

REELING PARK SOUTH - PHASE 1

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF S38°56'41"W ON THE WEST LINE OF CUDDINGTON DRIVE, ACCORDING TO THE PLAT OF VALENCIA AT ADDISON VILLAGE - PHASE 1 AS RECORDED IN PLAT BOOK 62, PAGE 57 PUBLIC RECORDS BREVARD COUNTY FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK G6B60 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:
 - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM WATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
 - EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
 - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR REELING PARK SOUTH NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 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 FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED OVER TRACTS H-1, H-2 AND OSN3-27, IN THEIR ENTIRETY; A 10' WIDE PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF TRACT H CONTIGUOUS WITH THE RIGHT-OF-WAY OF STADIUM PARKWAY, AND A 5' WIDE PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE SIDE AND REAR LINES OF TRACT H. 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 LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACT H FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS; TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS TRACT H IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH COMMUNITY DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- TRACT OSN3-27 IS RESERVED FOR OPEN SPACE, IRRIGATION FACILITIES, UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC..
- 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 REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AS EXPRESSLY PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM ALL PUBLIC RIGHTS-OF-WAY 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 ROAD DRAINING INTO SUCH EASEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
- TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS OR ANY OTHER STORM WATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITHIN ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
- TRACT H SHALL BE OWNED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR STORMWATER DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON TRACT H AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING COMMUNITY STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS LOCATED ON TRACT H WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT HEREIN.
- TRACTS H1 AND H2 ARE RESERVED FOR LANDSCAPING, SIGNAGE, IRRIGATION, INCIDENTAL DRAINAGE FACILITIES AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC.

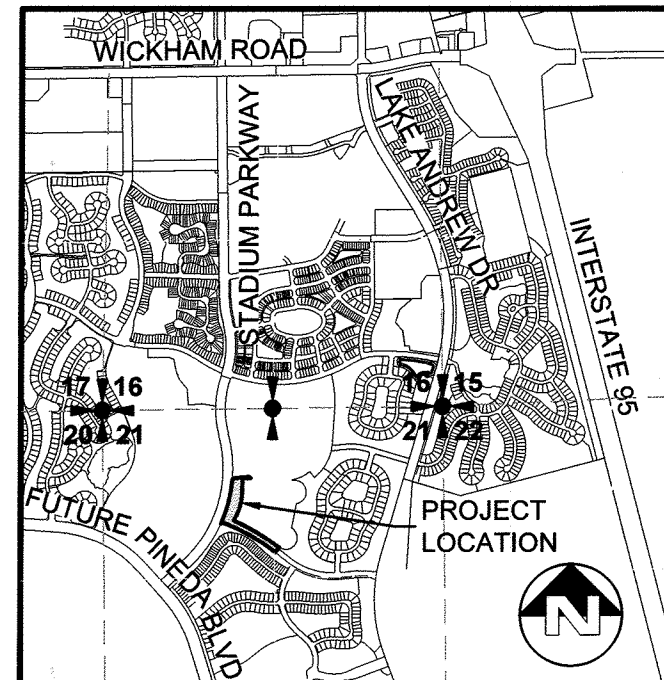
STATE PLANE COORDINATE NOTES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE
NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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

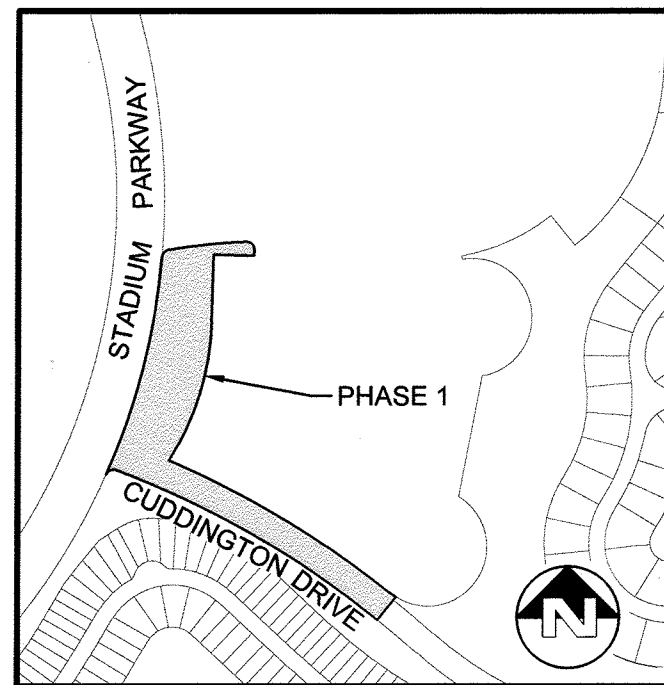
DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN A2 MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+10°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61828"	080°44'14.98184"	0.99994936	(+10°07' 27.3"
1 95 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22785"	080°43'06.11244"	0.99995250	(+10°07' 59.6"

