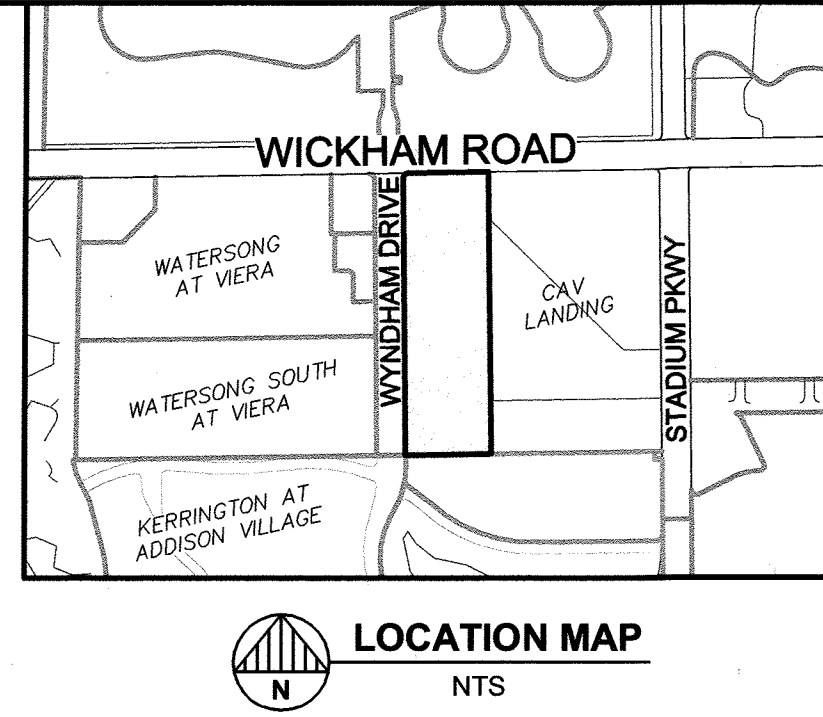


VENUE AT VIERA
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



PLAT BOOK _____, PAGE _____

SHEET 1 OF 2
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That The Viera Company, being the owner in fee simple of the lands described in

VENUE AT VIERA,

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates the sanitary sewer easement, lift station ingress-egress easement, and Tract B (lift station tract) to Brevard County and further dedicates an easement for emergency access and emergency repair over the private drainage easements and drainage tracts; an easement over all driveway areas, as the same may exist from time to time for the installation, maintenance, repair and improvement of underground utilities and use of law enforcement and emergency vehicles and all other public easements shown hereon to Brevard County for the public use.

IN WITNESS WHEREOF, The Viera Company has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto.

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

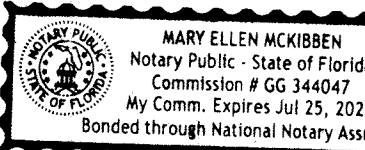
STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on Feb. 20, 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. GG 344047



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 10/16/19 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, and that said lands are located in Brevard County, Florida.

Leslie E. Sweeney
Registration Number: 5611
LESLIE E. SWEENEY
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.

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

CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts, Tract B, the sanitary sewer easement, the lift station ingress-egress easement, utility easements, ingress and egress easements for emergency vehicles and areas dedicated for the public use on this plat.

Bryan Lober, 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.

Bryan Lober, 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 for record on _____ at _____, File No. _____

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

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK A OF CAV LANDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 56, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S00°51'27"E ALONG THE WEST LINE OF SAID CAV LANDING, A DISTANCE OF 1469.97 FEET TO THE SOUTHWEST CORNER OF SAID CAV LANDING; THENCE S89°08'33"W, A DISTANCE OF 444.57 FEET TO THE SOUTHEAST CORNER OF WYNDHAM DRIVE, A 150' WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO THE PLAT OF WYNDHAM DRIVE EXTENSION AS RECORDED IN ROAD PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°51'27"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WYNDHAM DRIVE, A DISTANCE OF 1059.47 FEET TO THE NORTHEAST CORNER OF SAID WYNDHAM DRIVE, (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF WYNDHAM DRIVE ACCORDING TO THE PLAT OF WATER'S EDGE, AS RECORDED IN PLAT BOOK 55, PAGE 78, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE N00°51'27"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WYNDHAM DRIVE, A DISTANCE OF 385.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND 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 90°00'00", A CHORD BEARING OF N44°08'33"E, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WICKHAM ROAD, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF WICKHAM ROAD EXTENSION, AS RECORDED IN PLAT BOOK 50, PAGE 10, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N89°08'33"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.57 FEET TO THE POINT OF BEGINNING. CONTAINING 15.00 ACRES, MORE OR LESS.

