

PANGEA PARK - PHASES 1 & 2

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

DESCRIPTION OF PANGEA PARK PHASE 1 AND PHASE 2

A PARCEL OF LAND LOCATED IN SECTIONS 27, 28 AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF LAKE ANDREW DRIVE ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT F AS RECORDED IN ROAD PLAT BOOK 5, PAGE 45, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN S00°40'13"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE A DISTANCE OF 658.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 16°21'19", A CHORD BEARING OF S08°50'53"W AND A CHORD LENGTH OF 526.30 FEET), A DISTANCE OF 528.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST, THENCE N68°36'34"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 212.67 FEET; THENCE N68°01'44"W A DISTANCE OF 706.61 FEET; THENCE S22°05'13"W A DISTANCE OF 58.82 FEET TO THE BEGINNING OF 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 303.00 FEET, A CENTRAL ANGLE OF 19°18'18", A CHORD BEARING OF S31°44'21"W AND A CHORD LENGTH OF 101.61 FEET), A DISTANCE OF 102.09 FEET TO THE END OF SAID CURVE; THENCE S41°23'30"W A DISTANCE OF 623.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 134°39'26", A CHORD BEARING OF N71°16'47"W AND A CHORD LENGTH OF 559.17 FEET), A DISTANCE OF 712.11 FEET TO THE END OF SAID CURVE; THENCE N03°57'04"W A DISTANCE OF 184.84 FEET; THENCE N14°28'01"E A DISTANCE OF 31.62 FEET; THENCE N03°57'04"W A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1357.00 FEET, A CENTRAL ANGLE OF 23°54'55", A CHORD BEARING OF N15°54'32"W AND A CHORD LENGTH OF 562.31 FEET), A DISTANCE OF 566.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 50°35'45", A CHORD BEARING OF N02°34'07"W AND A CHORD LENGTH OF 271.78 FEET), A DISTANCE OF 280.81 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N67°16'14"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 132.00 FEET; THENCE S81°53'16"W A DISTANCE OF 57.23 FEET; THENCE N62°00'28"W A DISTANCE OF 635.17 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 SOUTHWEST AND HAVING A RADIUS OF 1132.00 FEET, A CENTRAL ANGLE OF 23°25'27", A CHORD BEARING OF S12°28'52"W AND A CHORD LENGTH OF 459.58 FEET), A DISTANCE OF 462.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S82°47'48"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 290.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 50°52'48", A CHORD BEARING OF N71°45'47"W AND A CHORD LENGTH OF 101.38 FEET), A DISTANCE OF 104.79 FEET TO A CURVE OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1379.00 FEET, A CENTRAL ANGLE OF 10°05'39", A CHORD BEARING OF N32°52'15"E AND A CHORD LENGTH OF 242.63 FEET), A DISTANCE OF 242.95 FEET TO THE END OF SAID CURVE; THENCE N27°49'26"E A DISTANCE OF 260.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 4.37 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N56°21'16"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 132.00 FEET; THENCE N31°24'17"W A DISTANCE OF 53.88 FEET; THENCE N50°33'26"W A DISTANCE OF 139.47 FEET; THENCE N62°10'34"W A DISTANCE OF 65.00 FEET; THENCE N27°49'26"E A DISTANCE OF 282.06 FEET; THENCE N30°02'50"E A DISTANCE OF 1166.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 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 89°17'00", A CHORD BEARING OF N74°14'20"E AND A CHORD LENGTH OF 35.13 FEET), A DISTANCE OF 38.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1974.00 FEET, A CENTRAL ANGLE OF 20°33'27", A CHORD BEARING OF S70°56'53"E AND A CHORD LENGTH OF 704.47 FEET), A DISTANCE OF 708.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 8°02'44", A CHORD BEARING OF S77°12'14"E AND A CHORD LENGTH OF 661.41 FEET), A DISTANCE OF 661.96 FEET TO THE SOUTHWEST CORNER OF PINEDA BOULEVARD ACCORDING TO THE PLAT OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1; THENCE ALONG THE BOUNDARY OF SAID LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1 THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE CONTINUE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4714.00 FEET, A CENTRAL ANGLE OF 3°21'52", A CHORD BEARING OF S71°29'56"E AND A CHORD LENGTH OF 276.76 FEET), A DISTANCE OF 276.80 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 19°16'28", A CHORD BEARING OF S79°27'14"E AND A CHORD LENGTH OF 929.12 FEET), A DISTANCE OF 933.52 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 4175.00 FEET, A CENTRAL ANGLE OF 4°17'44", A CHORD BEARING OF S86°56'36"E AND A CHORD LENGTH OF 312.94 FEET), A DISTANCE OF 313.01 FEET TO A POINT OF COMPOUND CURVATURE; 4) 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 100°04'42", A CHORD BEARING OF S34°45'23"E AND A CHORD LENGTH OF 38.32 FEET), A DISTANCE OF 43.67 FEET TO THE END OF SAID CURVE; 5) THENCE S15°16'58"W A DISTANCE OF 349.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 2220.00 FEET, A CENTRAL ANGLE OF 14°36'45", A CHORD BEARING OF S07°58'36"W AND A CHORD LENGTH OF 564.64 FEET), A DISTANCE OF 566.18 FEET TO THE POINT OF BEGINNING, CONTAINING 149.63 ACRES, MORE OR LESS.

PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF S15°16'58"W, ON THE WEST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, ACCORDING TO THE PLAT OF LAKE ANDREW DRIVE - SEGMENT E AND PINEDA BOULEVARD SEGMENT I PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK 66867 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE NON-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 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 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 TERMS AND PROVISIONS OF THE FOLLOWING:
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1984 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, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1165, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
 - 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.
 - VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD DATED MAY 8, 2020, AS RECORDED IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - STORMWATER FLOW-WAY OPERATION AND MAINTENANCE EASEMENT AGREEMENT BETWEEN A. DUDA & SONS, INC. AND THE VIERA STEWARDSHIP DISTRICT RECORDED JUNE 29, 2016, IN OFFICIAL RECORDS BOOK 7651, PAGE 283, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR PANGEA PARK NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 9254, AT PAGE 324, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AS THE SAME MAY BE FROM TIME TO TIME AMENDED, SUPPLEMENTED OR MODIFIED (HEREAFTER REFERRED TO AS THE "NEIGHBORHOOD DECLARATION").
- 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 A PUBLIC STREET RIGHT OF WAY A NON-EXCLUSIVE 10' WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). ANY UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS B, C, E, F, V, W, Y, BB, OS N5-2, OS N5-2C, OS N5-4A AND OS N5-4B AND THE SPECIFIC PRIVATE DRAINAGE EASEMENT AREAS SHOWN HEREON WITHIN TRACTS A, D, G, Z, X, CC, AA, OS N5-5 AND OS N5-6 FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF 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 INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON BETWEEN LOTS 9 & 10, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 3 & 4, BLOCK C, LOTS 9 & 10, 24 & 25, 32 & 33, 40 & 41, AND 45 & 46, BLOCK D, LOTS 4 & 5, BLOCK E, LOTS 6 & 7, BLOCK H, LOTS 31 & 32, AND 35 & 36, BLOCK V, LOTS 23 & 24, BLOCK DD, LOTS 5 & 6, BLOCK HH, LOTS 3 & 4 AND 12 & 13, BLOCK JJ, LOTS 29 & 30, BLOCK KK, LOTS 9 & 10, BLOCK LL, ARE NON-EXCLUSIVE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH, NO FENCES, 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 EASEMENT AREAS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
- ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. 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 TRACT OR 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 OR PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS DEFINED IN THE NEIGHBORHOOD DECLARATION), AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS. TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES CONNECTING TO SUCH PRIVATE EASEMENTS AND TRACTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT AREA OR TRACT 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, TRACT, FLOW WAY, WETLAND OR ANY STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- TRACTS OS N5-2, OS N5-4A, OS N5-4B, C, E, F, V, W, Y, AA, AND BB SHALL BE OWNED BY PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR TRAILS AND SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. ADDITIONALLY, TRACTS OS N5-2, OS N5-4A AND OS N5-4B ARE RESERVED FOR OPEN SPACE. PANGEA PARK 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 ANY DRAINAGE FACILITY AND IMPROVEMENT LOCATED THEREON WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
- TRACTS OS N5-1, OS N5-3, OS N5-5 AND OS N5-6 SHALL BE OWNED BY PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR OPEN SPACE, TRAILS AND SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS. PANGEA PARK 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.
- NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE VSD DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL DRAINAGE FACILITIES COMPRISING THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED IN THE NEIGHBORHOOD DECLARATION: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD ADJACENT AREAS OPERATED AND MAINTAINED BY SUCH ASSOCIATION, AND (II) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, INCLUDING WITHOUT LIMITATION ALL DRAINAGE SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
- TRACTS A, D, G, I, X, Z, AA, AND CC ARE RESERVED FOR LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC.
- TRACT H IS HEREBY DEDICATED TO BREVARD COUNTY FOR A SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- THERE IS HEREBY GRANTED OVER AND ACROSS THE FRONT OF LOTS 1-14, BLOCK A, LOTS 1-6, BLOCK B, LOTS 1-9, BLOCK C, LOTS 1-53, BLOCK D, LOTS 1-10, BLOCK E AND LOTS 1-14, BLOCK F, TRACTS DD, AND FF COINCIDENT WITH, AND ABUTTING THE OUTSIDE BOUNDARY OF THE 10' WIDE PERPETUAL PUBLIC UTILITY EASEMENT DESCRIBED IN PLAT NOTE B HEREIN, A THREE (3) WIDE PERPETUAL NON-EXCLUSIVE PRIVATE IRRIGATION MAIN EASEMENT. SAID EASEMENT IS GRANTED TO PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF IRRIGATION FACILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH (SEE TYPICAL UTILITY EASEMENT DETAIL ON SHEET 2). NO LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS.
- THE PRIVATE IRRIGATION EASEMENTS SHOWN HEREON BETWEEN LOTS 18 & 19, BLOCK KK ARE NON-EXCLUSIVE EASEMENTS GRANTED TO PANGEA PARK NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF IRRIGATION FACILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS.
- THE 15' WIDE WATER MAIN EASEMENT WITHIN TRACT I IS DEDICATED TO THE CITY OF COCOA FOR THE OPERATION, MAINTENANCE, REPAIR, CONSTRUCTION OF POTABLE WATER MAIN FACILITIES AND ASSOCIATED IMPROVEMENTS; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT IN CONNECTION THEREWITH (SEE DETAIL 3 ON SHEET 8).
- THE REUSE MAIN EASEMENT WITHIN TRACT I IS DEDICATED TO BREVARD COUNTY FOR THE OPERATION, MAINTENANCE, REPAIR, CONSTRUCTION OF REUSE WATER MAIN FACILITIES AND ASSOCIATED IMPROVEMENTS; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT IN CONNECTION THEREWITH (SEE DETAIL 3 ON SHEET 8).
- TRACTS DD, EE, AND FF SHALL BE OWNED BY THE VIERA COMPANY AND ARE RESERVED FOR FUTURE DEVELOPMENT.

