

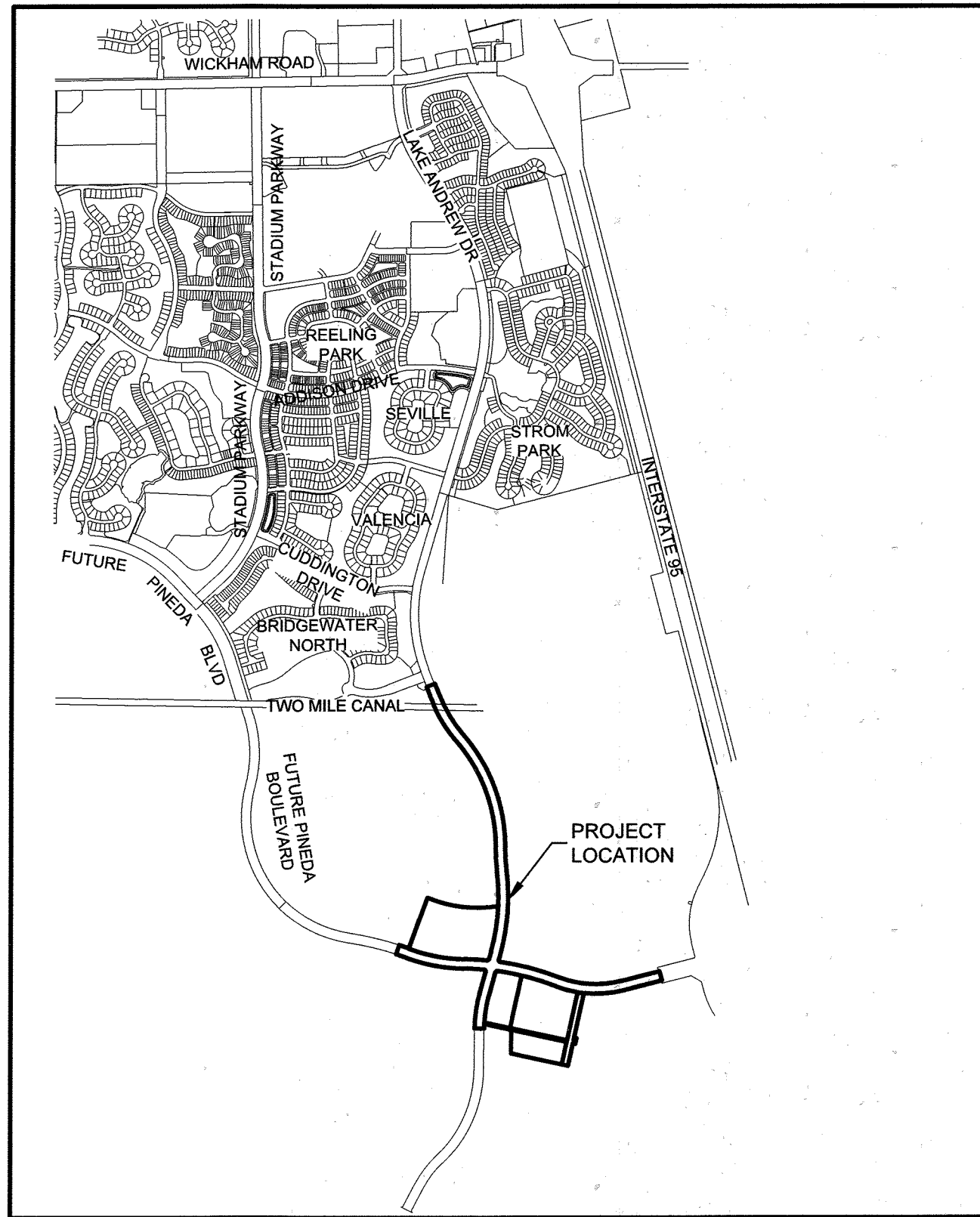
# LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1

## SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

### DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 21, 27, AND 28 TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE SOUTH EXTENSION No. 1 - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 3, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S21°04'57"E A DISTANCE OF 195.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2112.83 FEET, A CENTRAL ANGLE OF 19°58'50", A CHORD BEARING OF S31°04'22"E, AND A CHORD LENGTH OF 733.07 FEET), A DISTANCE OF 736.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2666.21 FEET, A CENTRAL ANGLE OF 41°18'23", A CHORD BEARING OF S20°24'35"E, AND A CHORD LENGTH OF 1880.80 FEET), A DISTANCE OF 1922.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 2773.35 FEET, A CENTRAL ANGLE OF 7°30'22", A CHORD BEARING OF S03°30'38"E, AND A CHORD LENGTH OF 363.16 FEET), A DISTANCE OF 363.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 3335.00 FEET, A CENTRAL ANGLE OF 22°32'50", A CHORD BEARING OF S04°00'33"W, AND A CHORD LENGTH OF 1303.95 FEET), A DISTANCE OF 1312.41 FEET TO THE END OF SAID CURVE; THENCE S15°16'58"W A DISTANCE OF 97.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1608.00 FEET, A CENTRAL ANGLE OF 35°36'49", A CHORD BEARING OF S88°42'35"E, AND A CHORD LENGTH OF 981.84 FEET), A DISTANCE OF 987.63 FEET TO THE END OF SAID CURVE; THENCE N75°29'01"E A DISTANCE OF 608.34 FEET TO THE WEST LINE OF PINEDA INTERCHANGE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5782, PAGE 4498, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S14°30'58"E ALONG SAID WEST LINE OF PINEDA INTERCHANGE A DISTANCE OF 150.00 FEET; THENCE S75°29'01"W A DISTANCE OF 608.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 20°46'38", A CHORD BEARING OF S85°52'20"W, AND A CHORD LENGTH OF 632.94 FEET), A DISTANCE OF 636.42 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S12°09'19"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 716.47 FEET; THENCE S77°50'14"E A DISTANCE OF 40.00 FEET; THENCE S12°09'19"W A DISTANCE OF 96.90 FEET; THENCE N77°50'14"W A DISTANCE OF 40.00 FEET; THENCE S12°09'19"W A DISTANCE OF 360.00 FEET; THENCE N77°50'14"W A DISTANCE OF 314.70 FEET; THENCE N00°40'13"E A DISTANCE OF 367.36 FEET; THENCE N77°50'14"W A DISTANCE OF 435.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 2070.00 FEET, A CENTRAL ANGLE OF 1°57'17", A CHORD BEARING OF S01°38'52"E, AND A CHORD LENGTH OF 70.62 FEET), A DISTANCE OF 70.62 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N89°19'47"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 150.00 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 SOUTHEAST AND HAVING A RADIUS OF 2220.00 FEET, A CENTRAL ANGLE OF 14°38'45", A CHORD BEARING OF N07°58'36"E, AND A CHORD LENGTH OF 664.64 FEET), A DISTANCE OF 666.16 FEET TO THE END OF SAID CURVE; THENCE N15°16'58"E A DISTANCE OF 345.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 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 100°04'42", A CHORD BEARING OF N34°45'23"W, AND A CHORD LENGTH OF 38.32 FEET), A DISTANCE OF 43.67 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 4175.00 FEET, A CENTRAL ANGLE OF 4°17'44", A CHORD BEARING OF N86°56'38"W, AND A CHORD LENGTH OF 312.94 FEET), A DISTANCE OF 313.01 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 2775.00 FEET, A CENTRAL ANGLE OF 19°16'28", A CHORD BEARING OF N79°27'14"W, AND A CHORD LENGTH OF 929.12 FEET), A DISTANCE OF 933.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF N71°22'58"W, AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N16°49'08"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 150.00 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 4864.00 FEET, A CENTRAL ANGLE OF 3°15'48", A CHORD BEARING OF S71°32'59"E, AND A CHORD LENGTH OF 276.95 FEET), A DISTANCE OF 276.98 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N20°04'54"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 850.28 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2010.07 FEET, A CENTRAL ANGLE OF 32°16'04", A CHORD BEARING OF S83°05'57"E, AND A CHORD LENGTH OF 1117.13 FEET), A DISTANCE OF 1132.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 3185.00 FEET, A CENTRAL ANGLE OF 9°37'31", A CHORD BEARING OF N02°27'07"W, AND A CHORD LENGTH OF 534.43 FEET), A DISTANCE OF 535.06 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 2923.35 FEET, A CENTRAL ANGLE OF N03°30'38"W, AND A CHORD LENGTH OF 382.80 FEET), A DISTANCE OF 382.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2516.21 FEET, A CENTRAL ANGLE OF 10°38'53", A CHORD BEARING OF N05°04'50"W, AND A CHORD LENGTH OF 468.95 FEET), A DISTANCE OF 467.62 FEET TO THE SOUTHEAST CORNER OF BRIDGEWATER CENTRAL AT VIERA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 61, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AND ALONG THE EAST BOUNDARY OF SAID BRIDGEWATER CENTRAL AT VIERA, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2516.21 FEET, A CENTRAL ANGLE OF 30°39'30", A CHORD BEARING OF N25°44'02"W, AND A CHORD LENGTH OF 1330.39 FEET), A DISTANCE OF 1346.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG THE EAST BOUNDARY OF SAID BRIDGEWATER CENTRAL AT VIERA, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2262.83 FEET, A CENTRAL ANGLE OF 15°00'15", A CHORD BEARING OF N33°33'40"W, AND A CHORD LENGTH OF 590.86 FEET), A DISTANCE OF 592.55 FEET TO THE NORTHEAST CORNER OF SAID BRIDGEWATER CENTRAL AT VIERA (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BRIDGEWATER NORTH AT VIERA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE ARC OF SAID CURVE, AND ALONG THE EAST BOUNDARY OF SAID BRIDGEWATER CENTRAL AT VIERA, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2262.83 FEET, A CENTRAL ANGLE OF 4°58'37", A CHORD BEARING OF N23°34'15"W, AND A CHORD LENGTH OF 196.50 FEET), A DISTANCE OF 196.56 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE EAST LINE OF SAID BRIDGEWATER NORTH AT VIERA, N21°04'57"W A DISTANCE OF 195.85 FEET TO THE SOUTHWEST CORNER OF LAKE ANDREW DRIVE ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE SOUTH EXTENSION No. 1 - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 3, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N68°55'03"E ALONG THE SOUTH LINE OF SAID LAKE ANDREW DRIVE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 92.96 ACRES, MORE OR LESS.



