

Subdivision No. 20SD00009/21ER00032/22ER00006 Project Name Pangea Park Subdivision, Village 2,

Neighborhood 5 Phase 3 & 4

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 21 day of FEBRUARY 2023, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:

and all other improvements depicted in subdivision number 20SD00009/21ER00032/22ER00006. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with non-defective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 28th day of February, 2024

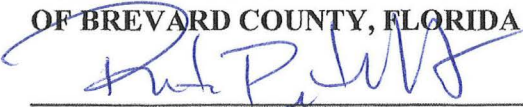
4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$11,903,401.74. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not Been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:


Rachel M. Sadoff, Clerk

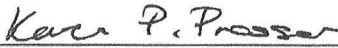
BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Rita Pritchett Chair

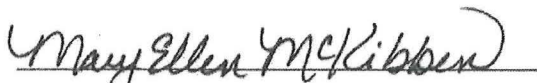
As approved by the Board on: Feb. 21, 2023.

WITNESSES:

PRINCIPAL: The Viera Company


KAREN P. PROSSER


Todd J. Pokrywa, as President


Mary Ellen McKibben

1-18-23
DATE

State of: Florida

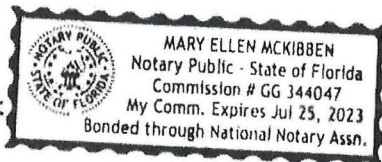
County of: Brevard

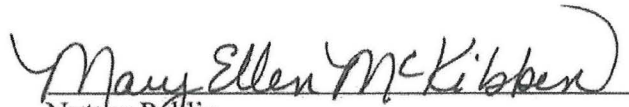
The foregoing instrument was acknowledged before me this 18th day of Jan 2023, by Todd J. Pokrywa, Pres who is personally known to me ~~or who has produced~~ as identification and who ~~did~~ (did not) take an oath.

My commission expires:

S E A L

Commission Number:




Notary Public

Mary Ellen McKibben
Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **THE VIERA COMPANY**, hereinafter referred to as "Owner" and, **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of **\$11,903,401.74** for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 21 day of FEBRUARY, 2023, which contract is made a part hereof by reference.

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by February 28th, 2024 then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

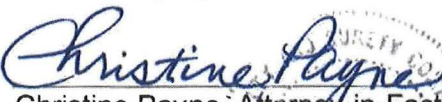

In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 18th day of Jan., 2023.

OWNER: THE VIERA COMPANY


Todd J. Pokrywa, President

SURETY:


Christine Payne, Attorney-in-Fact






Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Christine Payne** of **ORLANDO, Florida**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

City of Hartford ss.

By: _____

Robert L. Raney

Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026



Anna P. Nowik

Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **17th** day of **January**, 2023



Kevin E. Hughes

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

22FM00017

PLAT NOTES:

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● 例题 1

SEE SHEET 2 OF 10 FOR
TRACT AREA TABLE



DEDICATION

PANGEA PARK PHASES 3 & 4

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates to Brevard County the public utility easements and the right-of-ways for Kamin Drive, Laming Way, Machin Place, Jabal Way, Ischia Lane, Galerias Drive, H. Way, Fuego Way, and Pangea Circle, as shown hereon, for public use. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that the public and Brevard County have no right or interest therein.

THE VIERA COMPANY
7380 MURRELL ROAD, SUITE
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 1-16-23, by Todd J. Pokrywka and Jay A. Decator III, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company who is/are personally known to me ☒ or has/have produced

IN WITNESS WHEREOF, I have hereunto set my hand and seal on:

the above date.

Mary Ellen McKibben
NOTARY PUBLIC

 MARY ELLEN MCKIBBEN
Notary Public - State of Florida
Commission # 06344274
My Comm. Expires on 12, 2021
Bonded through 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 07/21/2022 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2891 (c) as amended; and that said lands are located in Brevard County, Florida.

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. 487

CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the road rights-of-ways for Kamin Drive, Laming Way, Machin Place, Jabal Way, Ischia Lane, Galeras Drive, Hargy Way, Fuego Way, Pangea Circle, dedicated for public use on this plat and the public utility easements shown on this Plat.

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.

ATTEST:

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. _____

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

TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT H	0.58	LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT J	3.09	VSD DRAINAGE SYSTEM FACILITIES	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT K	3.73	VSD DRAINAGE SYSTEM FACILITIES	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT L	4.10	VSD DRAINAGE SYSTEM FACILITIES	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT M	0.28	VSD DRAINAGE SYSTEM FACILITIES, PCT TREE CANOPY PRESERVATION, LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT N	0.66	VSD DRAINAGE SYSTEM FACILITIES	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT O	4.12	VSD DRAINAGE SYSTEM FACILITIES	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT P	0.43	LANDSCAPING, IRRIGATION, SIGNAGE, FENCING AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT Q	8.38	WETLAND PRESERVATION, PCT TREE CANOPY PRESERVATION	VERA STEWARDSHIP DISTRICT ASSOCIATION
TRACT R	2.89	VSD DRAINAGE SYSTEM FACILITIES	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT S	0.12	UPLAND BUFFER	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT T	0.15	PEDESTRIAN ACCESS, LANDSCAPING, IRRIGATION AND ASSOCIATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
TRACT U	1.49	LANDSCAPING, IRRIGATION, SIGNAGE, FENCING AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-2A	0.09	OPEN SPACE, PEDESTRIAN ACCESS, VSD DRAINAGE SYSTEM FACILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-2B	0.15	OPEN SPACE, PEDESTRIAN ACCESS, VSD DRAINAGE SYSTEM FACILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-7	4.17	OPEN SPACE, PEDESTRIAN ACCESS, VSD DRAINAGE SYSTEM FACILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-8	8.36	OPEN SPACE, PEDESTRIAN ACCESS, VSD DRAINAGE SYSTEM FACILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-9	2.78	OPEN SPACE, PEDESTRIAN ACCESS, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, FENCING UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGAEA PARK NEIGHBORHOOD ASSOCIATION

- ABBREVIATIONS**
- M MINUTES/DEGREES
 - S SECONDS/INCHES
 - D 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 EAST
 - EOC END OF CURVE
 - EX EXISTING
 - FBLR FRONT BUILDING RESTRICTION LINE
 - FD FOUND
 - FT FOOT/FEET
 - IE IRRIGATION EASEMENT (PRIVATE)
 - N NORTH
 - NTS NOT TO SCALE
 - NTI NON-TANGENT INTERSECTION
 - NTL NON-TANGENT LINE
 OROB OFFICIAL RECORDS BOOK | PB PLAT BOOK | PCC POINT OF COMPOUND CURVATURE | PCP PERMANENT CONTROL POINT | PCT PREFERRED COVER TYPE | 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 | R/W RIGHT-OF-WAY | TYP TYPICAL | VEL VERA STEWARDSHIP DISTRICT |