SEE SHEET 2 OF 13 FOR TRACT AREA TABLE

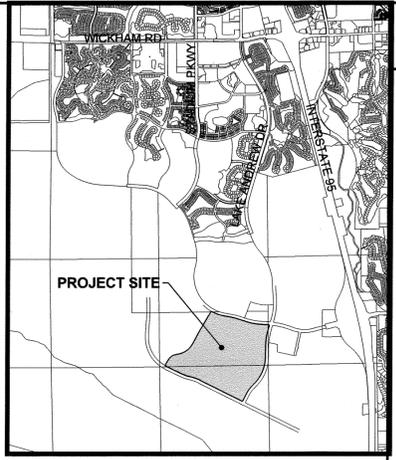
STATE PLANE COORDINATE NOTES: THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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	(+) $10^{\circ}07'18.2"$
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,880.093	225,759.744	28°14'51.61826"	080°44'14.98184"	0.99994936	(+) $10^{\circ}07'27.3"$
I 95 73A64	AK2846	1,416,452.318	431,735.530	746,854.034	227,641.565	28°13'48.22765"	080°43'06.11244"	0.99995250	(+) $10^{\circ}07'59.6"$

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.



LOCATION MAP NTS

PLAT BOOK _____, PAGE _____
SHEET 1 OF 13
SECTIONS 27, 28, AND 33, 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

PANGEA PARK - PHASES 1 & 2
Hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates to Brevard County the public drainage easements, the public utility easements and the right-of-ways for Barbizon Lane, Kamin Drive, Udina Way, Telica Place, Pangea Circle, Ebeko Court, Yate Court and Corvo Court, as shown hereon, for public use; and hereby dedicates Tract H to Brevard County for public use as a sanitary sewer lift station. No other easements are hereby dedicated or granted to the public, 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 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 17th day of 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 is/are personally known to me or has/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. GG344047



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 06/29/2021 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 4, Florida Statutes, and County Ordinance 62-2841(6) as amended, and the 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 the road rights-of-ways for Barbizon Lane, Kamin Drive, Udina Way, Telica Place, Pangea Circle, Ebeko Court, Yate Court, Corvo Court, public drainage easements, public utility easements and Tract H 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 is 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
310 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-2614 FAX: (321) 725-1190
CERTIFICATE OF BUSINESS AUTHORIZATION #10084665

PANGEA PARK - PHASES 1 & 2

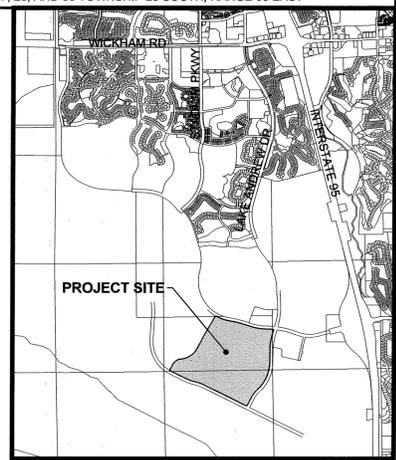
SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