LOCATION MAP  
N.T.S.

TRACT AREA SUMMARY TABLE						
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY			
TRACT A	0.49	VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, SIGNAGE, LANDSCAPING, IRRIGATION, SIDEWALKS, UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS.	CENTRAL VIERA COMMUNITY ASSOCIATION			
TRACT B	7.54	STORMWATER DRAINAGE, UTILITIES AND ASSOCIATED IMPROVEMENTS	VIERA STEWARDSHIP DISTRICT			
TRACT C	0.04 (1,600 SQ.FT.)	SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS	BREVARD COUNTY			
TRACT D	0.05 (2,000 SQ.FT.)	VEHICULAR INGRESS/EGRESS AND FUTURE DEVELOPMENT	CENTRAL VIERA COMMUNITY ASSOCIATION			

### 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 ASHTECH SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	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	(+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"
195 73A64	AK2846	1,416,452.318	431,735.530	746,854.0344	227,841.565	28°13'48.22765"	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 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.

### PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LAKE ANDREW DRIVE, ACCORDING TO THE ROAD PLAT OF LAKE ANDREW DRIVE SOUTH EXTENSION No. 1 - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 3, PAGE 87, PUBLIC RECORD OF BREVARD COUNTY FLORIDA, BEING ASSUMED AS N68°55'03"E.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARKS ~~G6861~~ ARE LOCATED WITHIN THE VICINITY OF THIS PLAT BOUNDARY. FOR VERTICAL CONTROL DATA PLEASE CONTACT 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 STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
  - EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE 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.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF 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.
  - 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 NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT DATED DECEMBER 14, 2009 AND RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND AS FURTHER AMENDED 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.
  - HOSPITAL RESTRICTION CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS AS SHOWN IN THIRD AMENDED RESTATED DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 5883 PAGE 8902, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A 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 A PUBLIC STREET RIGHT OF WAY A 10' WIDE PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). ANY UTILITY USING THIS PUBLIC UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO AN EXISTING SIDEWALK LOCATED IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM "UTILITY" AS USED IN THIS NOTE SHALL MEAN PUBLIC AND PRIVATE UTILITY COMPANIES AND INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO, PIVOTAL UTILITY HOLDINGS, INC. d/b/a FLORIDA CITY GAS AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- TRACTS A AND D SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. TRACT A IS RESERVED FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, SIGNAGE, LANDSCAPING, IRRIGATION, SIDEWALKS, UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS. TRACT D IS RESERVED FOR VEHICULAR INGRESS/EGRESS AND FUTURE DEVELOPMENT. BREVARD COUNTY IS GRANTED A NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT D FOR INGRESS AND EGRESS TO AND FROM TRACT C.
- TRACT B SHALL BE OWNED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT AND IS RESERVED FOR STORMWATER DRAINAGE, UTILITIES AND ASSOCIATED IMPROVEMENTS. 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 TRACT B AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, FLOW WAY OR WETLAND, OR ANY STORM WATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO SUCH WATER BODIES, 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 OR AS A PART THEREOF.
- THE CANAL SYSTEM DRAINAGE EASEMENT AREA SHOWN GRAPHICALLY HEREON IS SUBJECT TO THAT CERTAIN DUA/D/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3249, PAGE 603, AS SUBSEQUENTLY AMENDED FROM TIME TO TIME, INCLUDING WITHOUT LIMITATION, BY THAT CERTAIN ELEVENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8384, PAGE 264, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH EASEMENT PROVIDES FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A CANAL SYSTEM FOR THE PURPOSE OF CONVEYING STORMWATER DRAINAGE. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RESTORATION OF ANY STORMWATER PIPES, CULVERTS, STORM STRUCTURES, OR STORM WATER MANAGEMENT FACILITIES ASSOCIATED WITH SAID DRAINAGE EASEMENT AND, REGARDING THAT PORTION OF THE EASEMENT AREA SHOWN HEREON, THE VIERA STEWARDSHIP DISTRICT IS RESPONSIBLE FOR SUCH INSPECTION, MAINTENANCE, REPAIR, AND/OR RESTORATION IN ACCORDANCE WITH THAT CERTAIN CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8384, PAGE 281, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TO THE EXTENT THAT ANY DRAINAGE PIPES, CULVERTS, OR STRUCTURES LOCATED WITHIN THE RIGHT-OF-WAY OF LAKE ANDREW DRIVE ARE ALSO WITHIN SAID DRAINAGE EASEMENT AREA, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES THAT CONVEY DRAINAGE FROM LAKE ANDREW DRIVE. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR ANY ROADWAY REPAIRS NEEDED DUE TO THE FAILURE AND SUBSEQUENT REPAIR OF ANY STORMWATER PIPES, CULVERTS, STORM STRUCTURES, OR FACILITIES ASSOCIATED WITH SUCH CANAL SYSTEM DRAINAGE EASEMENT LOCATED WITHIN THE LAKE ANDREW DRIVE RIGHT-OF-WAY.
- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE MASTER STORM WATER MANAGEMENT SYSTEM CONSTRUCTED FOR THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES AND OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, STORM WATER DRAINAGE IMPROVEMENTS LOCATED WITHIN THE LOTS PLATTED HEREUNDER SHALL BE OWNED AND MAINTAINED BY THE OWNER OF SUCH LOTS.
- LOT 1, BLOCK B IS SUBJECT TO THAT CERTAIN 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; PROVIDED, HOWEVER, THAT LOT 1, BLOCK B IS EXEMPT FROM THE TERMS AND CONDITIONS OF SUCH DECLARATION AND EXPRESSLY EXCLUDED FROM THE PROPERTY SUBJECT THERETO TO THE EXTENT LOT 1, BLOCK B IS HEREAFTER DEVELOPED AS A "NONRESIDENTIAL DISTRICT" OR A "NONRESIDENTIAL UNIT" AS SUCH TERMS ARE DEFINED IN THE COMMUNITY DECLARATION DESCRIBED IN PLAT NOTE 6(i) ABOVE.

