

# SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

**SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA**

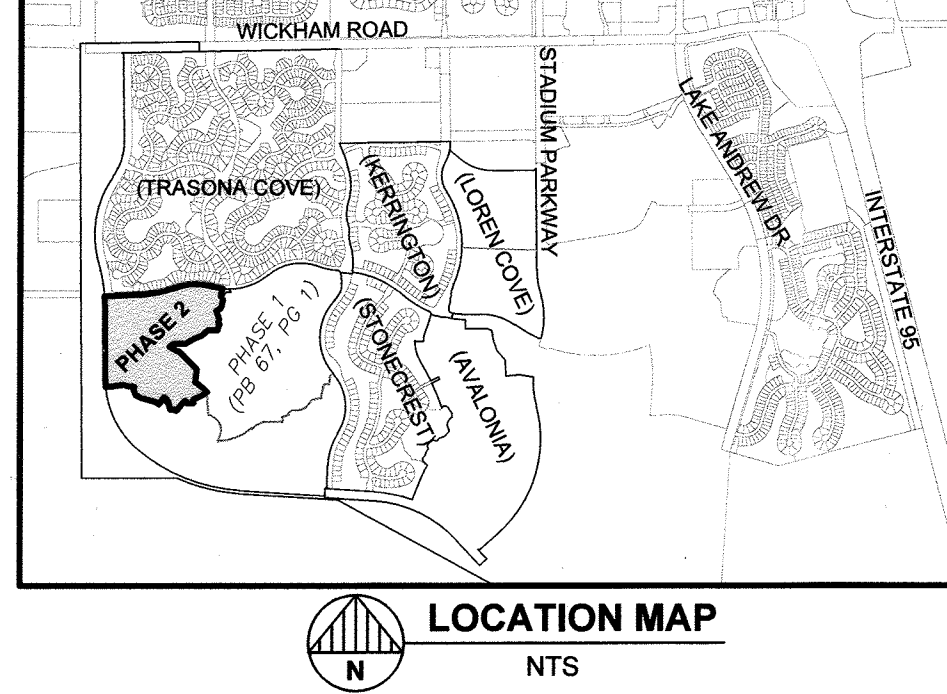
## DESCRIPTION

A PARCEL OF LAND IN SECTIONS 17 & 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRASONA AT ADDISON VILLAGE - PHASE 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN ALONG THE SOUTHERLY BOUNDARY OF SAID TRASONA AT ADDISON VILLAGE - PHASE 9 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE N87°26'02"E, A DISTANCE OF 649.52 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 NORTH AND HAVING A RADIUS OF 1230.00 FEET, A CENTRAL ANGLE OF 20°31'20", A CHORD LENGTH OF 438.21 FEET, AND A CHORD BEARING OF N77°10'22"E), A DISTANCE OF 440.58 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 40°22'42", A CHORD LENGTH OF 600.51 FEET, AND A CHORD BEARING OF N87°06'03"E), A DISTANCE OF 613.12 FEET TO A POINT OF REVERSE CURVATURE AND THE SOUTHWEST CORNER OF ADDISON DRIVE, A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF TRASONA AT ADDISON VILLAGE - PHASE 7, AS RECORDED IN PLAT BOOK 64, PAGE 52, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID TRASONA AT ADDISON VILLAGE - PHASE 7 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 10°40'02", A CHORD LENGTH OF 172.89 FEET, AND A CHORD BEARING OF S78°02'37"E), A DISTANCE OF 173.14 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; 2) THENCE S12°00'00"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 129.98 FEET; 3) THENCE S40°00'46"E, A DISTANCE OF 21.56 FEET TO THE WESTERLY-MOST CORNER OF LOT 1, BLOCK M, SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 1 THE FOLLOWING TWENTY (20) COURSES AND DISTANCES: 1) THENCE S30°00'00"E, A DISTANCE OF 44.58 FEET; 2) THENCE S13°00'00"W, A DISTANCE OF 84.75 FEET; 3) THENCE S23°00'00"W, A DISTANCE OF 52.78 FEET; 4) THENCE S63°00'00"W, A DISTANCE OF 71.70 FEET; 5) THENCE S18°00'00"E, A DISTANCE OF 140.30 FEET; 6) THENCE S18°23'18"W, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 102°52'36", A CHORD LENGTH OF 38.10 FEET, AND A CHORD BEARING OF S21°00'39"E), A DISTANCE OF 44.89 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 21°44'14", A CHORD LENGTH OF 94.28 FEET, AND A CHORD BEARING OF S19°33'32"W), A DISTANCE OF 94.85 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; 9) THENCE N90°00'00"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 140.31 FEET; 10) THENCE S51°16'27"W, A DISTANCE OF 139.41 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 18°44'50", A CHORD LENGTH OF 278.98 FEET, AND A CHORD BEARING OF S63°58'15"W), A DISTANCE OF 278.12 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; 12) THENCE N90°00'00"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 186.27 FEET; 13) THENCE S53°20'12"W, A DISTANCE OF 78.92 FEET; 14) THENCE S60°00'00"E, A DISTANCE OF 136.54 FEET; 15) THENCE S89°22'08"E, A DISTANCE OF 32.53 FEET; 16) THENCE S45°00'00"E, A DISTANCE OF 398.92 FEET; 17) THENCE S07°00'00"W, A DISTANCE OF 208.44 FEET; 18) THENCE S61°00'00"E, A DISTANCE OF 35.29 FEET; 19) THENCE S51°00'00"E, A DISTANCE OF 148.96 FEET; 20) THENCE S41°15'31"E, A DISTANCE OF 60.10 FEET TO THE SOUTHEAST CORNER OF MILLBROOK AVENUE, A VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 1, AND A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 21°52'00", A CHORD LENGTH OF 238.98 FEET, AND A CHORD BEARING OF S62°50'05"W), A DISTANCE OF 240.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; THENCE S00°00'00"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 61.30 FEET; THENCE N90°00'00"W, A DISTANCE OF 112.58 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 275.00 FEET, A CENTRAL ANGLE OF 02°41'58", A CHORD LENGTH OF 12.96 FEET AND A CHORD BEARING OF N00°05'55"W), A DISTANCE OF 12.96 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°55'27", A CHORD LENGTH OF 35.94 FEET, AND A CHORD BEARING OF N47°24'37"W), A DISTANCE OF 40.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 00°14'44", A CHORD LENGTH OF 2.70 FEET AND A CHORD BEARING OF S86°45'01"W), A DISTANCE OF 2.70 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S38°00'00"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 198.56 FEET; THENCE N45°00'00"W, A DISTANCE OF 31.88 FEET; THENCE N90°00'00"W, A DISTANCE OF 78.26 FEET; THENCE N15°00'00"W, A DISTANCE OF 104.94 FEET; THENCE N08°00'00"E, A DISTANCE OF 22.11 FEET; THENCE N82°00'00"W, A DISTANCE OF 40.00 FEET; THENCE N08°00'00"E, A DISTANCE OF 34.04 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 NORTHWEST AND HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 14°18'19", A CHORD LENGTH OF 49.80 FEET, AND A CHORD BEARING OF N63°18'46"W), A DISTANCE OF 49.83 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S33°50'24"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 127.19 FEET; THENCE N63°00'00"W, A DISTANCE OF 55.35 FEET; THENCE N74°00'00"W, A DISTANCE OF 24.39 FEET; THENCE N63°38'26"W, A DISTANCE OF 90.64 FEET; THENCE N23°42'10"W, A DISTANCE OF 90.40 FEET; THENCE N09°39'39"E, A DISTANCE OF 57.15 FEET; THENCE N84°33'26"W, A DISTANCE OF 118.33 FEET; THENCE N70°27'16"W, A DISTANCE OF 53.01 FEET; THENCE S80°48'46"W, A DISTANCE OF 166.45 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 EAST AND HAVING A RADIUS OF 1315.00 FEET, A CENTRAL ANGLE OF 03°33'49"W), A DISTANCE OF 49.28 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; THENCE ALONG SAID NON-TANGENT LINE, S86°10'54"W, A DISTANCE OF 120.03 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 EAST AND HAVING A RADIUS OF 1435.00 FEET, A CENTRAL ANGLE OF 2°19'32", A CHORD LENGTH OF 58.24 FEET, AND A CHORD BEARING OF N01°26'18"W), A DISTANCE OF 58.24 FEET TO THE END OF SAID CURVE; THENCE N00°16'32"W, A DISTANCE OF 1143.73 FEET TO THE BEGINNING OF 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 2440.00 FEET, A CENTRAL ANGLE OF 3°50'03", A CHORD LENGTH OF 163.26 FEET, AND A CHORD BEARING OF N02°11'34"W), A DISTANCE OF 163.29 FEET TO THE POINT OF BEGINNING. CONTAINING 58.30 ACRES, MORE OR LESS.

## PLAT NOTES

- BEARING REFERENCE: ASSUMED BEARING OF S87°26'02"W ON THE SOUTHWEST LINE OF ADDISON DRIVE, ACCORDING TO TRASONA AT ADDISON VILLAGE - PHASE 9, AS RECORDED IN PLAT BOOK 66, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 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 G6B54 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE NON-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 HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU."
  - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING:
  - THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3409, AT PAGE 0624, AS MODIFIED BY SUPPLEMENTAL DECLARATION, AMENDMENT AND ANNOTATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6871, AT PAGE 630, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FROM TIME TO TIME AMENDED, SUPPLEMENTED OR MODIFIED.
  - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
- THE LANDS PLATTED HEREUNDER, EXCEPT AND EXCLUDING LOTS 14 THROUGH 22, BLOCK X, INCLUSIVE, LOTS 13 THROUGH 15, BLOCK CC, INCLUSIVE, AND TRACTS O, P, AND Y ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR SENDERO COVE NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8386, AT PAGE 2360, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AS THE SAME MAY BE FROM TIME TO TIME AMENDED, SUPPLEMENTED OR MODIFIED.
- THE LANDS PLATTED HEREUNDER AS LOTS 14 THROUGH 22, BLOCK X, INCLUSIVE, LOTS 13 THROUGH 15, BLOCK CC, INCLUSIVE, AND TRACTS O, P, AND Y ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR SIERRA COVE NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8386, AT PAGE 8386, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AS THE SAME MAY BE FROM TIME TO TIME AMENDED, SUPPLEMENTED OR MODIFIED.
- 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 NON-EXCLUSIVE 15' WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). ANY UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA (SEE PLAT NOTE NUMBER 17 HEREON), SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELLSOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THERE IS HEREBY GRANTED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS ABUTTING AND COINCIDENT WITH THE OUTSIDE BOUNDARY OF THE 15' WIDE PERPETUAL PUBLIC UTILITY EASEMENT DESCRIBED IN NOTE NUMBER 10 HEREIN, EXCEPT AND EXCLUDING LOTS 14 THROUGH 22, BLOCK X, INCLUSIVE, LOTS 13 THROUGH 15, BLOCK CC, INCLUSIVE, AND TRACTS O, P, AND Y, A 3' WIDE PERPETUAL NON-EXCLUSIVE PRIVATE IRRIGATION MAIN EASEMENT, WHICH EASEMENT IS GRANTED TO SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF IRRIGATION FACILITIES AND RELATED IMPROVEMENTS. (SEE TYPICAL UTILITY EASEMENT DETAIL ON SHEET 3).
- THERE IS HEREBY GRANTED ALONG ALL SIDE AND REAR LOT LINES (UNLESS OTHERWISE NOTED), A 5' WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT INCLUDING THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH, WHICH EASEMENT WITH RESPECT TO LOTS 14 THROUGH 22, BLOCK X, INCLUSIVE, LOTS 13 THROUGH 15, BLOCK CC, INCLUSIVE IS GRANTED TO SIERRA COVE NEIGHBORHOOD ASSOCIATION, INC. AND WITH RESPECT TO ALL OTHER LOTS SHOWN HEREON IS GRANTED TO SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.; WHICH EASEMENTS ARE FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF INCIDENTAL DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPLICABLE NEIGHBORHOOD AREA DECLARATION REFERENCED IN PLAT NOTES 7 AND 8, SUCH AS SWALES, DRAINS, PIPING AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR OTHER LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE MASTER STORM WATER MANAGEMENT SYSTEM OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. DRAINAGE SWALES INSTALLED WITHIN SUCH AREAS SHALL BE MAINTAINED AS PROVIDED IN THE APPLICABLE NEIGHBORHOOD AREA DECLARATION REFERENCED ABOVE. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SUCH SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH



PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 1 OF 13  
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

## DEDICATION

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

### SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

Herby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates Tract Q (Lift Station Tract), all public sidewalk easements, all public utility easements and the rights-of-way for Alandi Drive, Blazing Star Drive, Dobie Way, Illuminate Place, Juncus Court, Lucent Court, Millbrook Avenue and Pineda Boulevard as shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or by the Viera Stewardship District 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

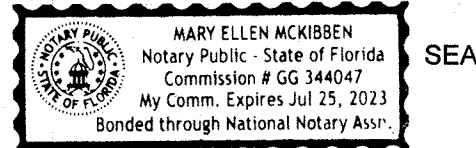
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9-21-20 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

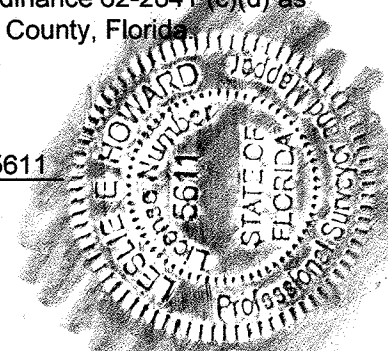
Mary Ellen McKibben  
Notary Public - State of Florida  
My Comm. Expires July 25, 2023  
Comm. No. GG344047



## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 11/13/2019 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 public rights-of-way for Alandi Drive, Blazing Star Drive, Dobie Way, Illuminate Place, Juncus Court, Lucent Court, Millbrook Avenue, Pineda Boulevard, Tract Q (Lift Station Tract), all public sidewalk easements, and all public utility easements shown hereon, to Brevard County for public use on this plat.

ATTEST: Bryan Andrew Lober, Chairman of the Board

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: Bryan Andrew Lober, 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.

SEE SHEET 3 FOR TRACT TABLE

- THIS PLAT PREPARED BY -



**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE #4 MELBOURNE, FL 32901  
PHONE: (321) 725-9214 FAX: (321) 725-1181  
CERTIFICATE OF BUSINESS AUTHORIZATION: 6663

DATE: 9/8/20  
DESIGN/DRAWN: HAK/RLR  
DRAWING# 1142303\_300\_001  
PROJECT# 114233.03



BREVARD COUNTY, FLORIDA

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

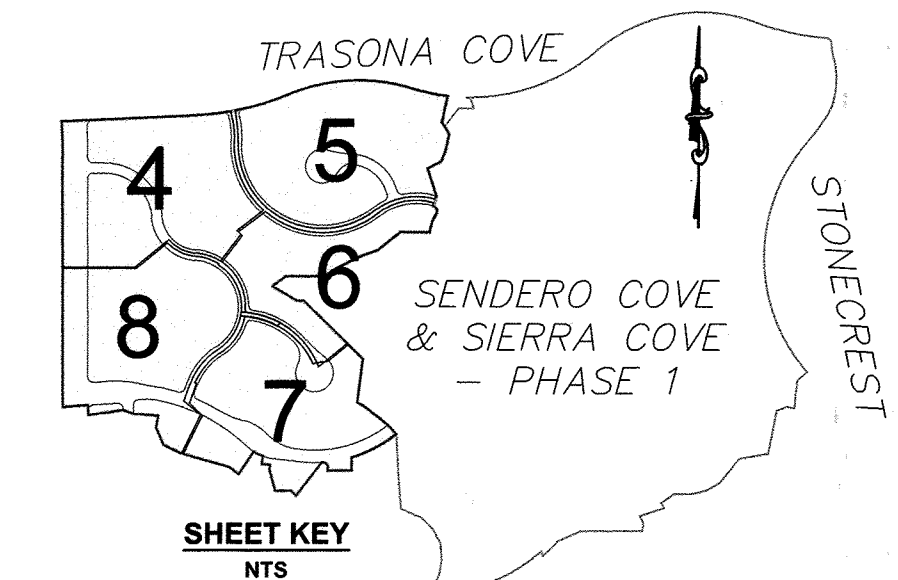
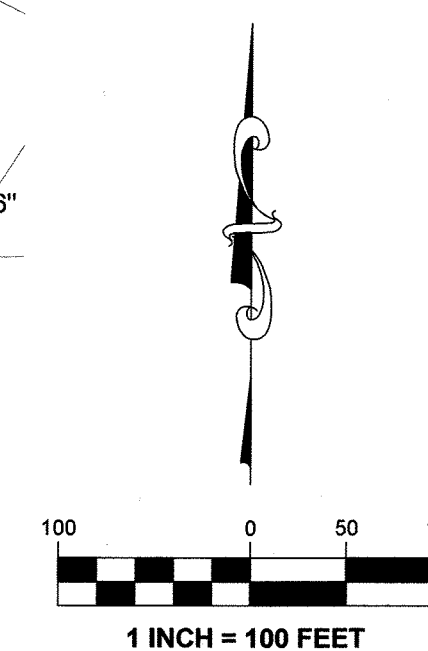


- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT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

