SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

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DESCRIPTION

A PARCEL OF LAND IN SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST 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 WESTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BRIDGEWATER CENTRAL AT VIERA THE FOLLOWING 11 (ELEVEN) COURSES AND DISTANCES; 1) THENCE S81°28'W, A DISTANCE OF 262.89 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 SOUTHEAST, AND HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 17°32'29", A CHORD BEARING OF S72°42'14"W, AND A CHORD LENGTH OF 59.47 FEET), A DISTANCE OF 59.70 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 36°31'57". A CHORD BEARING OF S82°11'58"W, AND A CHORD LENGTH OF 250,75 FEET), A DISTANCE OF 255.04 FEET TO THE END OF SAID CURVE; 4) THENCE N79°32'04"W, A DISTANCE OF 149.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 42°46'31", A CHORD BEARING OF S79°04'40"W, AND A CHORD LENGTH OF 514.19 FEET), A DISTANCE OF 526.33 FEET TO THE END OF SAID CURVE; 6) THENCE \$57°41'25"W, 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 SOUTHEAST AND HAVING A RADIUS OF 2655.00 FEET, A CENTRAL ANGLE OF 5°05'36", A CHORD BEARING OF S55°08'37"W. AND A CHORD LENGTH OF 235.94 FEET), A DISTANCE OF 236.02 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 60,00 FEET, A CENTRAL ANGLE OF OF 103.55 FEET TO A POINT OF COMPOUND CURVATURE; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 26°41'29", A CHORD BEARING OF N15°10'31"W, AND A CHORD LENGTH OF 482.43 FEET), A DISTANCE OF 486.82 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1843.00 FEET, A CENTRAL ANGLE OF 2°29'23", A CHORD BEARING OF S88°48'25"W, AND A CHORD LENGTH OF 80.08 FEET), A DISTANCE OF 80.08 FEET TO THE END OF SAID CURVE; 11) THENCE S87°33'43"W, A DISTANCE OF 100.00 FEET THE SOUTHWEST CORNER OF BREAKERS ROW AVENUE ACCORDING TO THE PLAT OF SAID BRIDGEWATER CENTRAL AT VIERA; THENCE S02°26'17"E, A DISTANCE OF 12.83 FEET TO THE BEGINNING OF 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"E, AND A CHORD LENGTH OF 173.72 FEET), A DISTANCE OF 173.86 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE \$72°04'00"W. ALONG SAID NON-TANGENT LINE, A DISTANCE OF 60.10 FEET TO THE BEGINNING OF 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 N10°08'13"E, 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 LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1824.00 FEET, A CENTRAL ANGLE OF 86°17'11", A CHORD BEARING OF S38°05'01"E, AND A CHORD LENGTH OF 2494.59 FEET), A DISTANCE OF 2746.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 4864.00 FEET, A CENTRAL ANGLE OF 11°18'30", A CHORD BEARING OF \$75°34'21"E. AND A CHORD LENGTH OF 958.45 FEET). A DISTANCE OF 960.01 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK B OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 THE FOLLOWING 5 (FIVE) COURSES AND DISTANCES; 1) THENCE N20°04'54"E, A DISTANCE OF 850.28 FEET TO A NON-TANGENT INTERSECTION WITH 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 2010.07 FEET, A CENTRAL ANGLE OF 32°16'04", A CHORD BEARING OF S83°06'57"E, AND A CHORD LENGTH OF 1117.13 FEET), A DISTANCE OF 1132.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 3185.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF N02°27'07"W, AND A CHORD LENGTH OF 534.43 FEET), A DISTANCE OF 535.06 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 2923.35 FEET, A CENTRAL ANGLE OF 07°30'29", A CHORD BEARING OF N03°30'38"W. AND A CHORD LENGTH OF 382.80 FEET), A DISTANCE OF 383.07 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 2516.21 FEET, A CENTRAL ANGLE OF 10°38'53", A CHORD BEARING OF N05°04'50"W, AND A CHORD LENGTH OF 466.95 FEET), A DISTANCE

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.

OF 467.62 FEET TO THE POINT OF BEGINNING. CONTAINING 123.65 ACRES, MORE OR LESS.

STATE PLANE COORDINATE NOTES:

PID

AK7519

AK7524

DESIGNATION

1 95 73A64

DURAN AZ MK 6

BREVARD GPS 1090

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).

NORTHING

1,426,329.224

1,422,840,468

AK2846 1,416,452.318

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.