- 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) 725-1150  
CERTIFICATE OF BUSINESS AUTHORIZATION: 18005

DATE: 06/10/2020  
DESIGN/DRAWN: HAK / TBS  
DRAWING# 11284\_304\_001-003  
PROJECT# 11284

PLAT BOOK \_\_, PAGE \_\_

SHEET 1 OF 7


SECTIONS 21, 27, AND 28, 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

### LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1

hereby dedicates said lands and plat for the uses and purposes therein expressed and expressly dedicates to Brevard County for public use the right-of-ways for Pineda Causeway, Pineda Boulevard, Lake Andrew Drive and Akarad Drive as shown hereon for roadway, drainage, utility, sidewalk and associated purposes, Tract C for lift station purposes and all public utility easements and public sidewalk easements described hereon. No other easements are hereby dedicated or granted to Brevard County for public use, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and tracts shown hereon shall 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:   
President: Todd J. Pokrywa

Attest:   
Secretary: Jay A. Decator, III

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

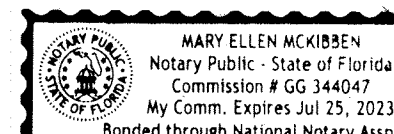
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6-16-20, by 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, on behalf of the company, who are personally known to me ☒ or have produced ☐ as identification.

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

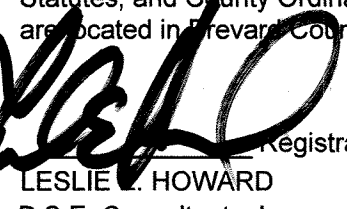
  
NOTARY PUBLIC

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 02/11/20 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.

  
Registration Number 5611  
LESLIE 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 62-2841 (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 the rights-of-way for Lake Andrew Drive, Pineda Boulevard, Pineda Causeway & Akarad Drive, and public utility easements, and public sidewalk easements dedicated for the public use on this plat, and Tract C as a Sanitary Sewer Lift Station.

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.

ATTEST:  
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.

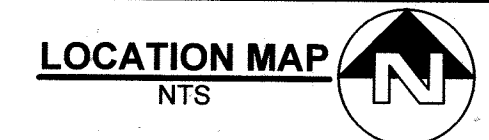
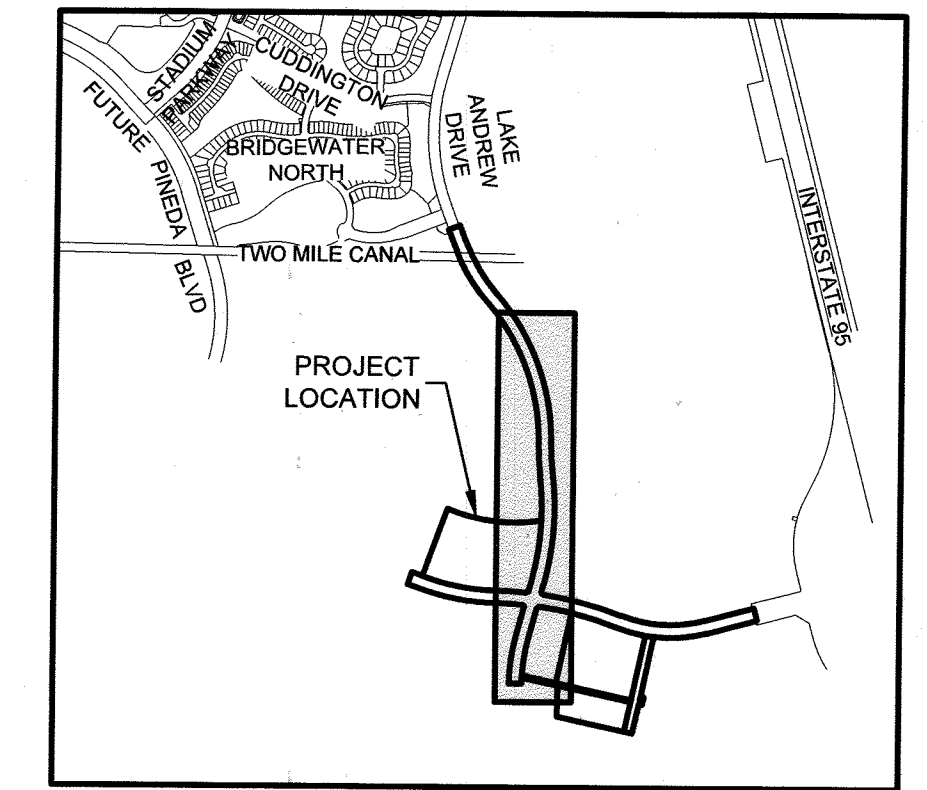




# LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1

SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH,  
RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 3 OF 7  
SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST



## SURVEY SYMBOL LEGEND

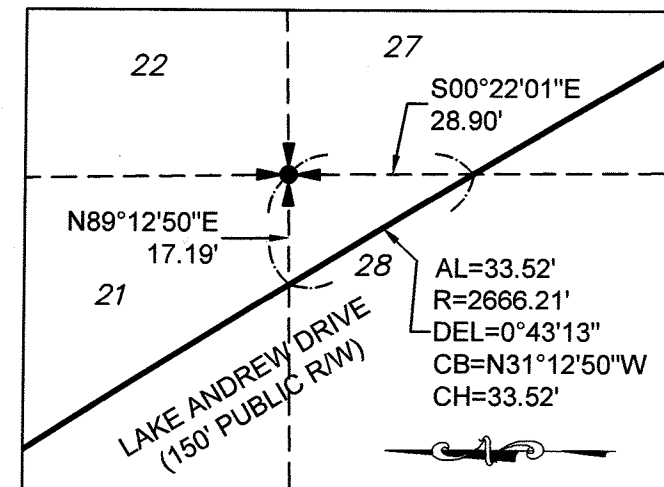
- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET 1/2" IRON ROD AND CAP STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

## ABBREVIATIONS

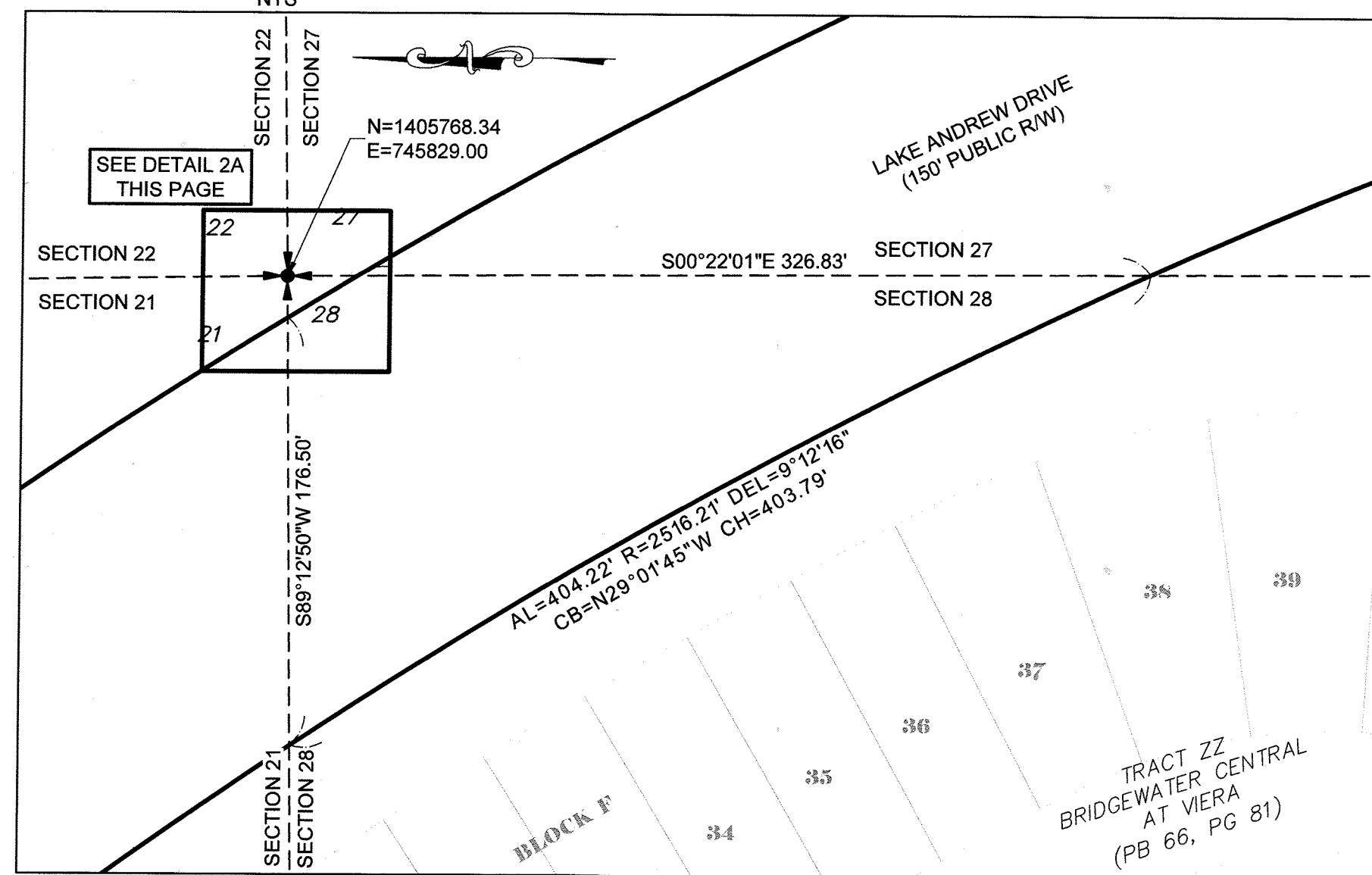
- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ARC LENGTH
- BEGINNING OF CURVE
- CHORD BEARING
- CHORD LENGTH
- CONCRETE MONUMENT
- CORNER
- DELTA ANGLE
- EAST / EASTING
- END OF CURVE
- FOUND
- FEET
- IDENTIFICATION NUMBER
- IRON ROD AND CAP
- NORTH / NORTHING
- NAIL AND DISK
- NORTH AMERICAN VERTICAL DATUM 1988
- NATIONAL GEODETIC VERTICAL DATUM 1929

