

PLAT NOTES:

1. BEARINGS BASED ON THE NORTH R/W LINE OF VETERANS WAY BEING AN ASSUMED BEARING S89°11'20"W AS PER ORB 5819, PAGE 3583 (SEE SKETCH)

2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.09(19).

3. 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 UTILITIES. 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. BREVARD COUNTY MANDATORY PLAT NOTES

A. 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.

B. 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 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 THE ESTABLISHMENT OF AN MSBU.

C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO MAINTAIN.

5. BENCHMARK PID No. 68A29 IS LOCATED WITHIN THE VICINITY OF THE PLAT. PLEASE CALL THE COUNTY SURVEYING OFFICE OR VISIT THE WEBSITE TO OBTAIN THE VERTICAL DATA.

6. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994, IN OFFICIAL RECORDS BOOK 3409, PAGE 0624, 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.

continued below

ABBREVIATIONS:
BRG = BEARING
CMF = CONCRETE MONUMENT FOUND
COR = CORNER
C/L = CENTERLINE
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
POB = POINT OF BEGINNING
PRM = SET PERMANENT REFERENCE MONUMENT
SET 5/8" REBAR WITH CAP
STAMPED "PRM LB 7838"
P.T. = POINT OF TANGENCY
REF = REFERENCE
R/W = RIGHT OF WAY

SW COR OF PARCEL 3
ORB 3245, PAGE 2405
4"x4" CMF/LB 4905

SE COR OF PARCEL 3
ORB 3245, PAGE 2405

PLAT NOTES continued:

7. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT RESERVED IN QUIT CLAIM DEED RECORDED AUGUST 1, 2001, IN OFFICIAL RECORDS BOOK 4392, PAGE 2483, AS AFFECTED BY ASSIGNMENT OF EASEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 8751, PAGE 2496 AND ASSIGNMENT OF EASEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 8971, PAGE 384, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

8. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF RESTRICTIONS ESTABLISHING EXCLUSIVE USE RIGHTS FOR TEN YEAR EXCLUSIVE AREA RECORDED JULY 11, 2011 IN OFFICIAL RECORDS BOOK 6415, PAGE 1892, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

9. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF RESTRICTIONS FOR STADIUM PARKWAY CAR WASH NONRESIDENTIAL DISTRICT RECORDED MAY 28, 2020, IN OFFICIAL RECORDS BOOK 8751, PAGE 2473, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

10. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN EASEMENTS SET OUT IN SPECIAL WARRANTY DEED RECORDED MAY 28, 2020, IN OFFICIAL RECORDS BOOK 8751, PAGE 2486, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

11. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN WATER LINE & INGRESS/EGRESS EASEMENT AGREEMENT RECORDED MAY 11, 2021 IN OFFICIAL RECORDS BOOK 9117, PAGE 1916, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

12. FOR JOINERS IN DEDICATION SEE OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

13. FOR JOINERS IN DEDICATION SEE OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

14. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING NOTICE OF COMMENCEMENTS:

(i) NOTICE OF COMMENCEMENT RECORDED JANUARY 28, 2021 IN OFFICIAL RECORDS BOOK 8996, PAGE 1124, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

(ii) NOTICE OF COMMENCEMENT RECORDED MARCH 15, 2021 IN OFFICIAL RECORDS BOOK 9051, PAGE 563, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

VIERA CAR WASH

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Sections 4 and 5, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows: Begin at the intersection of the Westerly right-of-way line of Stadium Parkway, (a 150 foot wide Public right-of-way as per Official Records Book 3417, Page 3719 of the Public Records of Brevard County, Florida) with the Northerly right-of-way line of Veterans Way (a 66 foot wide Public right-of-way as per Official Records Book 3853, Page 1460); thence S 89°11'20" W along said Northerly right-of-way line 280.02 feet to the intersection with the East line of lands described in Official Records Book 4392, Page 2483; thence N 00°48'40" W along said East line 136.49 feet to the intersection with the Southerly line of lands described in Official Records Book 3218, Page 1766; thence N 68°30'17" E along said Southerly line 298.98 feet to the intersection with the said Westerly right-of-way line of Stadium Parkway, said right-of-way line also being a circular curve, concave to the West having a radius of 1625.00 feet, a radial line bears N 88°03'28" E to said intersection; thence run Southerly along the arc of said curve and along said Westerly right-of-way line through a central angle of 01°07'52" an arc distance of 32.08 feet to a point of tangency; thence S 00°48'40" E continuing along said West right-of-way line 210.01 feet to the Point of Beginning.

