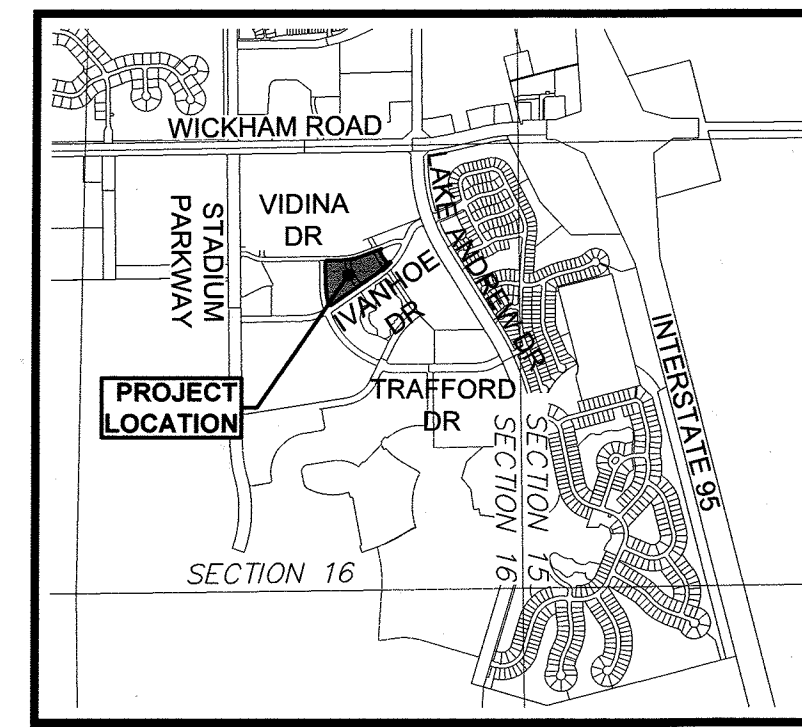


VIERA VILLAGE CENTER II

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA



PLAT BOOK _____, PAGE _____

SHEET 1 OF 2

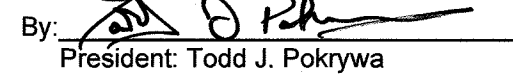
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

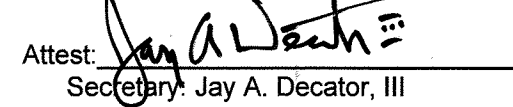
DEDICATION

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

VIERA VILLAGE CENTER II

hereby dedicates said lands and plat for the uses and purposes thereon expressed and dedicates the right-of-ways for LYNX WAY and KEHOE WAY to Brevard County for public use, including for roadways, drainage facilities, utilities, sidewalks and associated purposes. 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 shown hereon be owned and maintained privately and that the public and Brevard County 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

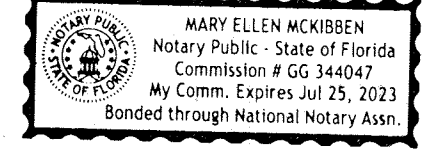
STATE OF FLORIDA COUNTY OF BREVARD

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.

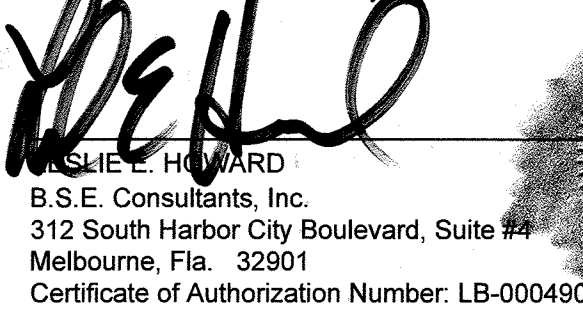
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.


NOTARY PUBLIC

Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires Jul 25, 2023
Comm. No. 06344047

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 04/07/2021 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.


MICHAEL J. SWEENEY
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite 700
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

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 public right-of-ways for LYNX WAY AND KEHOE WAY, and all public utility easements shown hereon, to Brevard County 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.

