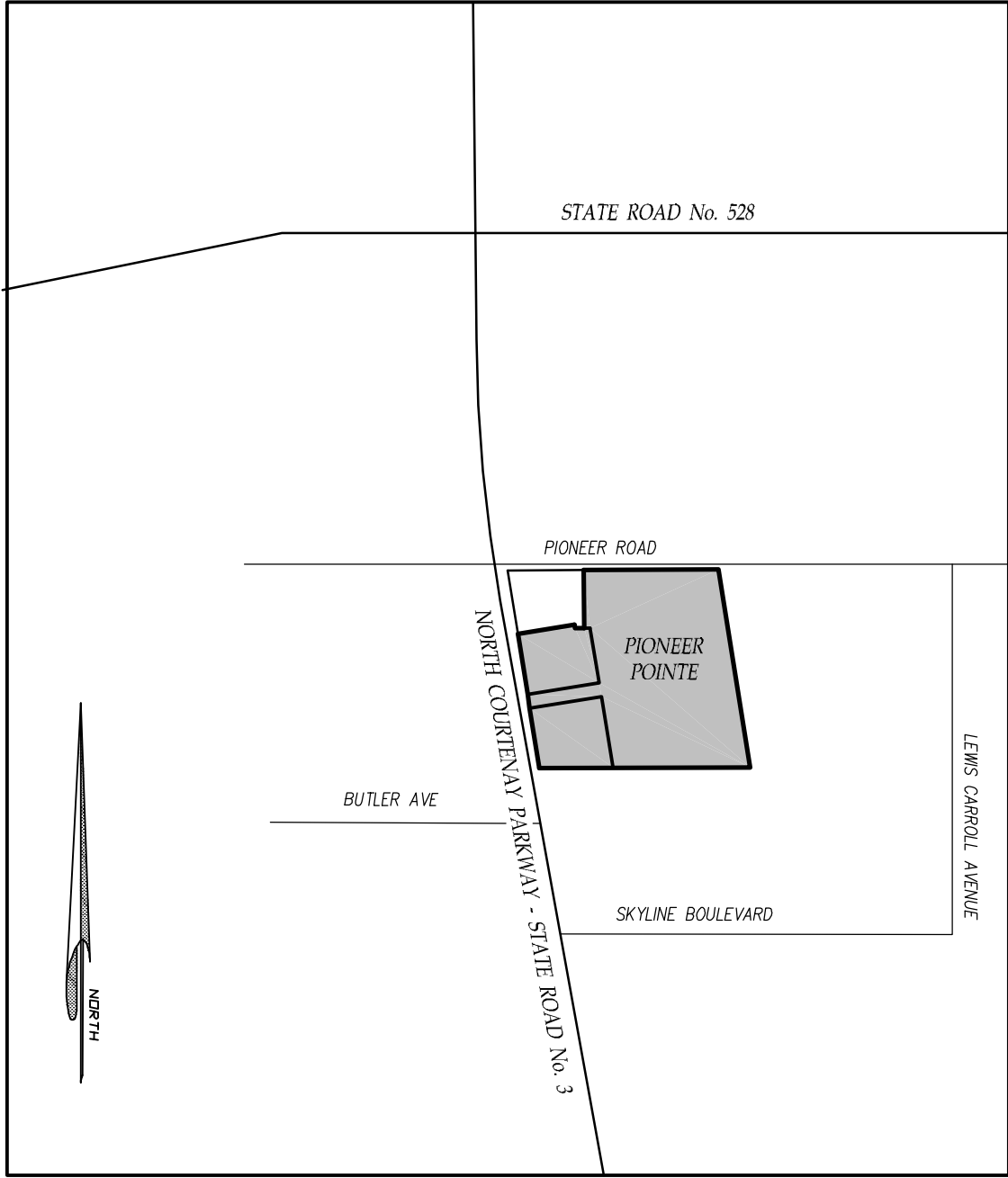


VICINITY MAP  
- NOT TO SCALE -



PIONEER POINTE

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in the Southwest one-quarter of Section 14, Township 24 South, Range 36 East, Brevard County, Florida, being a portion of those lands described in Official Records Book 2456, Page 1113, of the Public Records of Brevard County, Florida and being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of North Courtenay Parkway (State Road No. 3), a 100 foot wide public right-of-way as shown on the Florida Department of Transportation Map Section 70140, with the South right-of-way line of Pioneer Road, a 60 foot wide public right-of-way, as shown on Plat Book 23, Page 26 of the Public Records of Brevard County, Florida and run N 89°49'42" E along said South right-of-way line 246.01 feet to the Point of Beginning of the herein described parcel; thence continue N 89°49'42" E along said South right-of-way line 432.08 feet; thence S 09°13'11" E, parallel to the said Easterly right-of-way line of North Courtenay Parkway, a distance of 644.05 feet to the North line of Fairfax Subdivision, according to the Plat thereof as recorded in Plat Book 21, Page 8 of the Public Records of Brevard County, Florida; thence S 89°50'23" W along said North line and its Westerly extension 678.11 feet to the intersection with the said Easterly right-of-way line of North Courtenay Parkway; thence N 09°13'11" W along said Easterly right-of-way line 436.34 feet to the South line of lands described in Official