## ABBREVIATIONS

- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- PK PARKER-KALEN
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- PT POINT OF TANGENCY
- R RADIUS/RIGHT
- R/W RIGHT-OF-WAY
- RGE RANGE
- RPB ROAD PLAT BOOK
- S SOUTH
- SEC SECTION
- TWP TOWNSHIP
- W WEST

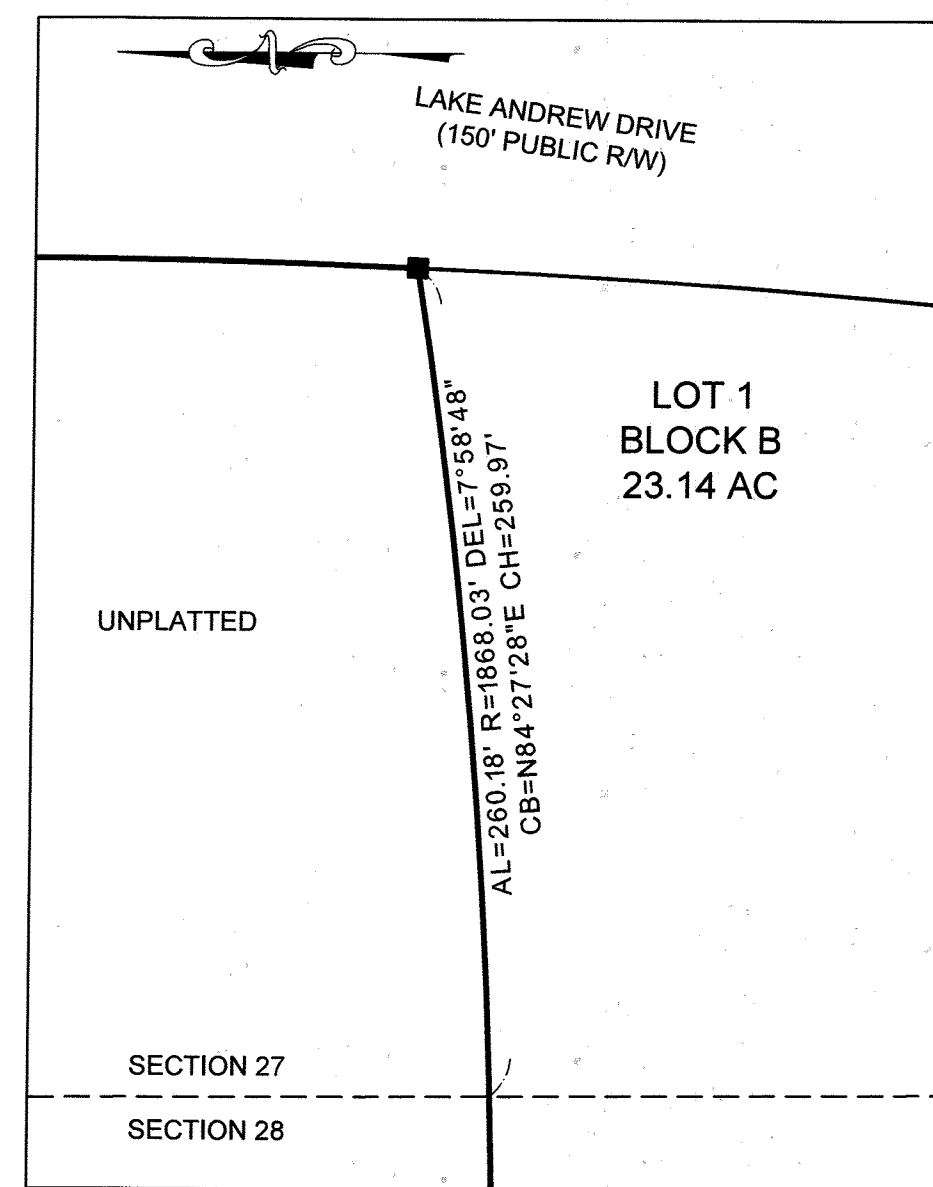


DETAIL 2A



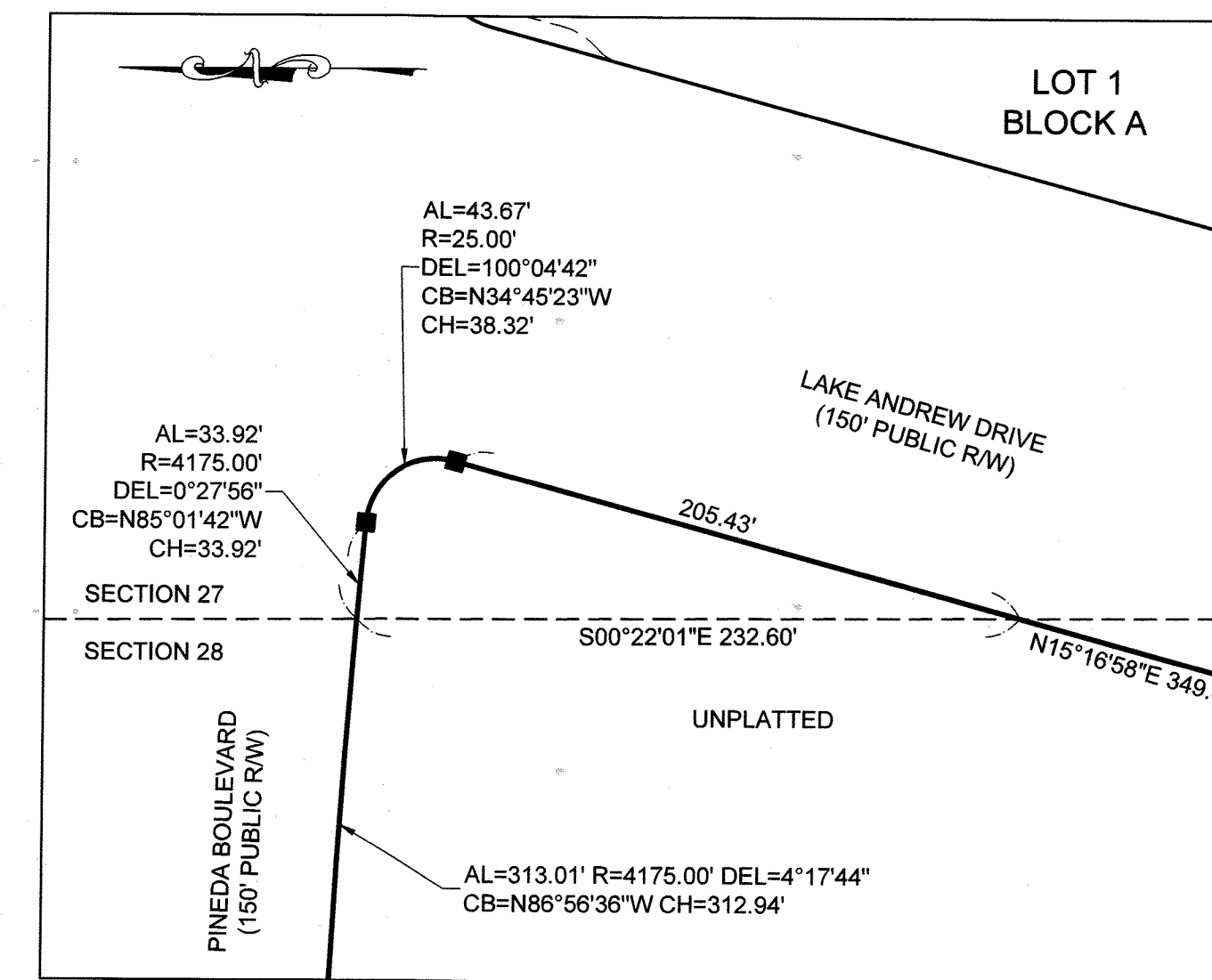
DETAIL 2

1 inch = 60 ft.