ABBREVIATIONS

MINUTES/FEET
SECONDS/INCHES
DEGREES
ARC LENGTH
BEGINNING OF CURVE
CHORD BEARING
CHORD LENGTH
CONCRETE MONUMENT
CIRCUIT COURT BOOK
CENTRAL/DELTA ANGLE
PUBLIC DRAINAGE EASEMENT
EAST
END OF CURVE

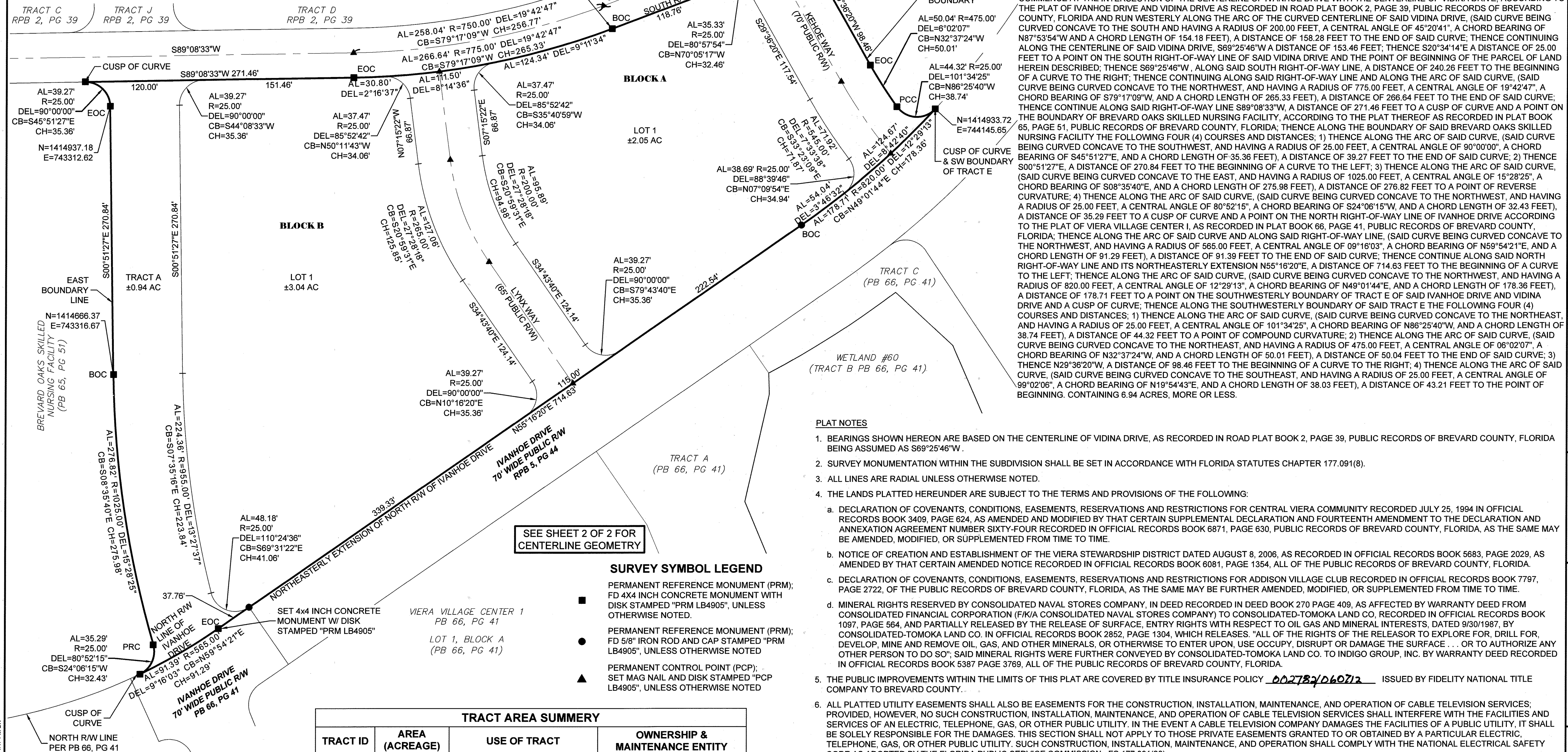
ABBREVIATIONS

EX EXISTING
FOUND
FOOT/FEET
IDENTIFICATION NUMBER
NORTH
NOT TO SCALE
NON-TANGENT INTERSECTION
NON-TANGENT LINE
NOT RADIAL
OFFICIAL RECORDS BOOK
PLAT BOOK
POINT OF COMPOUND CURVATURE
PERMANENT CONTROL POINT

ABBREVIATIONS

PKD PARKER-KALEN NAIL AND DISK
PAGE(S)
POINT OF BEGINNING
POINT OF REVERSE CURVATURE
RADIUS
ROAD PLAT BOOK
RIGHT-OF-WAY
SOUTH
SANITARY SEWER EASEMENT
WEST

SET 4x4 INCH CONCRETE MONUMENT W/ DISK STAMPED "PRM LB4905"



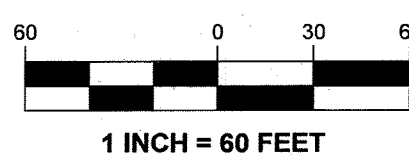
STATE PLANE COORDINATE NOTES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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 1080	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	227,841.565	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.



