

Subdivision No. 17SD00011

Project Name Tract C at Adelaide

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 8th day of October 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:

TRACT C AT ADELAIDE INFRASTRUCTURE IMPROVEMENTS

and all other improvements depicted in subdivision number 17SD00011. 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 30th day of SEPTEMBER, 2021.

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 \$ 1,270,870.44 . 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:

Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Kristine Isnardi, Chair

As approved by the Board on: October 8, 2019.

WITNESSES:

K.P. Prosser

KAREN P. PROSSER.

Mary Ellen McKibben
Mary Ellen McKibben

State of: Florida

County of: Brevard

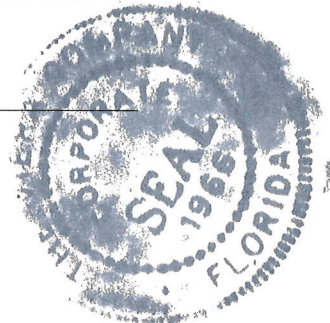
PRINCIPAL:

Todd J. Pokrywka

Todd J. Pokrywka, as President

9-9-19

DATE

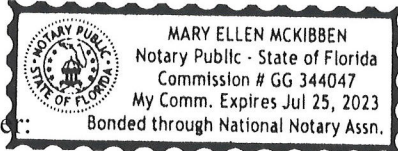


The foregoing instrument was acknowledged before me this 9th day of Sept 2019, by Todd J. Pokrywka, Pres. who is personally known to me or who has produced as identification and who did (did not) take an oath.

My commission expires:

S E A L

Commission Number:



Mary Ellen McKibben
Notary Public

Mary Ellen McKibben
Notary Name printed, typed or stamped

Bond #:107061989

Tract C at Adelaide
Infrastructure Improvements
#17SD00011

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 **\$1,270,870.44** 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 8th day of October, 2019, 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 **September 30, 2021** 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.

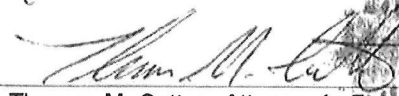
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 9th day of Sept., 2019.

OWNER: **THE VIERA COMPANY**


Todd J. Pokrywa, President

SURETY:


Thomas M. Cotton, 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 **Thomas M. Cotton** of **ORLANDO Florida**, their true and lawful Attorney-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 **3rd day of February, 2017**.



State of Connecticut

City of Hartford ss.

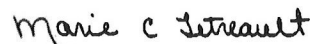
By: 
 Robert L. Raney, Senior Vice President

On this the **3rd day of February, 2017**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance 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, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance 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 Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance 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 remains in full force and effect.

Dated this **13th** day of **August**, 2019




 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-in-Fact and the details of the bond to which the power is attached.

ADELAIDE TRACTS C, C1 & Z REPLAT

SECTION 29 TOWNSHIP 25 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____
SHEET 1 OF 3
SECTION 29, TOWNSHIP 25 SOUTH, RANGE 36 EAST

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, The Viera Company, joined by Adelaide District Association, Inc., being the owners in fee simple of the lands described in:

ADELAIDE TRACTS C, C1 & Z REPLAT
Hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicated to Brevard County, Florida, all public utility and public interest easements, together with Tract Z2 for law enforcement, emergency access and emergency maintenance, together with an easement for the installation and maintenance of public utilities therein, and hereby further dedicate to Brevard County, Florida, all public utility and public interest easements as described herein for the use of the public. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and trusts shown herein be owned and maintained privately or by the Viera Stewardship District Association, Inc. as expressly described on this plat or in other instruments recorded in the public records of Brevard County, Florida.

By: *[Signature]*
President: Todd J. Polynow
ATTEST: *[Signature]*
Secretary: _____, Director: _____

THE VIERA COMPANY
7380 MURRELL LANE, SUITE 201
MELBOURNE, FLORIDA 32906

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, that on Sept 27, 2023, before me, an officer duly authorized to take acknowledgments in the state and county aforesaid, personally appeared Todd J. Polynow and Todd J. Polynow, known to me to be the persons whose names are subscribed to the foregoing dedication for the lands and easements therein described and severally acknowledged the execution thereof to be their free act and deed as such officers duly sworn and qualified, and that official seal of said officer 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.
[Signature]
NOTARY PUBLIC
May Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. 00344047

JOINDER IN DEDICATION OF PLAT
Adelaide District Association, Inc., a Florida not for profit corporation (the "District Association"), being the owner in fee simple of a portion of the lands platted hereunder, which portion was previously platted as Tract C1, Adelaide Phase 1, according to the plat recorded in Plat Book 61, Page 70, public records of Brevard County, Florida, hereby joins in and consents to the foregoing dedication for the lands and easements therein described and severally acknowledged the execution thereof to be their free act and deed as such officers duly sworn and qualified, and that the dedication is the act and deed of said corporation.

