARDSHIP DISTRICT IS HEREBY GRANTED A PERPETUAL, NON-EXCLUSIVE EASEMENT 5 FOOT WIDE EASEMENT OVER THE PORTION OF A LOT MORE PARTICULARLY DEPICTED AND DESCRIBED AS THE "5" DE" ON THE APPLICABLE LOT FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT, AND INSPECTION OF DRAINAGE SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER THE EASEMENT AREA IN CONNECTION WITH THOSE PURPOSES. THE 5 FOOT WIDE EASEMENT AREA ON EACH LOT ADJACENT TO A TRACT IS THE 5 FOOT WIDE AREA ON THE LOT COMMENCING FROM THE BOUNDARY LINE INTERSECTION OF THE LOT AND THE APPLICABLE TRACT. NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, POOL DECKS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS OR OTHER IMPROVEMENTS MAY BE INSTALLED WITHIN THIS EASEMENT AREA ON A LOT.

> **BOARD OF** COMMISSIONERS CIRCUIT COUR COUNTY SURVEYOR Surveyor



IN SECTIONS 28 & 29, TOWNSHIP 26 SOUTH,

**RANGE 36 EAST** 



LOCTATION MAP

STATE OF FLORIDA

7380 MURRELL ROAD, SUITE 201

MELBOURNE, FLORIDA 32940

PLAT BOOK

simple of a portion of the lands described in

SHEET 1 OF 11

right or interest therein.

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_ online notarization, this 57th May 2018, Todd J. Pokrywa and Jav 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 vor has/have produced

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

MARY ELLEN MCKIBBEN

KNOW ALL MEN BY THESE PRESENTS, Viera Builders Inc., being the owner in fee simple of a portion of the lands described in

LAURASIA - PHASE 1 REPLAT

lereby 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 to Brevard County and hereby dedicates to Brevard County a perpetual easement over and across the right-of-way of all private streets shown hereon (hereon shown as Tract "ZZ") for ingress and egress for public service, law enforcement, maintenance, repair, installation and operation of utilities and emergency vehicles and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "ZZ" for access and maintenance of Utilities. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have r right or interest therein.

Benjamin E. Wilson

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  $\underline{\hspace{1.5cm}V}$ presence or \_\_\_\_ online notarization, this 5th Hay 2013 by Todd J. Pokravya respectively President the laws of State of Florida, on behalf of the company, who is/are personally known to me

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

✓ \_\_\_ or has/have produced \_

Notary Public - State of Florid Commission # GG 344047 My Comm. Expires Jul 25, 20 Bonded through National Notary Ass.

**CERTIFICATE OF CLERK** 

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 as shown on this plat as areas dedicated for the public use

Tract "ZZ" for emergency vehicles as described hereon.

Clerk of the Board

Rita Pritchett, Chai

Clerk of the Board

ATTEST:

ATTEST:

ATTEST:

and Tract S; and the public utility easements and the ingress and egress easement over

CERTIFICATE OF APPROVAL

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on <u>MAY 23, 2023</u>, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

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

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

**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 SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 03/08/2023 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 requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance amended, and that said lands are located in Brevard County, Florida.

312 South Harbor City Boulevard, Suite #4 Melbourne, Fla. 32901 Certificate of Authorization Number: LB-0004905

> 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) 723-3159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004908

DESIGN/DRAWN: HAK/TBS DRAWING# 1155301\_300\_001 PROJECT# 11553.01

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Brevard County, Florida, a political subdivision of the State of Florida, being the owner in fee simple of Tract S of the lands described in

LAURASIA - PHASE 1 REPLAT

Hereby makes and executes the same dedications of said lands and plat as those specified in the Dedication made and executed by The Viera Company above.

Ву:	
Printed Name	
Vitness:	
Printed Name	÷
A P4	
Vitness:	

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of \_\_ presence or \_\_\_\_ online notarization, this the laws of State of Florida, on behalf of the company, who is/are personally known to me

