

**LOCATION MAP**  
N.T.S.

### LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BRIDGEWATER CENTRAL AT VIERA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 81, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BRIDGEWATER CENTRAL AT VIERA THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES; 1) THENCE S75°18'18"E, A DISTANCE OF 267.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 12°43'59"E, A CHORD BEARING OF S88°56'19"E, AND A CHORD LENGTH OF 43.25 FEET), A DISTANCE OF 43.34 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 33°30'46", A CHORD BEARING OF S79°19'42"E, AND A CHORD LENGTH OF 230.64 FEET), A DISTANCE OF 233.96 FEET TO THE END OF SAID CURVE; 4) THENCE N83°54'55"E, A DISTANCE OF 86.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 16°33'09", A CHORD BEARING OF S87°40'33"E, AND A CHORD LENGTH OF 505.16 FEET), A DISTANCE OF 506.94 FEET TO THE END OF SAID CURVE; 6) THENCE S79°32'05"E, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1545.00 FEET, A CENTRAL ANGLE OF 12°54'12", A CHORD BEARING OF S85°59'11"E, AND A CHORD LENGTH OF 347.21 FEET), A DISTANCE OF 347.94 FEET TO A THE END OF SAID CURVE; 8) THENCE N87°33'43"E, A DISTANCE OF 47.49 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED WEST RIGHT-OF-WAY LINE OF BREAKERS ROW AVENUE, A VARIABLE WIDTH PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID BRIDGEWATER CENTRAL AT VIERA; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 3°39'06", A CHORD BEARING OF S04°15'49"E, AND A CHORD LENGTH OF 74.87 FEET), A DISTANCE OF 74.88 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS SOUTHERLY EXTENSION, S02°26'17"E, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF 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 1225.00 FEET, A CENTRAL ANGLE OF 8°07'55", A CHORD BEARING OF S06°30'14", AND A CHORD LENGTH OF 172.72 FEET), A DISTANCE OF 173.96 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S72°04'00"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 60.10 FEET TO THE BEGINNING OF 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 1043.00 FEET, A CENTRAL ANGLE OF 24°31'37", A CHORD BEARING OF S84°19'48"W, AND A CHORD LENGTH OF 443.08 FEET), A DISTANCE OF 446.48 FEET TO THE END OF SAID CURVE; THENCE N83°24'23"W, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1357.00 FEET, A CENTRAL ANGLE OF 8°31'21", A CHORD BEARING OF N87°40'04"W, AND A CHORD LENGTH OF 201.66 FEET), A DISTANCE OF 201.85 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 657.00 FEET, A CENTRAL ANGLE OF 39°16'25", A CHORD BEARING OF S68°26'03"W, AND A CHORD LENGTH OF 441.58 FEET), A DISTANCE OF 450.34 FEET TO THE END OF SAID CURVE; THENCE S48°47'51"W, A DISTANCE OF 55.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 119°04'23", A CHORD BEARING OF N71°39'58"W, AND A CHORD LENGTH OF 89.64 FEET), A DISTANCE OF 108.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 15°47'51", A CHORD BEARING OF N04°13'51"W, AND A CHORD LENGTH OF 401.28 FEET), A DISTANCE OF 402.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 52.00 FEET), A CENTRAL ANGLE OF 12°56'17", A CHORD BEARING OF N04°13'51"W, AND A CHORD LENGTH OF 11.72 FEET), A DISTANCE OF 11.74 TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N88°30'26"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 133.40 FEET; THENCE N52°25'00"W, A DISTANCE OF 59.68 FEET; THENCE N84°56'25"W, A DISTANCE OF 182.00 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 1824.00 FEET, A CENTRAL ANGLE OF 9°55'52", A CHORD BEARING OF N10°01'31"E, AND A CHORD LENGTH OF 316.76 FEET), A DISTANCE OF 316.76 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 2089.00 FEET, A CENTRAL ANGLE OF 3°14'29", A CHORD BEARING OF N13°22'12"E, AND A CHORD LENGTH OF 118.16 FEET), A DISTANCE OF 118.16 FEET TO THE POINT OF BEGINNING, CONTAINING 23.91 ACRES, MORE OR LESS.