**SEE SHEET 9 - 13 FOR PUBLIC  
SIDEWALK EASEMENT DETAILS**

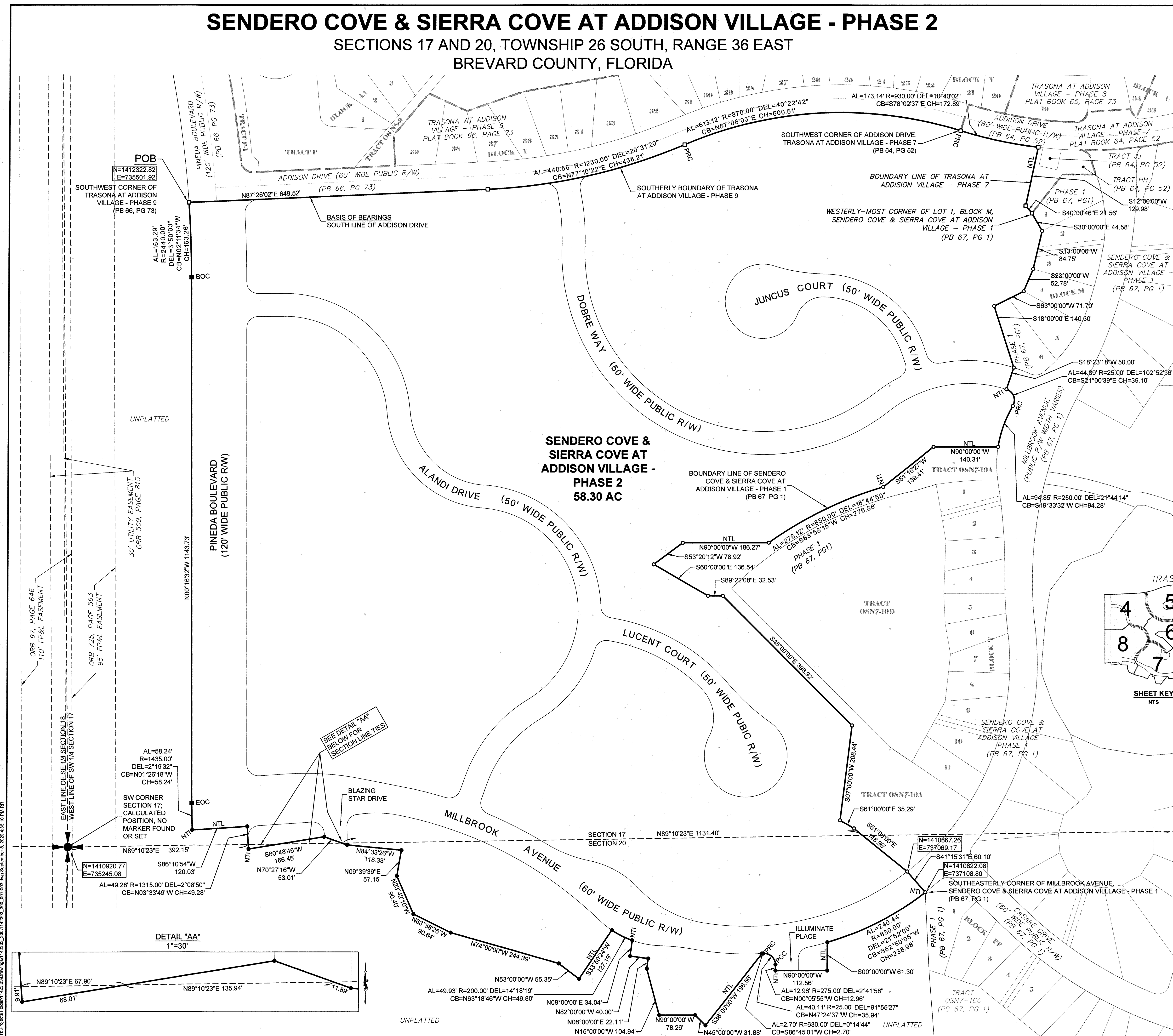
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 E EAST  
 EL ELEVATION  
 EOC END OF CURVE  
 EX EXISTING  
 FRL FRONT BUILDING RESTRICTION LINE  
 FD FOUND  
 FT FOOT/FEET  
 N NORTH  
 NTS NOT TO SCALE  
 NTL NON-TANGENT INTERSECTION  
 NTI NON-TANGENT LINE  
 RB OFFICIAL RECORDS BOOK  
 PB PLAT BOOK  
 PCC POINT OF COMPOUND CURVATURE  
 PCP PERMANENT CONTROL POINT  
 PKD PARKER-KALEN NAIL AND DISK  
 (S) PAGE(S)  
 POB POINT OF BEGINNING  
 ROC POINT OF COMMENCEMENT  
 RRC POINT OF REVERSE CURVATURE  
 ESE PUBLIC SIDEWALK EASEMENT  
 J.D. PLANNED UNIT DEVELOPMENT  
 JUE PUBLIC UTILITY EASEMENT  
 R RADIUS  
 (R) INDICATES RADIAL LINE  
 R/W RIGHT-OF-WAY  
 SSE SANITARY SEWER EASEMENT  
 TYP TYPICAL

(25.35') = DIMENSION FROM THE LOT CORNER TO  
THE BUILDING EASEMENT LINE: SEE PLAT NOTE 27



<b>B.S.E. CONSULTANTS, INC.</b> CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE A MILLBOURNE, IL 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4965 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905	DATE: 9/8/20 DESIGN/DRAWN: HAK/RLR DRAWING# 1142303_300_002 PROJECT# 11423.03
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DATE: 9/8/20  
DESIGN/DRAWN: HAK/RLR  
DRAWING# 1142303\_300\_002  
PROJECT# 11423.03





# SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

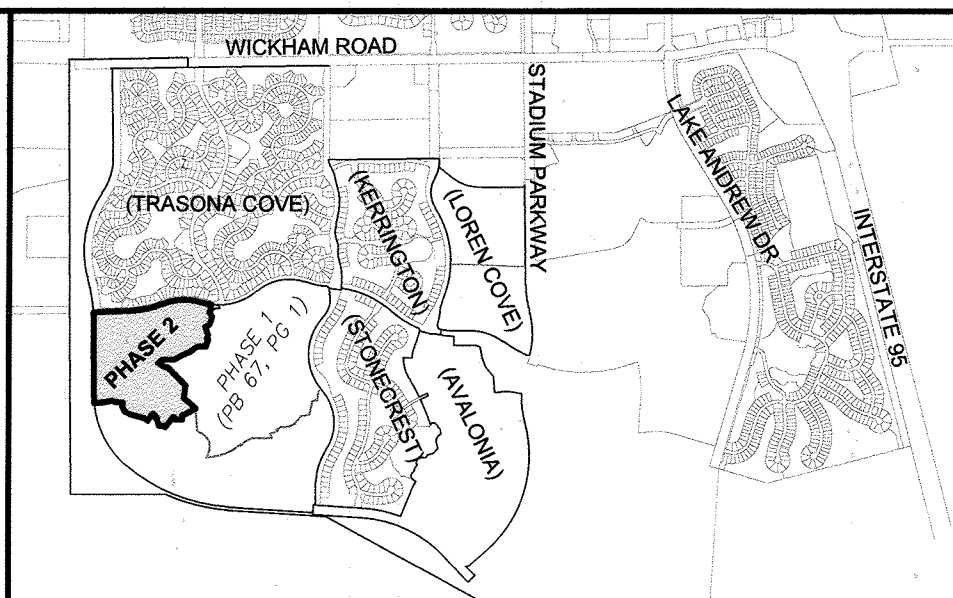
## ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PUBLIC DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EL ELEVATION
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
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- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- (R) INDICATES RADIAL LINE
- R/W RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- TYP TYPICAL

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

SHEET 3 OF 13

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

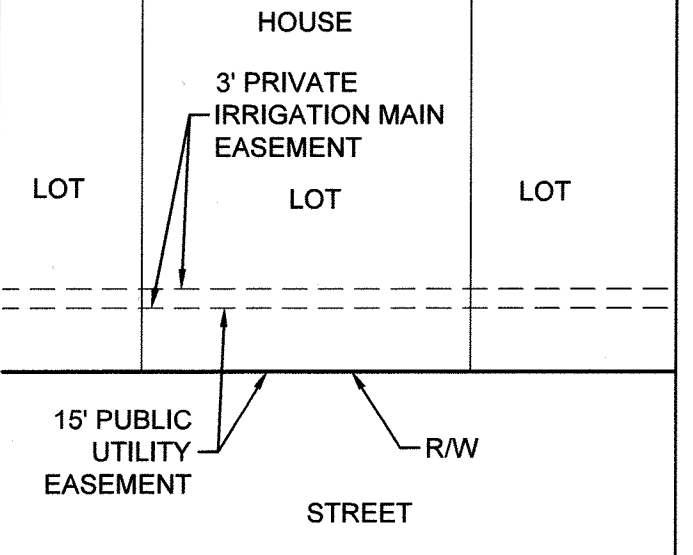
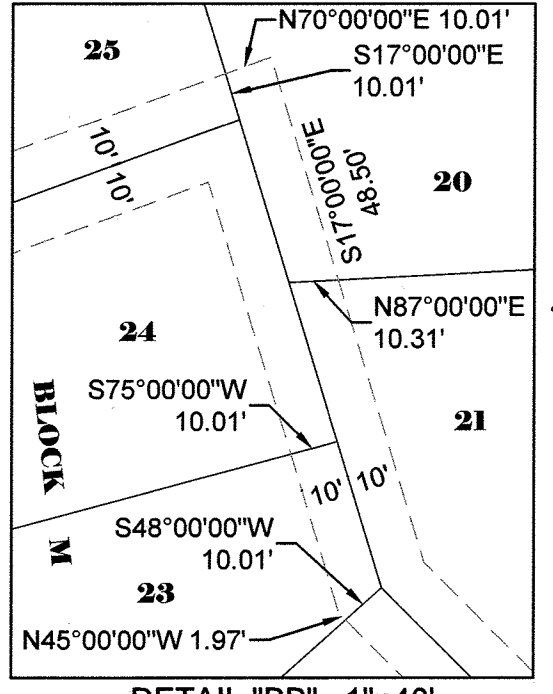
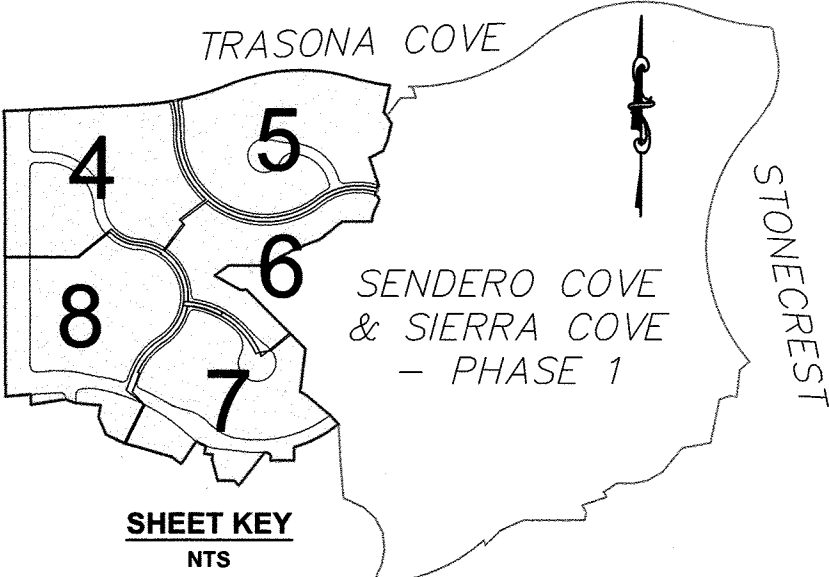
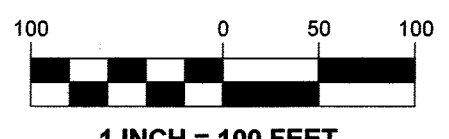


## SURVEY SYMBOL LEGEND

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

SEE SHEET 9 - 13 FOR PUBLIC SIDEWALK EASEMENT DETAILS

(25.35') = DIMENSION FROM THE LOT CORNER TO THE BUILDING EASEMENT LINE: SEE PLAT NOTE 27



TYPICAL UTILITY EASEMENT DETAIL  
(SEE PLAT NOTE #11)  
N.T.S.

TRACT TABLE			
TRACT NAME	AREA (ACRES)	DESCRIPTION	OWNERSHIP
TRACT G	1.02	MASTER STORMWATER FACILITIES	SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT H	1.10	MASTER STORMWATER FACILITIES, UTILITIES	SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT I	1.11	MASTER STORMWATER FACILITIES, UTILITIES	SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT J	0.11	SIGNAGE, IRRIGATION, LANDSCAPE, UTILITIES AND RELATED IMPROVEMENTS	SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT K	0.07	SIGNAGE, IRRIGATION, LANDSCAPE, UTILITIES AND RELATED IMPROVEMENTS	SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT L	0.09	SIGNAGE, IRRIGATION, LANDSCAPE, UTILITIES AND RELATED IMPROVEMENTS	SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT M	0.23	IRRIGATION, LANDSCAPE, UTILITIES AND RELATED IMPROVEMENTS	SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT N	6.00	MASTER STORMWATER FACILITIES	SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT O	0.13	SIDEWALK, IRRIGATION, LANDSCAPE AND RELATED IMPROVEMENTS	SIERRA COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT OSN7-10B	2.16	OPEN SPACE, LANDSCAPE, IRRIGATION, COMMUNITY TRAIL/SIDEWALK AND RELATED IMPROVEMENTS, MASTER STORMWATER FACILITIES	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
TRACT OSN7-10C	0.08	OPEN SPACE, LANDSCAPE, IRRIGATION, COMMUNITY TRAIL/SIDEWALK AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
TRACT OSN7-11	0.09	OPEN SPACE, LANDSCAPE, IRRIGATION, COMMUNITY TRAIL/SIDEWALK AND RELATED IMPROVEMENTS	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
TRACT OSN7-12	0.97	OPEN SPACE, LANDSCAPE, IRRIGATION, COMMUNITY TRAIL/SIDEWALK AND RELATED IMPROVEMENTS, MASTER STORMWATER FACILITIES	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
TRACT P	0.02	SIDEWALK, SIGNAGE, IRRIGATION, LANDSCAPE, UTILITIES AND RELATED IMPROVEMENTS	SIERRA COVE NEIGHBORHOOD ASSOCIATION, INC.
TRACT Q	0.03	LIFT STATION	BREVARD COUNTY
TRACT Y	0.08	SIGNAGE, IRRIGATION, LANDSCAPE, UTILITIES AND RELATED IMPROVEMENTS	SIERRA COVE NEIGHBORHOOD ASSOCIATION, INC.

- THIS PLAT PREPARED BY -



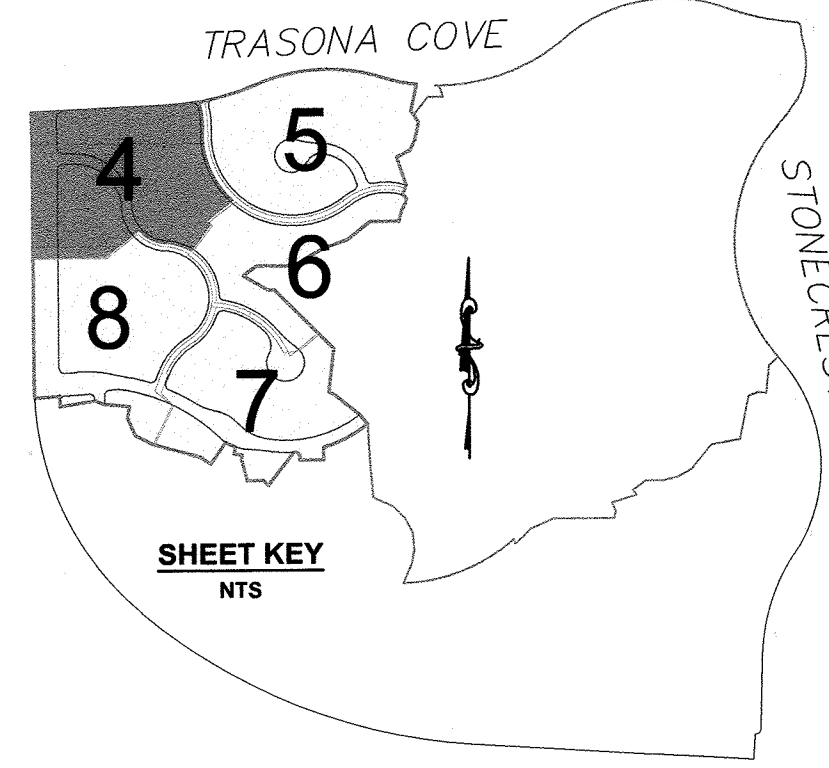
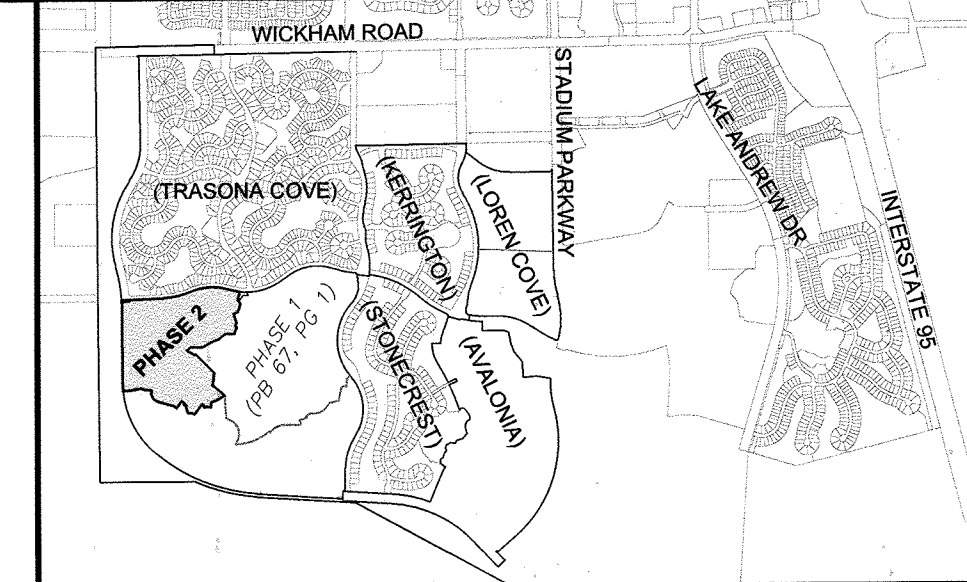
B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
132 SOUTH HAVEN CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901  
PHONE: (321) 725-2674 FAX: (321) 725-1118  
CERTIFICATE OF BUSINESS AUTHORIZATION #680  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #1804005