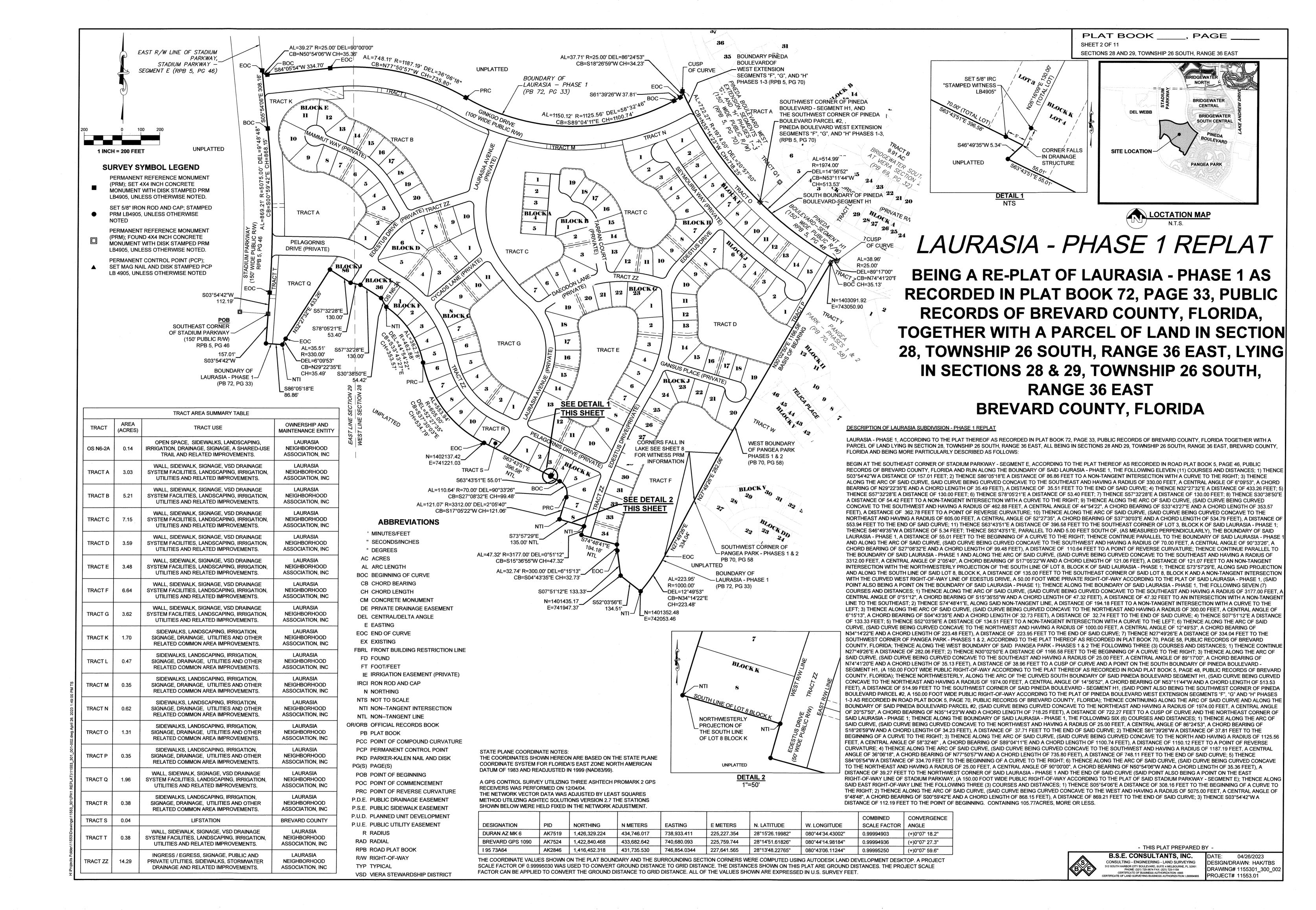
or has/have produced dentification. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date

