

ADDISON PARK

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF VIERA CENTRAL PUD, TRACT 12 UNIT 1, PARCELS 1-3, PHASE 4, AS RECORDED IN PLAT BOOK 44, PAGE 91, PUBLIC RECORD OF BREVARD COUNTY FLORIDA, BEING ASSUMED AS S31°59'26"E.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY VERTICAL CONTROL MONUMENTS ARE LOCATED WITHIN THE VICINITY OF THIS PLAT BOUNDARY. PLEASE CALL BREVARD COUNTY SURVEY DIVISION FOR INFORMATION.
- 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.
 - 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 PROPERTY OWNERS' 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 PROPERTY OWNERS' ASSOCIATION TO MAINTAIN.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF 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 ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7797, AT PAGE 2722, IN THE PUBLIC RECORDS OF BREVARD COUNTY; AS THE SAME MAY BE FROM TIME TO TIME AMENDED, SUPPLEMENTED OR MODIFIED.
 - 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 NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT DATED DECEMBER 14, 2008 AND RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND AS FURTHER AMENDED 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.
 - MINERAL RIGHTS RESERVED BY CONSOLIDATED NAVAL STORES COMPANY, IN DEED RECORDED IN DEED BOOK 270 PAGE 409, AS AFFECTED BY WARRANTY DEED FROM CONSOLIDATED FINANCIAL CORPORATION (FICA CONSOLIDATED NAVAL STORES COMPANY) TO CONSOLIDATED-TOMOKA LAND CO. RECORDED IN OFFICIAL RECORDS BOOK 1097, PAGE 564 AND PARTIALLY RELEASED BY THE RELEASE OF SURFACE, ENTRY RIGHTS WITH RESPECT TO OIL, GAS AND MINERAL INTERESTS, DATED 9/30/1987, BY CONSOLIDATED-TOMOKA LAND CO. IN OFFICIAL RECORDS BOOK 2852 PAGE 1304, WHICH RELEASES "ALL OF THE RIGHTS OF THE RELEASOR TO EXPLORE FOR, DRILL FOR, DEVELOP, MINE AND REMOVE OIL, GAS, AND OTHER MINERALS, OR OTHERWISE TO ENTER UPON, USE OCCUPY, DISRUPT OR DAMAGE THE SURFACE ... OR TO AUTHORIZE ANY OTHER PERSON TO DO SO"; SAID MINERAL RIGHTS WERE FURTHER CONVEYED BY 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.
 - DRAINAGE CONNECTION EASEMENT AGREEMENT RECORDED AUGUST 25, 2017, IN OFFICIAL RECORDS BOOK 7969, PAGE 2795, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 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 ALL LOTS AND TRACTS (THAT PORTION OF LOT 1 BLOCK A, AND LOT 2 BLOCK A), ABUTTING AND COINCIDENT WITH A PUBLIC STREET RIGHT OF WAY A 10' WIDE PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). THE TERM "UTILITY" AS USED IN THIS NOTE SHALL MEAN PUBLIC AND PRIVATE UTILITY COMPANIES AND INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELL SOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- THE SANITARY SEWER EASEMENTS AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE MAINTENANCE, OPERATION, REPAIR, CONSTRUCTION AND ACCESS ASSOCIATED WITH THE SANITARY SEWER IMPROVEMENTS CONSTRUCTED WITHIN SAID EASEMENT.
- THE 15' REUSE WATER EASEMENT AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT IS DEDICATED TO BREVARD COUNTY FOR THE MAINTENANCE, OPERATION, REPAIR, CONSTRUCTION AND ACCESS ASSOCIATED WITH THE REUSE WATER IMPROVEMENTS WITHIN SAID EASEMENT.
- THE 50' WIDE PRIVATE LANDSCAPE, UTILITY AND DRAINAGE EASEMENT SHOWN HEREON ADJACENT TO LAKE ANDREW DRIVE, THE 10' WIDE PRIVATE DRAINAGE AND UTILITY EASEMENT SHOWN HEREON ADJACENT TO THE NORTHWESTERLY BOUNDARY OF LOT 1, BLOCK A, AND LOT 2, BLOCK A, AND THE 10' WIDE PRIVATE DRAINAGE AND UTILITY EASEMENT SHOWN HEREON WITHIN TRACT A ARE RESERVED UNTO THE VIERA COMPANY.
- TRACT A SHALL BE RESERVED FOR PRIVATE TRAIL AND RECREATIONAL AMENITIES, LANDSCAPE, IRRIGATION, DRAINAGE, UTILITIES AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2, BLOCK A, INCLUDING MAINTENANCE OF ALL TRAIL AND RECREATIONAL AMENITIES CONSTRUCTED WITHIN THE LIMITS OF TRACT A.
- TRACT A SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY WATER BODY, WETLAND OR STORM WATER MANAGEMENT FACILITY NOW EXISTING OR HEREAFTER CONSTRUCTED ADJACENT TO TRACT A.
- THE PUBLIC SIDEWALKS LOCATED WITHIN THE 50' WIDE EASEMENT AREA ADJACENT TO THE RIGHT OF WAY OF LAKE ANDREW DRIVE SHOWN HEREON SHALL BE SUBJECT TO A PUBLIC SIDEWALK EASEMENT HEREBY DEDICATED TO BREVARD COUNTY TO ACCOMMODATE SUCH SIDEWALK, TOGETHER WITH AN INGRESS/EGRESS EASEMENT TO BREVARD COUNTY OVER THE AREA BETWEEN THE PUBLIC STREET RIGHT-OF-WAY AND THE PUBLIC SIDEWALK FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING THE PUBLIC SIDEWALKS WITHIN SAID PUBLIC SIDEWALK EASEMENTS. NOTWITHSTANDING THE FOREGOING, BREVARD COUNTY SHALL NOT BE RESPONSIBLE, OBLIGATED OR REQUIRED IN ANY MANNER TO CONSTRUCT SIDEWALKS IN WHOLE OR PART WITHIN THE LANDS PLATTED HEREUNDER. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE REPAIR OR THE REPLACEMENT OF ANY DRAINAGE FACILITIES, IRRIGATION FACILITIES, LANDSCAPING, SIGNAGE, PRIVATE PROPERTY INFRASTRUCTURE OR SIMILAR FACILITIES WITHIN THE AREA BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE PUBLIC SIDEWALK THAT MAY BE DAMAGED AS A RESULT OF MAINTENANCE AND REPAIR OF SIDEWALKS WITHIN SAID PUBLIC SIDEWALK EASEMENTS.

