

# VIERA BOULEVARD COMMERCIAL CENTER II

## BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

## PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF N75°29'01"E ON THE SOUTH LINE OF VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1 ACCORDING TO PB 67, PG 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK F6A08 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. 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 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 THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
- 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, IMPROVEMENT 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 ALL LOTS AND TRACTS SHOWN HEREON ABUTTING AND COINCIDENT WITH A PUBLIC STREET RIGHT OF WAY A 10' PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT CONTIGUOUS WITH SUCH PUBLIC STREET RIGHT OF WAY (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, THE TERM "PUBLIC UTILITY" SHALL INCLUDE ELECTRIC, TELEPHONE, TELECOMMUNICATIONS AND CABLE TELEVISION SERVICES. NO PERPETUAL NON-EXCLUSIVE EASEMENT IS GRANTED ALONG THE SIDE RIGHT OF WAY OF WILLET PLACE FROM LAKE ANDREW DRIVE TO THE TERMINUS OF THE RIGHT OF WAY.
- THE 20' AND 12.5' PRIVATE DRAINAGE EASEMENTS SHOWN ON LOT 3, BLOCK D ARE NONEXCLUSIVE AND GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, IMPROVEMENT AND INSPECTION, MAINTENANCE AND REPAIR OF MASTER DRAINAGE IMPROVEMENTS; TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH TO FACILITATE THE OPERATION AND MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS LOCATED THEREIN BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
- BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY DRAINAGE, STORM WATER PIPES, STORM WATER STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT AND/OR DRAINAGE TRACT SHOWN GRAPHICALLY OR DESCRIBED IN NOTES HEREON AS PRIVATE. SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AS 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 SHOWN HEREON INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS. TO THE EXTENT THAT ANY DRAINAGE PIPES OR RELATED STRUCTURES ARE LOCATED WITHIN THE RIGHT-OF-WAY OF THE PUBLIC ROAD DRAINING INTO SUCH DRAINAGE FACILITIES, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
- TRACT E SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR LANDSCAPE, SIGNAGE, IRRIGATION, UTILITIES AND ASSOCIATED IMPROVEMENTS.
- TRACT J SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR MASTER DRAINAGE FACILITIES, LANDSCAPE, IRRIGATION, UTILITIES AND ASSOCIATED IMPROVEMENTS.
- TRACT K SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND IS RESERVED FOR LANDSCAPE, SIGNAGE, IRRIGATION, UTILITIES, RETAINING WALL AND ASSOCIATED IMPROVEMENTS.
- LOT 3 AND LOT 4, BLOCK D, ARE SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENT FOR EMERGENCY ACCESS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, PROVIDING FOR EMERGENCY INGRESS AND EGRESS TO AND FROM LOT 4 OVER AND ACROSS AN EMERGENCY ACCESS DRIVEWAY LOCATED ON LOT 3, AS SUCH DECLARATION MAY BE HEREAFTER AMENDED IN ACCORDANCE WITH ITS TERMS; PROVIDED, HOWEVER, THAT THE EMERGENCY ACCESS DRIVEWAY AREA AS DESCRIBED THEREIN MAY ONLY BE RELOCATED OR INTEGRATED INTO PERMANENT DRIVEWAY IMPROVEMENTS AS REVIEWED AND APPROVED BY BREVARD COUNTY.
- THE PRIVATE SIGNAGE & LANDSCAPE EASEMENT AREA DEPICTED AT THE SOUTHWEST CORNER OF LOT 3, BLOCK D ADJACENT TO THE RIGHT-OF-WAYS OF LAKE ANDREW DRIVE AND WILLET PLACE IS SUBJECT TO A SIGNAGE AND LANDSCAPE EASEMENT HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF SIGNAGE, LANDSCAPING, IRRIGATION AND ASSOCIATED IMPROVEMENTS.
- FOR MORTGAGEE CONSENT/JOINDER IN DEDICATION, SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

## SURVEY SYMBOL LEGEND

1/4 SECTION CORNER, MARKED AS NOTED

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

PERMANENT CONTROL POINT (PCP); MAG NAIL & DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

## 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	(+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"
I 95 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.

