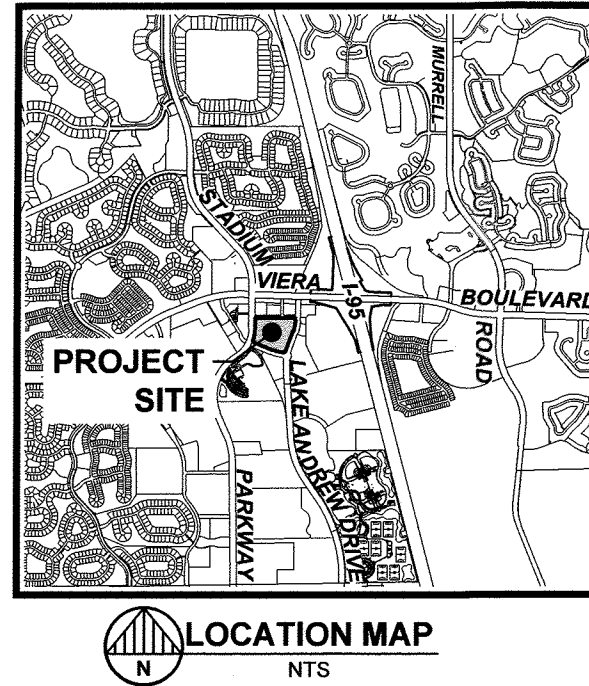


VIERA BOULEVARD COMMERCIAL CENTER III

BEING A REPLAT OF LOT 1, BLOCK F OF VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 46, LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

**PLAT NOTES:**

- BEARING REFERENCE: ASSUMED BEARING OF N00°16'32"W ON THE EAST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, ACCORDING TO ORB 3417, PG 3719, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK F6A76 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. 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.
 - ALL DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION TO MAINTAIN.
 - 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. AS EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- TRACT A DESCRIBED HEREON IS SUBJECT TO THAT CERTAIN DECLARATION OF SHARED ACCESS DRIVEWAY EASEMENTS FOR BORROWS WEST DATED AS OF DECEMBER 24, 2020 AND RECORDED IN OFFICIAL RECORDS BOOK 8965, PAGE 21, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AND SHALL BE OWNED AND MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. IN ACCORDANCE THEREWITH. TRACT A SHALL BE USED FOR A PRIVATE INGRESS/EGRESS ACCESS DRIVEWAY AND PUBLIC UTILITIES.
- ALL PLATTED UTILITY 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.
- BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY DRAINAGE, STORM WATER PIPES, STORM WATER STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF THIS PLAT.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
 - SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8965, PAGE 12, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF SHARED ACCESS DRIVEWAY EASEMENTS FOR BORROWS WEST RECORDED IN OFFICIAL RECORDS BOOK 8965, PAGE 21, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, DEDICATIONS AND OTHER MATTERS CONTAINED ON THE PLAT OF VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, AS RECORDED IN PLAT BOOK 67, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AFFECTED BY THAT CERTAIN TERMINATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8951, PAGE 2304, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 0624, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME, INCLUDING, WITHOUT LIMITATION, LOT 2, BLOCK A, AS DESCRIBED HEREON, BY VIRTUE OF THAT CERTAIN ANNEXATION AGREEMENT NUMBER ONE HUNDRED THIRTY-FIVE DATED DECEMBER 24, 2020 AND RECORDED IN OFFICIAL RECORDS BOOK 8964, PAGE 2987, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - LOT 2, BLOCK A, AS DESCRIBED HEREON, IS SUBJECT TO THAT CERTAIN DECLARATION OF RESTRICTIONS FOR BURROWS WEST SITE# 1 NONRESIDENTIAL DISTRICT DATED AS OF DECEMBER 24, 2020, AND RECORDED IN OFFICIAL RECORDS BOOK 8965, PAGE 1, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR JOINDER IN DEDICATION BY WELLS FARGO BANK N.A. SEE ORB _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DESCRIPTION

