

**Subdivision No.** 14SD-00541/18SD00021

**Project Name** Trasona@AddisonVillage Phase 9

**Subdivision Infrastructure  
Contract**

THIS CONTRACT entered into this 12 day of February 2019, 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:  
TRASONA AT ADDISON VILLAGE PHASE 9 INFRASTRUCTURE IMPROVEMENTS

and all other improvements depicted in subdivision number 14SD-00541/18SD00021. 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 nondefective 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 31st day of JANUARY, 2020.

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 \$2,334,015.00 \_\_\_\_\_. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners. 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:

Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

Kristine Isnardi, Chair

As approved by the Board on: Feb. 12, 2019.

WITNESSES:

Walter Eppert

Mary Ellen McKibben

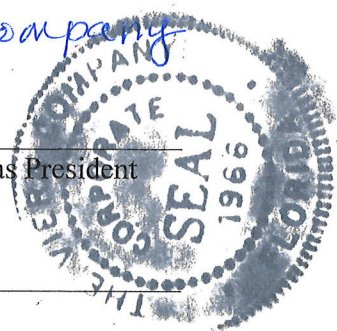
PRINCIPAL: The Viera Company

Todd J. Pokrywa

, as President

1-3-19

DATE



State of: Florida

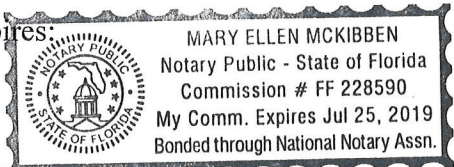
County of: Brevard

The foregoing instrument was acknowledged before me this 3rd day of Jan. 20 19, 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

SEAL

Commission Number.



Mary Ellen McKibben  
Notary Public


Mary Ellen McKibben  
Notary Name printed, typed or stamped

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, Owner has entered into a contract with the County dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which contract is made a part hereof by reference.

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.

EXECUTED this 3<sup>rd</sup> day of Jan., 2019.

  
Todd J. Pokrywa, President

Betty R. Suttle, Attorney-In-Fact





## POWER OF ATTORNEY

Farmington Casualty Company  
 Fidelity and Guaranty Insurance Company  
 Fidelity and Guaranty Insurance Underwriters, Inc.  
 St. Paul Fire and Marine Insurance Company  
 St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company  
 Travelers Casualty and Surety Company  
 Travelers Casualty and Surety Company of America  
 United States Fidelity and Guaranty Company

Attorney-In Fact No. 232419

Certificate No. 007314269

**KNOW ALL MEN BY THESE PRESENTS:** That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Thomas M. Cotton, Christine St. John, and Betty R. Suttle

of the City of Orlando, State of Florida, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, 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 31st day of July, 2017.

Farmington Casualty Company  
 Fidelity and Guaranty Insurance Company  
 Fidelity and Guaranty Insurance Underwriters, Inc.  
 St. Paul Fire and Marine Insurance Company  
 St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company  
 Travelers Casualty and Surety Company  
 Travelers Casualty and Surety Company of America  
 United States Fidelity and Guaranty Company



State of Connecticut  
 City of Hartford ss.

By:

*Robert L. Raney*  
 Robert L. Raney, Senior Vice President

On this the 31st day of July, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations 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, 2021.



*Marie C. Tetreault*  
 Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, 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 Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 28<sup>th</sup> day of December, 2018.

  
Kevin E. Hughes, Assistant Secretary

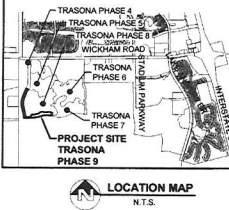


To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at [www.travelersbond.com](http://www.travelersbond.com). Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

# TRASONA AT ADDISON VILLAGE - PHASE 9

## SECTION 17, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 1  
SECTION 17, 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  
**TRASONA AT ADDISON VILLAGE - PHASE 9**

Hereby dedicates said lands and plan for the uses and purposes therein expressed in the plat notes and hereby dedicates the rights-of-way for Pineda Boulevard and Addison Drive, all public utility easements and all public utility easements shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that the public and Brevard County shall have no right or interest therein.

By: Todd J. Polynka  
President  
Attest: Jay A. Decatur, III  
Secretary  
THE VIERA COMPANY  
7380 KURRELL ROAD, SUITE 201  
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY, that on 11-1-18, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Todd J. Polynka and Jay A. Decatur, III, respectively President and Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Declaration and severally acknowledged the execution thereof to be their free and lawful act and deed as such officers therewith duly authorized, that official seal of said corporation is duly affixed thereto; and that the Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
Mary Ellen McGowan  
Notary Public, State of Florida  
My Comm. Expires July 2020  
Comm. # 12181  
Notary Public, State of Florida  
My Comm. Expires July 2019  
Comm. # FZ228590

**CERTIFICATE OF SURVEY**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 06/06/2018 he completed the boundary survey of the lands shown on the foregoing plat, and that the same was prepared under his direct supervision and that said plat complies with all of the requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-284 (1c)(6) as amended. The lands shown on the foregoing plat are located in Brevard County, Florida.  
LESLIE B. HOWARD  
B.S.E. - Surveyors  
312 South Harbor City Boulevard, Suite 84  
Melbourne, Fla. 32901  
Certificate of Authorization Number: LB-004982

**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 62-284 (1c)(6) as amended.  
Michael J. Sweeney, Professional Surveyor & Mapper No. 4876

**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 for Pineda Boulevard and Addison Drive, all public sidewalk easements and all public utility easements dedicated for the public use on this plat.

