

FARALLON FIELDS AT VIERA - PHASE 1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF S86°18'12"E, ON THE SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, ACCORDING TO THE PLAT OF, PINEDA BOULEVARD - WEST EXTENSION - SEGMENT E, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK G66B85 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES.
 - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
 - EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU."
 - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, 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.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR FARALLON FIELDS NEIGHBORHOOD AREA, AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (REFERRED TO HEREIN BELOW AS THE "NEIGHBORHOOD DECLARATION").
 - 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 NOTICE OF BOUNDARY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 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 RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 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.
 - 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.
 - DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3249 PAGE 603, TOGETHER WITH FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3605 PAGE 4314, AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3797 PAGE 598, THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3937 PAGE 647, FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4855 PAGE 483, FIFTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 4897 PAGE 3374, SIXTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5004 PAGE 898, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5023 PAGE 478, EIGHTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5117 PAGE 3622, NINTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5319 PAGE 3757, TENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5601 PAGE 2575, ELEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 7651 PAGE 278, TWELFTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8384 PAGE 264, THIRTEENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9329 PAGE 373, AMENDED AND RESTATED TWELFTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9383 PAGE 481 TOGETHER WITH CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8384 PAGE 281, AND AMENDED AND RESTATED AFFIDAVIT REGARDING AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 6479 PAGE 169, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - EASEMENT PROVIDED FOR IN EXHIBIT "C" OF THAT CERTAIN SIDEWALK EASEMENT BY AND BETWEEN A. DUDA & SONS, INC, A FLORIDA CORPORATION, GRANTOR, AND BREVARD COUNTY, GRANTEE, RECORDED FEBRUARY 22, 2022, IN OFFICIAL RECORDS BOOK 9421, PAGE 2952, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - STORMWATER DRAINAGE EASEMENT AGREEMENT RECORDED SEPTEMBER 24, 2021, IN OFFICIAL RECORDS BOOK 9270, PAGE 446, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VIERA STEWARDSHIP DISTRICT RECORDED DECEMBER 21, 2021 IN OFFICIAL RECORDS BOOK 9363, PAGE 1078, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2023 SPECIAL ASSESSMENTS (2023 ASSESSMENT AREA) RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1749, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (SERIES 2023), RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1777, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 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.
 - TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - TRI PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE FOLLOWING DOCUMENTS CREATE EASEMENTS ON THE PROPERTY THAT WILL EITHER BE TERMINATED OR RELOCATED IN CONNECTION WITH PLATTING:
 - TEMPORARY SANITARY SEWER EASEMENT BY AND BETWEEN A. DUDA & SONS, INC, A FLORIDA CORPORATION, CENTRAL VIERA COMMUNITY ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION 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.
 - 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.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5.00 FOOT WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. FOR 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. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.

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	(+)0°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61828"	080°44'14.98184"	0.99994936	(+)0°07' 27.3"
1 95 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22765"	080°43'06.11244"	0.99995250	(+)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.

- THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH A PUBLIC OR PRIVATE STREET RIGHT OF WAY A NON-EXCLUSIVE 10.00 FOOT WIDE PERPETUAL PUBLIC AND PRIVATE UTILITY EASEMENT (UNLESS OTHERWISE NOTED). ANY PUBLIC OR PRIVATE UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM "PUBLIC OR PRIVATE UTILITY" (AND APPLICABLE VARIATIONS THEREOF) AS USED HEREIN SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS OSN9-1, OSN9-2, A, B, C, D, R, S, T AND ZZ; AND THE SPECIFIC PRIVATE DRAINAGE EASEMENT AREAS SHOWN HEREON WITHIN TRACTS BB AND CC FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION); 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.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON WITHIN AND BETWEEN LOT 4 BLOCK A & TRACT GG, LOTS 3 & 4, 10 & 11 AND 21 & 22 BLOCK B, LOTS 3 & 4, 10 & 11 AND 24 & 25 BLOCK C, LOTS 4 & 5 BLOCK E, LOTS 4 & 5 AND 9 & 10 BLOCK F, LOTS 1 & 2, BLOCK G, LOTS 1 & 2 AND 23 & 24 BLOCK BB, LOTS 7 & 8, 13 & 14 AND 19 & 20 BLOCK CC ARE NON-EXCLUSIVE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE 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 AND ACROSS 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 EASEMENT AREAS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
- ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. 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 OR FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS DEFINED IN THE NEIGHBORHOOD DECLARATION), AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM ALL PUBLIC RIGHTS-OF-WAY WITHIN THE LIMITS OF 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 THE PUBLIC STREET 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.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, 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 FACILITIES.
- TRACTS OSN9-1, OSN9-2, A, B, C, D, R, S AND T SHALL BE OWNED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR LANDSCAPING, IRRIGATION, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. ADDITIONALLY, TRACTS OSN9-1 AND OSN9-2 ARE RESERVED FOR OPEN SPACE AND RECREATIONAL IMPROVEMENTS. FARALLON FIELDS 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.
- THE RIGHTS-OF-WAY FOR BEDROCK LANE AND THAT PORTION OF KARELIAN DRIVE LYING SOUTHWESTERLY OF FARALLON FIELDS WAY, DESCRIBED HEREON AS TRACT ZZ AND ALL ROAD IMPROVEMENTS THEREON SHALL BE OWNED AND MAINTAINED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. AND RESERVED FOR INGRESS/EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. FARALLON FIELDS 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 FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC.
- 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 FARALLON FIELDS 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 NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY SUCH ASSOCIATION, (ii) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS, PIPING AND CURBING, INSTALLED TO EXCLUSIVELY DRAIN TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON AND (iii) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, INCLUDING WITHOUT LIMITATION ALL DRAINAGE SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
- TRACTS U, V, W, X1, X3, X4, AA, BB AND CC ARE RESERVED FOR LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS. ADDITIONALLY, TRACTS W, X1, X3, X4 ARE RESERVED FOR SIDEWALKS, UTILITIES ARE RELATED IMPROVEMENTS. THE AFORESAID TRACTS SHALL BE OWNED AND MAINTAINED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION INC., EXCEPT AND EXCLUDING LANDSCAPING AND RELATED IMPROVEMENTS LOCATED ON TRACTS W, X1 AND AA TO BE MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. PURSUANT TO INSTRUMENTS OR AGREEMENTS HEREAFTER RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- TRACT GG SHALL BE OWNED BY THE VIERA COMPANY AND IS RESERVED FOR FUTURE DEVELOPMENT, FOR UP TO THREE (3) SINGLE FAMILY LOTS.
- 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.
- THE PUBLIC FORCE MAIN EASEMENTS AND THE PUBLIC SIDEWALK EASEMENTS SHOWN ON TRACTS W, X1 AND X4, THE PUBLIC SEWER UTILITY EASEMENT SHOWN ON TRACT OSN9-1 AND THE PUBLIC REUSE UTILITY EASEMENTS SHOWN ON TRACTS OSN9-1, X3, BB AND CC ARE GRANTED TO BREVARD COUNTY, FLORIDA.
- THE PUBLIC WATER UTILITY EASEMENT SHOWN ON TRACTS BB AND CC IS GRANTED TO THE CITY OF COCOA, FLORIDA.
- 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.
- 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.
- 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.
- THE ELECTRICAL EASEMENT SHOWN ON SHEET 8 OF THIS PLAT ON LOTS 23 & 24, BLOCK BB, TRACT BB AND TRACT CC IS NON-EXCLUSIVE AND GRANTED TO FLORIDA POWER AND LIGHT FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS.

SURVEY SYMBOL LEGEND



- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905" UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM) SET 4x 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM) FD 4x 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.

ABBREVIATIONS

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|--------------------------------|---------------------------------|---------------------------------|
| ' MINUTES/FEET | FT FOOT/FEET | POB POINT OF BEGINNING |
| " SECONDS/INCHES | N NORTH / NORTHING | POC POINT OF COMMENCEMENT |
| " DEGREES | NR NON-RADIAL | POI POINT OF REVERSE |
| AC ACRES | NTS NOT TO SCALE | PRC CURVATURE |
| AL ARC LENGTH | NTI NON-TANGENT | P.S.E. PUBLIC SIDEWALK EASEMENT |
| BOC BEGINNING OF CURVE | INT INTERSECTION | P.U.D. PLANNED UNIT DEVELOPMENT |
| CB CHORD BEARING | NTL NON-TANGENT LINE | P.U.E. PUBLIC UTILITY EASEMENT |
| CH CHORD LENGTH | ORL OFFICIAL RECORDS BOOK | R RADIUS |
| CM CONCRETE MONUMENT | PB PLAT BOOK | RPB ROAD PLAT BOOK |
| D.E. PRIVATE DRAINAGE EASEMENT | PCP POINT OF COMPOUND CURVATURE | R/W RIGHT-OF-WAY |
| DEL CENTRAL/DELTA ANGLE | PCT PERMANENT CONTROL POINT | TYP TYPICAL |
| E EAST | PCT PREFERRED COVER | U.E. UTILITY EASEMENT |
| E.E. ELECTRICAL EASEMENT | PKD PARKER-KALEN NAIL | VSD VIERA STEWARDSHIP DISTRICT |
| EOC END OF CURVE | EX EXISTING | W WEST |
| FD FOUND | FD FOUND | |

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
315 SOUTH HARBOR CITY BOULEVARD, SUITE 100
MELBOURNE, FL 32901
PHONE: (321) 725-2854 FAX: (321) 725-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 180004905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 180004905

DATE: 1/24/24
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_001_001
PROJECT# 11600

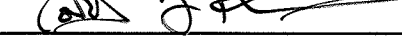
PLAT BOOK _____, PAGE _____
SHEET 1 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

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

FARALLON FIELDS AT VIERA - PHASE 1

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates Rights-of-Way of Farallon Fields Way, Nantail Lane, Karelian Drive (excluding that portion thereof lying within Tract ZZ), Langlia Drive, Rocard Court, and public foremain, sewer, reuse and sidewalk easements shown hereon to Brevard County for public use 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 tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right of interest therein.

By: 
President: Todd J. Pokrywa

SEAL

Attest: 
Secretary: Benjamin E. Wilson

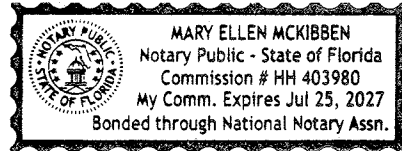
THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th January 2025 by Todd J. Pokrywa and Benjamin E. Wilson, 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



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 05/31/2023 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 survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841, 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 62-2841(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 Rights-of-Way of Farallon Fields Way, Nantail Lane, Karelian Drive, Langlia Drive, Rocard Court and public foremain, sewer, reuse and sidewalk easements dedicated for the public use on this plat

Jason Steele, 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.

Jason Steele, Chair

ATTEST:

Clerk of the Board

CERTIFICATE OF CLERK

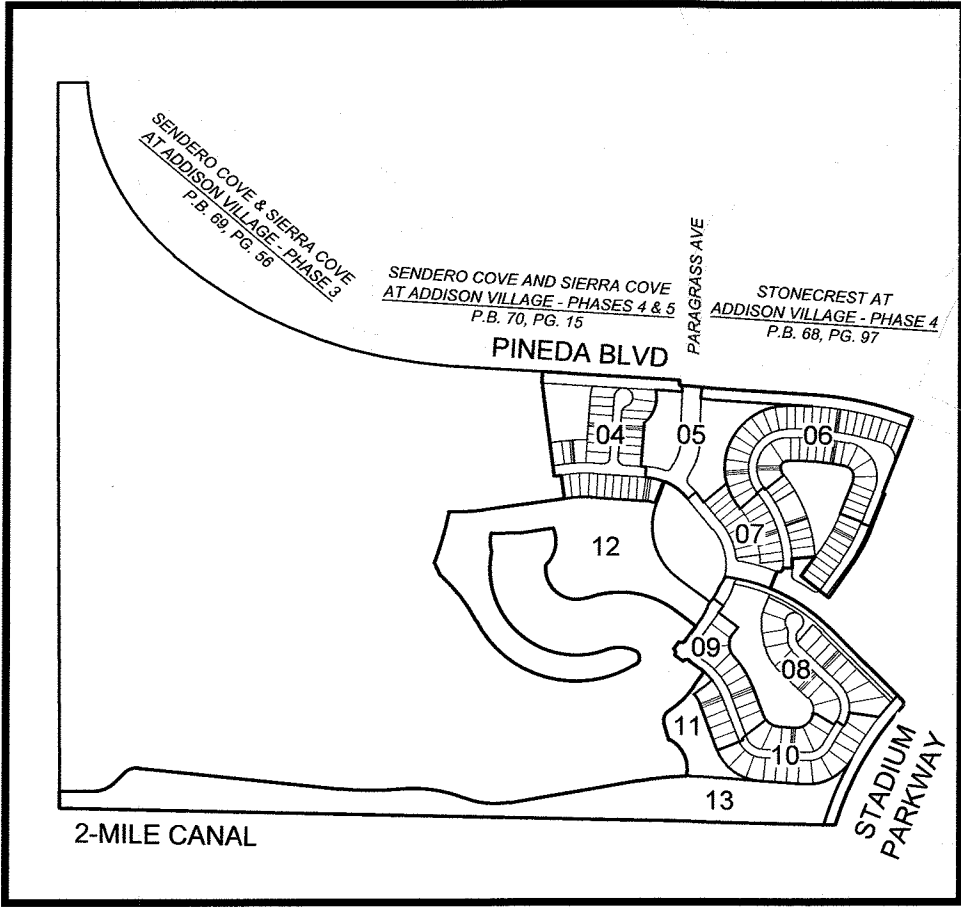
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on _____ at _____, File No. _____

ATTEST:

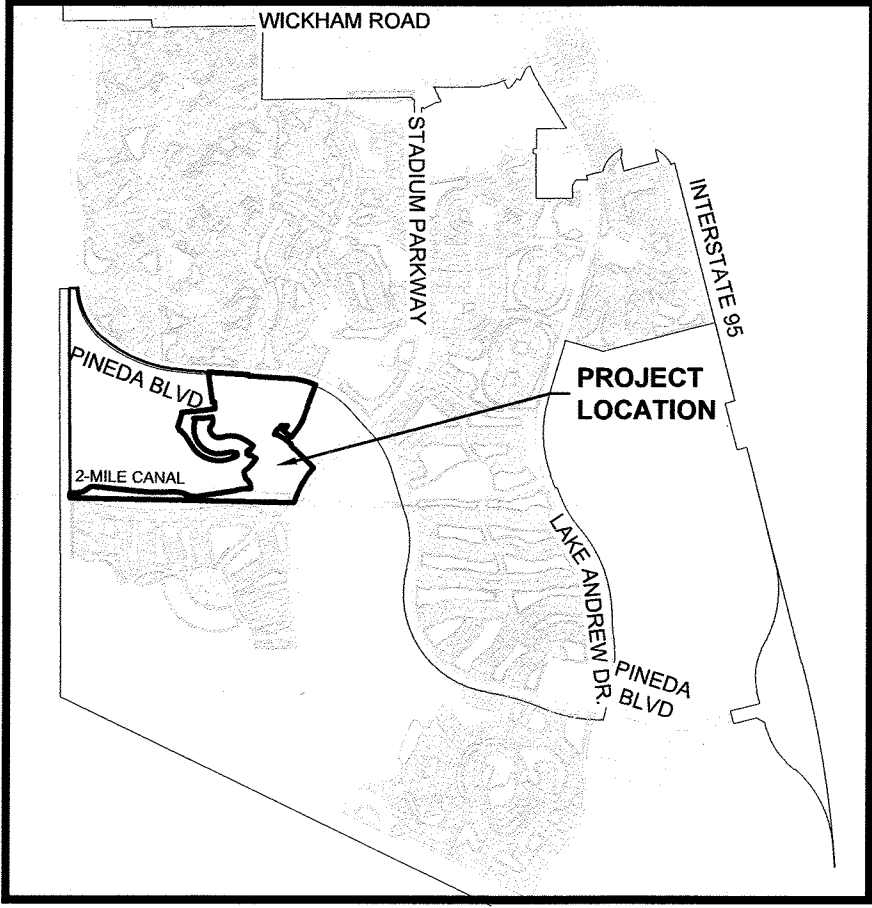
Clerk of the Circuit Court in and for Brevard County, Fla.

