PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF S86°05'18"E ON THE SOUTH LINE OF STADIUM PARKWAY SEGMENT E AS RECORDED IN ROAD PLAT BOOK 5. PAGE 46. PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- . SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA

SUPPLEMENTED FROM TIME TO TIME (COLLECTIVELY THE "COMMUNITY DECLARATION").

- STATUTES CHAPTERS 177.091(8) & 177.091(9).
- . BREVARD COUNTY VERTICAL CONTROL MARKS G6B76 ARE LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- 4. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING

- . 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 BREVARI 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
- C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- a) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR
- b) NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT (VSD), 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 1341 AND IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- c) DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 20, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970; AND DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED DECEMBER 21, 2021 IN OFFICIAL RECORDS BOOK 9363, PAGE 1078, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- d) VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020 IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORDS DATED SEPTEMBER 15, 2021, AS RECODED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- e) VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1389; AND NOTICE OF IMPOSITION OF SERIES 2023 SPECIAL ASSESSMENTS RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1749, ALL OF THE 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; AND DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1777 ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- q) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR LAURASIA NEIGHBORHOOD AREA RECORDED APRIL 15, 2022 IN OFFICIAL RECORDS BOOK 9477, PAGE1355, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (UPON ANNEXATION) (THE "NEIGHBORHOOD DECLARATION").
- h) RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. HOWEVER, SO LONG AS THE PROPERTY IS PLATTED AND DEVELOPED FOR RESIDENTIAL OR MULTI-FAMILY PURPOSES. THE PROPERTY AND THE PLAT ARE EXEMPT FROM SUCH INSTRUMENT PER THE TERMS THEREOF.
- i) TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308; AND TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1701, ALL OF THE 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; AND TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1724, ALL OF THE PUBLIC RECORDS OF BREVARD
- 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 THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PRIVATE STREET RIGHTS OF WAY NOTED AS A PART OF TRACT ZZ, A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). ANY UTILITY COMPANY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. FOR PURPOSES OF THIS PLAT, THE TERM "UTILITY" SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- . 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 LAURASIA 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. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SUCH DRAINAGE SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
- 0.LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION TO ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- 1. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON TRACTS H; AND LOTS 57 AND 58, 78 AND 79, 82 AND 83, BLOCK J, LOTS 14 AND 15, 19 AND 20, BLOCK K. LOTS 2 AND 3, 7 AND 8, 10 AND 11, 15 AND 16, BLOCK L, ARE NONEXCLUSIVE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE PRIVATE DRAINAGE EASEMENT AREAS REFERENCED IN THIS

STATE PLANE COORDINATE NOTES:

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

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04.

THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTEC SOLUTIONS VERSION 2.7 THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

| - | | | | | | | | | |
|------------------|--------|---------------|-------------|--------------|-------------|-----------------|------------------|--------------------------|----------------------|
| DESIGNATION | PID | NORTHING | N METERS | EASTING | E METERS | N. LATITUDE | W. LONGITUDE | COMBINED SCALE FACTOR | CONVERGENCE ANGLE |
| DURAN AZ MK 6 | AK7519 | 1,426,329.224 | 434,746.017 | 738,933.411 | 225,227.354 | 28°15'26.19982" | 080°44'34.43002" | 0.99994903 | (+)0°07' 18.2" |
| BREVARD GPS 1090 | AK7524 | 1,422,840.468 | 433,682.642 | 740,680.093 | 225,759.744 | 28°14'51.61826" | 080°44'14.98184" | 0.99994936 | (+)0°07' 27.3" |
| I 95 73A64 | AK2846 | 1,416,452.318 | 431,735.530 | 746,854.0344 | 227,641.565 | 28°13'48.22765" | 080°43'06.11244" | 0.99995250 | (+)0°07' 59.6" |

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

LAURASIA - PHASE 2

BEING A RE-PLAT OF A PORTION OF TRACT Q, LAURASIA-PHASE 1 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH A PARCEL OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



LOCTATION MAP

12. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER UNDER, AND ACROSS TRACT ZZ FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH. ANY UTILITY COMPANY USING THIS EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE PRIVATE STREET IMPROVEMENTS WITHIN TRACT ZZ SHALL BE RESPONSIBLE FOR REPAIRING THE AFFECTED STREET IMPROVEMENTS AND RESTORING SUCH REPAIRED AREAS TO THEIR ORIGINAL CONDITION.