Chairman of the Board  
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.

Chairman of the Board  
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 in record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

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

#### TRASONA AT ADDISON VILLAGE PHASE 9

A PARCEL OF LAND IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF PINEDA BOULEVARD ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 88, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S27°15'00"W ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY RIGHT-OF-WAY LINE OF PINEDA BOULEVARD A DISTANCE OF 409.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 40°17'03", A CHORD LENGTH OF 1014.37 FEET, AND A CHORD BEARING OF S80°33'18"W, A DISTANCE OF 1096.62 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 3440.00 FEET, A CENTRAL ANGLE OF 12°26'58", A CHORD LENGTH OF 530.31 FEET, AND A CHORD BEARING OF S10°20'55"E, A DISTANCE OF 531.36 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE ALONG SAID NON-TANGENT LINE N67°20'02"E, A DISTANCE OF 468.52 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 1230.00 FEET, A CENTRAL ANGLE OF 20°13'20", A CHORD LENGTH OF 438.21 FEET, AND A CHORD BEARING OF N77°10'22"E, A DISTANCE OF 440.56 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 42°22'42", A CHORD LENGTH OF 890.51 FEET, AND A CHORD BEARING OF N67°00'03"E, A DISTANCE OF 815.12 FEET TO THE SOUTHWEST CORNER OF ADDISON DRIVE ACCORDING TO THE PLAT OF TRASONA AT ADDISON VILLAGE - PHASE 7 AS RECORDED IN PLAT BOOK 84, PAGE 52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N17°12'32"E, ALONG THE WEST LINE OF SAID ADDISON DRIVE, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID ADDISON DRIVE; THENCE ALONG THE ARC OF THE CURVED NORTH LINE OF SAID ADDISON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 05°18'12", A CHORD LENGTH OF 80.50 FEET, AND A CHORD BEARING OF S75°21'42"E, A DISTANCE OF 80.53 FEET TO THE SOUTHWEST CORNER OF LOT 19, BLOCK Y, TRASONA AT ADDISON VILLAGE - PHASE 8 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TRASONA AT ADDISON VILLAGE - PHASE 8, THE FOLLOWING 20 (TWENTY) COURSES AND DISTANCES: 1) THENCE N10°00'00"E, A DISTANCE OF 143.15 FEET; 2) THENCE N56°41'48"W, A DISTANCE OF 92.30 FEET; 3) THENCE N84°00'00"W, A DISTANCE OF 180.49 FEET; 4) THENCE S63°00'00"W, A DISTANCE OF 78.59 FEET; 5) THENCE S77°00'00"W, A DISTANCE OF 83.41 FEET; 6) THENCE N60°00'00"E, A DISTANCE OF 86.70 FEET; 7) THENCE N70°00'00"W, A DISTANCE OF 163.05 FEET; 8) THENCE N80°00'00"W, A DISTANCE OF 125.77 FEET; 9) THENCE S48°00'00"W, A DISTANCE OF 145.28 FEET; 10) THENCE S80°00'00"W, A DISTANCE OF 208.87 FEET; 11) THENCE S71°00'00"W, A DISTANCE OF 129.21 FEET; 12) THENCE N65°00'00"E, A DISTANCE OF 90.84 FEET; 13) THENCE S40°00'00"W, A DISTANCE OF 25.00 FEET; 14) THENCE S62°33'58"E, A DISTANCE OF 66.76 FEET; 15) THENCE S87°29'20"W, A DISTANCE OF 308.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 80°39'29", A CHORD BEARING OF N61°41'59"W, AND A CHORD LENGTH OF 34.31 FEET, A DISTANCE OF 37.81 FEET TO A POINT OF REVERSE CURVATURE; 17) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 2560.00 FEET, A CENTRAL ANGLE OF 10°40'42", A CHORD BEARING OF N11°43'57"W, AND A CHORD LENGTH OF 478.42 FEET, A DISTANCE OF 477.11 FEET TO A POINT OF REVERSE CURVATURE; 18) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 40°17'03", A CHORD BEARING OF N02°37'18"E, AND A CHORD LENGTH OF 991.73 FEET, A DISTANCE OF 1012.45 FEET TO THE END OF SAID CURVE; 19) THENCE N23°41'50"E, A DISTANCE OF 317.83 FEET; 20) THENCE N07°01'10"E, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 10A, TRASONA AT ADDISON VILLAGE; THENCE ALONG THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 72, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N24°15'02"E, ALONG THE WESTERLY BOUNDARY OF SAID TRACT 05 N6-10A, A DISTANCE OF 101.46 FEET TO THE SOUTHWEST CORNER OF SAID PINEDA BOULEVARD; THENCE N69°18'10"W, ALONG THE SOUTHERLY BOUNDARY OF SAID PINEDA BOULEVARD, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING CONTAINING 12.56 ACRES, MORE OR LESS.

#### PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PINEDA BOULEVARD OF TRASONA AT ADDISON VILLAGE - PHASE 4, AS RECORDED IN ROAD PLAT BOOK 3, PAGE 88, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ASSUMED BEARING OF N60°18'10"W.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.09(8) & 177.09(9).
- BREVARD COUNTY VERTICAL CONTROL MARK 06846 IS LOCATED WITHIN THE VICINITY OF THIS PLAT BOUNDARY. FOR VERTICAL CONTROL, DATA PLEASE CONTACT BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE NON-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 NSB.
  - 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:
  - THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL LOT 19, BLOCK Y, TRASONA AT ADDISON VILLAGE - PHASE 8 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FROM TIME TO TIME FURTHER AMENDED, SUPPLEMENTED OR MODIFIED.
  - THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
  - THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR TRASONA WEST NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 7599, AT PAGE 103, AND AMENDED IN OFFICIAL RECORDS BOOK 7816, AT PAGE 1950, IN THE PUBLIC RECORDS OF BREVARD COUNTY, AS THE SAME MAY BE FROM TIME TO TIME FURTHER AMENDED, SUPPLEMENTED OR MODIFIED.
  - THE LANDS PLATTED HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF PUBLIC FINANCING AND ESTABLISHMENT OF VIERA STEWARDSHIP DISTRICT DATED AUGUST 3, 2008, AS RECORDED IN OFFICIAL RECORDS BOOK 5863, PAGE 2028, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - THE LANDS PLATTED HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY INTERESTS IN VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6079, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 PARTICIPANT IN 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 AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH A PUBLIC STREET RIGHT-OF-WAY A 10' WIDE PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED, ANY UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA (SEE PLAT NOTE NUMBER 14 HEREON), SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION, A 5' WIDE PERPETUAL PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE AND REAR LOT LINES (UNLESS OTHERWISE NOTED); THE TERM "UTILITY" AS USED IN THIS NOTE SHALL MEAN PUBLIC AND PRIVATE UTILITY COMPANIES AND INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELL SOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THERE IS HEREBY GRANTED OVER AND ACROSS THE FRONT OF THE LOTS COINCIDENT WITH AND ABUTTING THE OUTSIDE BOUNDARY OF THE 10' WIDE PERPETUAL PUBLIC UTILITY EASEMENT DESCRIBED IN NOTE NUMBER 8 HEREON, A 3' WIDE PERPETUAL, NON-EXCLUSIVE PRIVATE IRRIGATION MAIN EASEMENT. SAID EASEMENT IS GRANTED TO TRASONA WEST NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF IRRIGATION FACILITIES AND RELATED IMPROVEMENTS. (SEE UTILITY EASEMENT PLAT ON SHEET 3).

- THERE IS HEREBY GRANTED ALONG THE SIDE AND REAR BOUNDARY LINES OF THE LOTS, A 5' WIDE PERPETUAL, NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT, WHICH EASEMENT IS GRANTED TO TRASONA WEST NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IN ACCORDANCE WITH THE NEIGHBORHOOD AREA DECLARATION REFERENCED IN PLAT NOTE 8(II) ABOVE (AS SUCH DECLARATION MAY BE FROM TIME TO TIME AMENDED, SUPPLEMENTED OR MODIFIED), SUCH AS SWALES, DRAINS, PIPING AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR OTHER LOTS OR PORTIONS THEREOF OF BREVARD COUNTY SUCH STORM WATER DRAINAGE TO THE STORM WATER MANAGEMENT SYSTEM OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN FOR THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER MANAGEMENT FACILITIES AND ASSOCIATED IMPROVEMENTS LOCATED WITHIN SUCH EASEMENT AREAS AND SHALL ALSO BE VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.
- THE 20' DRAINAGE AND ACCESS EASEMENT SHOWN IS CENTERED ON LOTS 32 AND 33 BLOCK Y, AND THE 10' DRAINAGE EASEMENT SHOWN ON THE NORTH LINE OF LOT 28 AND LOT 29 BLOCK Y ARE PRIVATE NON-EXCLUSIVE AND GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE CONSTRUCTION, REPAIR, RECONSTRUCTION, OPERATION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS, NO FENCES, LANDSCAPING OTHER THAN SOIL, ROCKS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS, WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS 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 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 PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR TRASONA WEST NEIGHBORHOOD ASSOCIATION, INC. 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 RIGHT-OF-WAYS WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES LOCATED WITHIN SUCH PRIVATE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENTS. BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS ARE LOCATED WITHIN LOTS OR TRACTS SHOWN HEREON, SUCH LOTS AND TRACTS SHALL BE SUBJECT TO A PUBLIC SIDEWALK EASEMENT HEREBY DEDICATED TO BREVARD COUNTY TO ACCOMMODATE SUCH SIDEWALK, TOGETHER WITH AN INGRESS/EGRESS EASEMENT TO BREVARD COUNTY OVER THE AREA BETWEEN THE PUBLIC STREET RIGHT-OF-WAY AND THE PUBLIC SIDEWALK. EASEMENT FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING THE PUBLIC SIDEWALKS WITHIN SAID PUBLIC SIDEWALK EASEMENTS, NOTWITHSTANDING THE FOREGOING, BREVARD COUNTY SHALL NOT BE RESPONSIBLE, OBLIGATED OR REQUIRED IN ANY MANNER TO CONSTRUCT SIDEWALKS IN WHOLE OR PART BETWEEN THE LANDS PLATTED HEREUNDER. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE REPAIR OR THE REPLACEMENT OF ANY IRRIGATION FACILITIES OR LANDSCAPING WITHIN THE ARC BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE PUBLIC SIDEWALK EASEMENT THAT MAY BE DAMAGED AS A RESULT OF MAINTENANCE AND REPAIR OF SIDEWALKS WITHIN SAID PUBLIC SIDEWALK EASEMENTS.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS OR UNDESIRABLE AREAS AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL DRAINAGE FACILITIES SHALL BE OPERATED AND MAINTAINED BY TRASONA WEST NEIGHBORHOOD ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS SWALES, INLETS, CATCH BASINS AND PIPING, INSTALLED WITHIN A TRACT TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY SUCH ASSOCIATION AND (II) AUTHORIZED DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS, INLETS AND PIPING INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR OTHER LOTS OR PORTIONS THEREOF.
- NO STRUCTURES (EXCLUSIVE OF ROOF OVERHANGS AND SOFFITS, SIGNS, MAILBOXES, UTILITIES, DRIVEWAYS, SIDEWALKS AND SIMILAR IMPROVEMENTS) SHALL BE ALLOWED WITHIN THE AREA BETWEEN THE STREET RIGHT-OF-WAY AND THE FRONT BUILDING RESTRICTION LINE SHOWN HEREON EXCEPT AS OTHERWISE PERMITTED IN ACCORDANCE WITH THE NEIGHBORHOOD AREA DECLARATION REFERENCED IN PLAT NOTE 8(II) ABOVE, AS SUCH DECLARATION MAY BE FROM TIME TO TIME AMENDED, SUPPLEMENTED OR MODIFIED.