FARALLON FIELDS AT VIERA - PHASE 1
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS



LOCATION MAP
NTS

DESCRIPTION OF FARALLON FIELDS - PHASE 1

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

BEGIN AT THE SOUTHEAST CORNER OF PINEDA BOULEVARD WEST EXTENSION/SEGMENT "E" ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN SOUTHEASTERLY, ALONG THE ARC OF THE CURVED SOUTH LINE OF PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G" AND "H" PHASES 1-3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 11°30'54", A CHORD BEARING OF S74°27'11"E AND A CHORD LENGTH OF 385.23 FEET), A DISTANCE OF 385.88 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST AND THE NORTHERN MOST CORNER OF VILLAGE 2 CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 77, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID VILLAGE 2 CENTER, THE FOLLOWING 15, (FIFTEEN), COURSES AND DISTANCES: 1) THENCE S21°18'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 469.61 FEET; 2) THENCE S68°41'44"E, A DISTANCE OF 15.00 FEET; 3) THENCE S21°18'16"W, A DISTANCE OF 206.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 4) 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 S28°26'12"W, AND A CHORD LENGTH OF 234.46 FEET), A DISTANCE OF 285.15 FEET TO THE END OF SAID CURVE; 5) THENCE S35°34'09"W, A DISTANCE OF 212.37 FEET; 6) THENCE N61°52'58"W, A DISTANCE OF 200.20 FEET; 7) THENCE N38°34'09"E, A DISTANCE OF 136.13 FEET; 8) THENCE S86°18'21"W, A DISTANCE OF 135.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 4°36'50", A CHORD BEARING OF S01°23'14"E, AND A CHORD LENGTH OF 57.16 FEET), A DISTANCE OF 57.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 10) THENCE N89°20'37"W, ALONG SAID NON-TANGENT LINE A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 11) 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 S56°23'49"W, AND A CHORD LENGTH OF 41.19 FEET, A DISTANCE OF 48.40 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 12) THENCE S21°51'14"W, ALONG SAID NON-TANGENT LINE A DISTANCE OF 100.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 13) 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 S56°44'02"E, AND A CHORD LENGTH OF 395.73 FEET), A DISTANCE OF 398.36 FEET TO THE END OF SAID CURVE; 14) THENCE S45°19'19"E, A DISTANCE OF 607.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 15) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°36'43", A CHORD BEARING OF S01°30'57"E, AND A CHORD LENGTH OF 34.61 FEET), A DISTANCE OF 38.23 FEET TO A POINT OF REVERSE CURVATURE AND A POINT ON THE CURVED WEST RIGHT-OF-WAY LINE 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; THENCE ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 1775.00 FEET, A CENTRAL ANGLE OF 25°38'18", A CHORD BEARING OF S29°29'16"W, AND A CHORD LENGTH OF 786.65 FEET), A DISTANCE OF 793.23 FEET TO A NON-TANGENT INTERSECTION WITH THE NORTH LINE OF DEL WEBB AT VIERA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 3, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N88°44'11"W, ALONG THE NORTH LINE OF SAID DEL WEBB AT VIERA - PHASE 1 AND ALONG THE NORTH LINE OF DEL WEBB AT VIERA - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 447.63 FEET TO THE NORTHWEST CORNER OF SAID DEL WEBB AT VIERA - PHASE 2 AND A POINT ON THE EAST LINE OF THAT CERTAIN 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 725, PAGE 563, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°25'32"W, ALONG THE EAST LINE OF SAID 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 96.49 FEET; THENCE N89°34'28"E, A DISTANCE OF 189.00 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 189.00 FEET, A CENTRAL ANGLE OF 41°10'48", A CHORD BEARING OF N68°59'04"E, AND A CHORD LENGTH OF 132.93 FEET), A DISTANCE OF 135.84 FEET TO THE END OF SAID CURVE; THENCE N48°23'41"E, A DISTANCE OF 87.79 FEET TO THE BEGINNING OF 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 100.00 FEET, A CENTRAL ANGLE OF 47°29'30", A CHORD BEARING OF N72°08'29"E, AND A CHORD LENGTH OF 80.54 FEET), A DISTANCE OF 82.89 FEET TO THE END OF SAID CURVE; THENCE S84°08'50"E, A DISTANCE OF 1164.70 FEET TO THE BEGINNING OF 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 775.00 FEET, A CENTRAL ANGLE OF 11°10'39", A CHORD BEARING OF S89°42'09"E, AND A CHORD LENGTH OF 350.59 FEET), A DISTANCE OF 351.15 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 800.00 FEET, A CENTRAL ANGLE OF 26°39'43", A CHORD BEARING OF S81°57'37"E, AND A CHORD LENGTH OF 368.92 FEET), A DISTANCE OF 372.27 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 500.00 FEET, A CENTRAL ANGLE OF 30°48'07", A CHORD BEARING OF S84°01'49"E, AND A CHORD LENGTH OF 265.57 FEET), A DISTANCE OF 268.80 FEET TO THE END OF SAID CURVE; THENCE N80°34'08"E, A DISTANCE OF 750.61 FEET TO THE BEGINNING OF 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 2000.00 FEET, A CENTRAL ANGLE OF 7°55'51", A CHORD BEARING OF N84°32'04"E, AND A CHORD LENGTH OF 276.62 FEET), A DISTANCE OF 276.84 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 189.00 FEET, A CENTRAL ANGLE OF 75°20'22", A CHORD BEARING OF N25°08'47"W, AND A CHORD LENGTH OF 231.00 FEET), A DISTANCE OF 248.52 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N16°41'38"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 103.73 FEET; TO THE BEGINNING OF 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 60.00 FEET, A CENTRAL ANGLE OF 72°54'50", A CHORD BEARING OF N19°45'47"E, AND A CHORD LENGTH OF 71.31 FEET), A DISTANCE OF 76.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE

NORTHWEST, AND HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 20°31'16", A CHORD BEARING OF N45°57'35"E, AND A CHORD LENGTH OF 201.28 FEET), A DISTANCE OF 202.36 FEET TO THE END OF SAID CURVE; THENCE N35°41'57"E, A DISTANCE OF 109.44 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 375.00 FEET, A CENTRAL ANGLE OF 4°53'45", A CHORD BEARING OF N51°51'11"W, AND A CHORD LENGTH OF 32.03 FEET), A DISTANCE OF 32.04 FEET TO THE END OF SAID CURVE; THENCE N54°18'03"W, A DISTANCE OF 78.00 FEET TO THE BEGINNING OF 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 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S89°41'57"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 38.27 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N54°18'03"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 60.00 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 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N09°18'03"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 38.27 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N35°41'57"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 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N09°18'03"W, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 38.27 FEET TO AN 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 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N80°41'57"E, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 38.27 FEET TO THE END OF SAID CURVE; THENCE N35°41'57"E, A DISTANCE OF 110.00 FEET; THENCE N54°18'03"W, A DISTANCE OF 159.78 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 535.00 FEET, A CENTRAL ANGLE OF 56°02'57", A CHORD BEARING OF N82°19'32"W, AND A CHORD LENGTH OF 502.74 FEET), A DISTANCE OF 523.36 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 180.00 FEET, A CENTRAL ANGLE OF 116°15'41", A CHORD BEARING OF N52°13'10"W, AND A CHORD LENGTH OF 305.73 FEET), A DISTANCE OF 365.25 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 189.00 FEET, A CENTRAL ANGLE OF 70°38'01", A CHORD BEARING OF N10°56'42"E, AND A CHORD LENGTH OF 218.43 FEET), A DISTANCE OF 232.89 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S82°14'48"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 181.12 FEET; THENCE S88°47'56"W, A DISTANCE OF 175.06 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 189.00 FEET, A CENTRAL ANGLE OF 32°37'53", A CHORD BEARING OF S01°01'36"E, AND A CHORD LENGTH OF 106.19 FEET), A DISTANCE OF 107.64 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 500.00 FEET, A CENTRAL ANGLE OF 121°44'13", A CHORD BEARING OF S49°28'54"E, AND A CHORD LENGTH OF 873.50 FEET), A DISTANCE OF 1082.36 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 215.00 FEET, A CENTRAL ANGLE OF 44°15'40", A CHORD BEARING OF S88°13'11"E, AND A CHORD LENGTH OF 181.99 FEET), A DISTANCE OF 166.09 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 124°25'45", A CHORD BEARING OF S03°52'28"E, AND A CHORD LENGTH OF 79.62 FEET), A DISTANCE OF 97.73 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 94°30'36", A CHORD BEARING OF N74°24'18"W, AND A CHORD LENGTH OF 954.70 FEET), A DISTANCE OF 1072.18 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 885.00 FEET, A CENTRAL ANGLE OF 21°46'21", A CHORD BEARING OF N38°02'11"W, AND A CHORD LENGTH OF 328.73 FEET), A DISTANCE OF 328.70 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N27°16'15"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 87.20 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 1695.00 FEET, A CENTRAL ANGLE OF 10°12'57", A CHORD BEARING OF N15°55'47"E, AND A CHORD LENGTH OF 301.82 FEET), A DISTANCE OF 302.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N88°39'59"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 76.95 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 1090.00 FEET, A CENTRAL ANGLE OF 6°25'11", A CHORD BEARING OF N85°27'23"E, AND A CHORD LENGTH OF 122.07 FEET), A DISTANCE OF 122.13 FEET TO THE END OF SAID CURVE; THENCE N82°14'48"E, A DISTANCE OF 473.13 FEET; THENCE N07°45'12"W, A DISTANCE OF 135.00 FEET; THENCE S82°14'48"W, A DISTANCE OF 40.62 FEET; THENCE N07°45'12"W, A DISTANCE OF 525.42 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 189.00 FEET, A CENTRAL ANGLE OF 5°09'05", A CHORD BEARING OF N10°19'45"W, AND A CHORD LENGTH OF 16.99 FEET), A DISTANCE OF 16.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N03°41'48"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 65.00 FEET; TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SENDERO COVE AND SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5, AS RECORDED IN PLAT BOOK 70, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S86°18'12"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 791.17 FEET TO THE SOUTHEAST CORNER OF SAID PINEDA BOULEVARD AND A POINT ON THE WEST LINE OF SAID PINEDA BOULEVARD WEST EXTENSION/SEGMENT "E"; THENCE S03°41'48"W, ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF PINEDA BOULEVARD WEST EXTENSION/SEGMENT "E"; THENCE S86°18'12"E, ALONG THE SOUTH LINE OF SAID PINEDA BOULEVARD WEST EXTENSION/SEGMENT "E", A DISTANCE OF 770.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH LINE AND 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 8°05'34", A CHORD BEARING OF S83°15'26"E, AND A CHORD LENGTH OF 204.61 FEET), A DISTANCE OF 204.70 FEET TO THE POINT OF BEGINNING. CONTAINING 103.42 ACRES MORE OR LESS.

TRACT AREA SUMMARY TABLE				
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY	PHASE
OSN9-1	4.04	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES AND RECREATIONAL IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
OSN9-2	17.02	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES AND RECREATIONAL IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT A	2.74	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT B	2.83	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT C	1.93	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT D	1.86	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT R	2.56	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT S	4.09	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT T	18.40	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT U	0.23	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT V	0.27	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT W *	1.60	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT X1 *	0.98	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT X3	0.23	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT X4	0.21	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT AA *	1.25	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT BB	0.94	LANDSCAPING, IRRIGATION, UTILITIES, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT CC	0.55	LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT GG	0.48	FUTURE DEVELOPMENT (THREE SINGLE FAMILY LOTS)	THE VIERA COMPANY THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1
TRACT ZZ	3.31	INGRESS/EGRESS, SIGNAGE, PUBLIC & PRIVATE UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS	PHASE 1

* MAINTENANCE RESPONSIBILITIES MAY BE SHARED WITH OTHER ENTITIES AS DESCRIBED IN THE PLAT NOTES.

SURVEY SYMBOL LEGEND



SECTION CORNER, MARKED AS NOTED



1/4 SECTION CORNER, MARKED AS NOTED



PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905" UNLESS OTHERWISE NOTED.



PERMANENT REFERENCE MONUMENT (PRM) SET 4x 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.



PERMANENT REFERENCE MONUMENT (PRM) FD 4x 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.



SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.



FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.

* MINUTES/FEET
* SECONDS/INCHES
* DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
CN PRIVATE DRAINAGE
D.E. EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
E.E. ELECTRICAL
EASEMENT
EOC END OF CURVE
EX EXISTING
FBRL FRONT BUILDING
RESTRICTION LINE
FD FOUND

ABBREVIATIONS

FT FOOT/FEET
N NORTH
NR NON-RADIAL
NTS NOT TO SCALE
NTL NON-TANGENT
NTL INTERSECTION
NL NON-TANGENT LINE
ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCB POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PCT PREFERRED COVER TYPE
PKD PARKER-KALEN NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVATURE
P.S.E. PUBLIC SIDEWALK EASEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
RBP ROAD PLAT BOOK
R/W RIGHT-OF-WAY
TYP TYPICAL
U.E. UTILITY EASEMENT
VSD VIERA STEWARDSHIP DISTRICT

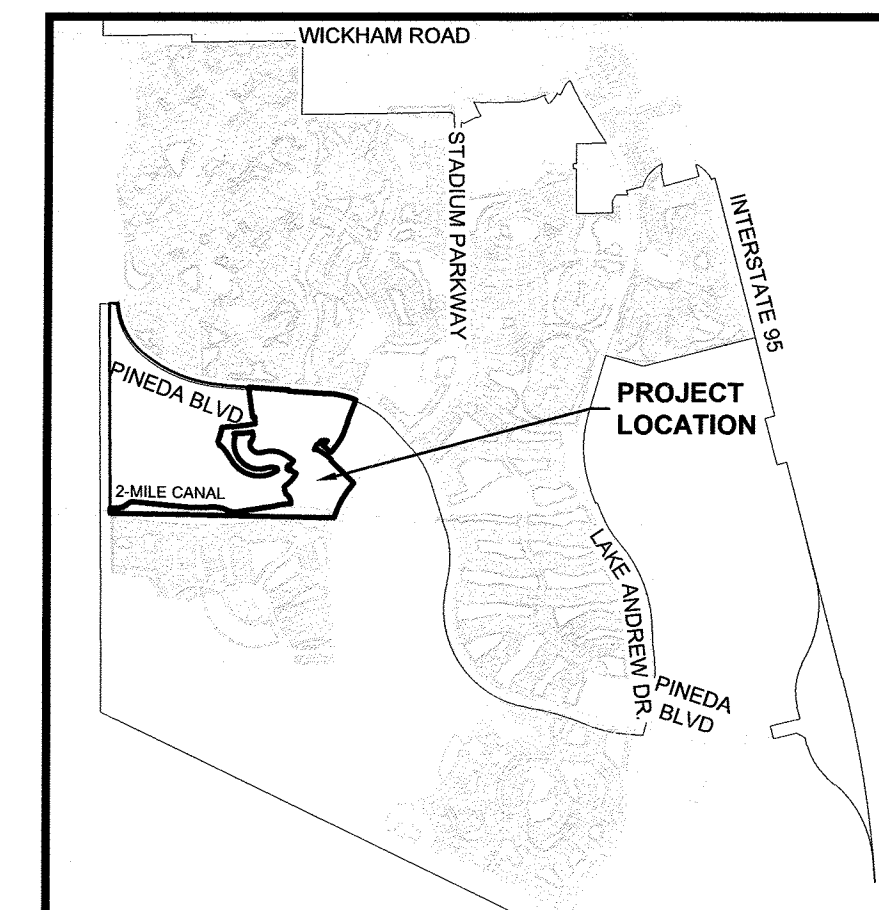
- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
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310 SOUTH HARBOR CITY BOULEVARD, SUITE 4, MELBOURNE, FL 32901
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CERTIFICATE OF BUSINESS AUTHORIZATION: 18004985
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 18004985

DATE: 1/10/24
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_001_002
PROJECT# 11600

FARALLON FIELDS AT VIERA - PHASE 1 SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



LOCATION MAP
NTS

1 INCH = 200 FEET

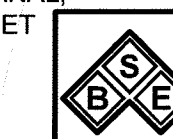
SURVEY SYMBOL LEGEND

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- 1/4 SECTION CORNER; MARKED AS NOTED
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- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.