PANGAEA PARK PHASES 3 & 4

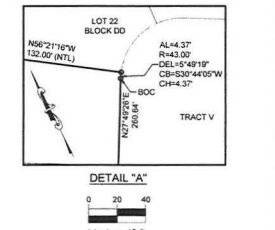
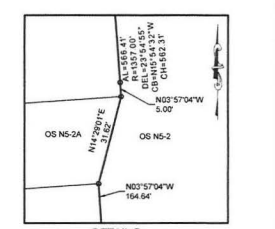
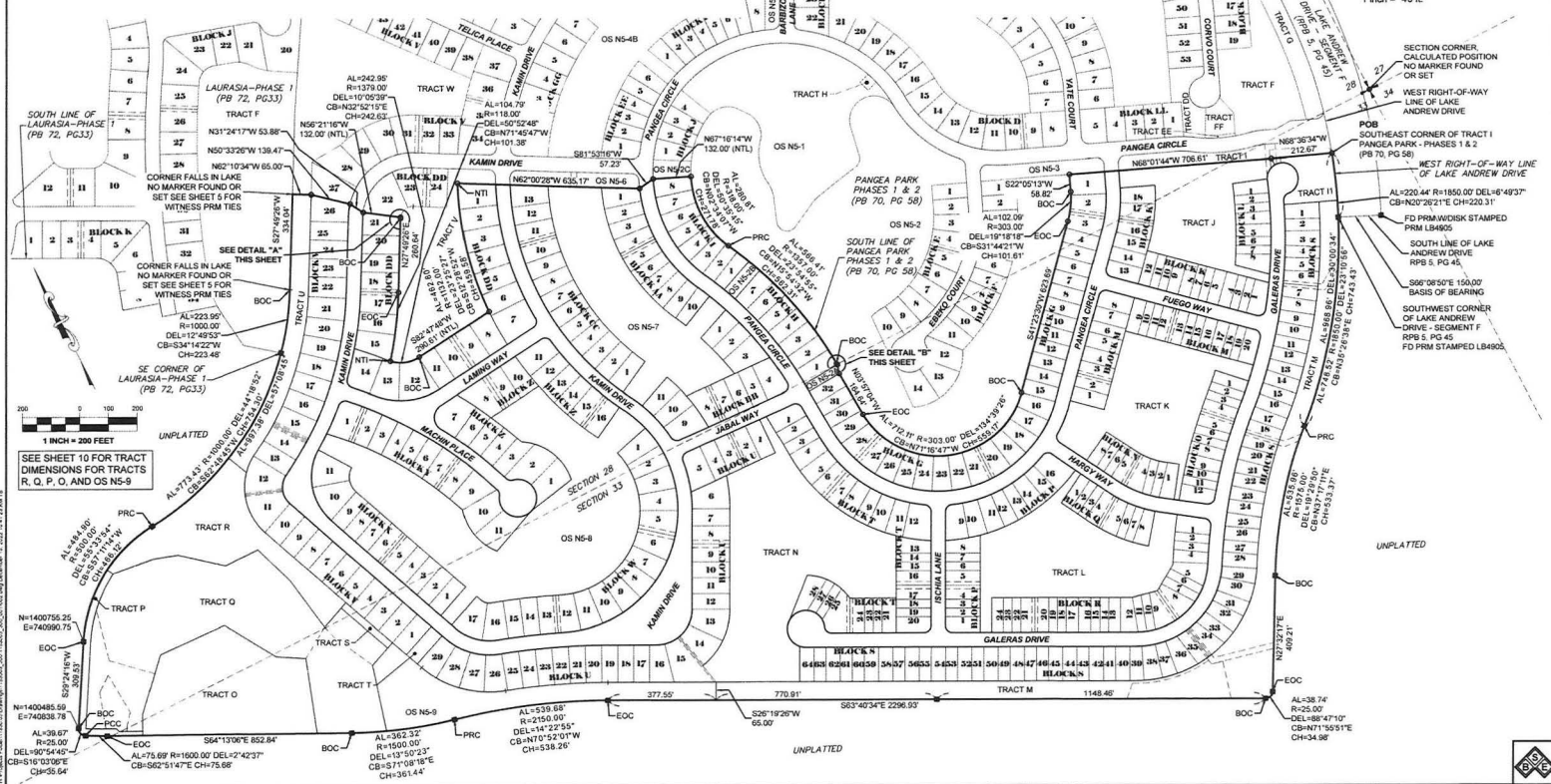
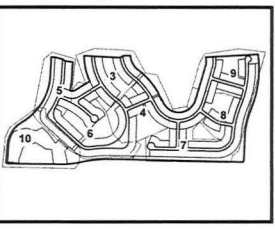
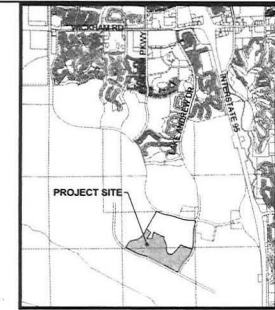
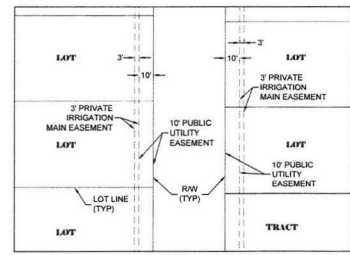
SECTIONS 28, AND 33, TOWNSHIP 26

SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST

- SURVEY SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
 - SET 5/8" IRON ROD AND CAP, STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
 - PERMANENT REFERENCE MONUMENT (PRM), FOUND 5/8" IRON ROD AND CAP, STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
 - PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED.
 - SECTION CORNER, MARKED AS NOTED



THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
DATE: 12/15/22
DESIGNED/DRAWN: HW/TBS
DRAWING: 115303_300_002
PROJECT: PANGAEA PARK PHASES 3 & 4