DESCRIPTION

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

BEGIN AT THE NORTHEAST CORNER OF TRAFFORD CORNERS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 91, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S89°08'33"W ALONG THE NORTH LINE OF SAID TRAFFORD CORNERS, A DISTANCE OF 590.77 FEET TO THE NORTHWEST CORNER OF SAID TRAFFORD CORNERS; THENCE N45°16'07"W, A DISTANCE OF 244.65 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 SOUTHEAST AND HAVING A RADIUS OF 845.00 FEET, A CENTRAL ANGLE OF 31°11'26", A CHORD LENGTH OF 454.34 FEET AND A CHORD BEARING OF S40°59'33"W), A DISTANCE OF 460.00 FEET TO THE END OF SAID CURVE; THENCE S25°23'50"W, A DISTANCE OF 214.52 FEET TO THE NORTHEAST CORNER OF SPUR DRIVE ACCORDING TO THE PLAT OF REELING PARK NORTH & SEVILLE AT ADDISON VILLAGE PHASE 1, AS RECORDED IN PLAT BOOK 61, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N64°36'10"W, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID SPUR DRIVE, SAID POINT ALSO BEING A POINT ON THE BOUNDARY LINE OF VIERA VILLAGE CENTER 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID VIERA VILLAGE CENTER 1 THE FOLLOWING (5) FIVE COURSES AND DISTANCES: (1) THENCE N25°23'50"E, A DISTANCE OF 214.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 27°11'54", A CHORD LENGTH OF 434.99 FEET AND A CHORD BEARING OF N38°59'47"E), A DISTANCE OF 439.10 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE 86°21'38", A CHORD LENGTH OF 34.21 FEET AND A CHORD BEARING OF N09°24'54"E), A DISTANCE OF 37.68 FEET TO THE END OF SAID CURVE; (4) THENCE N33°45'55"W, A DISTANCE OF 505.45 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 SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°55'58", A CHORD LENGTH OF 36.84 FEET AND A CHORD BEARING OF N81°13'54"W), A DISTANCE OF 41.42 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 25°43'40", A CHORD LENGTH OF 398.29 FEET AND A CHORD BEARING OF N38°26'17"E), A DISTANCE OF 399.64 FEET TO THE TO THE END OF SAID CURVE AND THE SOUTHEAST CORNER OF IVANHOE DRIVE, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY LINE OF SAID IVANHOE DRIVE AND VIDINA DRIVE, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID IVANHOE DRIVE N25°34'27"E, A DISTANCE OF 202.27 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°27'45", A CHORD LENGTH OF 35.19 FEET AND A CHORD BEARING OF S67°04'36"E), A DISTANCE OF 39.04 FEET TO A POINT OF REVERSE CURVATURE AND THE CURVED WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE ACCORDING TO THE PLAT OF VIERA CENTRAL PUD TRACT 12, UNIT 1, PARCELS 1-3, PHASE 1 AS RECORDED IN PLAT BOOK 42, PAGE 74, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE ARC OF SAID CURVED WEST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 00°48'10", A CHORD LENGTH OF 29.08 FEET AND A CHORD BEARING OF S22°44'49"E), A DISTANCE OF 29.08 FEET TO THE SOUTHWEST CORNER OF TRACT K-2 OF SAID VIERA CENTRAL PUD TRACT 12, UNIT 1, PARCELS 1-3, PHASE 1, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT G-1, VIERA CENTRAL PUD TRACT 12, UNIT 1, PARCELS 1-3, PHASE 4 AS RECORDED IN PLAT BOOK 44, PAGE 91, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE CONTINUING ALONG THE ARC OF SAID CURVED WEST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 08°50'32", A CHORD LENGTH OF 319.91 FEET AND A CHORD BEARING OF S27°34'10"E), A DISTANCE OF 320.23 FEET TO THE END OF SAID CURVE; THENCE S31°59'26"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, A DISTANCE OF 1061.84 FEET TO THE POINT OF BEGINNING. CONTAINING 16.65 ACRES, MORE OR LESS.