ABBREVIATIONS

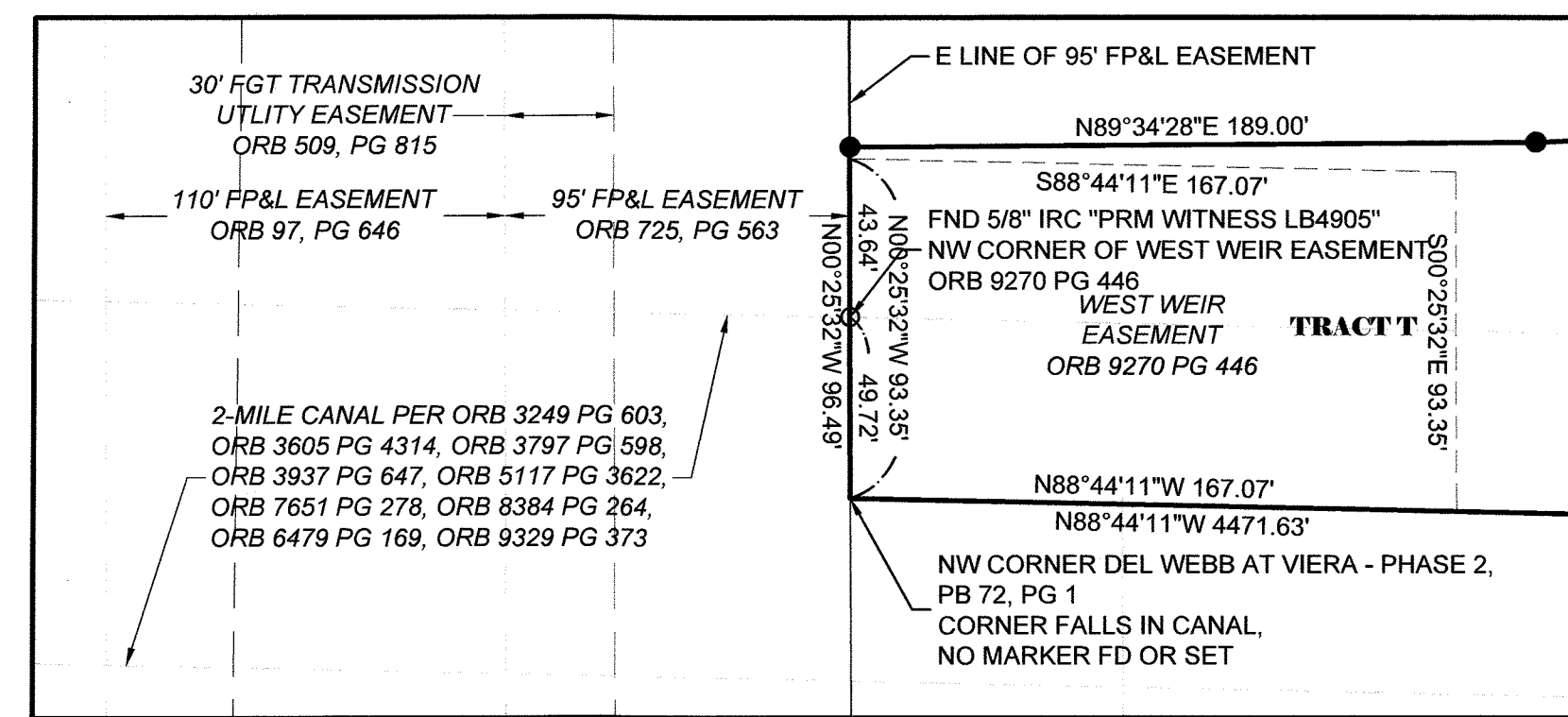
'	MINUTES/FEET	ORB	OFFICIAL RECORDS
"	SECONDS/INCHES	PB	PLAT BOOK
°	DEGREES	PCC	POINT OF COMPOUND CURVATURE
AC	ACRES	PCP	PERMANENT CONTROL POINT
AL	ARC LENGTH	PCT	PREFERRED COVER TYPE
BOC	BEGINNING OF CURVE	PKD	PARKER-KALEN NAIL AND DISK
CB	CHORD BEARING	PG(S)	PAGE(S)
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CM	CONCRETE MONUMENT	POC	POINT OF COMMENCEMENT
D.E.	PRIVATE DRAINAGE EASEMENT	PRC	POINT OF REVERSE CURVATURE
DEL	CENTRAL/DELTA ANGLE	EOC	END OF CURVE
E	EAST	EX	EXISTING
E.E.	ELECTRICAL EASEMENT	P.S.E.	PUBLIC SIDEWALK EASEMENT
FBRL	FRONT BUILDING RESTRICTION LINE	P.U.D.	PLANNED UNIT DEVELOPMENT
FD	FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
FT	FOOT/FEET	R	RADIUS
N	NORTH	RPB	ROAD PLAT BOOK
NR	NON-RADIAL	R/W	RIGHT-OF-WAY
NTS	NOT TO SCALE	TYP	TYPICAL
NTI	NON-TANGENT INTERSECTION	U.E.	UTILITY EASEMENT
NTL	NON-TANGENT LINE	VSD	VIERA STEWARDSHIP DISTRICT

- THIS PLAT PREPARED BY -

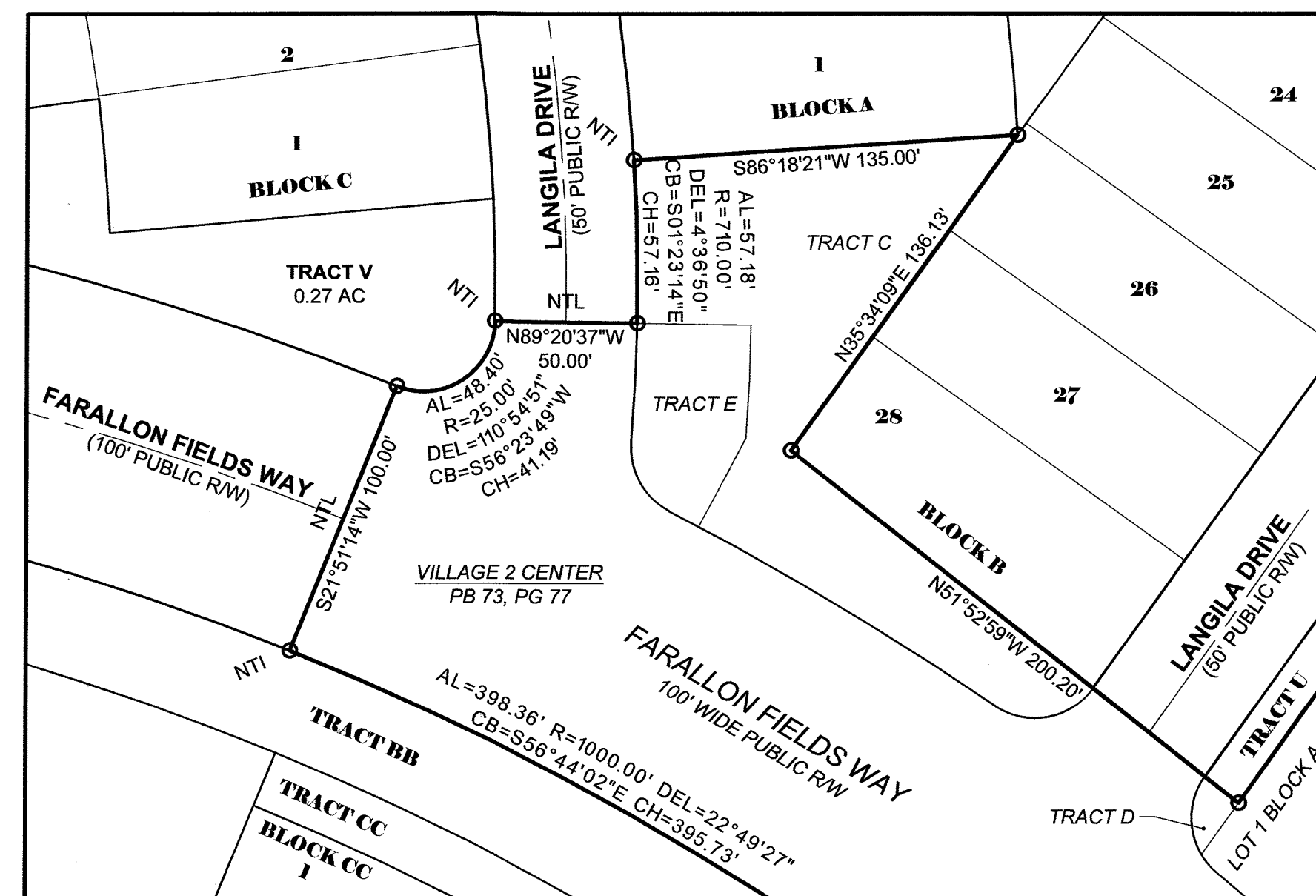


B.S.E. CONSULTANTS, INC.
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310 SOUTH HARBOR CITY BOULEVARD, SUITE 400, VIERA, FL 32981
PHONE: (321) 734-2624 FAX: (321) 734-1189
CERTIFICATE OF BUSINESS AUTHORIZATION: 18004905

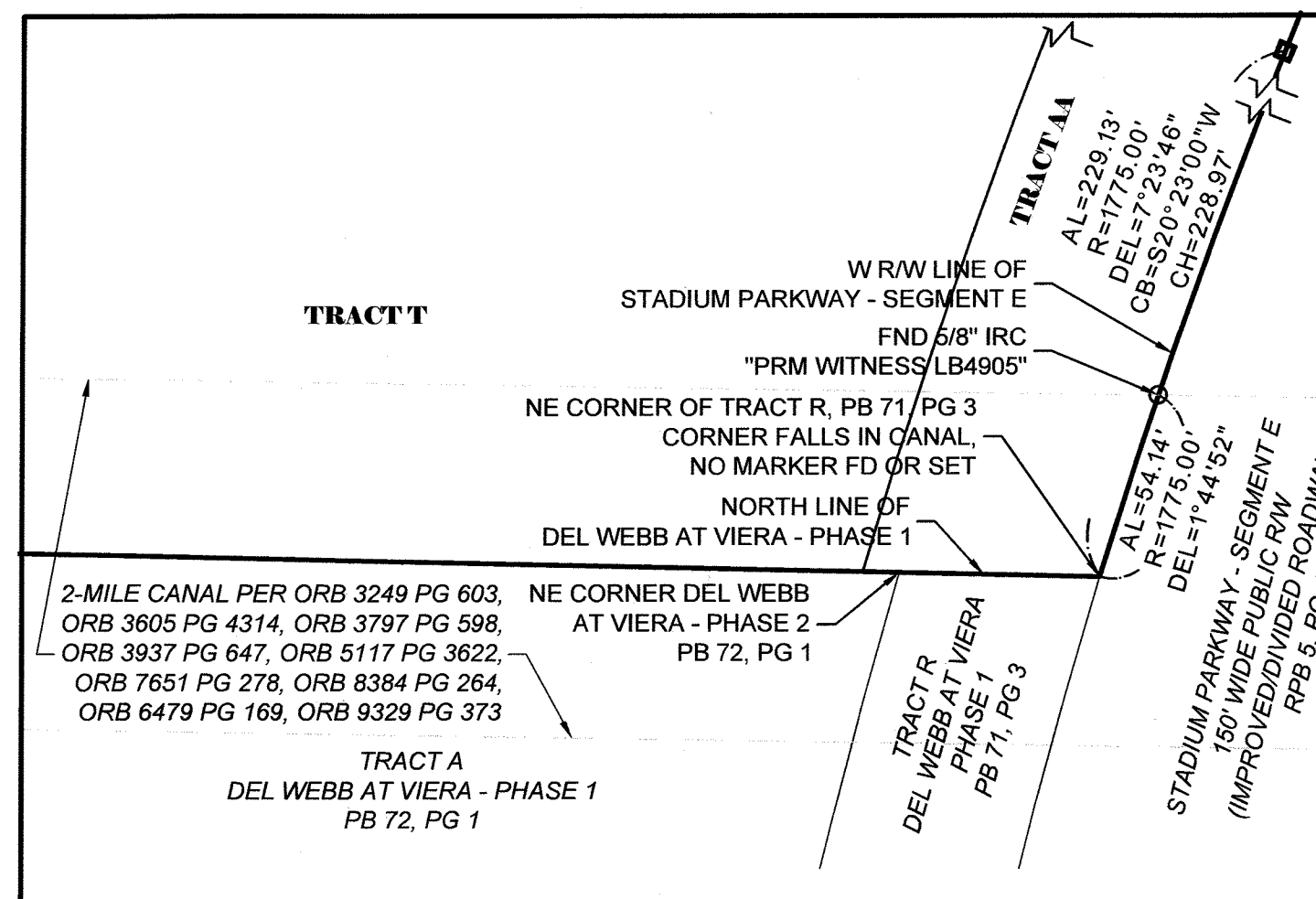
DATE: 1/24/24
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_301_003
PROJECT# 11600



