

REELING PARK SOUTH - PHASE 3

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF S10°48'03"W ON THE WEST LINE OF TRACT B3, ACCORDING TO THE PLAT OF VALENCIA AT ADDISON VILLAGE - PHASE 2, AS RECORDED IN PLAT BOOK 64, PAGE 38, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK G6B60 IS LOCATED NEAR 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:
 - 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 LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY-FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR REELING PARK SOUTH NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8691, PAGE 2106, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (HEREAFTER REFERRED TO AS THE "NEIGHBORHOOD DECLARATION").
 - NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
- 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.
- 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 5' WIDE PERPETUAL 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, PIVOTAL UTILITY HOLDINGS, INC. D/B/A FLORIDA CITY GAS, AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- A 5' WIDE PRIVATE NONEXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. ALONG SIDE LOT LINES FOR LOTS 1-44, BLOCK KK, LOTS 1-10, BLOCK JJ, AND LOTS 1-6, BLOCK II AND INCLUDES THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH, FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SWALE CONFORMING TO THE SUBDIVISION DESIGN APPROVED BY BREVARD COUNTY. SUCH SWALES SHALL BE PART OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION REFERENCED IN PLAT NOTE 6(B) ABOVE) AND MAINTAINED IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SIDE YARD SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREON.
- LOTS 1-7 BLOCK FF, LOTS 1-16, BLOCK GG AND LOTS 1-4, BLOCK HH SHOWN HEREON ARE SUBJECT TO A 5' PRIVATE EASEMENT FOR ROOF OVERHANG AND OTHER ENCROACHMENTS AND DRAINAGE IN FAVOR OF REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AND APPURTENANT TO THE LOT OF WHICH THE ENCROACHMENTS ARE A PART, ON THE NON-ZERO SIDE LOT LINE OF THE SERVICENT LOT AS DESCRIBED IN THE DECLARATION FOR REELING PARK SOUTH NEIGHBORHOOD AREA REFERENCED IN THIS PLAT AND AS SHOWN ON SHEET 6 HEREOF.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS G, I, OSN3-23, OSN3-25 AND OSN3-26 FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF PROJECT STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION); TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH (INCLUDING WITHOUT LIMITATION THE PRIVATE ALLEY IMPROVEMENTS LOCATED ON TRACT G), TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL VSD DRAINAGE SYSTEM FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- TRACT I SHALL BE OWNED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AND IS RESERVED FOR LANDSCAPING, IRRIGATION FACILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACT I AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- TRACT G COMPRISING THE PRIVATE RIGHT-OF-WAY FOR DALKALA ALLEY SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. INCLUDING WITHOUT LIMITATION ALL PRIVATE ALLEY IMPROVEMENTS LOCATED THEREON. SUCH ASSOCIATION IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM SUCH PRIVATE ALLEY IMPROVEMENTS INTO AND THROUGH THE PRIVATE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN TRACT G AND RECEIVE STORMWATER DRAINAGE FROM TRACT G, REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTAINING SUCH DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN TRACT G.
- TRACTS OSN3-23, OSN3-25 AND OSN3-26 SHALL BE OWNED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR OPEN SPACE, SIDEWALKS, TRAILS, SIGNAGE, LANDSCAPING, IRRIGATION FACILITIES, UTILITIES, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, A SHARED USE TRAIL OR PEDWAY. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOT 16, BLOCK GG; LOTS 2 AND 3, BLOCK II; LOTS 5 AND 6, BLOCK JJ AND LOTS 3 AND 4, 18 AND 19, 21 AND 22, 26 AND 27, 40 AND 41, BLOCK KK; ARE NONEXCLUSIVE AND GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, IMPROVEMENT AND INSPECTION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM; TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH, NO FENCES, TREES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE IS PROHIBITED.
- ALL DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT. AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO THE VSD DRAINAGE SYSTEM AND REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN OR ADJOINING THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND, NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS OR ANY OTHER STORM WATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT OR DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACT G FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH.
- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACT G AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF VSD DRAINAGE SYSTEM FACILITIES, STREET LIGHTING, AND RELATED IMPROVEMENTS.
- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT G 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 ASSOCIATION DECLARATION REFERENCED IN THIS PLAT.

STATE PLANE COORDINATE NOTES:

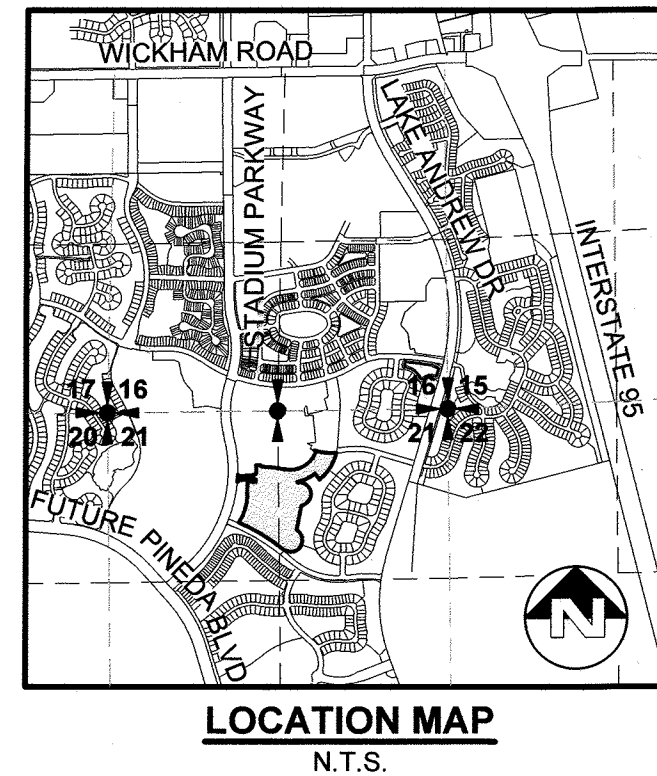
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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°15'26.19882"	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.

**DESCRIPTION**

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT B4, VALENCIA AT ADDISON VILLAGE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 57, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN SOUTHWESTERLY, ALONG THE ARC OF THE CURVED WEST BOUNDARY LINE OF SAID VALENCIA AT ADDISON VILLAGE - PHASE 1, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 38°21'47", A CHORD BEARING OF S31°52'41"W, AND A CHORD LENGTH OF 486.27 FEET), A DISTANCE OF 495.48 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST, SAID POINT BEING ON THE WEST BOUNDARY LINE OF TRACT B3, ACCORDING TO THE PLAT OF VALENCIA AT ADDISON VILLAGE - PHASE 2, AS RECORDED IN PLAT BOOK 64, PAGE 38, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE WEST BOUNDARY LINE OF SAID VALENCIA AT ADDISON VILLAGE - PHASE 2); THENCE ALONG THE WEST BOUNDARY LINE OF SAID VALENCIA AT ADDISON VILLAGE - PHASE 2 THE FOLLOWING FIVE (5) COURSES AND DISTANCES, 1) THENCE N38°59'26"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 28°35'12", A CHORD BEARING OF S65°21'10"W, AND A CHORD LENGTH OF 306.14 FEET), A DISTANCE OF 309.34 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; 3) THENCE S10°21'14"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 180°57'32", A CHORD BEARING OF S09°52'28"W, AND A CHORD LENGTH OF 369.99 FEET), A DISTANCE OF 584.29 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; 5) THENCE S10°48'03"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 384.06 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 180°57'32", A CHORD BEARING OF S32°02'28"W, AND A CHORD LENGTH OF 369.99 FEET), A DISTANCE OF 584.29 FEET TO THE NORTHEAST CORNER OF TRACT OSN3-27, REELING PARK SOUTH - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 2, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY LINE OF SAID REELING PARK SOUTH - PHASE 1, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 06°03'27", A CHORD BEARING OF N54°27'02"W, AND A CHORD LENGTH OF 19.55 FEET), A DISTANCE OF 19.55 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 3050.00 FEET, A CENTRAL ANGLE OF 15°14'50", A CHORD BEARING OF N59°02'44"W, AND A CHORD LENGTH OF 809.25 FEET), A DISTANCE OF 811.64 FEET TO A CUSP OF CURVE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 843.00 FEET, A CENTRAL ANGLE OF 31°10'12", A CHORD BEARING OF N16°58'23"E, AND A CHORD LENGTH OF 452.98 FEET), A DISTANCE OF 458.61 FEET TO THE END OF SAID CURVE; 4) THENCE N01°23'17"E, A DISTANCE OF 208.48 FEET, 5) THENCE S08°38'45"E, A DISTANCE OF 127.00 FEET, 6) THENCE N01°23'17"E, A DISTANCE OF 18.06 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 SOUTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°33'08", A CHORD BEARING OF N45°23'17"W, AND A CHORD LENGTH OF 36.43 FEET), A DISTANCE OF 40.82 FEET TO A POINT OF COMPOUND CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1775.00 FEET, A CENTRAL ANGLE OF 05°07'40", A CHORD BEARING OF S85°16'19"W, AND A CHORD LENGTH OF 158.81 FEET), A DISTANCE OF 158.86 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; 9) THENCE S77°43'02"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 39.51 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 1772.00 FEET, A CENTRAL ANGLE OF 01°29'02", A CHORD BEARING OF S80°41'35"W, AND A CHORD LENGTH OF 45.88 FEET), A DISTANCE OF 45.90 FEET TO A POINT OF COMPOUND CURVATURE; 11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75°06'22", A CHORD BEARING OF S42°23'53"W, AND A CHORD LENGTH OF 30.47 FEET), A DISTANCE OF 32.77 FEET TO A CUSP OF CURVE, (SAID POINT ALSO BEING A POINT ON THE CURVED EASTERLY RIGHT-OF-WAY LINE OF STADIUM PARKWAY, ACCORDING TO THE ROAD PLAT OF STADIUM PARKWAY SOUTH EXTENSION - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 4, PAGE 66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 2125.00 FEET, A CENTRAL ANGLE OF 38°55'56", A CHORD BEARING OF N03°18'00"E, AND A CHORD LENGTH OF 114.59 FEET), A DISTANCE OF 114.60 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100°58'45", A CHORD BEARING OF S48°45'05"E, AND A CHORD LENGTH OF 38.58 FEET), A DISTANCE OF 44.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1635.00 FEET, A CENTRAL ANGLE OF 07°17'51", A CHORD BEARING OF N44°25'28"E, AND A CHORD LENGTH OF 233.56 FEET), A DISTANCE OF 233.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°02'38", A CHORD BEARING OF N44°33'04"E, AND A CHORD LENGTH OF 34.43 FEET), A DISTANCE OF 37.98 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 2410.00 FEET, A CENTRAL ANGLE OF 03°02'10", A CHORD BEARING OF N00°29'20"W, AND A CHORD LENGTH OF 127.69 FEET), A DISTANCE OF 127.71 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE EAST; THENCE N87°59'35"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 65.00 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 25.00 FEET, A CENTRAL ANGLE OF 86°30'58", A CHORD BEARING OF S45°15'53"E, AND A CHORD LENGTH OF 34.28 FEET), A DISTANCE OF 37.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1665.00 FEET, A CENTRAL ANGLE OF 10°29'32", A CHORD BEARING OF S81°16'35"E, AND A CHORD LENGTH OF 269.34 FEET), A DISTANCE OF 359.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 80°25'16", A CHORD BEARING OF N61°45'33"E, AND A CHORD LENGTH OF 548.76 FEET), A DISTANCE OF 596.54 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 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 94°02'25", A CHORD BEARING OF N25°28'17"W, AND A CHORD LENGTH OF 36.58 FEET), A DISTANCE OF 41.03 FEET TO A CUSP OF CURVE, (SAID POINT ALSO BEING A POINT ON THE CURVED SOUTH RIGHT-OF-WAY LINE OF RIBERA DRIVE ACCORDING TO THE PLAT OF REELING PARK SOUTH - PHASE 2, AS RECORDED IN PLAT BOOK 68, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 16°39'11", A CHORD BEARING OF S81°49'05"E, AND A CHORD LENGTH OF 291.71 FEET), A DISTANCE OF 293.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1840.00 FEET, A CENTRAL ANGLE OF 01°52'26", A CHORD BEARING OF N87°55'06"E, AND A CHORD LENGTH OF 53.64 FEET), A DISTANCE OF 53.64 FEET TO THE POINT OF BEGINNING. CONTAINING 26.59 ACRES, MORE OR LESS