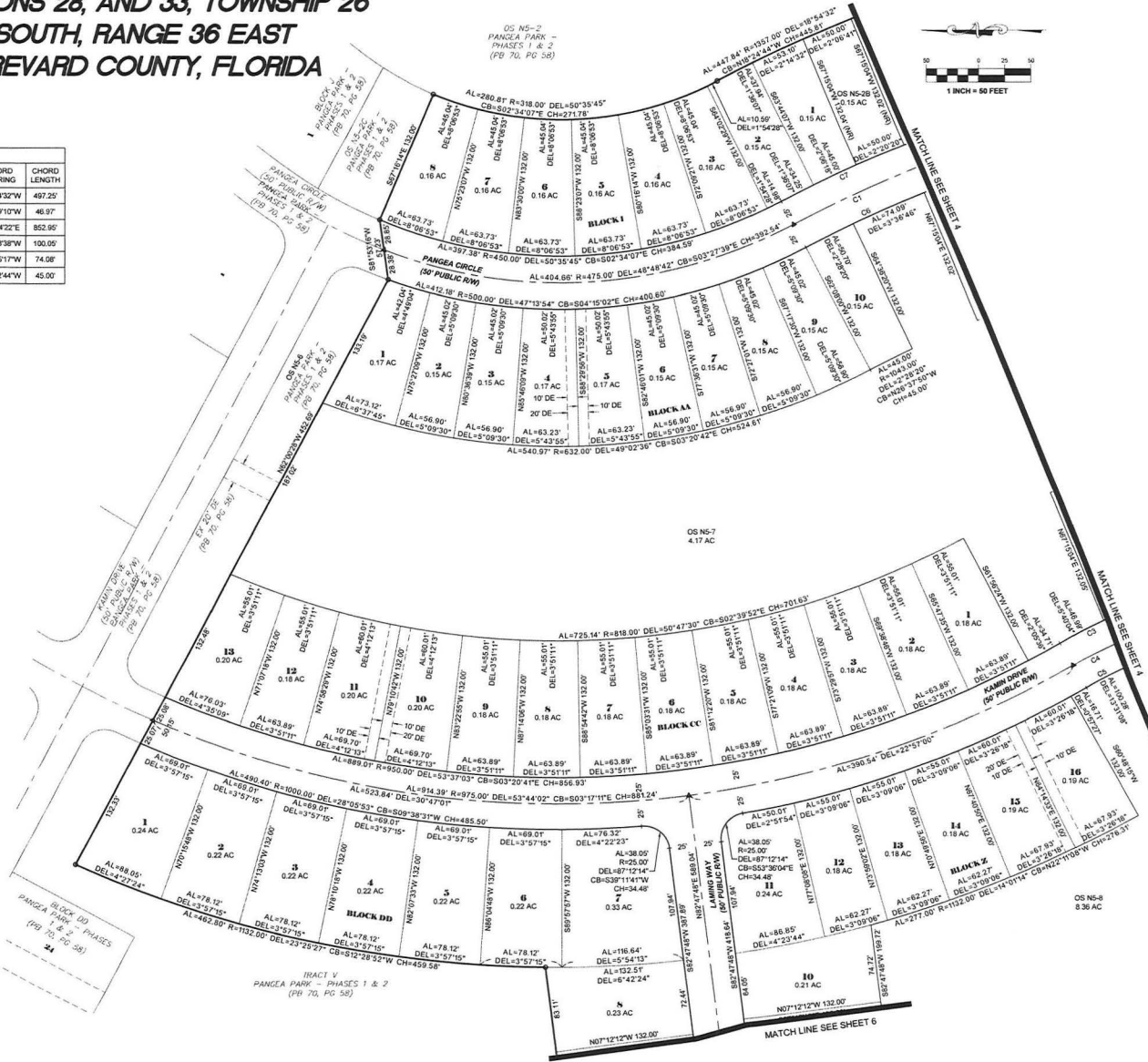
PANGEA PARK PHASES 3 & 4

SECTIONS 28, AND 33, TOWNSHIP 26

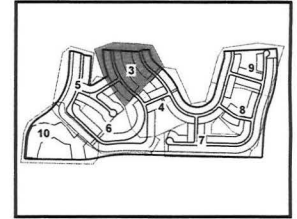
SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	500.88'	1200.00'	23°54'55"	N15°54'32"W 497.25'
C3	46.99'	475.00'	5°40'04"	N27°19'10"W 46.97'
C4	1121.43'	450.00'	142°47'00"	N41°14'22"E 852.95'
C5	100.26'	425.00'	13°31'08"	N23°23'38"W 100.05'
C8	74.09'	1175.00'	3°36'46"	N23°35'17"W 74.08'
C7	45.00'	1225.00'	2°06'18"	N25°12'44"W 45.00'



PLAT BOOK _____, PAGE _____
SHEET 3 OF 10
SECTIONS 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 5/8" IRON ROD AND CAP, STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP): SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SECTION CORNER, MARKED AS NOTED

ABBREVIATIONS

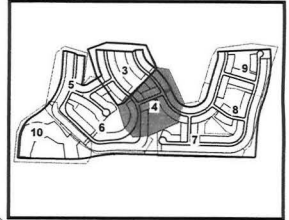
- * MINUTES/FEET
- * SECONDS/INCHES
- DEGREES
- AC ACRES
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- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOTFEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- ORNB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- POC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- POS PAGE(S)
- PGB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- PLUD PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R.W. RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
DATE 12/15/22
DESIGN/DRAWN HK/TBS
DRAWING# 1153002_305_003
PROJECT# 1153002_03

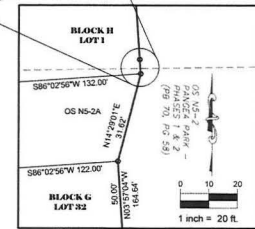
PANGEA PARK PHASES 3 & 4

SECTIONS 28, AND 33, TOWNSHIP 26
SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS

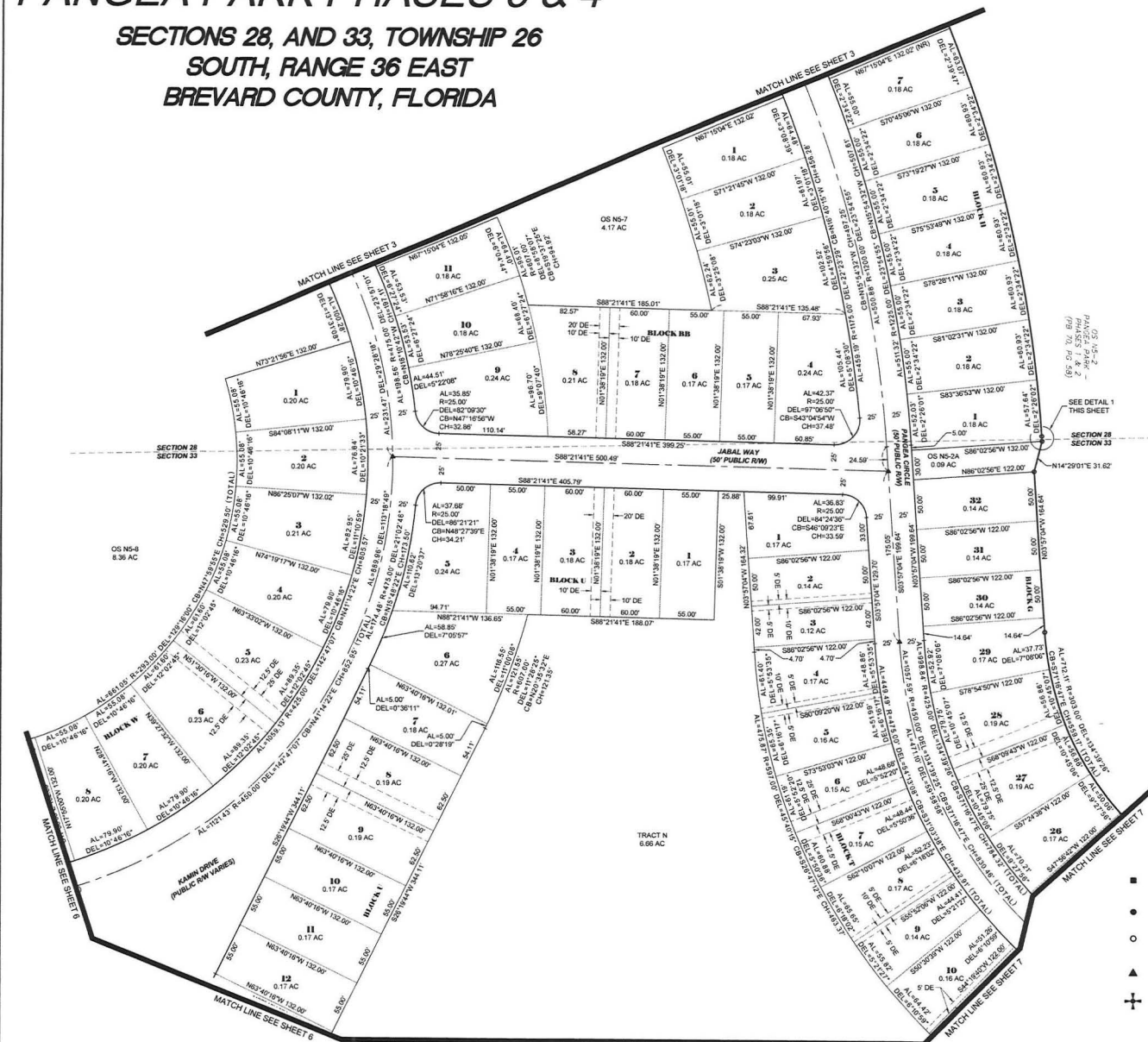


ABBREVIATIONS

- * MINUTES/FEET
- * SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL APC LENGTH
- BOC BEGINNING OF CURVE
- CS CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- ECC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- IE EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- ORORF OFFICIAL RECORDS BOOK
- PS PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- 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
- ROW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

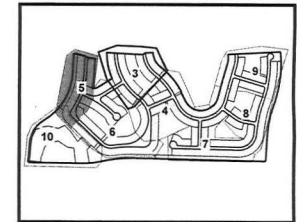
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LEGEND, UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP, STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM); FOUND 5/8" IRON ROD AND CAP, STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED.
- ✚ SECTION CORNER, MARKED AS NOTED



PANGEA PARK PHASES 3 & 4

SECTIONS 28, AND 33, TOWNSHIP 26
SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 5 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS

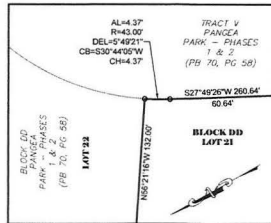
SURVEY SYMBOL LEGEND

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

ABBREVIATIONS

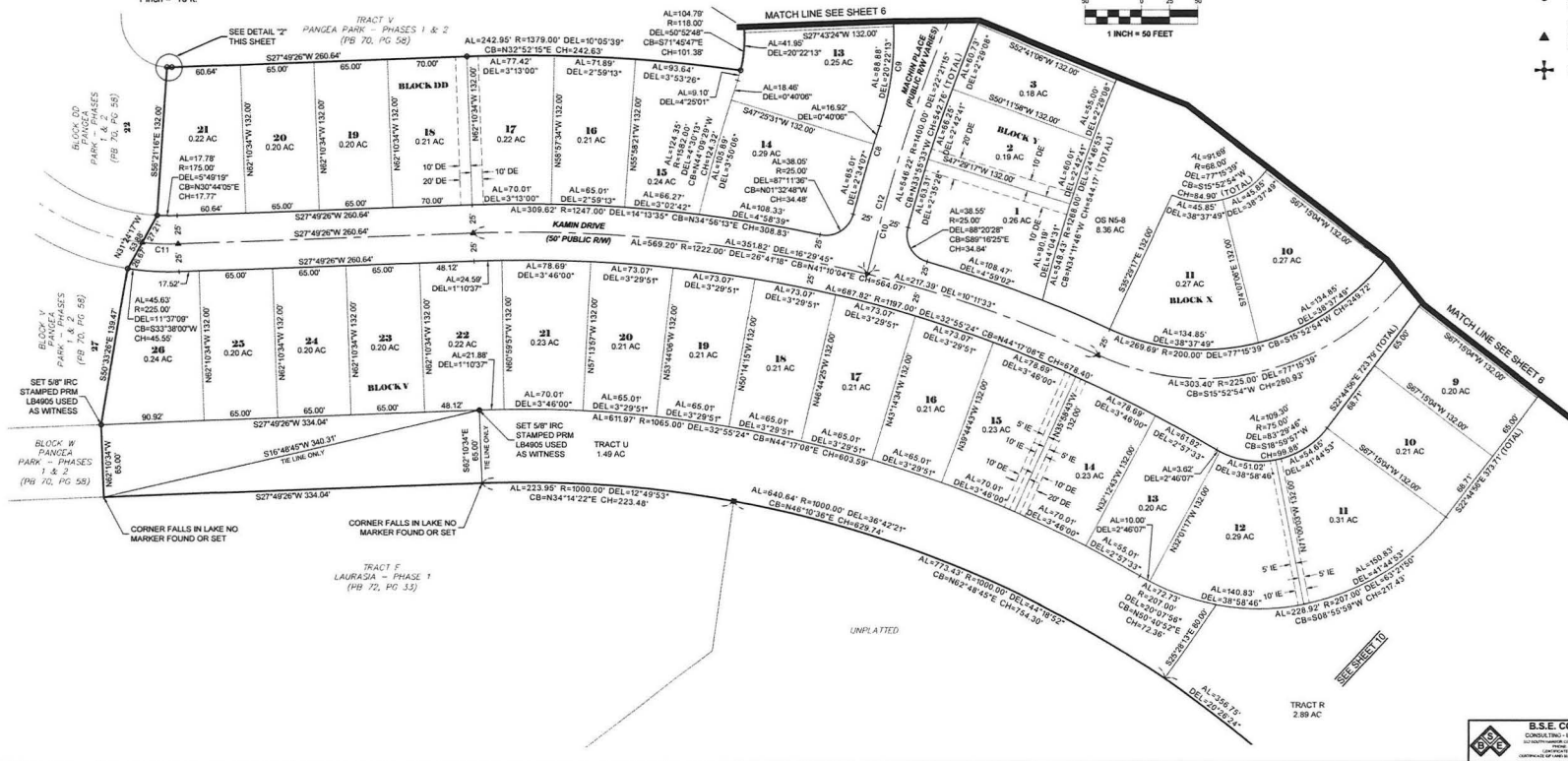
- * MINUTES/FEET
- ** SECONDS/INCHES
- ° DEGREES
- AC ACRES
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBI FRONT BUILDING RESTRICTION LINE
- FO FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- ORC OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCP POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCP PREFERRED COVER TYPE
- 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
- RW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	65.01'	1450.00'	2°34'07"	N43°51'32"W	65.00'
C9	88.88'	250.00'	20°22'13"	S52°05'28"E	88.42'
C10	605.51'	1425.00'	24°20'48"	N34°56'19"W	600.96'
C11	31.81'	200.00'	9°06'42"	S32°22'47"W	31.77'
C12	268.60'	1425.00'	10°48'00"	N41°14'12"W	268.21'



DETAIL "Z"

0 5 10
1 inch = 10 ft.



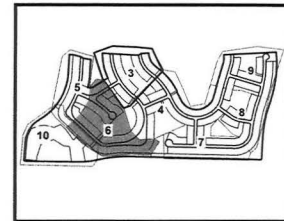
- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC. DATE 12/15/22
DESIGNED BY: J. B. B. DRAWN BY: J. B. B. PROJECT: 1153003_300_005
PROJECT: 1153003_300_005

PANGAEA PARK PHASES 3 & 4

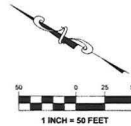
SECTIONS 28, AND 33, TOWNSHIP 26
SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 6 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST

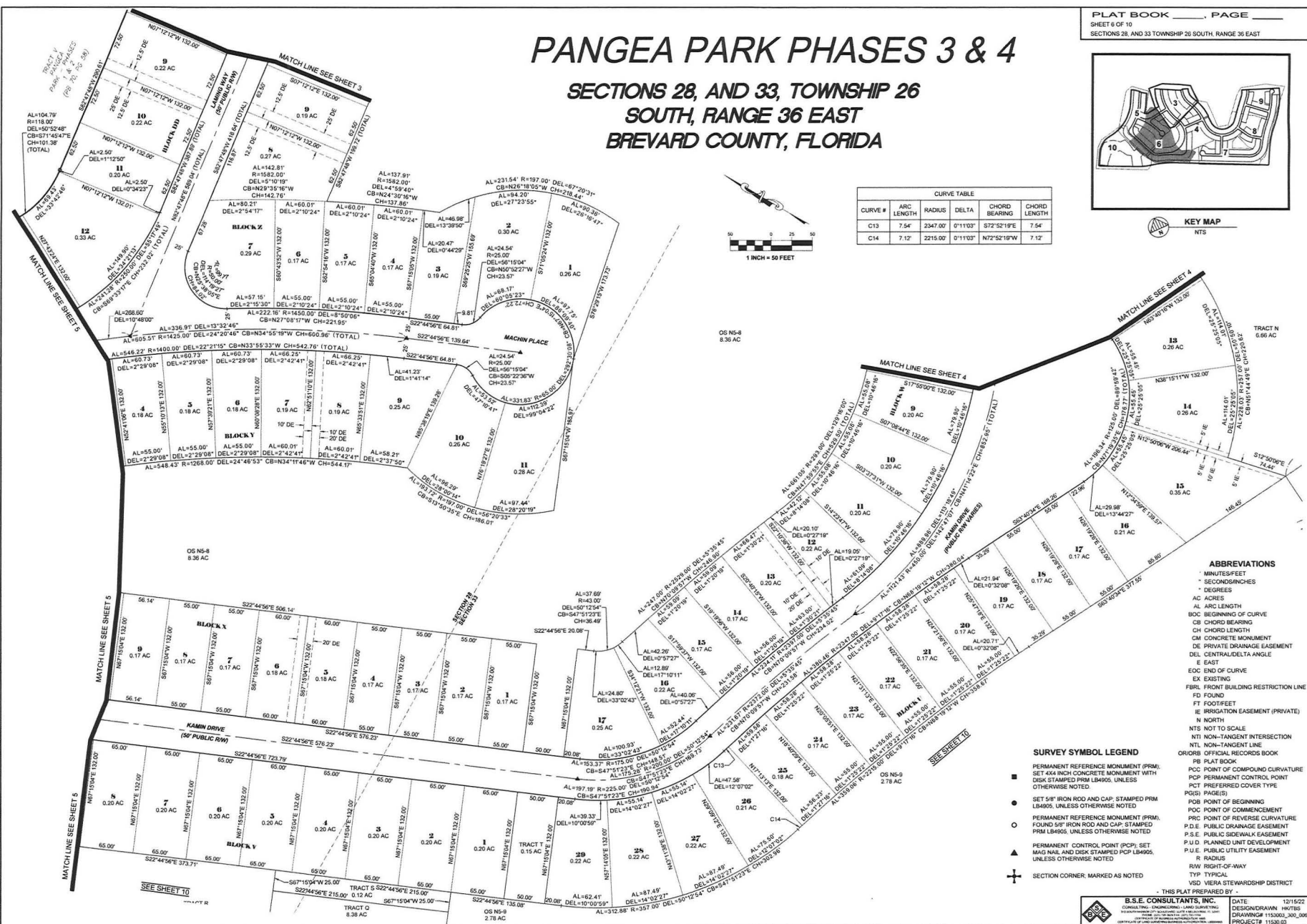


KEY MAP
NTS

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C13	7.54'	2347.00'	0°11'03"	S72°52'19"W
C14	7.12'	2215.00'	0°11'03"	N72°52'10"W