STATE PLANE COORDINATE NOTES:

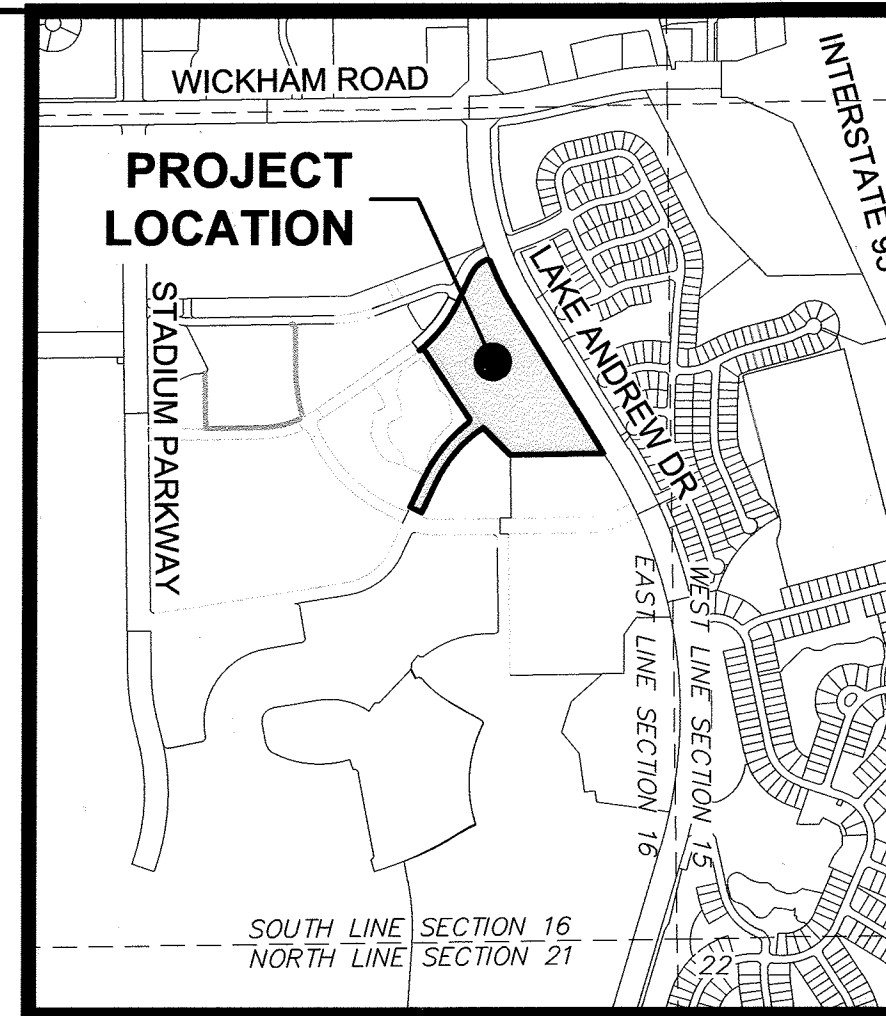
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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°15'26.19982"	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"
1 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.

NOTE: 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.