## DESCRIPTION OF VIERA BOULEVARD COMMERCIAL CENTER II

A PORTION OF TRACT "E", STADIUM EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 15 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "C", OF STADIUM EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE BOUNDARY OF SAID TRACT "E" THE FOLLOWING (9) NINE COURSES AND DISTANCES; 1) 503°54'36"E, A DISTANCE OF 381.62 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 NORTHEAST, AND HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 30°18'44", A CHORD BEARING OF S19°03'57"E, AND A CHORD LENGTH OF 1006.58 FEET), A DISTANCE OF 1018.42 FEET TO THE END OF SAID CURVE; 3) THENCE S34°13'19"E, A DISTANCE OF 554.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 3430.84 FEET, A CENTRAL ANGLE OF 14°41'15", A CHORD BEARING OF S26°52'42"E, AND A CHORD LENGTH OF 877.07 FEET), A DISTANCE OF 879.48 FEET TO THE NORTHEAST CORNER OF LAKE ANDREW DRIVE EXTENSION - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; 5) THENCE S70°27'56" W, ALONG THE NORTH LINE OF SAID LAKE ANDREW DRIVE EXTENSION - PHASE 1, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LAKE ANDREW DRIVE EXTENSION - PHASE 1 AND A POINT ON THE CURVED BOUNDARY OF SAID TRACT "E"; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 3280.84 FEET, A CENTRAL ANGLE OF 14°41'15", A CHORD BEARING OF N26°52'42"W, AND A CHORD LENGTH OF 838.73 FEET), A DISTANCE OF 841.03 FEET TO THE END OF SAID CURVE; 7) THENCE N34°13'19"W, A DISTANCE OF 554.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 30°18'44", A CHORD BEARING OF N19°03'57"W, AND A CHORD LENGTH OF 1085.02 FEET), A DISTANCE OF 1097.77 FEET TO THE END OF SAID CURVE; 9) THENCE N03°54'36"W, A DISTANCE OF 408.65 FEET TO THE SOUTH CORNER OF TRACT F2, VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1 THE FOLLOWING THREE (3) COURSES & DISTANCES; (1) THENCE N03°54'36"W ALONG SAID BOUNDARY, A DISTANCE OF 885.16 FEET TO THE SOUTHWEST CORNER OF LAKE ANDREW DRIVE OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1; (2) THENCE N86°05'24"E ALONG THE SOUTH LINE OF SAID LAKE ANDREW DRIVE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LAKE ANDREW DRIVE; (3) THENCE N03°54'36"W ALONG THE EAST RIGHT-OF-WAY OF SAID LAKE ANDREW DRIVE, A DISTANCE OF 66.51 FEET; THENCE N86°05'24"E PARALLEL TO AND 3.00 FEET SOUTH OF (AS MEASURED PERPENDICULARLY) THE SOUTH LINE OF TRACT D OF SAID VIERA BOULEVARD COMMERCIAL CENTER I, A DISTANCE OF 40.00 FEET; THENCE N03°54'36"W, A DISTANCE OF 50.49 FEET TO THE NORTHEAST CORNER OF SAID TRACT D; THENCE N75°29'01"E ALONG THE BOUNDARY OF SAID VIERA BOULEVARD COMMERCIAL CENTER I, A DISTANCE OF 1744.00 FEET TO THE SOUTHEAST CORNER OF SAID VIERA BOULEVARD COMMERCIAL CENTER I AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE-95 (STATE ROAD NO. 9) FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 70220, FINANCIAL PROJECT NO. 428238-1; THENCE S14°30'59"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1697.01 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5778, PAGE 5333, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°11'20"W ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5778, PAGE 5333, A DISTANCE OF 579.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5778, PAGE 5333; THENCE S00°48'40"E ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5778, PAGE 5333, A DISTANCE OF 500.00 FEET TO A POINT ON THE NORTH LINE OF VIERA REGIONAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 91, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°11'20"W ALONG SAID NORTH LINE, A DISTANCE OF 682.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND A POINT ON THE BOUNDARY OF TRACT "B" OF SAID STADIUM EAST; THENCE ALONG SAID BOUNDARY THE FOLLOWING (4) FOUR COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 22°47'36", A CHORD BEARING OF N01°34'23"W, AND A CHORD LENGTH OF 177.84 FEET), A DISTANCE OF 179.02 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 513.53 FEET, A CENTRAL ANGLE OF 104°02'29", A CHORD BEARING OF N42°11'50"W, AND A CHORD LENGTH OF 809.56 FEET), A DISTANCE OF 932.50 FEET TO A POINT OF COMPOUND CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°31'22", A CHORD BEARING OF S79°01'15"W, AND A CHORD LENGTH OF 47.09 FEET), A DISTANCE OF 47.20 FEET TO THE END OF SAID CURVE; 4) THENCE S72°15'34"W, A DISTANCE OF 244.67 FEET TO THE POINT OF BEGINNING. CONTAINING 80.79 ACRES, MORE OR LESS.

TRACT AREA SUMMARY			
TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT E	0.30	LANDSCAPE, SIGNAGE, IRRIGATION, UTILITIES & ASSOCIATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
TRACT J	5.02	MASTR STORMWATER IMPROVEMENTS, LANDSCAPING, IRRIGATION, & ASSOCIATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
TRACT K	0.06	LANDSCAPE, SIGNAGE, IRRIGATION, UTILITIES, RETAINING WALL & ASSOCIATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.