DATE: 8/28/20  
DESIGN/DRAWN: HAK/RLR  
DRAWING# 1142303\_300\_003  
PROJECT# 11423.03



SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2  
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 4 OF 13  
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FD 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
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- FRONT BUILDING RESTRICTION LINE DIMENSION (SEE PLAT NOTE 27)

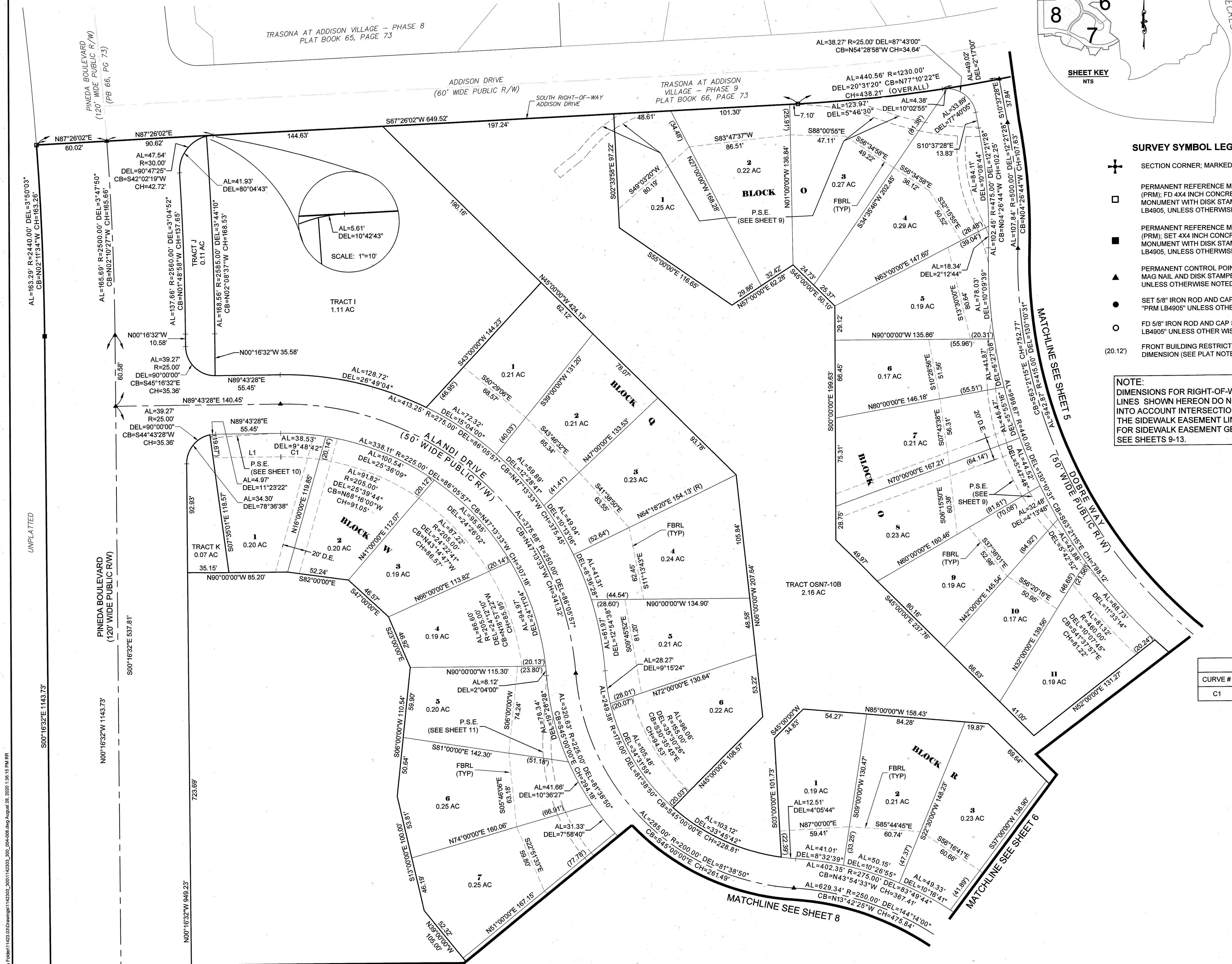
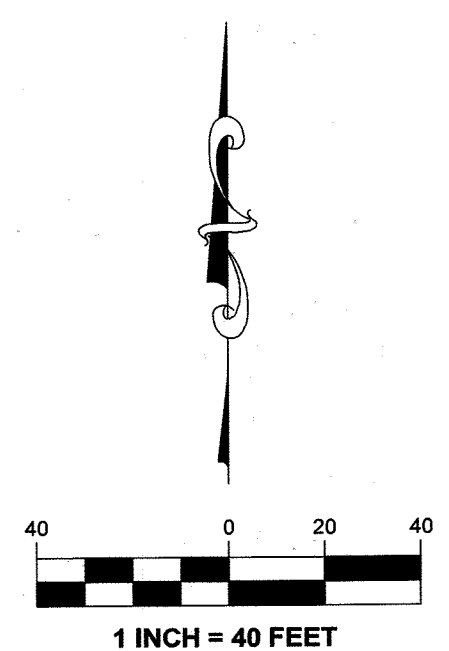
ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EL ELEVATION
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NLT NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- PKD PARKER-KALEN NAIL AND DISK
- POB POINT OF BEGINNING
- POC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- (R) INDICATES RADIAL LINE
- R/W RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- TYP TYPICAL

NOTE:  
DIMENSIONS FOR RIGHT-OF-WAY & LOT LINES SHOWN HEREON DO NOT TAKE INTO ACCOUNT INTERSECTIONS WITH THE SIDEWALK EASEMENT LINES, FOR SIDEWALK EASEMENT GEOMETRY, SEE SHEETS 9-13.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°43'28"E	57.88'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	32.84'	205.00'	009°10'40"	N85°41'12"W	32.80





SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SECTION CORNER, MARKED AS NOTED

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

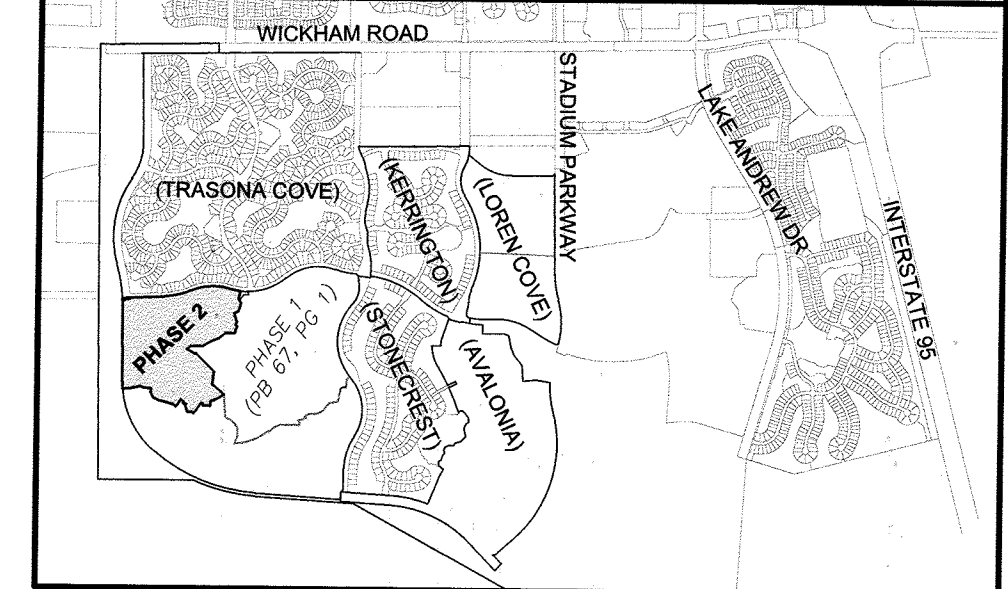
PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

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

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

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

FRONT BUILDING RESTRICTION LINE DIMENSION (SEE PLAT NOTE 27)



**NOTE:**  
DIMENSIONS FOR RIGHT-OF-WAY & LOT  
LINES SHOWN HEREON DO NOT TAKE  
INTO ACCOUNT INTERSECTIONS WITH  
THE SIDEWALK EASEMENT LINES;  
FOR SIDEWALK EASEMENT GEOMETRY,  
SEE SHEETS 9-13.


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	100.87'	300.00'	019°15'53"	S81°11'26"W	100.40
C11	32.21'	400.00'	004°36'47"	S74°55'38"E	32.20
C12	32.53'	255.00'	007°18'33"	N35°55'57"W	32.51
C13	35.69'	25.00'	081°47'12"	S60°04'14"E	32.73
C14	52.16'	345.00'	008°39'42"	S87°09'08"W	52.11
C15	83.37'	345.00'	013°50'45"	N81°35'39"W	83.17

LINE TABLE		
LINE #	BEARING	LENGTH
L2	N55°14'27"E	92.33'
L3	N50°43'08"W	46.46'

# ABBREVIATIONS

' MINUTES/FEET  
" SECONDS/INCHES  
° DEGREES  
AL ARC LENGTH  
BOC BEGINNING OF CURVE  
CB CHORD BEARING  
CH CHORD LENGTH  
CM CONCRETE MONUMENT  
DE PRIVATE DRAINAGE EASEMENT  
DEL CENTRAL/DELTA ANGLE  
E EAST  
EL ELEVATION  
EOC END OF CURVE  
EX EXISTING  
FBR/L FRONT BUILDING RESTRICTION LINE  
FD FOUND  
FT FOOT/FEET  
N NORTH  
NTS NOT TO SCALE  
NTL NON-TANGENT INTERSECTION  
NTL NON-TANGENT LINE  
OR/ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PCC POINT OF COMPOUND CURVATURE  
PCP PERMANENT CONTROL POINT  
PG(S) PAGE(S)  
PKD PARKER-KALEN NAIL AND DISK  
POB POINT OF BEGINNING  
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PRC POINT OF REVERSE CURVATURE  
P.S.E. PUBLIC SIDEWALK EASEMENT  
P.U.D. PLANNED UNIT DEVELOPMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
R RADIUS  
(R) INDICATES RADIAL LINE  
R/W RIGHT-OF-WAY  
SSE SANITARY SEWER EASEMENT  
TYP TYPICAL

- THIS PLAT PREPARED BY -

 <p><b>B.S.E. CONSULTANTS, INC.</b>  CONSULTING - ENGINEERING - LAND SURVEYING  312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901  PHONE: (321) 726-9874 FAX: (321) 723-1159  CERTIFICATE OF BUSINESS AUTHORIZATION: 4906  CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004005</p>	<p>DATE: 7/30/20</p> <p>DESIGN/DRAWN: HAK/RLR</p> <p>DRAWING# 1142303_300_005</p> <p>PROJECT# 11423.03</p>
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DATE: 7/30/20  
DESIGN/DRAWN: HAK/RLR  
DRAWING# 1142303\_300\_005  
PROJECT# 11423.03



SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

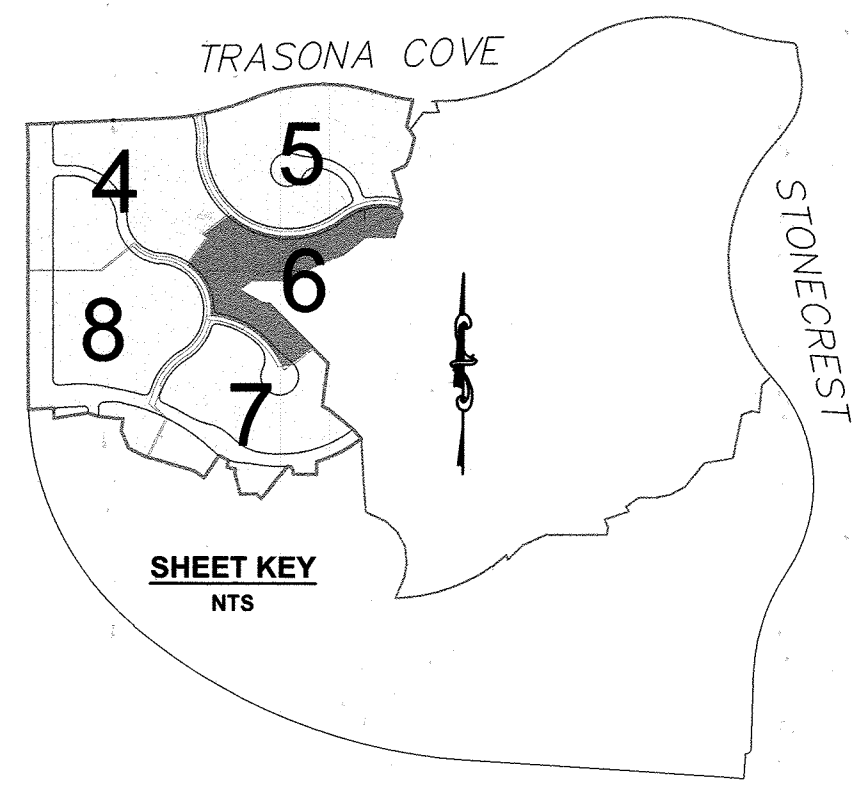
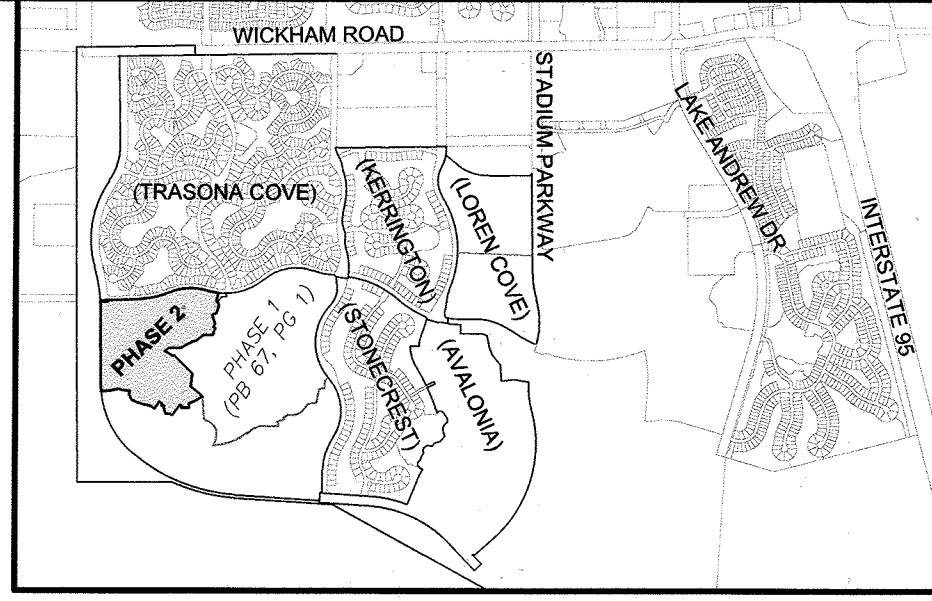
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

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

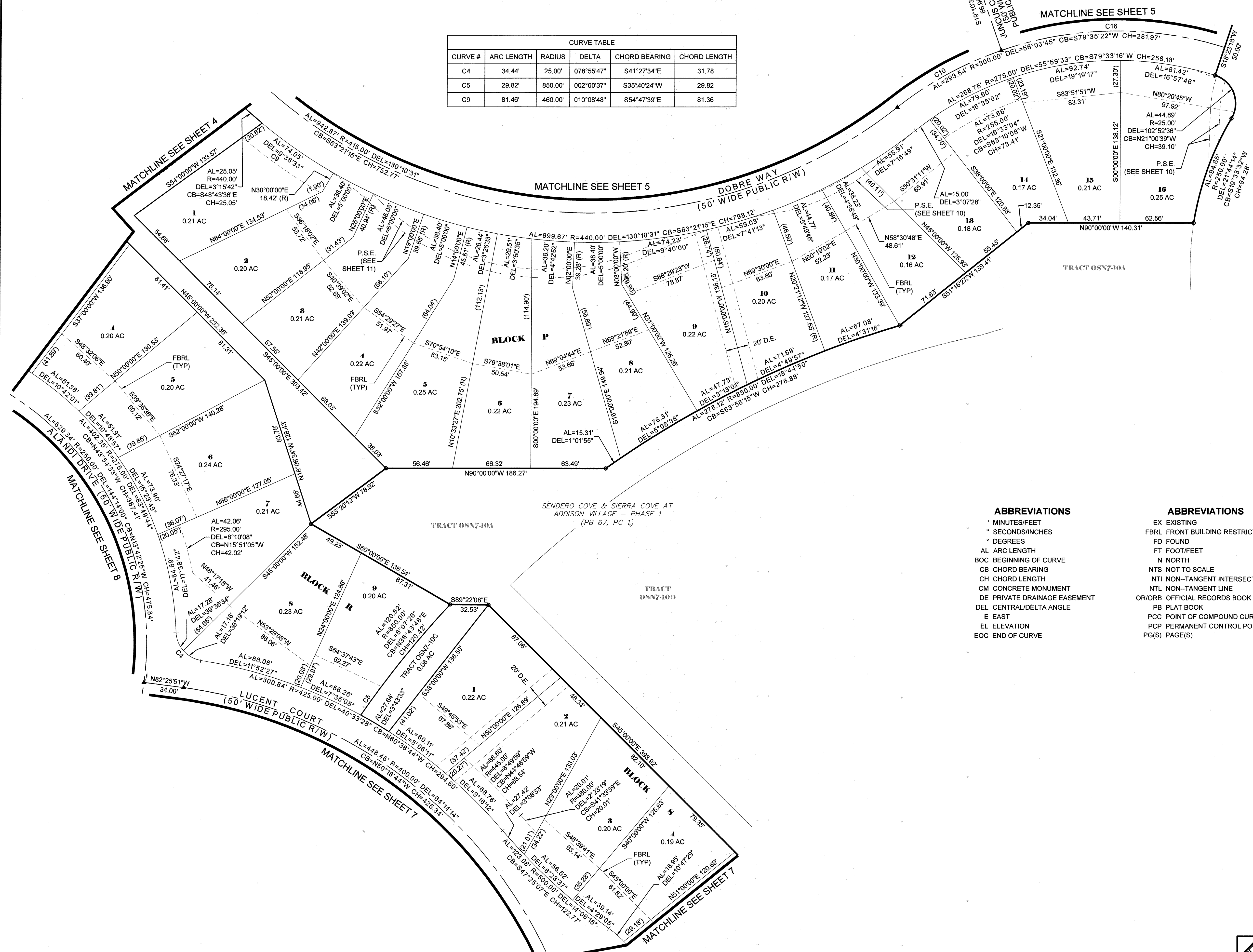
SHEET 6 OF 13

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



NOTE:  
DIMENSIONS FOR RIGHT-OF-WAY & LOT  
LINES SHOWN HEREON DO NOT TAKE  
INTO ACCOUNT INTERSECTIONS WITH  
THE SIDEWALK EASEMENT LINES;  
FOR SIDEWALK EASEMENT GEOMETRY,  
SEE SHEETS 9-13.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	34.44'	25.00'	078°55'47"	S41°27'34"E	31.78
C5	29.82'	850.00'	002°00'37"	S35°40'24"W	29.82
C9	81.46'	460.00'	010°08'48"	S54°47'39"E	81.36