SURVEY SYMBOL LEGEND

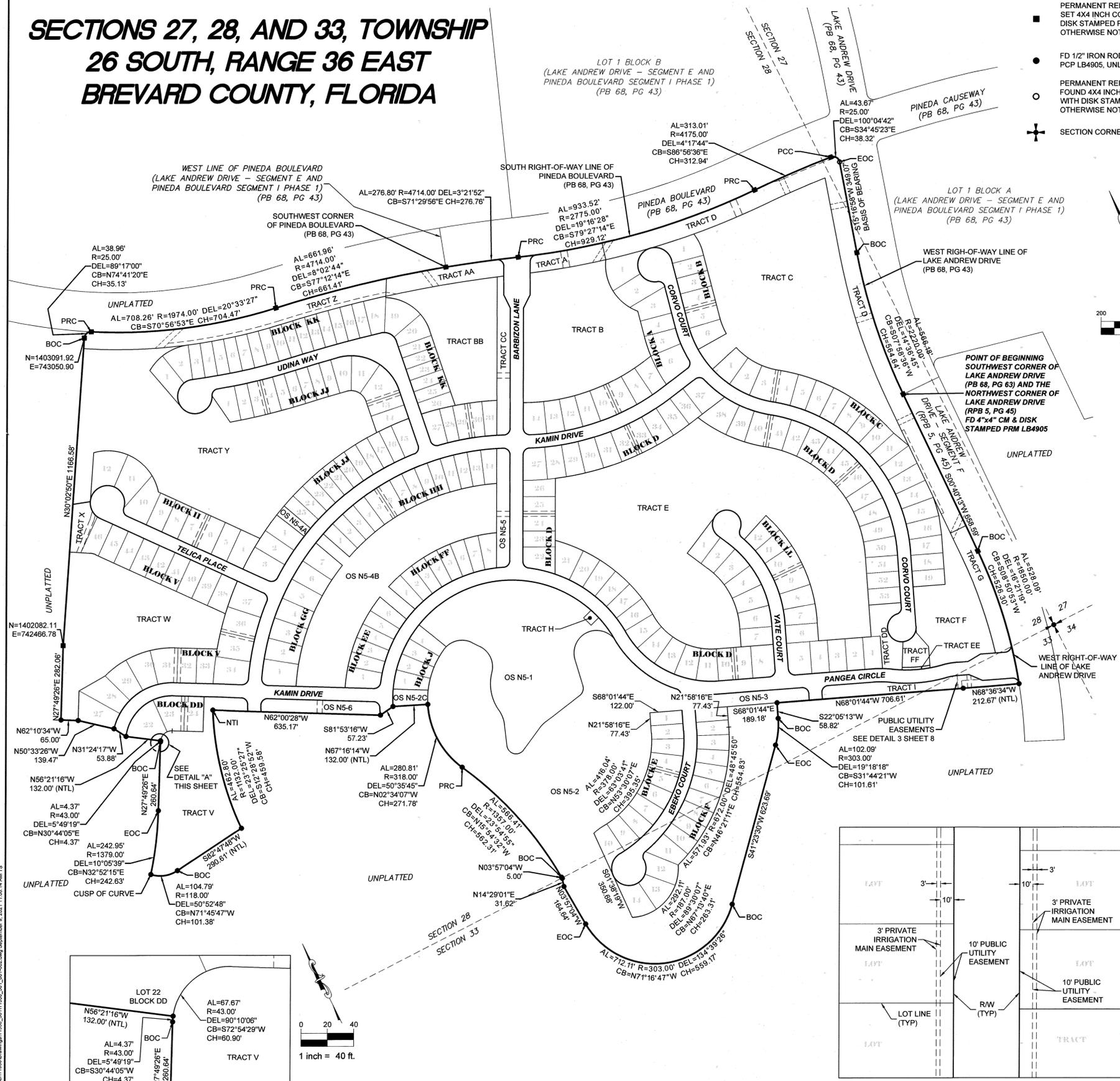
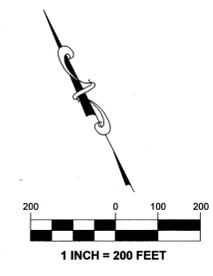
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP; PCP LB4905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- ⊕ SECTION CORNER, MARKED AS NOTED

ABBREVIATIONS

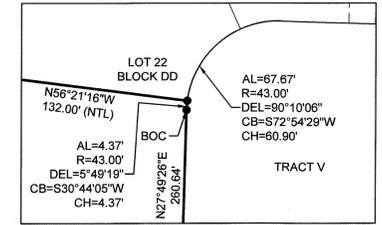
- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
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- DEL CENTRAL DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
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- IE IRRIGATION EASEMENT (PRIVATE)
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- NTS NOT TO SCALE
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- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
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- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RW RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT



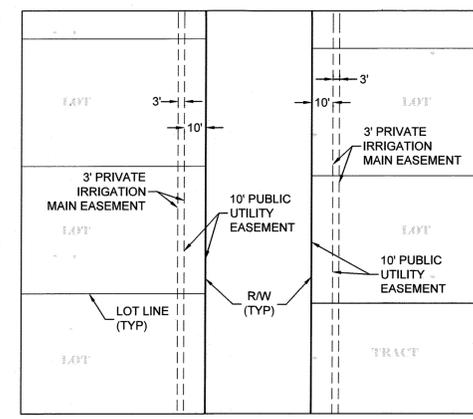
LOCATION MAP
 NTS



TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	0.42	LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT B	4.35	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT C	8.21	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT D	3.56	LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT E	13.01	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT F	2.05	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT G	0.74	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS, FEATURES AND SIGNAGE	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT H	0.04	SANITARY SEWER LIFT STATION	BREVARD COUNTY
TRACT I	0.58	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS, FEATURES AND SIGNAGE	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT V	3.14	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT W	4.49	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT X	0.30	LANDSCAPING, IRRIGATION, FENCING AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT Y	9.44	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT Z	1.74	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT AA	0.67	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS, FEATURES AND SIGNAGE	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT BB	2.61	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT CC	0.63	LANDSCAPING, IRRIGATION, SIDEWALKS, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT DD	0.46	FUTURE DEVELOPMENT	THE VIERA COMPANY
TRACT EE	0.02	FUTURE DEVELOPMENT	THE VIERA COMPANY
TRACT FF	0.24	FUTURE DEVELOPMENT	THE VIERA COMPANY
OS N5-1	5.20	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-2	16.10	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-2C	0.18	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-3	0.50	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-4A	0.12	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-4B	4.69	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-5	0.51	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
OS N5-6	0.51	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION



DETAIL "A"
 1"=40'



TYPICAL UTILITY EASEMENT DETAIL
 (SEE PLAT NOTE #21)