### TRACT AREA SUMMARY

TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	10.19	STORMWATER	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.
TRACT B	0.49	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.
TRACT C	0.03	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.
TRACT D	0.03	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.
TRACT E	2.06	ROADWAY, LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN A2 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"
1 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.**

# BRIDGEWATER SOUTH AT VIERA SECTION 1

## SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

### PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S75°18'18"E ON THE SOUTH LINE OF TRACT B OF BRIDGEWATER CENTRAL AT VIERA AS RECORDED IN PLAT BOOK 66, PAGE 81, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.09(1) & 177.09(9).
- BREVARD COUNTY VERTICAL CONTROL MARKS G6857 AND G6858 ARE LOCATED NEAR BOUNDARIES OF THE LANDS PLATTED HEREON.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:

A. 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.

B. 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.

C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.

- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

- THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, 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 DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF NEIGHBORHOOD DRAINAGE FACILITIES SUCH AS SWALES, DRAINS, PIPES, AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE STORM WATER MANAGEMENT SYSTEM OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN FOR THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER MANAGEMENT FACILITIES AND ASSOCIATED IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO SUCH EASEMENT AREAS AND SHALL ALSO BE VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.

- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.

- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:

- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AS AFFECTED BY THAT FIFTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 7828, PAGE 1083, AND THAT SIXTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 8114, PAGE 2777.

- AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT, RESOLUTION 09-272, RECORDED IN OFFICIAL RECORDS BOOK 6105, PAGE 1085, AS AMENDED BY RESOLUTION NO. 10-105, RECORDED IN OFFICIAL RECORDS BOOK 6511, PAGE 1022, AS FURTHER AMENDED BY RESOLUTION NO. 14-120, RECORDED IN OFFICIAL RECORDS BOOK 7283, PAGE 306, AS FURTHER AMENDED BY RESOLUTION NO. 15-110 IN OFFICIAL RECORDS BOOK 7446, PAGE 2035, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 16-126, RECORDED IN OFFICIAL RECORDS BOOK 7743, PAGE 1605, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 17-205, RECORDED IN OFFICIAL RECORDS BOOK 8055, PAGE 1380, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 19-134, RECORDED IN OFFICIAL RECORDS BOOK 8545, PAGE 418.

- AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA, AS AMENDED BY THAT CERTAIN AMENDMENT #1 TO AGREEMENT TO PROVIDE WATER SERVICE, AS FURTHER AMENDED BY THAT SECOND AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3407, PAGE 3452, AS FURTHER AMENDED BY THAT THIRD AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7962, PAGE 1632.

- THIRD AMENDED RESTATED DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 5885, PAGE 8902.

- NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT NOTICE OF BOUNDARY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341 AND OFFICIAL RECORDS BOOK 6081, PAGE 1354.

- DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970.

- RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 305, AS AFFECTED BY THE FIRST AMENDMENT TO SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8324, PAGE 2253.

- STORMWATER FLOW-WAY OPERATION AND MAINTENANCE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 283 (NOTE: SAID EASEMENT IS ADJACENT TO SUBJECT PROPERTY AND APPEARS TO BENEFIT SAME).

- DEVELOPMENT EASEMENTS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 314; AS AFFECTED BY THE DEVELOPMENT ACCESS AND UTILITY EASEMENT AGREEMENT (PHASE ONE OF BRIDGEWATER AT VIERA) RECORDED DECEMBER 7, 2018 IN OFFICIAL RECORDS BOOK 8324, PAGE 2259 AND BY THE AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE TWO OF BRIDGEWATER AT VIERA) RECORDED DECEMBER 7, 2018 IN OFFICIAL RECORDS BOOK 8324, PAGE 2288, AND BY THE SECOND AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE THREE OF BRIDGEWATER AT VIERA) RECORDED FEBRUARY 7, 2020 IN OFFICIAL RECORDS BOOK 8659, PAGE 260, TOGETHER WITH THAT THIRD AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE FOUR OF BRIDGEWATER AT VIERA) RECORDED AUGUST 18, 2020 IN OFFICIAL RECORDS BOOK 8828, PAGE 364.

- MEMORANDUM OF AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 350.

- ASSIGNMENT AND ASSUMPTION OF PERMITS AND APPROVALS RECORDED IN OFFICIAL RECORDS BOOK 7674, PAGE 17.

- MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7953, PAGE 138.

- THE FOLLOWING NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT:
  - A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACT A FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS, WHICH SHALL RECEIVE, TREAT, STORE AND CONVEY STORMWATER DRAINAGE FROM THE LANDS PLATTED HEREUNDER AND OTHER LANDS WITHIN THE VIERA DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH STORM WATER MANAGEMENT FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.

- A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH (i) THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS AND (ii) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS INCLUDING BUT NOT LIMITED TO PCT EASEMENT AREAS.

- THE DRAINAGE EASEMENTS SHOWN ON LOTS 5, 6, 18 AND 19 OF BLOCK B ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSTALLATION, INSPECTION, USE, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS, NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS, WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.

- ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON (OTHER THAN ANY DRAINAGE EASEMENT SHOWN GRAPHICALLY OR OTHERWISE AGREED HEREON TO A PUBLIC UTILITY EASEMENT), SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. 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 ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- THE PLANTING OF ANY TREE OR OTHER LANDSCAPING, OTHER THAN SOD, WITHIN THE LIMITS OF ANY PRIVATE DRAINAGE EASEMENT (DE) SHOWN OR GRANTED HEREON IS PROHIBITED UNLESS APPROVED BY THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. WITH RESPECT TO SIDE LOT LINE DRAINAGE EASEMENTS, AND APPROVED BY THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO ALL DRAINAGE EASEMENTS GRANTED TO IT.

- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, INCLUDING WITHOUT LIMITATION TRACT A SHOWN HEREON, OR FLOWWAYS, WETLANDS AND ANY OTHER STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH 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.

- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE OVERALL STORMWATER MANAGEMENT SYSTEM, THE FOLLOWING INCIDENTAL NEIGHBORHOOD DRAINAGE FACILITIES SHALL BE OPERATED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.: (i) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (ii) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC., AND (iii) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS.

- TRACT E AND THE PRIVATE ROAD IMPROVEMENTS LOCATED THEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. IS HEREBY GRANTED THE RIGHT TO DISCHARGE AND CONVEY DRAINAGE FROM THE PRIVATE STREETS LOCATED WITHIN TRACT E INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. PROVIDED, HOWEVER, TO THE EXTENT THAT THE DRAINAGE SIGN, CORNERS AND THE PRIVATE ROAD AND STREET DRAINAGE ARE LOCATED WITHIN TRACT E, SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.

- TRACT A SHALL BE OWNED BY THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. AND ARE RESERVED FOR THE USES INDICATED IN THE TRACT AREA SUMMARY SHOWN HEREON. BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING STORM WATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS LOCATED ON SUCH TRACTS WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT HEREIN.

- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE CENTRAL VIERA COMMUNITY DECLARATION REFERENCED HEREIN.

- TRACTS B, C AND D ARE FOR LANDSCAPING, PUBLIC UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.

- IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

### STATE PLANE COORDINATE NOTES:

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

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

- THIS PLAT PREPARED BY -



**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
315 SOUTH HARBOR CITY BOULEVARD, SUITE 100  
MELBOURNE, FL 32901  
PHONE: (321) 725-3034 FAX: (321) 725-1169  
CERTIFICATE OF BUSINESS AUTHORIZATION #005  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #000060

DATE: 08/12/2020  
DESIGN/DRAWN: HAK/OR  
DRAWING# 1123605\_302\_001  
PROJECT# 11236.05

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

SHEET 1 OF 4

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: WCI Communities, LLC., a Delaware Limited Liability Company, being the owner in fee simple of the lands described in

### BRIDGEWATER SOUTH AT VIERA SECTION 1

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates to Brevard County all public drainage easements shown on this plat and a perpetual easement over and across the right-of-way of all private streets shown hereon (hereon shown as Tract "E") for ingress and egress for public service, law enforcement, maintenance, repair, installation and operation of utilities and emergency vehicles and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "E" for access and maintenance of Utilities. No other easements are hereby dedicated or granted to the public, 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 Brevard County and the public have no right or interest therein.