UNPLATTED
BREVARD COUNTY
TAX PARCEL 26-36-05-00-3
ORB 3218, PAGE 1766

N 68°30'17" E (NON-RADIAL) 298.98'
SOUTHERLY LINE OF ORB 3218, PAGE 1766

PRM
STAMPED "WITNESS"

NE CORNER OF THE STADIUM POND
EXPANSION PARCEL
ORB 4392, PAGE 2483

COR FALLS IN POND
N 1425737.64
E 740167.04

EAST LINE OF THE STADIUM POND EXPANSION PARCEL
ORB 4392, PAGE 2483

UNPLATTED
NOT INCLUDED
BREVARD COUNTY
TAX PARCEL 26-36-05-00-15
ORB 4392, PAGE 2483
AND
ORB 5831, PAGE 9405

LOT 1, BLOCK A
CONTAINING 1.22 ACRES
(53,018 SQUARE FEET)

NORTHERLY R/W LINE OF VETERANS WAY
& S LINE OF LANDS DESCRIBED IN ORB 5819, PAGE 3583

15' PRIVATE LANDSCAPE, DRAINAGE & UTILITY EASEMENT
AS RECORDED IN ORB 8751, PAGE 2486

S 89°11'20" W 280.02'

PRM
N 1425601.16
E 740168.97

VETERANS WAY - 66' PUBLIC R/W

ORB 3853, PAGE 1460

STATION NAME	STATION NGS PID	NORTHING	EASTING	LATITUDE	LONGITUDE	SCALE FACTOR	CONVERGENCE
BREVARD GPS 1090	AK7524	1,422,840.46	740,680.17	28°14'51.61816"(N)	080°44'14.98098"(W)	0.99994936	(+)0°07'27.3"
L 460	AJ7485	1,416,372.74	741,593.91	28°13'47.55735"(N)	080°44'04.9223"(W)	0.99994954	(+)0°07'31.8"
BREVARD GPS BCSM	DC8704	1,416,177.27	733,799.08	28°13'45.78311"(N)	080°45'32.07217"(W)	0.99994808	(+)0°06'50.5"

NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/11)

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 2011 (NAD83/11). THEY HAVE BEEN COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99994899 WAS USED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

PREPARED BY
KANE SURVEYING, INC.
505 DISTRIBUTION DR.
MELBOURNE, FLORIDA 32904
CERTIFICATE OF AUTHORIZATION NUMBER LB 7838

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

PRM
N 1425847.19
E 740445.23

DELTA ANGLE=01°07'52"
ARC=32.08'
RADIUS=1625.00'
CHORD=32.08'
CHORD BRG=S01°22'36"E

PRM
P.T.
N 1425815.12
E 740446.00

STADIUM PARKWAY - 150' PUBLIC R/W
ORB 3417, PAGE 3719

25' PRIVATE LANDSCAPE, DRAINAGE & UTILITY EASEMENT
AS RECORDED IN ORB 8751, PAGE 2486

WESTERLY R/W LINE OF STADIUM PARKWAY

25'

POINT OF BEGINNING
W. R/W OF STADIUM PARKWAY
N. R/W OF VETERANS WAY

PRM
N 1425605.13
E 740448.97

"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."

PLAT BOOK _____ PAGE _____

SHEET 1 OF 1

SECTIONS 4 & 5, TOWNSHIP 26S, RANGE 36E

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in

VIERA CAR WASH

hereby dedicates said lands and plot for the uses and purposes therein expressed.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer named below on _____

BY: Michael M. Ash Manager
TECW OF BREVARD I, LLC
PO BOX 6037
JENSEN BEACH, FL 34957

Signed and sealed in the presence of:

Witness: Rachael Hooks

Printed Name: Rachael Hooks

Witness: Denise Echevarria

Printed Name: Denise Echevarria

STATE OF FLORIDA COUNTY OF Brevard

THIS IS TO CERTIFY,

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 16th day of August, 2021, by Michael M. Ash as Authorized Signatory and Manager of TECW of Brevard I, LLC on behalf of the company. He is personally known to me or has produced _____ as identification.

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

Notary Public
NOTARY PUBLIC

My Commission Expires 7-2-25

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.

ATTEST: Rita Pritchett, Chair

Rachel M. Sadoff, Clerk of the Board, by Deputy Clerk in and for Brevard County, FL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on January 21, 2021, completed the boundary survey of the lands shown on the foregoing plat; that said plat was prepared under his direction and supervision and that said plat complies with all the survey requirements of Chapters 177, Part 1, Florida Statutes and County Ordinance 62-2841-(c)(d) as amended and that said lands are located in Brevard County Florida. Dated August 16, 2021.

Joel A. Seymour, Professional Surveyor and Mapper No. 8133
Kane Surveying, Inc.
505 Distribution Dr
Melbourne, Florida 32904

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.

Michael J. Sweeney, Professional Surveyor and Mapper No. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accept this plat.

Rita Pritchett, Chair

Rachel M. Sadoff, Clerk of the Board, by Deputy Clerk in and for Brevard County, FL

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, Florida Statutes, and was filed for record on _____ at _____

File No. _____

Rachel M. Sadoff, Clerk of the Board, by Deputy Clerk in and for Brevard County, FL