PLAT BOOK _____, PAGE _____

SHEET 1 OF 3

SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

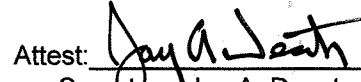
KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described in

ADDISON PARK

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 reuse water easement shown hereon to Brevard County and further dedicates an easement for emergency access over all driveway areas for use of law enforcement and emergency vehicles and all other public easements shown hereon to Brevard County for the public use. No other easements are hereby dedicated or granted to the public or Brevard County; it being the intention of the undersigned that all other easements be privately owned and maintained and that the public and Brevard County shall have no right or interest therein.

IN WITNESS WHEREOF, The Viera Company has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto.

By: 
(President: Todd J. Pokrywa

Attest: 
Secretary: Jay A. Decator, III

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

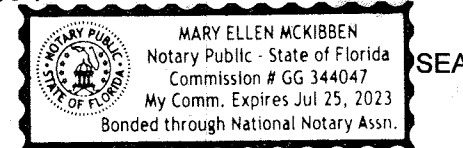
STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7-27-21, 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.

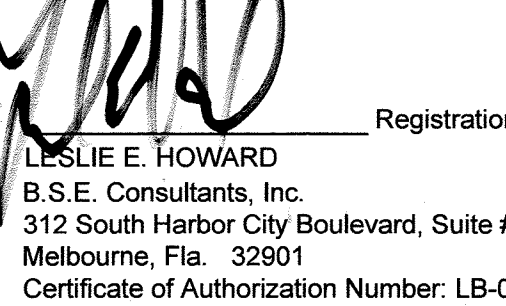

NOTARY PUBLIC

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 01/22/2021 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.


Registration Number 5611
LESLIE E. 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 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 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 4 MELBOURNE, FL 32901
PHONE: (321) 326-0400 FAX: (321) 753-1189
CERTIFICATE OF BUSINESS AUTHORIZATION: 4405
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 07/21/2021
DESIGN/DRAWN: HAK/TBS
DRAWING# 1152801_301_001
PROJECT# 11528.01

