IVANHOE DRIVE EXTENSION - SEGMENT A

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

HEALTH FIRST, INC.

NORTH BOUNDARY

VILLAGE CENTER I

VIERA VILLAGE CENTER 1

PB 66, PG 41

SURVEY SYMBOL LEGEND

OTHERWISE NOTED.

PERMANENT REFERENCE MONUMENT (PRM): FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905", UNLESS

PERMANENT REFERENCE MONUMENT (PRM):

FD 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

LINE OF VIERA

LOT 1, BLOCK A

PLAT NOTES

- . BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST LINE OF IVANHOE DRIVE, ACCORDING TO THE ROAD PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEARING
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED
- CONSOLIDATED -TOMOKA LAND CO. TO INDIGO GROUP, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5387 PAGE 3769, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 5. THE PUBLIC IMPROVEMENTS WITHIN THE LIMITS OF THIS PLAT ARE COVERED BY TITLE INSURANCE COMMITMENT FOR POLICY #8800126 ISSUED BY POLICY B

IVANHOE DRIVE EXTENSION - SEGMENT A

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

BEGIN AT THE SOUTHEAST CORNER OF IVANHOE DRIVE, AN 80.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO THE ROAD PLAT OF IVANHOE DRIVE AND VIDINA DRIVE, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF FLORIDA: THENCE ALONG THE NORTH BOUNDARY LINE OF SAID VIERA VILLAGE CENTER I THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE CONTINUE ALONG THE ARC OF SAID CURVE. (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 890.00 FEET. A CENTRAL ANGLE OF 03°58'13". A CHORD BEARING OF S53°17'14"W AND A CHORD LENGTH OF 61.66 FEET) A DISTANCE OF 61.67 FEET TO THE END OF SAID CURVE; 2) THENCE S55°16'20"W, A DISTANCE OF 676.87 FEET; 3) THENCE N34°43'40"W, A DISTANCE OF 70.00 FEET TO THE NORTHERLY MOST CORNER OF IVANHOE DRIVE, A 70.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID VIERA VILLAGE CENTER I; THENCE N55°16'20"E, A DISTANCE OF 676.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 12°29'13", A CHORD LENGTH OF 178.36 FEET AND A CHORD BEARING N49°01'44"E), A DISTANCE OF 178.71 FEET TO A POINT ON THE BOUNDARY OF TRACT E, ACCORDING TO THE ROAD PLAT OF SAID IVANHOE DRIVE AND VIDINA DRIVE; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID IVANHOE DRIVE AND VIDINA DRIVE. (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS 820.00 FEET, A CENTRAL ANGLE OF 17°12'40", A CHORD LENGTH OF 245.40 FEET AND A CHORD BEARING N34°10'47"E), A DISTANCE OF 246.32 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST: THENCE S64°25'33"E, ALONG SAID NON-TANGENT LINE. A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.80 ACRES, MORE OR LESS.

PG(S)

PAGE(S)

RADIUS

R/W RIGHT-OF-WAY

S SOUTH

ABBREVIATIONS

OFFICIAL RECORDS BOOK

POINT OF BEGINNING

POINT OF COMPOUND CURVATURE

POINT OF REVERSE CURVATURE

SANITARY SEWER EASEMENT

NORTHERLY

MOST CORNER OF IVANHOE

PERMANENT CONTROL POINT PARKER-KALEN NAIL AND DISK

ABBREVIATIONS

•	MINUTES/FEET	OI
н	SECONDS/INCHES	
0	DEGREES	
٨L	ARC LENGTH	
C	BEGINNING OF CURVE	
В	CHORD BEARING	
Ή	CHORD LENGTH	
M	CONCRETE MONUMENT	
В	CIRCUIT COURT BOOK	

PUBLIC DRAINAGE EASEMENT EOC END OF CURVE EX EXISTING

FD FOUND FT FOOT/FEET

IDENTIFICATION NUMBER

CENTRAL/DELTA ANGLE

NTS NOT TO SCALE

NON--TANGENT INTERSECTION

NON--TANGENT LINE

(NR) NOT RADIAL 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 UNPLATTED 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

ABOOTHEIT.										
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"	