N METERS

434,746.017

433,682,642

431,735.530

EASTING

738,933,411

740.680.093

746,854.0344

E METERS

225,227.354

225,759,744

227,641.565

N. LATITUDE

28°15'26.19982"

28°14'51.61826"

28°13'48.22765"

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S81°28'Z8"W ON THE SOUTH LINE OF TRACT R 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 177.091(8) &
- BREVARD COUNTY VERTICAL CONTROL MARKS G6B64 AND G6B65 ARE LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT
- 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

- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION. 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
- 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, EASEMENT, RESERVATIONS AND 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 3409, PAGE 624, AS MODIFIED BY THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3813 PAGE 3867, 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 (SIC) 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 0627, 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 6279 PAGE 1612, AND THIRTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6359 PAGE 1905, AND FOURTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK IN OFFICIAL RECORDS BOOK 6871, PAGE 630, ANNEXATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 300, 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, AND EIGHTEENTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8242 PAGE 2738, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 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.
- D. 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 20. RECORDS BOOK 6081, PAGE 1354.
- F. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970.
- G. 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.
- H. STORMWATER FLOW-WAY OPERATION AND MAINTENANCE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 22. 283 (NOTE: SAID EASEMENT IS ADJACENT TO SUBJECT PROPERTY AND APPEARS TO BENEFIT SAME).

COMBINED

W. LONGITUDE

080°44'34.43002"

080°44'14.98184"

080°43'06.11244"

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 2268, AND BY THE SECOND AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE THREE OF BRIDGEWATER AT VIERA) RECORDED FEBRUARY 7, 2020 IN OFFICIAL

CONVERGENCE

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.
- K. ASSIGNMENT AND ASSUMPTION OF PERMITS AND APPROVALS RECORDED IN OFFICIAL RECORDS BOOK 7674, PAGE 17.
- L. MEMORANDUM OF AGREEMENT RECORDED -IN OFFICIAL RECORDS BOOK 7953, PAGE 138.
- M. PURCHASE MONEY MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 358; COLLATERAL ASSIGNMENT OF CONTRACTS, PERMITS AND APPROVALS RECORDED. IN OFFICIAL RECORDS BOOK 7651, PAGE 390; FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8324, PAGE 2239; PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 8659, PAGE 273; AND PARTIAL RALEASE RECORDED IN OFFICIAL RECORDS BOOK 8828, PAGE 377, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A, B, C, D AND F FOR THE INSTALLATION, 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 O 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 STEWARDSHI
- A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION
- BLOCK C, LOTS 9, 10, 22, 23, 29, 30, 36, 37, 44 & 45 OF BLOCK D, LOTS 5, 6, 11 & 12 OF BLOCK E, LOTS 14 & 15 OF BLOCK F, LOTS 38, 39, 54 & 55 OF BLOCK G, LOTS 6, 7, 21, 22, 28 & 29 OF BLOCK H, LOTS 6, 7, 14, 15, 24 & 25 OF BLOCK I 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 DESCRIBED HEREON AS A PUBLIC DRAINAGE EASEMENT). SHALL BE PRIVATE EXCEPT AS OTHERWISE 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 (I 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.
- 15. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT. INCLUDING WITHOUT LIMITATION TRACTS A. B. C. D. E AND SHOWN HEREON; OR FLOW WAYS, 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 CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, 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 ZZ 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 ZZ AND THE PRIVATE ROAD IMPROVEMENTS LOCATED THEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY BRIDGEWATEI 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 ZZ 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 STRUCTURES AND PIPES RECEIVING SUCH ROAD AND STREET DRAINAGE ARE LOCATED WITHIN TRACT ZZ, SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.

- TRACTS A, B, C, D, E, F AND T 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.
- 19. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT ZZ 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
- TRACTS G, H, I, J, K, L, M, N, O, P, Q1, Q2 AND R 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. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER FROM THE PUBLIC RIGHT-OF-WAY OF LAKE ANDREW DRIVE INTO AND THROUGH TRACT R.
- 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.
- BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM LAKE ANDREW DRIVE (AS RECORDED IN PLAT BOOK 68, PAGE 43 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) INTO AND THROUGH THE PRIVATE DRAINAGE EASEMENT THAT RUNS ALONG THE SOUTH AND NORTH LINES OF TRACT R AND THE SOUTH LINES OF BLOCKS G AND I SHOWN HEREON. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES CONNECTING TO SUCH PRIVATE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- TRACT S IS HEREBY DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LIFT STATION, AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 3290

DATE: 02/09/2021 PROJECT# 11236.07

PLAT BOOK PAGE

SECTIONS 27 AND 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 2 Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates the sanitary sewer easement, and Tract "S" (lift station tract) to Brevard County and hereby decicates 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 "ZZ") 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 "ZZ" for access and maintenance of Utilities. No other easements are hereby dedicated or granted to the public, it being the ntention 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 nereon and∖that Brevard County and the public have no right or interest therein.