By: Michael Meyers, Vice President WCI Communities, LLC  
Attest: Adam P. Brown

Print Name: Adam P. Brown  
Attest: Ernie De La Cruz

Print Name: Ernie De La Cruz

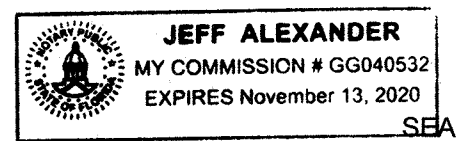
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Michael Meyers, Vice-President of the above named corporation incorporated under the laws of State of Delaware, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that official seal of said corporation is duly affixed thereto; and that the dedication is the act and deed of said corporation.

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

Notary Public

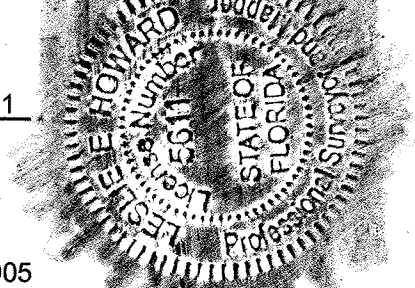
Notary Public,  
My Comm. Expires 11-12-2020  
Comm. No. 66646532



### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 06/10/20 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.

Leslie E. Howard  
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

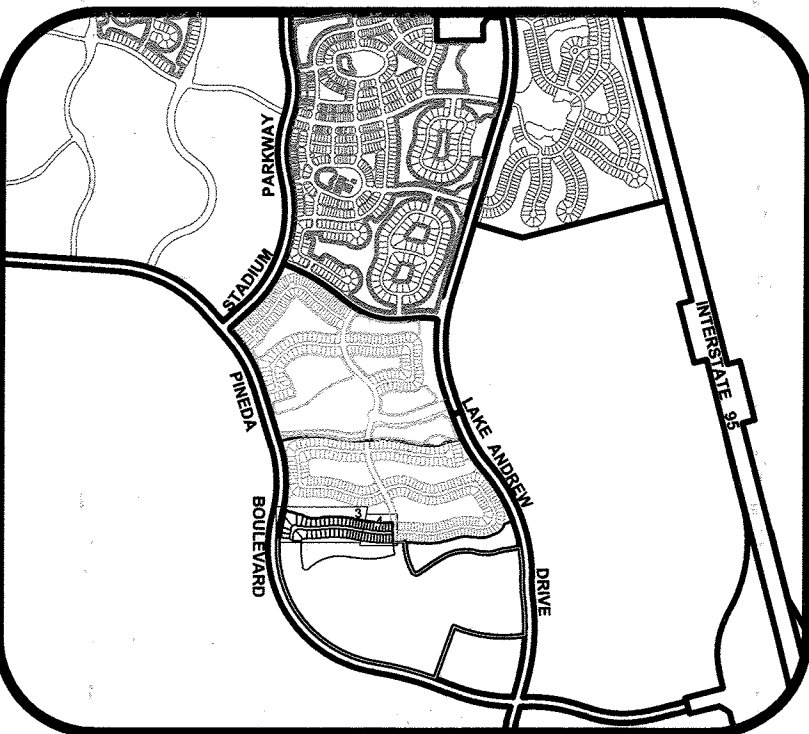