By: *[Signature]*
Eva M. Ray, President
Adelaide District Association, Inc., a Florida not for profit corporation

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed in their respective names on the 27th day of Sept, 2018.
Signed and sealed in the presence of:
ATTEST: *[Signature]*
ATTEST: *[Signature]*

STATE OF Florida, COUNTY OF Brevard
THIS IS TO CERTIFY, that on Sept 27, 2023, before me, an officer duly authorized to take acknowledgments in the state and county aforesaid, personally appeared Eva M. Ray of the above named association incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officer thereto duly authorized, and that the Dedication is the act and deed of said association.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
[Signature]
NOTARY PUBLIC
MAY ELLEN MCKIBBEN
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXPIRES JULY 25, 2023
COMM. NO. 00344047

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapmaker, do hereby certify that on 01/10/2023 he completed the boundary survey of the lands shown on the foregoing plat, and that said plat was prepared from his notes and field measurements and that he is duly qualified and licensed as a surveyor and mapmaker, and that said plat is a true and correct representation of the lands and easements therein described, and that the dedication is the act and deed of said association.

[Signature]
MICHAEL J. SWEENEY
REGISTRATION NUMBER 5011
MICHAEL J. SWEENEY
B.S. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Florida 32901
My Commission Expires: 06/30/2025
Professional Surveyor & Mapper No. 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 82-284 (c)(6) as amended.

Michael J. Sweeney, Professional Surveyor & Mapper No. 4870

- PLAT NOTES
1. BEARING REFERENCE: ASSUMED BEARING OF N01°02'04"W ON THE WEST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, ACCORDING TO OFFICIAL RECORDS BOOK 3417, PAGES 3718-3729, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 2. SURVEY MONUMENTATION WITH THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.09(16) & 177.09(18).
 3. BREVARD COUNTY VERTICAL CONTROL MARKS FA413 AND FA414 ARE LOCATED NEAR THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA, CONTACT THE BREVARD COUNTY SURVEY AND MAPPING DEPARTMENT.
 4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
 5. BREVARD COUNTY MANDATORY PLAT NOTES:
 - A. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
 - B. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNING ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERTY. THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS, AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
 - C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
 6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC OR PRIVATE UTILITY AND SUCH PROVIDER OF CABLE TELEVISION SERVICES AND TELECOMMUNICATION SERVICES SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES. THIS SECTION SHALL NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITY. ALL CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

7. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY, CITY OF COCOA, AND PUBLIC AND PRIVATE UTILITY COMPANIES ACROSS, UNDER, AND THROUGH TRACT Z2 FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH. FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
8. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE WEST RIGHT-OF-WAY A NON-EXCLUSIVE 10' PUBLIC UTILITY EASEMENT UNLESS OTHERWISE NOTED FOR THE USE AND BENEFIT OF PUBLIC AND PRIVATE UTILITY PROVIDERS. A NON-EXCLUSIVE 1/2" WIDE EGRESS EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES (UNLESS OTHERWISE NOTED) FOR THE USE AND BENEFIT OF PUBLIC AND PRIVATE UTILITY PROVIDERS.
9. THERE IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES A NON-EXCLUSIVE 5' WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED) FOR THE USE AND BENEFIT OF ADELAIDE DISTRICT ASSOCIATION, INC.
10. SIDE LOT EASEMENTS LOCATED ALONG THE BOUNDARIES OF A SINGLE BUILDING SITE, SHALL CEASE TO EXIST WHEN TWO OR MORE LOTS, OR PARTS OF LOTS ARE USED AS A SINGLE BUILDING SITE. UNLESS A DRAINAGE STRUCTURE OR UTILITY HAS BEEN PREVIOUSLY INSTALLED IN THE EASEMENT, WHEN MORE THAN ONE LOT OR PARTS OF LOTS ARE CONSOLIDATED AS A SINGLE BUILDING SITE, THE SIDE LOT UTILITY EASEMENTS DESCRIBED SHALL BE LOCATED ONLY ALONG AND ADJACENT TO THE SIDE BOUNDARY LINES OF THE CONSOLIDATED BUILDING SITE.
11. THE RIGHT-OF-WAY FOR TENNISVUE DRIVE, HEREON DESCRIBED AS TRACT Z2, SHALL BE PRIVATELY OWNED AND MAINTAINED BY ADELAIDE DISTRICT ASSOCIATION, INC. TRACT Z2 IS RESERVED FOR INGRESS/EGRESS ACCESS PRIVATE RIGHT-OF-WAY, UTILITIES, & DRAINAGE AND RELATED IMPROVEMENTS.
12. TRACTS A AND E SHALL BE PRIVATELY OWNED AND MAINTAINED BY ADELAIDE DISTRICT ASSOCIATION, INC. TRACTS A AND E ARE RESERVED FOR LANDSCAPE, STORMWATER DRAINAGE, WALLS, FENCES & UTILITIES AND RELATED IMPROVEMENTS.
13. TRACTS B SHALL BE PRIVATELY OWNED AND MAINTAINED BY ADELAIDE DISTRICT ASSOCIATION, INC. TRACTS B IS RESERVED FOR LANDSCAPE, STORMWATER DRAINAGE, WALLS, FENCES, BERMS, SIGNAGE, PEDESTRIAN ACCESS & UTILITIES AND RELATED IMPROVEMENTS.
14. TRACT C SHALL BE PRIVATELY OWNED AND MAINTAINED BY ADELAIDE DISTRICT ASSOCIATION, INC. TRACT C IS RESERVED FOR LANDSCAPE, OPEN SPACE & DRAINAGE AND RELATED IMPROVEMENTS.
15. TRACT D SHALL BE PRIVATELY OWNED AND MAINTAINED BY ADELAIDE DISTRICT ASSOCIATION, INC. TRACT D IS RESERVED FOR PEDESTRIAN INGRESS/EGRESS ACCESS, LANDSCAPE & SIDEWALKS AND RELATED IMPROVEMENTS.
16. ADELAIDE DISTRICT ASSOCIATION, INC. IS HEREBY GRANTED THE RIGHT TO DISCHARGE AND CONVEY STORMWATER DRAINAGE FROM TRACT B, TRACT C, AND THE PRIVATE STREET IMPROVEMENTS LOCATED WITHIN TRACT Z2 INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. PROVIDED, HOWEVER, TO THE EXTENT THAT THE DRAINAGE STRUCTURES AND PIPES RECEIVING SUEWS ARE LOCATED WITHIN TRACT B, TRACT C OR TRACT Z2, SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY ADELAIDE DISTRICT ASSOCIATION, INC.
17. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT Z2 AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AS EXPRESSLY DESCRIBED ON THIS PLAT OR IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS FROM TIME TO TIME AMENDED, MODIFIED OR SUPPLEMENTED.
18. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACT Z2 AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT AND USE OF MASTER DRAINAGE FACILITIES.
19. ALL PRIVATE DRAINAGE EASEMENTS SHOWN SHALL ALSO BE ACCESS EASEMENTS FOR THE MAINTENANCE AND REPAIR OF SUCH DRAINAGE FACILITIES AND ASSOCIATED IMPROVEMENTS.

20. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
21. LOTS AND TRACTS ABUTTING EXISTING STORM WATER LAKES, FLOW WAYS, WETLANDS AND ANY SUCH FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION TO ANY DRAINAGE POND OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN ANY DRAINAGE POND OR LAKES.
22. THE PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS SHOWN ON LOTS 5 AND 6, BLOCK A AND LOTS 3, 4, 6 AND 10, BLOCK B, ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT AND USE OF MASTER DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION TO ANY DRAINAGE POND OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN ANY DRAINAGE POND OR LAKES. NO FENCES, LANDSCAPING (OTHER THAN SOIL), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS, WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE EASEMENTS REFERENCED IN THIS NOTE IS PROHIBITED.
23. CENTRAL VIERA COMMUNITY ASSOCIATION, INC. IS HEREBY GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A, E AND Z2 FOR THE INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT AND USE OF MASTER STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT AND USE OF ALL SUCH MASTER DRAINAGE FACILITIES LOCATED THEREON.