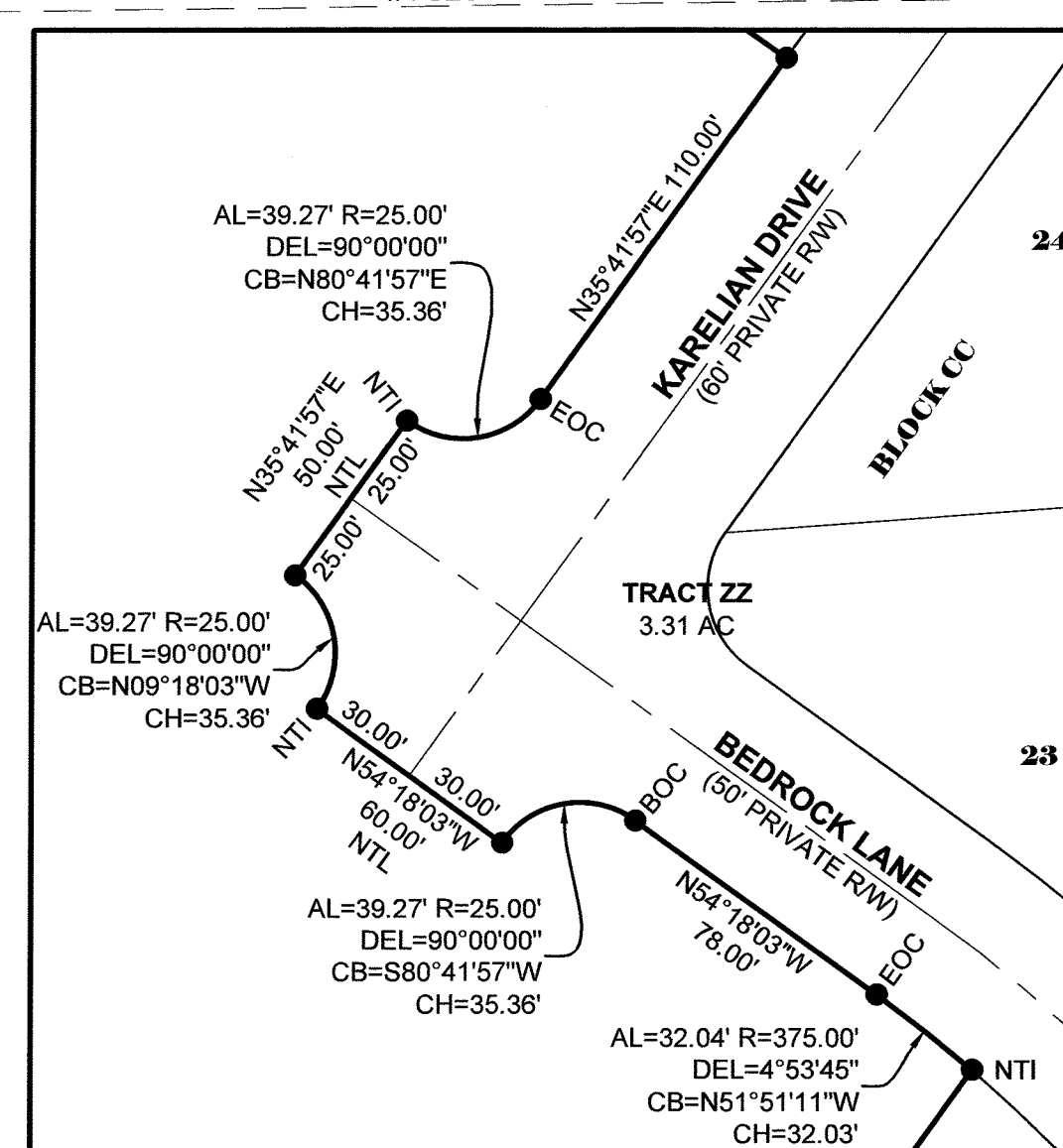
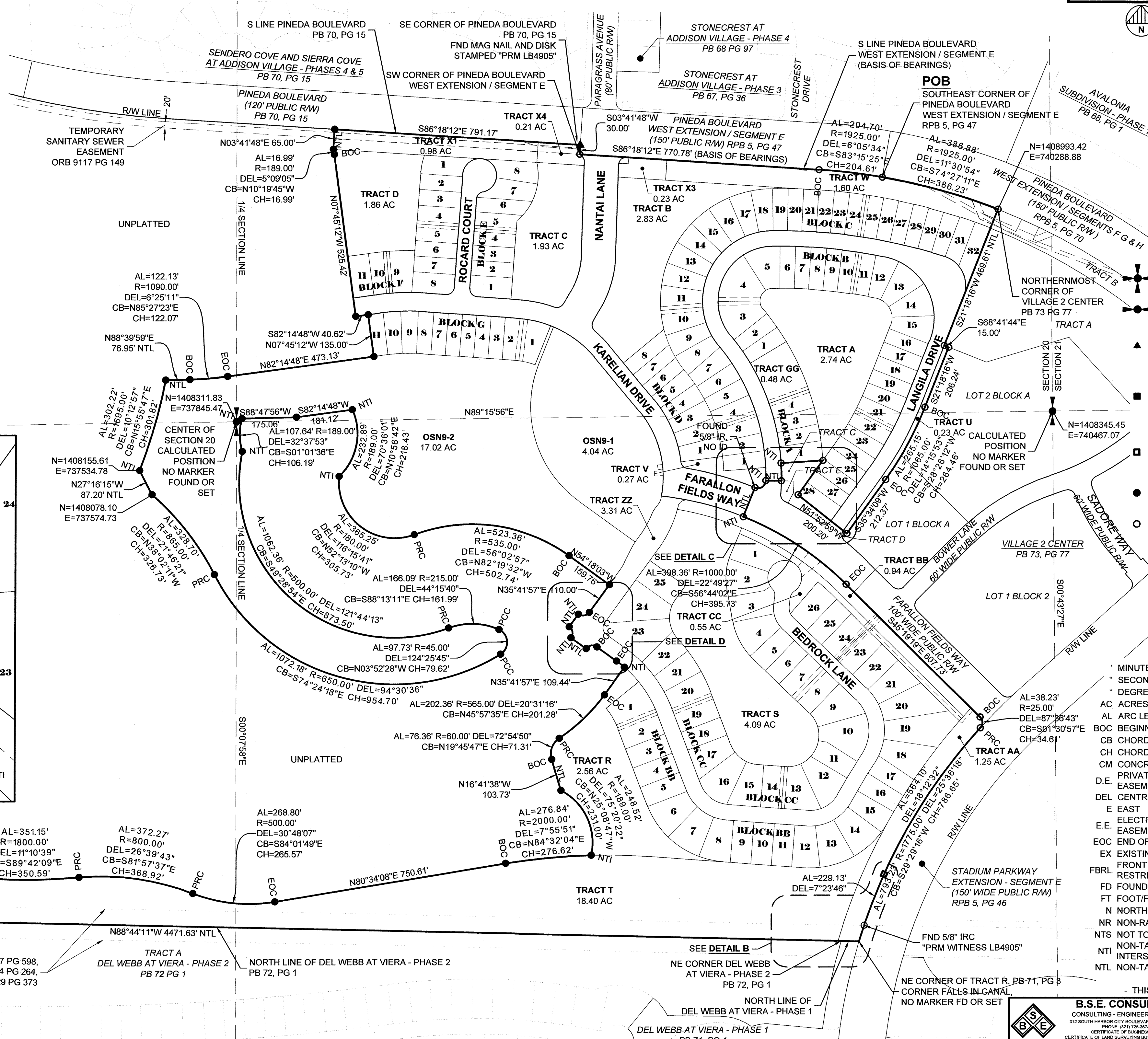
DETAIL A - WITNESS CORNER AND WEST WEIR EASEMENT
SCALE 1" = 50'



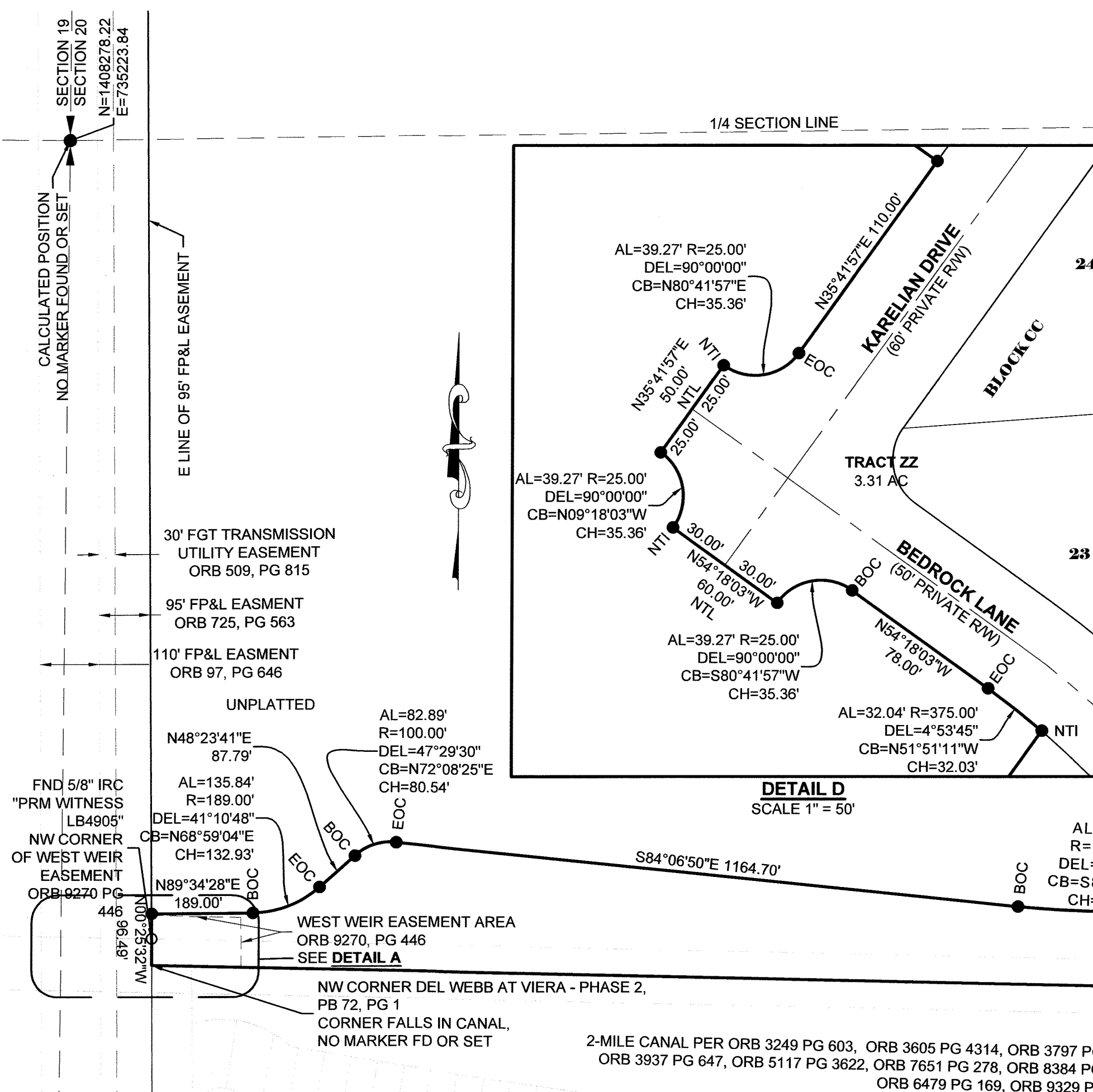
DETAIL C
SCALE 1" = 50'



DETAIL B - WITNESS CORNER
SCALE 1" = 50'



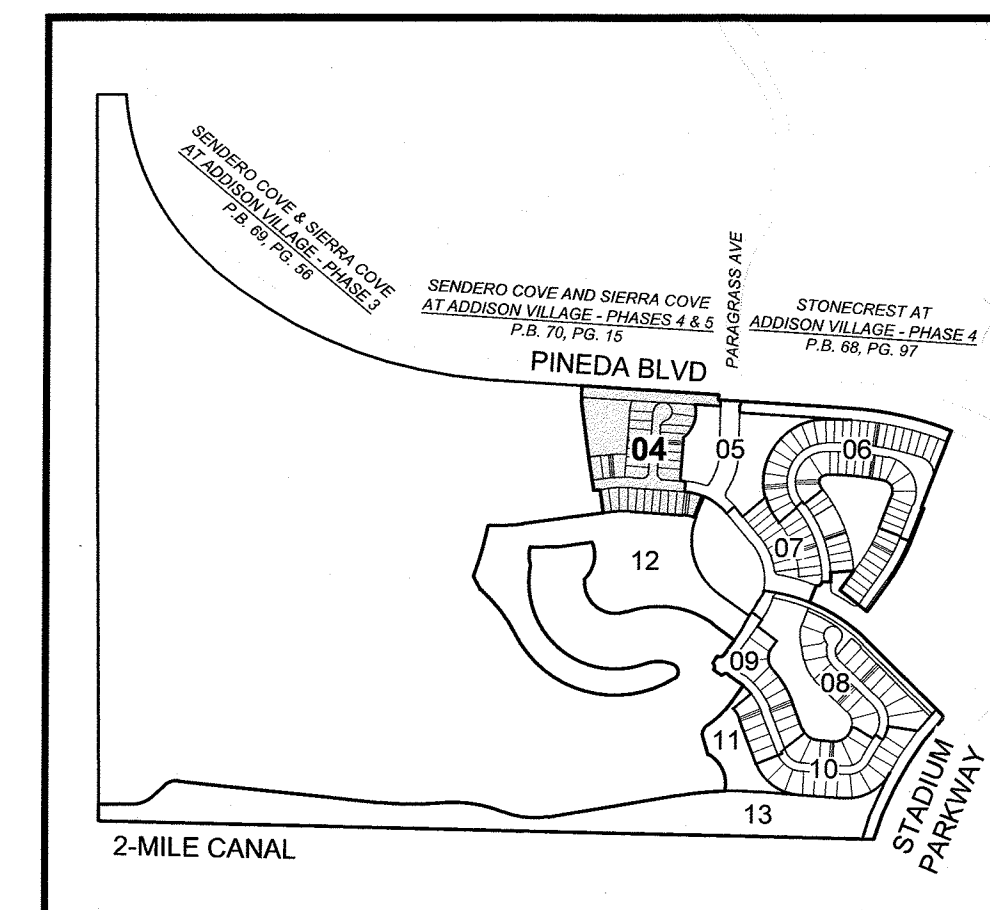
DETAIL D
SCALE 1" = 50'



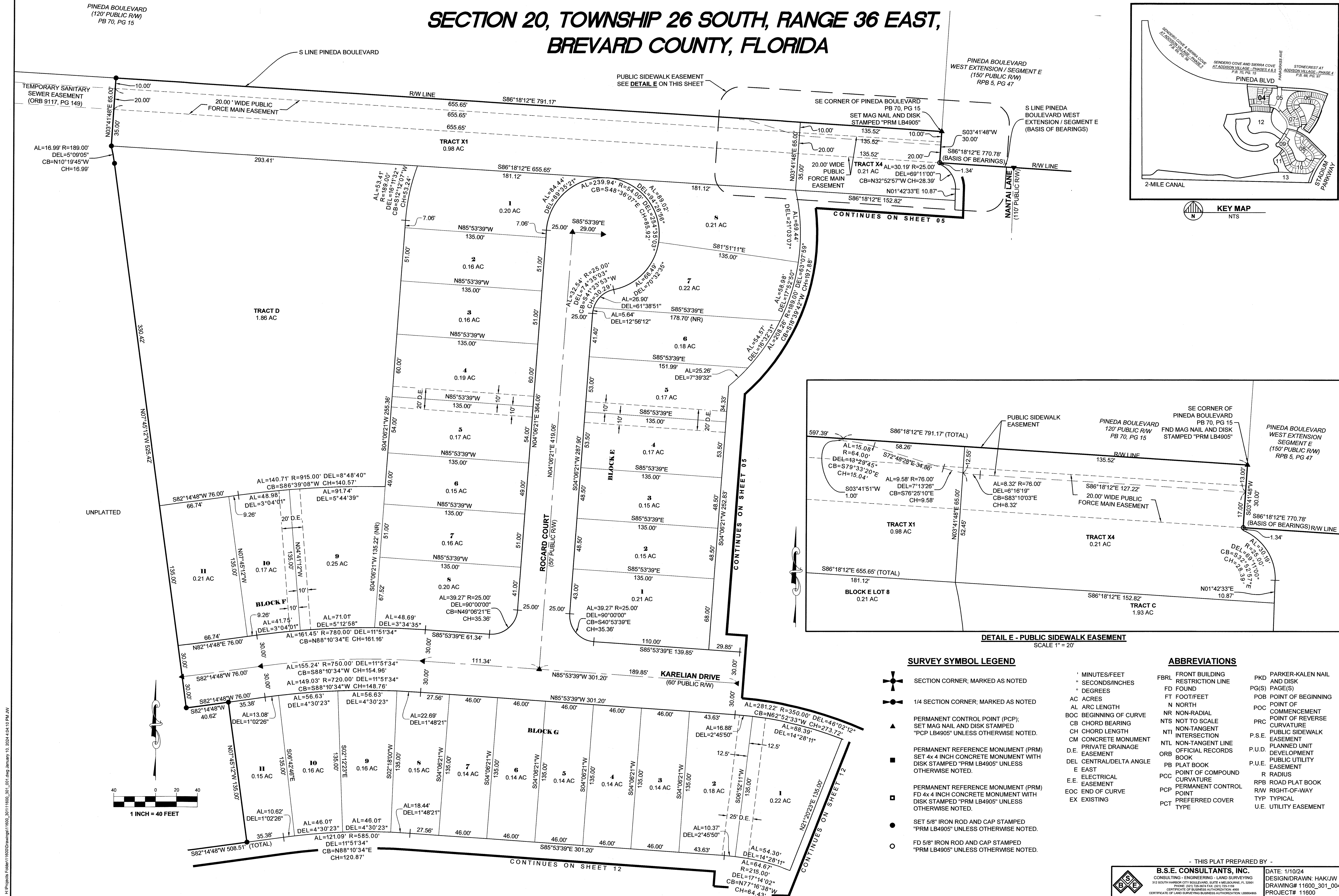
FARALLON FIELDS AT VIERA - PHASE 1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS



DETAIL E - PUBLIC SIDEWALK EASEMENT
SCALE 1" = 20'

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905" UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM) SET 4x4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.
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- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.