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
191 SOUTH HARBOR CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 735-8174 FAX: (321) 735-1199
CERTIFICATE OF BUSINESS AUTHORITY: 11335905_304
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 14000455

DATE: 6/9/2021
DESIGN/DRAWN: LEH/RMB
DRAWING# 1135905_304_001
PROJECT# 11359.05

PLAT BOOK ___, PAGE __

SHEET 1 OF 6

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described in

REELING PARK SOUTH - PHASE 3

Hereby dedicates said lands and plat for the uses and purposes herein expressed and hereby dedicates the public right-of-ways of Allure Drive, Lyside Drive, Donovan Court and Pescara Court, and public utility easements shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right or interest therein.

By:
President: Todd J. Pokrywa

Attest:
Secretary: Jay A. Decator, III

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

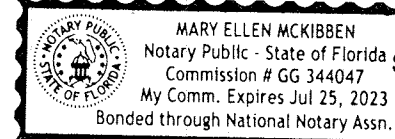
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this July 6, 2021 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.

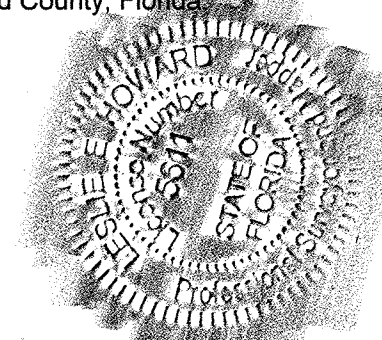
NOTARY PUBLIC

Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. G6344047

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/08/2020 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.

Registration Number 5611
KESLIE B. HOWARD
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 public right-of-ways of Allure Drive, Lyside Drive, Donovan Court and Pescara Court, and public utility easements 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 _____, 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 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.

PLAT BOOK __, PAGE __
SHEET 2 OF 6
SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
C#	CURVE TABLE LABEL
CB	CHORD BEARING
CH	CHORD LENGTH
DEL	CENTRAL/DELTA ANGLE
D.E.	PRIVATE DRAINAGE EASEMENT
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PT	POINT OF TANGENCY
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RB	RADIAL BEARING
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL

SECTION CORNER, MARKED AS NOTED

1/4 SECTION CORNER, MARKED AS NOTED

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

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

FOUND 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

- 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: 44605
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004925