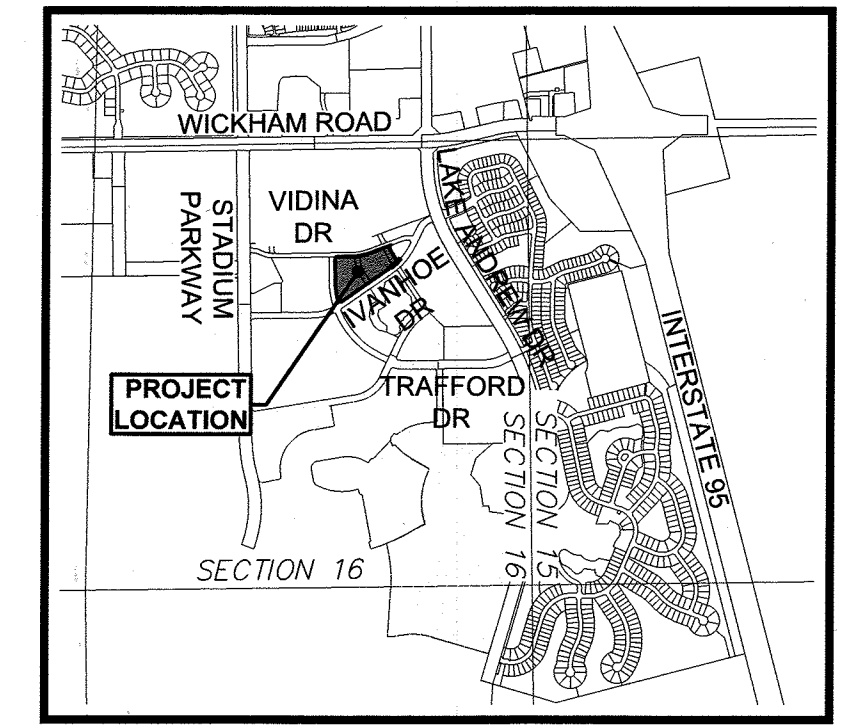
DATE: 04/07/2021
DESIGN/DRAWN: HAK/EAK
DRAWING# 1158001_300_001
PROJECT# 115801.01

VIERA VILLAGE CENTER II

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 2
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST



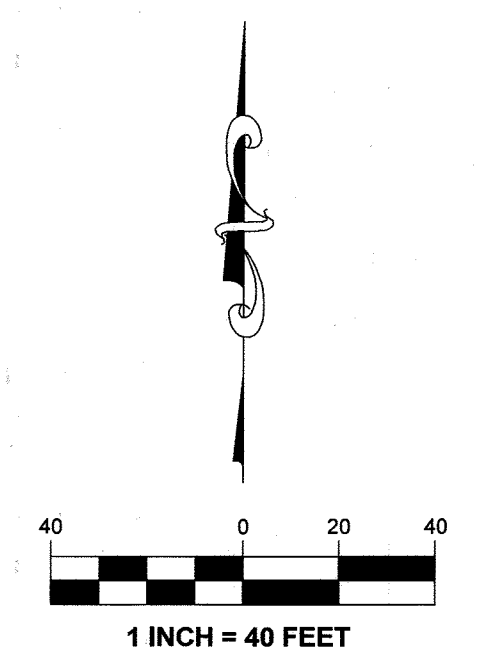
LOCATION MAP
NTS

ABBREVIATIONS

MINUTES/FEET	
SECONDS/INCHES	
DEGREES	
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CCB	CIRCUIT COURT BOOK
DEL	CENTRAL/DELTA ANGLE
DE	PUBLIC DRAINAGE EASEMENT
E	EAST
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
ID#	IDENTIFICATION NUMBER
N	NORTH
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
S	SOUTH
SSE	SANITARY SEWER EASEMENT
W	WEST

SURVEY SYMBOL LEGEND

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



- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HAVEN CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901
PHONE: (321) 725-2674 FAX: (321) 725-1153
CERTIFICATE OF BUSINESS AUTHORIZATION: 8865
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB8804895

DATE: 04/07/2021
DESIGN/DRAWN: HAK/EAK
DRAWING# 1158001_300_001
PROJECT# 11580.01

H:\Projects\Folder11580.01\Drawings\1158001_300_001.dwg, May 12, 2021 2:31:35 PM BK