ABBREVIATIONS

FBRL	FRONT BUILDING RESTRICTION LINE	PKD	PARKER-KALEN NAIL AND DISK
FD	FOUND	PG(S)	PAGE(S)
FT	FOOT/FEET	POB	POINT OF BEGINNING
N	NORTH	POC	POINT OF COMMENCEMENT
NR	NON-RADIAL	PRC	POINT OF REVERSE CURVATURE
NTS	NOT TO SCALE	P.S.E.	PUBLIC SIDEWALK EASEMENT
NTI	NON-TANGENT INTERSECTION	P.U.D.	PLANNED UNIT DEVELOPMENT
NLT	NON-TANGENT LINE	P.U.E.	PUBLIC UTILITY EASEMENT
ORB	OFFICIAL RECORDS BOOK	R	RADIUS
PB	PLAT BOOK	RPB	ROAD PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE	R/W	RIGHT-OF-WAY
PCP	PERMANENT CONTROL POINT	TYP	TYPICAL
PCT	PREFERRED COVER TYPE	U.E.	UTILITY EASEMENT

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
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112 SOUTH HAVEN CITY BOULEVARD, SUITE 400, VIERA, FL 32984
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CERTIFICATE OF BUSINESS AUTHORIZATION: 4885

DATE: 1/10/24
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_301_004
PROJECT# 11600

H:\Projects\Farallon Fields\11600\Drawings\11600_301_004.dwg, January 10, 2024 4:54:10 PM JW

FARALLON FIELDS AT VIERA - PHASE 1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

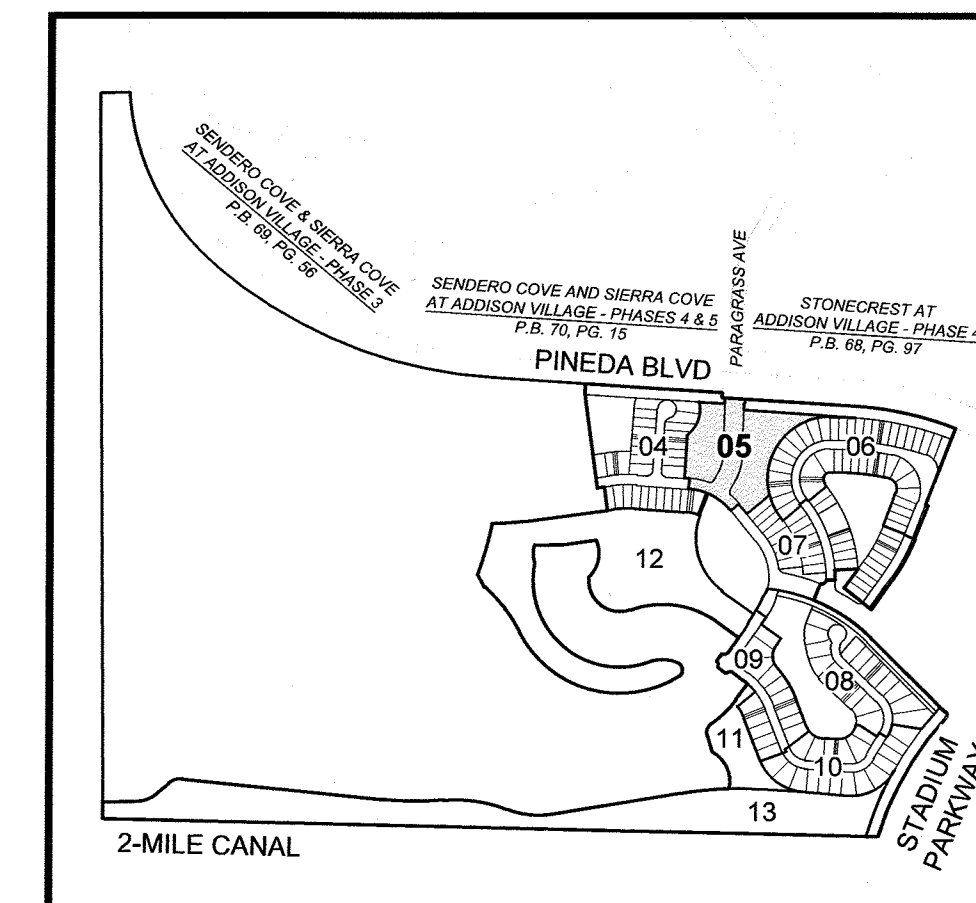
PLAT BOOK _____, PAGE _____
SHEET 5 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SURVEY SYMBOL LEGEND

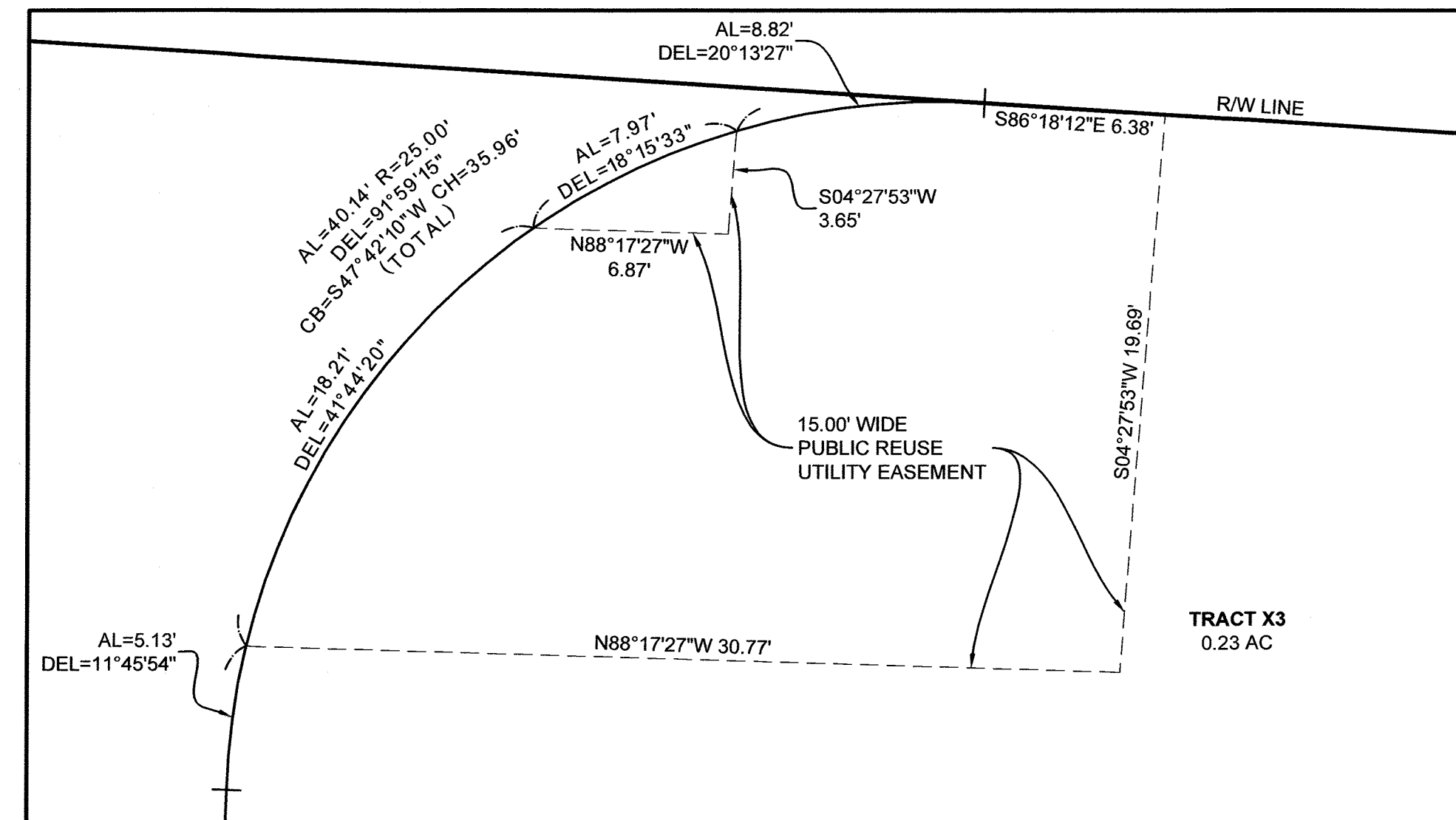
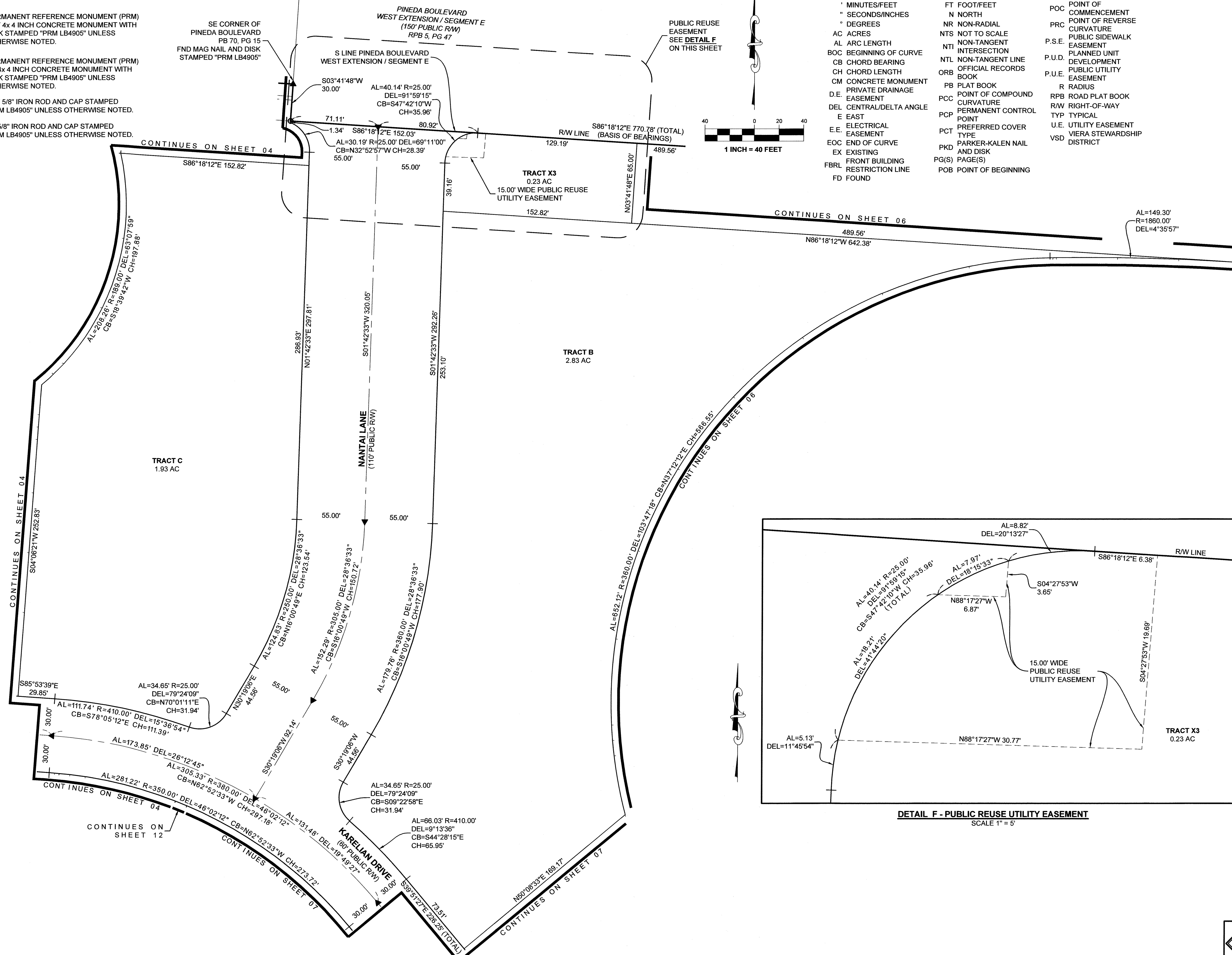
- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
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SET MAG NAIL AND DISK STAMPED
"PCP LB4905" UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM)
SET 4x4 INCH CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB4905" UNLESS
OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM)
FD 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.
- FD 5/8" IRON ROD AND CAP STAMPED
"PRM LB4905" UNLESS OTHERWISE NOTED.