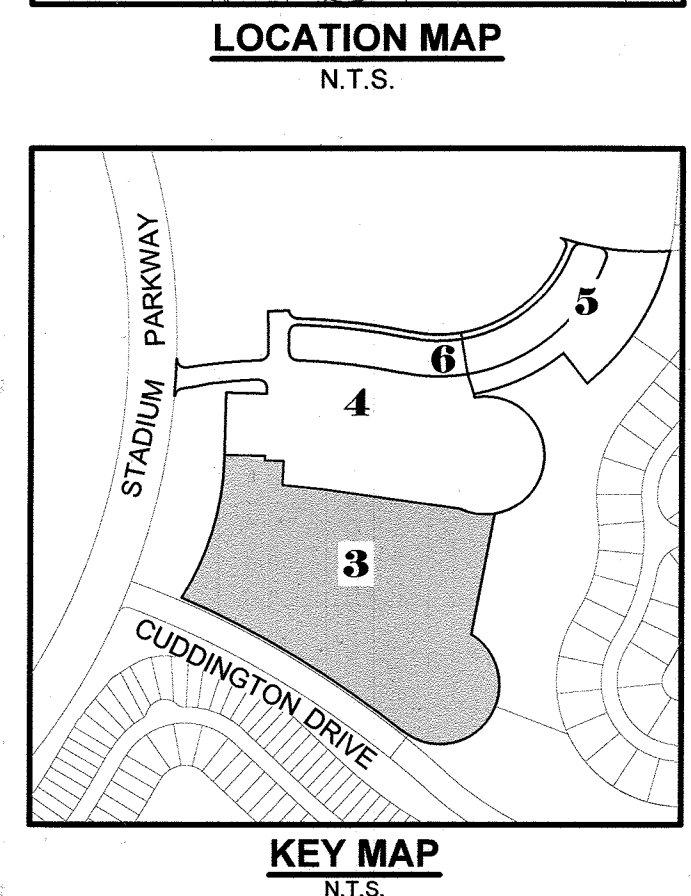
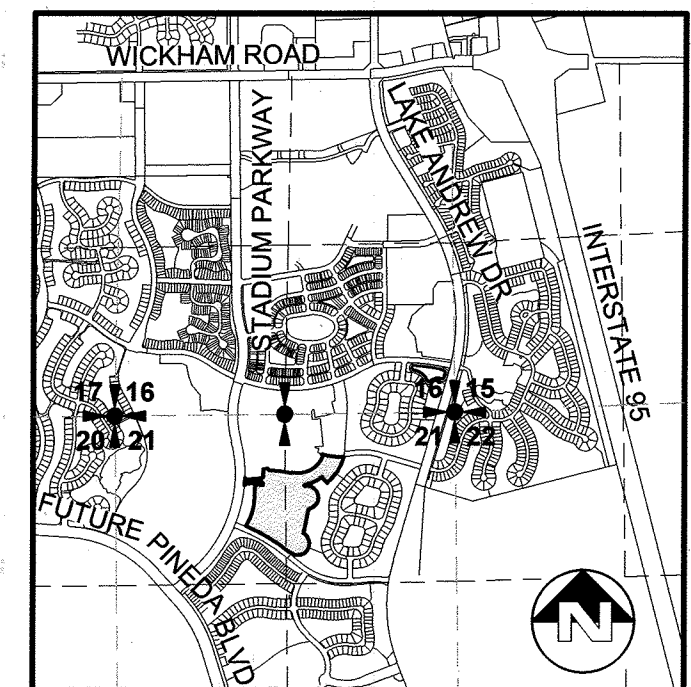
DATE: 6/9/2021
DESIGN/DRAWN: LEH/RMB
DRAWING# 1135905_304_002
PROJECT# 1135905

REELING PARK SOUTH - PHASE 3

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 3 OF 6
SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	73.02'	1030.00'	4°03'42"	N27°35'23"E	73.00
C2	40.06'	25.00'	91°48'47"	S71°27'55"W	35.91
C3	36.16'	25.00'	82°52'38"	S21°19'46"E	33.09



ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ARC LENGTH
- BOC BEGINNING OF CURVE
- C# CURVE TABLE LABEL
- CB CHORD BEARING
- CH CHORD LENGTH
- DEL CENTRAL/DELTA ANGLE
- D.E. PRIVATE DRAINAGE EASEMENT
- ID# IDENTIFICATION NUMBER
- LB LICENSED BUSINESS
- N.T.S. NOT TO SCALE
- NR NOT RADIAL
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- P.D.E. PUBLIC DRAINAGE EASEMENT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PT POINT OF TANGENCY
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RB RADIAL BEARING
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- TYP TYPICAL

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- FOUND 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

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH WILSON AVENUE, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 734-1111 FAX: (321) 734-1112
CERTIFICATE OF BUSINESS AUTHORIZATION #005
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #0000005