10-Florida Statutes Chapter 177, Part 1, Florida Statutes, and County Ordinance 62-284 (1c)(6) as amended.

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 1993 (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.

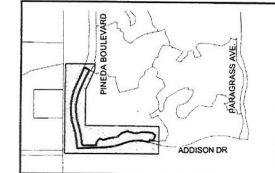
DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERSION ANGLE
DURAN AZ MK 9	AK7511	1,426,329.224	434,746.017	738,933.411	225,227.354	28°10'26.19682"	080°44'34.43002"	0.99994903	(+0°07' 18.2"
BREVARD GPS 190	AK7524	1,422,840.488	433,882.642	740,880.093	225,759.744	28°14'51.61820"	080°44'18.8184"	0.99994936	(+0°07' 27.3"
192 72454	AK2461	1,414,452.318	431,735.530	746,854.094	227,641.595	28°10'42.62760"	080°44'42.94420"	0.99994939	(+0°07' 08.8"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTOCAD/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 POINT 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 DESCRIPTION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND NO OTHER CIRCUMSTANCES BE SUPPLIED 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.

- THIS PLAT PREPARED BY -  
**B.S.E. CONSULTANTS, INC.**  
CONSULTING ENGINEERING, LAND SURVEYING  
AND ARCHITECTURAL DRAFTING  
112215-300\_001  
PROJECT# 112215-300\_001

DATE: 10/23/2018  
DESIGN/DRAWN: HANOTHS  
DRAWN/CHECK: HANOTHS  
PROJECT# 112215-300\_001



# **TRASONA AT ADDISON VILLAGE - PHASE 9** SECTION 17, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

## **SURVEY SYMBOL LEGEND**

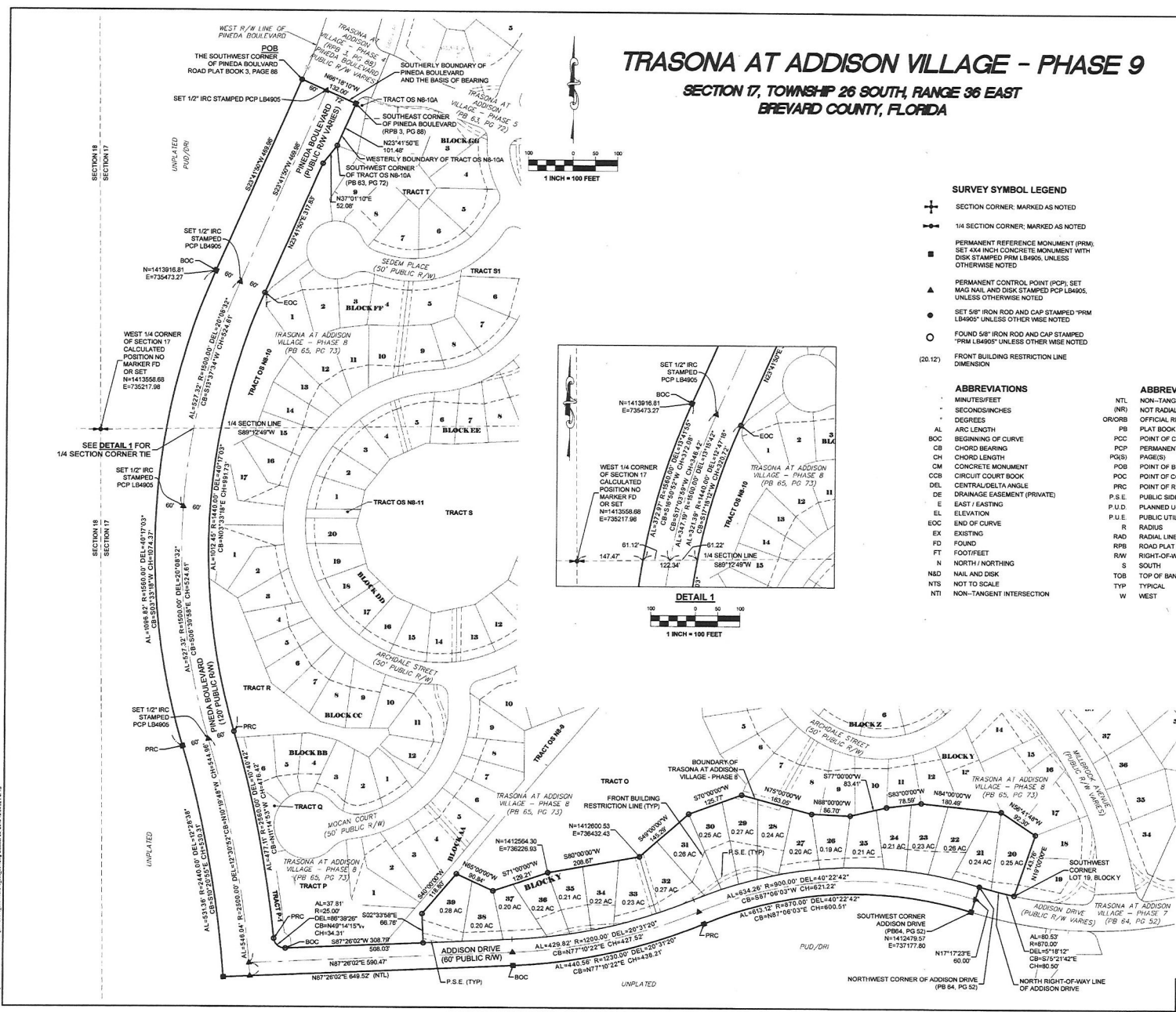
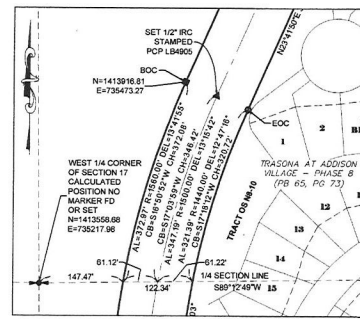
- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM)  
SET 4X4 INCH CONCRETE MONUMENT WITH  
DISK STAMPED PRM LB4905, UNLESS  
OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP), SET  
MAG NAIL AND DISK STAMPED PCP LB4905,  
UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM  
LB4905" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND CAP STAMPED  
"PRM LB4905" UNLESS OTHERWISE NOTED
- FRONT BUILDING RESTRICTION LINE  
DIMENSION