ABBREVIATIONS

' MINUTES/FEET	FT FOOT/FEET	POC POINT OF COMMENCEMENT
" SECONDS/INCHES	N NORTH	PRC POINT OF REVERSE CURVATURE
° DEGREES	NR NON-RADIAL	P.S.E. PUBLIC SIDEWALK EASEMENT
AC ACRES	NTS NOT TO SCALE	P.U.D. PLANNED UNIT DEVELOPMENT
AL ARC LENGTH	NTI NON-TANGENT INTERSECTION	P.U.E. PUBLIC UTILITY EASEMENT
BOC BEGINNING OF CURVE	NLT NON-TANGENT LINE	R RADIUS
CB CHORD BEARING	ORB OFFICIAL RECORDS BOOK	RPB ROAD PLAT BOOK
CH CHORD LENGTH	PB PLAT BOOK	R/W RIGHT-OF-WAY
CM CONCRETE MONUMENT	PCC POINT OF COMPOUND CURVATURE	TYP TYPICAL
D.E. PRIVATE DRAINAGE EASEMENT	PCP PERMANENT CONTROL POINT	U.E. UTILITY EASEMENT
DEL CENTRAL/DELTA ANGLE	PCT PREFERRED COVER TYPE	VSD VIERA STEWARDSHIP DISTRICT
E EAST	PG(S) PAGE(S)	
E.E. ELECTRICAL EASEMENT	POB POINT OF BEGINNING	
EOC END OF CURVE		
EX EXISTING		
FBRL FRONT BUILDING RESTRICTION LINE		
FD FOUND		



KEY MAP
NTS

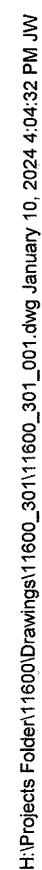


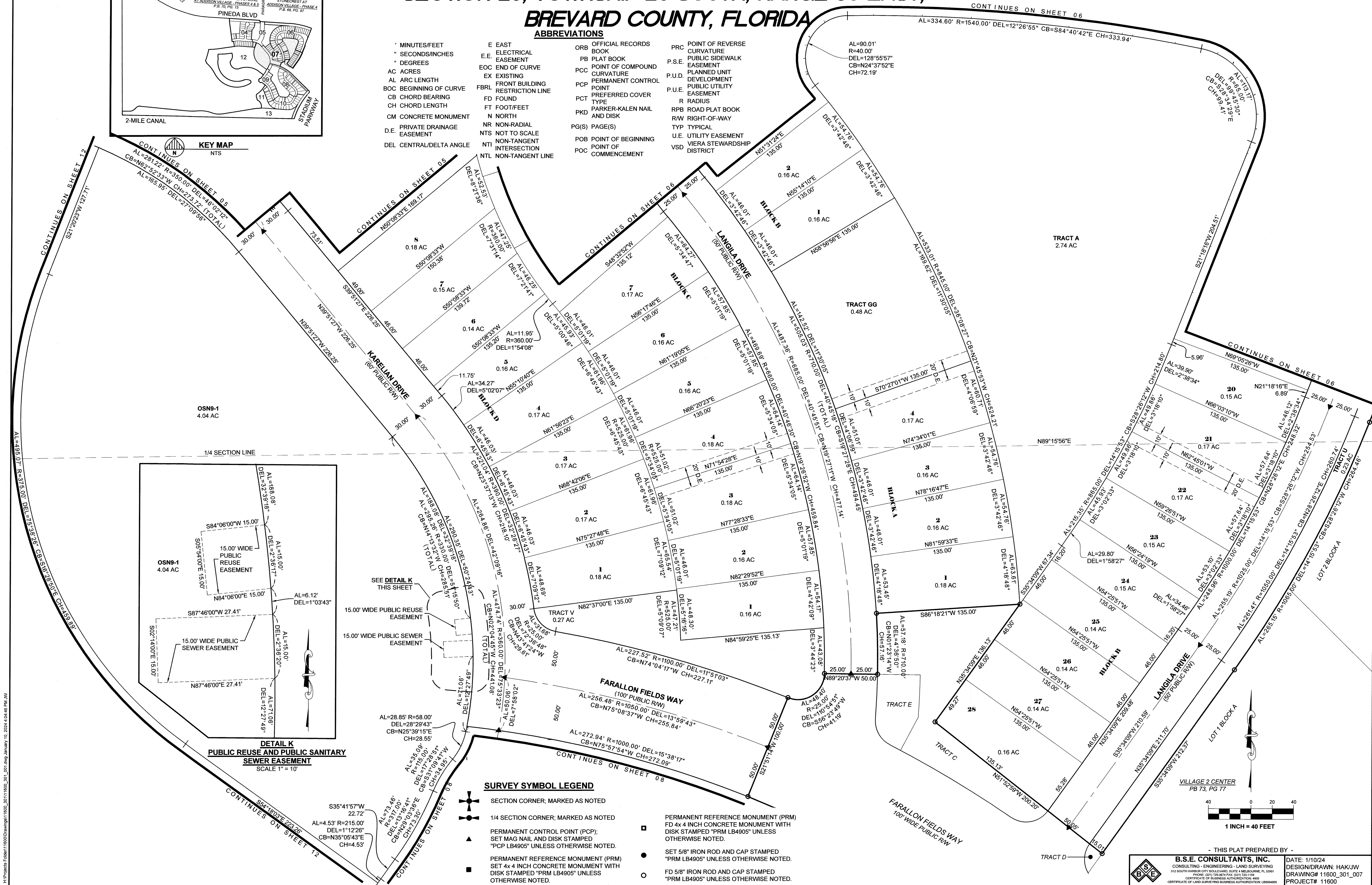
DETAIL F - PUBLIC REUSE UTILITY EASEMENT
SCALE 1" = 5'

- 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) 725-3874 FAX: (321) 725-1158
CERTIFICATE OF BUSINESS AUTHORIZATION: 4602
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 18004895

DATE: 1/10/24
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_301_005
PROJECT# 11600

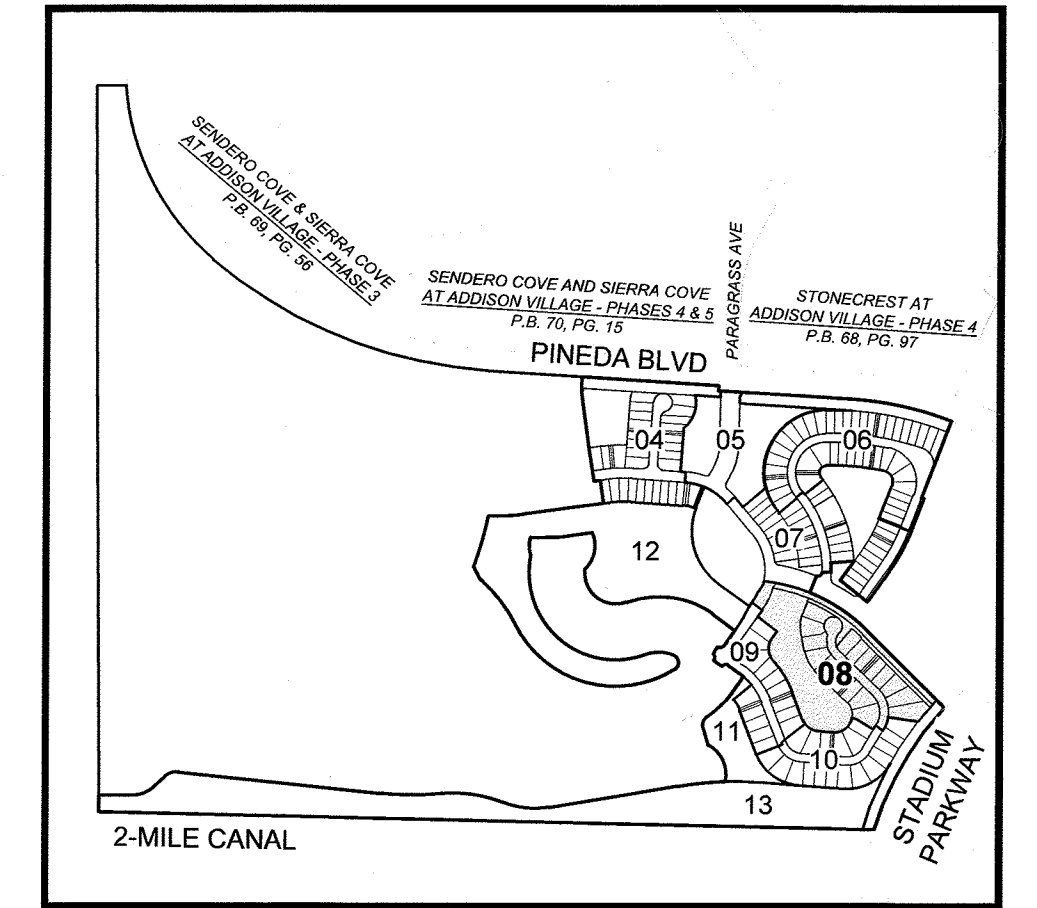




 <p>B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 734-2974 FAX: (321) 734-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4805 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004955</p>	<p>DATE: 1/10/24 DESIGN/DRAWN: HAK/JW DRAWING# 11600_301_007 PROJECT# 11600</p>
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FARALLON FIELDS AT VIERA - PHASE 1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



KEY MAP
NTS

ABBREVIATIONS

'	MINUTES/FEET	PB	PLAT BOOK
"	SECONDS/INCHES	PCC	POINT OF COMPOUND
°	DEGREES	PCV	CURVATURE
AC	ACRES	PCP	PERMANENT CONTROL POINT
AL	ARC LENGTH	PCT	PREFERRED COVER TYPE
BOC	BEGINNING OF CURVE	PK	PARKER-KALEN NAIL AND DISK
CB	CHORD BEARING	PG(S)	PAGE(S)
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CM	CONCRETE MONUMENT	POC	POINT OF COMMENCEMENT
D.E.	PRIVATE DRAINAGE EASEMENT	POE	POINT OF REVERSE CURVATURE
DEL	CENTRAL/DELTA ANGLE	PRC	PUBLIC SIDEWALK EASEMENT
E	EAST	P.S.E	PLANNED UNIT DEVELOPMENT
E.E.	ELECTRICAL EASEMENT	P.U.D	PUBLIC UTILITY EASEMENT
EOC	END OF CURVE	P.U.E	UTILITY EASEMENT
EX	EXISTING	RPB	ROAD PLAT BOOK
FBRL	FRONT BUILDING RESTRICTION LINE	R/W	RIGHT-OF-WAY
FD	FOUND	TYP	TYPICAL
FT	FOOT/FEET	U.E	UTILITY EASEMENT
N	NORTH	VSD	VIERA STEWARDSHIP DISTRICT
NR	NON-RADIAL		
NTS	NOT TO SCALE		
NTI	NON-TANGENT INTERSECTION		
NTL	NON-TANGENT LINE		
ORB	OFFICIAL RECORDS BOOK		

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
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- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	82.80'	90.00'	52°42'54"	N19°51'20"W	79.91
C2	22.14'	25.00'	50°44'05"	S31°52'10"W	21.42
C3	36.80'	40.00'	52°42'54"	S19°51'20"E	35.52

DETAIL J - PRIVATE DRAINAGE EASEMENT
SCALE 1" = 20'

DETAIL H - PUBLIC REUSE AND WATER UTILITY EASEMENT
SCALE 1" = 20'

- THIS PLAT PREPARED BY -

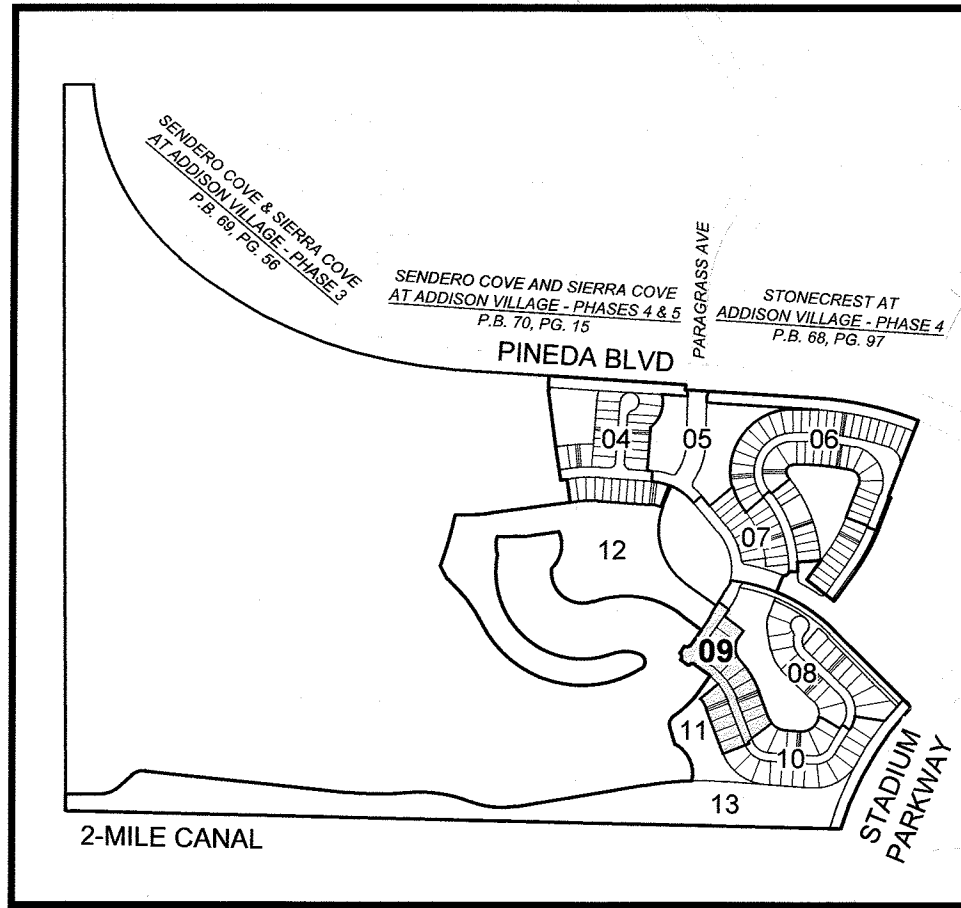


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CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HAVES CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-8000 FAX: (321) 725-1160
CERTIFICATE OF BUSINESS AUTHORIZATION: 4005

DATE: 1/24/24
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_301_008
PROJECT# 11600

FARALLON FIELDS AT VIERA - PHASE 1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

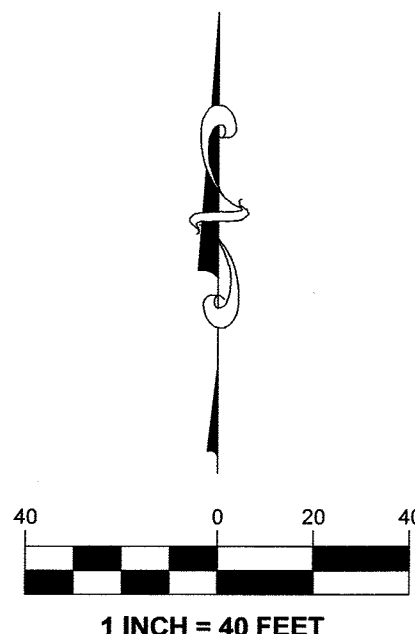


SURVEY SYMBOL LEGEND

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"PRM LB4905" UNLESS OTHERWISE NOTED.

