

LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

| | |
|----------|--------------------------------------|
| Δ | CENTRAL ANGLE OF CURVE |
| CH | CHORD OF CURVE |
| CM | CONCRETE MONUMENT |
| C.C.R. | CERTIFIED CORNER RECORD |
| F.P.L. | FLORIDA POWER AND LIGHT COMPANY |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| ID. | IDENTIFICATION |
| L | ARC LENGTH OF CURVE |
| LB | LICENSED BUSINESS |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| R | RADIUS OF CURVE |
| RGE | RANGE |
| R/W | RIGHT OF WAY |
| SEC. | SECTION |
| TWS | TOWNSHIP |

LEGEND:

| | |
|-----------|---|
| ■ | FOUND 4"x4" CONCRETE MONUMENT WITH IDENTIFICATION |
| □ | SET CONCRETE 4" x 4" CONCRETE MONUMENT STAMPED "PRM LB8030" |
| ● | SET NAIL & DISK STAMPED "PRM LB 8030" |
| ○ | SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030" |
| ⚡ | QUARTER SECTION CORNER - NOT FOUND |
| ✚ | SECTION CORNER - FOUND |
| — — — — — | PLAT LIMITS |
| - - - - - | EXISTING EASEMENT |
| — — — — — | PLAT EASEMENT |
| - - - - - | RIGHT-OF-WAY LINE |

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.

OAKWOOD LANDING COMMERCIAL

A PART OF SECTIONS 13 AND 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND
A PART OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 13 AND 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;
THENCE, SOUTH 89°16'49" EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 380.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD;
THENCE, NORTH 18°50'02" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 273.11 FEET TO THE SOUTHERLY LINE OF PINEDA LANDINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
THENCE, SOUTH 53°53'31" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 389.95 FEET TO THE **POINT OF BEGINNING**;
THENCE, SOUTH 36°05'59" EAST A DISTANCE OF 200.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1256.60 FEET, A CENTRAL ANGLE OF 21°52'26" AND A CHORD BEARING AND DISTANCE OF SOUTH 25°05'57" EAST, 476.83 FEET;
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 479.74 FEET;
THENCE, NORTH 89°07'36" WEST A DISTANCE OF 261.23 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WICKHAM ROAD AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1006.60 FEET, A CENTRAL ANGLE OF 18°03'50" AND A CHORD BEARING AND DISTANCE OF NORTH 27°03'15" WEST, 316.04 FEET;
THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY A DISTANCE OF 317.35 FEET;
THENCE, NORTH 36°05'10" WEST A DISTANCE OF 199.08 FEET TO SAID SOUTHERLY LINE OF PINEDA LANDINGS;
THENCE, NORTH 53°53'31" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 250.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.434 ACRES MORE OR LESS.

PLAT NOTES:

- THE BEARING BASIS SHOWN HEREON REFERS TO THE ASSUMED BEARING OF SOUTH 89°16'49" EAST FOR THE NORTH LINE OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.
- BREVARD COUNTY BENCHMARK PID #G6A04 IS LOCATED WITHIN THE VICINITY OF THE PLAT. PLEASE CALL THE COUNTY SURVEYING OFFICE OR VISIT THE WEBSITE TO OBTAIN THE VERTICAL DATA.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:
 - ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER, OR THE DECLARED MAINTENANCE ENTITY.
 - 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.
 - 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.
- THE PUBLIC WATER UTILITY EASEMENT SHOWN HEREON IS HEREBY RESERVED TO THE CITY OF COCOA FOR INGRESS/EGRESS, OPERATION, INSTALLATION AND MAINTENANCE OF A PUBLIC WATER UTILITY.
- THE 10 FEET WIDE PUBLIC UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO BREVARD COUNTY FOR INGRESS/EGRESS, OPERATION, INSTALLATION AND MAINTENANCE OF A PUBLIC UTILITY.
- THE 24 FEET WIDE PRIVATE JOINT ACCESS & DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE LOTS WITHIN THE PLAT, AND EACH LOT OWNER HAS THE RIGHT TO CONSTRUCT AND MAINTAIN THE ACCESS IMPROVEMENTS.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING.
 - MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING FROM VININGS PALM BAY INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO IBERIABANK, A LOUISIANA STATE BANK, DATED OCTOBER 1, 2019, FILED OCTOBER 8, 2019 IN OFFICIAL RECORDS BOOK 8559, PAGE 402 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 3082, PAGE 1403, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - EASEMENT IN FAVOR OF BREVARD COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 3217, PAGE 2337, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - EASEMENT IN FAVOR OF BREVARD COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 3493, PAGE 1572, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - TERMS AND PROVISIONS OF THAT CERTAIN BINDING DEVELOPMENT PLAN RECORDED IN OFFICIAL RECORDS BOOK 8345, PAGE 662, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JUNE 14, 2019 IN OFFICIAL RECORDS BOOK 8463, PAGE 2748, OF THE 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 DOES 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.