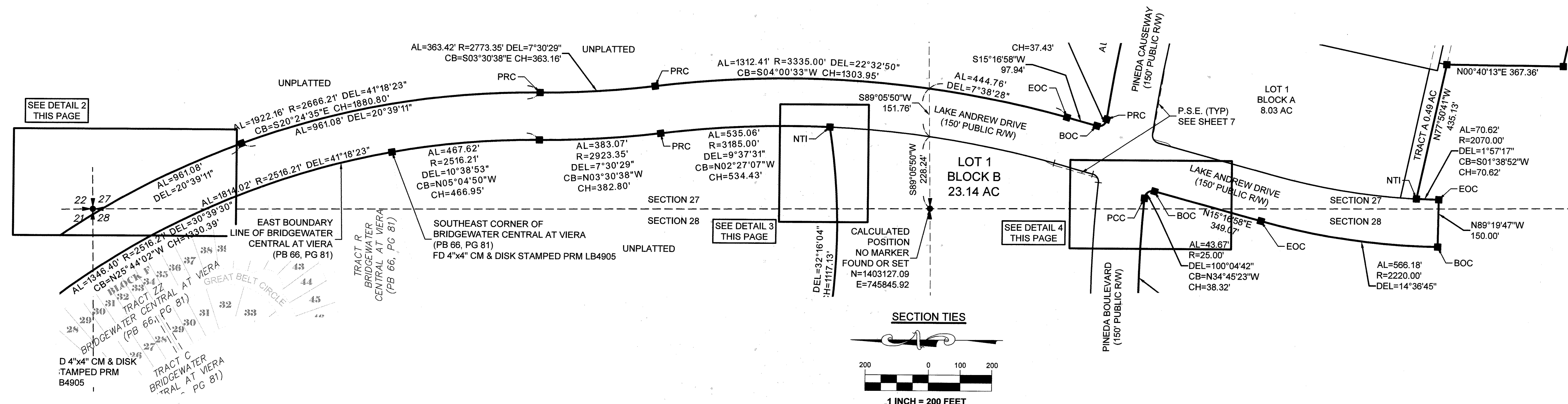
DETAIL 3

1 inch = 60 ft.



DETAIL 4

1 inch = 60 ft.



SECTION TIES

1 inch = 200 FEET

TIES TO SECTION & 1/4 SECTION CORNERS



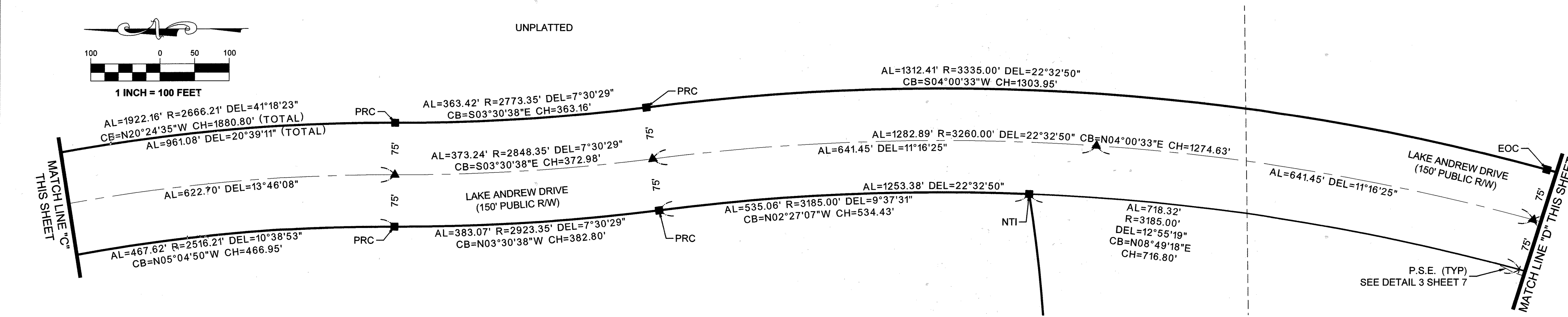
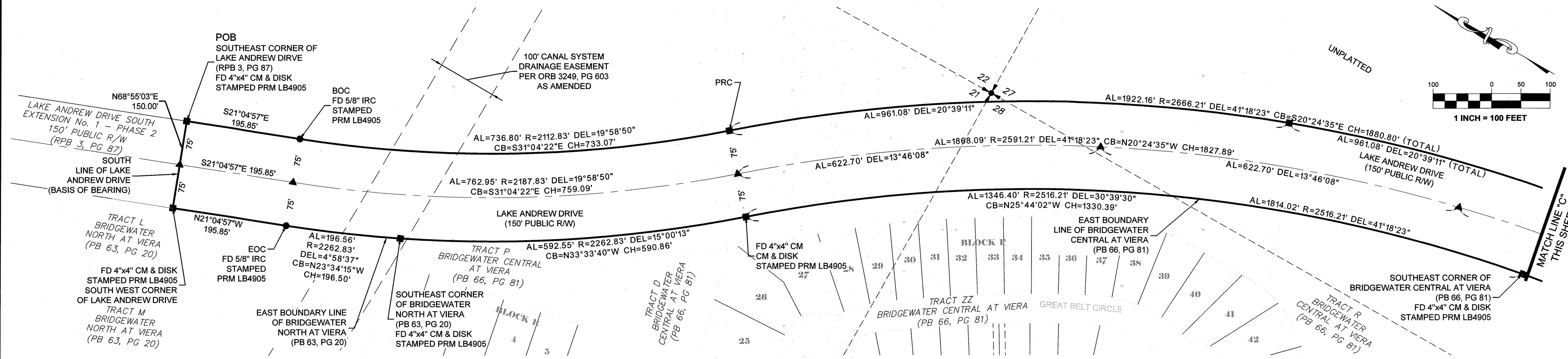
B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32961  
PHONE: (321) 724-1111 FAX: (321) 724-1119  
CERTIFICATE OF BUSINESS AUTHORIZATION: 4406  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000495






DATE: 06/10/2020  
DESIGN/DRAWN: HAK / TBS  
DRAWING# 11284\_304\_001-003  
PROJECT# 11284



PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 4 OF 7  
SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