ABBREVIATIONS

MINUTES/FEET	PB PLAT BOOK
SECONDS/INCHES	PCC POINT OF COMPOUND
DEGREES	PCUR CURVATURE
AC ACRES	PCP PERMANENT CONTROL
AL ARC LENGTH	POINT
BOC BEGINNING OF CURVE	PCT PREFERRED COVER
CB CHORD BEARING	TYPE
CH CHORD LENGTH	PKD PARKER-KALEN NAIL
CM CONCRETE MONUMENT	AND DISK
E EASEMENT	PG(S) PAGE(S)
DEL CENTRAL/DELTA ANGLE	POB POINT OF BEGINNING
E EAST	POINT OF
E.E ELECTRICAL EASEMENT	POC COMMENCEMENT
EOC END OF CURVE	POINT OF REVERSE
EX EXISTING	CURVATURE
FBRL FRONT BUILDING	P.S.E PLANNED UNIT
RESTRICTION LINE	DEVELOPMENT
FD FOUND	P.U.D PUBLIC UTILITY
FT FOOT/FEET	EASEMENT
N NORTH	R RADIUS
NR NON-RADIAL	RPB ROAD PLAT BOOK
NTS NOT TO SCALE	R/W RIGHT-OF-WAY
NTI NON-TANGENT	TYP TYPICAL
INTERSECTION	U.E UTILITY EASEMENT
NTL NON-TANGENT LINE	VSD VIERA STEWARDSHIP
ORB OFFICIAL RECORDS	DISTRICT
BOOK	

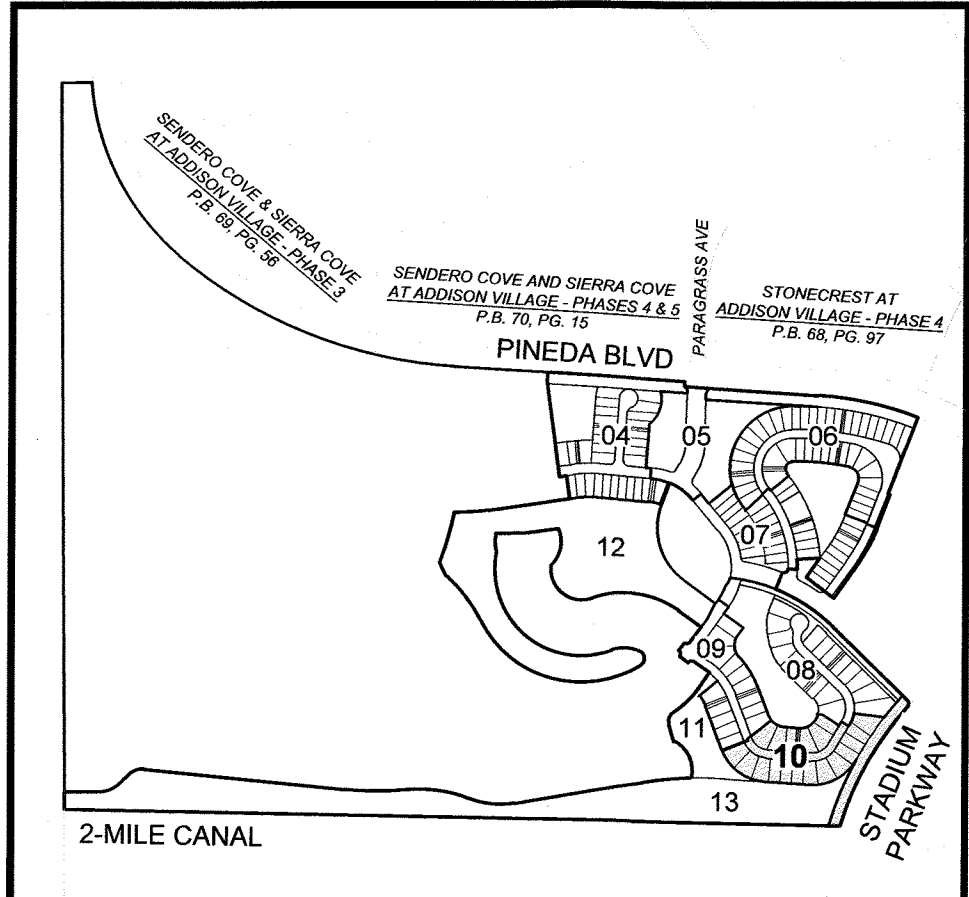
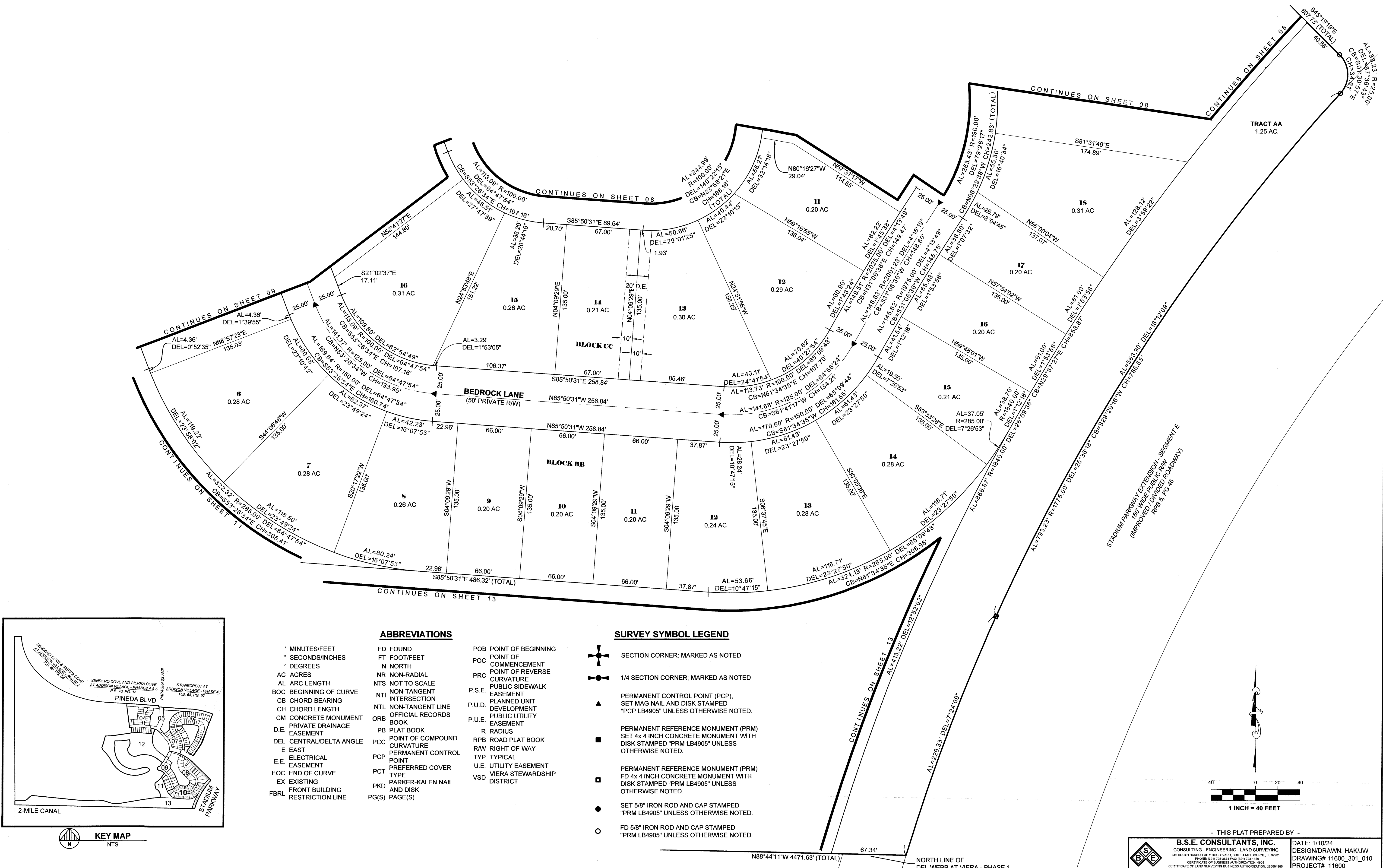


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CERTIFICATE OF BUSINESS AUTHORIZATION: 0005
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004965

DATE: 1/10/24
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_301_009
PROJECT# 11600

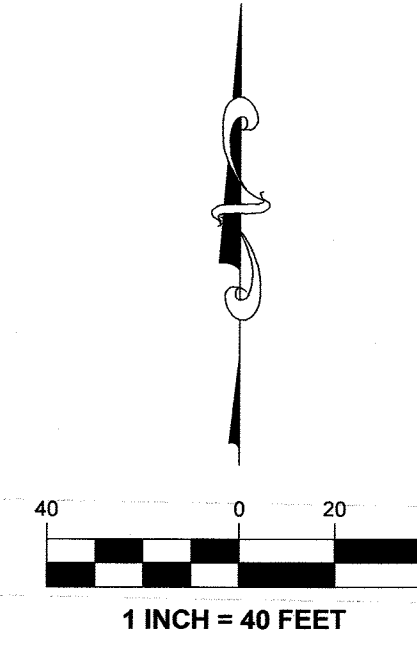
FARALLON FIELDS AT VIERA - PHASE 1
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 10 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



ABBREVIATIONS			
MINUTES/FEET	FD FOUND	POB POINT OF BEGINNING	
SECONDS/INCHES	FT FOOT/FEET	POC POINT OF COMMENCEMENT	
DEGREES	N NORTH	POINT OF REVERSE	
AC ACRES	NR NON-RADIAL	PRC CURVATURE	
AL ARC LENGTH	NTS NOT TO SCALE	P.S.E. PUBLIC SIDEWALK EASEMENT	
BOC BEGINNING OF CURVE	NTI NON-TANGENT INTERSECTION	P.U.D. PLANNED UNIT DEVELOPMENT	
CB CHORD BEARING	NTL NON-TANGENT LINE	P.U.E. PUBLIC UTILITY EASEMENT	
CH CHORD LENGTH	ORF OFFICIAL RECORDS	R RADIUS	
CM CONCRETE MONUMENT	PB PLAT BOOK	RPB ROAD PLAT BOOK	
D.E. PRIVATE DRAINAGE EASEMENT	PCC POINT OF COMPOUND CURVATURE	RW RIGHT-OF-WAY	
DEL CENTRAL/DELTA ANGLE	PCP PERMANENT CONTROL POINT	TYP TYPICAL	
E EAST	PCT PREFERRED COVER TYPE	U.E. UTILITY EASEMENT	
E.E. ELECTRICAL EASEMENT	PKD PARKER-KALEN NAIL AND DISK	VSD VIERA STEWARDSHIP DISTRICT	
EOC END OF CURVE	PG(S) PAGE(S)		
EX EXISTING			
FBRL FRONT BUILDING RESTRICTION LINE			

SURVEY SYMBOL LEGEND	
	SECTION CORNER; MARKED AS NOTED
	1/4 SECTION CORNER; MARKED AS NOTED
	PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905" UNLESS OTHERWISE NOTED.
	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.
	FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED.

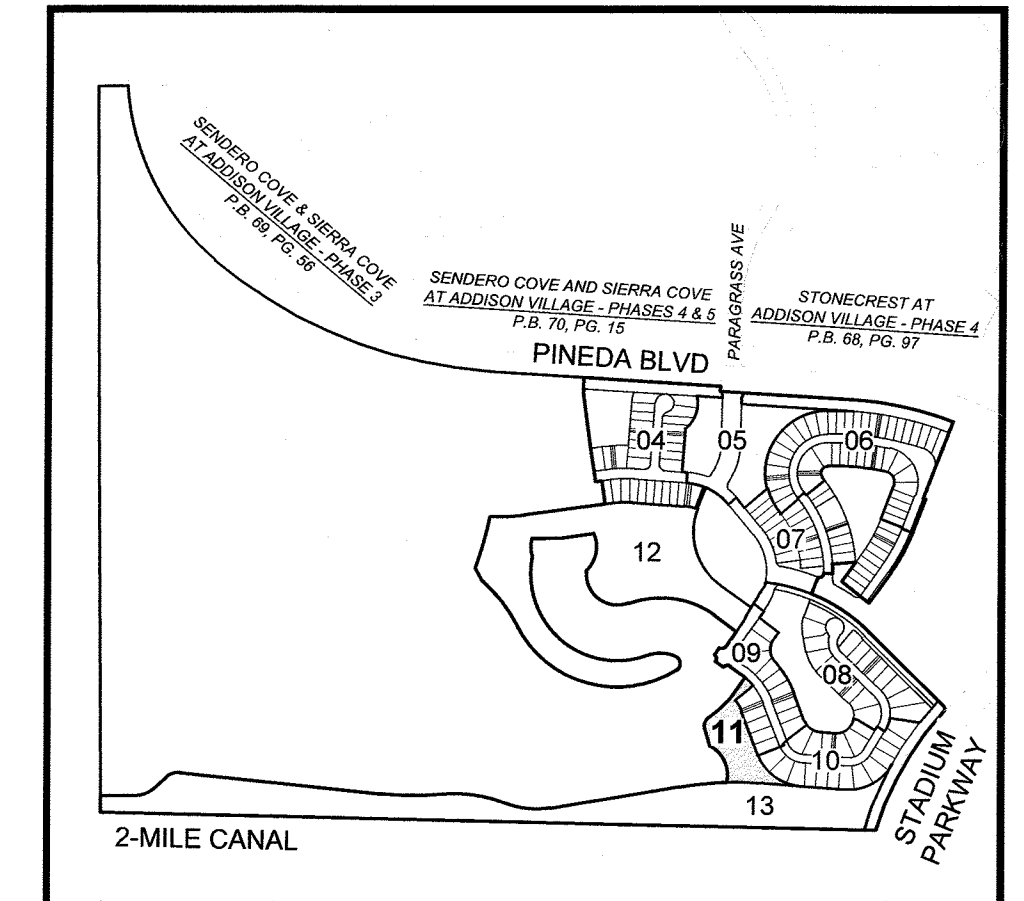


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DRAWING# 11600_301_010
PROJECT# 11600

FARALLON FIELDS AT VIERA - PHASE 1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 11 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



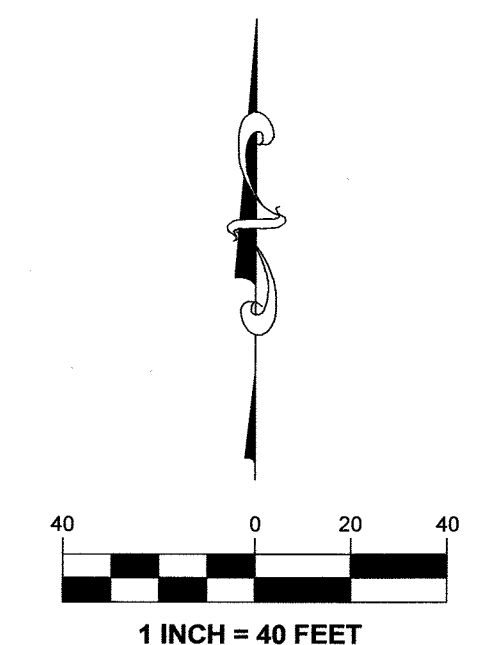
KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT CONTROL POINT (PCP);
SET MAG NAIL AND DISK STAMPED
"PCP LB4905" UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM)
SET 4x4 INCH CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB4905" UNLESS
OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM)
FD 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.
- FD 5/8" IRON ROD AND CAP STAMPED
"PRM LB4905" UNLESS OTHERWISE NOTED.