LOT 1, BLOCK F VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PORADA DRIVE (A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY) PER SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, (SAID POINT ALSO BEING A POINT ON THE CURVED EAST RIGHT-OF-WAY LINE OF STADIUM PARKWAY, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3417, PAGE 3719, PUBLIC RECORDS BREVARD COUNTY, FLORIDA) AND RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVED EAST RIGHT-OF-WAY LINE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 20°04'36", A CHORD BEARING OF N09°45'46"E, AND A CHORD LENGTH OF 305.04 FEET), A DISTANCE OF 306.60 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE N00°16'32"W, A DISTANCE OF 219.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND THE SOUTHWEST CORNER OF HENNESSY PLACE ACCORDING TO THE PLAT OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1; THENCE ALONG THE ARC OF SAID CURVE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID HENNESSY PLACE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N44°43'28"E, AND A CHORD LENGTH OF 35.36 FEET), A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE N69°43'28"E, A DISTANCE OF 904.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°15'52", A CHORD BEARING OF S44°08'36"E, AND A CHORD LENGTH OF 36.05 FEET), A DISTANCE OF 40.26 FEET TO THE END OF SAID CURVE AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE ACCORDING TO THE PLAT OF SAID VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1; THENCE S01°59'20"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 18°38'48", A CHORD BEARING OF S11°18'44"W, AND A CHORD LENGTH OF 247.87 FEET), A DISTANCE OF 248.96 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S20°38'07"W, A DISTANCE OF 397.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 03°47'51", A CHORD BEARING OF S18°44'12"W, AND A CHORD LENGTH OF 83.50 FEET), A DISTANCE OF 83.51 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S58°30'18"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 107.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PORADA DRIVE; THENCE N79°11'27"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 152.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 11°40'47", A CHORD BEARING OF N73°21'03"W, AND A CHORD LENGTH OF 89.54 FEET), A DISTANCE OF 89.69 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N67°30'39"W, A DISTANCE OF 480.43 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N23°42'54"W, A DISTANCE OF 40.77 FEET TO THE POINT OF BEGINNING, CONTAINING 14.89 ACRES, MORE OR LESS.

TRACT AREA SUMMERY

TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	0.45	PRIVATE INGRESS / EGRESS ACCESS DRIVEWAY, PUBLIC UTILITIES	CENTRAL VIERA COMMUNITY ASSOCIATION, INC.

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.

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.

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.

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.

Rita Pritchett, Chair

ATTEST: Clerk of the Board

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 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.

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 404 MELBOURNE, FL 32901
PHONE: (321) 751-1191 FAX: (321) 751-1198
CERTIFICATE OF BUSINESS AUTHORIZATION #405
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION 180004905

DATE: 03/09/2021
DESIGN/DRAWN: HAK/AH
DRAWING# 1137105_301_001
PROJECT# 11371.05

PLAT BOOK _____, PAGE _____

SHEET 1 OF 3

SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE VIERA COMPANY, a Florida corporation, joined by DAS FAMILY, LLC, a Florida limited liability company, being all of the owners in a fee simple of the lands described in

VIERA BOULEVARD COMMERCIAL CENTER III

Hereby dedicates said lands and plat for the uses and purposes therein expressed and expressly dedicates to Brevard County, Florida, an ingress and egress easement over and across Tract A described hereon for law enforcement, emergency access and emergency maintenance and hereby further dedicates to Brevard County, Florida an easement for the installation and maintenance of public utilities within said Tract A. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the plat notes or graphically depicted hereon, it being the intention of the owners in fee simple referenced above that all other easements and tracts shown hereon be owned and maintained privately and that Brevard County and the public have no right or interest therein.

By: Todd J. Pokrywa
President: Todd J. Pokrywa

Attest: Jay A. Decator, III
Secretary: Jay A. Decator, III

THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

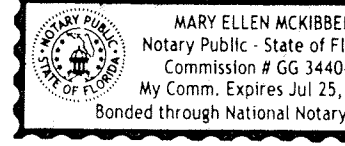
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3-23-21 by Todd J. Pokrywa and Jay A. Decator, III, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who are personally known to me ☒ or have produced _____ as identification.

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

Mary Ellen McKibben
NOTARY PUBLIC

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

**JOINDER IN DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, DAS FAMILY, LLC, a Florida limited liability company, being the owner in fee simple of the lands described hereon as

Lot 2, Block A

Hereby joins in and consents to the foregoing dedication for the sole and exclusive purpose of submitting the aforesaid Lot 2, Block A to the uses and purposes described hereon pertaining to such lot. DAS Family, LLC is not the developer of the other Lots and Tract A shown hereon and the foregoing Joinder is made by DAS Family, LLC solely in its capacity as the fee simple owner of the aforesaid Lot 2, Block A.

DAS Family, LLC, a Florida limited liability company

By: Hitesh Patel, Manager

Witness: Laura Minton Young

Print Name: Laura Minton Young

Witness: Dorshna Mistry

Print Name: Dorshna Mistry

STATE OF Florida COUNTY OF Brevard

THIS IS TO CERTIFY, that on March 23, 2021 before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Hitesh Patel, Manager, of the above named company formed under the laws of State of Florida, to me known to be the individual and officer described in and who executed the foregoing Joinder in Dedication and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized; that official seal of said company is duly affixed thereto; and that the Joinder in Dedication is the act and deed of said company.