- 13. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS
- 14. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COMMUNITY DECLARATION DESCRIBED IN NOTE 6.A ABOVE.
- 15. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS OS N6-1, OS N6-2, H, I, AND J FOR THE INSTALLATION, CONSTRUCTION, REPAIR RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- 16. ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE. REPAIR AND/OR RESTORATION OF ANY STORM PIPES. STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH TRACT OR PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO THE VIERA STEWARDSHIP DISTRICT DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OR LAURASIA NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) AS EXPRESSLY PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM THE PUBLIC STREET RIGHT-OF-WAY OF GINKGO DRIVE AS SHOWN ON THE PLAT OF LAURASIA - PHASE 1 REPLAT. (RECORDED IN PLAT BOOK 74. PAGE 1. BREVARD COUNTY FLORIDA) INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS.
- 17. TRACTS OS N6-1 AND OS N6-2 SHALL BE OWNED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM, SIGNAGE AND RELATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, A SHARED USE TRAIL; AND FOR WETLAND PRESERVATION WITH ASSOCIATED UPLAND BUFFERS AND THE PRESERVATION AND PROTECTION OF PREFERRED COVER TYPE ("PCT") TREE CANOPY WITHIN THAT PORTION OF TRACTS OS N6-1 AND OS N6-2 DESIGNATED ON THIS PLAT AS PCT EASEMENT AREA. TRACTS OS N6-1 AND OS N6-2 AND THE IMPROVEMENTS THEREON SHALL BE OPERATED AND MAINTAINED BY LAURASIA NEIGHBORHOOD ASSOCIATION, INC., EXCLUDING THOSE AREAS OF SUCH TRACTS CONTAINING (I) DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (II) PRESERVED WETLAND AREAS AND ASSOCIATED UPLAND BUFFERS OR (III) PCT TREE CANOPY LOCATED WITHIN THE LIMITS OF A DESIGNATED PCT EASEMENT AREA. WHICH DRAINAGE IMPROVEMENTS AND AREAS SHALL BE CONTROLLED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT IN ACCORDANCE WITH THE WEST VIERA PUD AND REGULATORY PERMITS. LAURASIA NEIGHBORHOOD ASSOCIATION, INC. SHALL NOT REMOVE, ALTER OR DISTURB THE PRESERVED WETLANDS, UPLAND BUFFERS OR THE PCT TREE CANOPY LOCATED WITHIN SUCH TRACTS AND SUCH ASSOCIATION'S MAINTENANCE AND REPAIR OF IMPROVEMENTS. IF ANY, LOCATED WITHIN A PCT EASEMENT AREA OR WETLAND AREA SHALL ONLY OCCUR IN A MANNER APPROVED BY THE VIERA STEWARDSHIP DISTRICT. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS AND THROUGH THOSE PARTS OF TRACTS OS N6-1 AND OS N6-2 CONTAINING A PRESERVED WETLAND. UPLAND BUFFER OR A PCT EASEMENT AREA TO CONDUCT INSPECTIONS, PERFORM WORK AND ALL MANNER OF OTHER ACTIVITIES RELATING TO THE PRESERVATION, PROTECTION AND MAINTENANCE OF PRESERVED WETLANDS, UPLAND BUFFERS AND/OR PCT TREE CANOPY LOCATED THEREIN; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS TRACTS OS N6-1 AND OS N6-2 IN CONNECTION THEREWITH TO FACILITATE THE PRESERVATION. PROTECTION AND MAINTENANCE OF WETLANDS, UPLAND BUFFERS AND PCT TREE CANOPY
- 18. TRACTS H. I. AND J 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 (I) 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 AND (2) WITH RESPECT TO TRACT H, IMPROVEMENTS AND LANDSCAPING LOCATED ON TRACT H TO BE OPERATED AND/OR MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. PURSUANT TO INSTRUMENTS OR AGREEMENTS HEREAFTER RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- 19. THE RIGHT-OF-WAYS FOR LAURASIA DRIVE, EDESTUS DRIVE, 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.
- 20. 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.
- 21. 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.
- 22. AS TO EACH LOT ADJACENT TO TRACT H, I OR J, THE VIERA STEWARDSHIP DISTRICT IS HEREBY GRANTED A PERPETUAL, NON-EXCLUSIVE PERPETUAL 5.00 FOOT WIDE EASEMENT OVER THAT PORTION OF EACT LOT MORE PARTICULARLY DEPICTED AND DESCRIBED AS THE "5' DE (TYP)" ON SHEETS 3 THROUGH 7 OF THIS PLAT FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT, AND INSPECTION OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER THE EASEMENT AREA IN CONNECTION WITH THOSE PURPOSES. THE 5.00 FOOT WIDE EASEMENT AREA ON EACH LOT ADJACENT TO TRACT H, I OR J 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.

| TRACT AREA SUMMARY TABLE | | | | | | |
|--------------------------|-----------------|--|--|--|--|--|
| TRACT | AREA (ACRES) | TRACT USE | OWNERSHIP AND MAINTENANCE ENTITY * | | | |
| OS N6-1 | 4.08 | WETLANDS, UPLAND BUFFER AND PCT PRESERVE AREAS, WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS. | LAURASIA NEIGHBORHOOD ASSOCIATION, INC | | | |
| OS N6-2 | 16.08 | WETLANDS, UPLAND BUFFER AND PCT PRESERVE AREAS, WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS. | LAURASIA NEIGHBORHOOD ASSOCIATION, INC | | | |
| TRACT H | 3.25 | WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS. | LAURASIA NEIGHBORHOOD ASSOCIATION, INC | | | |
| TRACT I | 2.58 | WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS. | LAURASIA NEIGHBORHOOD ASSOCIATION, INC | | | |
| TRACT J | 4.95 | WALL, SIDEWALK, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS. | LAURASIA NEIGHBORHOOD ASSOCIATION, INC | | | |
| TRACT ZZ | 6.15 | INGRESS / EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTLITIES, SIDEWALKS, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS. | LAURASIA NEIGHBORHOOD ASSOCIATION, INC | | | |

* MAINTENANCE RESPONSIBIBLITIES MAY BE SHARED WITH OTHER ENTITIES AS

DESCRIBED IN THE PLAT NOTES.