## **ABBREVIATIONS**

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ARC LENGTH
- CHORD BEARING
- CHORD LENGTH
- CM CONCRETE MONUMENT
- CIRCUIT COURT BOOK
- CENTRAL/DELTA ANGLE
- DRAINAGE EASEMENT (PRIVATE)
- EAST / EASTING
- ELEVATION
- END OF CURVE
- EXISTING
- FOUND
- FOOT/FEET
- N NORTH / NORTHING
- N&D NAIL AND DISK
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION

## **ABBREVIATIONS**

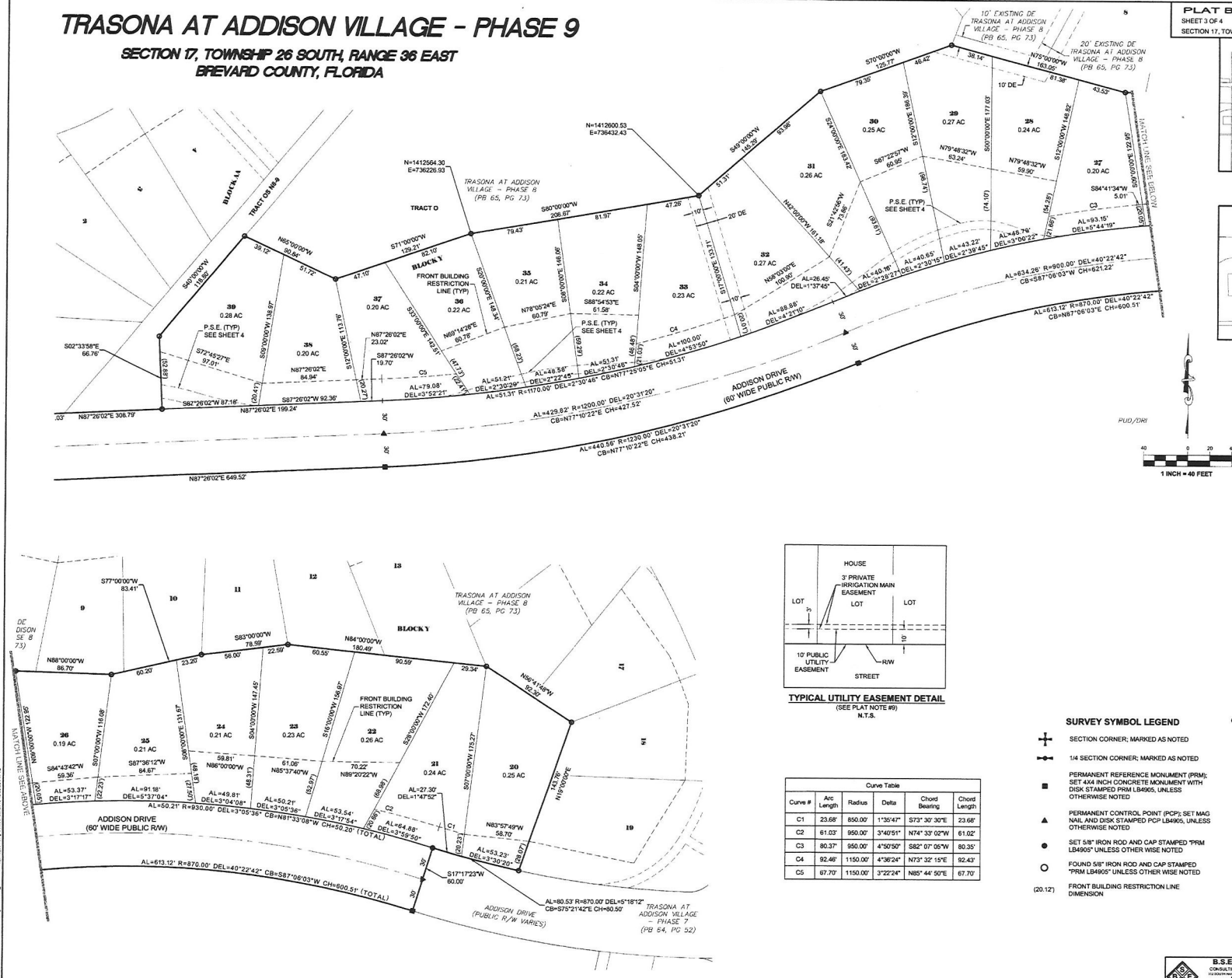
- NTL NON-TANGENT LINE
- (NR) NOT RADIAL
- ORC/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- POC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- POS(P) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.O. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RAD RADIAL LINE
- R/PB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- S SOUTH
- T&B TOP OF BANK
- TYP TYPICAL
- W WEST