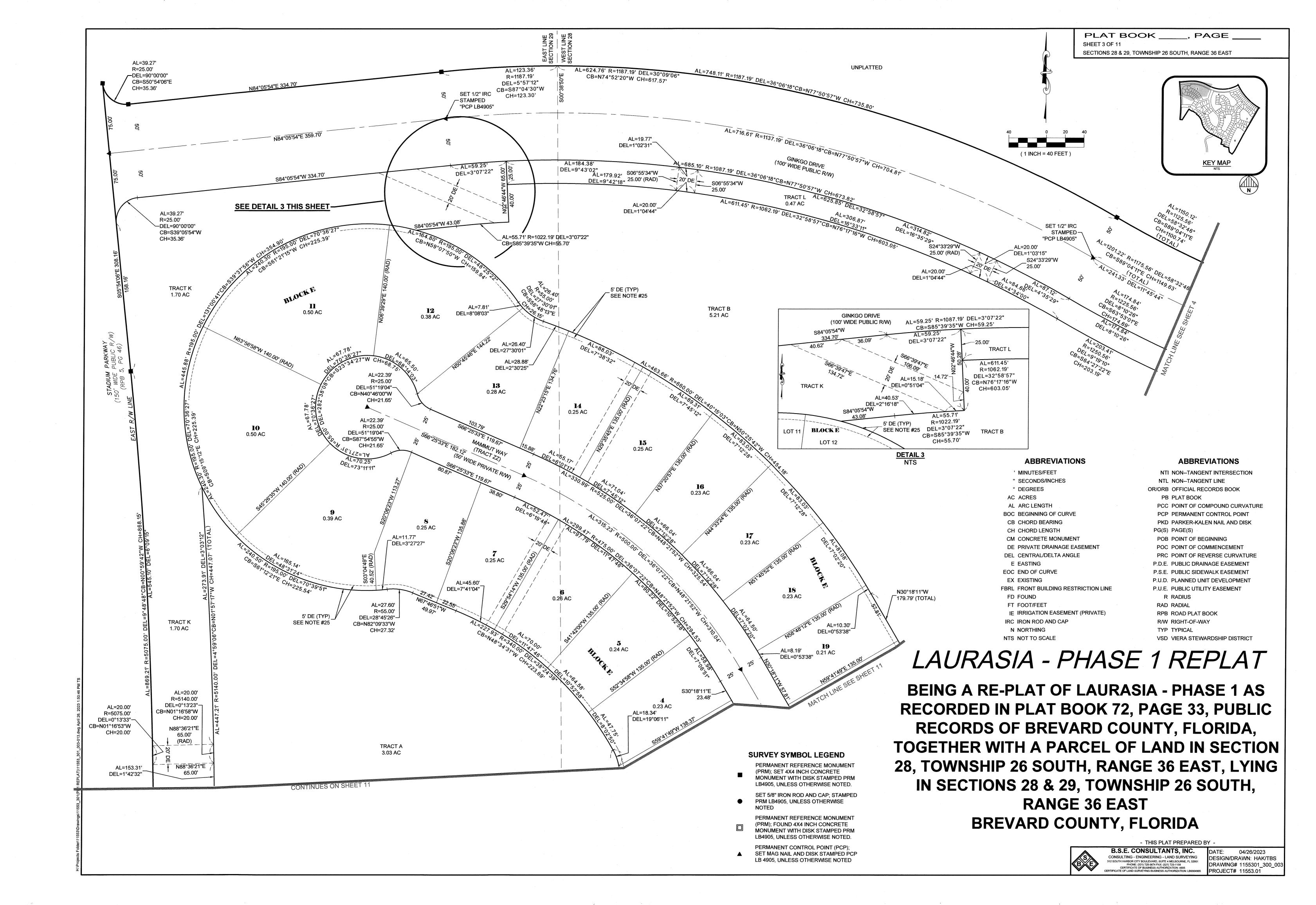
NOTARY PUBLIC

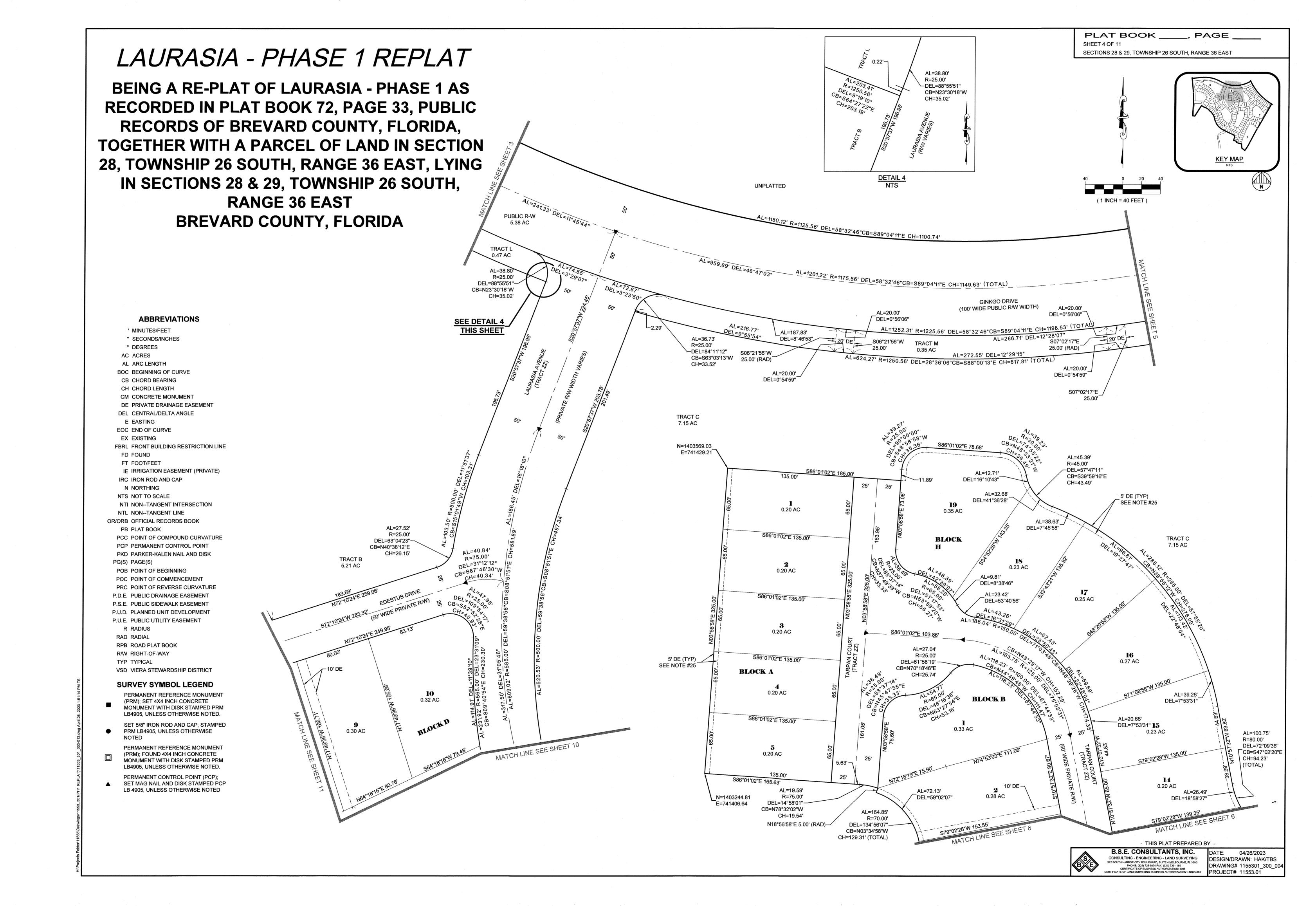
Printed Name

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.