B.S.E. CONSULTANTS, INC. DATE: 01/12/2024 CONSULTING - ENGINEERING - LAND SURVEYING DESIGN/DRAWN: HAK/TBS DRAWING# 1155301_302_001

PROJECT# 11553.01

- THIS PLAT PREPARED BY -

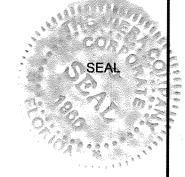
PLAT BOOK , PAGE

SECTIONS 28 & 29, 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

LAURASIA - PHASE 2

hereby dedicates said lands and this plat for the uses and purposes therein expressed and hereby dedicates to Brevard County a perpetual easement over and across Tract "ZZ" and all private streets thereon for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "ZZ" and all private streets thereon for access and maintenance of potable water 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 or interest therein.



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 V 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 $\sqrt{}$ or have produced

MARY ELLEN MCKIBBEN Notary Public - State Adei Commission # HH 403980

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 06/24/2023 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 62-28 amenged and that said lands are located in Brevard County

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 utility easements, ingress and egress easements for emergency vehicles and areas dedicated for the public use on this plat.

Jason Steel, Chair

ATTEST: Clerk of the Board

> **CERTIFICATE OF APPROVAL** BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on approved by the Board of County Commissioners of Brevard County, Florida.

Jason Steel, Chair

Clerk of the Board

CERTIFICATE OF CLERK

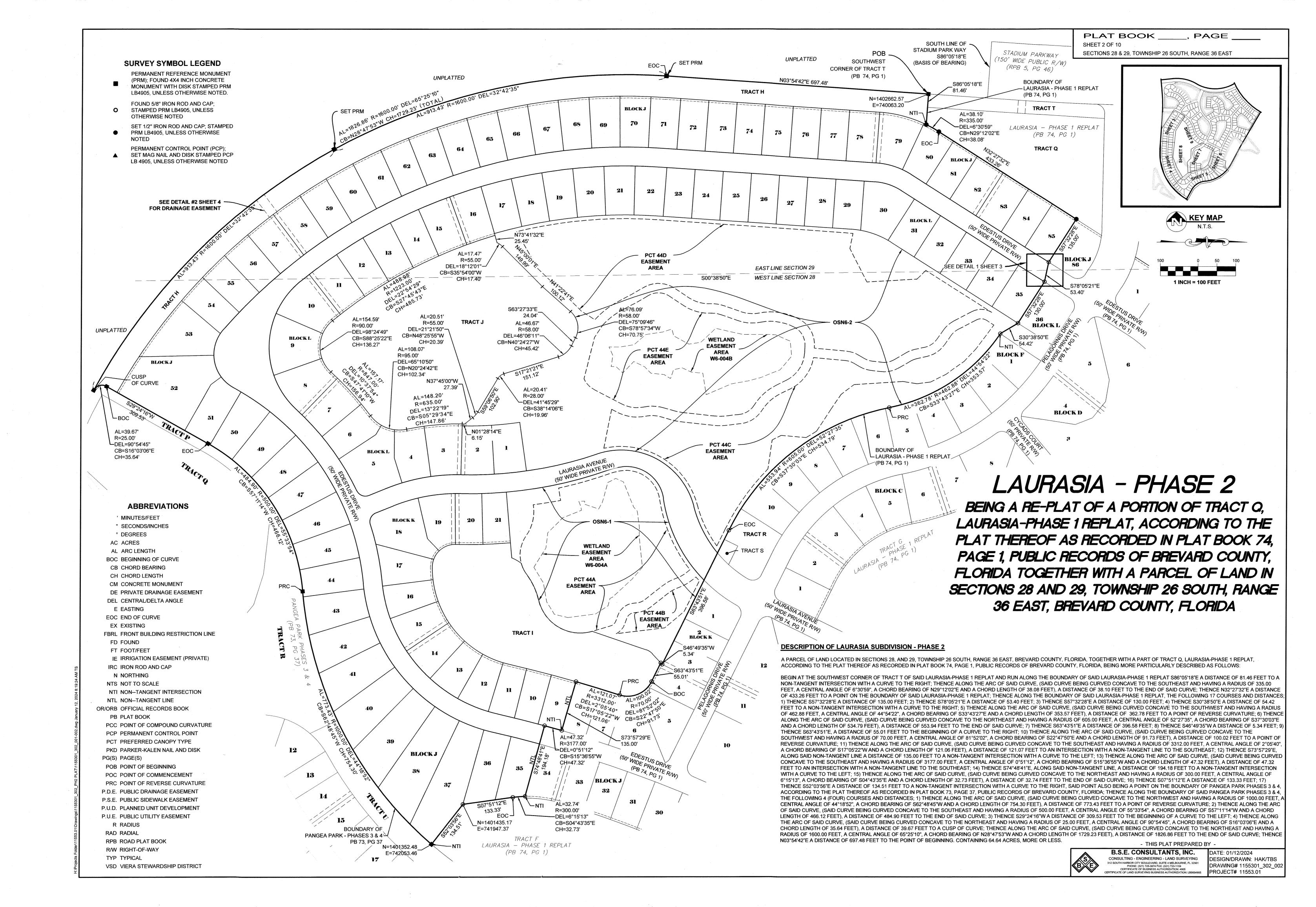
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on _____ at ____, File No.