ADDISON PARK

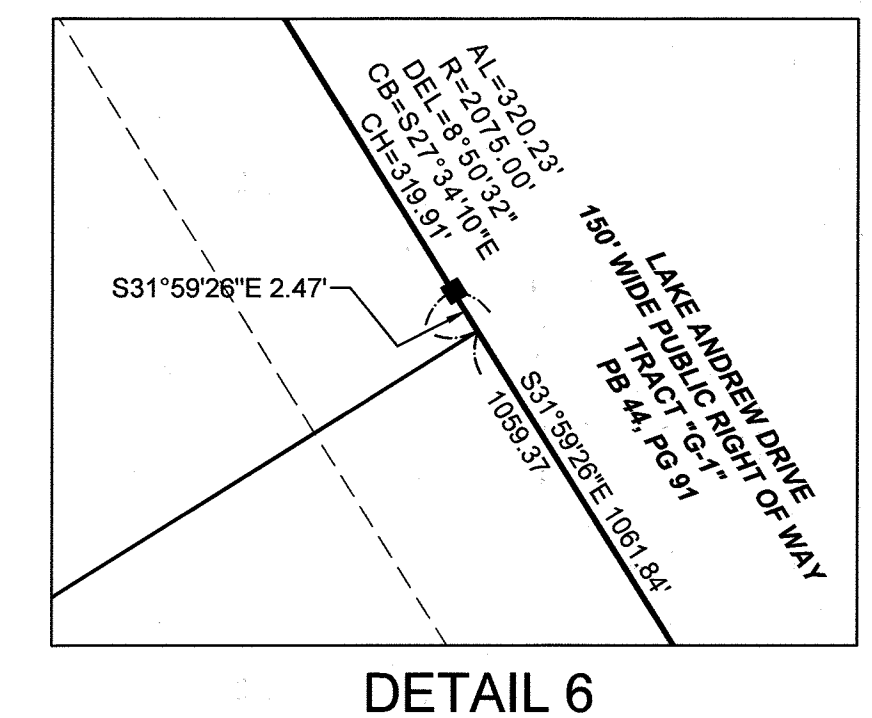
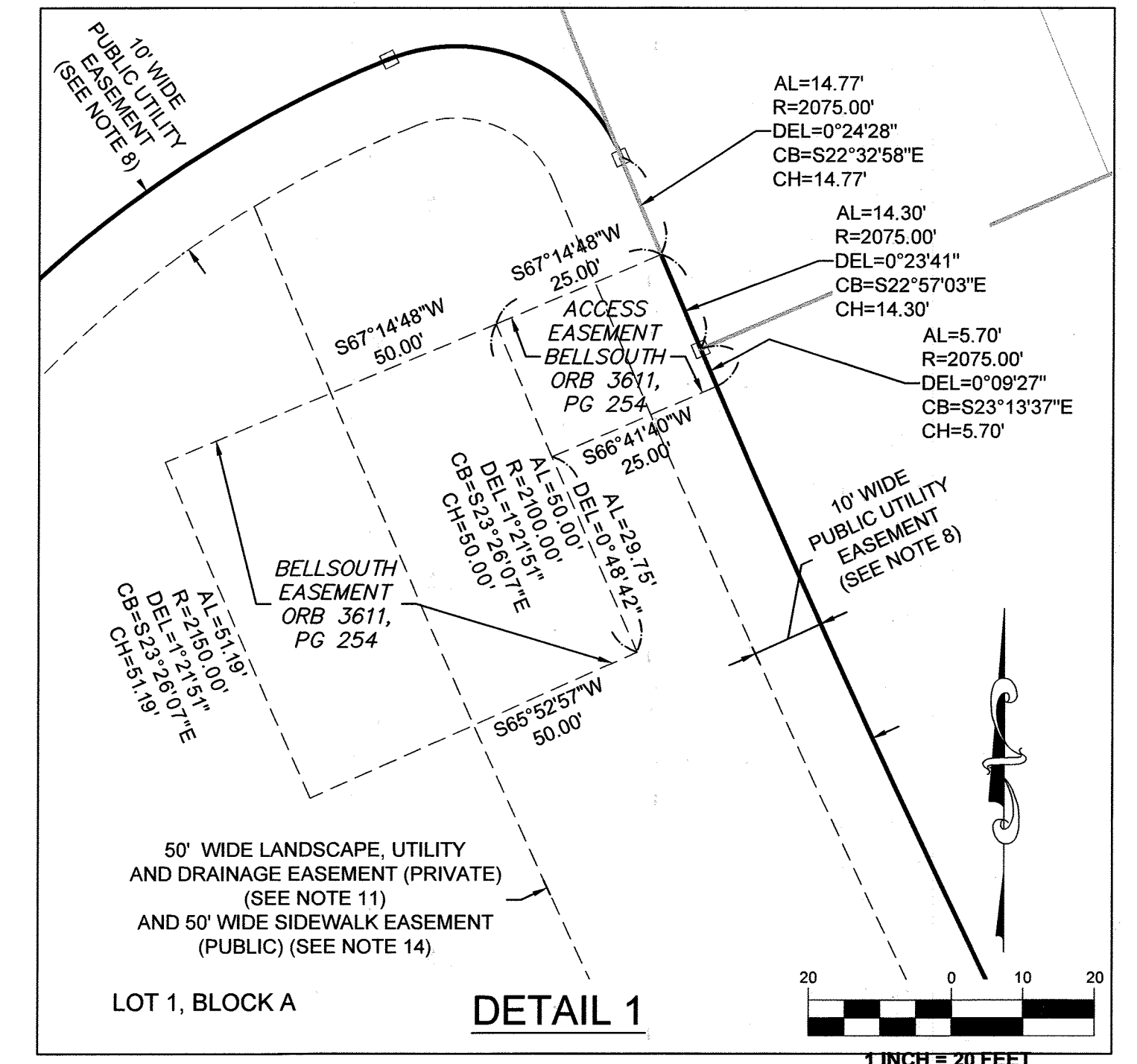