## ABBREVIATIONS

MINUTES/FEET  
SECONDS/INCHES  
DEGREES  
NOT RADIAL  
AC ACRES  
AL ARC LENGTH  
BOC BEGINNING OF CURVE  
CB CHORD BEARING  
CDD CENTRAL DRAINAGE DISTRICT  
CH CHORD LENGTH  
CM CONCRETE MONUMENT  
DE PRIVATE DRAINAGE EASEMENT  
DEL CENTRAL/Delta ANGLE  
D & UE DRAINAGE & UTILITY EASEMENT

## ABBREVIATIONS

E EAST  
EOC END OF CURVE  
ESMT EASEMENT  
FD FOUND  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION  
FT FOOT/FEET  
LB LICENSED BUSINESS  
N NORTH  
NTI NON-TANGENT INTERSECTION  
NTS NOT TO SCALE  
OR/ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PCC POINT OF COMPOUND CURVATURE

## ABBREVIATIONS

PCP PERMANENT CONTROL POINT  
PKD PARKER-KALEN NAIL AND DISK  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PRC POINT OF REVERSE CURVATURE  
PG(S) PAGE(S)  
R RADIUS  
R/W RIGHT-OF-WAY  
SEC. SECTION  
S SOUTH  
SSE SANITARY SEWER EASEMENT  
W WEST  
WME WATER MAIN EASEMENT

- 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) 364-4141 FAX: (321) 723-1181  
CERTIFICATE OF BUSINESS AUTHORIZATION #405  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION 180004905

DATE: 07/21/2020  
DESIGN/DRAWN: HAK/EA  
DRAWING# 1137103\_301\_001  
PROJECT# 11371.03

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

SHEET 1 OF 4  
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND  
SECTION 33, TOWNSHIP 25 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

VIERA BOULEVARD COMMERCIAL CENTER II

## Dedication

Hereby dedicates said lands and plat for the uses and purposes thereon expressed and dedicates the right-of-ways for LAKE ANDREW DRIVE and WILLET PLACE to Brevard County for public use, including for roadways, sidewalks, drainage facilities, utilities and associated purposes, and dedicates to Brevard County the public utility easement described hereon for public use. 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 tracts shown hereon be owned and maintained privately or as described hereon and that the public and Brevard County shall 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

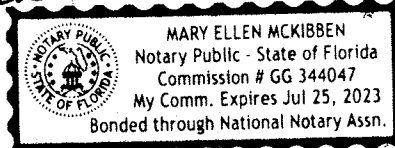
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_\_ 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

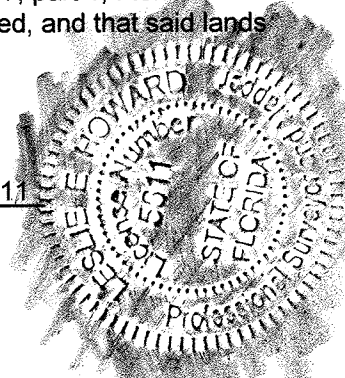
Mary Ellen McKibben  
Notary Public, State of Florida  
My Comm. Expires July 25, 2023  
Comm. No. GG344047



## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 6/11/20 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 right-of-way for WILLET PLACE and LAKE ANDREW DRIVE to Brevard County for public use, including for roadways, drainage facilities, utilities and associated purposes, and the public drainage easements, public sidewalk easements, and public utility easements dedicated for public use on this plat.

Bryan Andrew 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 Andrew 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:

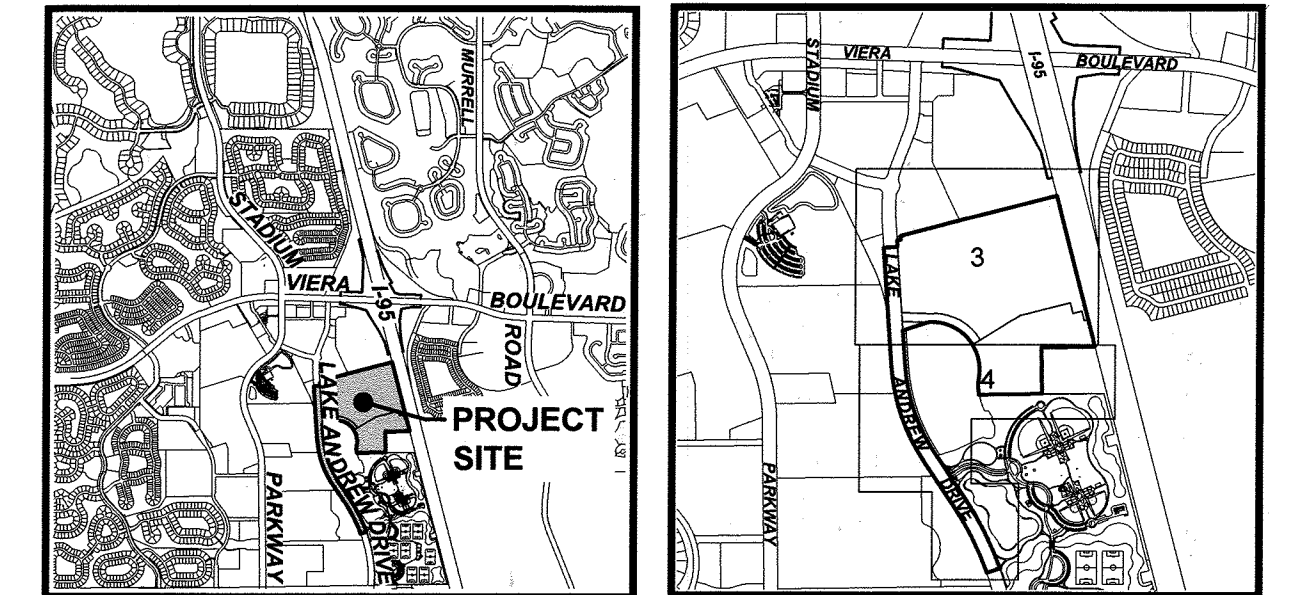
Clerk of the Circuit Court in and for Brevard County, Fla.