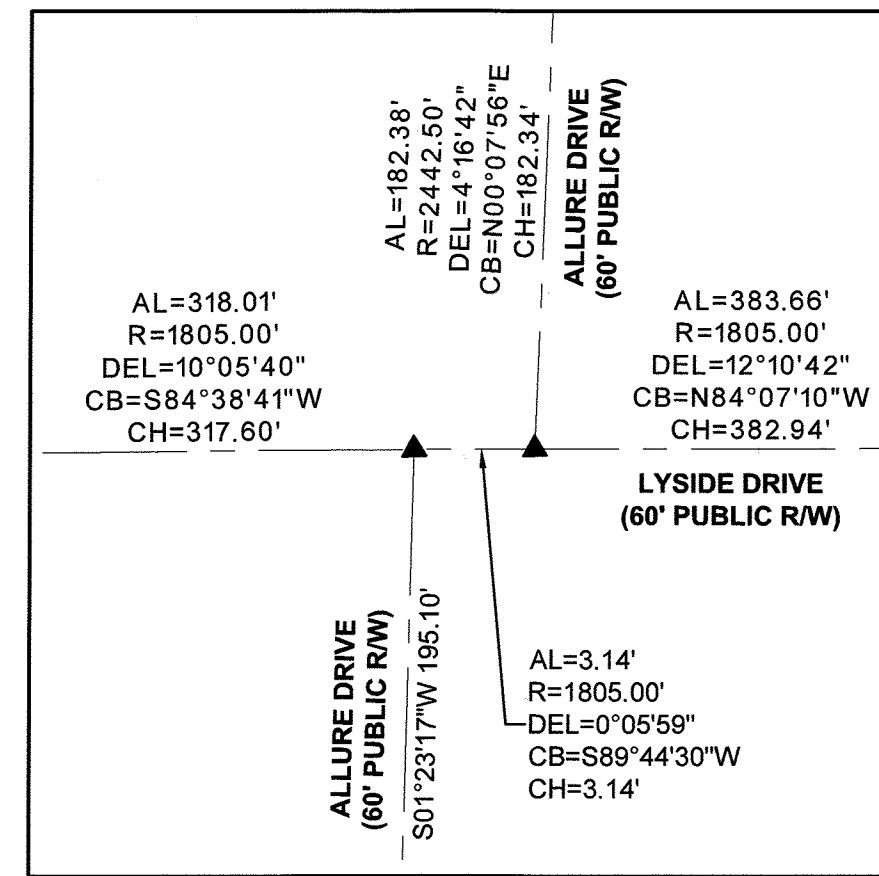
DATE: 6/9/2021
DESIGN/DRAWN: LEH/RMB
DRAWING# 1135905_304_003
PROJECT# 11359.05

REELING PARK SOUTH - PHASE 3

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

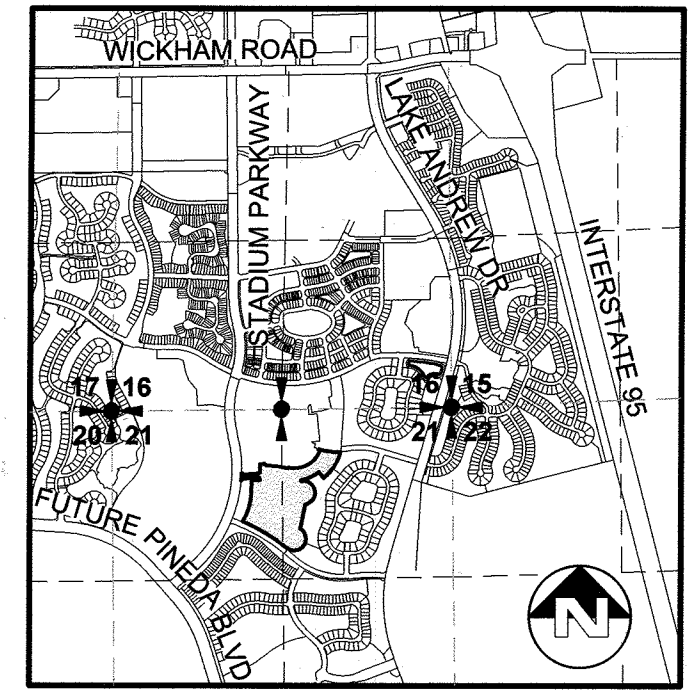
BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 4 OF 6
SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