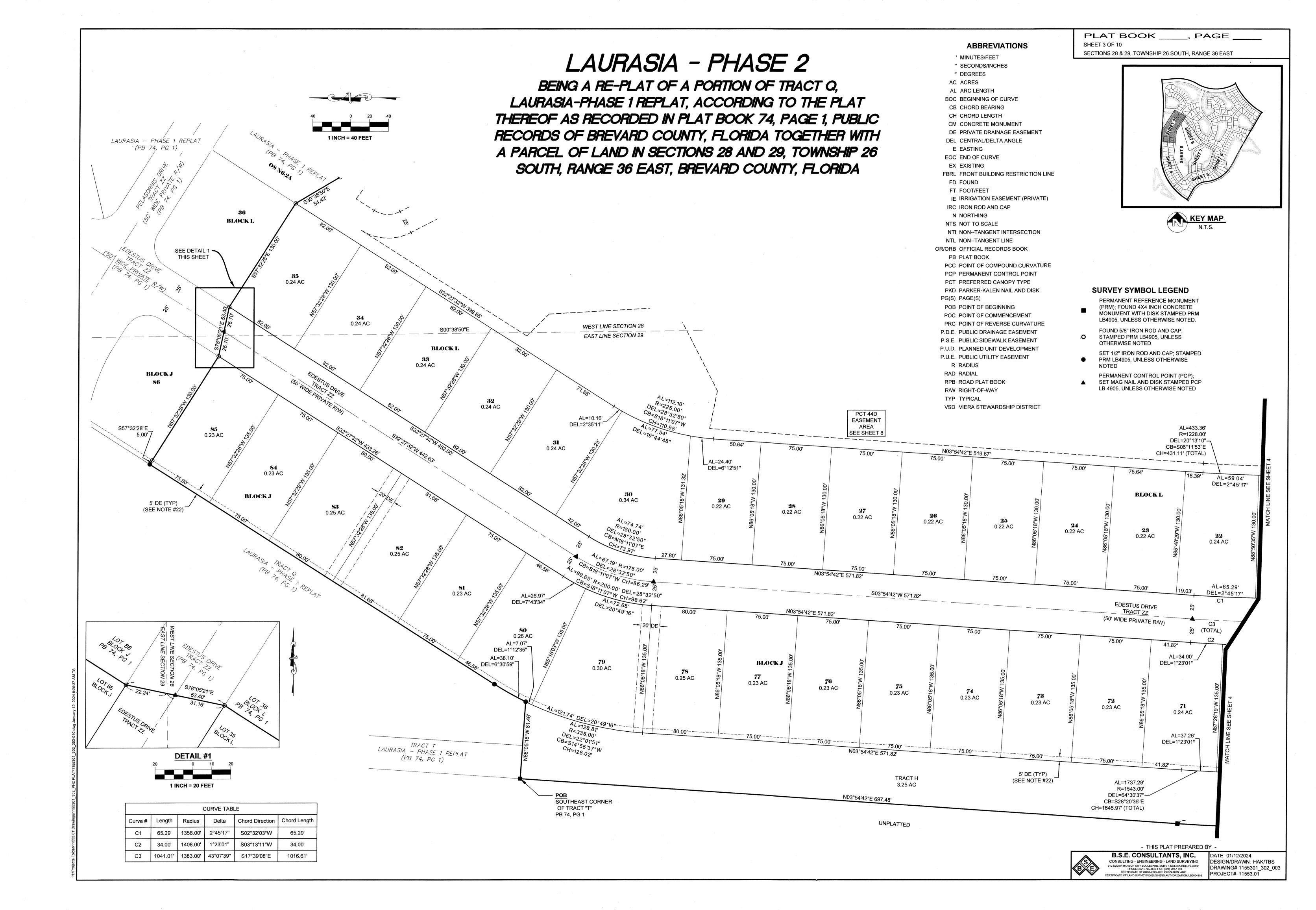
ATTEST:

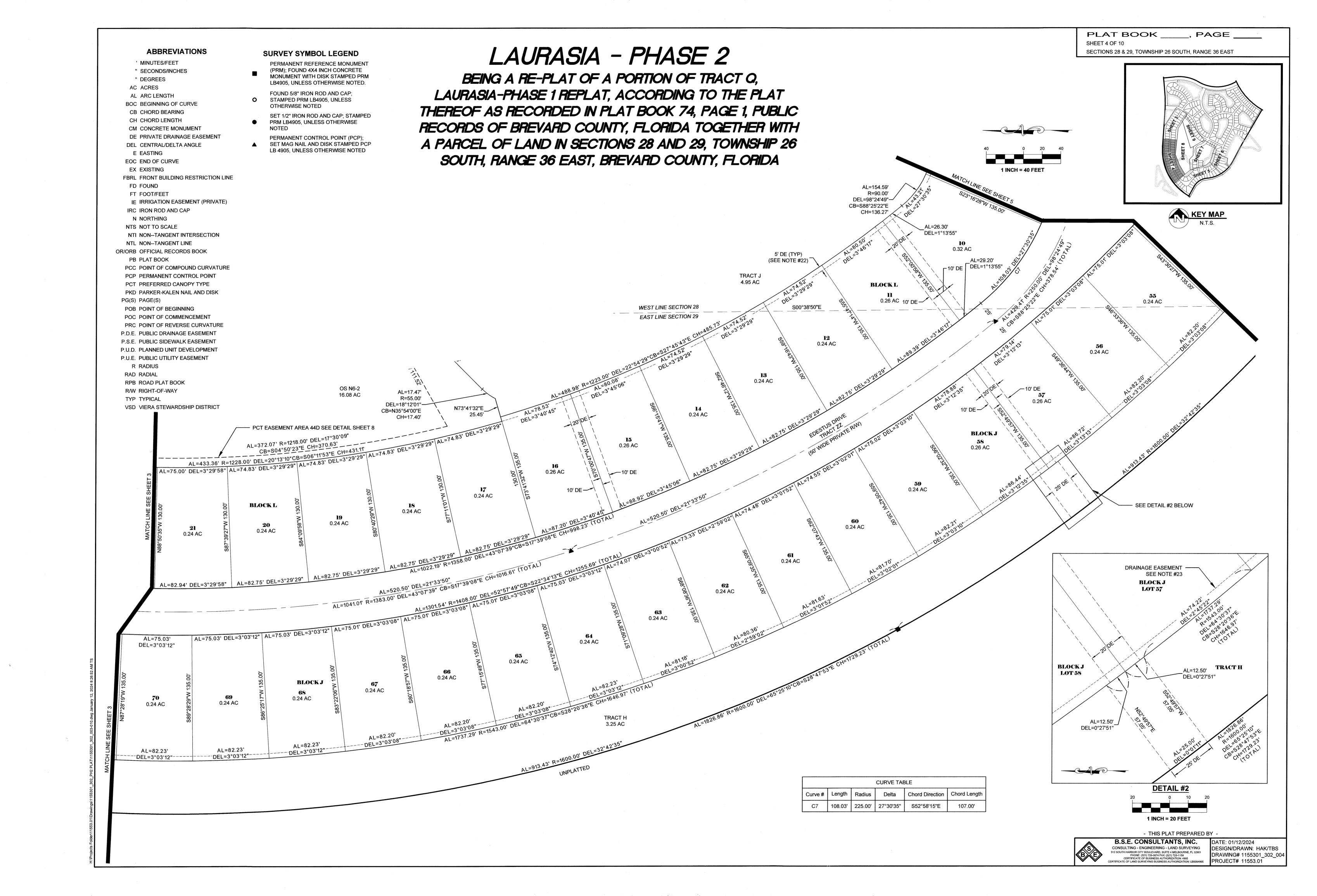
ATTEST:

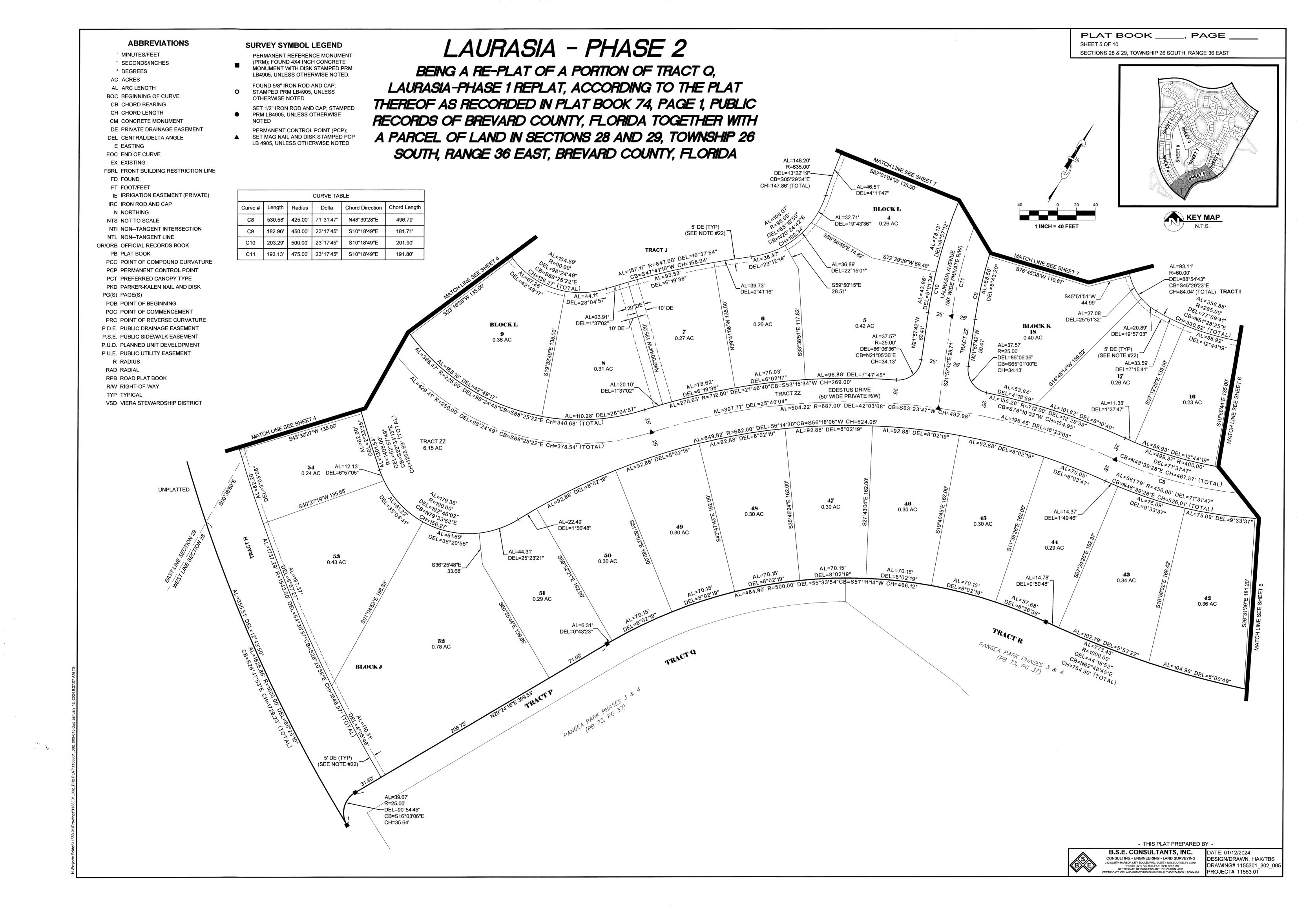
Clerk of the Circuit Court in and for Brevard County, Fla.