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 REDUCED IN 1999 (NAD83/99).

A GPS CONTROL SURVEY UTILIZING THREE ASHTACH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04.
THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTACH SOLUTIONS VERSION 2.7.
THE STATIONS SHOWN BELOW WERE HELD FIXES IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.324	434,746.017	738,933.411	225,227.384	28°12'26.1985"	880°44'34.4305"	0.99999403	(+/-)07° 18.2"
BREVARD GPS 1980	AK8024	1,422,840.469	431,682.642	740,680.093	225,739.744	28°12'25.1827"	880°44'34.5814"	0.99999408	(+/-)07° 22.7"
185 T3484	AK2346	1,416,452.918	431,735.532	740,634.034	227,841.565	28°12'48.2765"	880°43'06.1124"	0.99995250	(+/-)07° 59.0"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK (LAND DEVELOPMENT) DESKTOP. A PROJECT SCALE FACTOR OF 0.99995250 WAS USED TO CONVERT GRID DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

24. ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS SHOWN GRAPHICALLY OR DESCRIBED IN NOTES HEREON ARE PRIVATE. BREVARD COUNTY SHALL NOT HAVE ANY EASEMENTS REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF SUCH DRAINAGE EASEMENTS AND/OR TRACTS. SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF ADELAIDE DISTRICT ASSOCIATION, INC. THE VIERA STEWARDSHIP DISTRICT OR CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AS EXPRESSLY DESCRIBED ON THIS PLAT OR IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
25. THIS PLAT IS SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY ASSOCIATION AS RECORDED IN ORB 3409, PAGE 654. PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AS MAY BE AMENDED, SUPPLEMENTED OR MODIFIED FROM TIME TO TIME.
26. THIS PLAT IS SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADELAIDE DISTRICT PROPERTY AS RECORDED IN ORB 7511, PAGE 1564. PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AS MAY BE AMENDED, SUPPLEMENTED OR MODIFIED FROM TIME TO TIME.
27. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF CREATION OF ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT AS RECORDED IN ORB 6091, PAGE 1341 AND AS FURTHER AMENDED IN ORB 6091, PAGE 1354, ALL RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
28. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE DECLARATION OF CONSENT TO ASSESSMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 854, PAGE 389, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
29. FOR JOINER IN DEDICATION, SEE ORB _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
30. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE UPON TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
31. NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE MASTER DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL DRAINAGE FACILITIES SHALL BE OPERATED AND MAINTAINED BY ADELAIDE DISTRICT ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING INSTALLED WITHIN TRACT Z2 TO THE PRIVATE STREET LOCATED WITHIN TRACT Z2, SUCH AS DRAINAGE STRUCTURES AND PIPING INSTALLED WITHIN TRACT B AND TRACT C TO DRAIN ANIMAL IMPROVEMENTS LOCATED THEREON AND (II) AUTHORIZED DRAINAGE IMPROVEMENTS INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADDINGING LOTS OR TRACTS.