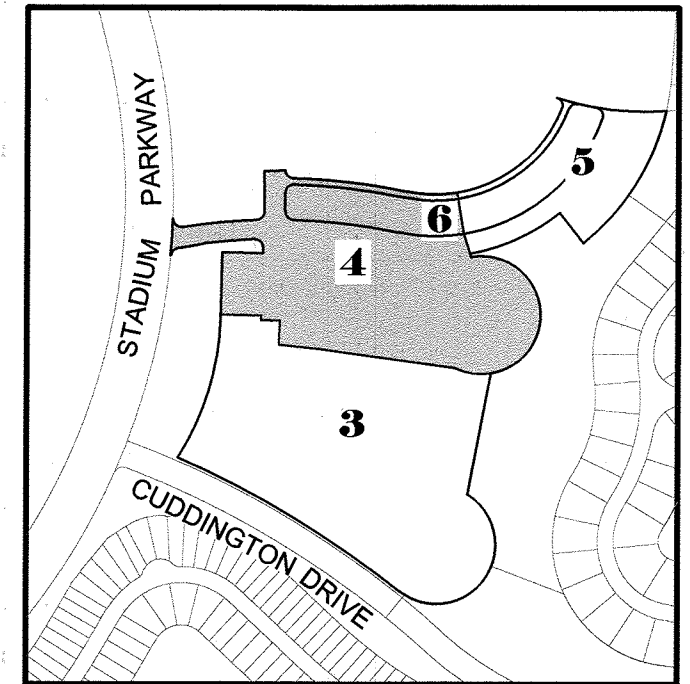


DETAIL 2
SCALE: 1" = 5'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	39.30'	25.00'	90°03'28"	S46°25'01"W	35.37
C5	39.25'	25.00'	89°56'45"	S43°35'05"E	35.34
C6	39.29'	25.00'	90°03'05"	S46°24'49"W	35.37
C7	40.82'	25.00'	93°33'08"	N45°23'17"W	36.43
C8	38.99'	25.00'	89°21'28"	S43°42'15"E	35.16
C9	18.67'	1835.00'	0°34'59"	N88°05'29"W	18.67
C10	35.00'	1835.00'	1°05'34"	N87°15'13"W	35.00
C11	35.00'	1835.00'	1°05'34"	N86°09'38"W	35.00
C12	35.00'	1835.00'	1°05'34"	N85°04'04"W	35.00
C13	35.00'	1835.00'	1°05'34"	N83°58'30"W	35.00
C14	35.00'	1835.00'	1°05'34"	N82°52'56"W	35.00
C15	35.00'	1835.00'	1°05'34"	N81°47'21"W	35.00
C16	25.00'	1835.00'	0°46'50"	N80°51'09"W	25.00
C17	35.00'	1835.00'	1°05'34"	N79°54'57"W	35.00
C18	35.00'	1835.00'	1°05'34"	N78°49'23"W	35.00
C19	7.89'	1835.00'	0°14'47"	N78°09'12"W	7.89
C20	33.23'	555.00'	3°25'49"	S79°44'43"E	33.22
C21	43.66'	555.00'	4°30'27"	S83°42'51"E	43.65
C22	128.80'	2475.00'	2°58'54"	N00°30'58"W	128.78
C23	40.13'	25.00'	91°58'34"	S45°35'14"W	35.96
C24	37.10'	1945.00'	1°05'34"	N86°09'38"W	37.10
C25	26.50'	1945.00'	0°46'50"	N80°51'09"W	26.50
C26	8.36'	1945.00'	0°14'47"	N78°09'12"W	8.36
C27	35.01'	445.00'	4°30'27"	N82°45'47"E	35.00
C28	228.04'	628.00'	20°48'19"	S88°25'58"E	226.79



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

ABBREVIATIONS

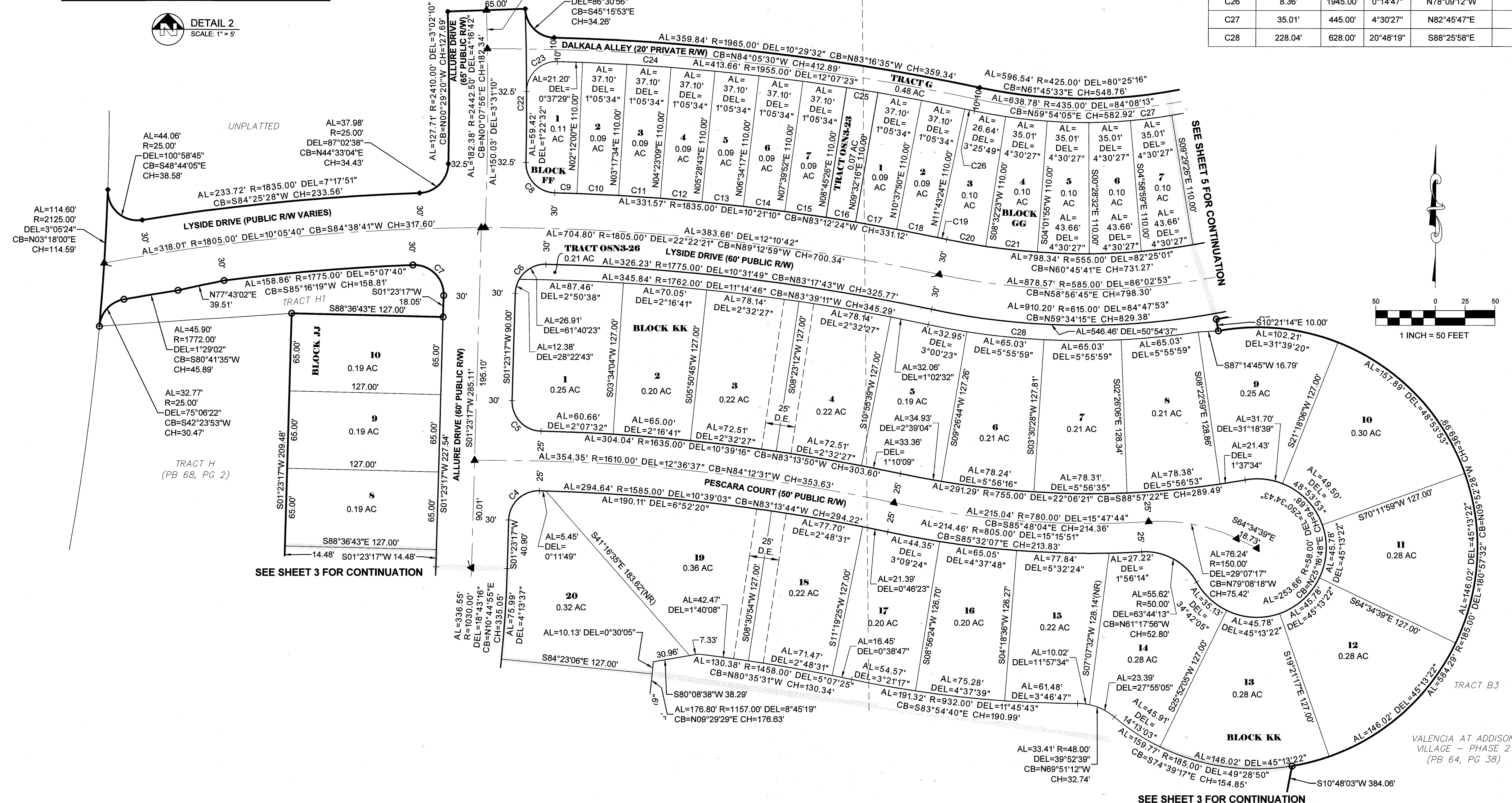
MINUTES/FEET	
SECONDS/INCHES	
DEGREES	
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
#	CURVE TABLE LABEL
CB	CHORD BEARING
CH	CHORD LENGTH
DEL	CENTRA/DELTA ANGLE
D.E.	PRIVATE DRAINAGE EASEMENT
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PT	POINT OF TANGENCY
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RB	RADIAL BEARING
RPB	ROAD PLAT BOOK
RAW	RIGHT-OF-WAY
TYP	TYPICAL