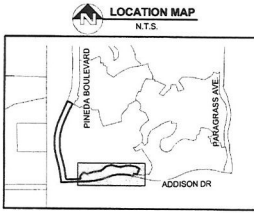
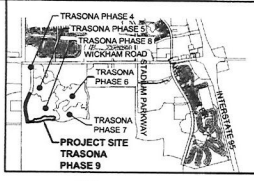


# TRASONA AT ADDISON VILLAGE - PHASE 9

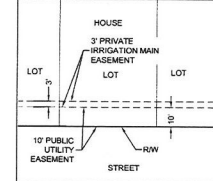
SECTION 17, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA



PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 4  
SECTION 17, TOWNSHIP 26 SOUTH, RANGE 36 EAST



- ABBREVIATIONS**
- MINUTES/FEET
  - SECONDS/INCHES
  - DEGREES
  - ARC LENGTH
  - BOC BEGINNING OF CURVE
  - CB CHORD BEARING
  - CH CHORD LENGTH
  - CM CONCRETE MONUMENT
  - CSB CIRCUIT COURT BOOK
  - DEL CENTRAL/DELTA ANGLE
  - DE DRAINAGE EASEMENT (PRIVATE)
  - E EAST/EASTING
  - EL ELEVATION
  - EOC END OF CURVE
  - EX EXISTING
  - FD FOUND
  - FT FOOT/FEET
  - N NORTH/NORTHING
  - NTS NOT TO SCALE
  - NTI NON-TANGENT INTERSECTION
  - NTL NON-TANGENT LINE
  - (NR) NOT RADIAL
  - ORVORB OFFICIAL RECORDS BOOK
  - PB PLAT BOOK
  - PCP POINT OF COMPOUND CURVATURE
  - POB PERMANENT CONTROL POINT
  - PKD PARKER-KALEN NAIL AND DISK
  - PG(S) PAGE(S)
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PRC POINT OF REVERSE CURVATURE
  - P.S.E. PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R RADIUS
  - RL RADIAL LINE
  - R/W RIGHT-OF-WAY
  - S SOUTH
  - TOB TOP OF BANK
  - TYP TYPICAL
  - W WEST



TYPICAL UTILITY EASEMENT DETAIL  
(SEE PLAT NOTE #9)  
N.T.S.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.68'	850.00'	1°35'47"	S73° 30' 30"E	23.68'
C2	61.03'	950.00'	3°40'51"	N74° 33' 02"W	61.03'
C3	80.37'	950.00'	4°50'50"	S82° 07' 05"W	80.37'
C4	92.48'	1150.00'	4°36'24"	N73° 32' 15"E	92.48'
C5	67.70'	1150.00'	3°22'24"	N85° 44' 50"E	67.70'

- SURVEY SYMBOL LEGEND**
- SECTION CORNER: MARKED AS NOTED
  - 1/4 SECTION CORNER: MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB#95, UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT (PRM): SET 5/8" IRON ROD AND CAP STAMPED "PRM LB#95" UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB#95" UNLESS OTHERWISE NOTED
  - FRONT BUILDING RESTRICTION LINE DIMENSION

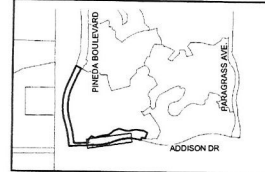
# TRASONA AT ADDISON VILLAGE - PHASE 9

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 4 OF 4  
SECTION 17, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP  
N.T.S.



KEY MAP  
N.T.S.