SEE SHEET 2 FOR TRACT AREA TABLE AND DESCRIPTION





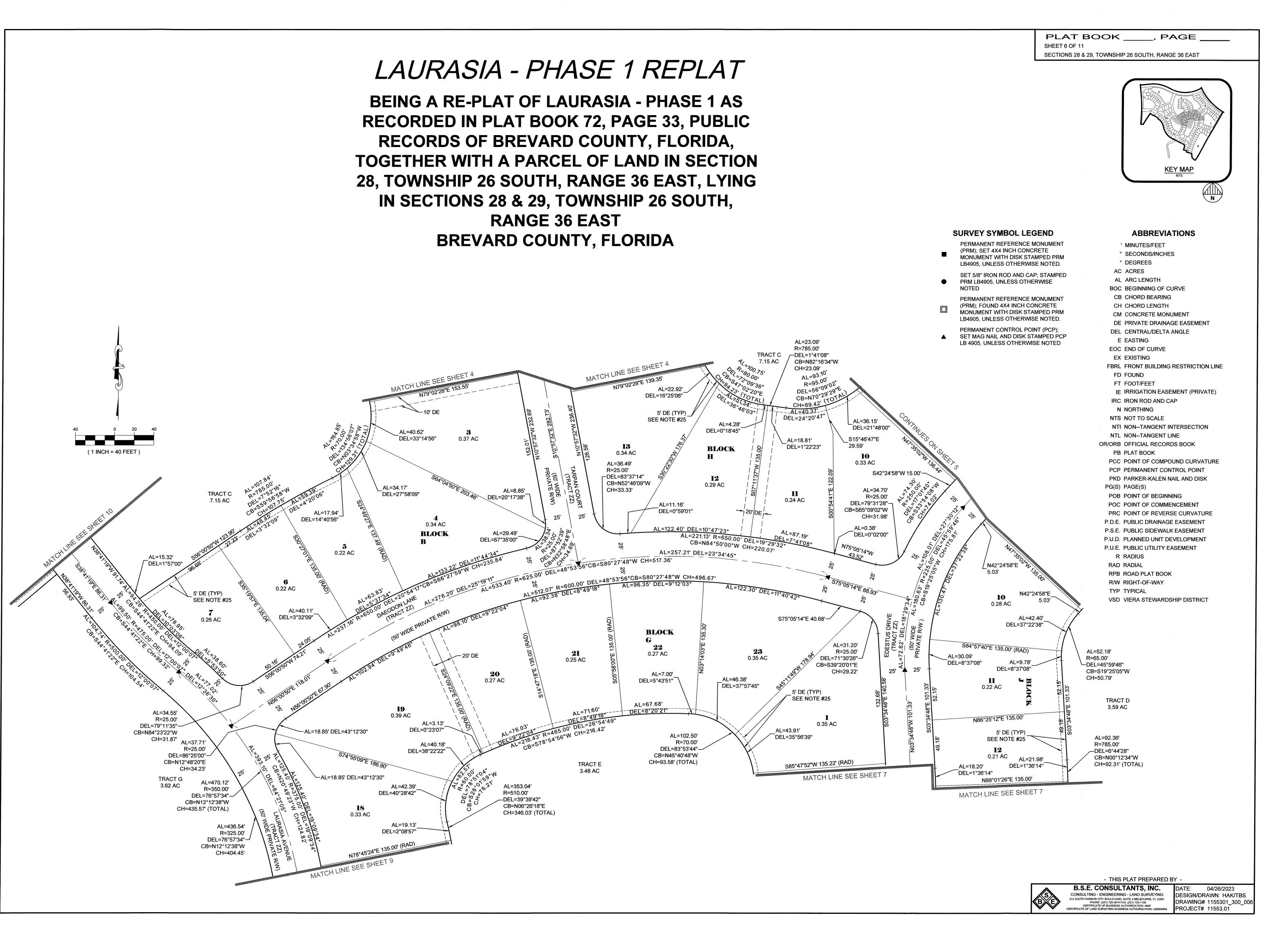