DESCRIPTION:
TRACT C, TRACT C1 AND TRACT Z, ADELAIDE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT C, OR SAID ADELAIDE PHASE 1, (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT C2 OF SAID ADELAIDE PHASE 1) AND RUN ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TENNISVUE DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER THE PLAT OF COLUFA LANDING, PHASE 1 AS RECORDED IN PLAT BOOK 53, PAGE 7, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 79°04'0", A CHORD BEARING OF N89°15'36"E, AND A CHORD LENGTH OF 122.98 FEET, A DISTANCE OF 122.13 FEET TO A POINT OF COMPOUND CURVATURE; (2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 9°22'0", A CHORD BEARING OF S89°12'31"E, AND A CHORD LENGTH OF 87.00 FEET, A DISTANCE OF 88.08 FEET TO THE END OF SAID CURVE; (3) THENCE S81°11'16"E, A DISTANCE OF 30.08 FEET, (4) THENCE S87°37'44"E, A DISTANCE OF 96.96 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 8°12'0", A CHORD BEARING OF S89°10'34"E, AND A CHORD LENGTH OF 138.91 FEET, A DISTANCE OF 139.09 FEET TO A POINT OF COMPOUND CURVATURE; (6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 80°00'0", A CHORD BEARING OF N44°55'55"E, A DISTANCE OF 55.88 FEET TO THE END OF SAID CURVE AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY AS PER OFFICIAL RECORDS BOOK 3417, PAGE 3718, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, (SAID LINE BEING 173 FEET WIDE), (THREE) COURSES AND DISTANCES: (1) THENCE N01°02'04"W, A DISTANCE OF 41.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 2171.71 FEET, A CENTRAL ANGLE OF 20°15'32", A CHORD BEARING OF N11°03'06"W, AND A CHORD LENGTH OF 753.81 FEET, A DISTANCE OF 757.80 FEET TO THE END OF SAID CURVE; (3) THENCE N21°16'39"W, A DISTANCE OF 171.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT C1 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT B1 OF SAID ADELAIDE PHASE 1); THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT C AND THE SOUTH BOUNDARY OF SAID TRACT B1, S88°43'29"W, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C1 (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF SAID TRACT B1); THENCE ALONG THE BOUNDARY OF SAID TRACT C1 AND SAID BOUNDARY OF TRACT B1, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) THENCE N11°03'06"W, A DISTANCE OF 258.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT C1, (2) THENCE S69°42'06"W, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 1°12'46", A CHORD BEARING OF S53°02'06"W, AND A CHORD LENGTH OF 12.80 FEET, A DISTANCE OF 12.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT C1 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT B1 OF SAID ADELAIDE PHASE 1); THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF LAKE ADELAIDE PLACE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 28°42'06", A CHORD BEARING OF S55°54'43"W, AND A CHORD LENGTH OF 120.32 FEET, A DISTANCE OF 121.45 FEET TO A POINT OF CURVE AND THE NORTHEAST CORNER OF SAID TRACT 2, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF TRACT B2 OF SAID ADELAIDE PHASE 1); (3) THENCE ALONG THE ARC OF SAID CURVE, AND ALONG THE BOUNDARY OF SAID TRACT B2 AND THE BOUNDARY OF TRACT A2 OF SAID ADELAIDE PHASE 1, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 130°35'14", A CHORD BEARING OF N61°47'06"E, AND A CHORD LENGTH OF 46.42 FEET, A DISTANCE OF 46.59 FEET TO A POINT OF COMPOUND CURVATURE; (4) THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID TRACT A2, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 304.76 FEET, A CENTRAL ANGLE OF 67°39'19", A CHORD BEARING OF S18°36'24"E, AND A CHORD LENGTH OF 160.83 FEET, A DISTANCE OF 162.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2 AND AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH (SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT C) AND CONTINUING ALONG THE EAST BOUNDARY OF SAID TRACT A2 THE FOLLOWING THREE (3) COURSES AND DISTANCES, THENCE S01°41'19"W, A DISTANCE OF 579.02 FEET, (2) THENCE S28°53'32"W, A DISTANCE OF 111.19 FEET, THENCE S00°33'05"E, A DISTANCE OF 604.26 FEET TO THE POINT OF BEGINNING, CONTAINING 14.33 ACRES, MORE OR LESS

TRACT AREA SUMMARY			
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	±0.75	LANDSCAPE, STORMWATER DRAINAGE, WALLS, FENCES & UTILITIES	ADELAIDE DISTRICT ASSOCIATION, INC.
TRACT B	±0.69	LANDSCAPE, STORMWATER DRAINAGE, WALLS, FENCES, BERMS, SIGNAGE, PEDESTRIAN ACCESS & UTILITIES	ADELAIDE DISTRICT ASSOCIATION, INC.
TRACT C	±0.30	LANDSCAPE, OPEN SPACE & DRAINAGE	ADELAIDE DISTRICT ASSOCIATION, INC.
TRACT D	±0.27	PEDESTRIAN INGRESS/EGRESS ACCESS, LANDSCAPE & SIDEWALK	ADELAIDE DISTRICT ASSOCIATION, INC.
TRACT E	±0.15	LANDSCAPE, STORMWATER DRAINAGE, WALLS, FENCES & UTILITIES	ADELAIDE DISTRICT ASSOCIATION, INC.
TRACT Z2	±1.68	INGRESS/EGRESS ACCESS (PRIVATE RIGHT-OF-WAY), UTILITIES, & DRAINAGE	ADELAIDE DISTRICT ASSOCIATION, INC.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That the Board of County Commissioners hereby accept utility easements, ingress and egress easements for emergency vehicles and access dedicated for the public use on this plat.