# BRIDGEWATER SOUTH AT VIERA SECTION 1

## SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

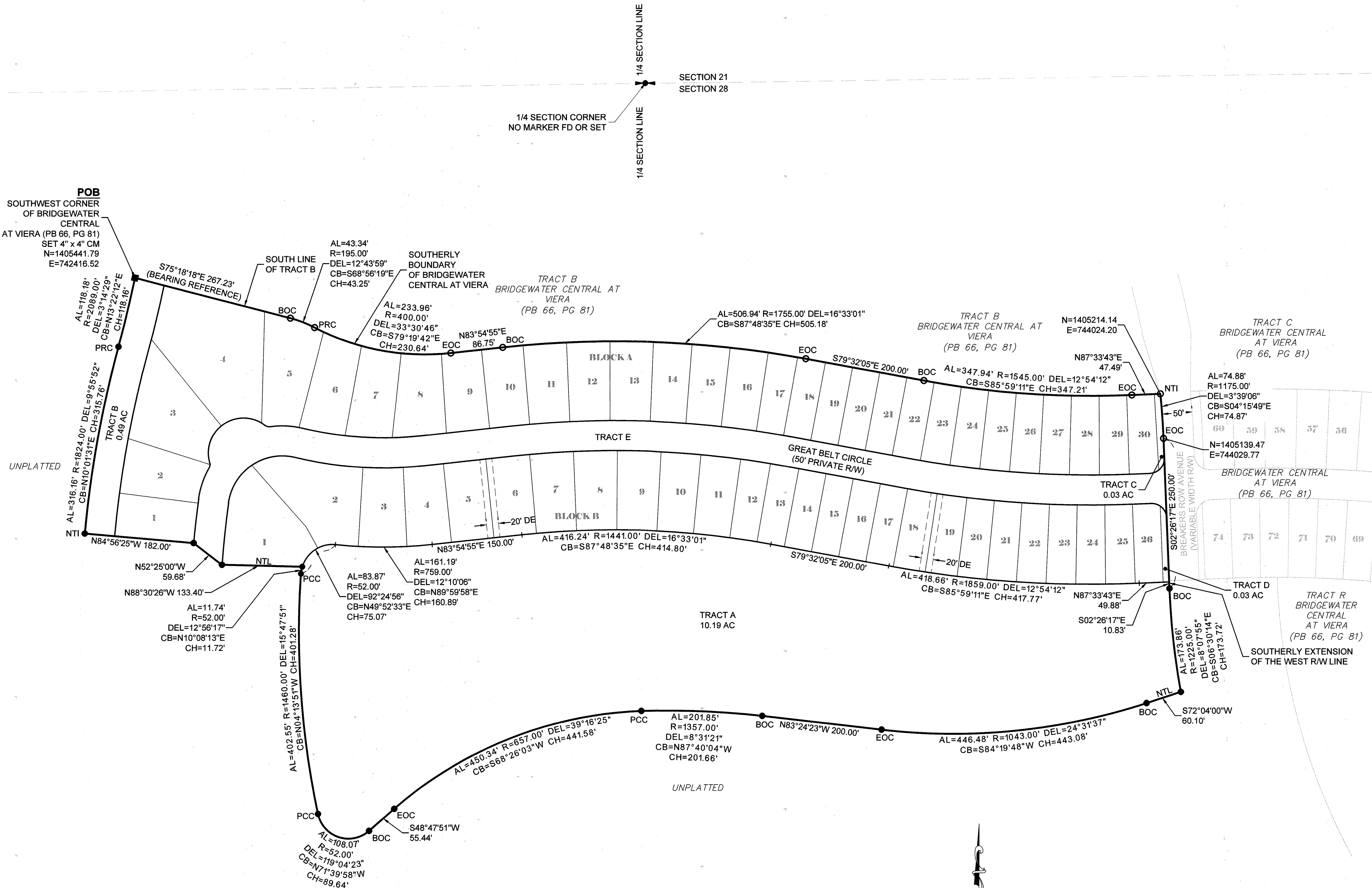
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 2 OF 4  
SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST



KEY MAP  
N.T.S.

- ABBREVIATIONS**
- MINUTES/FEET
  - SECONDS/INCHES
  - DEGREES
  - ARC LENGTH
  - BEGINNING OF CURVE
  - CHORD BEARING
  - CHORD LENGTH
  - CONCRETE MONUMENT
  - CIRCUIT COURT BOOK
  - CENTRAL/DELTA ANGLE
  - DRAINAGE EASEMENT (PRIVATE)
  - EAST / EASTING
  - ELEVATION
  - END OF CURVE
  - EXISTING
  - FOUND
  - FOOT/FEET
  - NORTH / NORTHING
  - NOT TO SCALE
  - NON-TANGENT INTERSECTION
  - NON-TANGENT LINE
  - NOT RADIAL
  - OFFICIAL RECORDS BOOK
  - PLAT BOOK
  - POINT OF COMPOUND CURVATURE
  - PERMANENT CONTROL POINT
  - PARKER-KALEN NAIL AND DISK
  - PAGE(S)
  - POINT OF BEGINNING
  - POINT OF COMMENCEMENT
  - POINT OF REVERSE CURVATURE
  - PUBLIC SIDEWALK EASEMENT
  - PLANNED UNIT DEVELOPMENT
  - PUBLIC UTILITY EASEMENT
  - RADIUS
  - RADIAL LINE
  - RIGHT-OF-WAY
  - SOUTH
  - TOP OF BANK
  - TYPICAL
  - WEST