SURVEY SYMBOL LEGEND

	SECTION CORNER, MARKED AS NOTED
	1/4 SECTION CORNER, MARKED AS NOTED
	PERMANENT REFERENCE MONUMENT (PRM); FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
	SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
	FOUND 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

- THIS PLAT PREPARED BY -

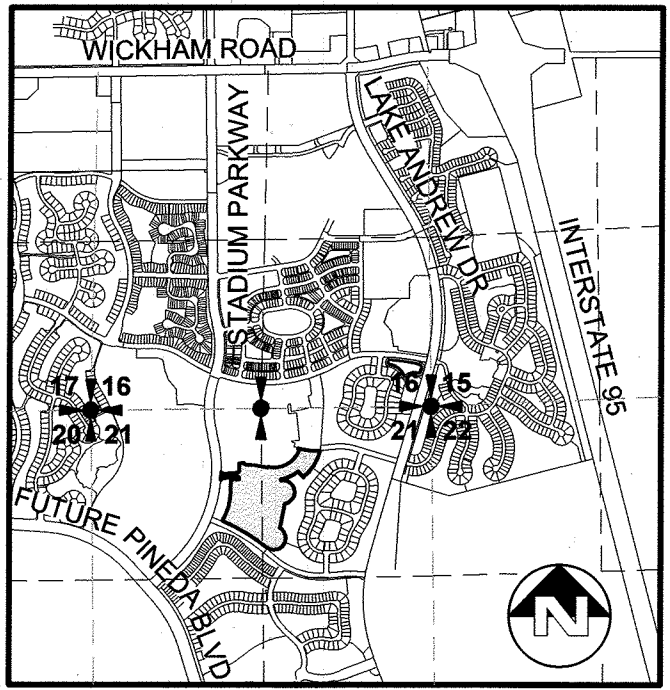
	B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 115 SOUTH HERRING CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901 PHONE: (321) 725-3834 FAX: (321) 725-1169 CERTIFICATE OF BUSINESS AUTHORIZATION: 0005	DATE: 6/9/2021 DESIGN/DRAWN: LEH/RMB DRAWING# 1135905_304_004 PROJECT# 11359.05
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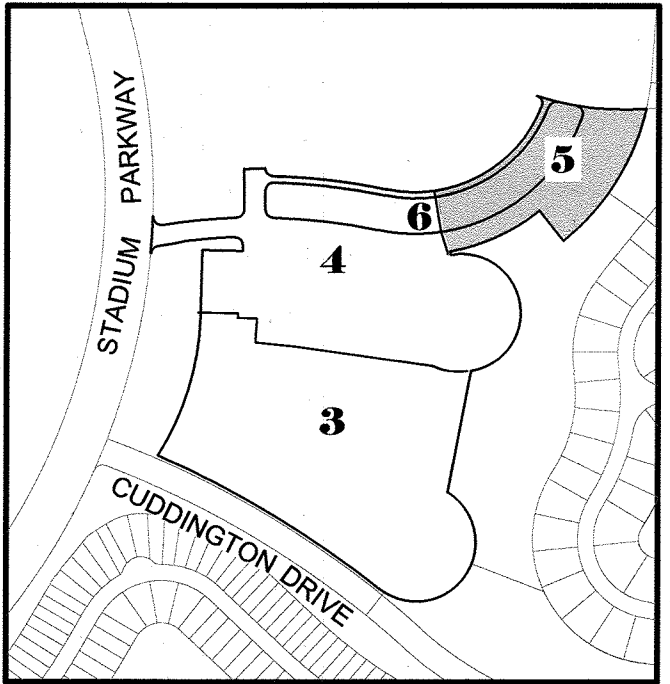
SEE SHEET 3 FOR CONTINUATION