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 03-22-2021 by Michael Myers, 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 thereunto 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, JEFF ALEXANDER My Comm. Expires 12-03-2024 Comm. No. 4# 068824



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/09/20 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

located in Byward County, Florida. Registration Number 561 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 Tract S for a sanitary sewer lift station, and all public utility easements, all public drainage easements and ingress/egress easements for emergency vehicles within Tract E and areas dedicated for public use on this plat.

Rita Pritchett - Chair 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.

Rita Pritchett - Chair 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 , File No.

SCALE FACTOR ANGLE 0.99994903 (+)0°07' 18.2" 0.99994936 (+)0°07' 27.3" 0.99995250 (+)0°07' 59.6"

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.

PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00

DESIGN/DRAWN: HAK/DR DRAWING# 1123607_301_001

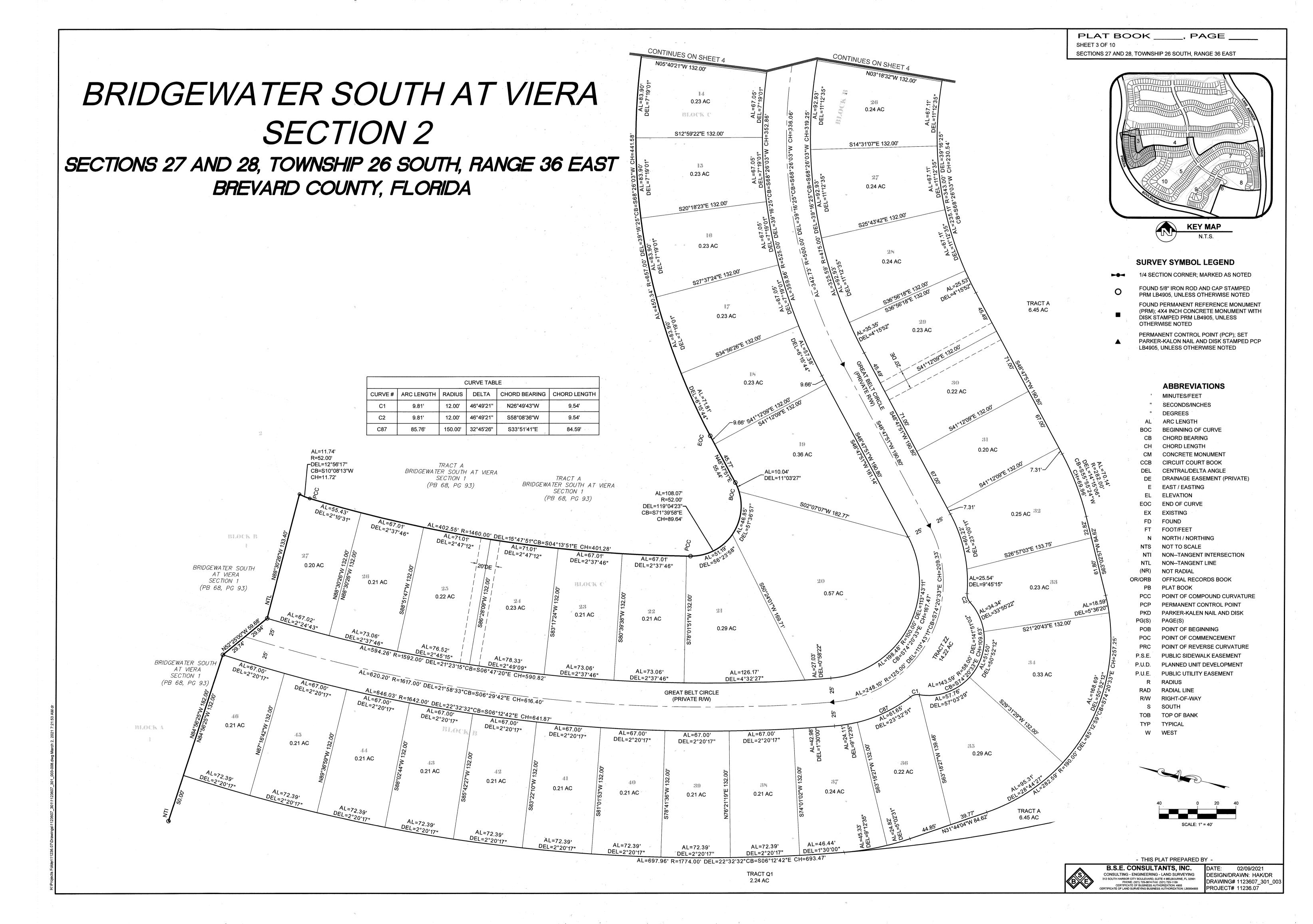
Clerk of the Circuit Court in and for Brevard County, Fla.