ABBREVIATIONS

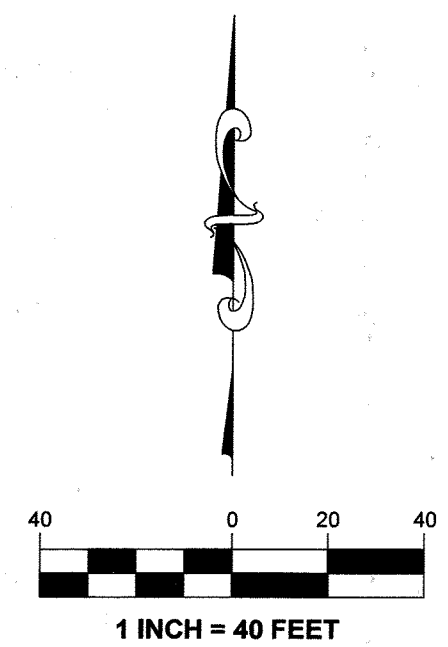
- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EL ELEVATION
- EOC END OF CURVE

ABBREVIATIONS

- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NLT NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)

ABBREVIATIONS

- PKD PARKER-KALEN NAIL AND DISK
- POB POINT OF BEGINNING
- POC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
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- R RADIUS
- (R) INDICATES RADIAL LINE
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- SSE SANITARY SEWER EASEMENT
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SECTIONS 17 AND 20, TOWNSHIP 26  
SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

TRASONA COVE

STONECREST

4 5 6 7 8

SHEET KEY  
NTS

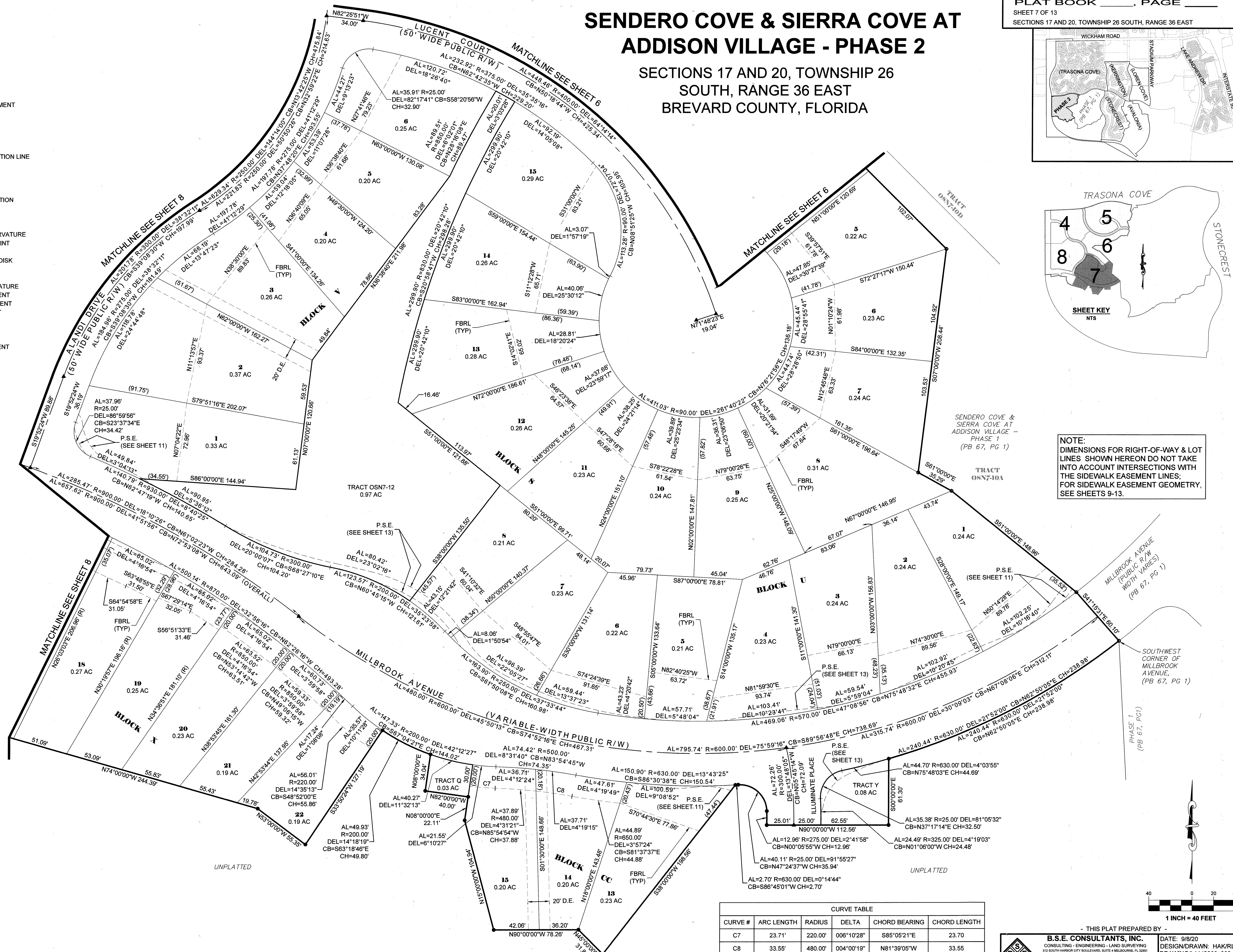
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THE SIDEWALK EASEMENT LINES;  
FOR SIDEWALK EASEMENT GEOMETRY,  
SEE SHEETS 9-13.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	23.71'	220.00'	006°10'28"	S85°05'21"E	23.70
C8	33.55'	480.00'	004°00'19"	N81°39'05"W	33.55

	<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) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 160204905	DATE: 9/8/20 DESIGN/DRAWN: HAK/RLR DRAWING# 1142303_300_007 PROJECT# 11423.03
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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  
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SECTIONS 17 AND 20, TOWNSHIP 26  
SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

TRASONA COVE

STONECREST

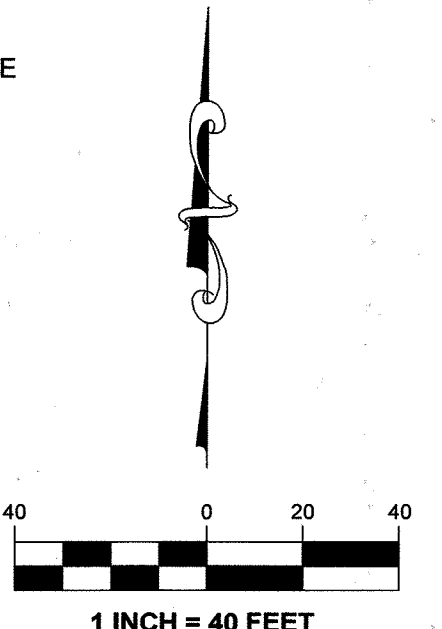
4 5 6 7 8

**SHEET KEY**  
NTS

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	46.84'	225.00'	011°55'41"	S79°51'35"E	46.76
C3	48.73'	225.00'	012°24'33"	N79°37'09"W	48.64
C6	37.96'	25.00'	087°00'18"	N63°22'33"E	34.42

- \* MINUTES/FEET
- \* SECONDS/INCHES
- \* DEGREES
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R RADIUS  
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R/W RIGHT-OF-WAY  
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TYP TYPICAL

[illegible]