ATTEST: Kristine Insnard, Chairman of the Board
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: Kristine Insnard, Chairman of the Board
Clerk of the Board

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

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

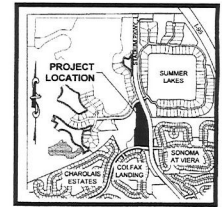
THIS PLAT PREPARED BY:
B.S. CONSULTANTS, INC.
CONSULTING ENGINEERING - LAND SURVEYING
1000 N. W. 10th Avenue, Suite 100
Fort Lauderdale, FL 33304
(954) 551-1100
www.bsconsultants.com

DATE: 9/29/19
DESIGN/DRAWN: HAAVEK
CHECKED: J. L. 301_001
PROJECT#: 11362

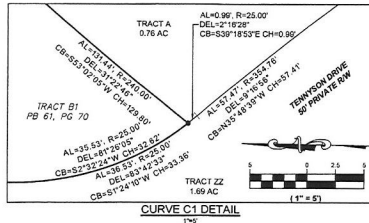
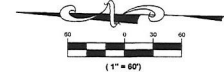
ADELAIDE TRACTS C, C1 & Z REPLAT

SECTION 29 TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3
SECTION 29, TOWNSHIP 25 SOUTH, RANGE 36 EAST



KEY MAP
NTS



CURVE C1 DETAIL
1/2"

ABBREVIATIONS

MINUTES/FEET
SECONDS/INCHES
DEGREES
NOT RADIAL
AL ARC LENGTH
POC POINT OF COMMENCEMENT
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
POB POINT OF BEGINNING
DE PRIVATE DRAINAGE EASEMENT

ABBREVIATIONS

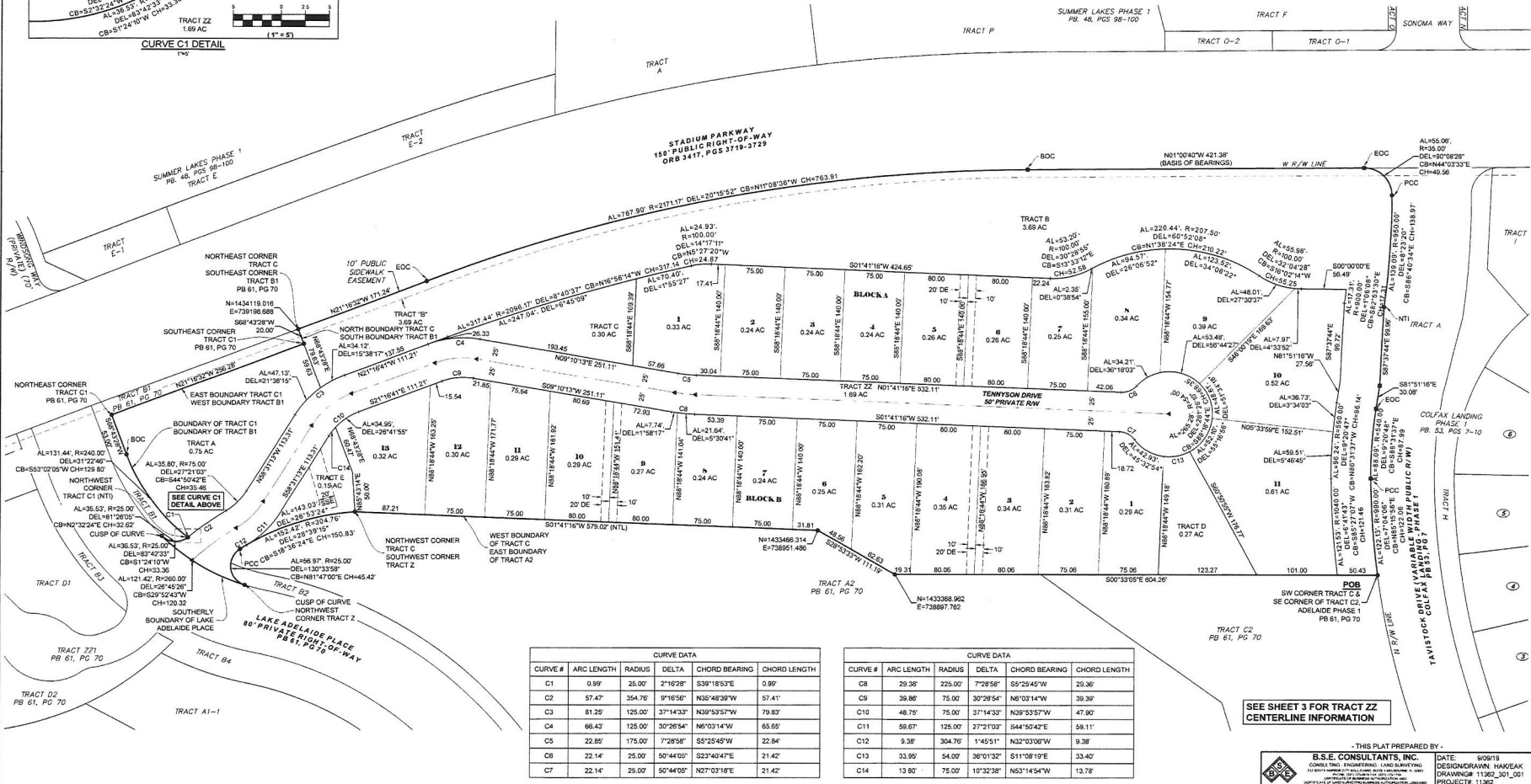
DEL CENTRAL DELTA ANGLE
E EAST
EL ELEVATION
FD FOUND
FO FOOT/FEET
LB LICENSED BUSINESS
N NORTH
NTS NOT TO SCALE
OR/ORB OFFICIAL RECORDS BOOK
PLAT BOOK
PCC POINT OF COMPOUND CURVATURE