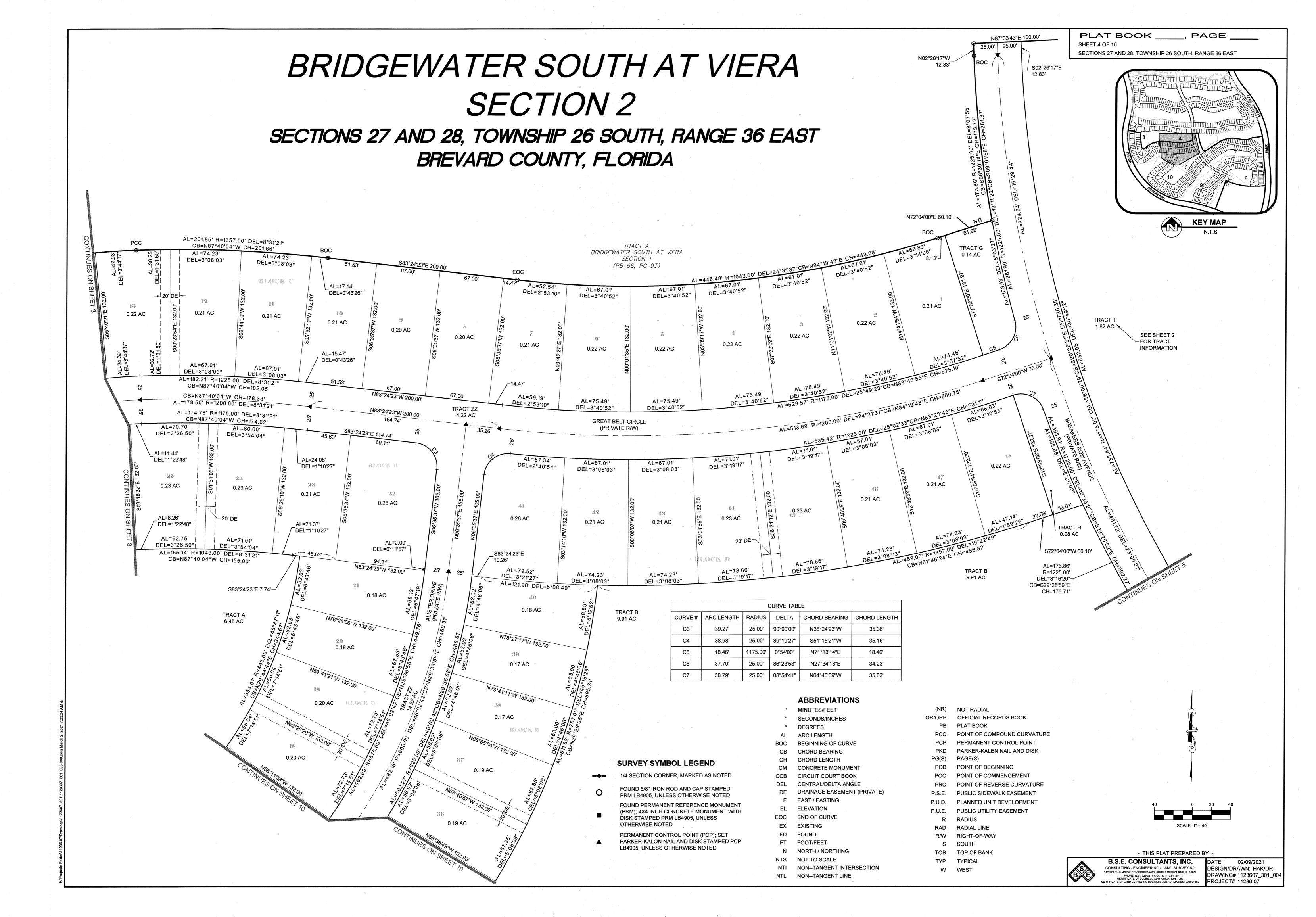
PLAT BOOK PAGE SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BRIDGEWATER SOUTH AT VIERA **ABBREVIATIONS** MINUTES/FEET SECONDS/INCHES SECTION 2 ARC LENGTH SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA DRAINAGE EASEMENT (PRIVATE) END OF CURVE SOUTHWEST CORNER OF BREAKERS ROW AVENUE -S87°33'43"W 100.00' S02°26'17"E TRACT A BRIDGEWATER SOUTH BRIDGEWATER CENTRAL AT VIERA AT VIERA (PB 66, PG 81) TRACT R SECTION 1 BRIDGEWATER CENTRAL BRIDGEWATER CENTRAL (PB 68, PG 93) AT VIERA AL=11.74' POINT OF COMPOUND CURVATURE (PB 66, PG 81) R=52.00' (PB 66, PG 81) -DEL=12°56'17" PARKER-KALEN NAIL AND DISK N=1404966.95 -DEL=17°32'29" AL=80.08' E=742416.15 CB=S72°42'14"W N84°56'25"W CH=59.47' _DEL=2°29'23" UNPLATTED POINT OF COMMENCEMENT CB=S88°48'25"W R=1225.00' DINT OF REVERSE CURVATURE CH=80.08' N=1404787.53 DEL=8°07'55" AL=402.55' CB=S06°30'14"E R=1460.00' N=1404983.00 CH=173.72' -DEL=15°47'51 E=742234.86 R=657.00' CB=N04°13'51"W AL=201.85' DEL=36°31'57" _DEL=39°16'25" R=1357.00 CH=401.28' CB=S82°11'58"W CB=S68°26'03"V -DEL=8°31'21" AL=108.07' RADIAL LINE R=52.00' -DEL=98°52'56' R=1043.00' **SOUTHEAST CORNER** -DEL=119°04'23" DEL=24°31'37 EOC CB=S84°19'48"W CB=N71°39'58"W OF BRIDGEWATER AT VIERA (PB 66, PG 81) TRACT ZZ GREAT BELT CIRCLE (PRIVATE R/W) AL=467.62' R=2516.21' DEL=10°38'53" TRACT AREA SUMMARY CB=N05°04'50"W CH=466.95' TRACT TRACT USE **OWNERSHIP AND MAINTENANCE ENTITY** (ACRES 5.92 AC **BRIDGEWATER AT VIERA MASTER** ASSOCIATION, INC. BRIDGEWATER AT VIERA MASTER TRACT B 9.91 STORMWATER UNPLATTED ASSOCIATION, INC. TRACT A 6.45 AC BRIDGEWATER AT VIERA MASTER ALISTER DRIVE (PRIVATE R/W) TRACT C 7.92 STORMWATER **UNPLATTED** R=1774.00' AL=535.06' -DEL=29°57'58" BRIDGEWATER AT VIERA MASTER R=3185.00' TRACT D STORMWATER 2.24 AC ASSOCIATION, INC. CB=S32°27'57"E <0.04 AC -DEL=9°37'31" CH=917.28' CB=N02°27'07"W BRIDGEWATER AT VIERA MASTER CH=534.43' TRACT E STORMWATER ASSOCIATION, INC. 0.03 AC BRIDGEWATER AT VIERA MASTER 0.04 AC TRACT F 5.92 STORMWATER ASSOCIATION, INC. 9.91 AC TRACT O 0.04 AC 6.16 AC ANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND BRIDGEWATER AT VIERA MASTER TRACT G RELATED IMPROVEMENTS ASSOCIATION, INC. SANITARY SEWER **EASEMENT** LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND BRIDGEWATER AT VIERA MASTER TRACT H RELATED IMPROVEMENTS ASSOCIATION, INC. TRACT S LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND BRIDGEWATER AT VIERA MASTER TRACT RELATED IMPROVEMENTS ASSOCIATION, INC. LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND BRIDGEWATER AT VIERA MASTER TRACT J CB=S83°06'57"E CH=1117.13' RELATED IMPROVEMENTS ASSOCIATION, INC. 7.92 AC LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND BRIDGEWATER AT VIERA MASTER N=1403445.37 TRACT K UNPLATTED 10' PRIVATE DRAINAGE EASEMENT RELATED IMPROVEMENTS E=746102.79 ASSOCIATION, INC. (SEE PLAT NOTE #22) LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND BRIDGEWATER AT VIERA MASTER 1/4 SECTION CORNER TRACT L 0.03 0.16 AC RELATED IMPROVEMENTS ASSOCIATION, INC. NO MARKER FD OR SET LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, BRIDGEWATER AT VIERA MASTER TRACT N 0.04 TRACT Q2 DRAINAGE AND RELATED IMPROVEMENTS ASSOCIATION, INC. 3.71 AC 1.93 AC LOT 1-BLOCK B LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, BRIDGEWATER AT VIERA MASTER TRACT N LAKE ANDREW DRAINAGE AND RELATED IMPROVEMENTS ASSOCIATION, INC. DRIVE-SEGMENT E AND **CENTER OF SECTION 28** PINEDA BOULEVARD LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, NO MARKER FD OR SET BRIDGEWATER AT VIERA MASTER TRACT O SEGMENT I DRAINAGE AND RELATED IMPROVEMENTS ASSOCIATION, INC. PHASE 1 LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, BRIDGEWATER AT VIERA MASTER (PB 68, PG 43) SOUTHWEST CORNER OF TRACT P 0.03 DRAINAGE AND RELATED IMPROVEMENTS ASSOCIATION, INC. LOT 1, BLOCK B *UNPLATTED* (PB 68, PG 43) LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, BRIDGEWATER AT VIERA MASTER TRACT Q1 DRAINAGE AND RELATED IMPROVEMENTS ASSOCIATION, INC. UNPLATTED LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, BRIDGEWATER AT VIERA MASTER TRACT Q2 1.93 DRAINAGE AND RELATED IMPROVEMENTS SURVEY SYMBOL LEGEND ASSOCIATION, INC. LAKE ANDREW DRIVE-SEGMENT E AND LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, BRIDGEWATER AT VIERA MASTER 1/4 SECTION CORNER; MARKED AS NOTED TRACT R 2.53 PINEDA BOULEVARD SEGMENT I DRAINAGE AND RELATED IMPROVEMENTS ASSOCIATION, INC. FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED TRACT S 0.04 SANITARY SEWER LIFT STATION (PB 68, PG 43) BREVARD COUNTY FOUND PERMANENT REFERENCE MONUMENT UNPLATTED BRIDGEWATER AT VIERA MASTER (PRM); 4X4 INCH CONCRETE MONUMENT WITH TRACT T 1.82 STORMWATER ASSOCIATION, INC. DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED ONSTRUCTION AND EMERGENCY VEHICLE INGRESS **BRIDGEWATER AT VIERA MASTER** TRACT U - THIS PLAT PREPARED BY -AND EGRESS ACCESS AND ASSOCIATED USES ASSOCIATION, INC. - PERMANENT CONTROL POINT (PCP); SET B.S.E. CONSULTANTS, INC. 02/09/2021 PARKER-KALON NAIL AND DISK STAMPED PCP SEE SHEET 3 TO 10 FOR LOT DIMENSIONS ROADWAY, LANDSCAPING, IRRIGATION, SIGNAGE, BRIDGEWATER AT VIERA MASTER CONSULTING - ENGINEERING - LAND SURVEYING DESIGN/DRAWN: HAK/DR LB4905, UNLESS OTHERWISE NOTED TRACT ZZ 14.22 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905 PUBLIC UTILITIES AND RELATED IMPROVEMENTS