 <p><b>B.S.E. CONSULTANTS, INC.</b>  CONSULTING - ENGINEERING - LAND SURVEYING  312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901  PHONE: (321) 725-3474 FAX: (321) 725-1159  CERTIFICATE OF BUSINESS AUTHORIZATION: LBS004905  CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LBS004905</p>	DATE: 8/28/20 DESIGN/DRAWN: HAK/RLR DRAWING# 1142303_00_008 PROJECT# 11243.03
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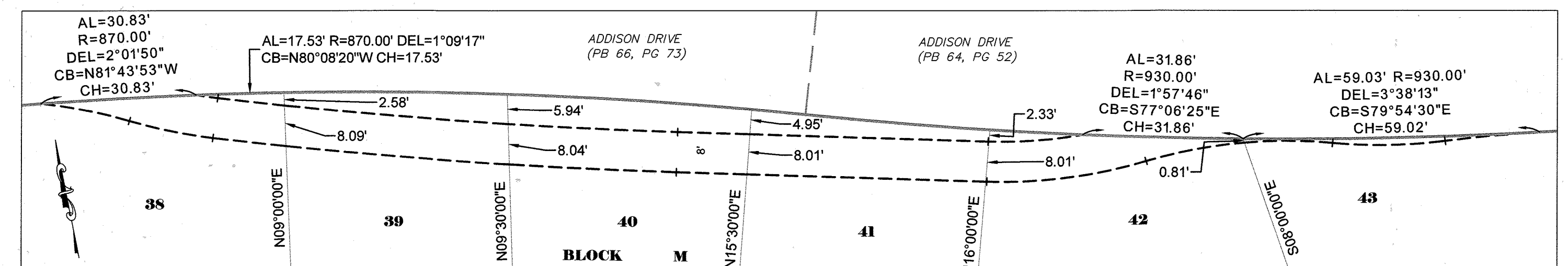
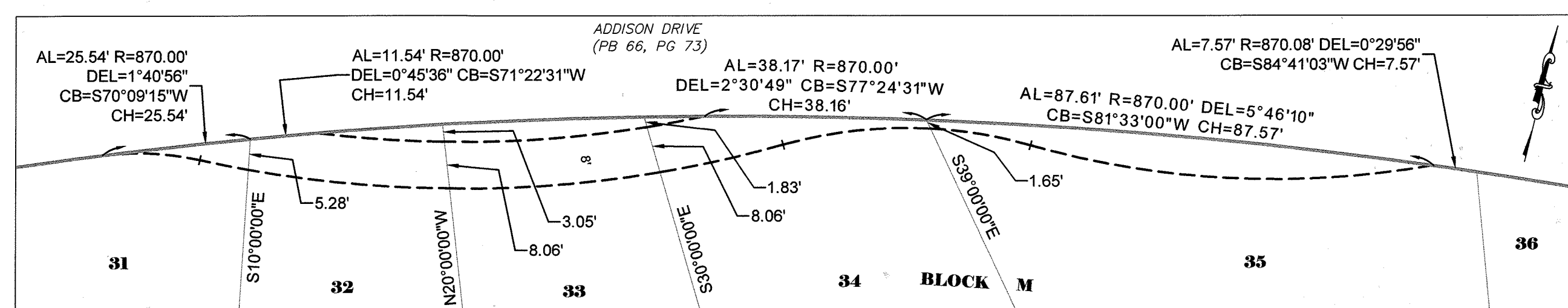
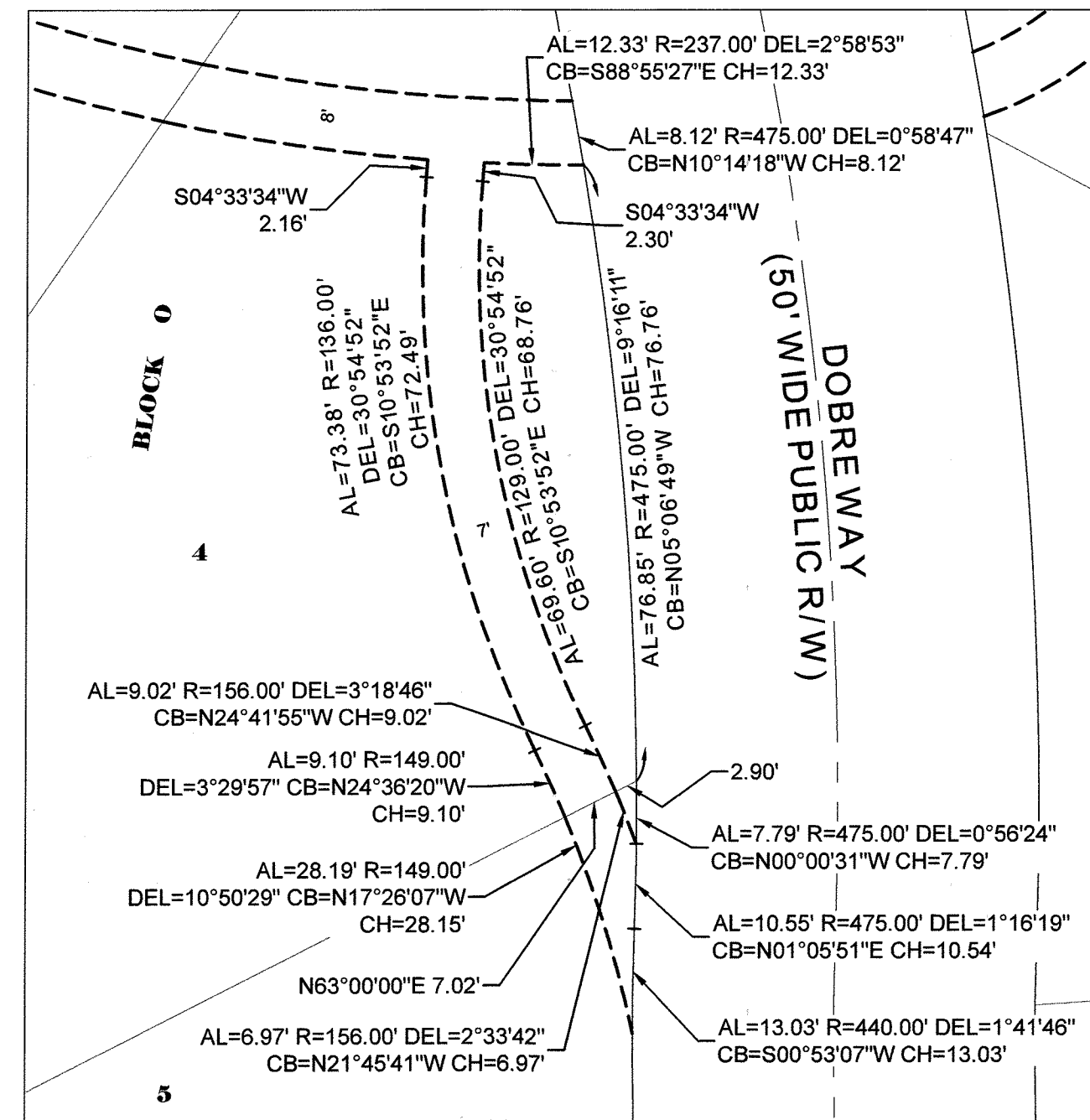
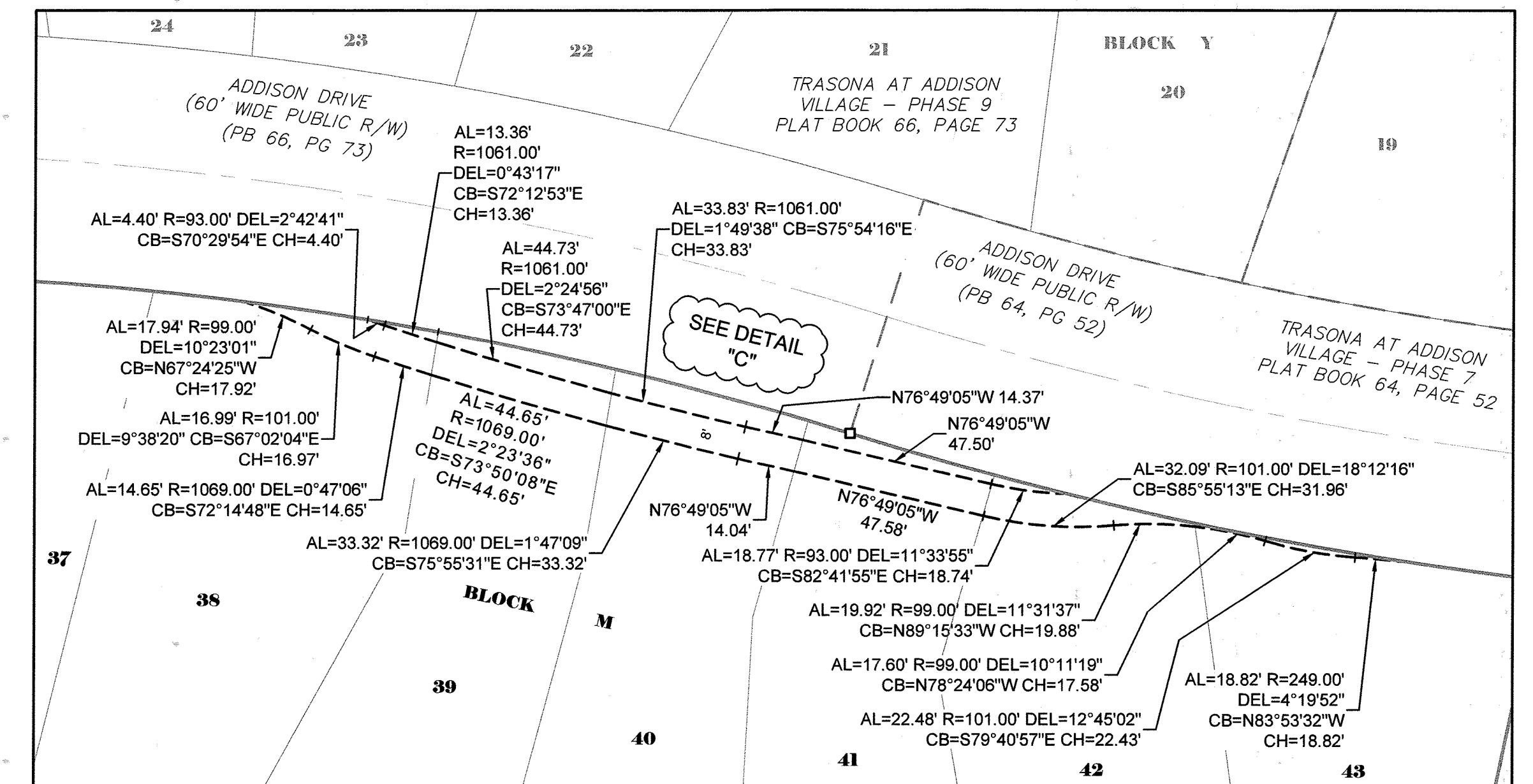
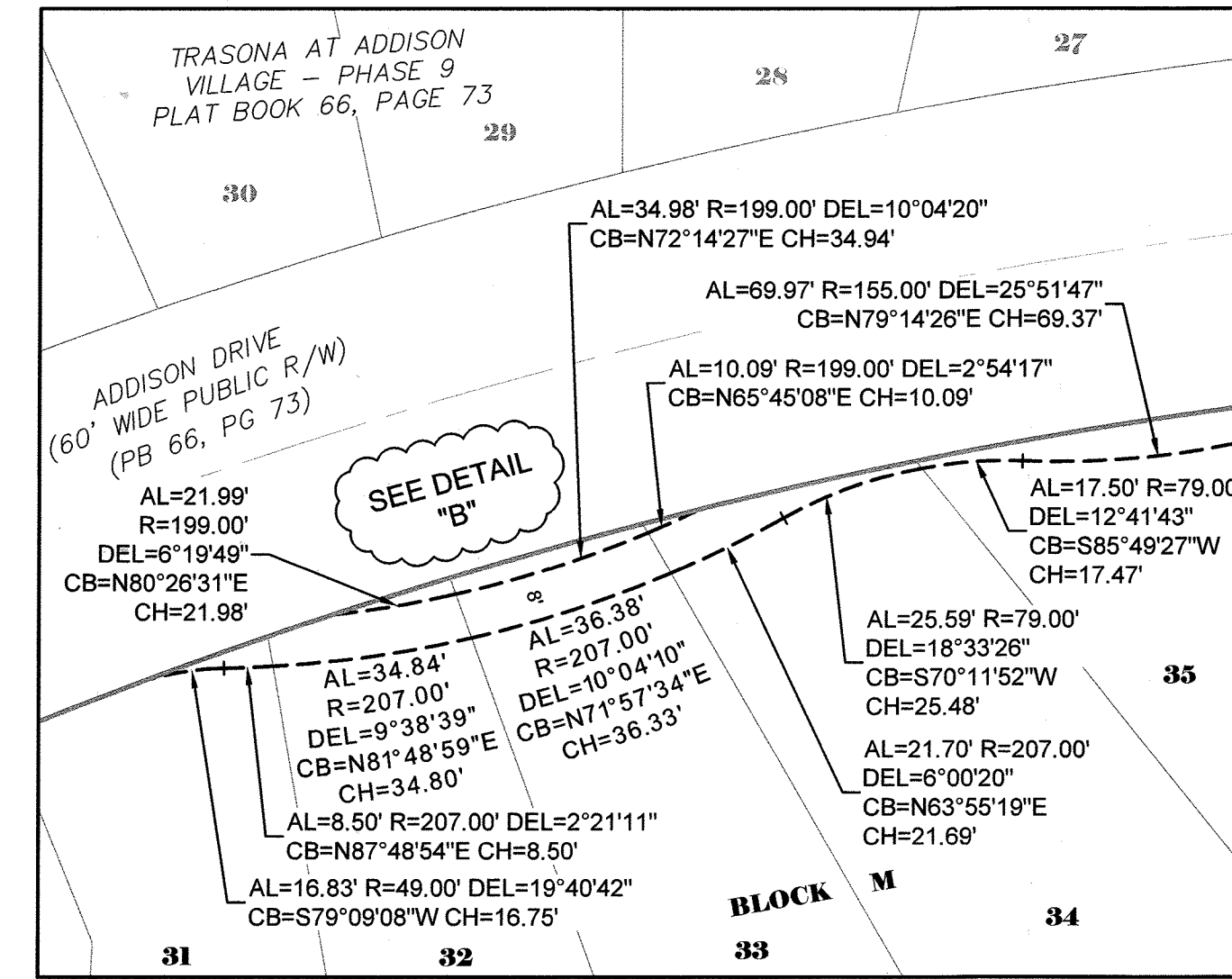
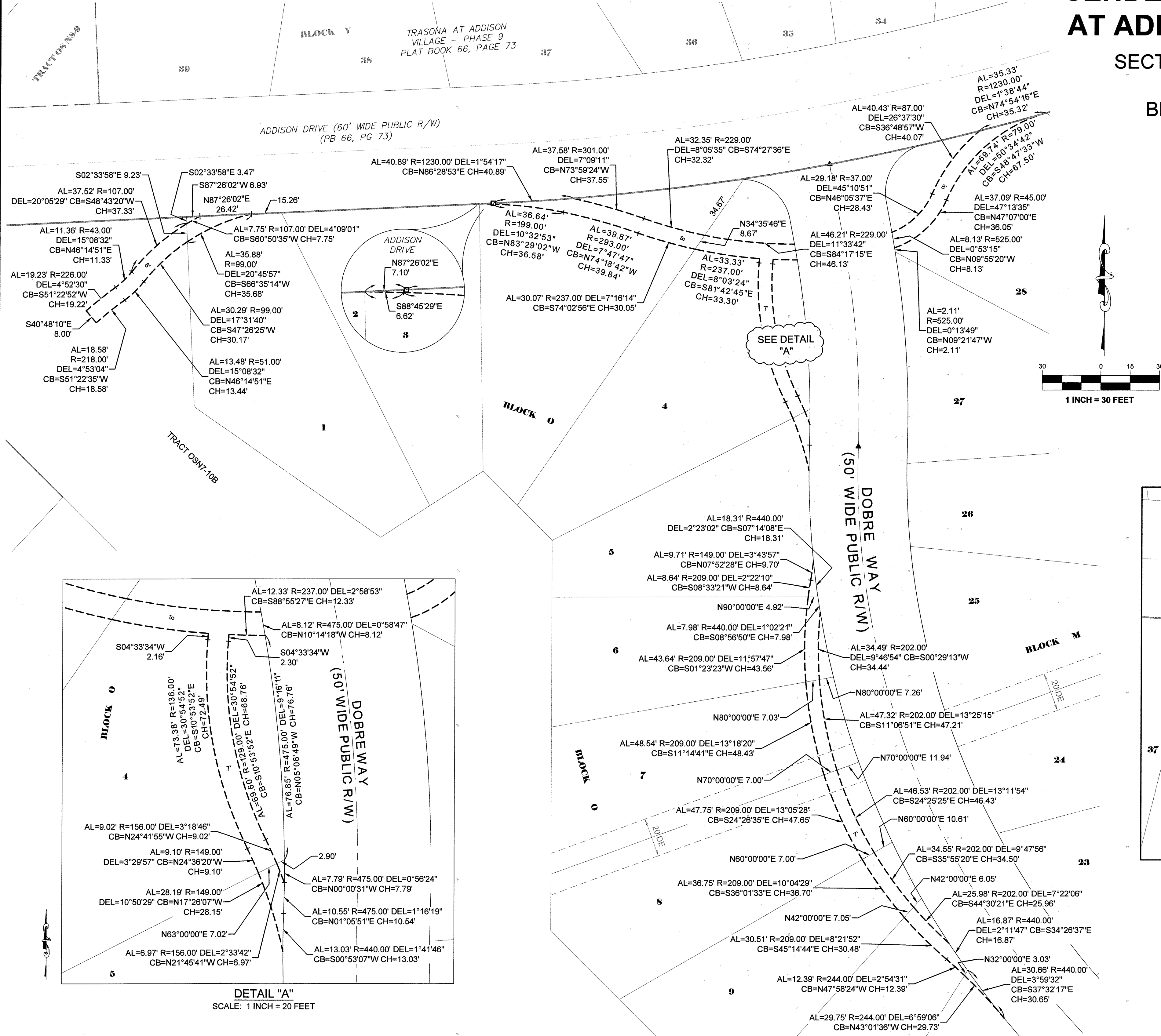
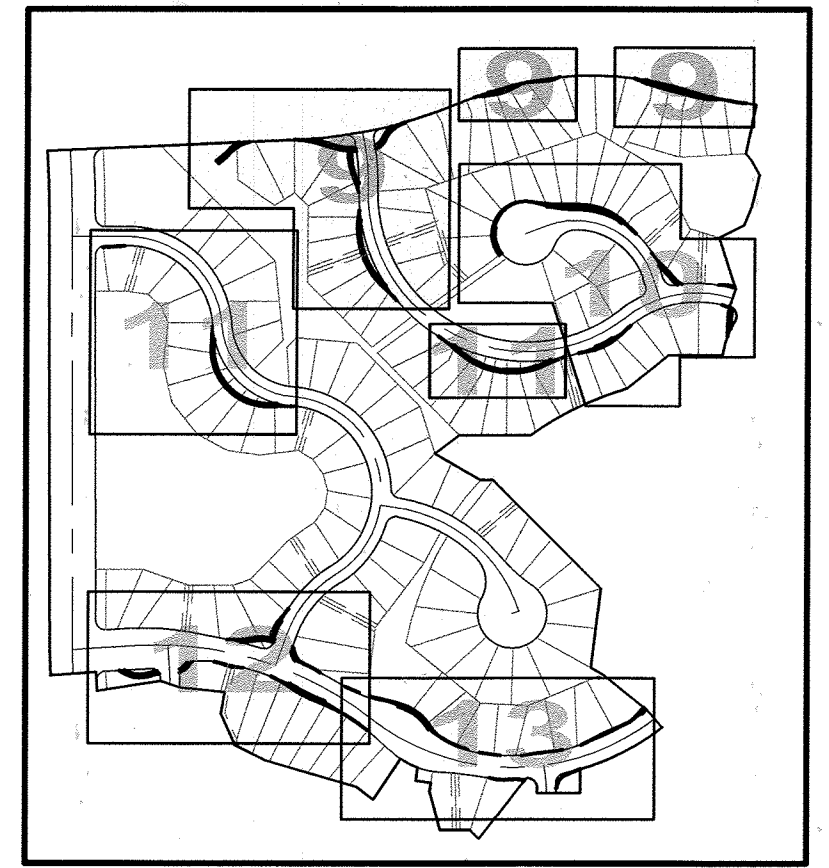


**PUBLIC SIDEWALK EASEMENT DATA**

# SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

SECTIONS 17 AND 20, TOWNSHIP 26  
SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 9 OF 13  
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



**ABBREVIATIONS**

MINUTES/FEET  
SECONDS/INCHES  
DEGREES  
AL ARC LENGTH  
BOC BEGINNING OF CURVE  
CB CHORD BEARING  
CH CHORD LENGTH  
CM CONCRETE MONUMENT  
DE PRIVATE DRAINAGE EASEMENT  
DEL CENTRAL/DELTA ANGLE  
E EAST  
EL ELEVATION  
EOC END OF CURVE

**ABBREVIATIONS**

EX EXISTING  
FBRL FRONT BUILDING RESTRICTION LINE  
FD FOUND  
FT FOOT/FEET  
NTS NOT TO SCALE  
NTI NON-TANGENT INTERSECTION  
NTL NON-TANGENT LINE  
OR/ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PCC POINT OF COMPOUND CURVATURE  
PCP PERMANENT CONTROL POINT  
PG(S) PAGE(S)

**ABBREVIATIONS**

PKD PARKER-KALEN NAIL AND DISK  
POB POINT OF BEGINNING  
POC POINT OF CURVATURE  
PRC POINT OF REVERSE CURVATURE  
P.S.E. PUBLIC SIDEWALK EASEMENT  
P.U.D. PLANNED UNIT DEVELOPMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
R RADIUS  
(R) INDICATES RADIAL LINE  
R/W RIGHT-OF-WAY  
SSE SANITARY SEWER EASEMENT  
TYP TYPICAL

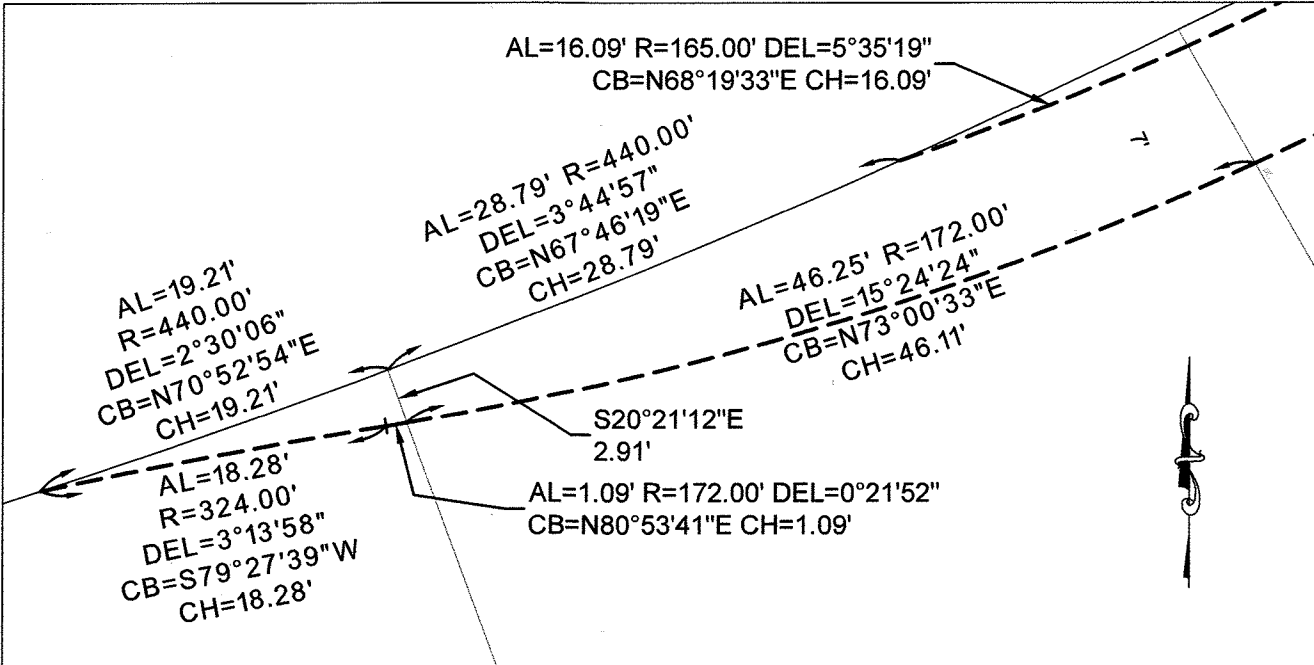
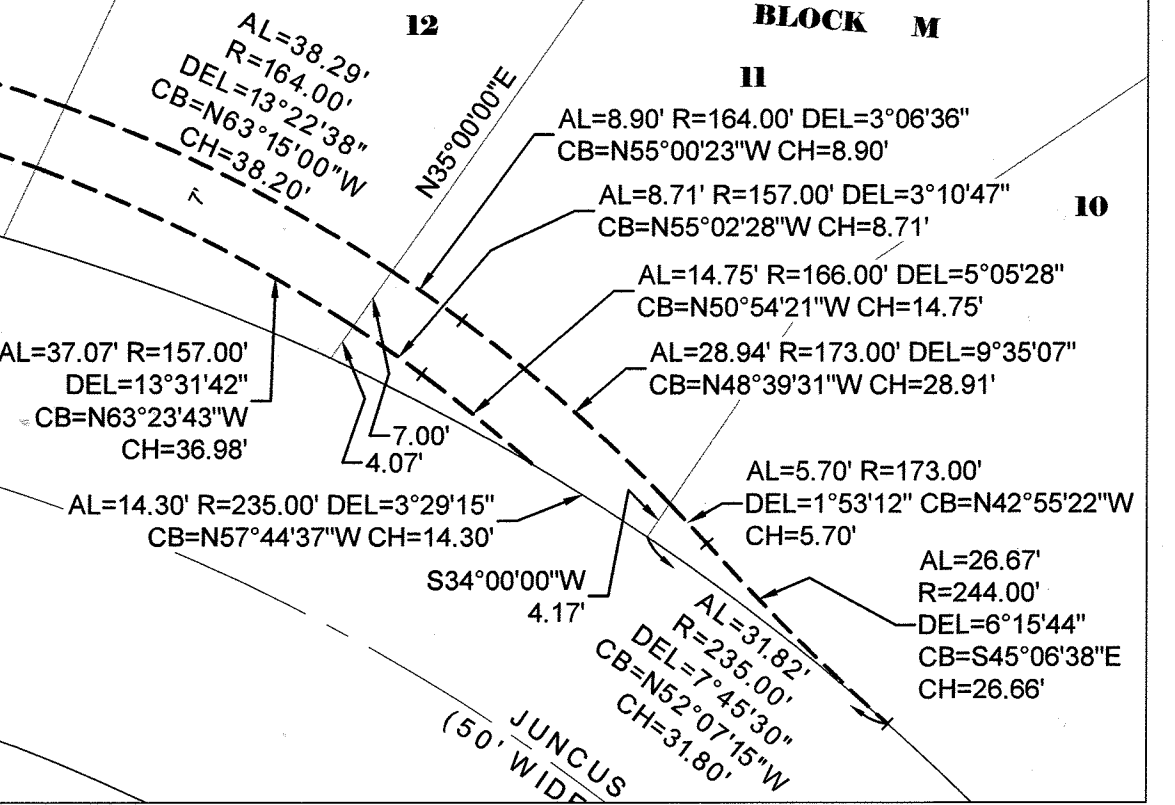
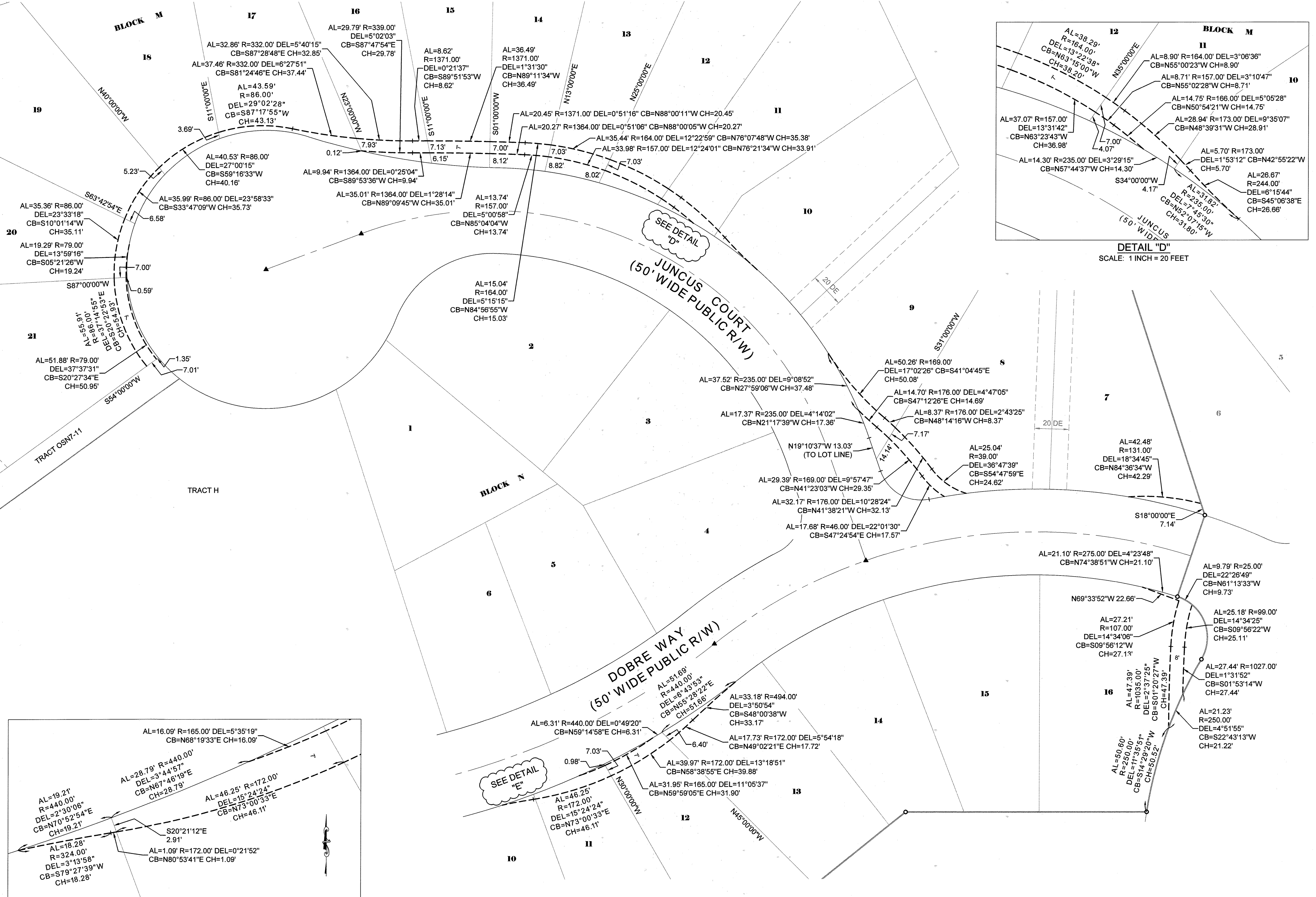


# SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

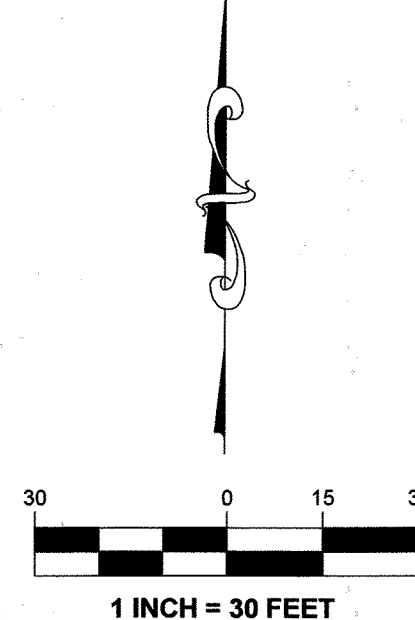
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 10 OF 13  
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

## PUBLIC SIDEWALK EASEMENT DATA



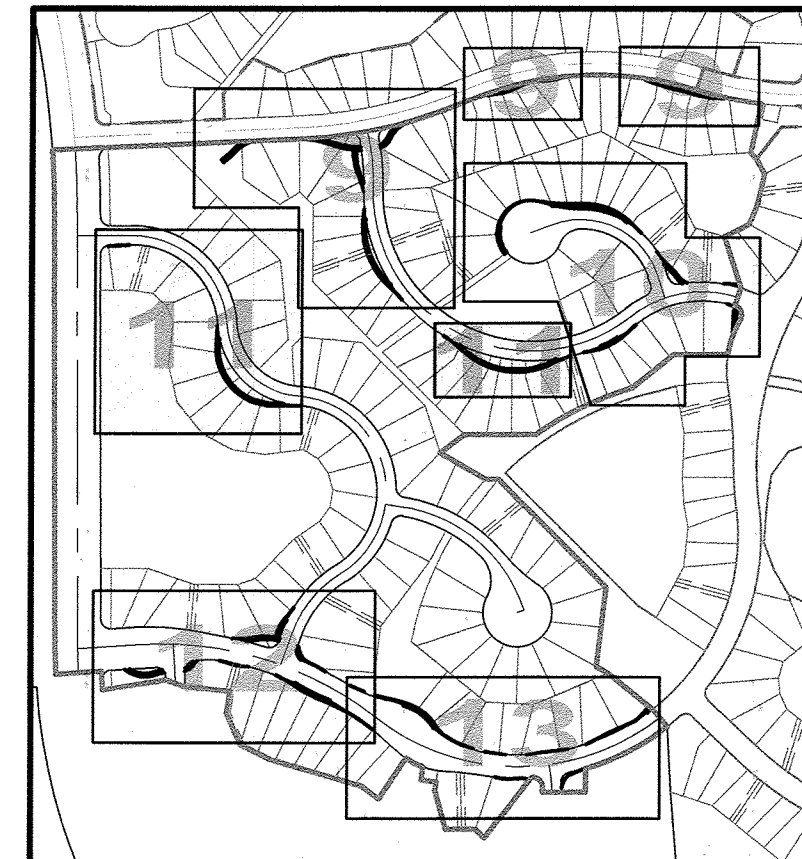
- ABBREVIATIONS**
- ' MINUTES/FEET
  - " SECONDS/INCHES
  - ° DEGREES
  - AL ARC LENGTH
  - BOC BEGINNING OF CURVE
  - CB CHORD BEARING
  - CH CHORD LENGTH
  - CM CONCRETE MONUMENT
  - DE PRIVATE DRAINAGE EASEMENT
  - DEL CENTRAL/DELTA ANGLE
  - E EAST
  - EL ELEVATION
  - EOC END OF CURVE
  - EX EXISTING
  - FBRL FRONT BUILDING RESTRICTION LINE
  - FD FOUND
  - FT FOOT/FEET
  - N NORTH
  - NTS NOT TO SCALE
  - NTI NON-TANGENT INTERSECTION
  - NTL NON-TANGENT LINE
  - OR/ORB OFFICIAL RECORDS BOOK
  - PB PLAT BOOK
  - PCP POINT OF COMPOUND CURVATURE
  - PCP PERMANENT CONTROL POINT
  - PG(S) PAGE(S)
  - PKD PARKER-KALEN NAIL AND DISK
  - POB POINT OF BEGINNING
  - POC POINT OF CURVATURE
  - PRC POINT OF REVERSE CURVATURE
  - P.S.E. PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R RADIUS
  - (R) INDICATES RADIAL LINE
  - R/W RIGHT-OF-WAY
  - SSE SANITARY SEWER EASEMENT
  - TYP TYPICAL



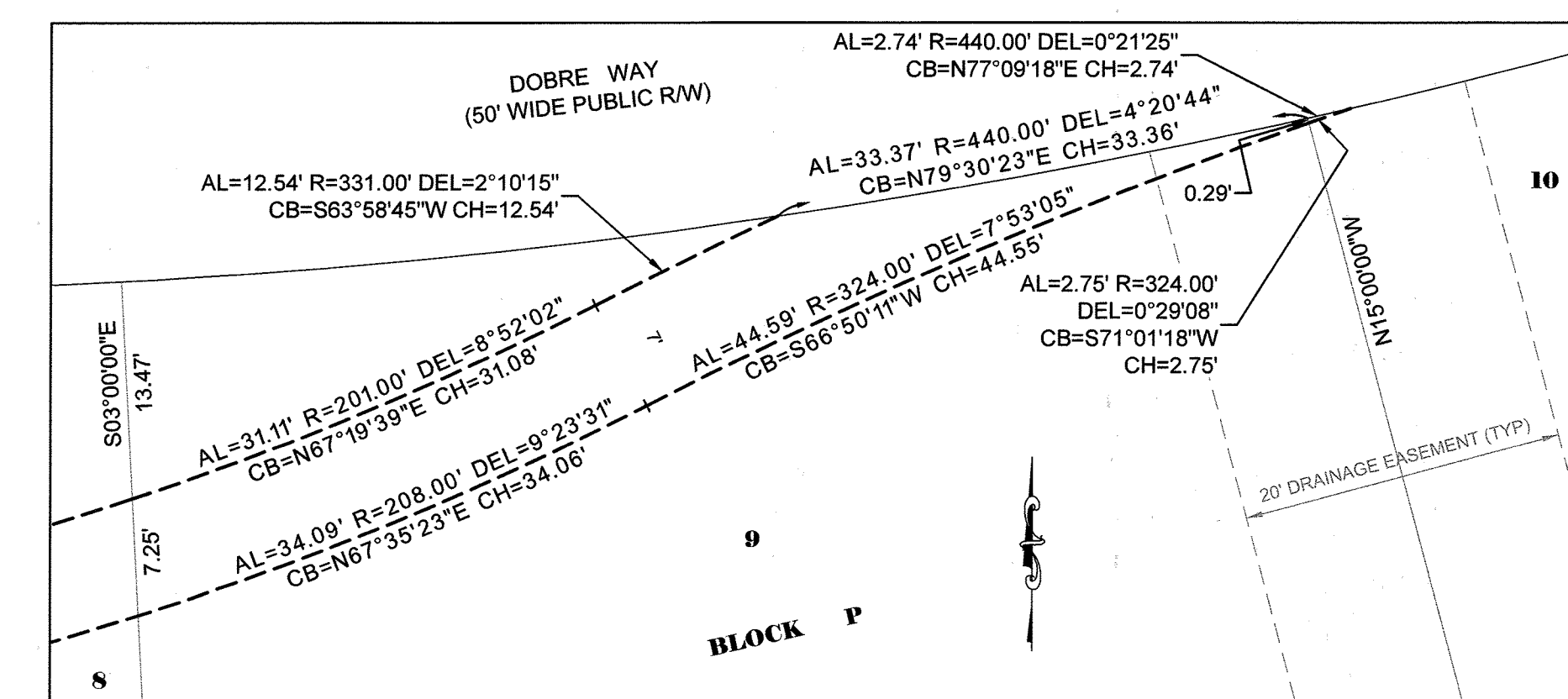
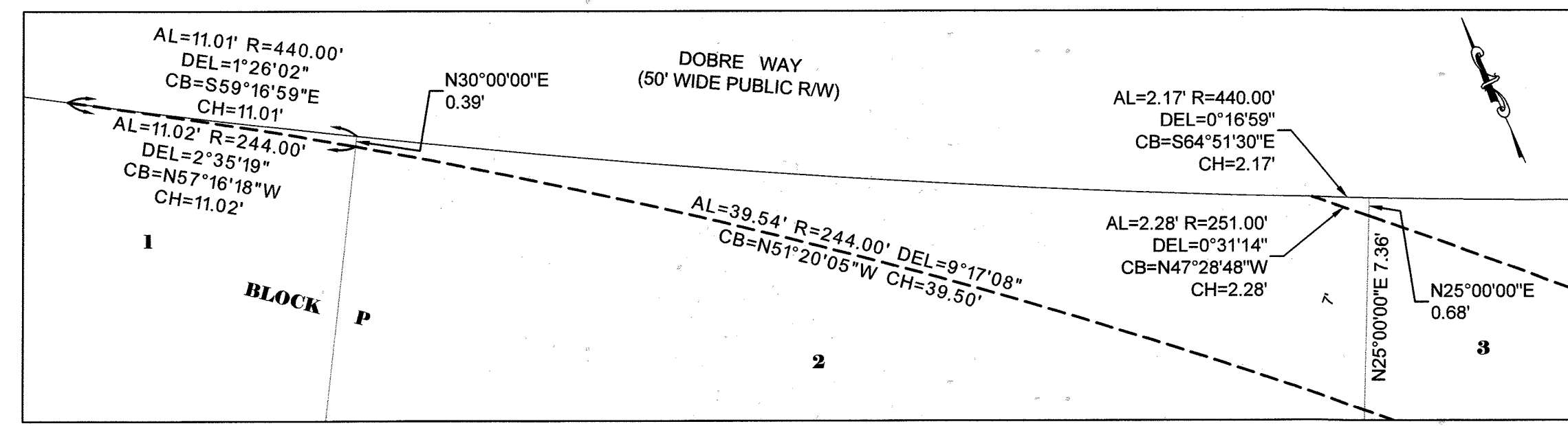
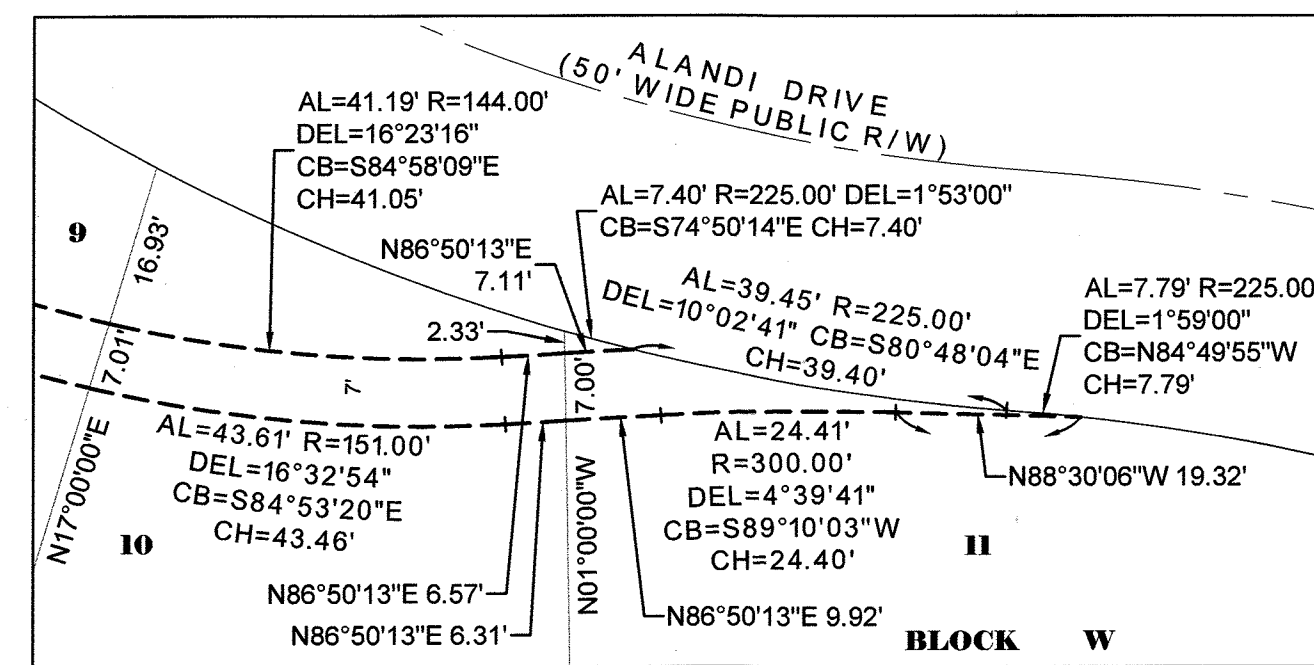
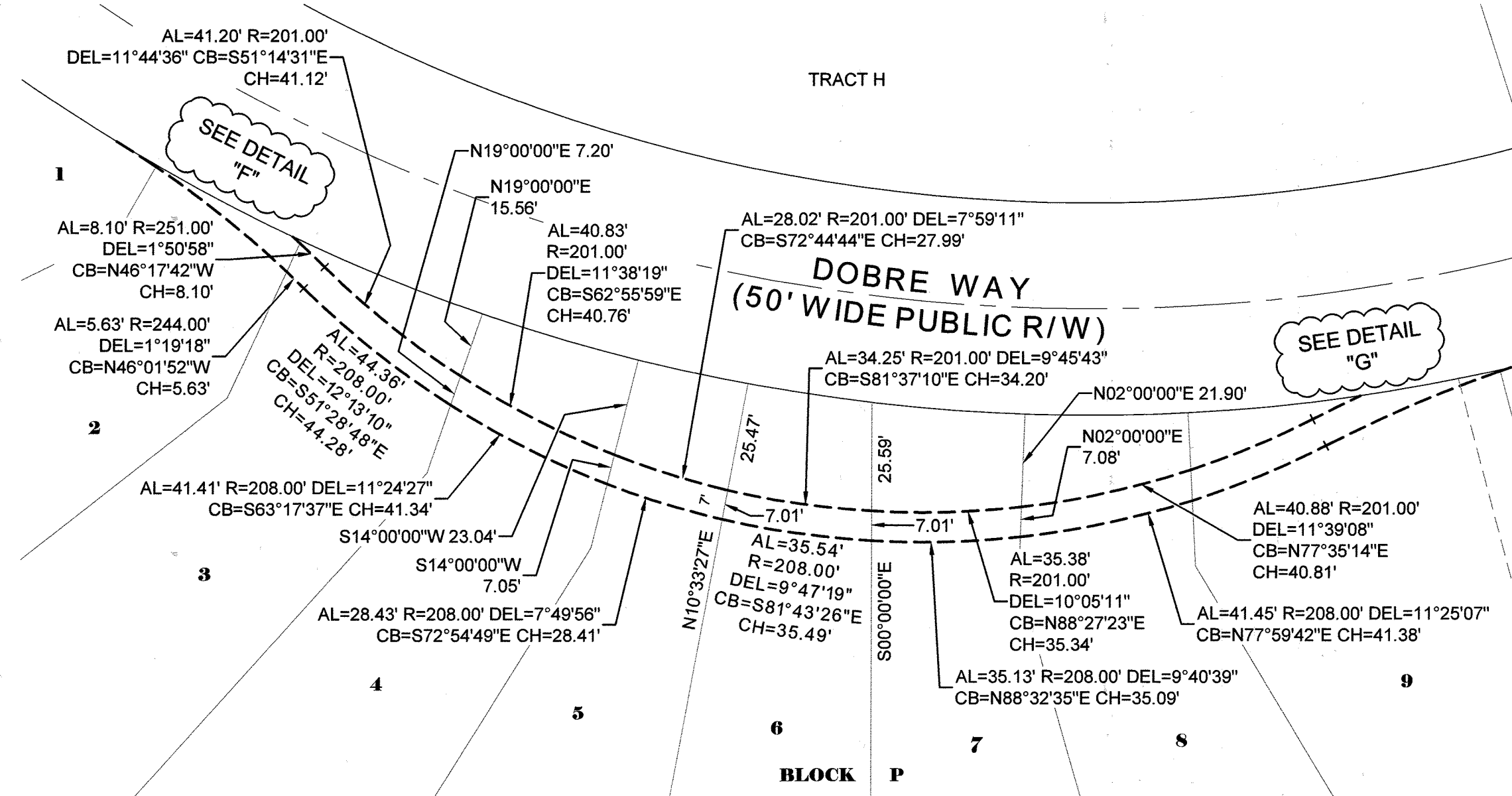
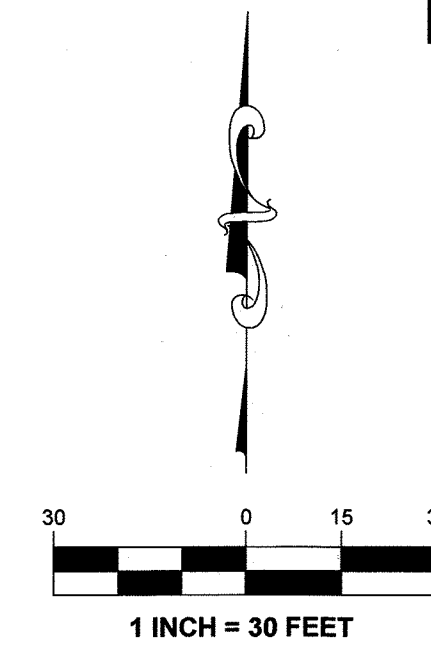
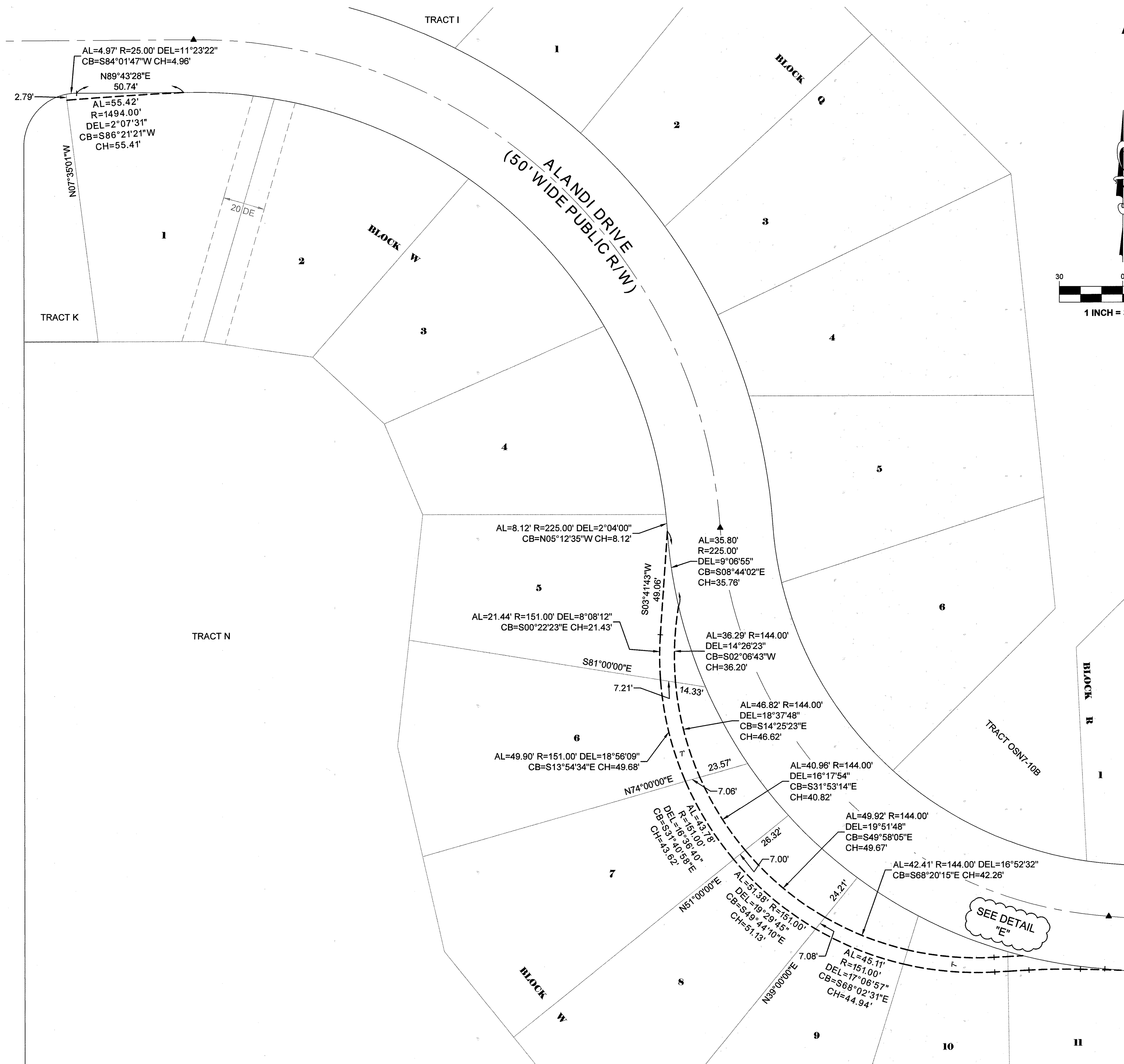


# SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

SECTIONS 17 AND 20, TOWNSHIP 26  
SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA



## PUBLIC SIDEWALK EASEMENT DATA



DETAIL "G"  
SCALE: 1 INCH = 10 FEET

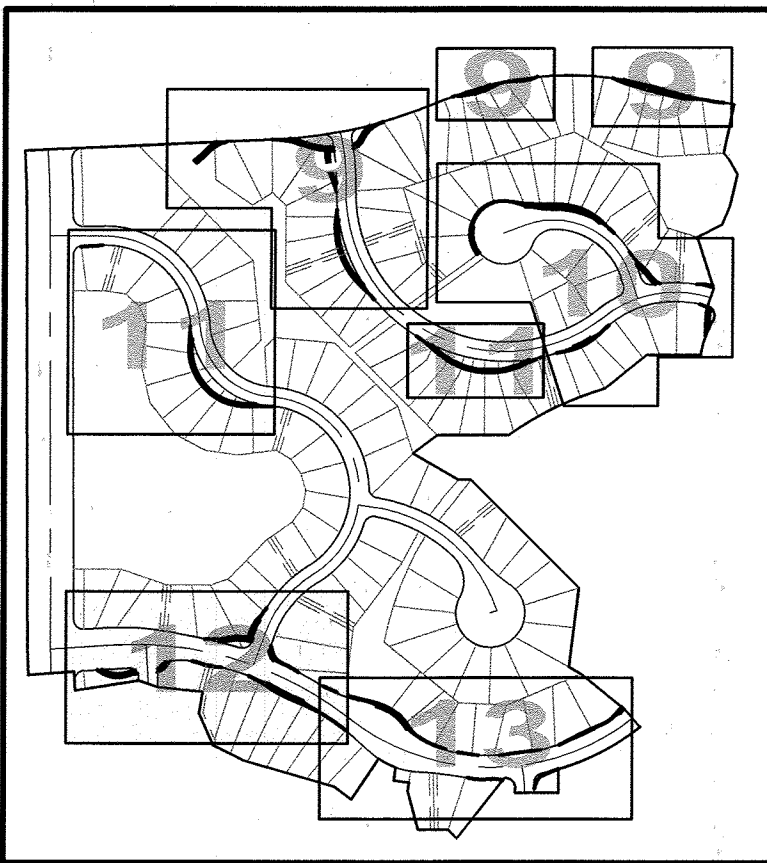
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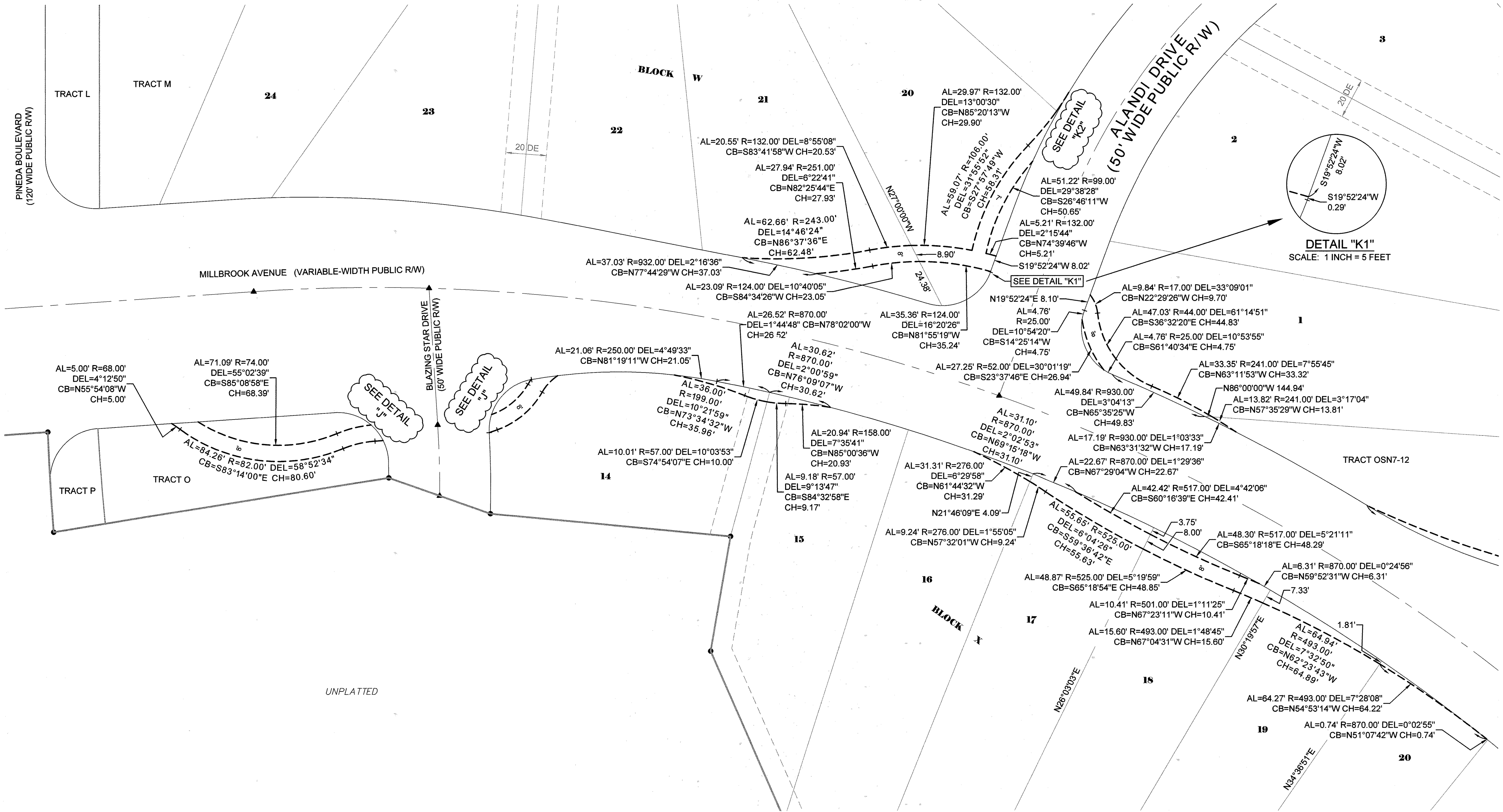
# SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 12 OF 13  
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