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

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



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

TRACT AREA SUMMARY			
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT H	2.59	STORMWATER DRAINAGE FACILITIES, UTILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.
TRACT H1	0.21	UTILITIES, LANDSCAPING, SIGNAGE, IRRIGATION, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.
TRACT H2	0.04	UTILITIES, LANDSCAPING, SIGNAGE, IRRIGATION, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.
TRACT OSN3-27	0.14	OPEN SPACE, LANDSCAPING, IRRIGATION, DRAINAGE, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.

DESCRIPTION

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT B3, VALENCIA AT ADDISON VILLAGE - PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 57 PUBLIC RECORDS BREVARD COUNTY, FLORIDA AND RUN S38°56'41"W ALONG THE WESTERN BOUNDARY LINE OF SAID VALENCIA AT ADDISON VILLAGE - PHASE 1, A DISTANCE OF 91.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT AND A POINT ON THE CURVED NORTH BOUNDARY OF BRIDGEWATER NORTH AT VIERA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 20 PUBLIC RECORDS BREVARD COUNTY, FLORIDA; THENCE ALONG THE ARC OF SAID CURVED NORTH BOUNDARY, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 2960.00 FEET, A CENTRAL ANGLE OF 18°18'04", A CHORD BEARING OF N60°12'21" W, AND A CHORD LENGTH OF 941.45 FEET), A DISTANCE OF 945.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG SAID NORTH BOUNDARY AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°54'38", A CHORD BEARING OF S87°11'19"W, AND A CHORD LENGTH OF 34.39 FEET), A DISTANCE OF 37.92 FEET TO A POINT ON THE CURVED EAST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, ACCORDING TO THE ROAD PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 4, PAGE 66 PUBLIC RECORDS BREVARD COUNTY, FLORIDA; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVED EAST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 2125.00 FEET, A CENTRAL ANGLE OF 18°53'19", A CHORD BEARING OF N14°17'21"E, AND A CHORD LENGTH OF 697.38 FEET), A DISTANCE OF 700.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75°06'22", A CHORD BEARING OF N42°23'53"E, AND A CHORD LENGTH OF 30.47 FEET), A DISTANCE OF 32.77 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1772.00 FEET, A CENTRAL ANGLE OF 1°29'02", A CHORD BEARING OF N60°41'35"E, AND A CHORD LENGTH OF 45.89 FEET), A DISTANCE OF 45.90 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST, THENCE N77°43'02"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 39.51 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1775.00 FEET, A CENTRAL ANGLE OF 5°07'40", A CHORD BEARING OF N85°16'19"E, AND A CHORD LENGTH OF 158.81 FEET), A DISTANCE OF 158.86 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°33'08", A CHORD BEARING OF S45°23'17"E, AND A CHORD LENGTH OF 36.43 FEET), A DISTANCE OF 40.82 FEET TO THE END OF SAID CURVE; THENCE S01°23'17"W, A DISTANCE OF 18.05 FEET, THENCE N88°36'43"W, A DISTANCE OF 127.00 FEET; THENCE S01°23'17"W, A DISTANCE OF 209.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 943.00 FEET, A CENTRAL ANGLE OF 31°10'12", A CHORD BEARING OF S16°58'23"W, AND A CHORD LENGTH OF 452.98 FEET), A DISTANCE OF 458.81 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 3050.00 FEET, A CENTRAL ANGLE OF 15°14'50", A CHORD BEARING OF S59°02'44"E, AND A CHORD LENGTH OF 809.25 FEET), A DISTANCE OF 811.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 6°03'27", A CHORD BEARING OF S54°27'02"E, AND A CHORD LENGTH OF 19.55 FEET), A DISTANCE OF 19.56 FEET TO THE POINT OF BEGINNING, CONTAINING 4.84 ACRES, MORE OR LESS