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.









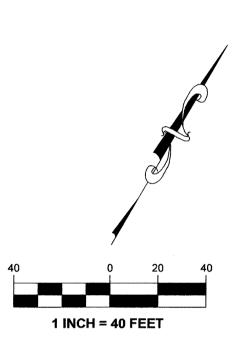
LAURASIA - PHASE 2

BEING A RE-PLAT OF A PORTION OF TRACT Q, LAURASIA-PHASE 1 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH A PARCEL OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

, PAGE _ PLAT BOOK

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





-DEL=0°51'12"

35 0.28 AC

BLOCK J

0.33 AC

0.65 AC

CB=S15 36'55"W

BLOCKJ

AL=32.74'

R=300.00'

CH=32.73'

TRACT F

LAURASIA — PHASE 1 REPLAT

(PB 74, PG 1)

`—DEL=6°15'13"

CB=S04°43'35"E

CONTINUES ON SHEET 7

AL=96.45' DEL=13°48'53"

AL=75.09' DEL=9°33'37"

0.40 AC

5' DE (TYP)

(SEE NOTE #22)

BLOCK K

0.23 AC

AL=530.58' R=425.00' DEL=71°31'47" CB=N48°39'28"E CH=496.79' (TOTAL)

AL=530.58' R=425.00' DEL=71°31'47" CB=N48°39'28"E CH=496.79' (TOTAL)

AL=561.79' R=450.00' DEL=71°31'47"CB=N48°39'28"E CH=526.01' (TOTAL)
DEL=9°33'37"
DEL=9°33'37"
DEL=9°33'37"
DEL=9°33'37"

AL=96.53' DEL=13°49'37"

AL=96.53' DEL=13°49'37"

AL=90.71' DEL=12°59'37"

AL=90.71' DEL=12°59'3

0.46 AC

AL=113.98' DEL=6°31'50"

DEL=3°49'24"

_ AL=58.75' DEL=12°42'11"

12 0.23 AC

39 0.54 AC

DEL=0°48'17'

38 0.64 AC

TRACT U

AL=120.82' DEL=6°55'22"

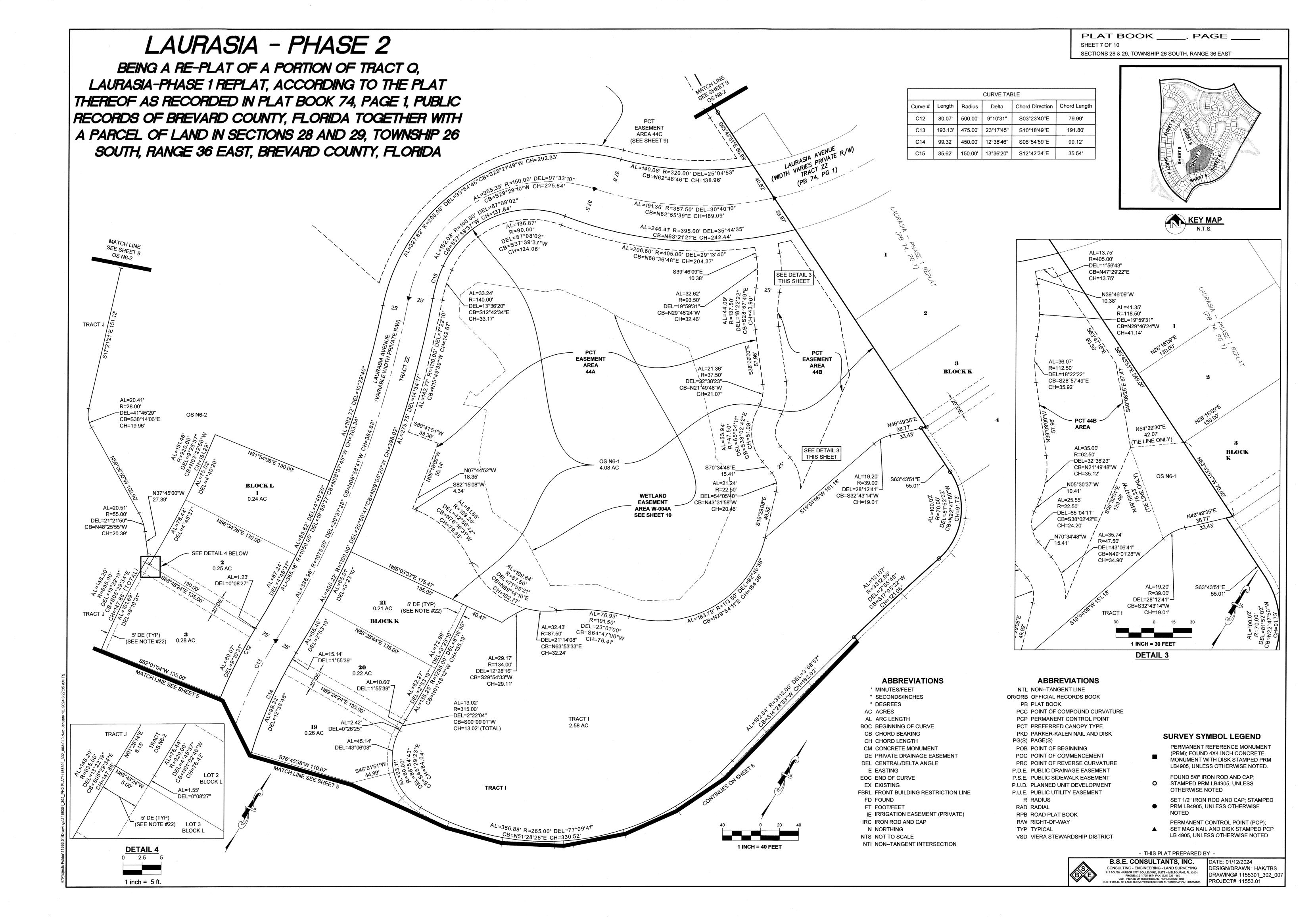
AL=773.43' R=1000.00' DEL=44°18'52"CB=N62°48'45"E CH=754.30'