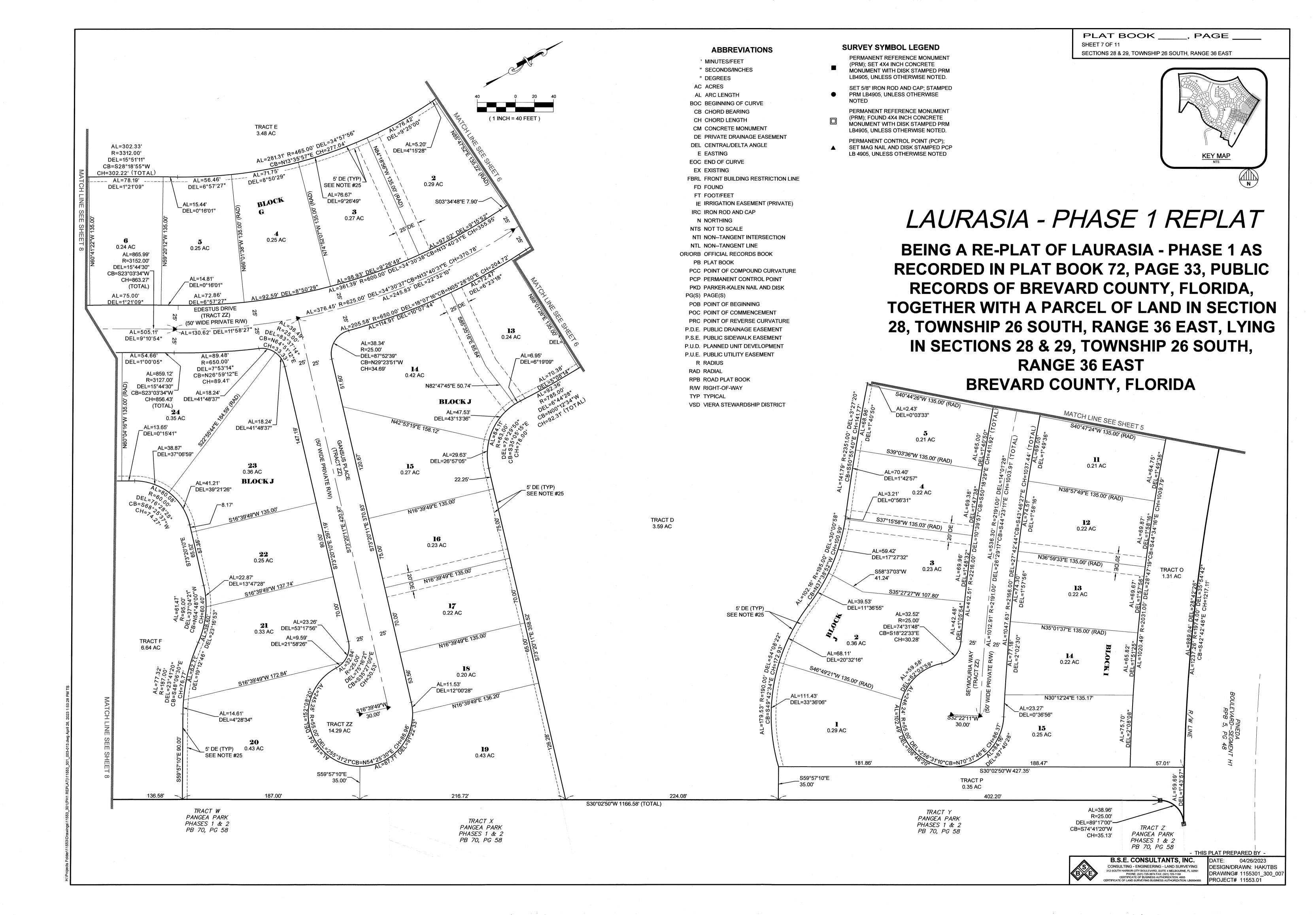
CONSULTING - ENGINEERING - LAND SURVEYING