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
315 SOUTH HARBOR CITY BOULEVARD, SUITE 400 MELBOURNE, FL 32901
PHONE (321) 738-8674 FAX (321) 738-1118
CERTIFICATE OF BUSINESS AUTHORIZATION LB-0004905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB-0004905

DATE: 01/31/2020
DESIGN/DRAWN: HAK/RMB
DRAWING# 11359_302_001
PROJECT# 11359

PLAT BOOK __, PAGE __

SHEET 1 OF 2

SECTION 21, 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

REELING PARK SOUTH - PHASE 1

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the general notes and hereby dedicates the public right-of-way of Cuddington Drive, public drainage easements and 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 General Notes, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right or interest therein.

By: Todd J. Pokrywa
President: Todd J. Pokrywa

Attest: Jay A. Decator, III
Secretary: Jay A. Decator, III

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

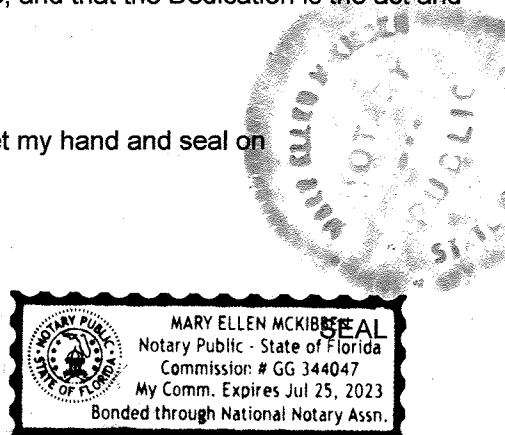
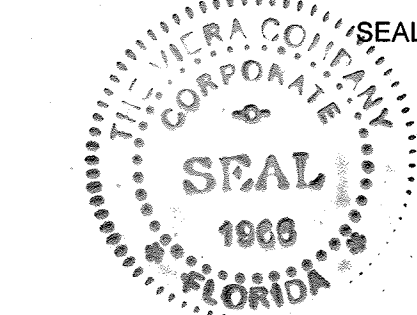
STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on Feb 4, 2020, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Todd J. Pokrywa and Jay A. Decator, III, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto 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 McKibben
NOTARY PUBLIC

Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. GG344047



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 10/31/2019 he completed the boundary survey of the lands shown on the foregoing plat, and that said plat was prepared under his direct supervision and that said plat complies with all of the surveying requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-284(1)(c)(d) as amended, and that said lands are located in Brevard County, Florida.

Keslie E. Howard
Registration Number 5611
KESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-284(1)(c)(d) as amended.

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

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the public right-of-way of Cuddington Drive, public drainage easements and public utility easements dedicated for public use on this plat.

Bryan Lober, Chairman of the Board

ATTEST: Scott Ellis, 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.

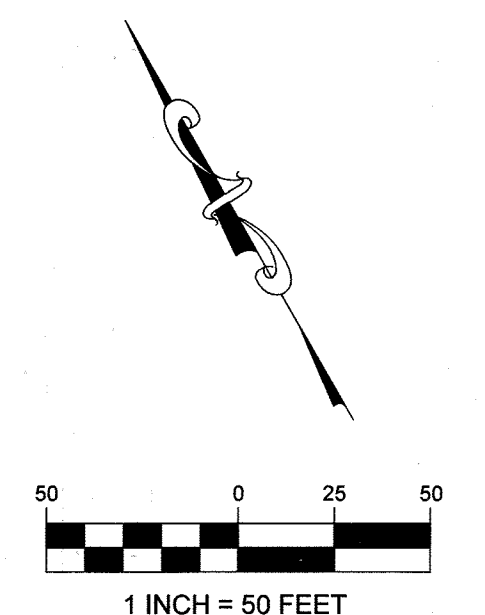
Bryan Lober, Chairman of the Board


ATTEST: Scott Ellis, 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.



 <p>B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 723-9674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4665 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: L100304025</p>	<p>DATE: 01/31/2020 DESIGN/DRAWN: HAK/RMB DRAWING# 11359_302_002 PROJECT# 11359</p>
---	--

DATE: 01/31/2020
DESIGN/DRAWN: HAK/RMB
DRAWING# 11359_302_002
PROJECT# 11359

U:\Projects Folder\11359\Drawings\11359_302\001-002.dwg January 31, 2020 8:58:40 AM RB