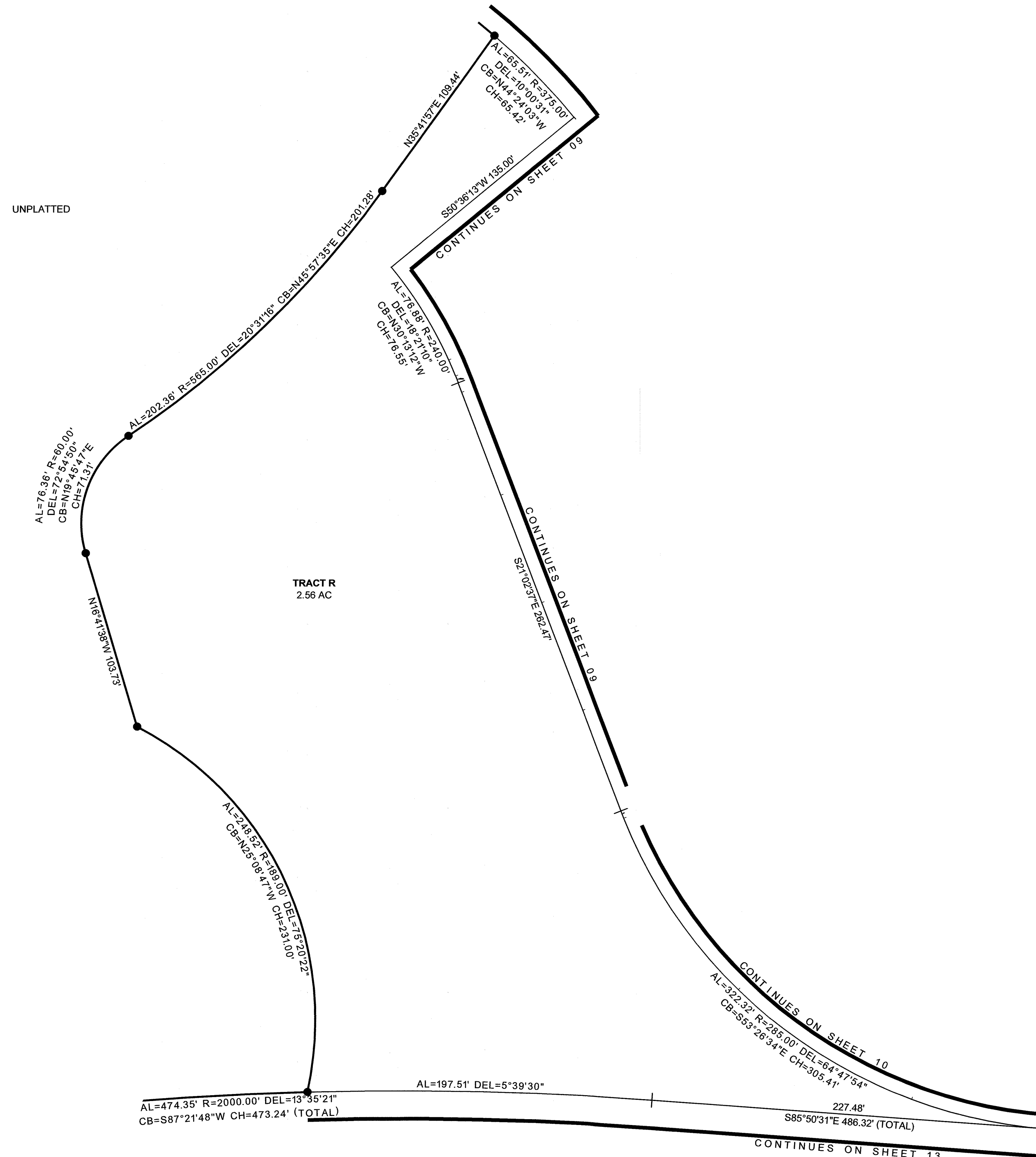
ABBREVIATIONS

' MINUTES/FEET	PB PLAT BOOK
" SECONDS/INCHES	PCC POINT OF COMPOUND
° DEGREES	PCV CURVATURE
AC ACRES	PCP PERMANENT CONTROL POINT
AL ARC LENGTH	PCP PERMANENT CONTROL POINT
BOC BEGINNING OF CURVE	PCP PREFERRED COVER
CB CHORD BEARING	PKD PARKER-KALENAIL AND DISK
CH CHORD LENGTH	PG(S) PAGE(S)
CM CONCRETE MONUMENT	POB POINT OF BEGINNING
D.E. EASEMENT	POC POINT OF COMMENCEMENT
DEL CENTRAL/DELTA ANGLE	PRO POINT OF REVERSE CURVATURE
E EAST	P.S.E. PUBLIC SIDEWALK EASEMENT
E.E. ELECTRICAL EASEMENT	P.U.D. PLANNED UNIT DEVELOPMENT
EOC END OF CURVE	P.U.E. PUBLIC UTILITY EASEMENT
EX EXISTING	R RADIUS
FBRL FRONT BUILDING RESTRICTION LINE	RPB ROAD PLAT BOOK
FD FOUND	R/W RIGHT-OF-WAY
FT FOOT/FEET	TYP TYPICAL
N NORTH	U.E. UTILITY EASEMENT
NR NON-RADIAL	VSD VIERA STEWARDSHIP DISTRICT
NTS NOT TO SCALE	
NTI NON-TANGENT INTERSECTION	
NTL NON-TANGENT LINE	
ORB OFFICIAL RECORDS BOOK	



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DRAWING#: 11600_301_011
PROJECT#: 11600

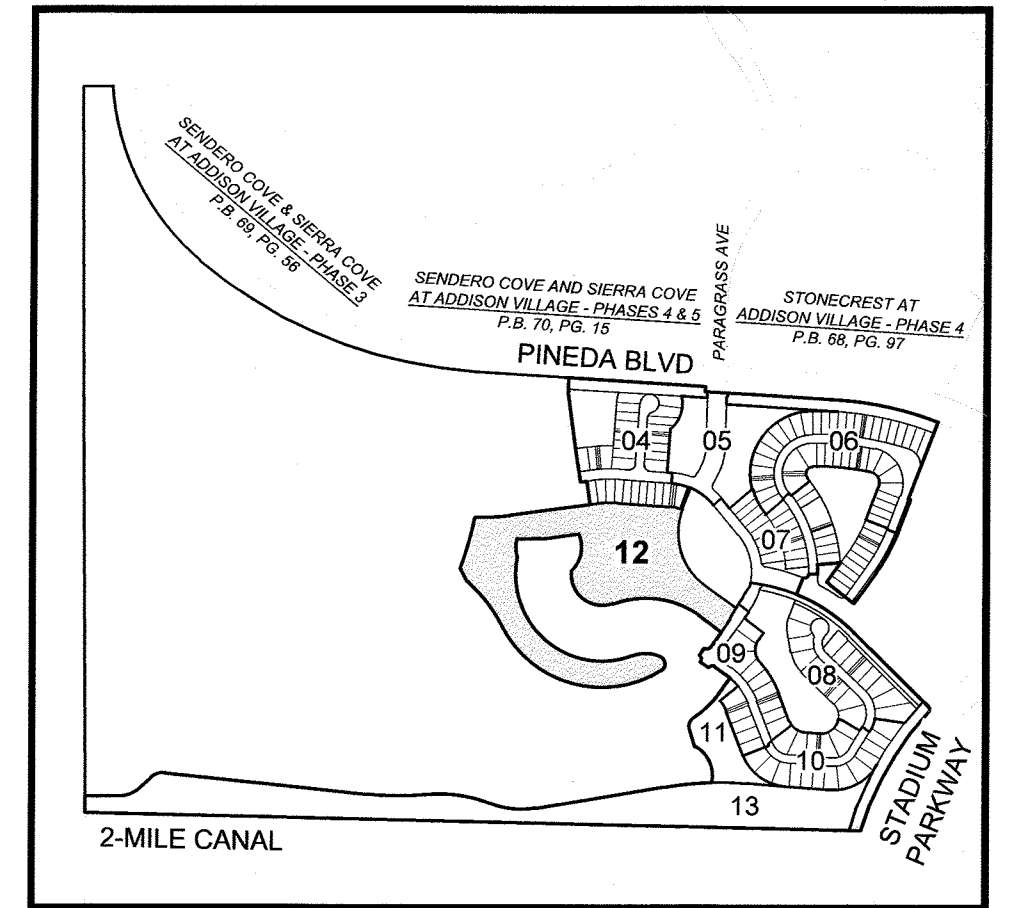


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FARALLON FIELDS AT VIERA - PHASE 1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

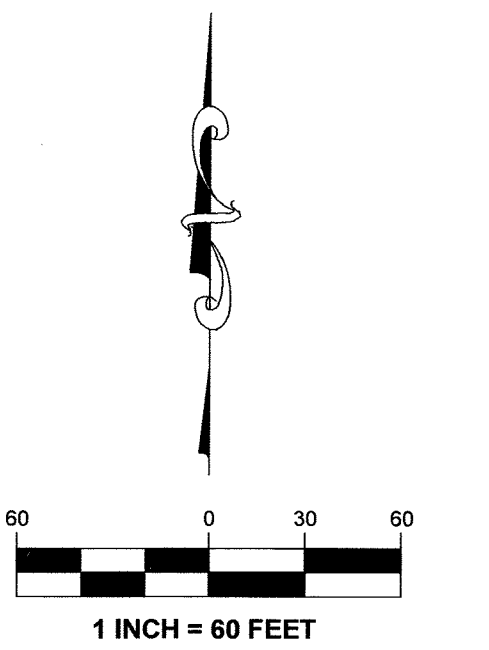
PLAT BOOK _____, PAGE _____
SHEET 12 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS

SURVEY SYMBOL LEGEND

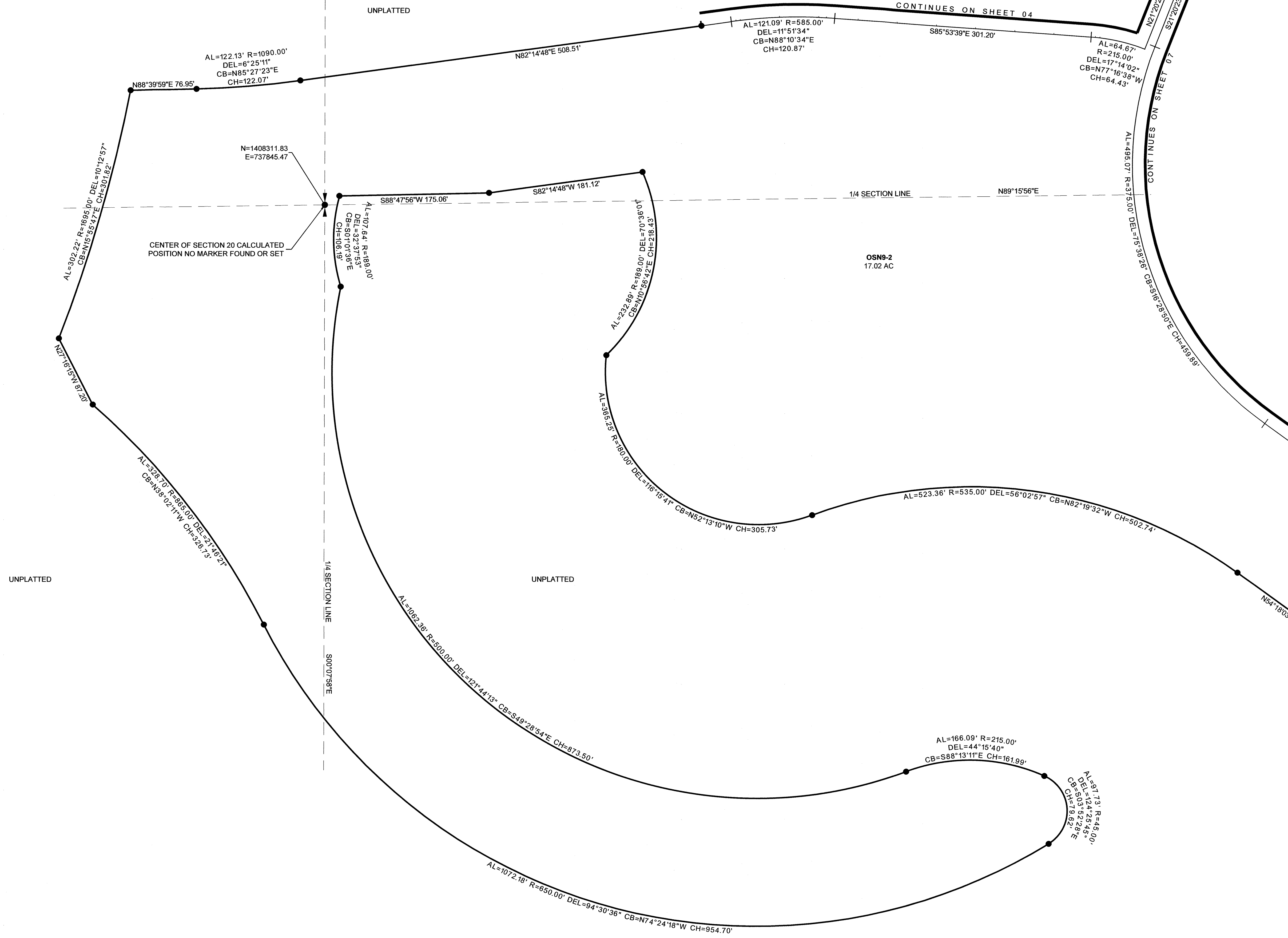
- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT CONTROL POINT (PCP):
SET MAG NAIL AND DISK STAMPED
"PCP LB4905" UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM)
SET 4x 4 INCH CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB4905" UNLESS
OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM)
FD 4x 4 INCH CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB4905" UNLESS
OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP STAMPED
"PRM LB4905" UNLESS OTHERWISE NOTED.
- FD 5/8" IRON ROD AND CAP STAMPED
"PRM LB4905" UNLESS OTHERWISE NOTED.



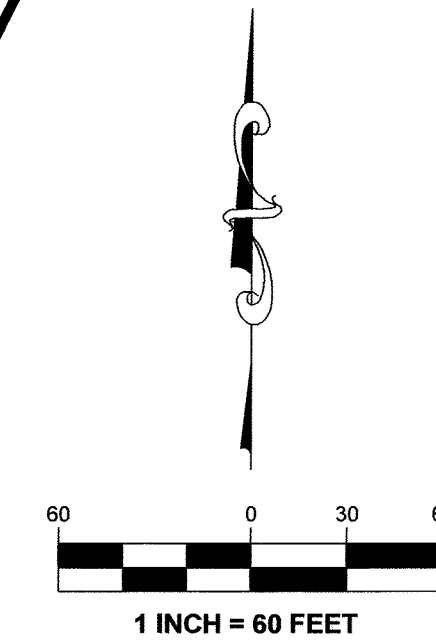
ABBREVIATIONS

' MINUTES/FEET	ORB OFFICIAL RECORDS
" SECONDS/INCHES	BOOK
° DEGREES	PB PLAT BOOK
AC ACRES	PCC POINT OF COMPOUND
AL ARC LENGTH	PCP PERMANENT CONTROL
BOC BEGINNING OF CURVE	POINT
CB CHORD BEARING	PCT PREFERRED COVER
CH CHORD LENGTH	TYPE
CM CONCRETE MONUMENT	PKD PARKER-KALEN NAIL
D.E. PRIVATE DRAINAGE	AND DISK
EASEMENT	PG(S) PAGE(S)
DEL CENTRAL/DELTA ANGLE	POB POINT OF BEGINNING
E EAST	POC POINT OF
E.E. ELECTRICAL	POINT OF REVERSE
EASEMENT	CURVATURE
EOC END OF CURVE	P.S.E. PUBLIC SIDEWALK
EX EXISTING	EASEMENT
FBRL FRONT BUILDING	P.U.D. PLANNED UNIT
RESTRICTION LINE	DEVELOPMENT
FD FOUND	P.U.E. PUBLIC UTILITY
FT FOOT/FEET	EASEMENT
N NORTH	R RADIUS
NR NON-RADIAL	RPB ROAD PLAT BOOK
NTS NOT TO SCALE	R/W RIGHT-OF-WAY
NTI NON-TANGENT	TYP TYPICAL
INTERSECTION	U.E. UTILITY EASEMENT
N.T.L. NON-TANGENT LINE	VIERA STEWARDSHIP
	DISTRICT

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PLAT BOOK _____, PAGE _____
SHEET 13 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



ABBREVIATIONS

 **KEY MAP**
NTS

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 <p>B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE A MELBOURNE, FL 32901 PHONE: (321) 725-8474 FAX: (321) 725-1158 CERTIFICATE OF BUSINESS AUTHORIZATION: 4985 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: L89040405</p>	DATE: 1/10/24 DESIGN/DRAWN: HAK/JW DRAWING# 11600_301_013 PROJECT# 11600
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