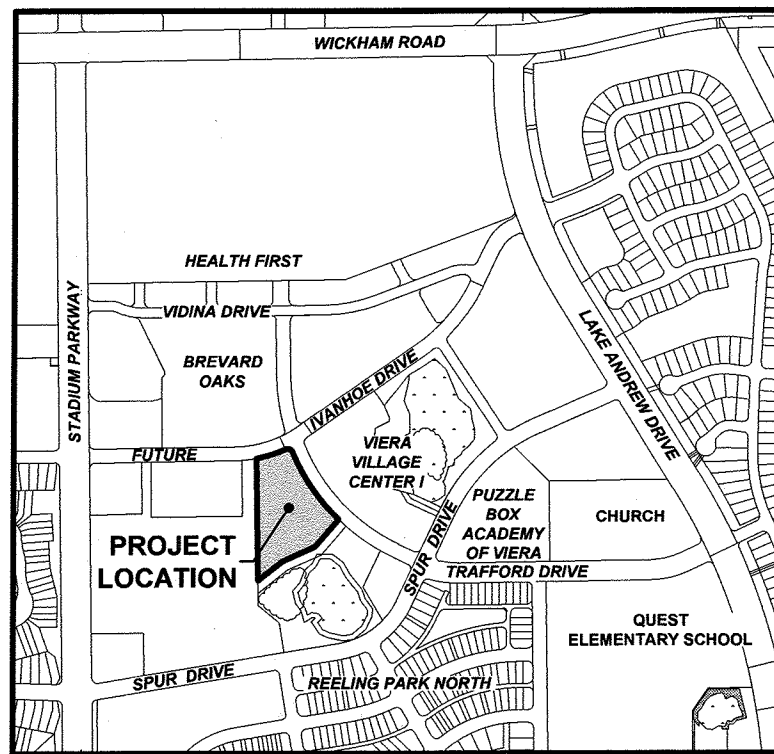


# AMAZING EXPLORERS ACADEMY AT VIERA

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



## ABBREVIATIONS

MINUTES/FEET	
SECONDS/INCHES	
DEGREES	
(NR)	NOT RADIAL
AC	ACRE
AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CONC	CONCRETE
COR	CORNER
DEL	DELTA / CENTRAL ANGLE
DRI	DEVELOPMENT OF REGIONAL IMPACT
E	EAST/EASTING
FD	FOUND
FH	FIRE HYDRANT
FP&L	FLORIDA POWER AND LIGHT
FT	FOOT/FEET
HWY	HIGHWAY
ID#	IDENTIFICATION NUMBER
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
N	NORTH/NORTHING
N&D	NAIL AND DISK
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
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 COMPOUND CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PUD	PLANNED UNIT DEVELOPMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
ST	STREET
TYP	TYPICAL
W	WEST