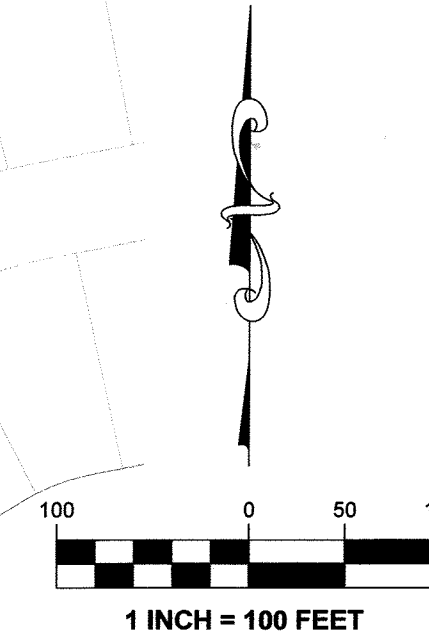
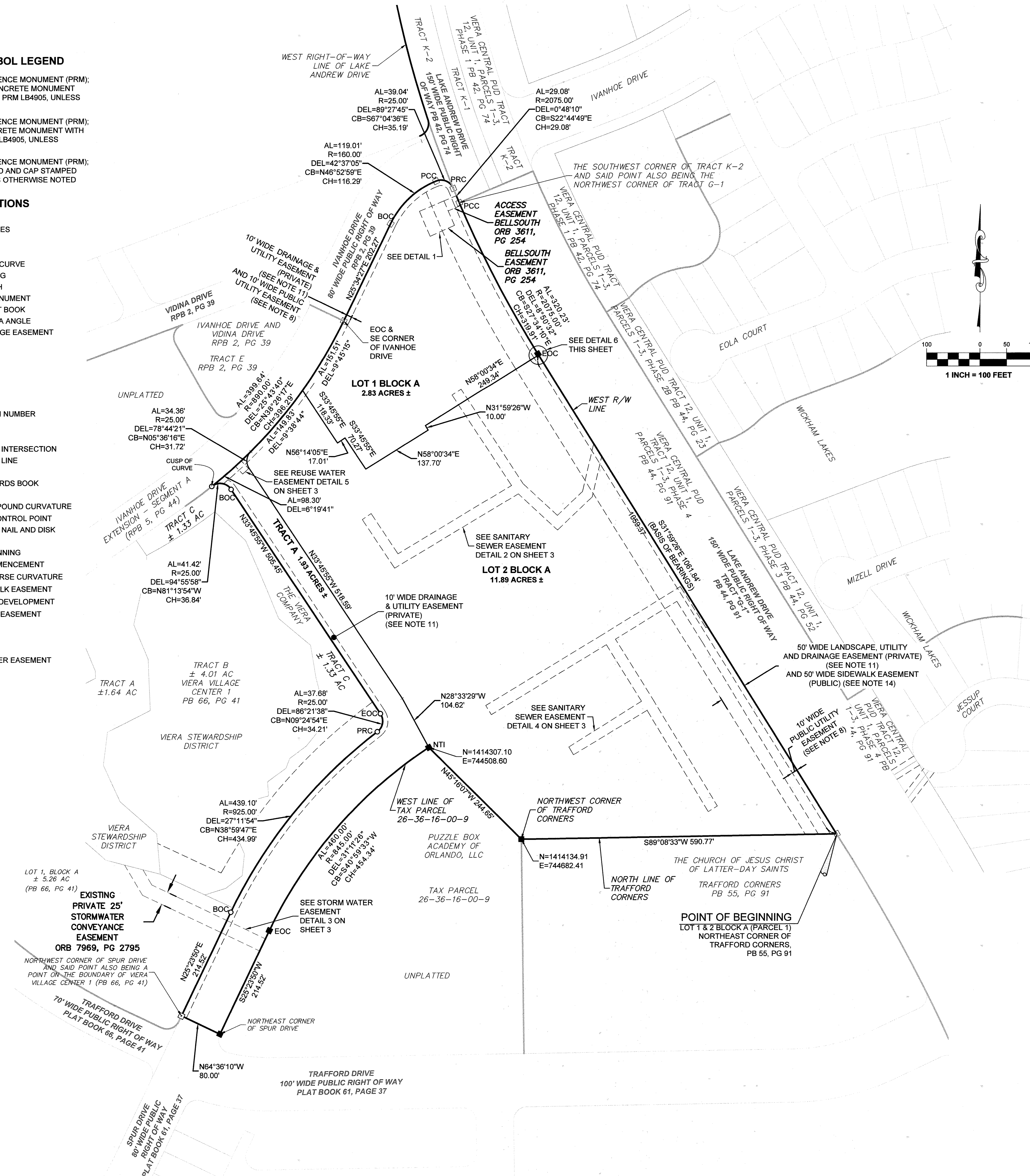
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