# VIERA BOULEVARD COMMERCIAL CENTER II

BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15,  
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN  
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 2 OF 4  
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND  
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



LOCATION MAP  
NTS

SHEET LAYOUT  
NTS

## ABBREVIATIONS

MINUTES/FEET	
SECONDS/INCHES	
DEGREES	
(NR)	NOT RADIAL
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CDD	CENTRAL DRAINAGE DISTRICT
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DE	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
D & UE	DRAINAGE & UTILITY EASEMENT
E	EAST
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FT	FOOT/FEET
LB	LICENSED BUSINESS
N	NORTH
NTI	NON-TANGENT INTERSECTION
NTS	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PKD	PARKER-KALEN NAIL AND DISK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PG(S)	PAGE(S)
R	RADIUS
R/W	RIGHT-OF-WAY
SEC.	SECTION
S	SOUTH
SSE	SANITARY SEWER EASEMENT
W	WEST
WME	WATER MAIN EASEMENT



SCALE: 1" = 200'

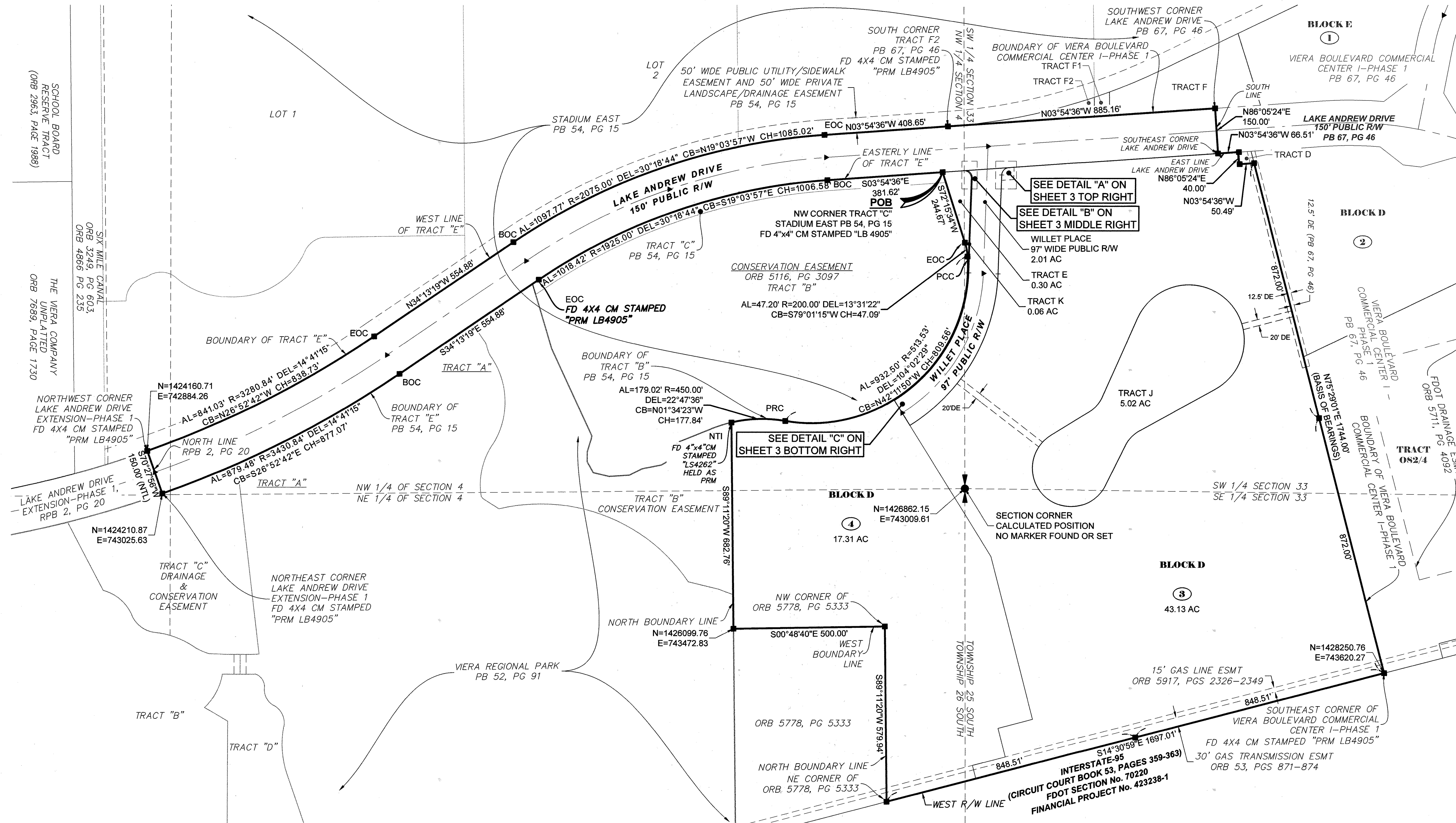
## SURVEY SYMBOL LEGEND

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

- THIS PLAT PREPARED BY -



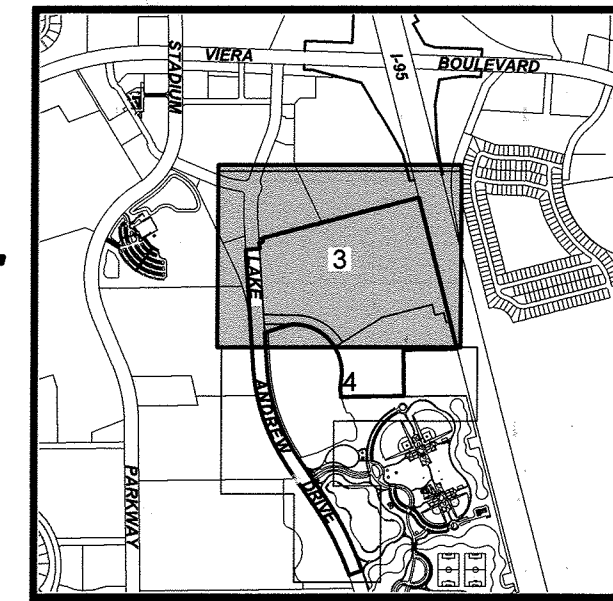
**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
512 SOUTH HAVEN CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901  
PHONE: (321) 725-9674 FAX: (321) 725-1159  
CERTIFICATE OF BUSINESS AUTHORIZATION: 495  
DATE: 06/15/2020  
DESIGN/DRAWN: HAK/EAK  
DRAWING# 1137103\_301\_002  
PROJECT# 11371.03



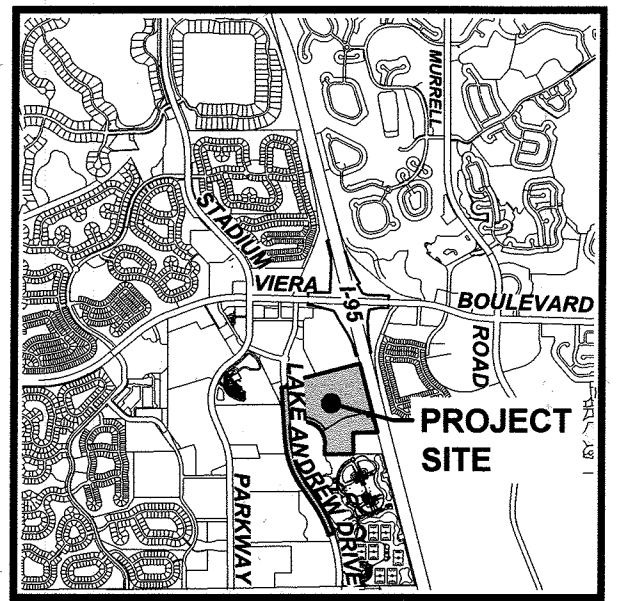
# VIERA BOULEVARD COMMERCIAL CENTER II

BEING A REPLAT OF A PORTION OF TRACT 'E', STADIUM EAST, AS PER PLAT BOOK 54, PAGE 15,  
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING AND BEING IN  
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 3 OF 4  
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND  
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