STATE PLANE COORDINATE NOTES:

THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

| PID | STATION NAME | LATITUDE | LONGITUDE | NORTHING | EASTING | COMBINED SCALE FACTOR | CONVERGENCE ANGLE |
|--------|------------------|----------------|-----------------|------------|-----------|-----------------------|-------------------|
| DG8721 | BREVARD GPS 5015 | 28°12'29.5006" | -80°38'16.4672" | 1408570.29 | 772785.33 | 0.999995990 | (+) 00°10'16.2" |
| DG8722 | BREVARD GPS 5016 | 28°12'35.9333" | -80°37'46.9063" | 1409227.94 | 775428.00 | 0.999996015 | (+) 00°10'30.2" |

THE COORDINATES SHOWN ON THE PLAT BOUNDARY CORNERS WERE COMPUTED UTILIZING AUTODESK AUTOCAD CIVIL 3D SOFTWARE. A PROJECT SCALE FACTOR OF 0.999958369 WAS USED TO CONVERT GROUND DISTANCE. THE DISTANCES SHOWN ON THE 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.

MORTGAGEE'S CONSENT AND JOINDER

STATE OF _____
COUNTY OF _____

The undersigned hereby certifies that it is the holder of a mortgage upon a part of the property described hereon and does hereby join in and consent to the dedication of the land hereon depicted by the owner thereof and agrees that its mortgages, liens or other encumbrances are recorded in Official Records Book 8559, Page 402, of the public records of Brevard County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, IBERIABANK, a Louisiana State Bank, has caused these presents to be signed by the authority of its Board of Directors this _____ day of _____, 2020.

IBERIABANK, a Louisiana State Bank

By: _____

PRINTED NAME: _____
TITLE: _____

WITNESS: _____

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

THIS IS TO CERTIFY, That on _____, before me an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared by means of ☐ physical presence or ☐ online notarization, _____, of the named corporation incorporated under the laws of the State of Louisiana, 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 known to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My commission expires

THIS PLAT PREPARED BY:

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
301 S.E. Ocean Blvd, Suite 301
Stuart, Florida 34994
Phone: (772) 283-1483
Fax: (772) 220-7887
www.bowmanconsulting.com
CERTIFICATE OF AUTHORIZATION NO. LB 8030
SURVEYOR: RICHARD E. BARNES, JR., P.S.M.
FLORIDA REGISTRATION NO. 5173

PLAT BOOK _____ PAGE _____

SHEET 1 OF 3
SECTIONS 13 AND 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST
SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That VININGS PALM BAY INVESTMENT, LLC being the owner in fee simple of the land described in

OAKWOOD LANDING COMMERCIAL

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the public utility easements as described in the plat notes to the perpetual use of the public. 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 and that the public and Brevard County shall have no right or interest therein.

By: _____
Manager: Thomas Cabrerizo

VININGS PALM BAY INVESTMENT, LLC
3850 BIRD ROAD, SUITE 801
MIAMI, FLORIDA 33146

Signed in the presence of:

By: _____

Print Name: _____

By: _____

Print Name: _____

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by Thomas Cabrerizo, as manager of Vinings Palm Bay Investment, LLC. Said person is personally known to me or have produced the following identification _____ and he/she did/did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized; and that said Dedication is the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Expires

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, Richard E. Barnes, Jr., being a licensed and professional surveyor and mapper, does hereby certify that on August 9, 2019 I completed the boundary survey of the lands as shown on the foregoing plat, and that the plat was prepared under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that permanent reference monuments have been placed as shown thereon and that the plat complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes and Brevard County Code Section 62-2841(c) (d).

RICHARD E. BARNES, Jr., P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5173

BOWMAN CONSULTING GROUP, LTD.
301 S.E. OCEAN BLVD. SUITE 301
STUART, FL 34994
CERTIFICATE OF AUTHORIZATION NO. LB8030

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 and Mapper No. 4870
County Surveyor in and for Brevard County, Florida