SURVEY SYMBOL LEGEND

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

ABBREVIATIONS

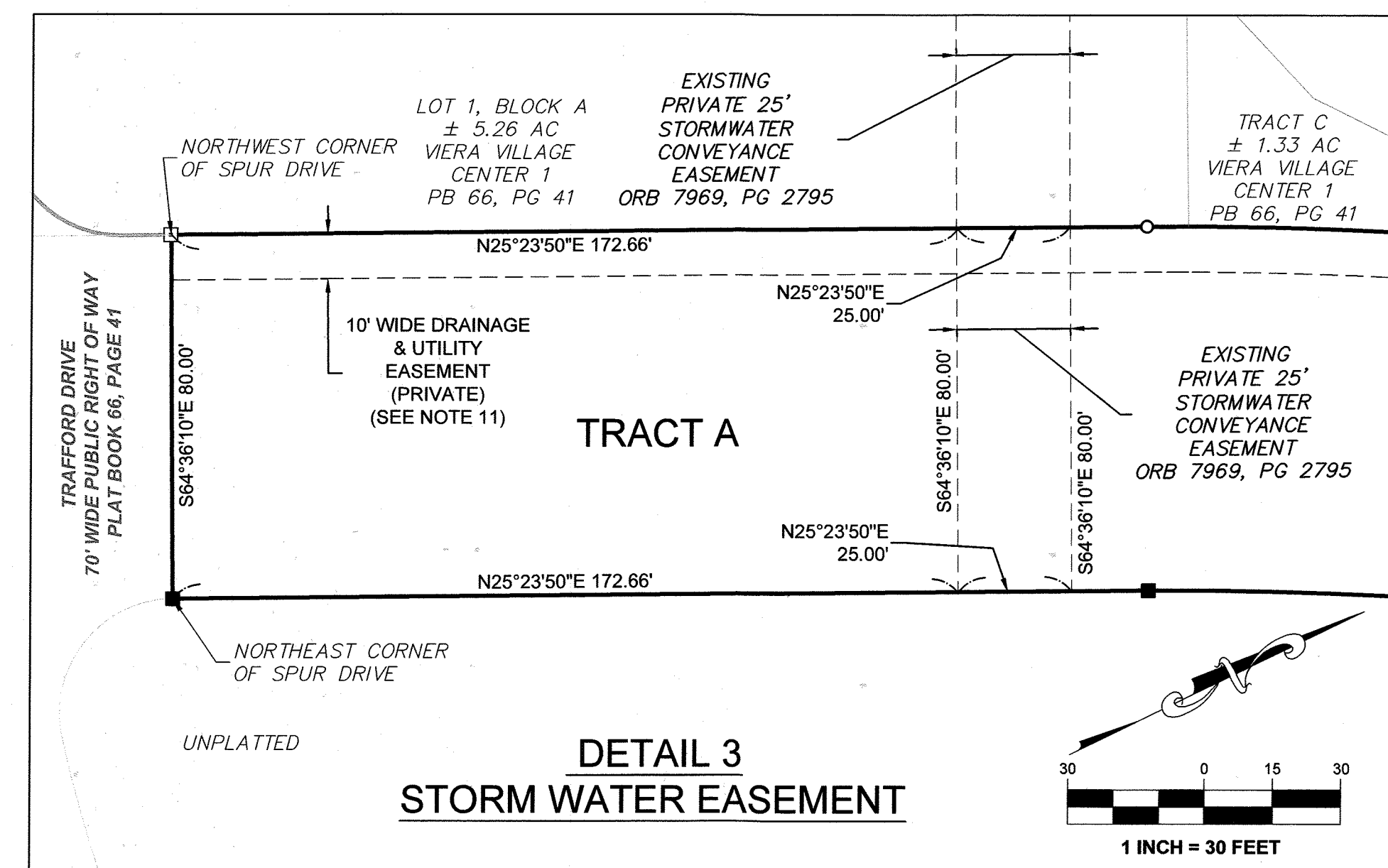
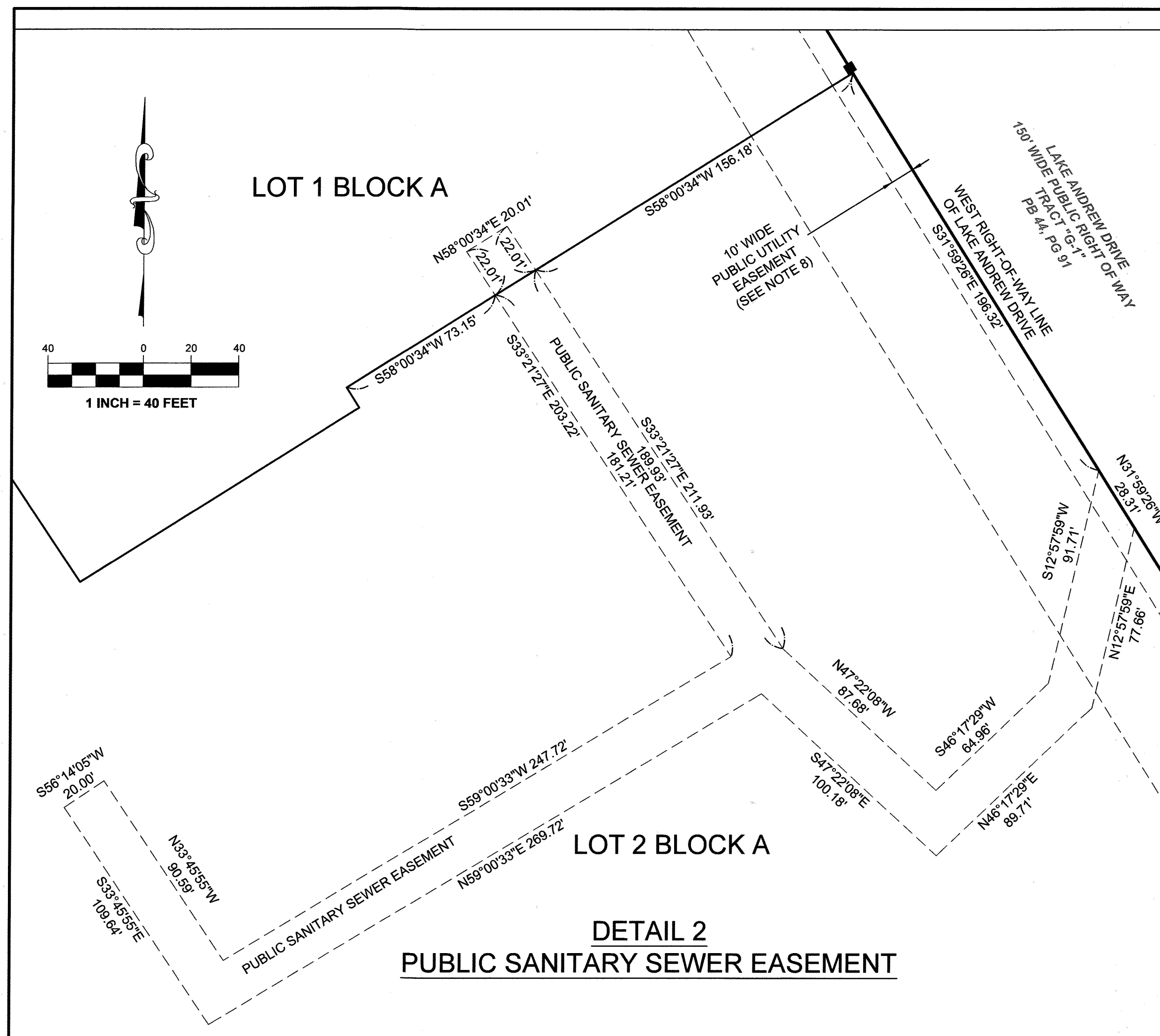
- MINUTES/FEET
SECONDS/INCHES
DEGREES
ARC LENGTH
BEGINNING OF CURVE
CHORD BEARING
CHORD LENGTH
CONCRETE MONUMENT
CIRCUIT COURT BOOK
CENTRAL/DELTA ANGLE
PUBLIC DRAINAGE EASEMENT
EAST
ELEVATION
END OF CURVE
EXISTING
FOUND
FOOT/FEET
IDENTIFICATION NUMBER
NORTH
NOT TO SCALE
NON-TANGENT INTERSECTION
NON-TANGENT LINE
NOT RADIAL
OFFICIAL RECORDS BOOK
PLAT BOOK
POINT OF COMPOUND CURVATURE
PERMANENT CONTROL POINT
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
RIGHT-OF-WAY
SOUTH
SANITARY SEWER EASEMENT
TOP OF BANK
WEST