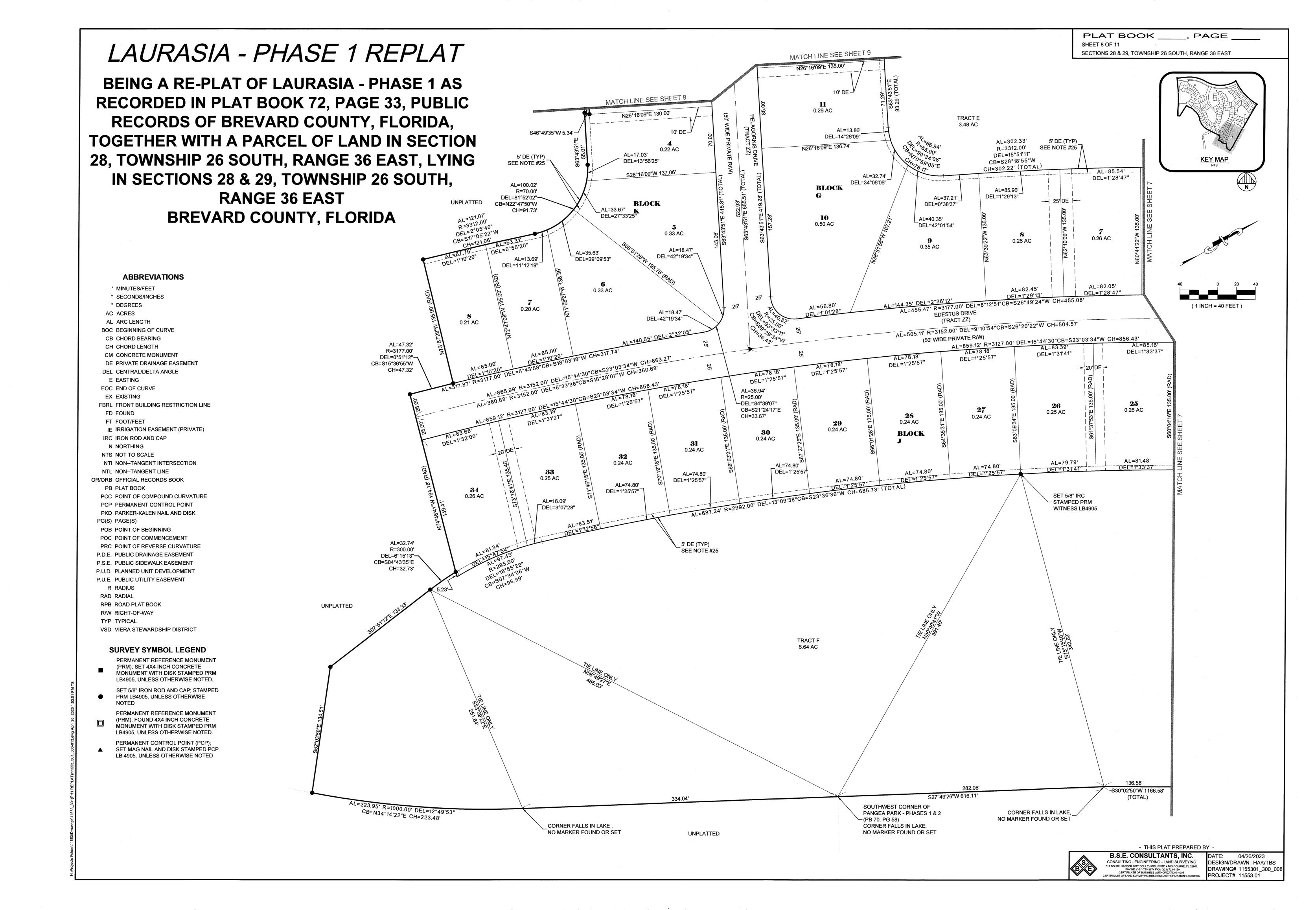
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004908 DESIGN/DRAWN: HAK/TBS