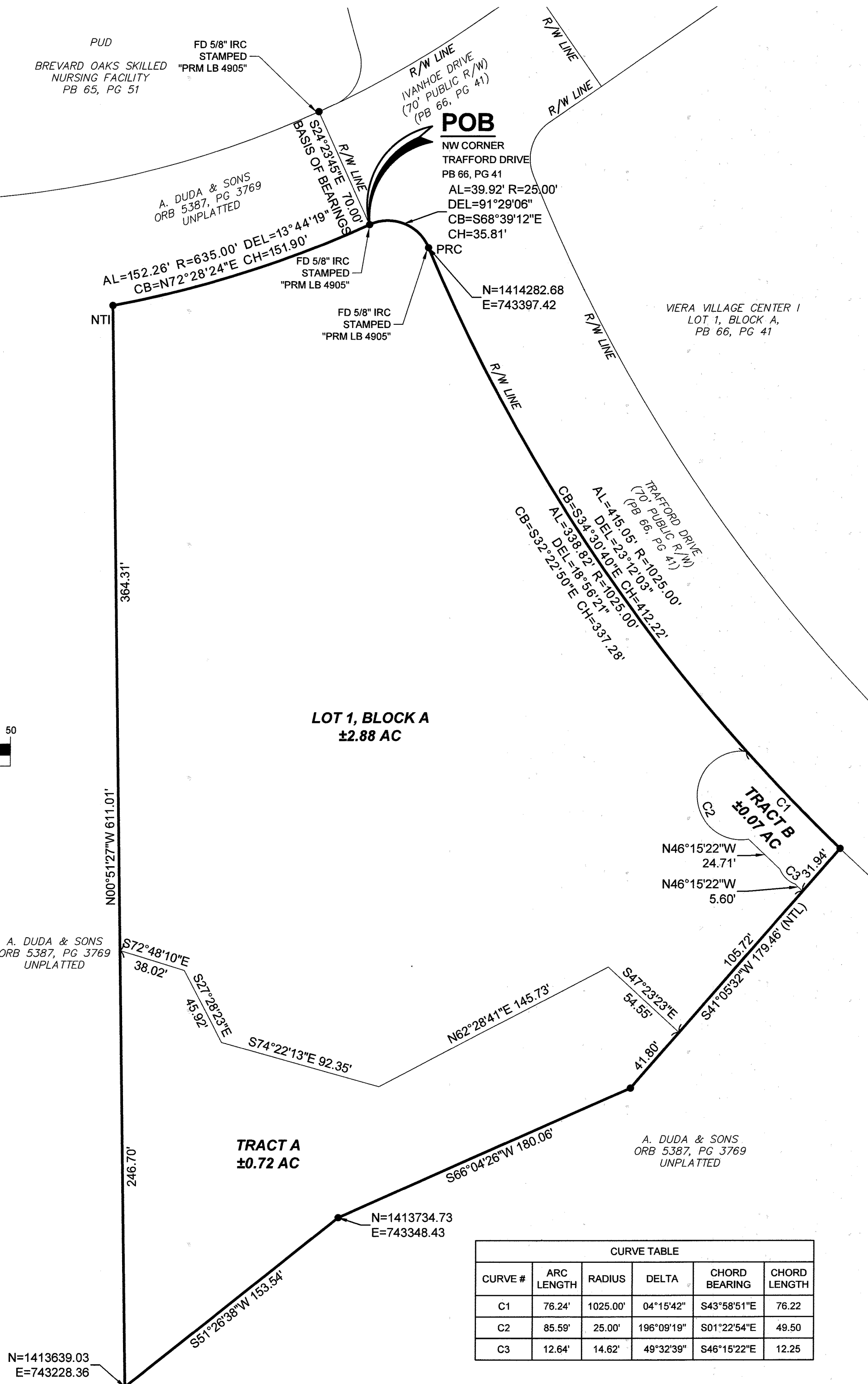
## SURVEY SYMBOL LEGEND

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

## DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRAFFORD DRIVE (A 70' WIDE PUBLIC RIGHT-OF-WAY) ACCORDING TO THE PLAT OF VIERA VILLAGE CENTER I, AS RECORDED IN PLAT BOOK 66, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN ALONG THE ARC OF THE CURVED WESTERLY RIGHT-OF-WAY LINE OF SAID TRAFFORD DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°29'06", A CHORD BEARING OF S68°39'12"E, AND A CHORD LENGTH OF 35.81 FEET), A DISTANCE OF 39.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 23°12'03", A CHORD BEARING OF S34°30'40"E, AND A CHORD LENGTH OF 412.22 FEET), A DISTANCE OF 415.05 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S41°05'32"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 179.46 FEET; THENCE S66°04'26"W, A DISTANCE OF 180.06 FEET; THENCE S51°26'38"W, A DISTANCE OF 153.54 FEET; THENCE N00°51'27"W, A DISTANCE OF 611.01 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 NORTH, AND HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 13°44'19", A CHORD BEARING OF N72°28'24"E, AND A CHORD LENGTH OF 151.90 FEET), A DISTANCE OF 152.26 FEET TO THE POINT OF BEGINNING, CONTAINING 3.67 ACRES, MORE OR LESS.