ABBREVIATIONS

PCP PERMANENT CONTROL POINT
PKD PARKER-KALEN NAIL AND DISK
PDIS PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
RW RIGHT-OF-WAY
S SOUTH
SSE SANITARY SEWER EASEMENT
SSE (PUBLIC)
W WEST

SURVEY SYMBOL LEGEND

PERMANENT REFERENCE MONUMENT (PRM), FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4005, UNLESS OTHERWISE NOTED
PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4005, UNLESS OTHERWISE NOTED
SET 5/8" IRON ROD AND CAP; STAMPED "PRM LB 4005" UNLESS OTHERWISE NOTED
SET MAG NAIL AND DISK STAMPED "PRM LB 4005" UNLESS OTHERWISE NOTED



CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	0.99	25.00'	2°16'28"	S30°18'53"E	0.99
C2	57.47'	354.76'	9°16'56"	N36°48'39"W	57.41'
C3	81.25'	125.00'	37°14'33"	N30°53'57"W	79.83'
C4	66.43'	125.00'	30°26'54"	N6°03'14"W	65.95'
C5	22.85'	175.00'	7°28'58"	S5°25'45"W	22.84'
C6	22.14'	25.00'	50°44'05"	S23°40'47"E	21.42'
C7	22.14'	25.00'	50°44'05"	N27°03'18"E	21.42'