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

ATTEST: _____
Clerk of the Board

CERTIFICATE OF CLERK

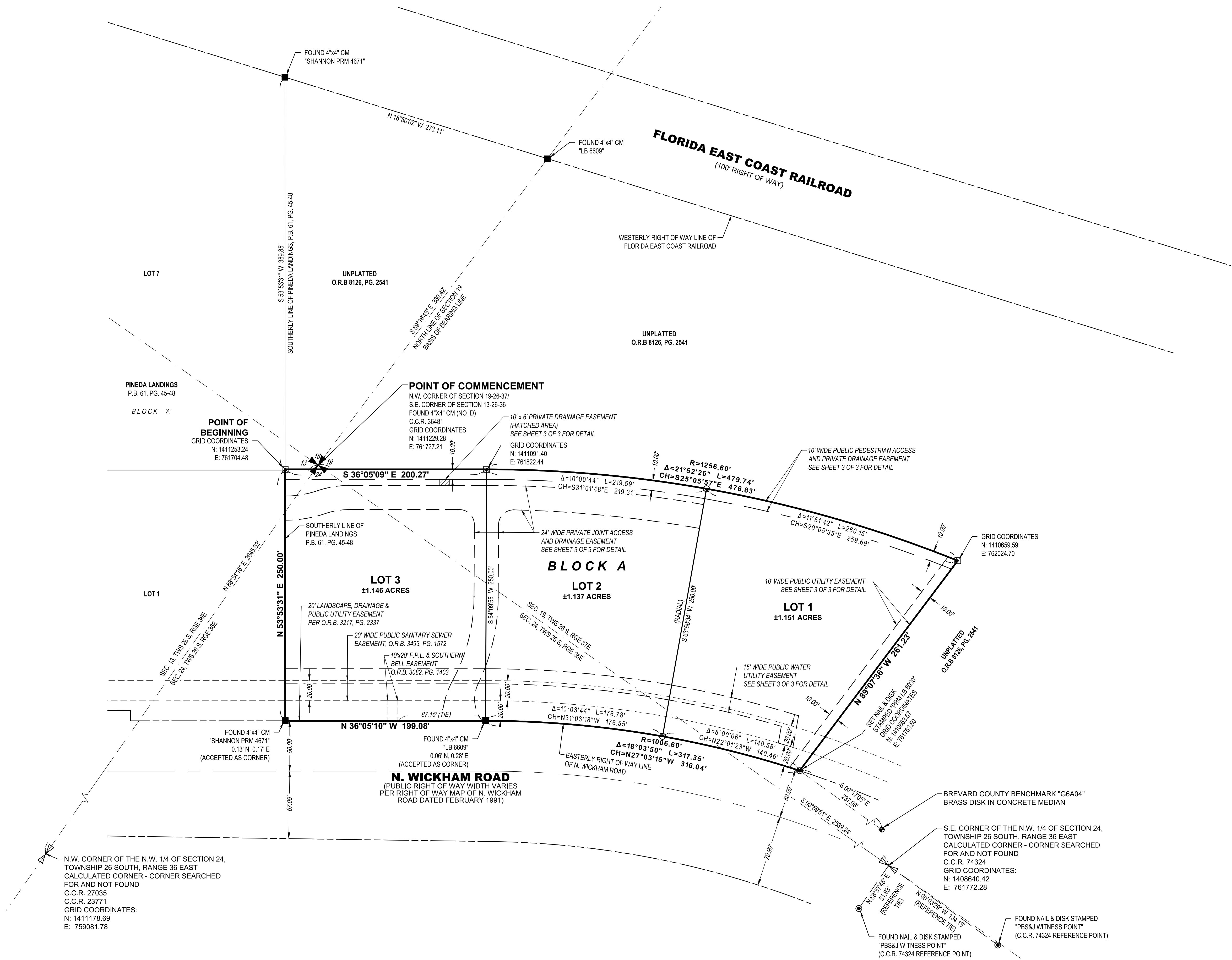
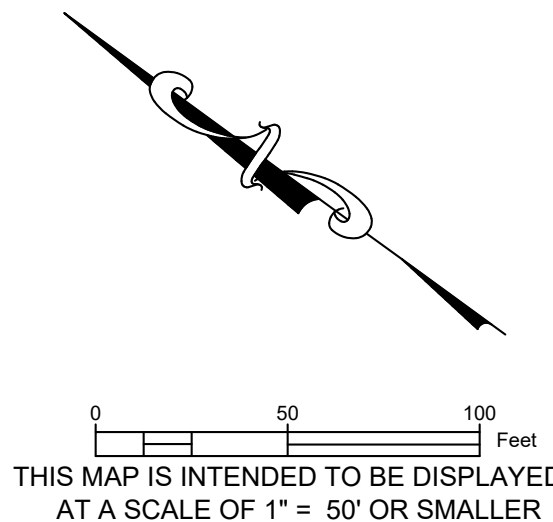
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all requirements of Chapter 177, Part 1, Florida Statutes, and was filled for record on _____ at _____, File No. _____

Clerk of the Circuit Court in and for Brevard County, Florida

OAKWOOD LANDING COMMERCIAL

A PART OF SECTIONS 13 AND 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND
A PART OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3
SECTIONS 13 AND 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST
SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST



ABBREVIATIONS:

| | |
|----------|--------------------------------------|
| Δ | CENTRAL ANGLE OF CURVE |
| CH | CHORD OF CURVE |
| CM | CONCRETE MONUMENT |
| C.C.R. | CERTIFIED CORNER RECORD |
| F.P.L. | FLORIDA POWER AND LIGHT COMPANY |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| ID. | IDENTIFICATION |
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| PG. | PAGE |
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| R | RADIUS OF CURVE |
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| R/W | RIGHT OF WAY |
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| TWS | TOWNSHIP |

LEGEND:

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| □ | SET CONCRETE 4" x 4" CONCRETE MONUMENT STAMPED "PRM LB8030" |
| ● | SET NAIL & DISK STAMPED "PRM LB 8030" |
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| ✕ | QUARTER SECTION CORNER - NOT FOUND |
| ✕ | SECTION CORNER - FOUND |
| — | PLAT LIMITS |
| - - - | EXISTING EASEMENT |
| - - - | PLAT EASEMENT |
| - - - | RIGHT-OF-WAY LINE |

THIS PLAT PREPARED BY:

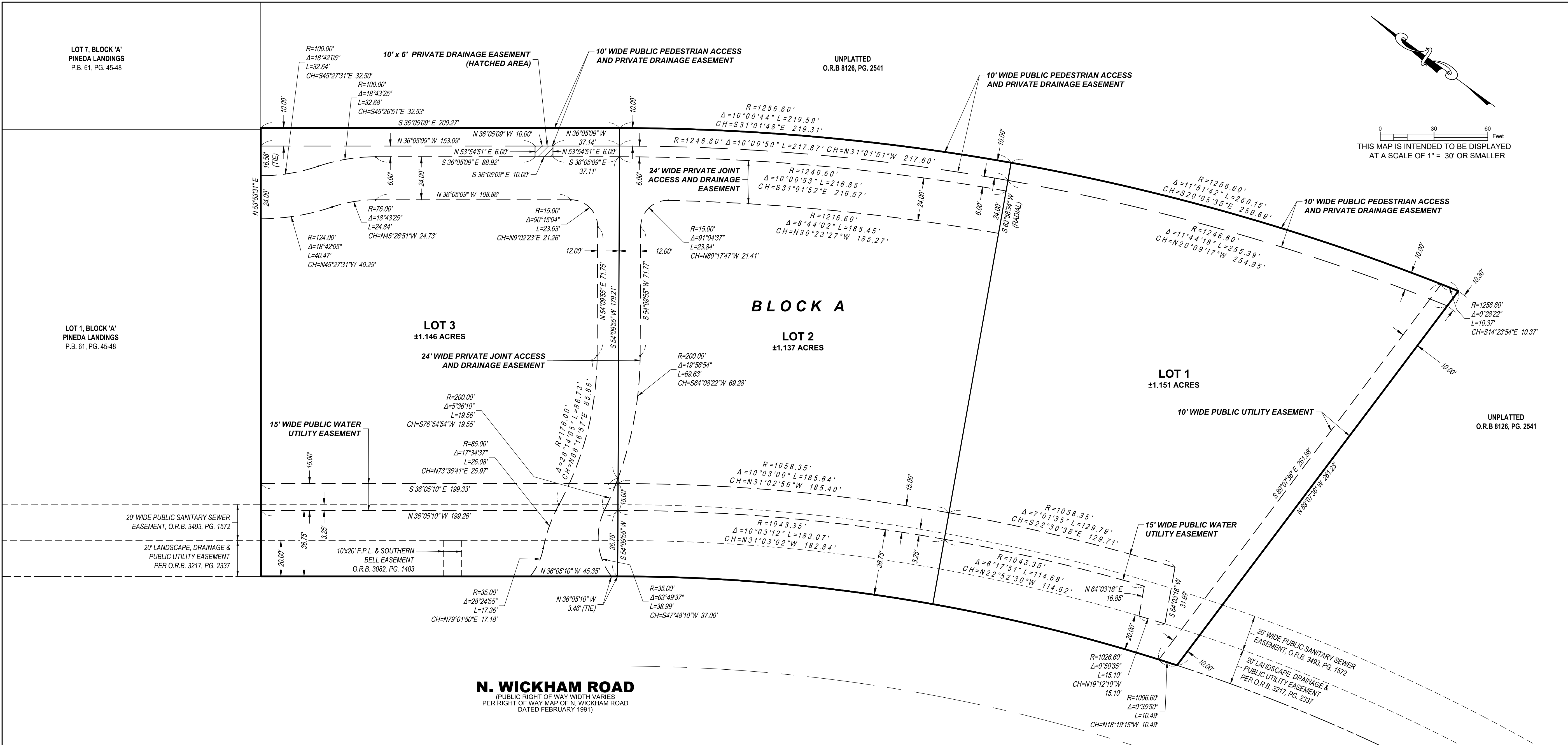
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PLAT BOOK _____ PAGE _____
SHEET 3 OF 3
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SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST



EASEMENTS DETAIL
SCALE: 1" = 30'

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