SHEET LAYOUT  
NTS



LOCATION MAP  
NTS

## SURVEY SYMBOL LEGEND

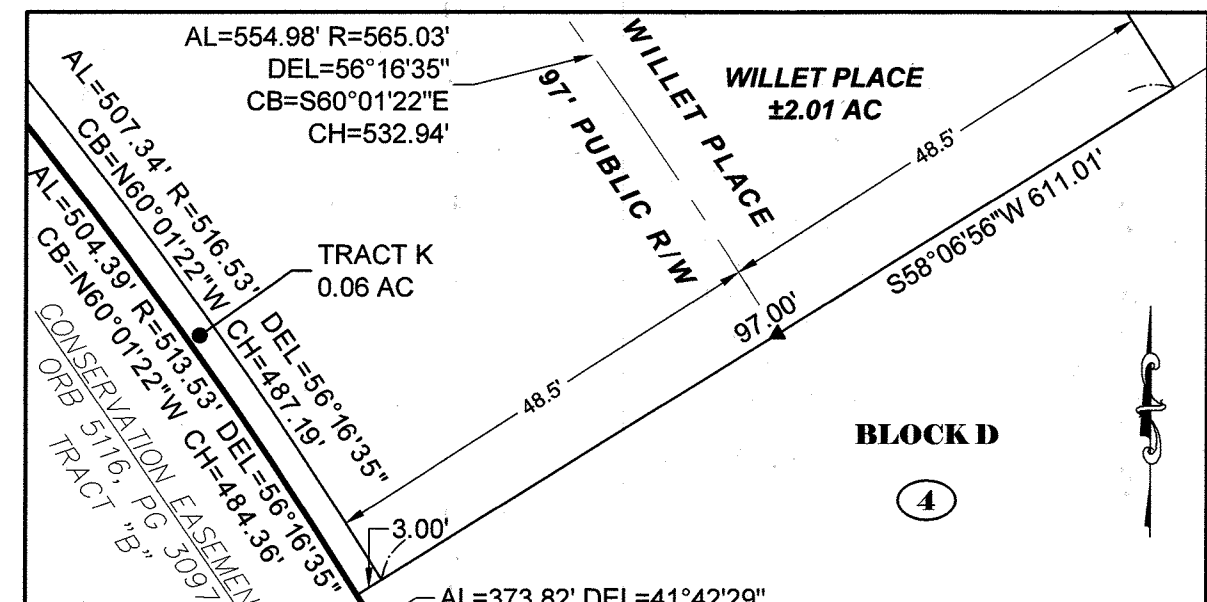
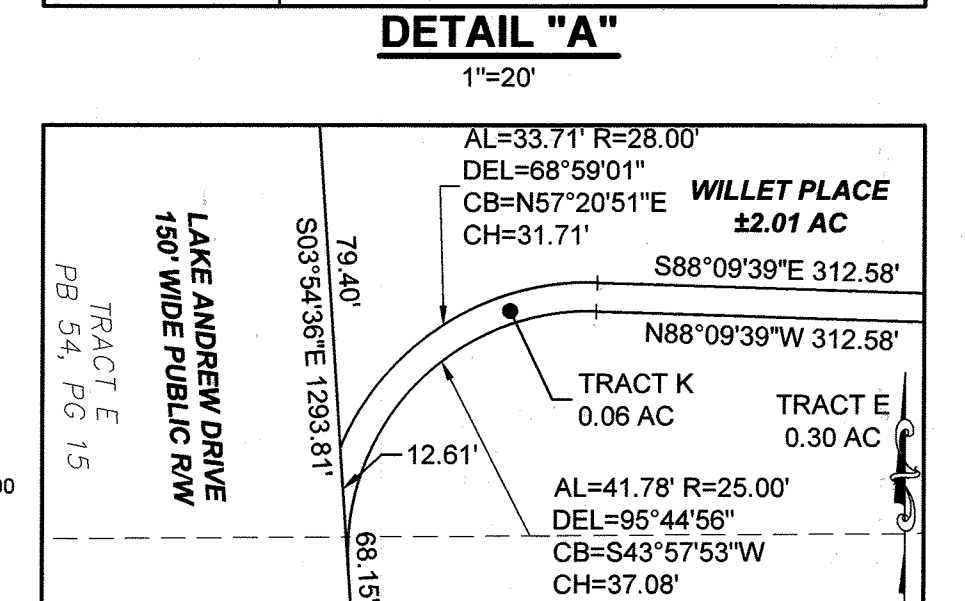
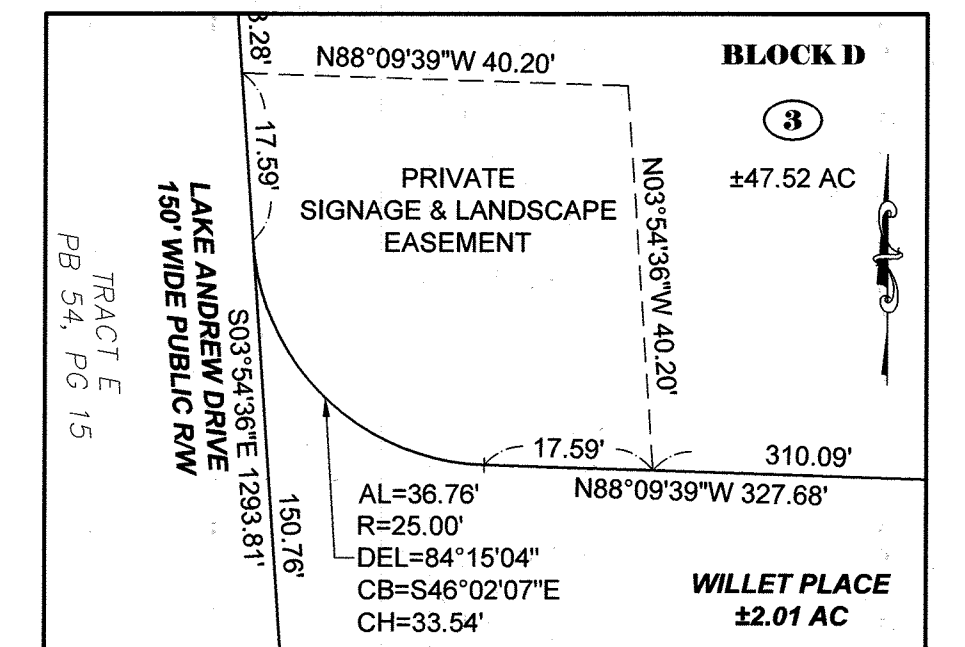
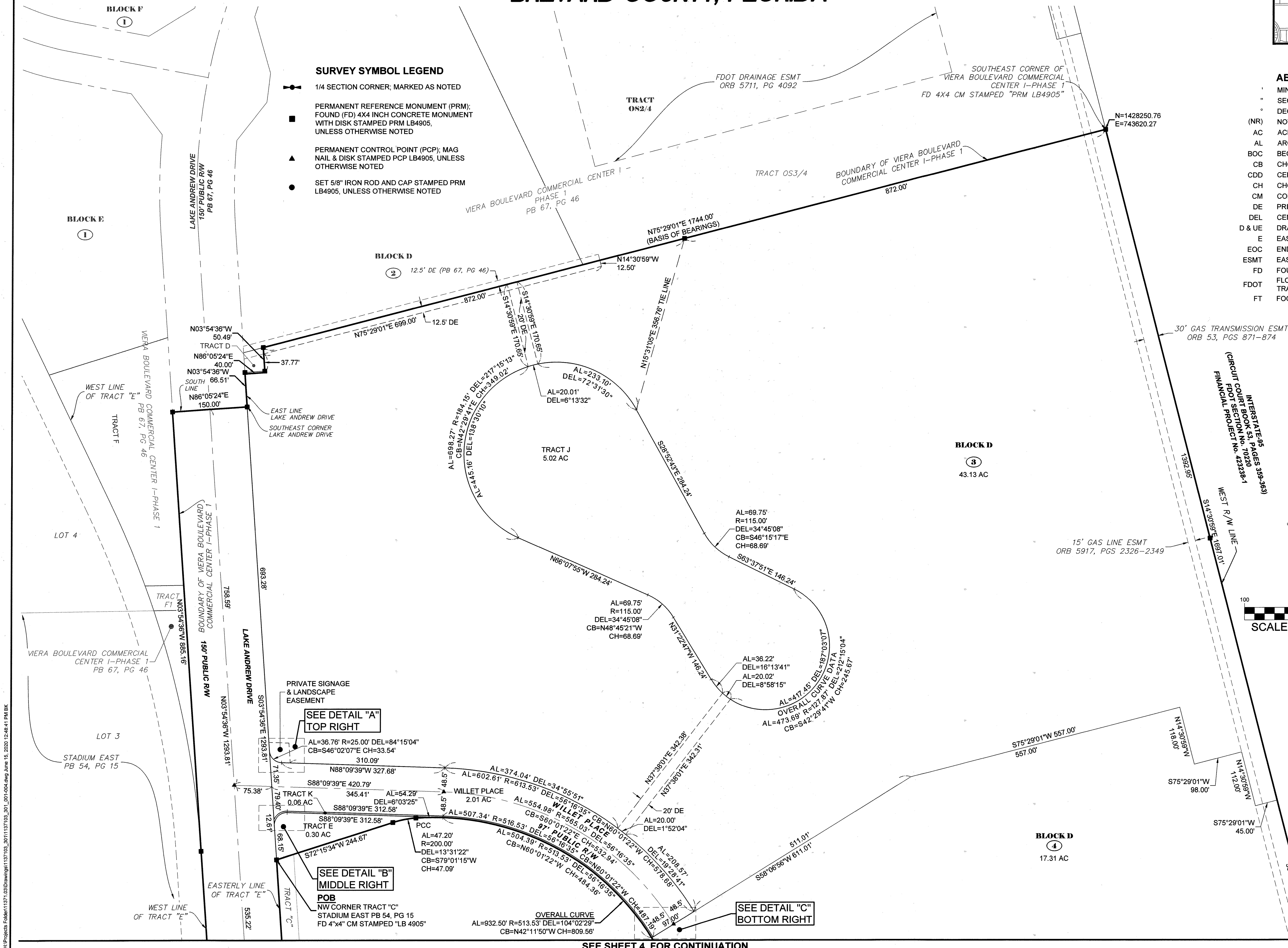
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WITH DISK STAMPED PRM LB4905,  
UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); MAG  
NAIL & DISK STAMPED PCP LB4905, UNLESS  
OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED PRM  
LB4905, UNLESS OTHERWISE NOTED

## ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- (NR) NOT RADIAL
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CDD CENTRAL DRAINAGE DISTRICT
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- D & UE DRAINAGE & UTILITY EASEMENT
- E EAST
- EOC END OF CURVE
- ESMT EASEMENT
- FD FOUND
- FDOT FLORIDA DEPARTMENT OF  
TRANSPORTATION
- FT FOOT/FEET

## ABBREVIATIONS

- LB LICENSED BUSINESS
- N NORTH
- NTI NON-TANGENT INTERSECTION
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PG(S) PAGE(S)
- R RADIUS
- R/W RIGHT-OF-WAY
- SEC. SECTION
- S SOUTH
- SSE SANITARY SEWER EASEMENT
- W WEST
- WME WATER MAIN EASEMENT



- THIS PLAT PREPARED BY -



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CERTIFICATE OF BUSINESS AUTHORIZATION #0005  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #180004005

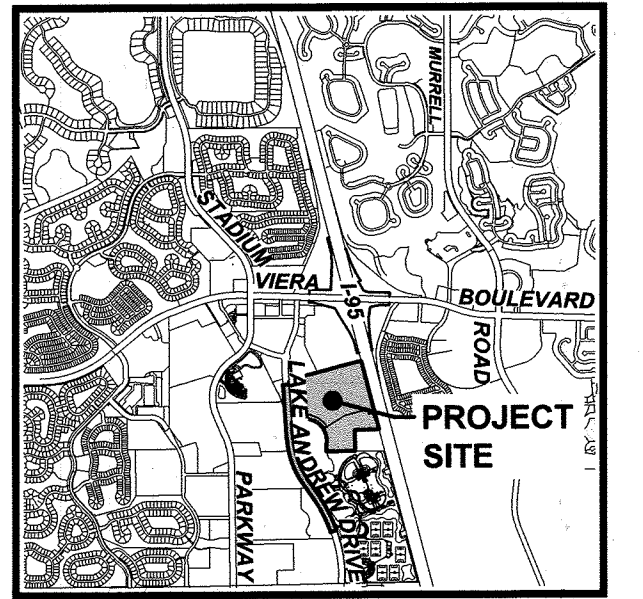
DATE: 6/15/20  
DESIGN/DRAWN: HAK/EAK  
DRAWING#: 1137103\_301\_003  
PROJECT#: 11371.03



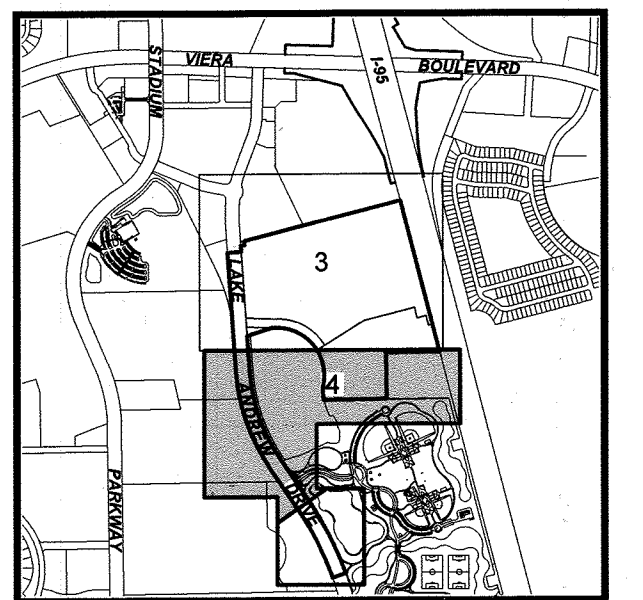
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BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 4 OF 4  
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 36 EAST AND  
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



LOCATION MAP  
NTS



SHEET LAYOUT  
NTS

## ABBREVIATIONS

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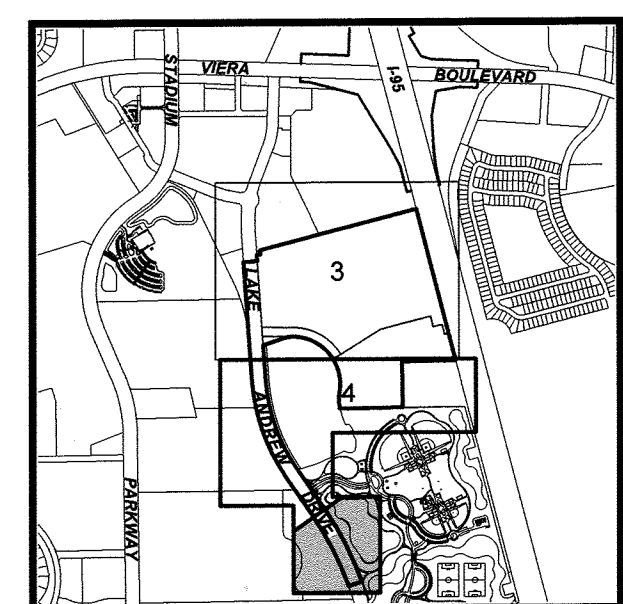
SEE SHEET 3 FOR CONTINUATION

BLOCK D  
17.31 AC

INTERSTATE-95  
PGS 399-383  
CIRCUIT COURT BOOK 53, PAGE 2020  
FDOT PROJECT NO. 43388-1

FOR CONTINUATION  
SEE THIS SHEET LEFT

FOR CONTINUATION  
SEE THIS SHEET RIGHT



SHEET LAYOUT  
NTS

SCALE: 1" = 100'



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CERTIFICATE OF BUSINESS AUTHORIZATION: 4405  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB004605

DATE: 6/15/20  
DESIGN/DRAWN: HAK/EA  
DRAWING# 1137103\_301\_004  
PROJECT# 11371.03