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	76.24'	1025.00'	04°15'42"	S43°58'51"E	76.22
C2	85.59'	25.00'	196°09'19"	S01°22'54"E	49.50
C3	12.64'	14.62'	49°32'39"	S46°15'22"E	12.25

TRACT AREA SUMMARY TABLE			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	0.72	CANOPY PRESERVATION AREA	AEA VIERA, LLC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT B	0.07	CANOPY PRESERVATION AREA	AEA VIERA, LLC, ITS SUCCESSORS AND/OR ASSIGNS

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.

## PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF IVANHOE DRIVE AS RECORDED IN PLAT BOOK 66, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING ASSUMED AS S24°23'45"E.
- SURVEY MONUMENTATION WITHIN THE PLATTED LANDS SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(9).
- ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
- BREVARD COUNTY SURVEY CONTROL MARK G6851 IS LOCATED NEAR THE LIMITS OF THIS PLAT BOUNDARY. 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 OR MUNICIPAL SERVICE TAXING 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.
- 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 OR 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 PUBLIC STREET RIGHTS OF WAY, A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED) FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES IN CONNECTION WITH PROVIDING SERVICE TO THE LANDS PLATTED HEREUNDER. FOR PURPOSES OF THIS PLAT, THE TERM "PUBLIC AND PRIVATE UTILITY COMPANIES" SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., SOUTHERN BELL, AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8524, PAGE 2832, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- TRACTS A & B ARE HEREBY RESERVED FOR CANOPY PRESERVATION AREAS AND SHALL BE OWNED AND MAINTAINED BY AEA VIERA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. ACTIVITIES THAT ARE DETRIMENTAL TO THE PERPETUAL PRESERVATION OF THESE AREAS SHALL BE PROHIBITED.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THOSE CERTAIN MINERAL RIGHTS RESERVED BY CONSOLIDATED NAVAL STORES COMPANY, IN DEED RECORDED IN DEED BOOK 270 PAGE 409, AS AFFECTED BY WARRANTY DEED FROM CONSOLIDATED FINANCIAL CORPORATION (F/K/A CONSOLIDATED NAVAL STORES COMPANY) TO CONSOLIDATED-TOMOKA LAND CO., RECORDED IN OFFICIAL RECORDS BOOK 1097, PAGE 564 AND PARTIALLY RELEASED BY THE RELEASE OF SURFACE, ENTRY RIGHTS WITH RESPECT TO OIL, GAS AND MINERAL INTEREST, DATED 9/30/1987, BY CONSOLIDATED-TOMOKA LAND CO. IN OFFICIAL RECORDS BOOK 2852, PAGE 1304, WHICH RELEASES "ALL OF THE RIGHTS OF THE RELEASOR TO EXPLORE FOR, DRILL FOR, DEVELOP, MINE AND REMOVE OIL, GAS AND OTHER MINERALS, OR OTHERWISE TO ENTER UPON, USE OCCUPY, DISRUPT OR DAMAGE THE SURFACE ...", SAID MINERAL RIGHTS FURTHER CONVEYED BY CONSOLIDATED-TOMOKA LAND CO. TO INDIGO GROUP, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5387, PAGE 3769.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF AGREEMENT BETWEEN A. DUDA & SONS, INC. AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS RECORDED JULY 7, 1989 IN OFFICIAL RECORDS BOOK 3005, PAGE 3575, TOGETHER WITH FIRST AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3951, PAGE 1404.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA DATED AUGUST 28, 1988, AS AMENDED BY THAT CERTAIN AMENDMENT #1 TO AGREEMENT DATED MAY 27, 1994 AS RECORDED IN OFFICIAL RECORDS BOOK 3404, PAGE 0853, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 3407, PAGE 3452, TOGETHER WITH THIRD AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017 IN OFFICIAL RECORDS BOOK 7962, PAGE 1632 AND FOURTH AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017 IN OFFICIAL RECORDS BOOK 7962, PAGE 1655.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR CENTRAL VIERA COMMUNITY, WHICH CONTAINS PROVISIONS FOR (I) AN EASEMENT ON THE LAND; (II) A PRIVATE CHARGE OR ASSESSMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 3408, PAGE 0824, AS MODIFIED BY THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3813, PAGE 3987, THE SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3882, PAGE 2349, THE THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4065, PAGE 2855, AMENDMENT NUMBER FOUR RECORDED IN OFFICIAL RECORDS BOOK 4209, PAGE 2335, THE FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4297, PAGE 0372, AMENDMENT NUMBER FIVE RECORDED IN OFFICIAL RECORDS BOOK 4303, PAGE 0571, THE SIXTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4718, PAGE 1926, (NUMBER SEQUENCE SKIPS "SEVENTH" AMENDMENT), THE EIGHTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 0827, THE NINTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5333, PAGE 1015, THE TENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5369, PAGE 4776, THE ELEVENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5806, PAGE 8129 AND THE TWELFTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6278, PAGE 1612, AND THIRTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6359, PAGE 1905, AND FOURTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, FIFTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7828, PAGE 1083, SIXTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8114, PAGE 2777, SEVENTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8130, PAGE 63, EIGHTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8242, PAGE 2738, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED AUGUST 10, 2006 IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341 AND IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN THIRD AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS (HOSPITAL RESTRICTION) RECORDED SEPTEMBER 5, 2008, IN OFFICIAL RECORDS BOOK 5885, PAGE 8902.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED MAY 20, 2013 IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT APPROVED BY RESOLUTION 16-126 ADOPTED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 23, 2016, RECORD NOTICE OF WHICH WAS PROVIDED BY THAT CERTAIN NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER DATED AS OF OCTOBER 31, 2016 AND RECORDED IN OFFICIAL RECORDS BOOK 7743, PAGE 1605, NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER RECORDED DECEMBER 22, 2017 IN OFFICIAL RECORDS BOOK 8055, PAGE 1380, AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT, AS APPROVED BY THAT CERTAIN RESOLUTION 19-134 ADOPTED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 20, 2019 AND AS EVIDENCED BY NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER RECORDED SEPTEMBER 23, 2019 IN OFFICIAL RECORDS BOOK 8545, PAGE 418, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH MEMORANDUM OF AGREEMENT RECORDED AUGUST 3, 2017 IN OFFICIAL RECORDS BOOK 7953, PAGE 138, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR JOINDER IN DEDICATION SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