Records Book 8774, Page 140 of said Public Records; thence run along the Southerly and Easterly lines of said lands for the next four calls; thence N 80°46'49" E 185.68 feet; thence S 00°10'18" E 10.70 feet; thence N 89°49'42" E 30.00 feet; thence N 00°10'18" W 186.49 feet to the Point of Beginning. Containing 8.89 acres more or less.

| STATION NAME                                  | STATION NGS PID | NORTHING     | EASTING    | LATITUDE           | LONGITUDE             | SCALE FACTOR | CONVERGENCE |
|---|-----------------|--------------|------------|--------------------|-----------------------|--------------|-------------|
| BREVARD GPS 1039                              | AK7500          | 1,480,166.19 | 750,879.41 | 28°24'18.99722"(N) | 080°39'42.1937160"(W) | 0.99995146   | 0°08'24.5"  |
| BREVARD GPS 1040                              | AK7501          | 1,480,183.12 | 754,387.32 | 28°24'19.07836"(N) | 080°41'40.08867"(W)   | 0.99995223   | 0°08'43.2"  |
| BREVARD GPS 5015                              | DG8752          | 1,470,038.93 | 752,172.91 | 28°22'38.69160"(N) | 080°42'08.16766"(W)   | 0.99995174   | 0°08'30.8"  |
| NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/11) |                 |              |            |                    |                       |              |             |

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 2011 (NAD83/11). THEY HAVE BEEN COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995181 WAS USED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

PLAT NOTES:

- BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD BEING N89°49'42" E AS PER ASSUMED DATUM (SEE SKETCH)
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(9).
- BREVARD COUNTY MANDATORY PLAT NOTES:
  - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
  - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM WATER 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 PLATTED UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, SAID CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES MAY NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A PROVIDER OF CABLE TELEVISION SERVICES DAMAGES THE FACILITIES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SAID PROVIDER OF CABLE TELEVISION SERVICES SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES. THIS SECTION SHALL NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. ALL CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING EASEMENTS:
  - MORTGAGE EXECUTED BY PIONEER POINTE, LLC RECORDED IN ORB 8834, PAGE 1694, TOGETHER WITH ASSIGNMENT OF RENTS, LEASES AND CONTRACT RECORDED IN ORB 8834, PAGE 1705.
  - BINDING DEVELOPMENT PLAN RECORDED IN ORB 7620, PAGE 1574
  - DECLARATION OF RESTRICTIVE COVENANTS AND MUTUAL CROSS ACCESS EASEMENTS AGREEMENTS RECORDED IN ORB 8774, PAGE 101
  - TEMPORARY CONSTRUCTION EASEMENTS RECORDED IN ORB 8774, PAGE 142
  - RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN ORB 8757, PAGE 2805.
- A 15' WIDE PUBLIC SANITARY SEWER EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS A PORTION OF LOT 1, BLOCK A AS SHOWB HEREON.
- A VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE PIONEER POINTE OWNERS ASSOCIATION, INC. OVER AND ACROSS A PORTION OF LOTS 1, 2, AND 3, BLOCK A AS SHOWN HEREON.
- A PRIVATE 15' WATER LINE EASEMENT IS HEREBY GRANTED TO THE PIONEER POINT OWNERS ASSOCIATION, INC. OVER AND ACROSS A PORTION OF LOTS 1 AND 2, BLOCK A AS SHOWN HEREON.
- A VARIABLE WIDTH PRIVATE STORMWATER RETENTION AND DRAINAGE EASEMENT IS HEREBY GRANTED TO THE PIONEER POINTE OWNERS ASSOCIATION, INC. OVER AND ACROSS A PORTION OF LOTS 1, 2, AND 3, BLOCK A AS SHOWN HEREON.
- ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE FOR THE MAINTENANCE AND REPAIR OF SUCH DRAINAGE FACILITIES AND ASSOCIATED IMPROVEMENTS.
- BREVARD COUNTY SURVEYING AND MAPPING BENCHMARK "E6A39" IS LOCATED WITHIN THE VICINITY OF THIS PLAT. PLEASE CALL BREVARD COUNTY SURVEYING AND MAPPING FOR VERTICAL DATA.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS FOR PIONEER POINTE SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE\_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA
- JOINDER OF MORTGAGE AND CONSENT TO PLAT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA
- ALL LOT CORNERS THAT DO NOT COINCIDE WITH A PRM HAVE BEEN MONUMENTED WITH 5/8" REBAR WITH PLASTIC CAP STAMPED "KSI-LB7838"

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

SHEET \_\_\_\_\_ 1 \_\_\_\_\_ OF \_\_\_\_\_ 2 \_\_\_\_\_

SECTION \_\_\_\_\_ 14 \_\_\_\_\_ TWP. \_\_\_\_\_ 24 \_\_\_\_\_ S., RANGE \_\_\_\_\_ 36 \_\_\_\_\_ E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that PIONEER POINTE, LLC being the fee simple owners of the lands described as

PIONEER POINTE

hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby further dedicates an easement for emergency access over all private access easements and all other public easements shown hereon to Brevard County for public use.

IN WITNESS WHEREOF, the undersigned

OWNER

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_ respectively President and Secretary of the above named corporation incorporated under the laws of the 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.

SEAL

NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on August 28, 2020 he completed the Boundary Survey of the lands shown in the foregoing plat, and that said was prepared under his direction and supervision, and that this plat complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes and Brevard County Code Section 62-2841(c)(d) as amended, and that said lands are located in Brevard County, Florida.

Joel Seymour

Joel A. Seymour, Florida Professional Surveyor and Mapper, PSM No. 6133 Kane Surveying, Inc. 505 Distribution Drive, Melbourne, FL 32904

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Florida Statutes Part 1 and County Code 62-2841(c)(d) as amended.

Michael J. Sweeney, PSM No. 4870 County Surveyor in and for Brevard County, FL

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accept all public easements and areas dedicated for public use on this plat.

Rita Pritchett, Chair

Rachel M. Sadoff, Clerk of the Board, by Deputy Clerk in and for Brevard County, FL

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, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_.

File No. \_\_\_\_\_.

Rachel M. Sadoff, Clerk of the Board, by Deputy Clerk in and for Brevard County, FL

"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."

PREPARED BY:  
KANE SURVEYING, INC  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA, 32904  
PHONE (321) 676-0427  
CERTIFICATE OF LAND SURVEYING BUSINESS  
AUTHORIZATION : LB0007838

DATE: 3/5/21  
DWG:14-24-36/PLAT

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.

Rita Pritchett, Chair

ATTEST:

Rachel M. Sadoff, Clerk of the Board, by Deputy Clerk in and for Brevard County, FL



# PIONEER POINTE

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

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

SHEET 2 OF 2

SECTION 14 TWP. 24 S., RANGE 36 E.