- SURVEY SYMBOL LEGEND**
- 1/4 SECTION CORNER, MARKED AS NOTED
  - SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
  - FOUND PERMANENT REFERENCE MONUMENT (PRM); 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



SEE SHEETS 3 AND 4 FOR LOT DIMENSIONS

- THIS PLAT PREPARED BY -

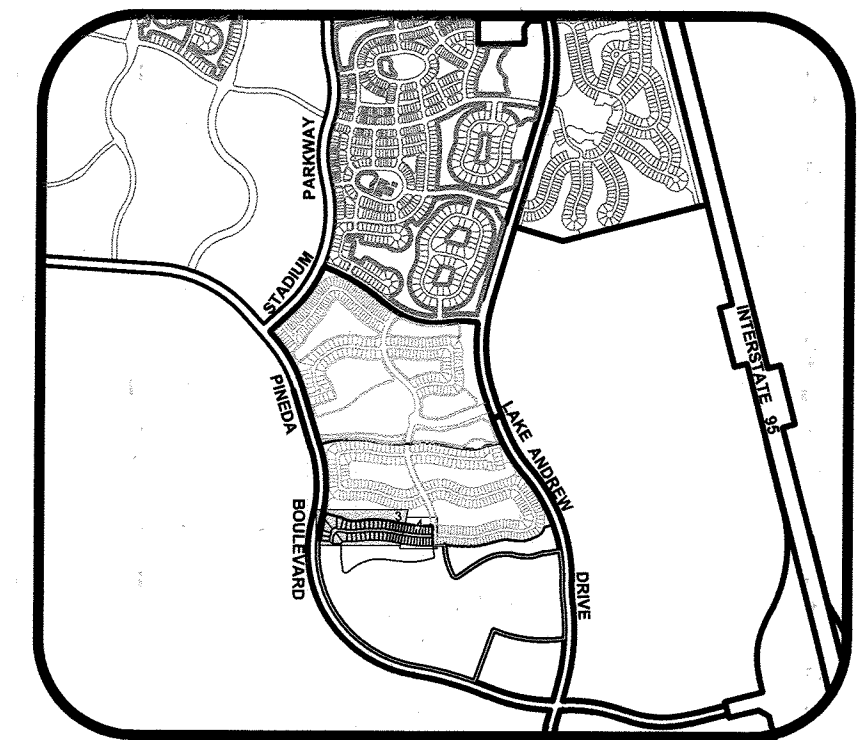
**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HAVEN CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901  
PHONE: (321) 725-2644 FAX: (321) 725-1110  
CERTIFICATE OF BUSINESS AUTHORIZATION: 4895  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000463