## SURVEY SYMBOL LEGEND

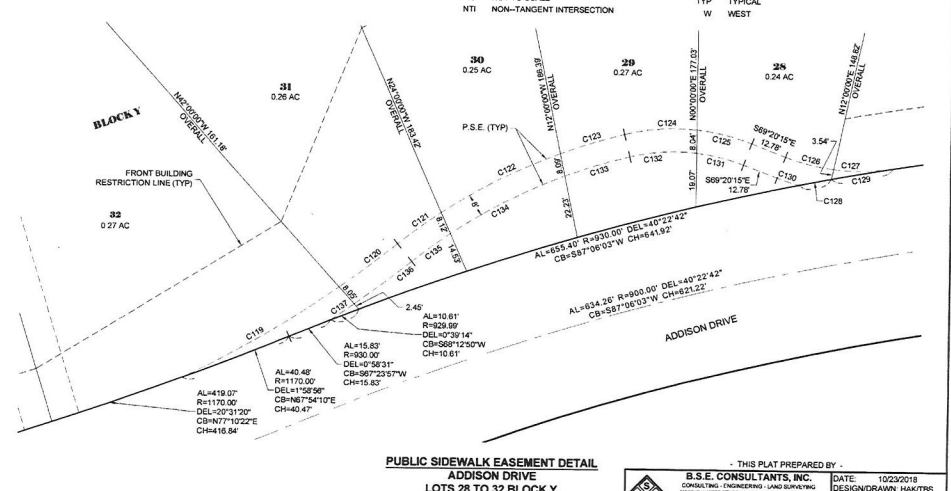
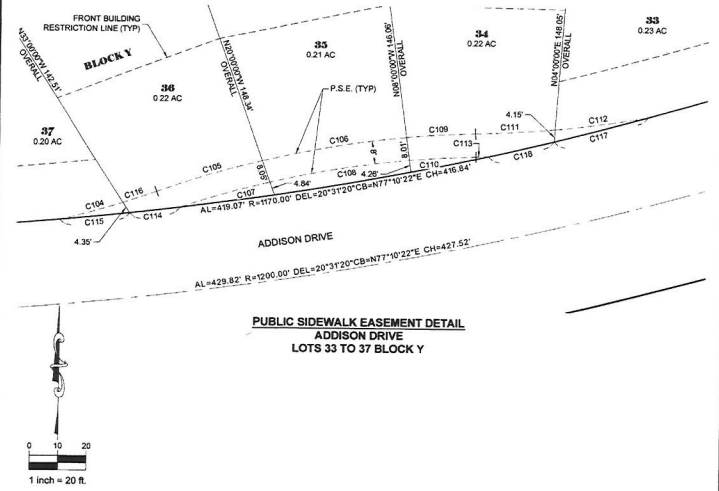
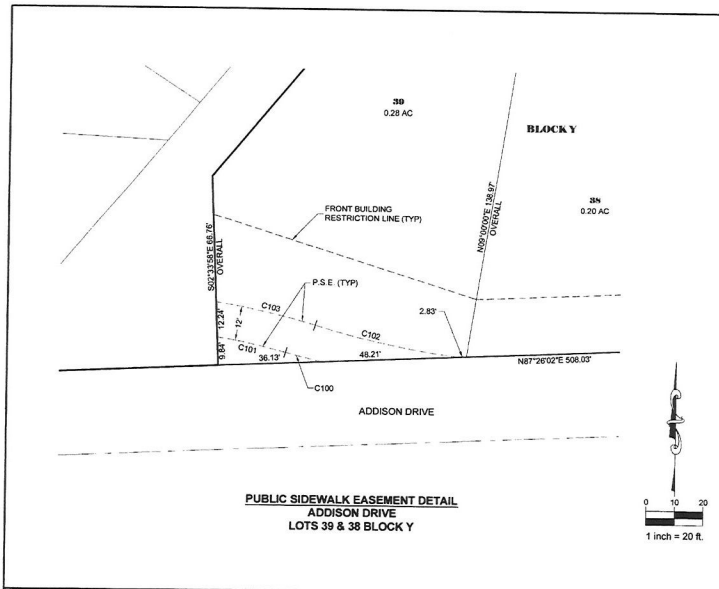
- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM), SET 454 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- FRONT BUILDING RESTRICTION LINE DIMENSION

## ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- COB CIRCUIT COURT BOOK
- DEL CENTRAL/DELTA ANGLE
- DE DRAINAGE EASEMENT (PRIVATE)
- E EAST / EASTING
- EL ELEVATION
- EOC END OF CURVE
- EX EXISTING
- FD FOUND
- FT FOOT/FEET
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- N&D NAIL AND DISK
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
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- (NR) NOT RADIAL
- OR/ORB OFFICIAL RECORDS BOOK
- PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
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- PG(S) PAGE(S)
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- POC POINT OF COMMENCEMENT
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- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RD RADIAL LINE
- RPL ROAD PLAT BOOK
- RW RIGHT-OF-WAY
- S SOUTH
- T&B TOP OF BANK
- TYP TYPICAL
- W WEST