1 INCH = 50 FEET



ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL DELTA
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORS OFFICIAL RECORDS BOOK

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM L8495, UNLESS OTHERWISE NOTED.
- SET 5/8" IRON ROD AND CAP: STAMPED PRM L8495, UNLESS OTHERWISE NOTED.
- PERMANENT REFERENCE MONUMENT (PRM): FOUND 5/8" IRON ROD AND CAP: STAMPED PRM L8495, UNLESS OTHERWISE NOTED.
- PERMANENT CONTROL POINT (PCP): SET 3/4" IRON ROD AND DISK STAMPED PCP L8495, UNLESS OTHERWISE NOTED.
- SECTION CORNER: MARKED AS NOTED

- THIS PLAT PREPARED BY -

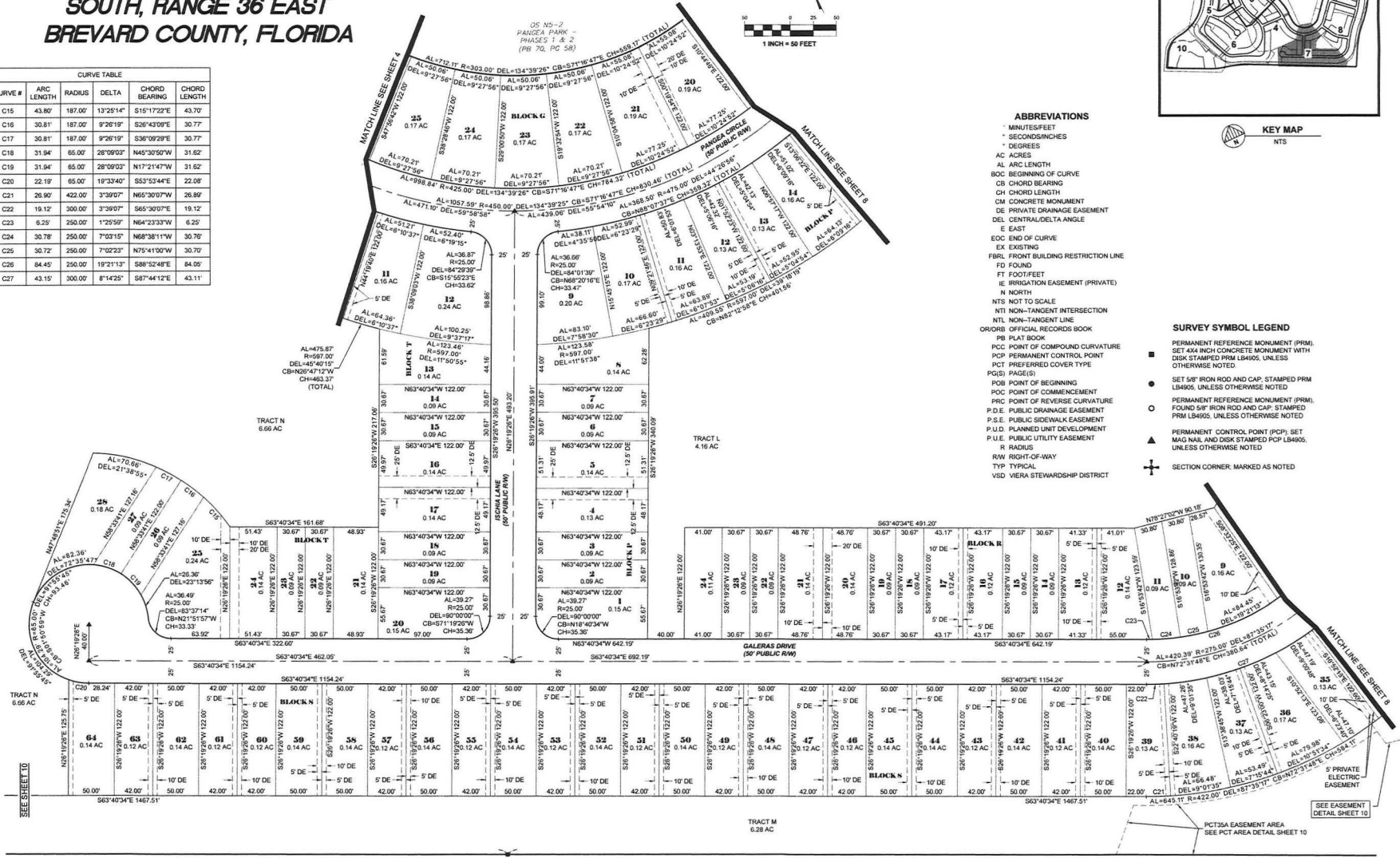


B.S.E. CONSULTANTS, INC.
DATE 12/15/22
DESIGN/DRAWN NOTES
DRAWINGS 1153002_300_006
PROJECT 115302.02

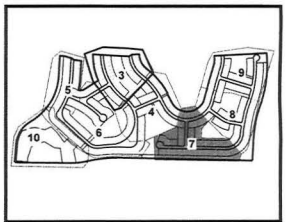
PANGEA PARK PHASES 3 & 4

SECTIONS 28, AND 33, TOWNSHIP 26
SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	43.80	187.00	13°25'14"	S16°17'22"E	43.70
C16	30.81	187.00	9°26'19"	S26°43'09"E	30.77
C17	30.81	187.00	9°26'19"	S36°09'28"E	30.77
C18	31.94	65.00	28°08'03"	N45°30'50"W	31.62
C19	31.94	65.00	28°08'03"	N17°21'47"W	31.62
C20	22.19	65.00	19°32'40"	S53°53'44"E	22.08
C21	26.90	422.00	3°39'07"	N65°30'07"W	26.89
C22	19.12	300.00	3°39'07"	S65°30'07"E	19.12
C23	6.25	250.00	1°25'59"	N64°23'33"W	6.25
C24	30.78	250.00	7°03'15"	N68°38'11"W	30.78
C25	30.72	250.00	7°02'23"	N75°11'00"W	30.70
C26	84.45	250.00	19°21'13"	S88°52'48"E	84.05
C27	43.15	300.00	8°14'25"	S67°44'12"E	43.11



PLAT BOOK _____, PAGE _____
SHEET 7 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS

- ABBREVIATIONS**
- MINUTES/FEET
 - SECONDS/INCHES
 - DEGREES
 - AC ACRES
 - ARC ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - COM CONCRETE MONUMENT
 - DE PRIVATE DRAINAGE EASEMENT
 - DEL CENTRAL/DELTA ANGLE
 - E EAST
 - EOC END OF CURVE
 - EX EXISTING
 - FBRL FRONT BUILDING RESTRICTION LINE
 - FO FOUND
 - FT FOOT/FEET
 - IE IRRIGATION EASEMENT (PRIVATE)
 - N NORTH
 - NTS NOT TO SCALE
 - NTI NON-TANGENT INTERSECTION
 - NLT NON-TANGENT LINE
 - OROR OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PCC POINT OF COMPOUND CURVATURE
 - PCP PERMANENT CONTROL POINT
 - PCT PREFERRED COVER TYPE
 - 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
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT

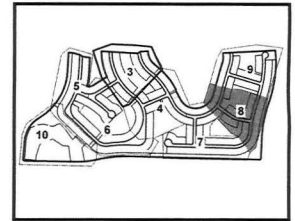
- SURVEY SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM), SET 4/4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4505, UNLESS OTHERWISE NOTED
 - SET 5/8 INCH IRON ROD AND CAP, STAMPED PRM LB4505, UNLESS OTHERWISE NOTED
 - PERMANENT REFERENCE MONUMENT (PRM), FOUND 5/8 INCH IRON ROD AND CAP, STAMPED PRM LB4505, UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK STAMPED PCP LB4505, UNLESS OTHERWISE NOTED
 - SECTION CORNER, MARKED AS NOTED

THIS PLAT PREPARED BY:
B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERING - LAND SURVEYING
DESIGN/DRAWN: HNTB
PROJECT: 115003_007
DATE: 12/15/22

PANGEA PARK PHASES 3 & 4

SECTIONS 28, AND 33, TOWNSHIP 26
SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

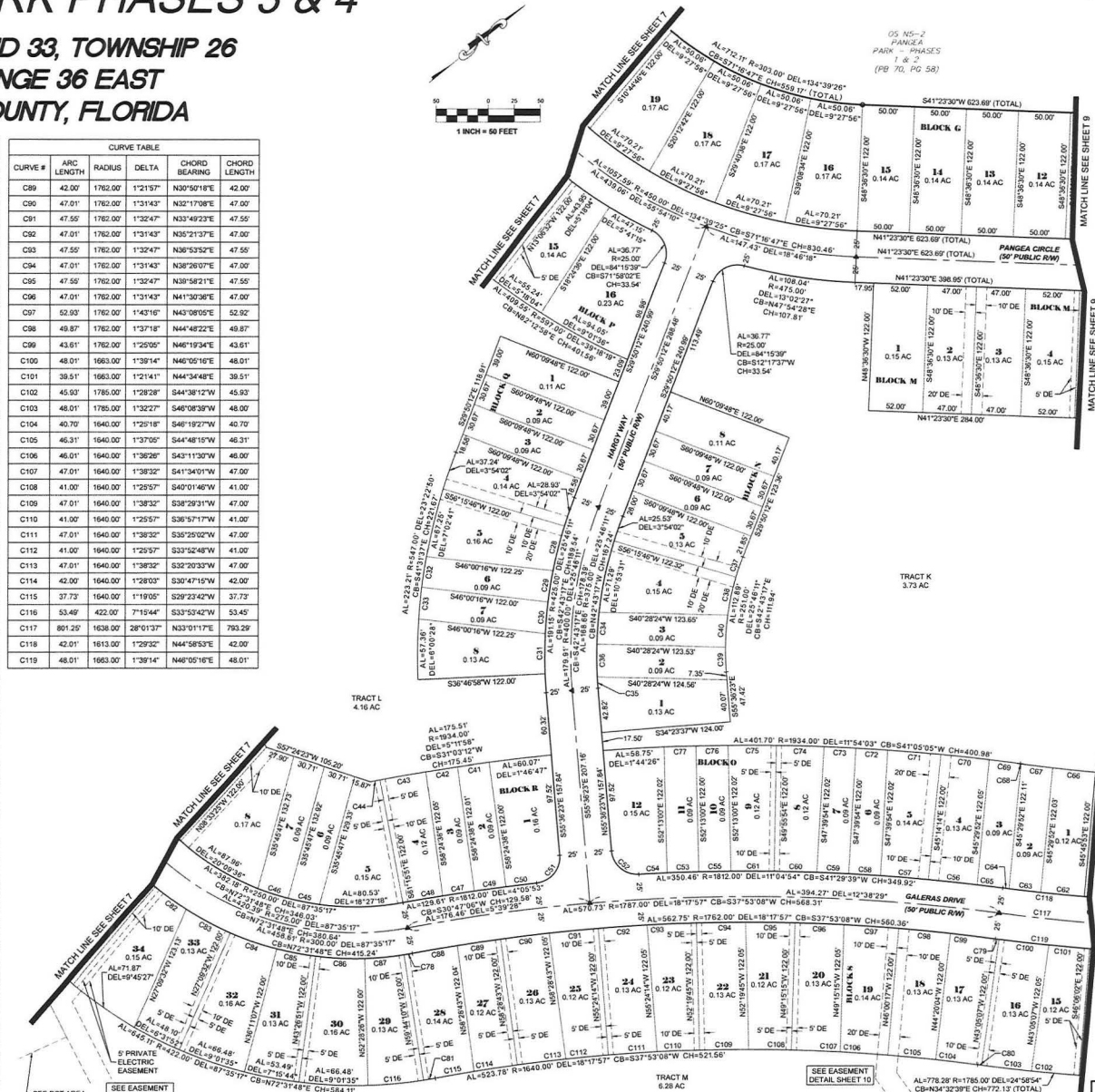
PLAT BOOK _____ PAGE _____
SHEET 8 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C28	45.40	425.00	6°07'14"	S36°47'51"E
C29	30.69	425.00	4°08'16"	S41°55'36"E
C30	30.69	425.00	4°08'16"	S46°03'53"E
C31	37.71	425.00	5°09'02"	S60°40'32"E
C32	30.68	547.00	3°12'50"	N42°23'19"W
C33	30.68	547.00	3°12'50"	N45°38'09"W
C37	21.36	251.00	4°52'30"	S32°16'27"E
C38	37.41	251.00	8°32'19"	S38°58'52"E
C39	23.41	251.00	5°20'35"	S62°56'05"E
C40	30.72	251.00	7°09'46"	S46°45'24"E
C41	30.67	1934.00	0°54'31"	N31°28'39"E
C42	30.67	1934.00	0°54'31"	N30°36'38"E
C43	44.57	1934.00	1°19'13"	N29°23'46"E
C44	9.53	1934.00	0°16'57"	N28°36'41"E
C45	30.74	250.00	7°02'46"	S50°42'50"W
C46	30.74	250.00	7°02'46"	S57°45'36"W
C47	30.67	1812.00	0°58'12"	S30°26'16"W
C48	38.49	1812.00	1°13'01"	S29°20'40"W
C49	30.67	1812.00	0°58'11"	S31°24'28"W
C50	29.77	1812.00	0°56'29"	S32°21'48"W
C51	38.59	25.00	88°28'25"	S11°23'10"E
C52	38.59	25.00	88°28'25"	S80°10'25"W
C53	30.67	1812.00	0°58'11"	S37°17'50"W
C54	27.21	1812.00	0°51'37"	S36°23'01"W
C55	30.67	1812.00	0°58'11"	S38°16'06"W
C56	47.30	1812.00	1°29'45"	S45°30'39"W
C57	46.11	1812.00	1°27'29"	S44°02'02"W
C58	30.67	1812.00	0°58'11"	S42°48'12"W
C59	30.67	1812.00	0°58'11"	S41°51'01"W
C60	41.02	1812.00	1°17'49"	S40°43'01"W
C61	41.59	1812.00	1°18'55"	S39°24'39"W
C62	43.01	1613.00	1°29'32"	S44°58'53"W
C63	38.68	1613.00	1°09'23"	S46°16'20"W
C64	6.13	1613.00	0°13'04"	S46°55'34"W
C65	24.56	1812.00	0°46'35"	S46°38'49"W
C66	41.44	1491.00	1°35'32"	N45°01'53"E
C67	30.68	1491.00	1°10'45"	N48°25'02"E
C68	0.74	1491.00	0°01'42"	N47°01'19"E
C69	29.95	1934.00	0°53'14"	N46°30'29"E
C70	46.75	1934.00	1°23'00"	N45°27'19"E
C71	51.28	1934.00	1°31'09"	N44°00'12"E
C72	30.67	1934.00	0°54'31"	N42°47'22"E
C73	30.67	1934.00	0°54'31"	N41°52'51"E
C74	45.84	1934.00	1°21'29"	N40°45'15"E
C75	46.46	1934.00	1°22'35"	N39°22'49"E
C76	30.67	1934.00	0°54'31"	N38°14'16"E
C77	30.67	1934.00	0°54'31"	N37°19'45"E
C78	8.00	300.00	1°31'41"	N29°29'59"E
C79	34.99	1663.00	0°07'13"	N46°58'30"E
C80	3.75	1785.00	0°07'13"	S46°58'30"W
C81	11.25	1785.00	1°31'41"	S29°29'59"W
C82	37.08	300.00	7°04'54"	N79°35'20"E
C83	48.21	300.00	9°12'25"	N67°26'40"E
C84	47.20	300.00	9°01'35"	N58°19'40"E
C85	38.03	300.00	7°19'44"	N50°11'01"E
C86	47.20	300.00	9°01'35"	N42°02'21"E
C87	38.03	300.00	7°19'44"	N33°57'42"E
C88	43.65	1762.00	1°29'11"	N29°26'44"E