DATE: 08/12/2020  
DESIGN/DRAWN: HAK/DR  
DRAWING# 1123605\_302\_002  
PROJECT# 11236.05

# BRIDGEWATER SOUTH AT VIERA SECTION 1

## SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



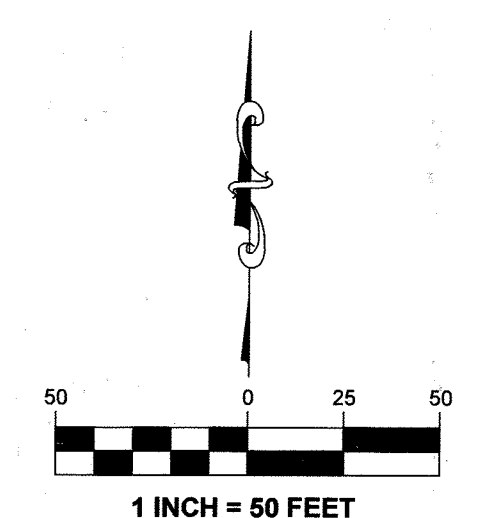
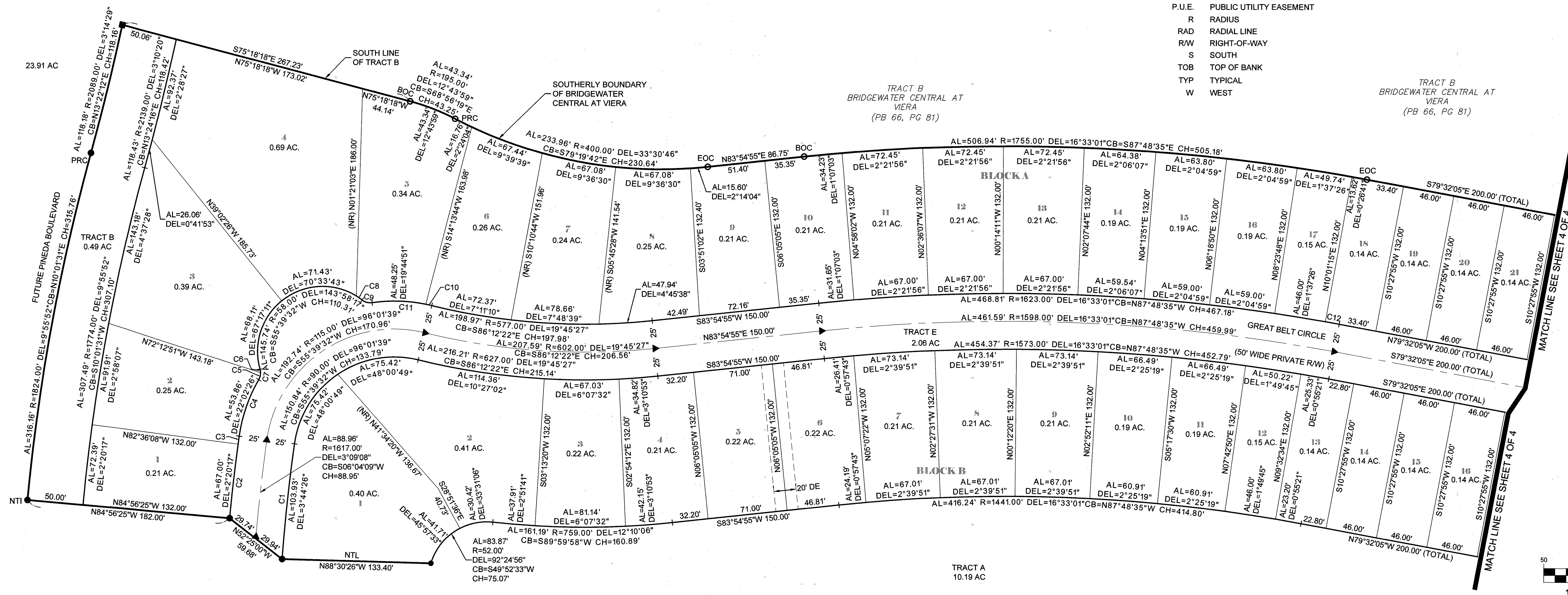
KEY MAP  
N.T.S.

#### SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS NOTED
- SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.93'	1592.00'	3°44'26"	S05°46'30"W	103.92'
C2	74.10'	1642.00'	2°35'08"	S06°21'09"W	74.09'
C3	7.10'	1642.00'	0°14'51"	S07°31'17"W	7.10'
C4	53.86'	140.00'	22°02'26"	S18°39'56"W	53.52'
C5	6.59'	12.00'	31°28'34"	N13°56'52"E	6.51'
C6	3.04'	12.00'	14°32'11"	N09°03'31"W	3.04'
C7	9.64'	12.00'	46°00'45"	N06°40'46"E	9.38'
C8	6.20'	58.00'	6°07'23"	N55°25'01"W	6.20'
C9	9.64'	12.00'	46°00'45"	S75°21'42"E	9.38'
C10	5.60'	140.00'	2°17'35"	N77°28'26"W	5.60'
C11	53.86'	140.00'	22°02'26"	N87°20'51"W	53.52'
C12	12.60'	1623.00'	0°26'41"	N79°45'25"W	12.60'