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.

- THIS PLAT PREPARED BY -



**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 1400, MELBOURNE, FL 32901  
PHONE: (321) 755-8614 FAX: (321) 724-1158  
CERTIFICATE OF BUSINESS AUTHORIZATION: 0005  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000400

DATE: 08/13/2020  
DESIGN/DRAWN: HK/LEH/IT  
DRAWING# 11508\_000\_003  
PROJECT# 11508

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

SHEET 1 OF 1  
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, AEA VIERA, LLC, a Florida Limited Liability Company, being the owner in fee simple of the lands described in:

## AMAZING EXPLORERS ACADEMY AT VIERA

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes.

**AEA VIERA LLC**

IN WITNESS WHEREOF, \_\_\_\_\_ has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto

AEA VIERA, LLC, a Florida Limited Liability Company

By: \_\_\_\_\_  
Manager

Witness: \_\_\_\_\_  
Printed Name: **Kelsey Chaban**

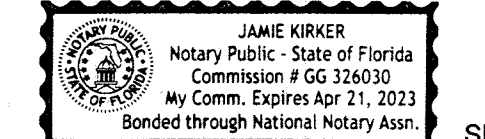
Witness: \_\_\_\_\_  
Printed Name: **Daniela Gutierrez**

STATE OF FLORIDA COUNTY OF **Orange**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_\_ by \_\_\_\_\_ Manager of the above named company under the laws of State of Florida, on behalf of the company, who is personally known to me ☒ or has produced \_\_\_\_\_ as identification.

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

Notary Public



SEAL

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 07/09/2020 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. Hoyer  
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 utility easements, ingress and egress easements for emergency vehicles and areas dedicated for the public use on this plat.

Rita Pritchett, Chair

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.