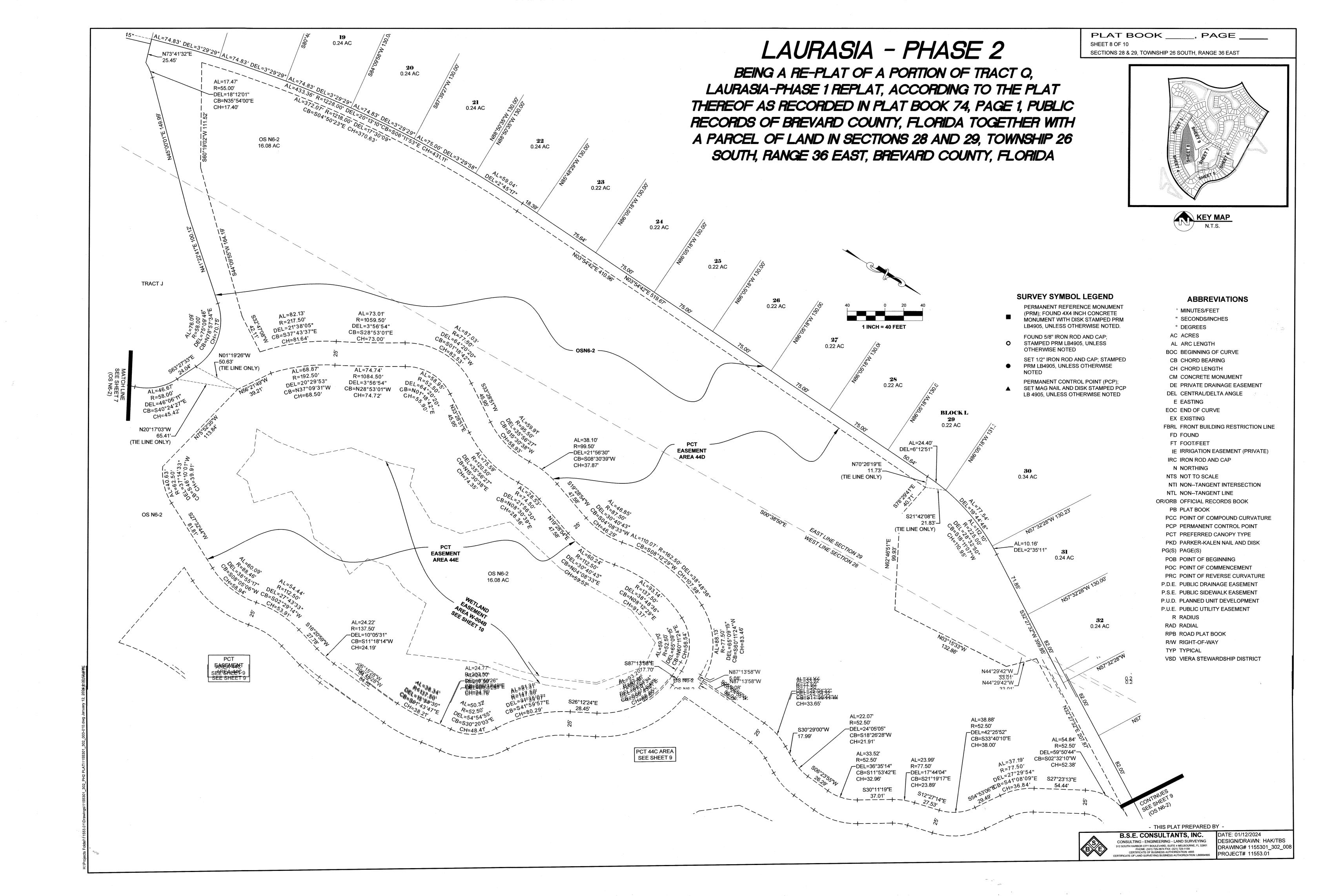
SURVEY SYMBOL LEGEND

- (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRI
- STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB 4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