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C89	42.00	1762.00	1°21'57"	N30°50'16"E
C90	47.01	1762.00	1°31'43"	N32°17'08"E
C91	47.55	1762.00	1°32'47"	N33°49'23"E
C92	47.01	1762.00	1°31'43"	N35°21'37"E
C93	47.55	1762.00	1°32'47"	N36°53'52"E
C94	47.01	1762.00	1°31'43"	N38°26'07"E
C95	47.55	1762.00	1°32'47"	N39°58'21"E
C96	47.01	1762.00	1°31'43"	N41°30'36"E
C97	52.93	1762.00	1°43'16"	N42°08'05"E
C98	49.87	1762.00	1°37'18"	N44°48'05"E
C99	43.61	1762.00	1°25'05"	N46°19'34"E
C100	48.01	1663.00	1°39'14"	N48°00'16"E
C101	39.51	1663.00	1°21'41"	N44°34'48"E
C102	45.93	1785.00	1°28'28"	S44°38'12"W
C103	48.01	1785.00	1°32'27"	S46°08'39"W
C104	40.70	1640.00	1°29'18"	S46°19'27"W
C105	46.31	1640.00	1°37'05"	S44°48'15"W
C106	46.01	1640.00	1°36'26"	S43°11'30"W
C107	47.01	1640.00	1°39'32"	S41°30'01"W
C108	41.00	1640.00	1°29'57"	S40°01'46"W
C109	47.01	1640.00	1°38'32"	S38°28'31"W
C110	41.00	1640.00	1°29'57"	S36°57'17"W
C111	47.01	1640.00	1°38'32"	S35°25'02"W
C112	41.00	1640.00	1°29'57"	S33°52'48"W
C113	47.01	1640.00	1°38'32"	S32°20'33"W
C114	42.00	1640.00	1°28'03"	S30°47'15"W
C115	37.73	1640.00	1°19'05"	S29°23'42"W
C116	53.49	422.00	7°15'44"	S33°52'42"W
C117	801.25	1638.00	28°01'37"	N33°01'17"E
C118	42.01	1613.00	1°29'32"	N44°58'53"E
C119	48.01	1663.00	1°39'14"	N46°00'16"E



- 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 EAST
 - EOC END OF CURVE
 - EX EXISTING
 - FBRL FRONT BUILDING RESTRICTION LINE
 - FO FOUND
 - FT FOOT/FEET
 - IE IRRIGATION EASEMENT (PRIVATE)
 - N NORTH
 - NTS NOT TO SCALE
 - NTI NON-TANGENT INTERSECTION
 - NLI NON-TANGENT LINE
 - ORND OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PCC POINT OF COMPOUND CURVATURE
 - PCP PERMANENT CONTROL POINT
 - PCT PREFERRED COVER TYPE
 - 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
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VERA STEWARDSHIP DISTRICT

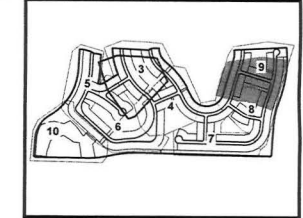
- SURVEY SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PER LB4905, UNLESS OTHERWISE NOTED.
 - SET 5/8" IRON ROD AND CAP: STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
 - PERMANENT REFERENCE MONUMENT (PRM): FOUND 5/8" IRON ROD AND CAP: STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
 - PERMANENT CONTROL POINT (PCP): SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED.
 - SECTION CORNER, MARKED AS NOTED

THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERING AND SURVEYING
DATE 12/15/22
DRAWING 1153003_300_308
PROJECT 115303.D

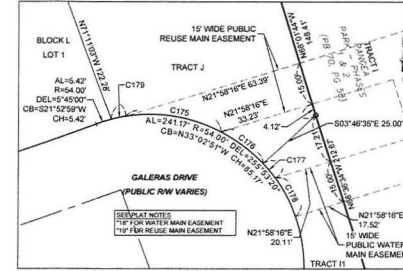
RANGEA PARK PHASES 3 & 4

SECTIONS 28, AND 33, TOWNSHIP 26
SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP
NTS



DETAIL "A"
0 10 20
1 inch = 20 ft.

SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PERM LB4905, UNLESS OTHERWISE NOTED.
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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 CENTRA/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBLR FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE

ABBREVIATIONS

- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- ORCB ORCB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RT RIGHT-OF-WAY
- TYP TYPICAL
- VSD VERA STEWARDSHIP DISTRICT

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C148	41.47	1613.00	1°28'23"	S19°44'40"W	41.47
C150	30.67	1613.00	1°05'22"	S21°01'32"W	30.67
C151	30.67	1613.00	1°05'22"	S22°06'54"W	30.67
C152	45.00	1613.00	1°35'54"	S23°27'32"W	45.00
C153	45.00	1613.00	1°37'58"	S23°04'28"W	45.97
C154	30.67	1613.00	1°05'22"	S25°26'08"W	30.67
C155	30.67	1613.00	1°05'22"	S27°31'30"W	30.67
C156	30.67	1491.00	1°10'43"	N02°58'52"E	30.87
C157	41.01	1491.00	1°34'33"	N19°36'14"E	41.01
C158	39.28	1491.00	1°30'33"	N23°30'13"E	39.27
C159	39.28	1491.00	1°10'43"	N22°09'30"E	39.67
C160	40.17	1491.00	1°32'33"	N26°01'48"E	40.17
C161	30.67	1491.00	1°10'43"	N27°34'11"E	30.67
C162	30.67	1491.00	1°10'43"	N28°23'28"E	30.67
C163	40.12	1491.00	1°32'33"	N28°55'47"E	40.12
C164	38.09	25.00	87°17'17"	S04°57'51"E	34.51
C165	42.03	25.00	96°19'54"	S83°13'33"W	37.25
C166	39.27	25.00	90°00'00"	N86°23'30"E	35.36
C167	39.27	25.00	90°00'00"	N83°36'30"W	35.36
C172	41.96	25.00	73°17'15"	S58°15'12"W	29.84
C173	54.93	475.00	6°37'31"	N31°26'48"E	54.90
C174	78.66	425.00	10°36'10"	N27°27'24"E	78.55
C175	34.20	54.00	36°20'48"	S45°24'52"W	33.66
C176	18.51	54.00	18°38'09"	S76°24'21"W	18.42
C177	6.85	54.00	7°16'20"	S89°51'36"W	6.85
C178	15.30	54.00	16°14'00"	N72°27'14"W	15.25
C179	5.17	54.00	5°28'58"	S27°29'58"W	5.17



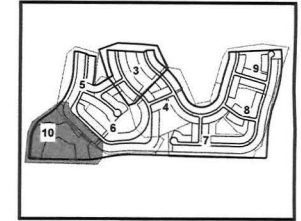
B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERS AND SURVEYORS
11500 300, 300, 300
PROJECT 11500 300, 300, 300

DATE: 12/15/22
DESIGNED/DRAWN: HAT/BS
DRAWING: 115003_300_300
PROJECT: 11500 300, 300, 300

THIS PLAT PREPARED BY -

PANGEA PARK PHASES 3 & 4 SECTIONS 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 10 OF 10
SECTIONS 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