NORTH

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N00°07'01"W | 34.54'  |
| L2         | S18°30'08"E | 7.03'   |
| L3         | N00°07'01"W | 34.18'  |
| L4         | N18°30'08"W | 7.03'   |
| L5         | N89°49'42"E | 107.32' |
| L6         | N09°13'11"W | 28.71'  |
| L7         | N09°13'11"W | 28.71'  |
| L8         | N89°49'42"E | 107.32' |
| L9         | S51°56'45"E | 100.60' |
| L10        | N00°07'01"W | 48.39'  |
| L11        | S89°48'32"W | 15.00'  |
| L12        | N00°07'01"W | 41.11'  |
| L13        | N51°56'45"W | 83.66'  |
| L14        | N89°48'32"E | 54.17'  |
| L15        | S89°49'43"W | 15.00'  |
| L16        | S89°48'32"W | 41.39'  |
| L17        | N80°40'43"E | 7.49'   |
| L18        | S21°39'06"E | 88.86'  |
| L19        | S66°53'30"E | 55.11'  |
| L20        | N08°53'53"E | 17.94'  |
| L21        | N66°53'30"W | 59.56'  |
| L22        | N21°39'06"E | 77.08'  |
| L23        | N09°13'11"W | 25.53'  |
| L24        | N80°46'49"E | 20.00'  |
| L25        | N66°53'30"W | 3.13'   |
| L26        | N21°39'06"W | 12.88'  |
| L27        | N80°40'43"E | 2.75'   |