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WICKHAM ROAD, A 150 FOOT-WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO PLAT BOOK 50, PAGE 10, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, BEING ASSUMED AS N89°08'33"E.
- SURVEY MONUMENTATION WITHIN THE PLATTED LANDS SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(8).
- ALL LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- BREVARD COUNTY SURVEY CONTROL MARK 66B37 IS LOCATED NEAR THE LIMITS OF THIS PLAT BOUNDARY. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- 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 OR MUNICIPAL SERVICE TAXING UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE PROPERTY OWNERS' 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 PROPERTY OWNERS' ASSOCIATION TO MAINTAIN
- 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 PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PUBLIC STREET RIGHTS OF WAY, A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED) FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES IN CONNECTION WITH PROVIDING SERVICE TO THE LANDS PLATTED HEREUNDER. FOR PURPOSES OF THIS PLAT, THE TERM "PUBLIC AND PRIVATE UTILITY COMPANIES" SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., SOUTHERN BELL, AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- TRACT A SHALL BE OWNED AND MAINTAINED BY THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND SHALL BE RESERVED FOR STORMWATER MANAGEMENT PURPOSES AND RELATED IMPROVEMENTS.
- TRACT B IS HEREBY DEDICATED TO BREVARD COUNTY FOR A SANITARY SEWER LIFT STATION AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING:
 - DRAINAGE AND CONNECTION EASEMENT AGREEMENT RECORDED AUGUST 26, 2019, IN OFFICIAL RECORDS BOOK 8523, PAGE 1120, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF DRAINAGE AND CONNECTION EASEMENT RECORDED DECEMBER 9, 2019 IN OFFICIAL RECORDS BOOK 8609, PAGE 96, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - AGREEMENT BETWEEN THE VIERA COMPANY AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS RECORDED JANUARY 17, 1991, IN OFFICIAL RECORDS BOOK 3104, PAGE 1881; NOTICE OF AMENDMENT RECORDED AUGUST 26, 1994, IN OFFICIAL RECORDS BOOK 3416, PAGE 4851; RESOLUTION NO. 95-355 RECORDED DECEMBER 1, 1995, IN OFFICIAL RECORDS BOOK 3525, PAGE 978, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED DECEMBER 1, 1992, IN OFFICIAL RECORDS BOOK 3249, PAGE 626; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED NOVEMBER 6, 1998, IN OFFICIAL RECORDS BOOK 3921, PAGE 511; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED JANUARY 25, 2000, IN OFFICIAL RECORDS BOOK 4114, PAGE 347; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED FEBRUARY 2, 2001, IN OFFICIAL RECORDS BOOK 4282, PAGE 3068; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED SEPTEMBER 28, 2001, IN OFFICIAL RECORDS BOOK 4428, PAGE 2944; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED NOVEMBER 13, 2001, IN OFFICIAL RECORDS BOOK 4459, PAGE 3677; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED JANUARY 9, 2003, IN OFFICIAL RECORDS BOOK 4787, PAGE 549; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED NOVEMBER 5, 2003, IN OFFICIAL RECORDS BOOK 5110, PAGE 2539; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED JUNE 8, 2004, IN OFFICIAL RECORDS BOOK 5316, PAGE 229; NOTICE OF STATUTORY EXTENSION OF PHASE, BUILDOUT AND EXPIRATION DATES OF THE DEVELOPMENT ORDER RECORDED MAY 9, 2008, IN OFFICIAL RECORDS BOOK 5863, PAGE 681; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED FEBRUARY 1, 2010, IN OFFICIAL RECORDS BOOK 6105, PAGE 1085; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED DECEMBER 28, 2011, IN OFFICIAL RECORDS BOOK 6511, PAGE 1022; NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED JANUARY 14, 2015, IN OFFICIAL RECORDS BOOK 7283, PAGE 306; NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER RECORDED SEPTEMBER 8, 2015, IN OFFICIAL RECORDS BOOK 7446, PAGE 2035; NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER RECORDED OCTOBER 31, 2016, IN OFFICIAL RECORDS BOOK 7743, PAGE 1805; MEMORANDUM OF AGREEMENT RECORDED AUGUST 3, 2017, IN OFFICIAL RECORDS BOOK 7953, PAGE 138; NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER RECORDED DECEMBER 22, 2017, IN OFFICIAL RECORDS BOOK 8055, PAGE 1380; NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER RECORDED SEPTEMBER 23, 2019 IN OFFICIAL RECORDS BOOK 8545, PAGE 418, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF RESTRICTIVE COVENANTS RECORDED OCTOBER 22, 2004, IN OFFICIAL RECORDS BOOK 5375, PAGE 90; AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS RECORDED DECEMBER 27, 2005, IN OFFICIAL RECORDS BOOK 5583, PAGE 8328; SECOND AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS RECORDED JULY 18, 2006, IN OFFICIAL RECORDS BOOK 5673, PAGE 1254, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THIRD AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS RECORDED SEPTEMBER 4, 2008 IN OFFICIAL RECORDS BOOK 5885, PAGE 8902, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RESERVATIONS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 1, 1969, IN OFFICIAL RECORDS BOOK 1097, PAGE 564; RELEASE OF SURFACE ENTRY RIGHTS RECORDED OCTOBER 26, 1987, IN OFFICIAL RECORDS BOOK 2852, PAGE 1304; WARRANTY DEED RECORDED NOVEMBER 23, 2004, IN OFFICIAL RECORDS BOOK 5387, PAGE 3769, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TRACT AREA SUMMARY

TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP & MAINTENANCE ENTITY
A	6.61	STORMWATER, DRAINAGE	CENTRAL VIERA COMMUNITY ASSOCIATION
B	0.03	LIFT STATION	BREVARD COUNTY

STATE PLANE COORDINATE NOTES:

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

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

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+)0°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+)0°07' 27.3"
195 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,641.565	28°13'48.22765"	080°43'06.11244"	0.99995250	(+)0°07' 59.6"

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

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.

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 1100
MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 725-1189
CERTIFICATE OF BUSINESS AUTHORIZATION #005
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB000605

DATE: 2/18/20
DESIGN/DRAWN: HAK/RLR
DRAWING# 11480_300_003
PROJECT# 11480

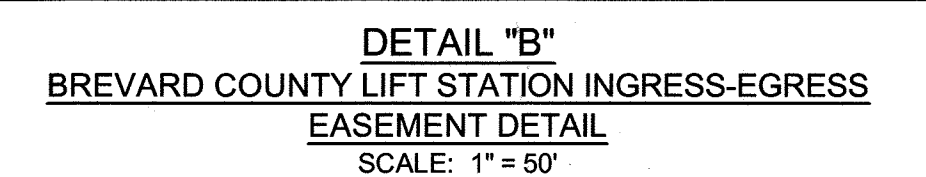
PLAT BOOK _____, PAGE _____
SHEET 2 OF 2
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST




SURVEY SYMBOL LEGEND

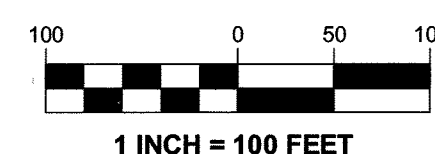
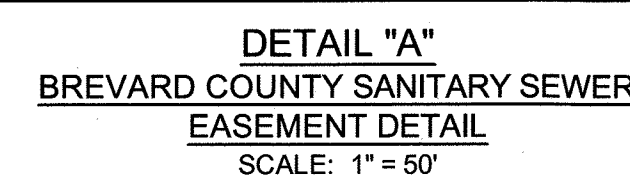
PERMANENT REFERENCE MONUMENT (PRM);
SET 4X4 INCH CONCRETE MONUMENT WITH
DISK STAMPED PRM LB4905, UNLESS
OTHERWISE NOTED

SET 1/2" IRON ROD & CAP, ID# LB4905
UNLESS OTHERWISE NOTED



 **B.S.E. CONSULTANTS, INC.**
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 225-3674 FAX: (321) 223-1150
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00044005

DATE: 2/17/20
DESIGN/DRAWN: HAK/RLR
DRAWING# 11480_300_003
PROJECT# 11480



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