PROJECT# 11553.01

DRAWING# 1155301\_300\_005





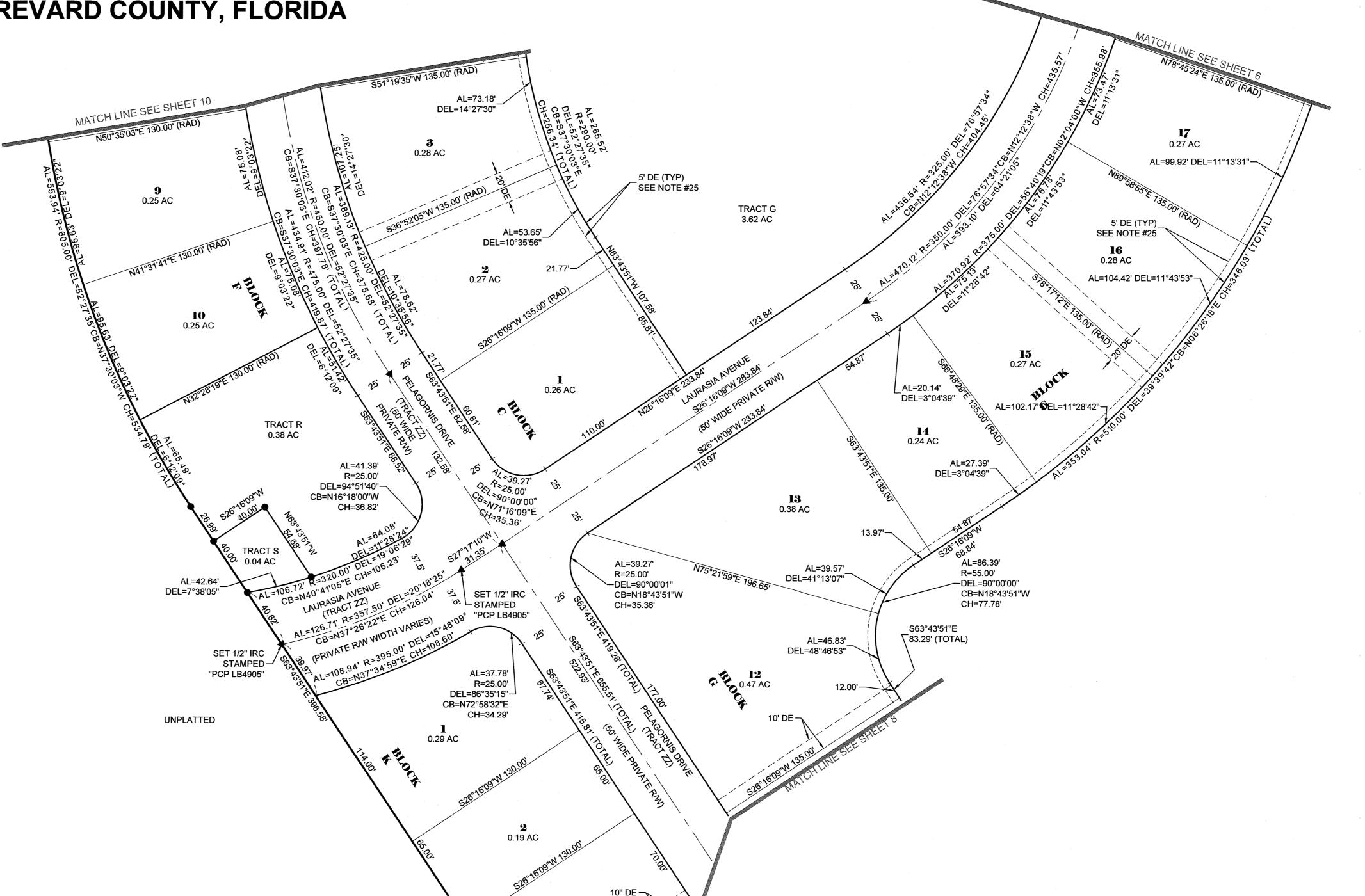


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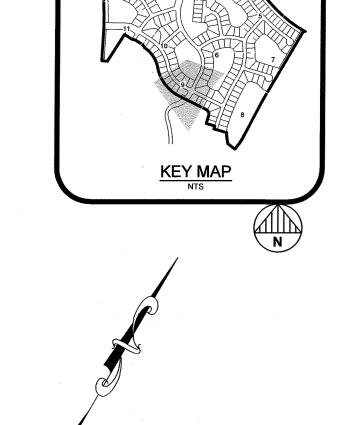
SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BEING A RE-PLAT OF LAURASIA - PHASE 1 AS RECORDED IN PLAT BOOK 72, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, LYING IN SECTIONS 28 & 29, TOWNSHIP 26 SOUTH,

**RANGE 36 EAST BREVARD COUNTY, FLORIDA** 



S46°49'35"W



### **ABBREVIATIONS**

- " SECONDS/INCHES
- ° DEGREES AC ACRES
- AL ARC LENGTH

- 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)
- IRC IRON ROD AND CAP
- 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
- 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

- THIS PLAT PREPARED BY -



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
- DE PRIVATE DRAINAGE LAGEMEN
- 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)
  IRC IRON ROD AND CAP
- 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.
- PRM LB4905, UNLESS OTHERWISE
  NOTED
- (PRM); FOUND 4X4 INCH CONCRETE
  MONUMENT WITH DISK STAMPED PRM
  L B4905 LINI ESS OTHERWISE NOTED

\_AL=10.31' \_DEL=0°58'35"

N68°41'47"E 130.00' (RAD)