DRAWING# 1123607_301_002

PROJECT# 11236.07

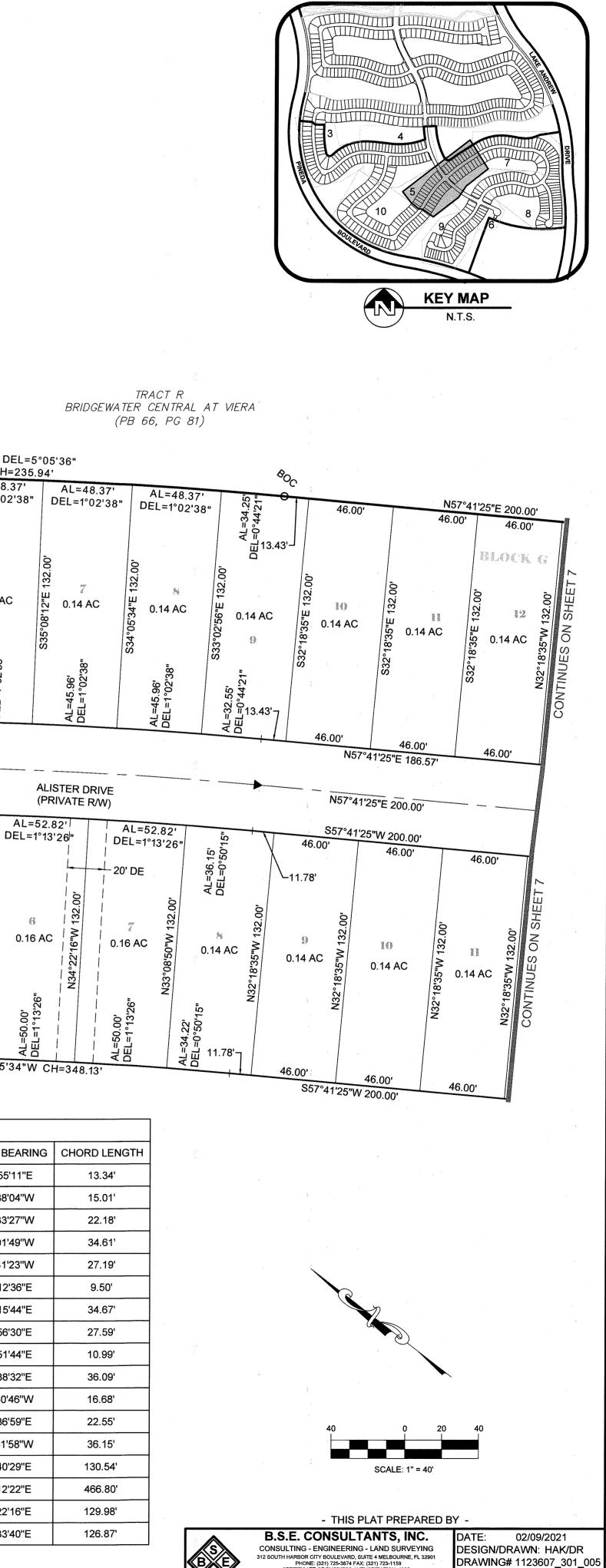
ASSOCIATION, INC.