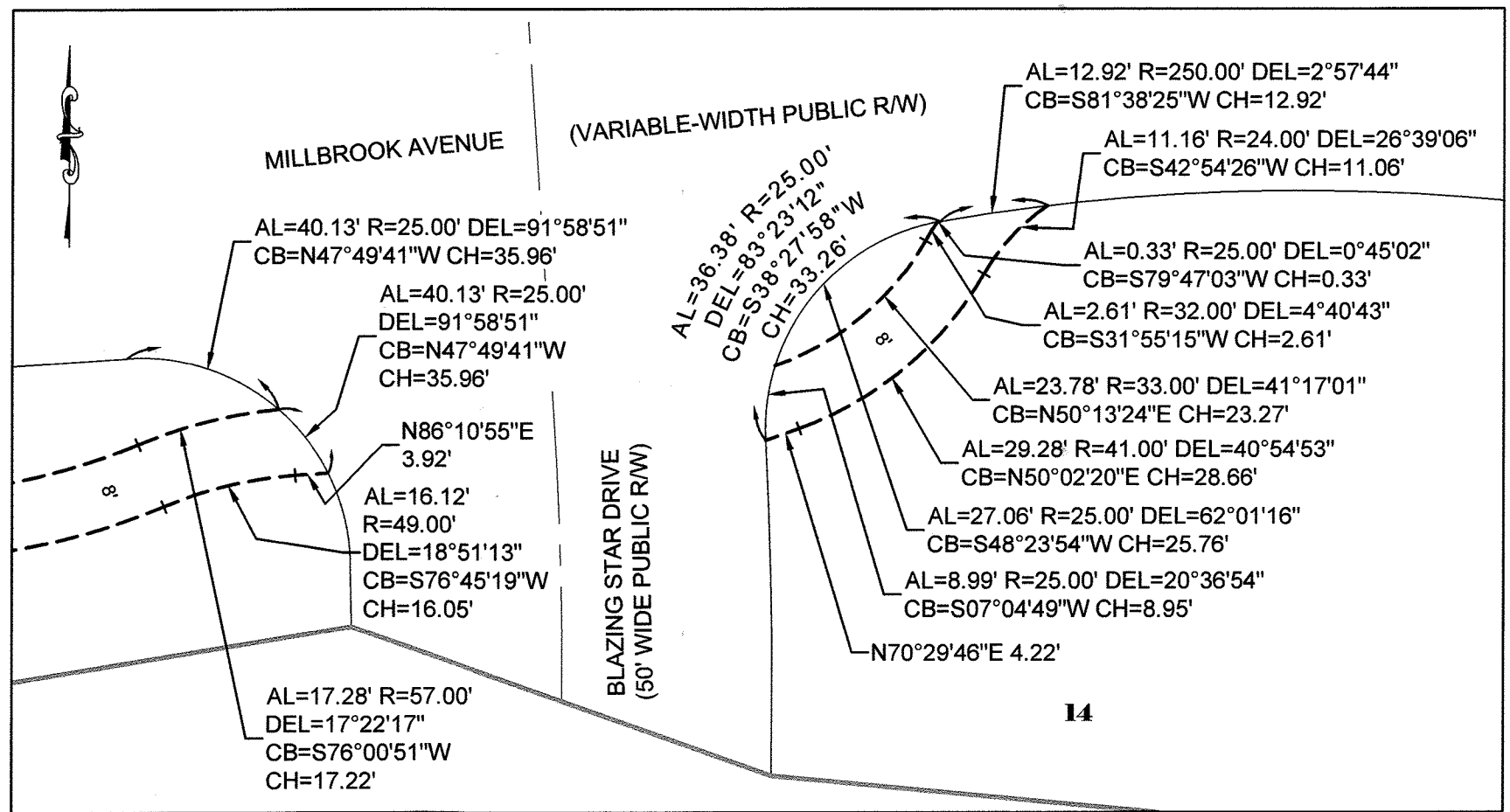


## PUBLIC SIDEWALK EASEMENT DATA

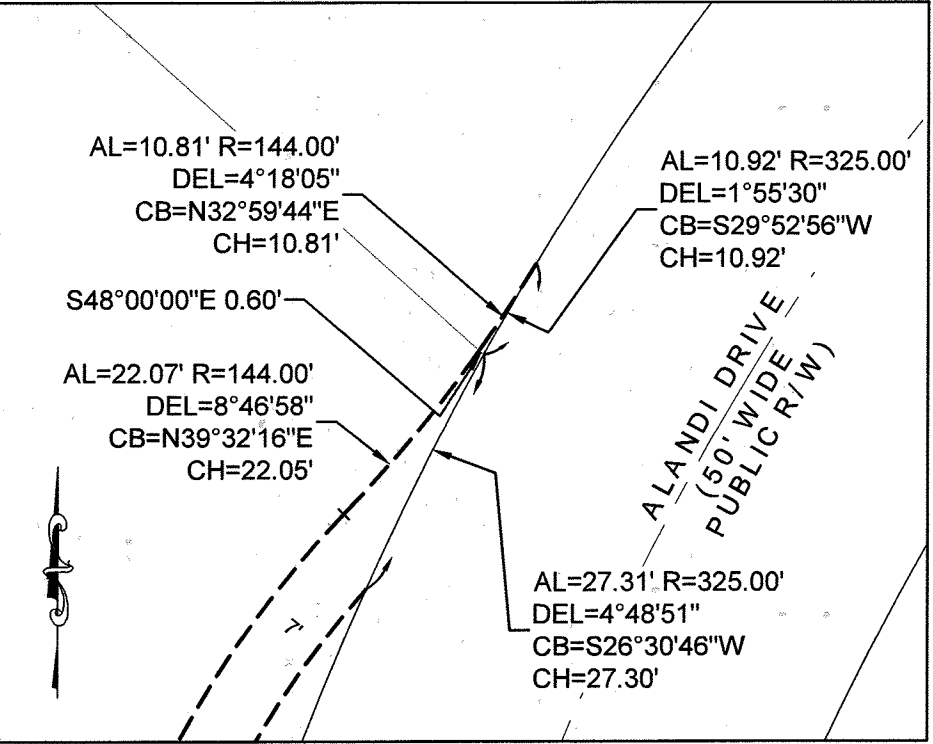


### ABBREVIATIONS

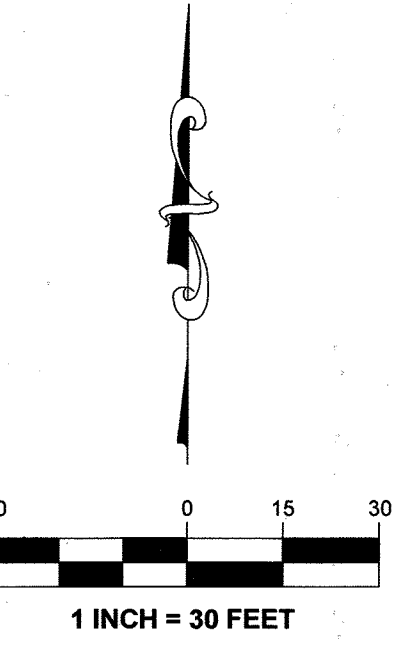
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- SECONDS/INCHES
- DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EL ELEVATION
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
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- NTS NOT TO SCALE
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- R RADIUS
- (R) INDICATES RADIAL LINE
- R/W RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- TYP TYPICAL



DETAIL "J"  
SCALE: 1 INCH = 20 FEET



DETAIL "K2"  
SCALE: 1 INCH = 20 FEET

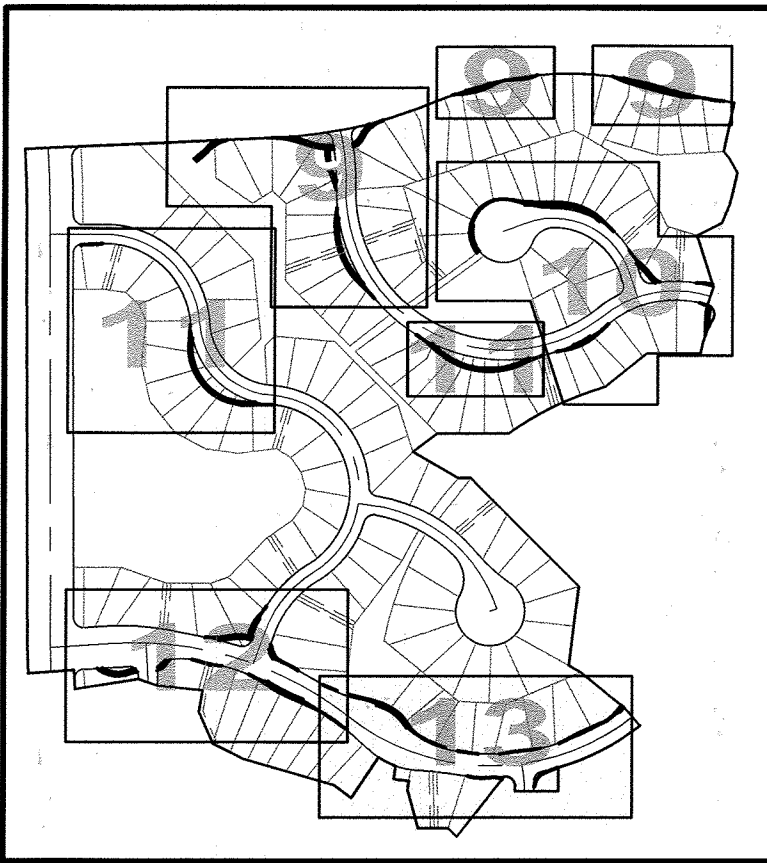




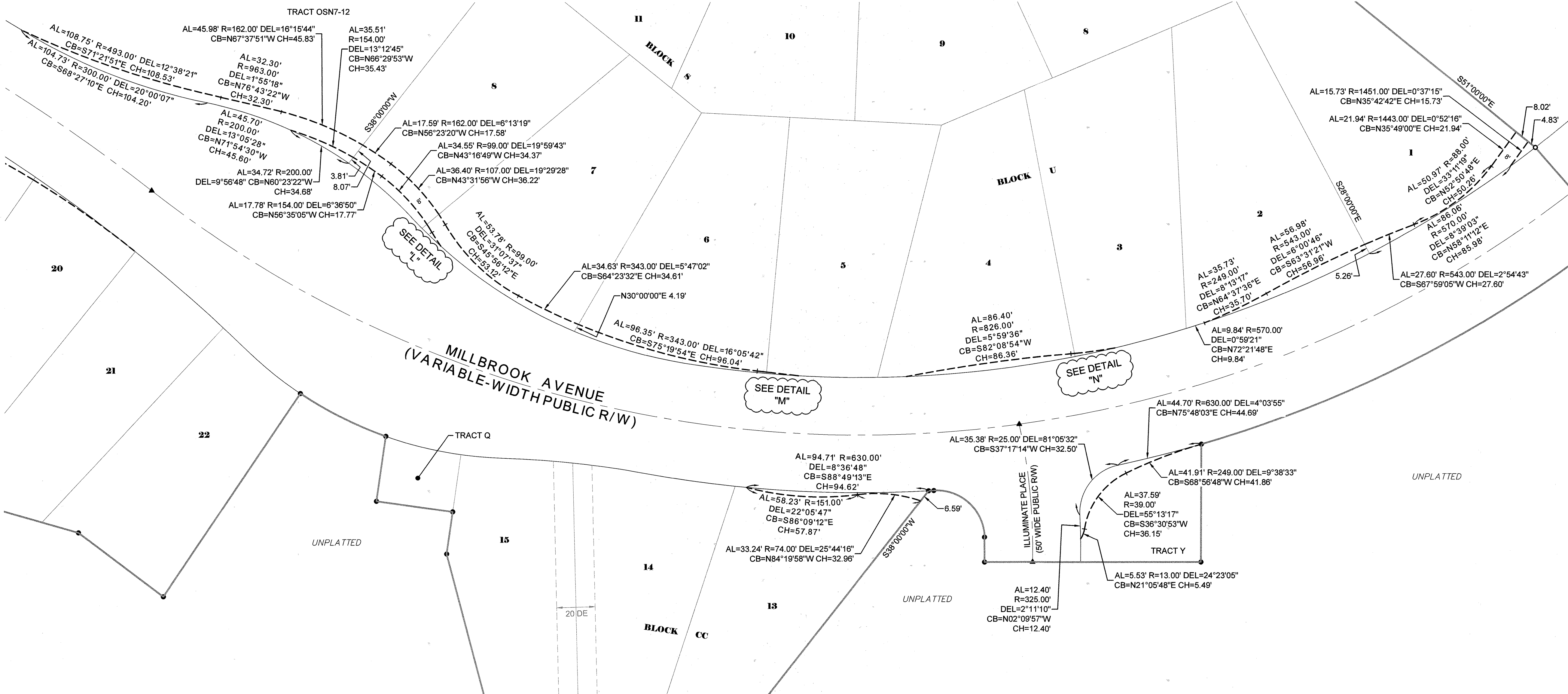
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SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 13 OF 13  
SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

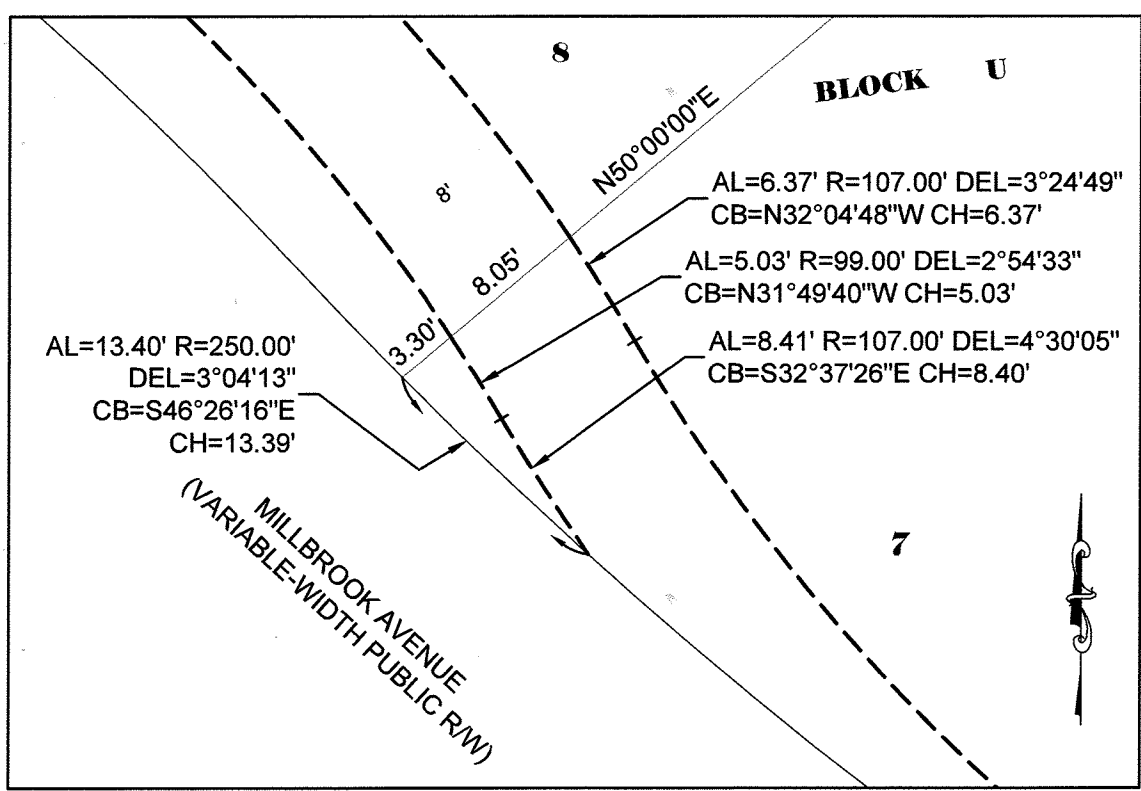


## PUBLIC SIDEWALK EASEMENT DATA

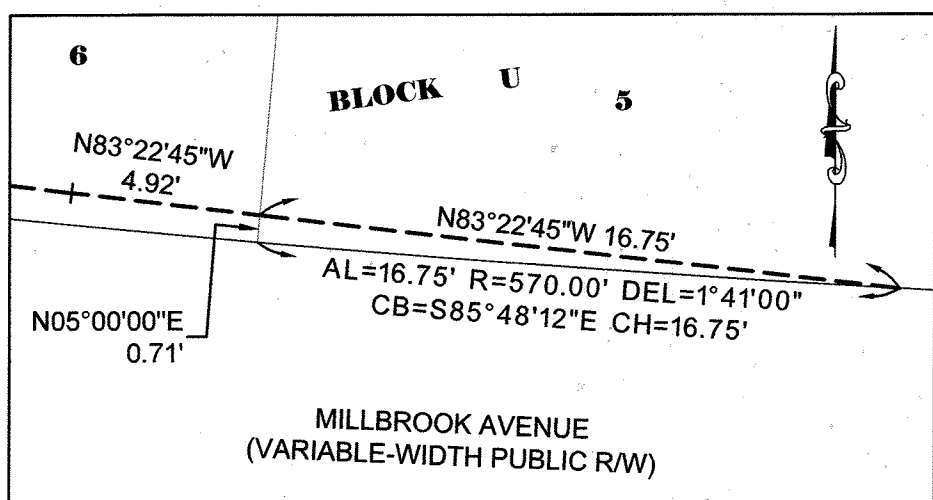


### ABBREVIATIONS

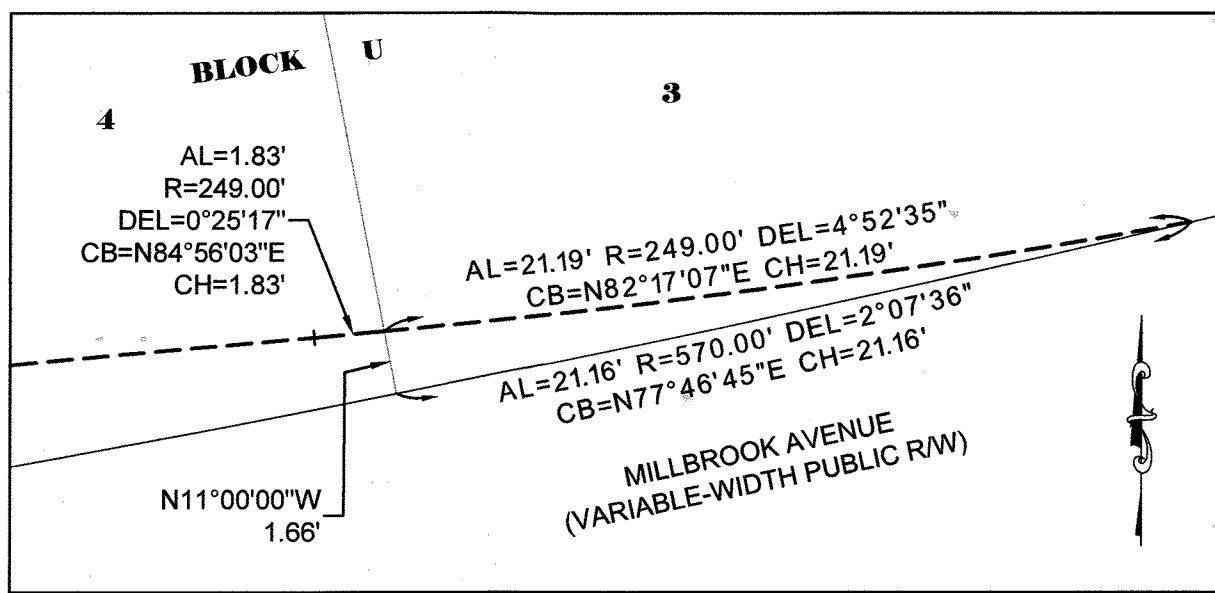
- MINUTES/FEET
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- AL ARC LENGTH
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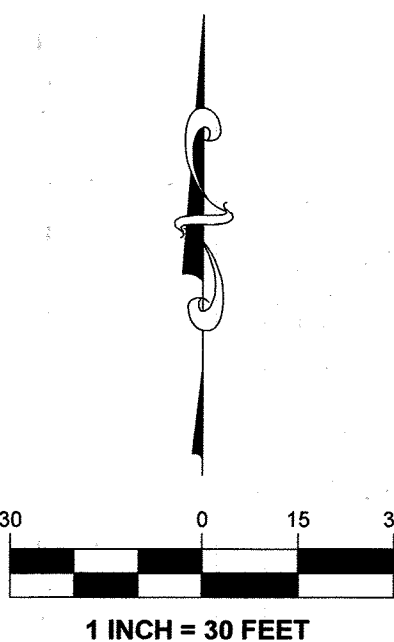
DETAIL "L"  
SCALE: 1 INCH = 10 FEET



DETAIL "M"  
SCALE: 1 INCH = 5 FEET



DETAIL "N"  
SCALE: 1 INCH = 5 FEET



- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.  
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312 SOUTH HARBOR CITY BOULEVARD, SUITE 400, MIAMI, FL 33130  
PHONE: (305) 735-8800 FAX: (305) 735-1188  
CERTIFICATE OF BUSINESS AUTHORIZATION 4865  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION 18084865

DATE: 7/30/20  
DESIGN/DRAWN: HAK/RLR  
DRAWING# 1142303\_300\_013  
PROJECT# 11423.03