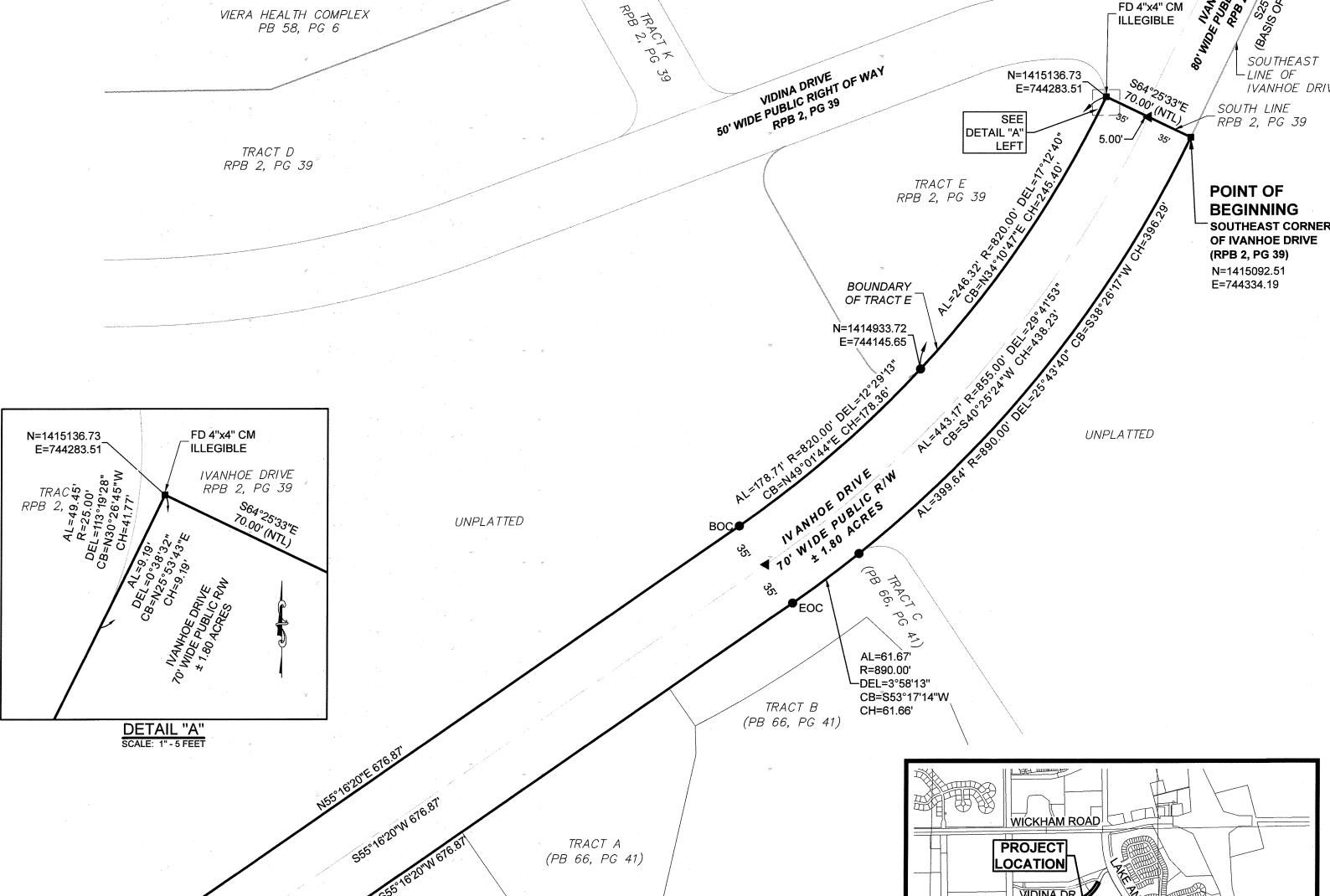
BREVARD OAKS SKILLED

NURSING FACILITY

(PB 65, PG 51)

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.

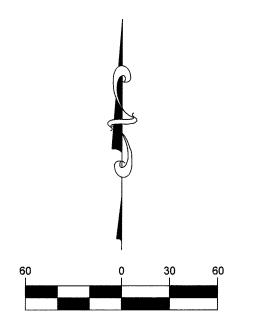


IVANHOE DRIVE AND VIDINA DRIVE

RPB 2, PG 39

RPB 2, PG 39

SOUTH LINE SECTION **REELING PARK** NORTH AND SEVILLE AT ADDISON VILLAGE-PHASE 1 **LOCATION MAP**



1 INCH = 60 FEET

- THIS PLAT PREPARED BY B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING

DATE: 03/22/2021 DESIGN/DRAWN: HAK/EAK DRAWING# 11528_300_001 PROJECT# 11528

ROAD PLAT BOOK PAGE

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in

fee simple of the lands described in **IVANHOE DRIVE EXTENSION - SEGMENT A**

Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates the right-of-way of Ivanhoe Drive as shown hereon to Brevard County for the perpetual use of the public for roadway, drainage, sidewalk, utilities and associated purposes.

THE VIERA COMPANY 7380 MURRELL ROAD, SUITE 201

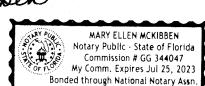
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of V physical presence or ____ online notarization, this 3-23-2/ 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 _

IN WITNESS WHEREOF, I have hereunto set my hand and seal on

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



CERTIFICATE OF SURVEYOR

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.

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 the right-of-way for Ivanhoe Drive to Brevard County for public use, including for roadway use, drainage facilities, utilities, sidewalks and associated purposes dedicated for 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 _ approved by the Board of County Commissioners of Brevard County, Florida.

Rita Pritchett, Chair

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

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