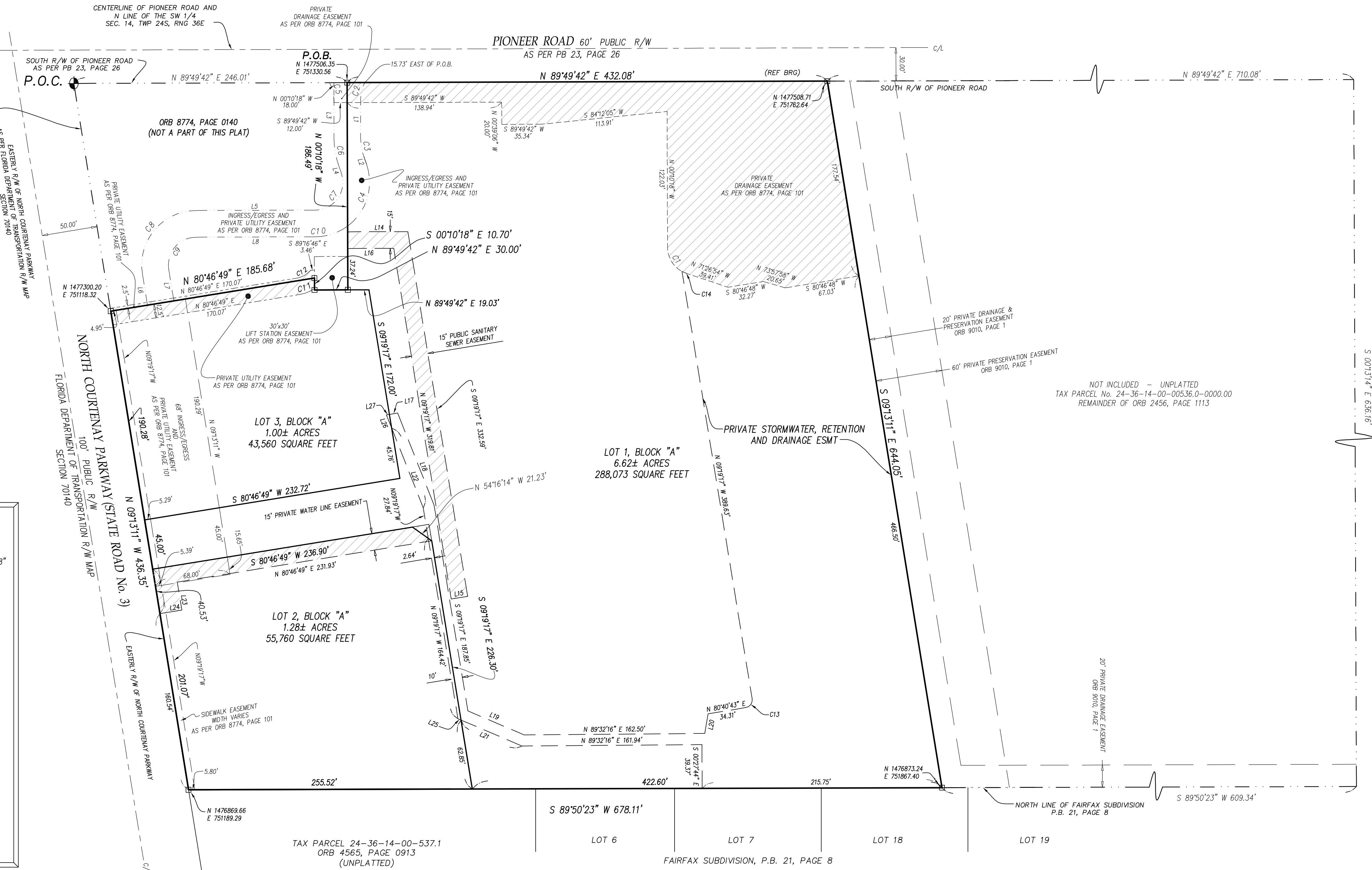
| CURVE TABLE |        |        |            |        |
|-------------|--------|--------|------------|--------|
| CURVE       | LENGTH | RADIUS | DELTA      | CHORD  |
| C1          | 31.10' | 25.00' | 71°16'35"  | 29.13' |
| C2          | 16.30' | 35.00' | 28°40'50"  | 16.15' |
| C3          | 16.67' | 50.00' | 19°19'49"  | 16.79' |
| C4          | 62.35' | 49.00' | 72°54'34"  | 58.23' |
| C5          | 16.70' | 35.00' | 27°20'39"  | 16.55' |
| C6          | 24.97' | 74.00' | 19°19'49"  | 24.85' |
| C7          | 47.70' | 25.00' | 109°19'49" | 40.79' |
| C8          | 84.71' | 49.00' | 99°02'53"  | 74.55' |
| C9          | 43.22' | 25.00' | 99°02'53"  | 38.03' |
| C10         | 31.15' | 49.00' | 36°25'16"  | 30.63' |
| C11         | 14.50' | 35.00' | 23°44'21"  | 14.40' |
| C12         | 14.56' | 20.00' | 41°42'33"  | 14.24' |
| C13         | 11.00' | 7.00'  | 90°00'00"  | 9.90'  |
| C14         | 4.38'  | 25.00' | 10°02'33"  | 4.38'  |

## LEGEND

- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. - LB 7838"
- △ = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. - WITNESS LB 7838"
- = SET 5/8" IRON ROD STAMPED "LB 7838"
- = FOUND 6"x6" CONCRETE STATE RIGHT-OF-WAY MONUMENT
- ▲ = FOUND 4"x4" CONCRETE MONUMENT NO ID

BRG = BEARING  
C/L = CENTERLINE  
CMF = CONCRETE MONUMENT FOUND  
ID = IDENTIFICATION  
IRC = IRON ROD WITH CAP  
FT = FEET  
LB = LICENSED SURVEYOR BUSINESS  
LS = LAND SURVEYOR  
No. = NUMBER  
ORB = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK  
PC = POINT OF CURVATURE  
P.I. = POINT OF CURVATURE  
P.O.B. = POINT OF BEGINNING  
P.T. = POINT OF TANGENCY  
P.R.M. = PERMANENT REFERENCE MONUMENT  
PUE = PUBLIC UTILITY EASEMENT  
PUDE = PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT  
REF = REFERENCE  
RNG = RANGE  
R/W = RIGHT-OF-WAY  
SEC. = SECTION  
S.F. = SQUARE FEET  
TWP = TOWNSHIP

BREVARD COUNTY BENCHMARK E6A39



PREPARED BY  
KANE SURVEYING, INC  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA, 32904  
PHONE (321) 676-0427  
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