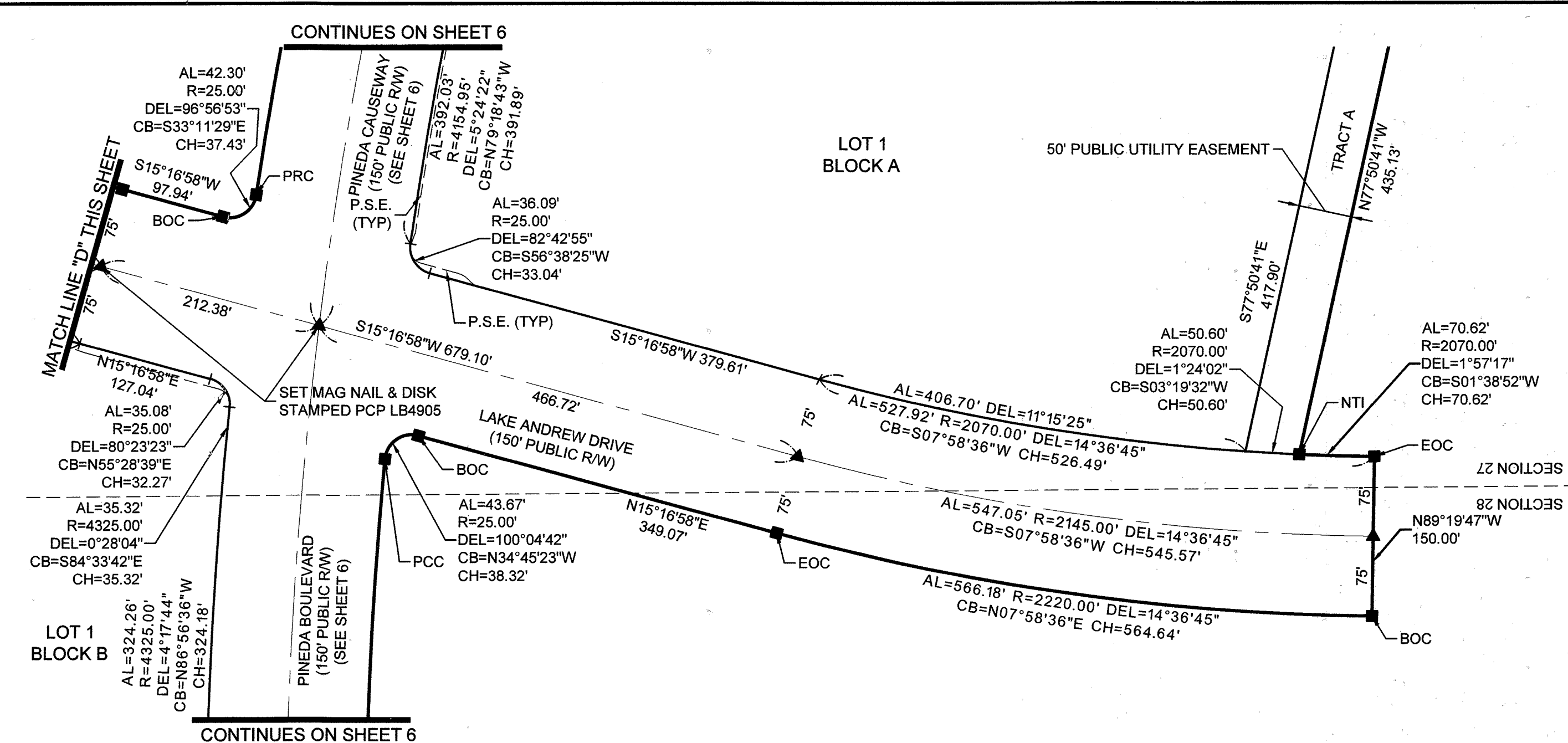
**LOCATION MAP**  
NTS



	SECTION CORNER; MARKED AS NOTED
	1/4 SECTION CORNER; MARKED AS NOTED
	PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
	PERMANENT CONTROL POINT (PCP); SET 1/2" IRON ROD AND CAP STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
	SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

' MINUTES/FEET  
"  
" SECONDS/INCHES  
" DEGREES  
AL ARC LENGTH  
BOC BEGINNING OF CURVE  
CB CHORD BEARING  
CH CHORD LENGTH  
CM CONCRETE MONUMENT  
COR CORNER  
DEL DELTA ANGLE  
E EAST / EASTING  
EOC END OF CURVE  
FD FOUND  
FT FEET  
ID# IDENTIFICATION NUMBER  
IRC IRON ROD AND CAP  
N NORTH / NORTHING  
N&D NAIL AND DISK  
NAVD88 NORTH AMERICAN VERTICAL DATUM 1988  
NGVD29 NATIONAL GEODETIC VERTICAL DATUM  
1929

NTI NON-TANGENT INTERSECTION  
NTL NON-TANGENT LINE  
NTS NOT TO SCALE  
OR/ORB ORIGINAL RECORDS BOOK  
PB PLAT BOOK  
PC POINT OF CURVATURE  
PCP PERMANENT CONTROL POINT  
PG(S) PAGE(S)  
PK PARKER-KALEN  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
P.S.E. PUBLIC SIDEWALK EASEMENT  
PT POINT OF TANGENCY  
R RADIUS/RIGHT  
R/W RIGHT-OF-WAY  
RGE RANGE  
RPB ROAD PLAT BOOK  
S SOUTH  
SEC SECTION  
TWP TOWNSHIP  
W WEST



LAKE ANDREW DRIVE RIGHT-OF-WAY ALIGNMENT  
- THIS PLAT PREPARED BY -



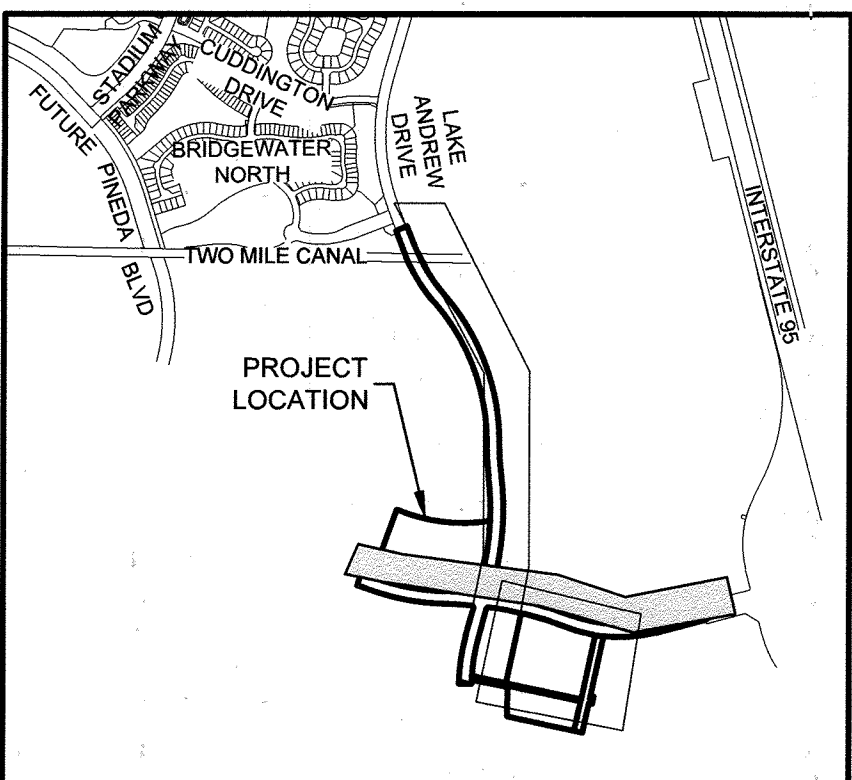
<b>B.S.E. CONSULTANTS, INC.</b> CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 725-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4805 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905		DATE: 06/10/2020 DESIGN/DRAWN: HAK / TBS DRAWING# 11284_304_004-007 PROJECT# 11284
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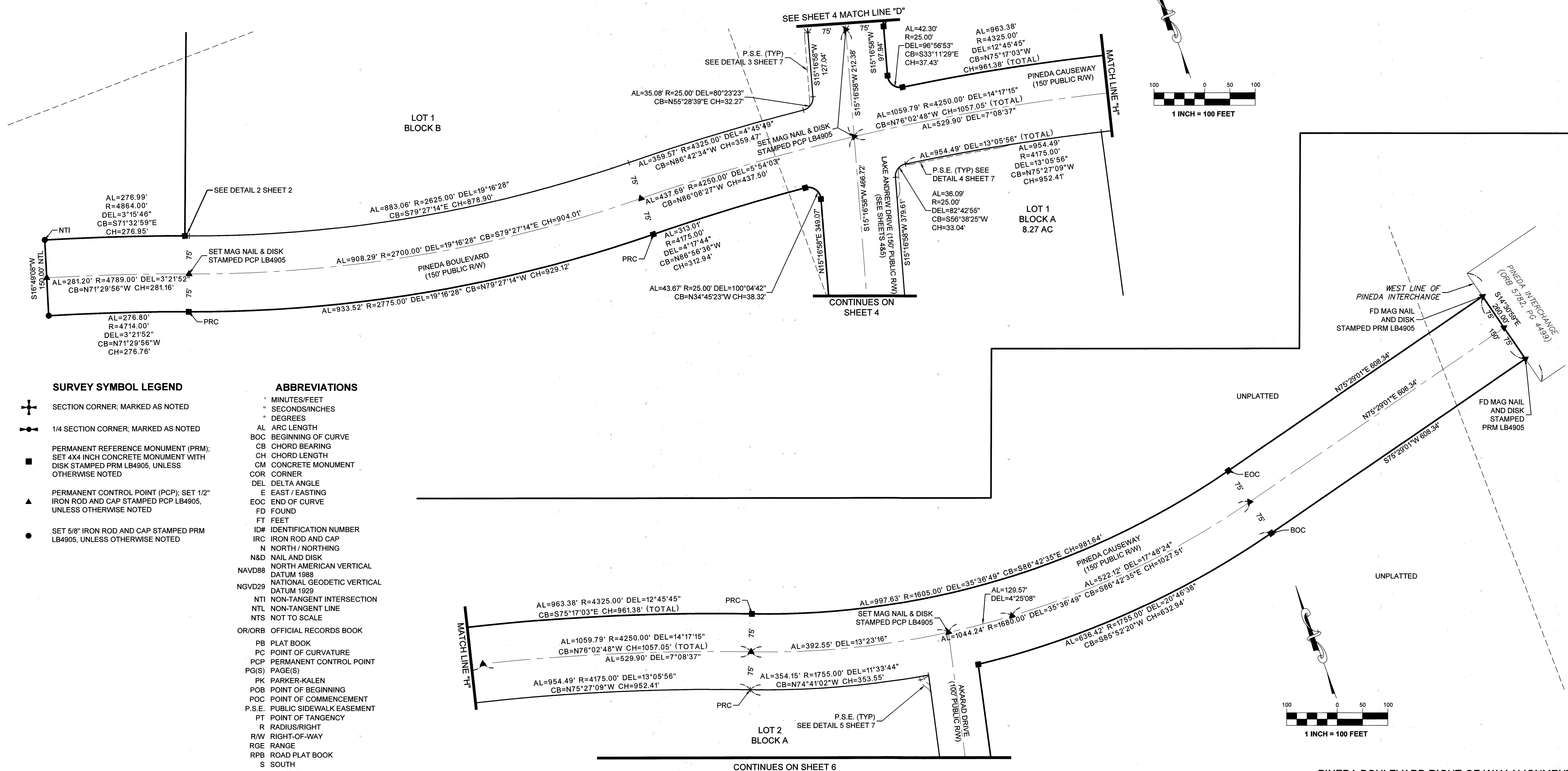
# LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1

SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH,  
RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 5 OF 7  
SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP  
NTS



## SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
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## ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- COR CORNER
- DEL DELTA ANGLE
- E EAST / EASTING
- EOC END OF CURVE
- FD FOUND
- FT FEET
- ID# IDENTIFICATION NUMBER
- IRC IRON ROD AND CAP
- N NORTH / NORTHING
- N&D NAIL AND DISK
- NAVDS8 NORTH AMERICAN VERTICAL DATUM 1988
- NGVD29 NATIONAL GEODETIC VERTICAL DATUM 1929
- NTI NON-TANGENT INTERSECTION
- NLT NON-TANGENT LINE
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PC POINT OF CURVATURE
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- R/W RIGHT-OF-WAY
- RGE RANGE
- RPB ROAD PLAT BOOK
- S SOUTH
- SEC SECTION
- TWP TOWNSHIP
- W WEST

PINEDA BOULEVARD RIGHT-OF-WAY ALIGNMENT  
- THIS PLAT PREPARED BY -

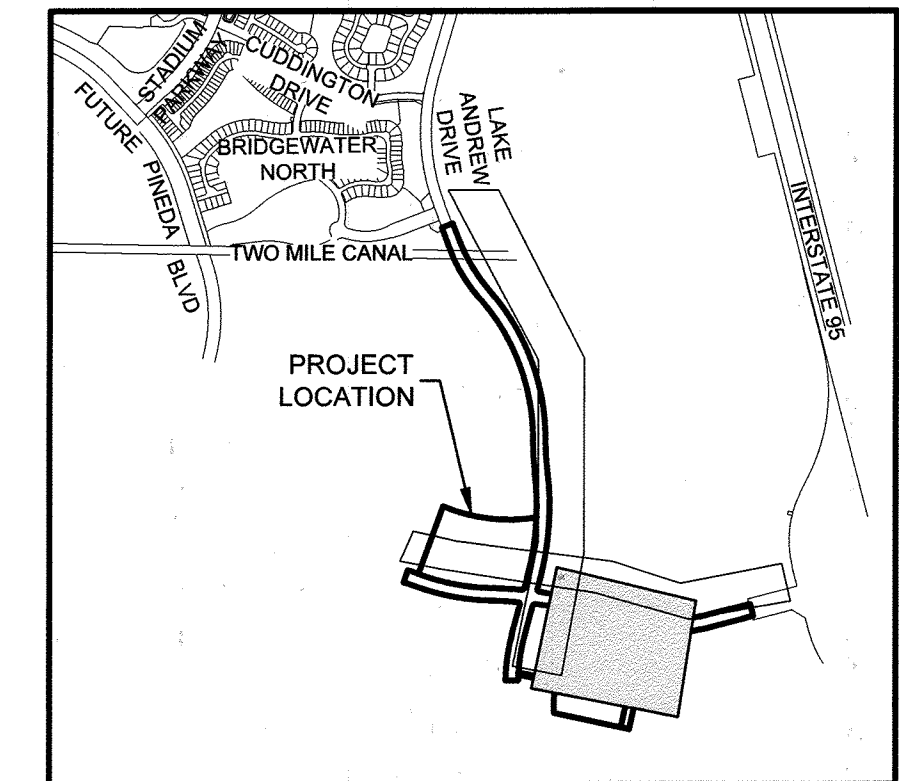
**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901  
PHONE: (321) 725-9014 FAX: (321) 725-1155  
CERTIFICATE OF BUSINESS AUTHORIZATION: 4885  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000680

DATE: 06/10/2020  
DESIGN/DRAWN: HAK / TBS  
DRAWING# 11284\_304\_004-007  
PROJECT# 11284



# LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1

SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH,  
RANGE 36 EAST BREVARD COUNTY, FLORIDA