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

Laura Minton Young
NOTARY PUBLIC

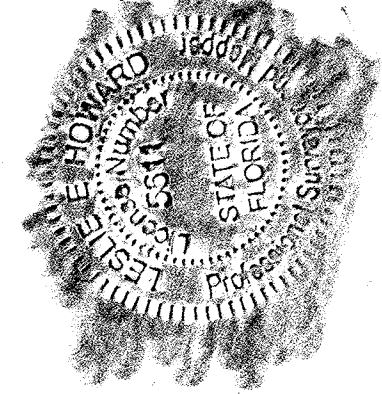
Name: Laura Minton Young
Notary Public, State of Florida
My Comm. Expires _____
Comm. No. _____

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/13/2019 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, and that said lands are located in Brevard County, Florida.

Leslie E. Howard
Registration Number 5611

LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, FL 32901
Certificate of Authorization Number: LB-0004905



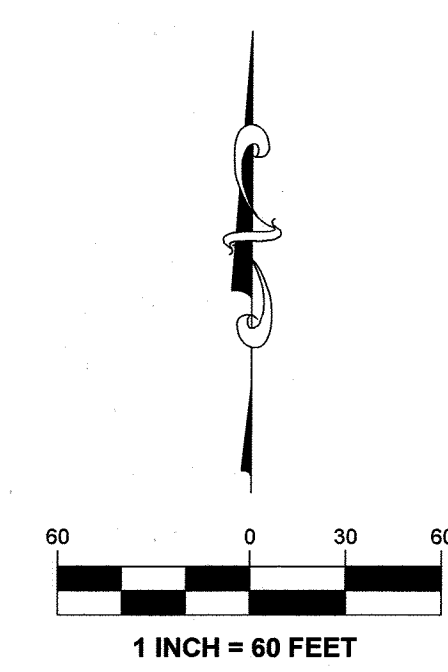
PLAT BOOK _____, PAGE _____
SHEET 2 OF 3
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



SURVEY SYMBOL LEGEND

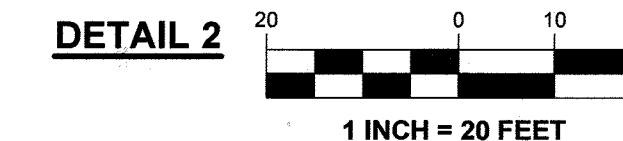
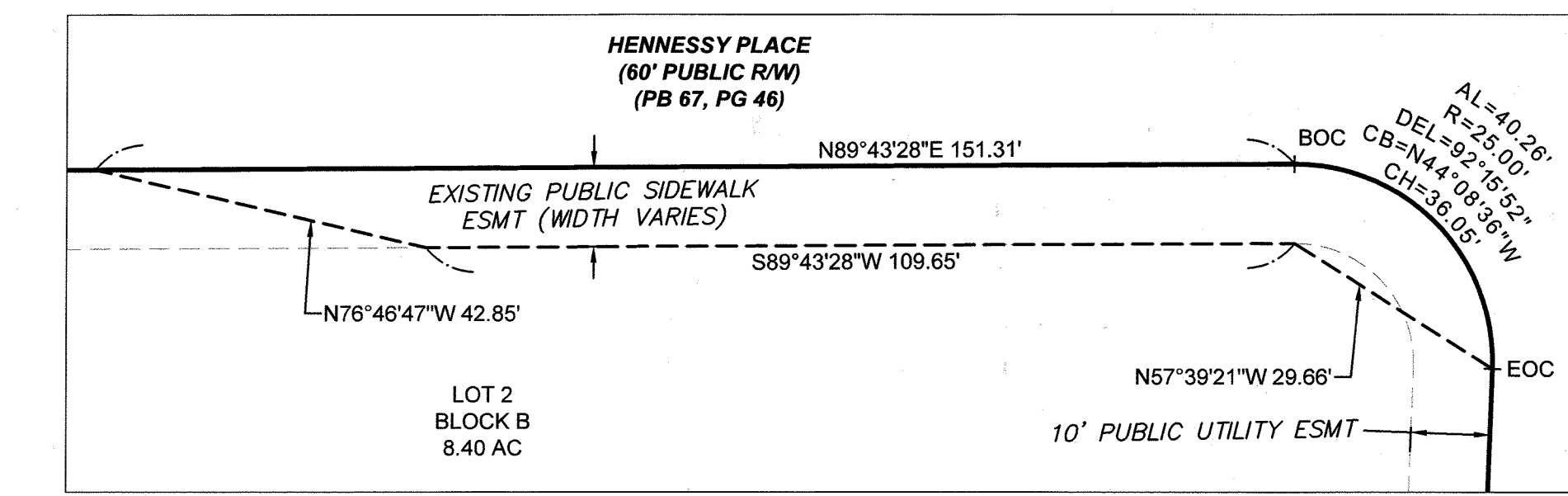
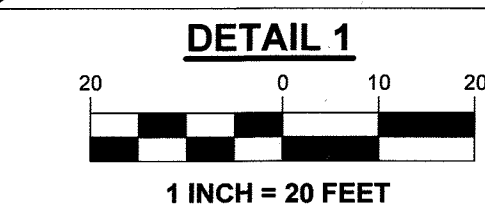
● SET 5/8" IRON ROD AND CAP STAMPED
PRM LB4905, UNLESS OTHERWISE NOTED