BRIDGEWATER SOUTH AT VIERA SECTION 2

SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



PROJECT# 11236.07

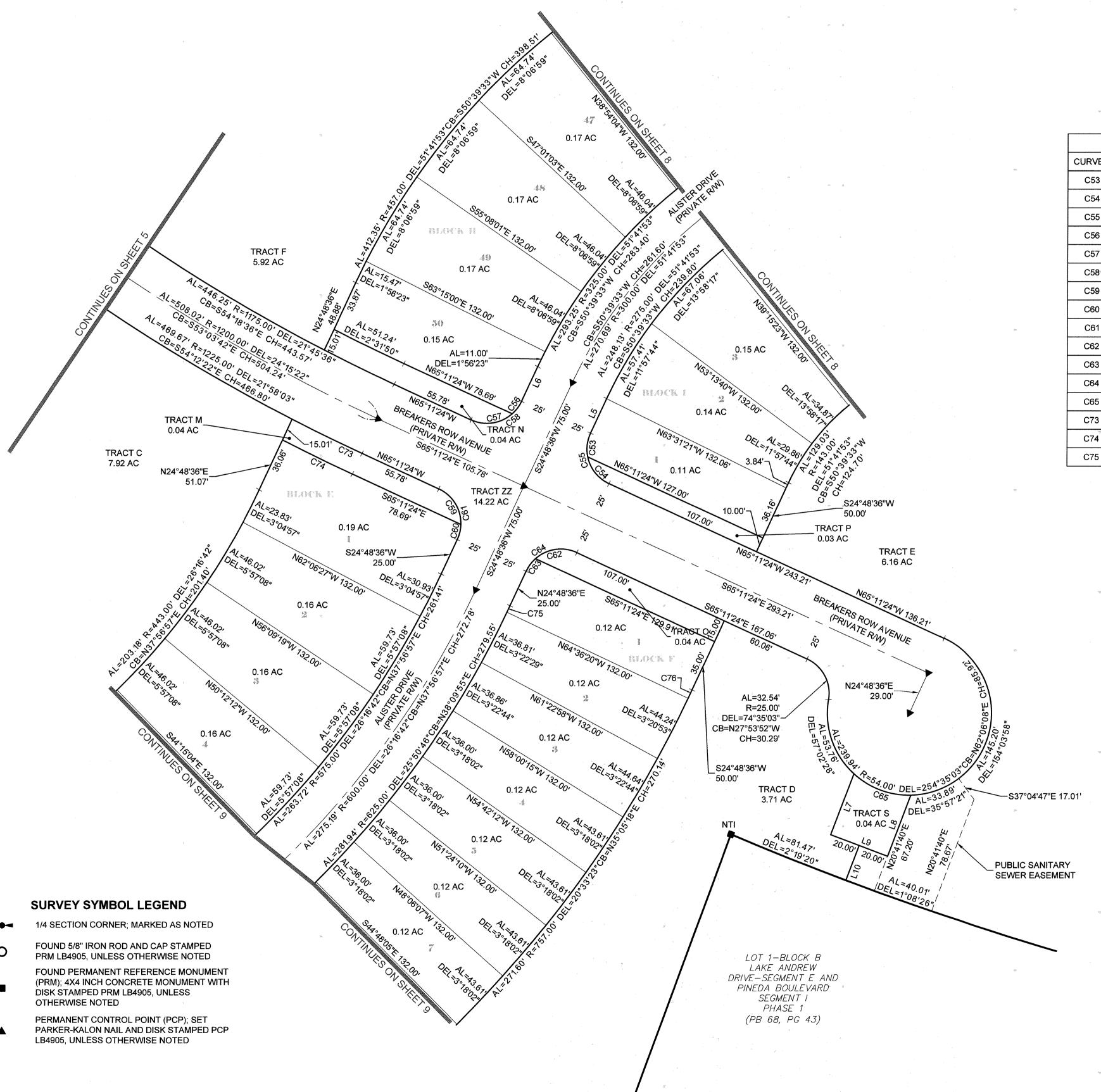
PLAT BOOK _

SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST



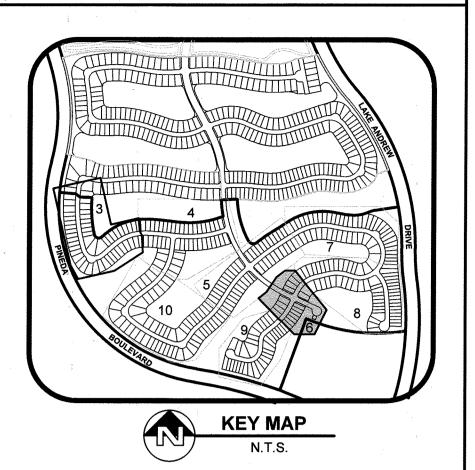
BRIDGEWATER SOUTH AT VIERA SECTION 2

SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



V 6						
CURVE TABLE						
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C53	16.09'	25.00'	36°52'12"	S06°22'31"W	15.81'	
C54	23.18'	25.00'	53°07'48"	S38°37'29"E	22.36'	
C55	39.27'	25.00'	90°00'00"	S20°11'24"E	35.36'	
C56	10.29'	25.00'	23°34'41"	N36°35'57"E	10.22'	
C57	28.98'	25.00'	66°25'19"	N81°35'57"E	27.39'	
C58	39.27'	25.00'	90°00'00"	N69°48'36"E	35.36'	
C59	28.98'	25.00'	66°25'19"	N31°58'44"W	27.39'	
C60	10.29'	25.00'	23°34'41"	N13°01'16"E	10.22'	
C61	39.27'	25.00'	90°00'00"	N20°11'24"W	35.36'	
C62	28.98'	25.00'	66°25'19"	S81°35'57"W	27.39'	
C63	10.29'	25.00'	23°34'41"	S36°35'57"W	10.22'	