- #### ABBREVIATIONS
- MINUTES/FEET
  - SECONDS/INCHES
  - DEGREES
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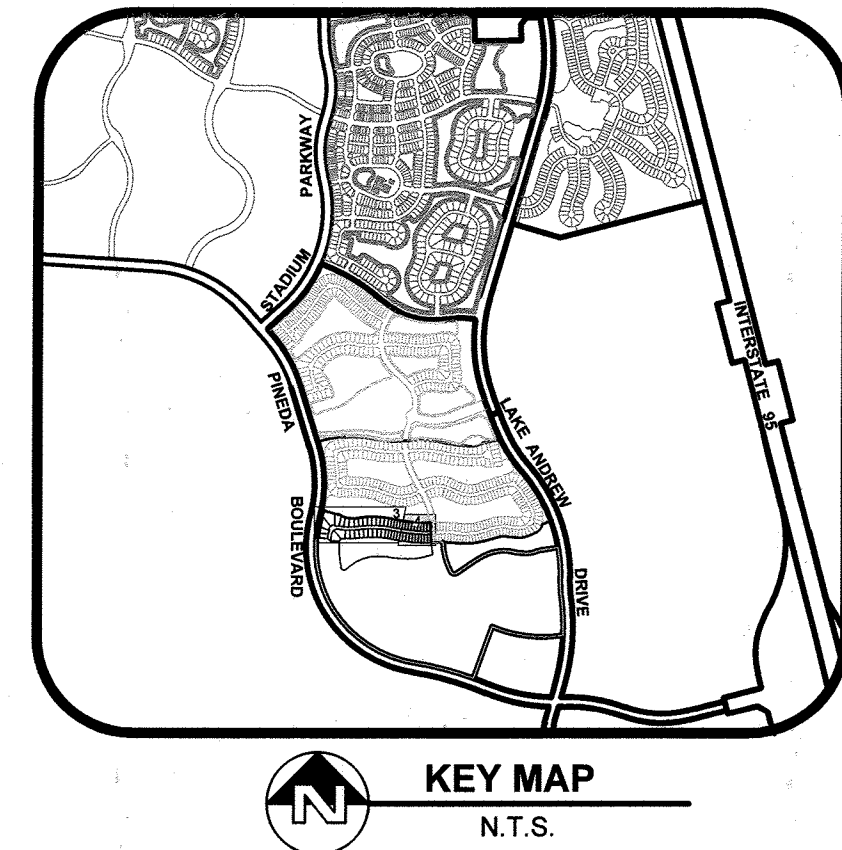
- THIS PLAT PREPARED BY -



# BRIDGEWATER SOUTH AT VIERA SECTION 1

## SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S87°33'43"W	24.88'
L2	N87°33'43"E	24.88'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	6.80'	1727.00'	0°13'32"	S79°38'50"E	6.80'
C14	9.26'	1677.00'	0°18'58"	N87°43'13"E	9.26'
C15	16.09'	25.00'	36°52'12"	N69°07'38"E	15.81'
C16	23.18'	25.00'	53°07'48"	N24°07'38"E	22.36'
C17	39.27'	25.00'	90°00'00"	N42°33'43"E	35.36'
C18	6.12'	1727.00'	0°12'11"	N87°39'49"E	6.12'
C19	16.09'	25.00'	36°52'12"	N74°00'11"W	15.81'
C20	23.18'	25.00'	53°07'48"	N29°00'11"W	22.36'
C21	39.27'	25.00'	90°00'00"	N47°26'17"W	35.36'
C22	74.88'	1175.00'	3°39'06"	N04°15'49"W	74.87'
C23	7.32'	1859.00'	0°13'32"	N79°38'50"W	7.32'
C24	6.59'	1859.00'	0°12'11"	S87°39'49"W	6.59'
C25	8.53'	1545.00'	0°18'58"	N87°43'13"E	8.53'

- ABBREVIATIONS**
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  - EOC END OF CURVE
  - EX EXISTING
  - FD FOUND
  - FT FOOT/FEET
  - N NORTH / NORTHING
  - NTS NOT TO SCALE
  - NTI NON-TANGENT INTERSECTION
  - NTL NON-TANGENT LINE
  - (NR) NOT RADIAL
  - 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
  - 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
  - RAD RADIAL LINE
  - R/W RIGHT-OF-WAY
  - S SOUTH
  - TOB TOP OF BANK
  - TYP TYPICAL
  - W WEST

#### SURVEY SYMBOL LEGEND

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