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



ABBREVIATIONS

"	MINUTES/FEET
'	SECONDS/INCHES
°	DEGREES
(NR)	NOT RADIAL
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CDD	CENTRAL DRAINAGE DISTRICT
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DEL	CENTRAL/DELTA ANGLE
D & U	DRAINAGE & UTILITY EASEMENT
E	EAST
EOC	END OF CURVE
ESMT	EASEMENT
FD	FOUND
FT	FOOT/FEET
LB	LICENSED BUSINESS
N	NORTH
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
PKD	PARKER-KALEN NAIL AND DISK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PG(S)	PAGE(S)
R	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
SSE	PUBLIC SANITARY SEWER EASEMENT
W	WEST
WME	PUBLIC WATER MAIN EASEMENT



- THIS PLAT PREPARED BY -



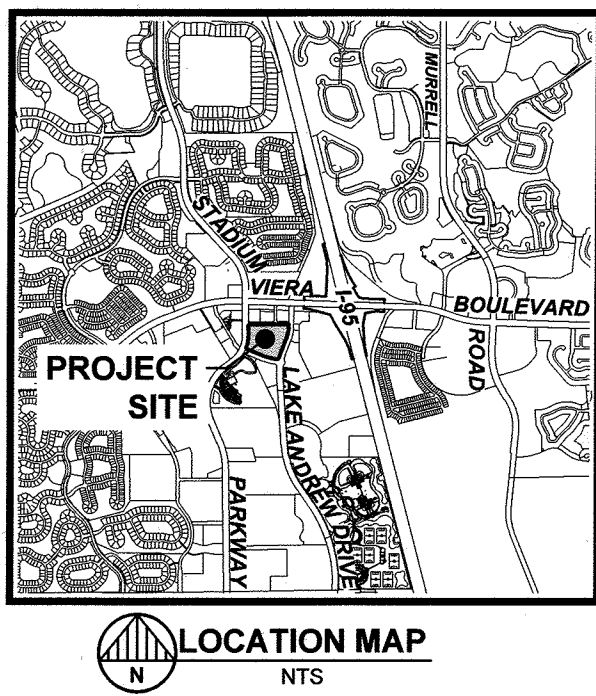
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1150
CERTIFICATE OF BUSINESS AUTHORIZATION: 4966
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00046

DATE: 03/09/2021
DESIGN/DRAWN: HAK/AH
DRAWING# 1137105_301_00
PROJECT# 11371.05

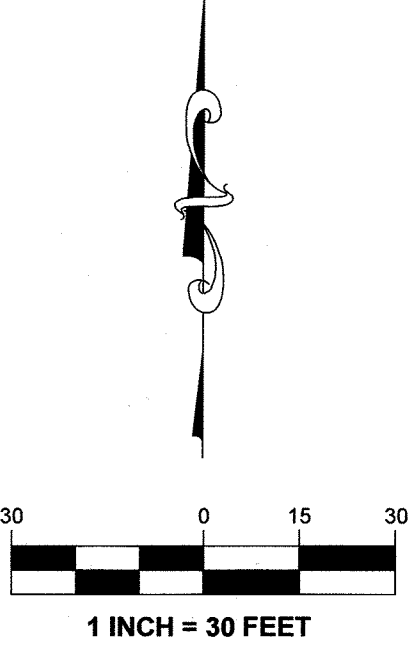
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VIERA BOULEVARD COMMERCIAL CENTER III
BEING A REPLAT OF LOT 1, BLOCK F OF VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 46, LYING IN
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 3 OF 3
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST



SURVEY SYMBOL LEGEND
● SET 5/8" IRON ROD AND CAP STAMPED
PRM LB4905, UNLESS OTHERWISE NOTED
▲ PERMANENT CONTROL POINT (PCP); SET
MAG NAIL AND DISK STAMPED PCP
LB4905, UNLESS OTHERWISE NOTED



ABBREVIATIONS

MINUTES/FEET	
SECONDS/INCHES	
DEGREES	°
NOT RADIAL	(NR)
ACRES	AC
ARC LENGTH	AL
BEGINNING OF CURVE	BOC
CHORD BEARING	CB
CENTRAL DRAINAGE DISTRICT	CDD
CHORD LENGTH	CH
CONCRETE MONUMENT	CM
CENTRAL/Delta ANGLE	DEL
DRAINAGE & UTILITY EASEMENT	D & UE
EAST	E
END OF CURVE	EOC
EASEMENT	ESMT
FOUND	FD
FOOT/FEET	FT
LICENSED BUSINESS	LB
NORTH	N
NON-TANGENT LINE	NTL
NOT TO SCALE	NTS
OFFICIAL RECORDS BOOK	OR/ORB
PLAT BOOK	PB
POINT OF COMPOUND CURVATURE	PCC
PERMANENT CONTROL POINT	PCP
PARKER-KALEN NAIL AND DISK	PKD
POINT OF BEGINNING	POB
POINT OF COMMENCEMENT	POC
POINT OF REVERSE CURVATURE	PRC
PAGE(S)	PG(S)
RADIUS	R
RIGHT-OF-WAY	R/W
SOUTH	S
PUBLIC SANITARY SEWER EASEMENT	SSE
WEST	W
PUBLIC WATER MAIN EASEMENT	WME

STADIUM PARKWAY
(150' PUBLIC R/W)
(ORB 3417, PG 3719)

N00°16'32"W 34.68'
N05°50'51"W 34.57'
N05°50'17"E 31.52'

10' PUBLIC
UTILITY ESMT
PB 67, PG 46

LOT 1
BLOCK A
3.11 AC

EXISTING PUBLIC
SIDEWALK ESMT
(WIDTH VARIES)
PB 67, PG 46

AL=326.13' R=889.00' DEL=2°10'10.8"
CB=N10°14'02"E CH=324.30'

LOT 2
BLOCK A
1.60 AC

50' PRIVATE LANDSCAPE/
DRAINAGE/ UTILITY EASEMENT
(ORB 8965, PAGE 12)

DETAIL 3

HENNESSY PLACE
(60' PUBLIC R/W)
(PB 67, PG 46)

N89°43'28"E 904.01'

N00°13'41"E 360.44'

LOT 1
BLOCK B
1.32 AC

TRACT A
0.45 AC

N89°43'28"E 10.00'

N00°13'41"E 28.73'

LOT 1
BLOCK A
3.11 AC

10' PUBLIC WME

S87°25'56"E 10.00'

AL=48.87' R=200.00' DEL=14°00'00"
CB=N07°13'41"E CH=48.75'

AL=45.38' R=223.00' DEL=11°39'38"
CB=S08°23'52"W CH=45.31'

10' PUBLIC SANITARY SEWER ESMT

LOT 2
BLOCK B
8.40 AC

MATCH LINE UPPER RIGHT

MATCH LINE LOWER CENTER

LOT 1
BLOCK A
3.11 AC

10' PUBLIC WME

AL=48.87' R=200.00' DEL=14°00'00"
CB=N07°13'41"E CH=48.75'

AL=45.38' R=223.00' DEL=11°39'38"
CB=S08°23'52"W CH=45.31'

10' PUBLIC SANITARY SEWER ESMT

LOT 2
BLOCK B
8.40 AC

LOT 2
BLOCK A
1.60 AC

TRACT A
0.45 AC

AL=46.23' R=100.00' DEL=26°29'14"
CB=S00°59'04"W CH=45.82'

10' PUBLIC WME

10' PUBLIC SANITARY SEWER ESMT

S77°44'27"W 10.00'

AL=30.32' R=50.00'
DEL=34°44'53"
CB=N05°08'54"E
CH=29.86'

S77°44'27"W 10.00'

N22°29'21"E 4.97'

PORADA DRIVE
(120' PUBLIC R/W)
(PB 67, PG 46)

N67°30'39"W 480.43'