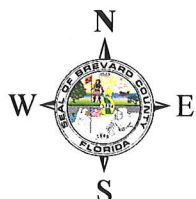
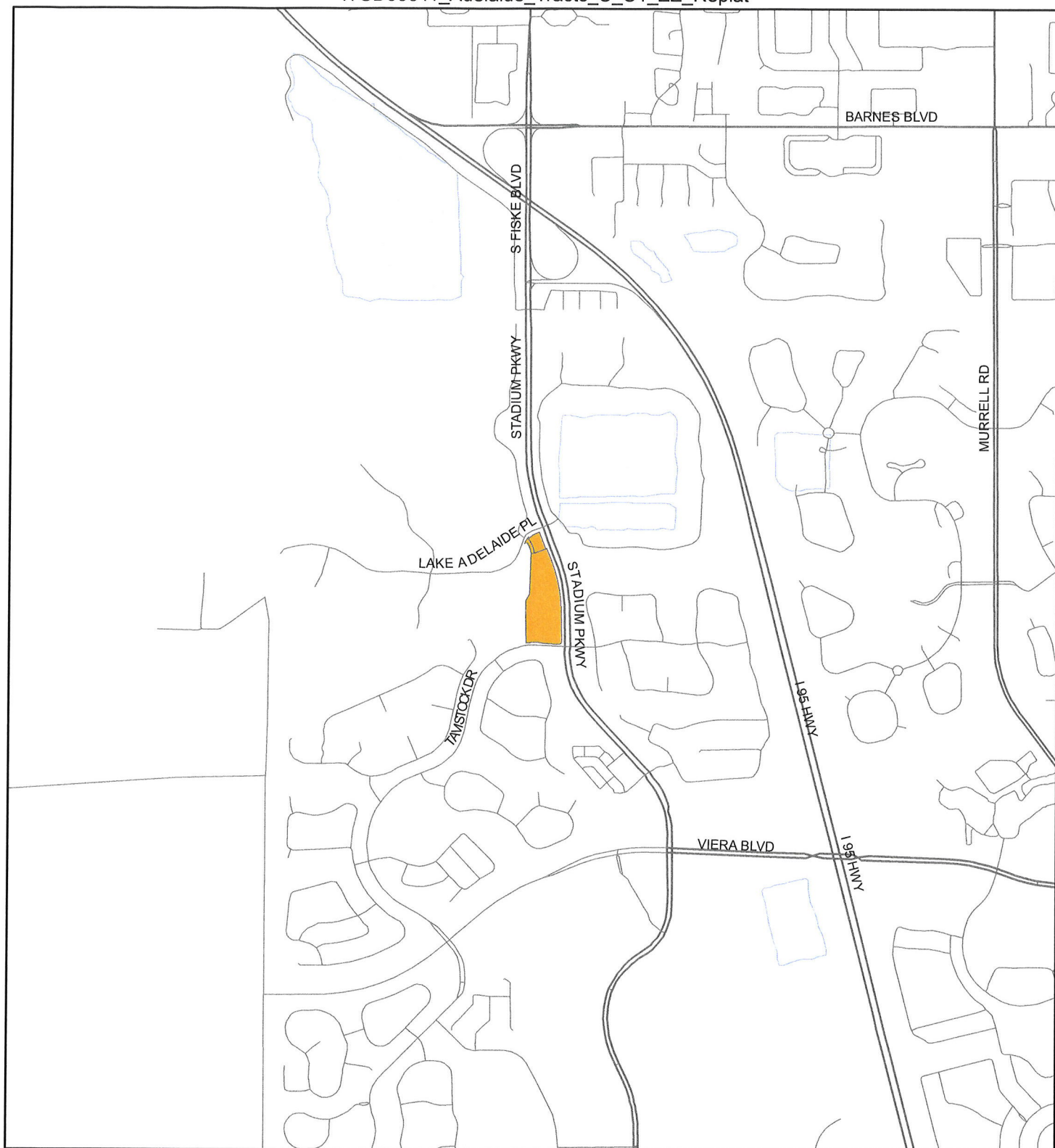
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	29.38'	225.00'	7°28'58"	S5°25'45"W	29.36'
C9	36.88'	75.00'	30°26'54"	N6°03'14"W	36.36'
C10	48.75'	75.00'	37°14'33"	N30°53'57"W	47.90'
C11	58.67'	125.00'	37°13'03"	S44°50'42"E	58.11'
C12	9.38'	304.76'	1°45'51"	N32°03'06"W	9.38'
C13	33.95'	54.00'	38°01'32"	S11°06'19"E	33.40'
C14	13.80'	75.00'	10°32'38"	N53°15'44"W	13.78'

SEE SHEET 3 FOR TRACT ZZ
CENTERLINE INFORMATION

THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE 6/09/19
DESIGN/DRAWN HAKE/EA
DRAWING 11362_301_001
PROJECT 11362

LOCATION MAP

ADELAIDE TRACTS "C", "C1" & "ZZ" REPLAT
17SD00011_Adelaide_Tracts_C_C1_ZZ_Replat



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: 6/6/2019