11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM 11/25/2021 11:52:01 AM

ADDISON PARK

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



- ABBREVIATIONS**
- MINUTES/FEET
 - SECONDS/INCHES
 - DEGREES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - CM CONCRETE MONUMENT
 - COB CIRCUIT COURT BOOK
 - DEL CENTRAL/DELTA ANGLE
 - DE PUBLIC DRAINAGE EASEMENT
 - E EAST
 - EL ELEVATION
 - 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
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - P.S.E. PUBLIC SIDEWALK EASEMENT
 - P.U.D. PLANNED UNIT DEVELOPMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - S SOUTH
 - SSE SANITARY SEWER EASEMENT
 - TOB TOP OF BANK
 - W WEST

- SURVEY SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM):
FOUND 4X4 INCH CONCRETE MONUMENT
WITH DISK STAMPED PRM LB4905, UNLESS
OTHERWISE NOTED.
 - PERMANENT REFERENCE MONUMENT (PRM):
SET 4X4 INCH CONCRETE MONUMENT WITH
DISK STAMPED PRM LB4905, UNLESS
OTHERWISE NOTED.
 - PERMANENT REFERENCE MONUMENT (PRM):
FOUND 5/8" IRON ROD AND CAP STAMPED
PRM LB4905, UNLESS OTHERWISE NOTED