C64	39.27'	25.00'	90°00'00"	S69°48'36"W	35.36'	
C65	4 0 98'	54 00'	43°28'37"	S69°23'08"F	40 00'	

PLAT BOOK_



LINE TABLE						
LINE#	BEARING	LENGTH				
L5	S24°48'36"W	25.00'				
, L6	N24°48'36"E	25.00'				
L7	S20°41'40"W	42.75'				
L8	N20°41'40"E	42.80'				
L9	N69°18'20"W	40.00'				
L10	S20°41'40"W	24.49'				

SECONDS/INCHES

DEGREES

AL ARC LENGTH BEGINNING OF CURVE

CHORD BEARING

CHORD LENGTH

CONCRETE MONUMENT CIRCUIT COURT BOOK

CENTRAL/DELTA ANGLE

DE DRAINAGE EASEMENT (PRIVATE)

EAST / EASTING

EL ELEVATION

EOC END OF CURVE EX EXISTING

FD FOUND FT FOOT/FEET

N NORTH / NORTHING

NTS 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

TOB TOP OF BANK

TYP TYPICAL W WEST

- 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) 725-3674 FAX: (321) 723-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004904

DESIGN/DRAWN: HAK/DR DRAWING# 1123607_301_006 PROJECT# 11236.07

BRIDGEWATER SOUTH AT VIERA SECTION 2

SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