- ' MINUTES/FEET " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH **BOC BEGINNING OF CURVE**
- CB CHORD BEARING
- CH CHORD LENGTH CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EASTING EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- 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
- PCT PREFERRED CANOPY 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.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





PLAT BOOK ____, PAGE SHEET 9 OF 10 LAURASIA - PHASE 2 **ABBREVIATIONS ABBREVIATIONS** ' MINUTES/FEET NTL NON-TANGENT LINE BEING A RE-PLAT OF A PORTION OF TRACT Q, " SECONDS/INCHES OR/ORB OFFICIAL RECORDS BOOK ° DEGREES PB PLAT BOOK LAURASIA-PHASE 1 REPLAT, ACCORDING TO THE PLAT AC ACRES PCC POINT OF COMPOUND CURVATURE AL ARC LENGTH PCP PERMANENT CONTROL POINT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 1, PUBLIC **BOC BEGINNING OF CURVE** PCT PREFERRED CANOPY TYPE CB CHORD BEARING PKD PARKER-KALEN NAIL AND DISK RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH CH CHORD LENGTH PG(S) PAGE(S) SURVEY SYMBOL LEGEND CM CONCRETE MONUMENT POB POINT OF BEGINNING PERMANENT REFERENCE MONUMENT A PARCEL OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 26 DE PRIVATE DRAINAGE EASEMENT POC POINT OF COMMENCEMENT (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM DEL CENTRAL/DELTA ANGLE PRC POINT OF REVERSE CURVATURE LB4905, UNLESS OTHERWISE NOTED. SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA E EASTING P.D.E. PUBLIC DRAINAGE EASEMENT EOC END OF CURVE P.S.E. PUBLIC SIDEWALK EASEMENT FOUND 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS EX EXISTING P.U.D. PLANNED UNIT DEVELOPMENT OTHERWISE NOTED FBRL FRONT BUILDING RESTRICTION LINE P.U.E. PUBLIC UTILITY EASEMENT SET 1/2" IRON ROD AND CAP; STAMPED FD FOUND R RADIUS PRM LB4905, UNLESS OTHERWISE FT FOOT/FEET RAD RADIAL IE IRRIGATION EASEMENT (PRIVATE) RPB ROAD PLAT BOOK PERMANENT CONTROL POINT (PCP); IRC IRON ROD AND CAP R/W RIGHT-OF-WAY SET MAG NAIL AND DISK STAMPED PCP LB 4905. UNLESS OTHERWISE NOTED N NORTHING TYP TYPICAL NTS NOT TO SCALE VSD VIERA STEWARDSHIP DISTRICT NTI NON-TANGENT INTERSECTION CONTINUES SEE SHEET 8 (OS N6-2) __DEL=2°35'11" 0.24 AC OS N6-2 16.08 AC WETLAND EASEMENT AREA W-004B SEE SHEET 10 N27°32'44"E PCT EASEMENT AREA 44E SEE SHEET 8 PCT EASEMENT N16°20'59"E AREA 44D OS N6-2 33 0.24 AC BLOCK L SEE SHEET 8 N30°29'00"E R=122.50' DEL=31°35'07" AL=22.97' N06°23'55"E DELS41°59'57"E R=52.50' 26.29' N26°12'24"W CH=66.68 DEL=25°04'05"-AL=25.20' AL=49.49' R=77.50' ___28.45' CB=\$17°56'58"W DEL=54°54'55" R=52.50' AL=21.79' R=77.50' AL=16.25' CH=22.79' CB=N30°20'03"W DEL=27°29'54"-R=182.50' /-DEL=36°35'14" DEL=6°50'26"-/ CB=N11°53'42"W CB=S41°08'09"E CH=71.47 -DEL=17°44'04" CB=S06°17'49"E CH=48.65' CB=S21°19'17"E CH=21.78' CH=16.19' S37°24'17"E N27°23'13"W \$26°52'29"E N30°11'19"W **EASEMENT** 37.01' AREA 44C R=27.50' N12°27'14"W AL = 57.39DEL=59°50'44"— R=77.50° CB=S02°32'10"W DEL=42°25'52" CH=27.44' CB=N33°40'10"W CH=56.09° S30°38'50"E 54.42 S63°43'51"E 45.88' 59.17'

AL=362.78' R=462.88' DEL=44°54'22"CB=N33°43'27"W CH=353.57' 51.17' LAURASIA - PHASE 1 REPLAT (PB 74, PG 1) 28.63'— T10.00' (TIE) 394. (TIE LINE ONLY) **BLOCK F** TRACT S TRACT R

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

KEY MAP

0.24 AC

- THIS PLAT PREPARED BY -B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 01/12/2024 DESIGN/DRAWN: HAK/TBS DRAWING# 1155301_302_009 PROJECT# 11553.01