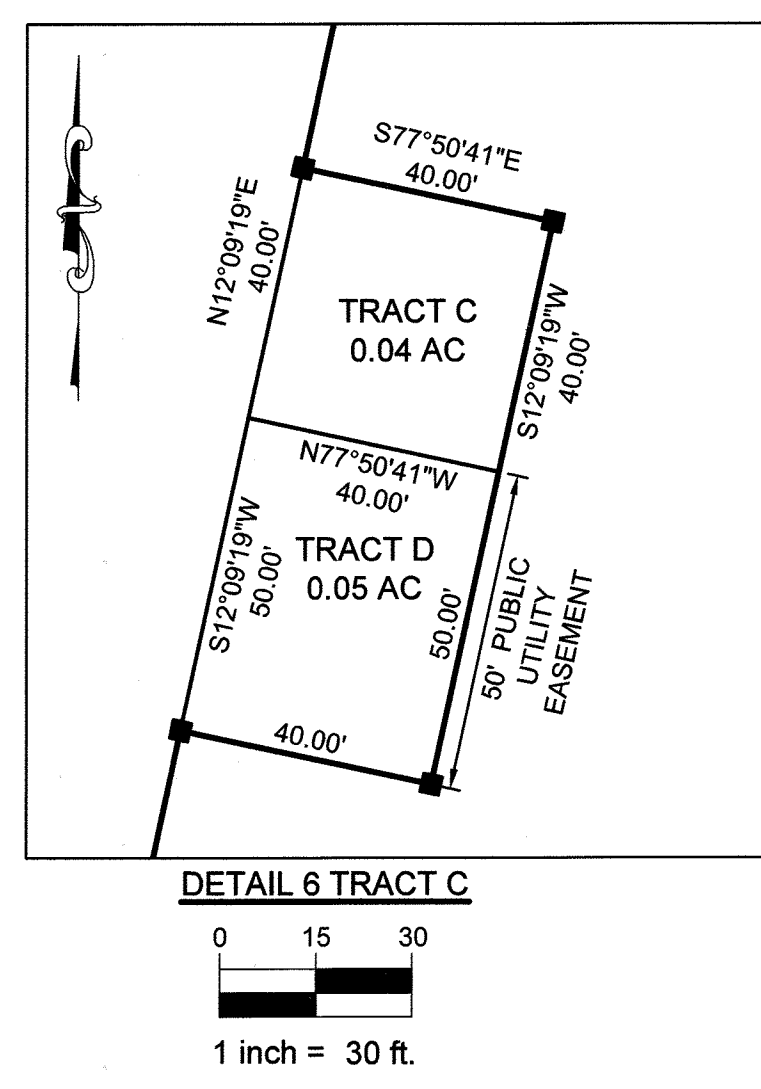
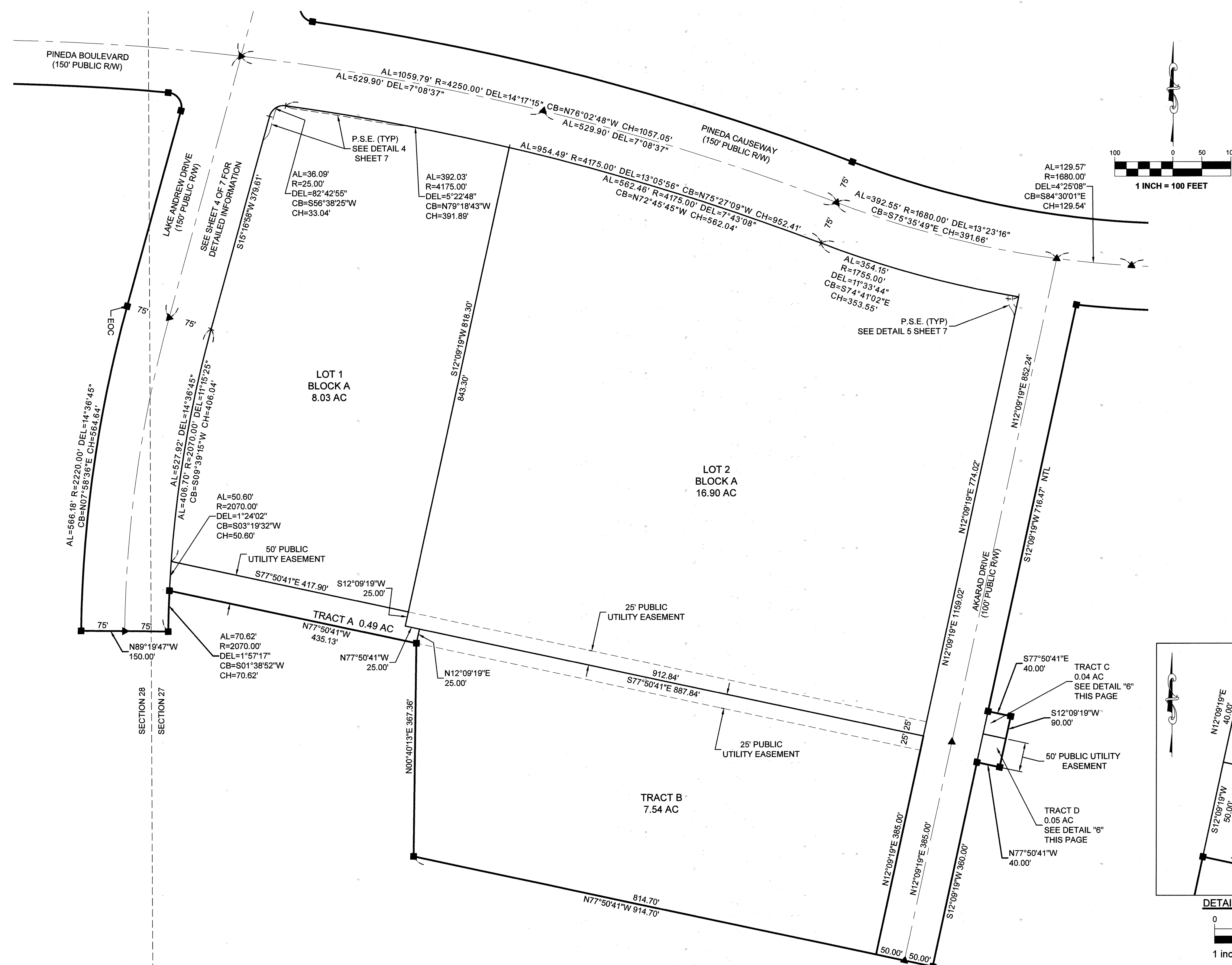
LOCATION MAP  
NTS

## SURVEY SYMBOL LEGEND

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- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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- SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

## ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- COR CORNER
- DEL DELTA ANGLE
- E EAST / EASTING
- EOC END OF CURVE
- FD FOUND
- FT FEET
- ID# IDENTIFICATION NUMBER
- IRC IRON ROD AND CAP
- N NORTH / NORTHING
- N&D NAIL AND DISK
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- W WEST

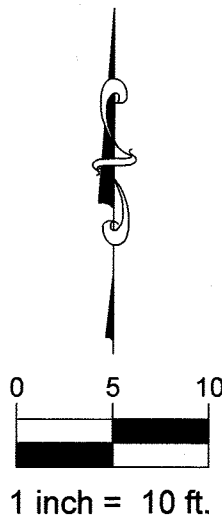
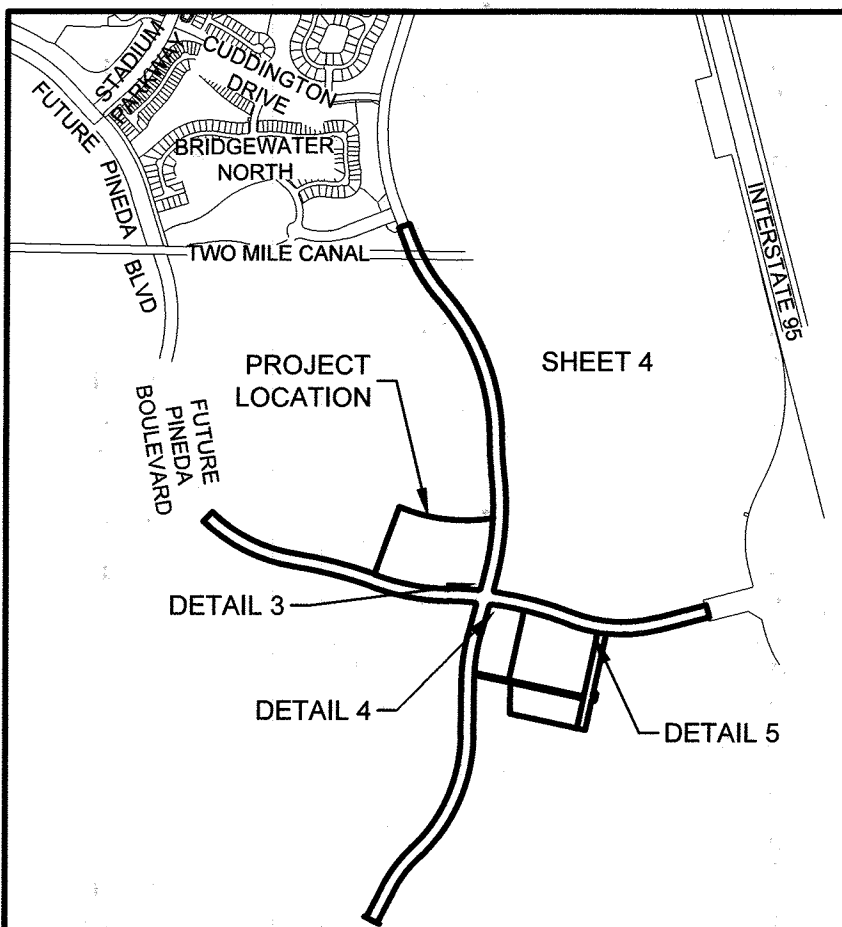


BLOCK "A" AND TRACTS A, B AND C GEOMETRY  
- THIS PLAT PREPARED BY -

# LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1

SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH,  
RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 7 OF 7  
SECTIONS 21, 27, AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST



## SURVEY SYMBOL LEGEND

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- RPB ROAD PLAT BOOK
- S SOUTH
- SEC SECTION
- TWP TOWNSHIP
- W WEST

## PUBLIC SIDEWALK EASEMENTS

- THIS PLAT PREPARED BY -



**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
1312 SOUTH HARBOR CITY BOULEVARD, SUITE 400, BREVARD, FL 32910  
TELEPHONE: (321) 725-8474 FAX: (321) 725-1119  
CERTIFICATE OF BUSINESS AUTHORIZATION: 4865  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 06/10/2020  
DESIGN/DRAWN: HAK / TBS  
DRAWING# 11284\_304\_004-007  
PROJECT# 11284