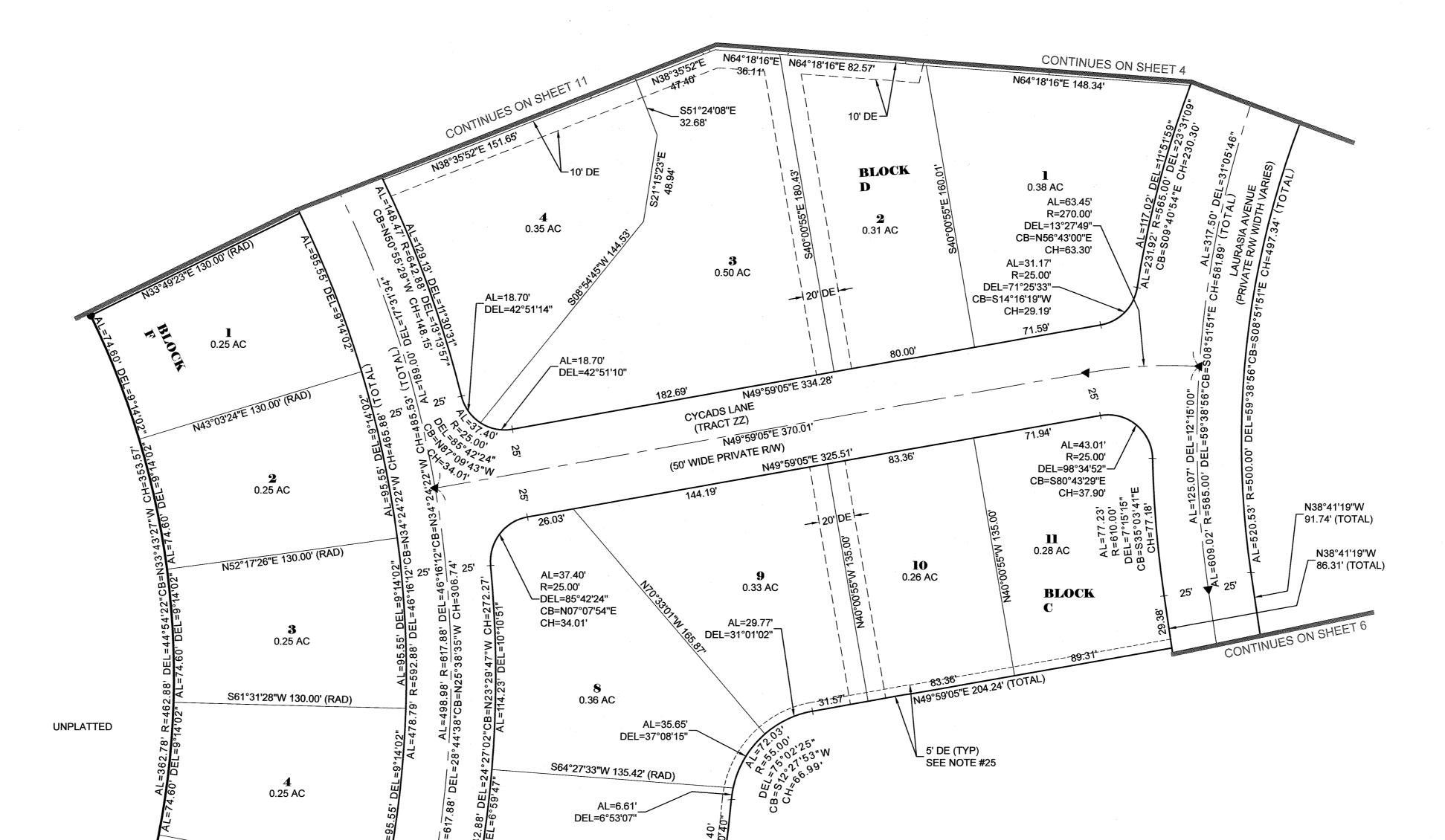
N59°38'25"E 130.00' (RAD)

**§** 0.25 AC

AL=8.10'\_ A5'09"E 130.00' (RAD)

PERMANENT CONTROL POINT (PCP);

SET MAG NAIL AND DISK STAMPED PCP
LB 4905, UNLESS OTHERWISE NOTED



TRACT G 3.62 AC

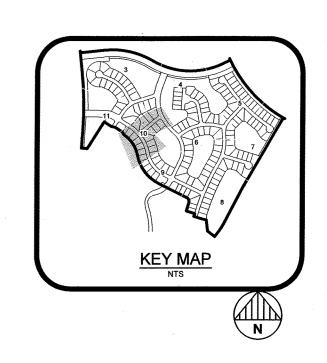
**7** 0.27 AC

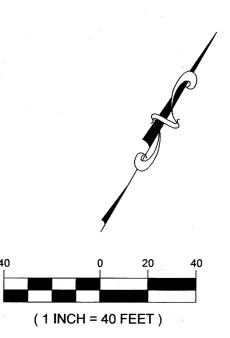
S71°27'21"W 135.00' (RAD)

S65°04'06"W 135.00' (RAD)

4 0.27 AC

S51°19'35"W 135.00' (RAD)





# LAURASIA - PHASE 1 REPLAT

BEING A RE-PLAT OF LAURASIA - PHASE 1 AS RECORDED IN PLAT BOOK 72, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, LYING IN SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