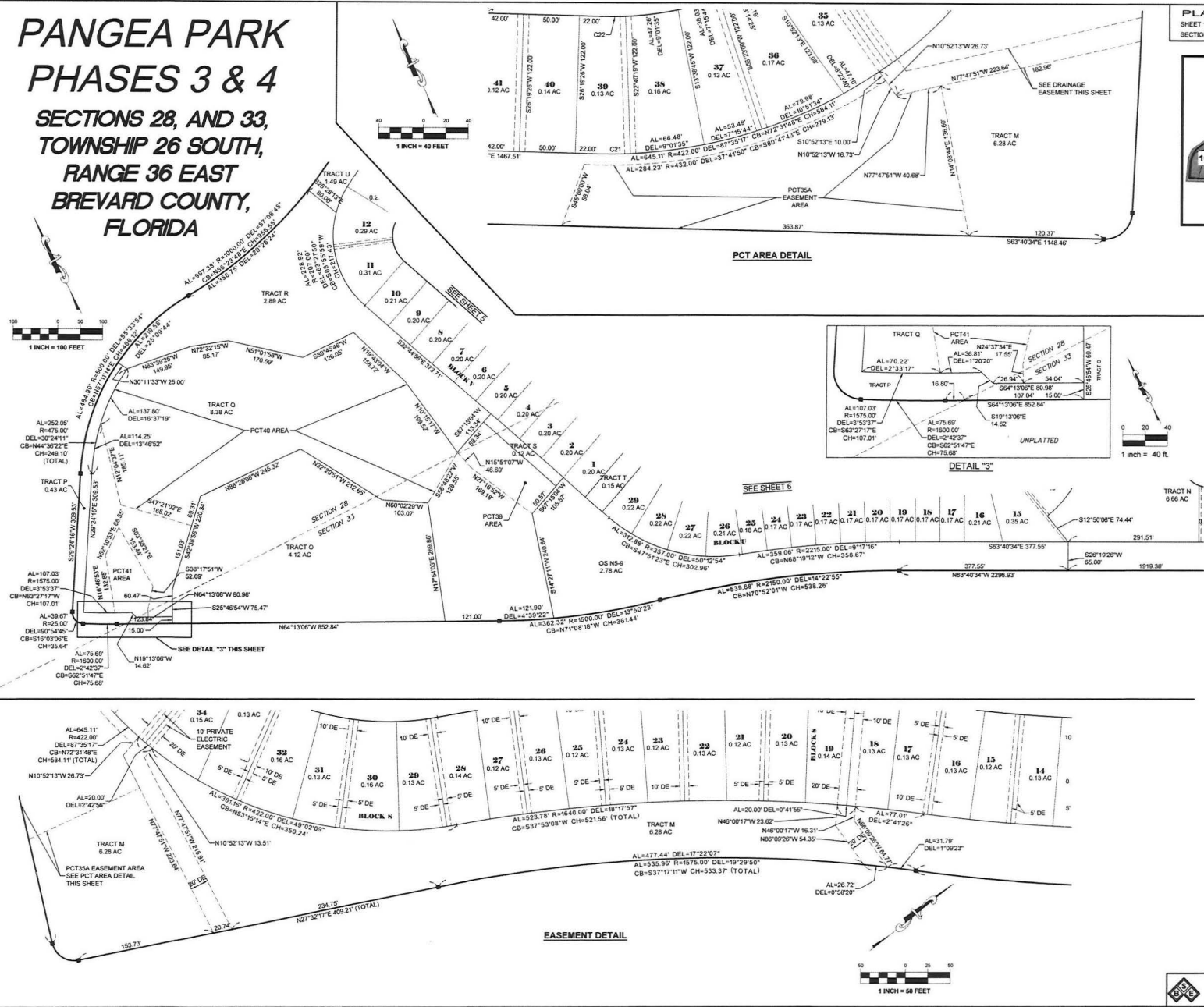
KEY MAP
NTS

ABBREVIATIONS

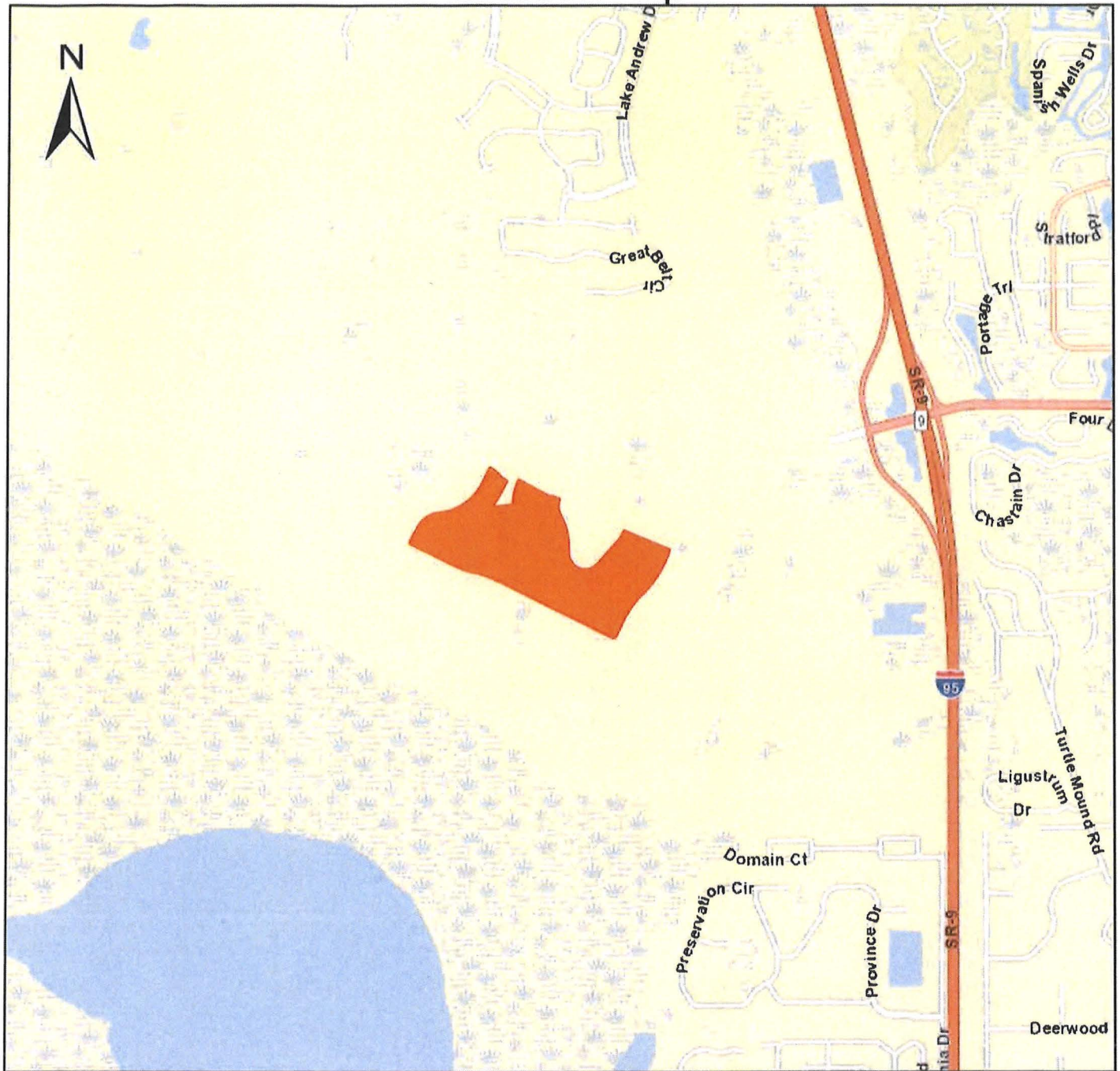
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- ✚ SECTION CORNER, MARKED AS NOTED



Location Map



Subject Property in Orange

General County Information Layers

 County Boundary

Disclaimer: This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.



Print Time: 1/31/2023 1:23 PM

Scale: 1:36,000
1 inch equals 3,000 feet