REELING PARK SOUTH - PHASE 3
SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 5 OF 6
SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

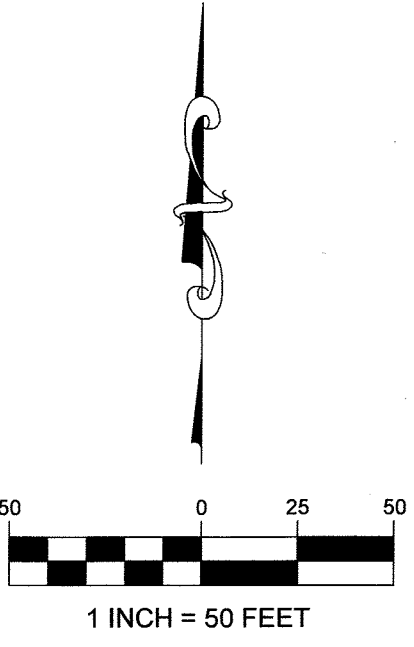


LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	35.01'	445.00'	4°30'27"	N82°45'47"E	35.00
C29	35.01'	445.00'	4°30'27"	N78°15'20"E	35.00
C30	35.01'	445.00'	4°30'27"	N73°44'53"E	35.00
C31	35.01'	445.00'	4°30'27"	N69°14'26"E	35.00
C32	35.01'	445.00'	4°30'27"	N64°43'58"E	35.00
C33	35.01'	445.00'	4°30'27"	N60°13'31"E	35.00
C34	35.01'	445.00'	4°30'27"	N55°43'04"E	35.00
C35	35.01'	445.00'	4°30'27"	N51°12'37"E	35.00
C36	35.01'	445.00'	4°30'27"	N46°42'09"E	35.00
C37	42.05'	445.00'	5°24'50"	N41°44'31"E	42.03
C38	22.41'	445.00'	2°53'07"	N37°35'33"E	22.41
C39	35.01'	445.00'	4°30'27"	N33°53'46"E	35.00
C40	35.01'	445.00'	4°30'27"	N29°23'19"E	35.00
C41	35.01'	445.00'	4°30'27"	N24°52'51"E	35.00
C42	36.01'	25.00'	82°31'48"	S61°53'04"W	32.98
C43	43.71'	25.00'	100°09'54"	N30°31'46"W	38.35
C44	27.95'	555.00'	2°53'07"	N37°35'33"E	27.94



ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CURVE TABLE LABEL
- CH CHORD BEARING
- CH CHORD LENGTH
- DEL CENTRAL/DELTA ANGLE
- D.E. PRIVATE DRAINAGE EASEMENT
- ID# IDENTIFICATION NUMBER
- LB LICENSED BUSINESS
- N.T.S. NOT TO SCALE
- (NR) NOT RADIAL
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- P.D.E. PUBLIC DRAINAGE EASEMENT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PT POINT OF TANGENCY
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RB RADIAL BEARING
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- TYP TYPICAL

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP; STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- FOUND 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

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
315 SOUTH HARRIS CITY BOULEVARD, SUITE A, MELBOURNE, FL 32901
PHONE: (321) 725-9914 FAX: (321) 725-1199
CERTIFICATE OF BUSINESS AUTHORIZATION #0002
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION 100004905

DATE: 6/9/2021
DESIGN/DRAWN: LEH/RMB
DRAWING# 1135905_304_005
PROJECT# 11359.05

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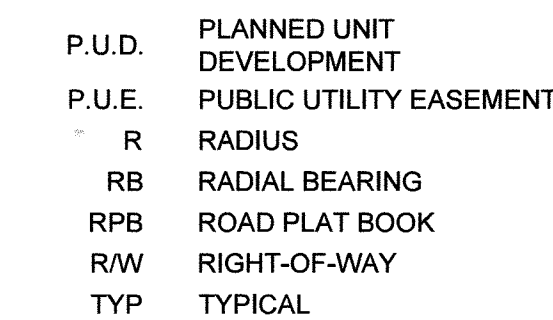
BREVARD COUNTY, FLORIDA

SHEET 6 OF 6
SECTION 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



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

3



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32991
PHONE: (321) 725-3674 FAX: (321) 723-1158
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000400

DATE: 6/9/2021
DESIGN/DRAWN: LEH/RMB
DRAWING# 1135905_304_000
PROJECT# 11359.05

- THIS PLAT PREPARED BY

DATE: 6/9/2021

DESIGN/DRAWN: LEH/RMB
DRAWING# 1125005 204 000

DRAWING# 1135905_30
PROJECT# 11359.05