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C100	12.96'	337.00'	2°12'07"	S76°07'45"E	12.96'
C101	24.52'	239.00'	5°52'38"	N77°58'00"W	24.50'
C102	51.53'	299.00'	5°52'29"	S78°14'47"E	51.47'
C103	35.75'	251.00'	8°09'40"	N77°23'22"W	35.72'
C104	22.95'	299.00'	4°23'53"	N74°27'49"E	22.95'
C105	38.58'	351.00'	6°17'51"	S73°01'00"W	38.56'
C106	51.29'	351.00'	8°22'22"	S80°21'06"W	51.25'
C107	32.81'	343.00'	5°28'52"	S73°34'08"W	32.80'
C108	49.61'	343.00'	8°17'18"	S80°27'13"W	49.57'
C109	24.27'	351.00'	3°57'44"	S88°31'09"W	24.27'
C110	23.36'	343.00'	3°54'11"	S88°32'55"W	23.36'
C111	27.90'	403.00'	3°58'02"	N80°11'00"E	27.90'
C112	32.93'	403.00'	4°40'54"	N82°11'31"E	32.92'
C113	4.39'	411.00'	0°36'42"	N88°11'40"E	4.39'
C114	17.78'	1170.01'	0°52'11"	N83°07'36"E	17.78'
C115	24.60'	1170.01'	1°12'17"	N84°00'50"E	24.60'
C116	12.51'	299.00'	2°23'48"	N71°02'59"E	12.51'
C117	34.02'	1170.00'	1°39'57"	N75°19'43"E	34.01'
C118	23.59'	1170.00'	1°09'19"	N76°44'22"E	23.59'
C119	64.19'	403.00'	9°07'34"	N68°58'31"E	64.12'

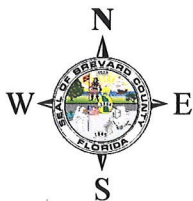
Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C120	25.57'	403.00'	3°38'07"	N52°39'41"E	25.57'
C121	18.90'	201.00'	5°23'17"	S53°28'15"W	18.89'
C122	46.88'	201.00'	13°21'51"	S62°50'49"W	46.78'
C123	23.54'	201.00'	6°42'33"	S72°53'01"W	23.52'
C124	25.72'	78.00'	19°23'34"	S85°58'05"W	25.90'
C125	19.94'	78.00'	15°01'53"	N76°51'12"W	19.98'
C126	17.63'	74.00'	13°36'08"	S76°09'49"E	17.59'
C127	21.25'	74.00'	16°27'00"	N86°47'05"E	21.17'
C128	11.75'	930.00'	0°43'26"	S78°48'34"W	11.75'
C129	22.25'	930.00'	1°22'18"	S79°52'24"W	22.25'
C130	8.03'	82.00'	5°36'41"	S72°08'36"E	8.03'
C131	17.09'	68.00'	14°21'56"	N76°31'15"W	17.01'
C132	23.81'	68.00'	20°03'26"	S86°16'02"W	23.68'
C133	23.79'	193.00'	7°03'46"	S72°42'24"W	23.78'
C134	45.21'	193.00'	13°25'21"	S62°27'51"W	45.11'
C135	16.78'	193.00'	4°58'34"	S53°15'54"W	16.78'
C136	25.18'	411.00'	3°30'36"	N52°31'55"E	25.17'
C137	10.03'	411.00'	1°23'56"	N54°58'11"E	10.02'



# LOCATION MAP

TRASONA AT ADDISON VILLAGE - PHASE 9

18SD00021



1:24,000 or 1 inch = 2,000 feet

 Subject Property

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.

Produced by BoCC - GIS Date: 1/10/2019



License No. \_\_\_\_\_

**RIDER**

To be attached to and form part of Bond No. 107000901 Trasona@Addison P 9.

Issued on behalf of The Viera Company as Principal, and in favor of  
Board of County Commissioners of Brevard County, Florida as Obligee.

It is agreed that:

- ☐ 1. The Surety hereby gives its consent to change the Name:

from: \_\_\_\_\_

to: \_\_\_\_\_

- ☐ 2. The Surety hereby gives its consent to change the Address:

from: \_\_\_\_\_

to: \_\_\_\_\_

- ☒ 3. The Surety hereby gives its consent to change the plan numbers \_\_\_\_\_:

from: #14SD-00541/16ER00001/16ER00011/16ER00023/17ER00002/17ER00018

to: #14SD-00541/16ER00001/16ER00011/16ER00023/17ER00002/17ER00018/18SD00021

This rider shall become effective as of January 8, 2019

PROVIDED, however, that the liability of the Surety under the attached bond as changed by this rider shall not be cumulative.

Signed, sealed and dated January 8, 2019.

Travelers Casualty and Surety Company of America

By: Betty R. Suttle  
Betty R. Suttle  
Attorney-in-Fact

Accepted: Board of County Commissioners of Brevard County, Florida  
Obligee

OR  
Principal

By: [Signature]

By: Todd J. Pokrywka, Pres  
The Viera Company





## POWER OF ATTORNEY

Farmington Casualty Company  
 Fidelity and Guaranty Insurance Company  
 Fidelity and Guaranty Insurance Underwriters, Inc.  
 St. Paul Fire and Marine Insurance Company  
 St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company  
 Travelers Casualty and Surety Company  
 Travelers Casualty and Surety Company of America  
 United States Fidelity and Guaranty Company

Attorney-In Fact No. 232419

Certificate No. 007314270

**KNOW ALL MEN BY THESE PRESENTS:** That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Thomas M. Cotton, Christine St. John, and Betty R. Suttle

of the City of Orlando, State of Florida, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, 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 31st day of July, 2017.

Farmington Casualty Company  
 Fidelity and Guaranty Insurance Company  
 Fidelity and Guaranty Insurance Underwriters, Inc.  
 St. Paul Fire and Marine Insurance Company  
 St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company  
 Travelers Casualty and Surety Company  
 Travelers Casualty and Surety Company of America  
 United States Fidelity and Guaranty Company



State of Connecticut  
 City of Hartford ss.

By: Robert L. Raney  
 Robert L. Raney, Senior Vice President

On this the 31st day of July, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations 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, 2021.



Marie C. Tetreault  
 Marie C. Tetreault, Notary Public