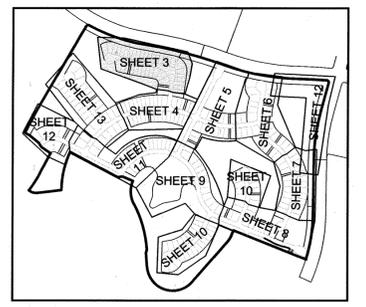
ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
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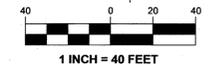
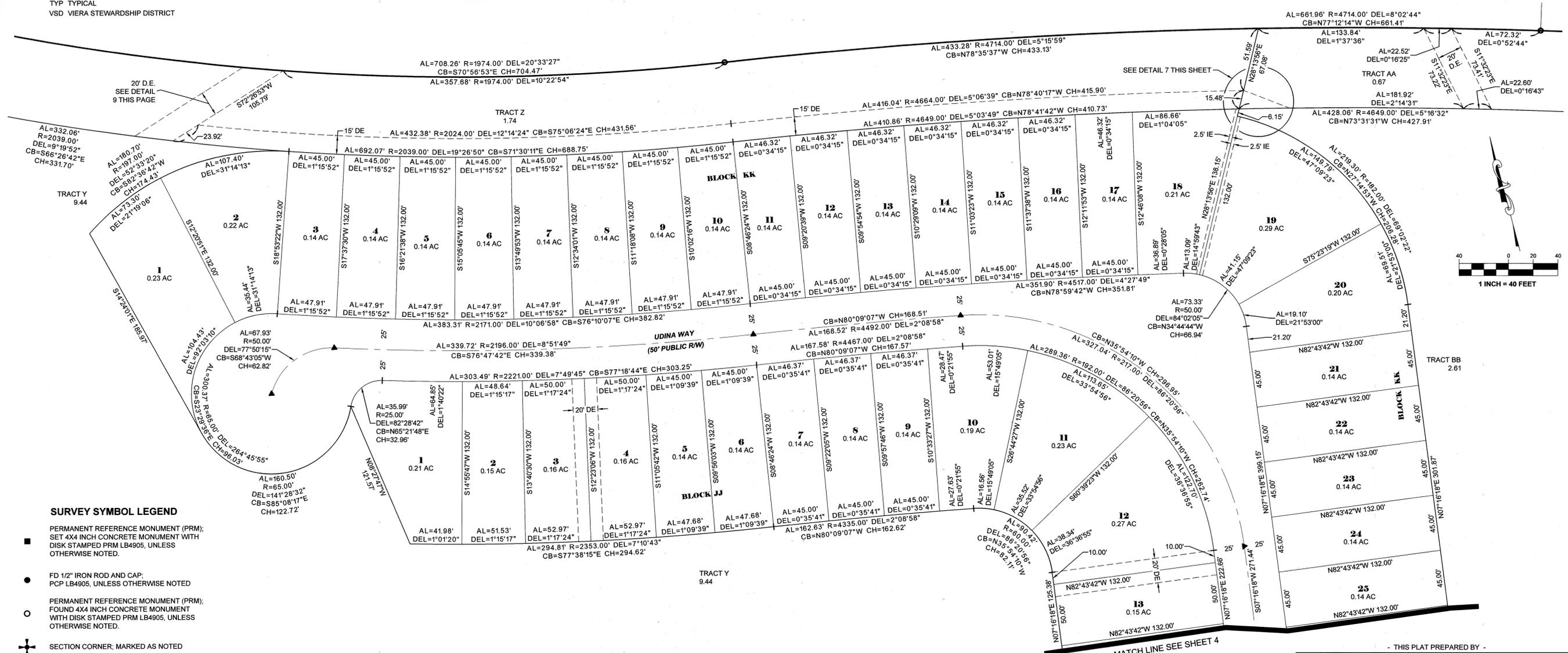
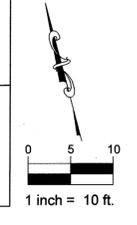
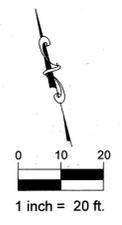
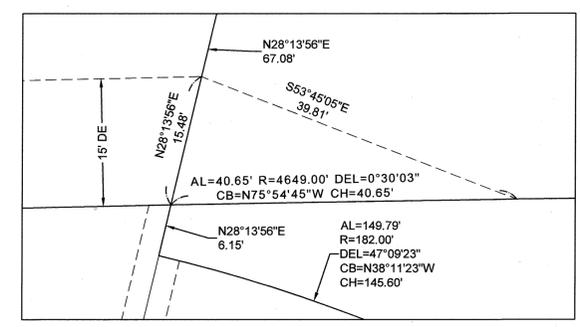
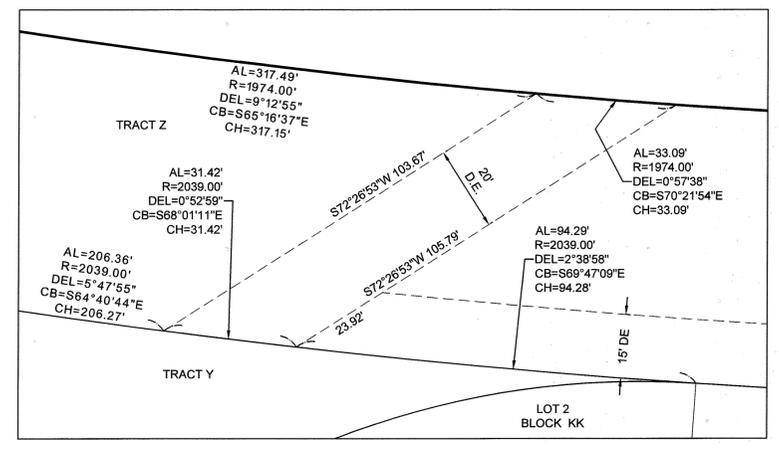
PANGEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA



KEY MAP
NTS



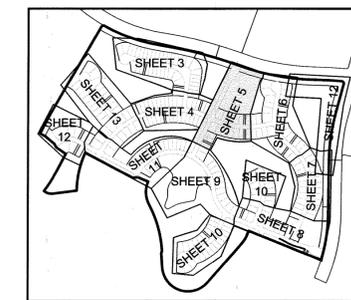
SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP; PCP LB4905, UNLESS OTHERWISE NOTED
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- ⊕ SECTION CORNER, MARKED AS NOTED

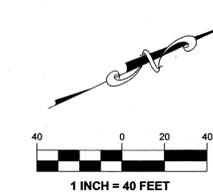
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PANGEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

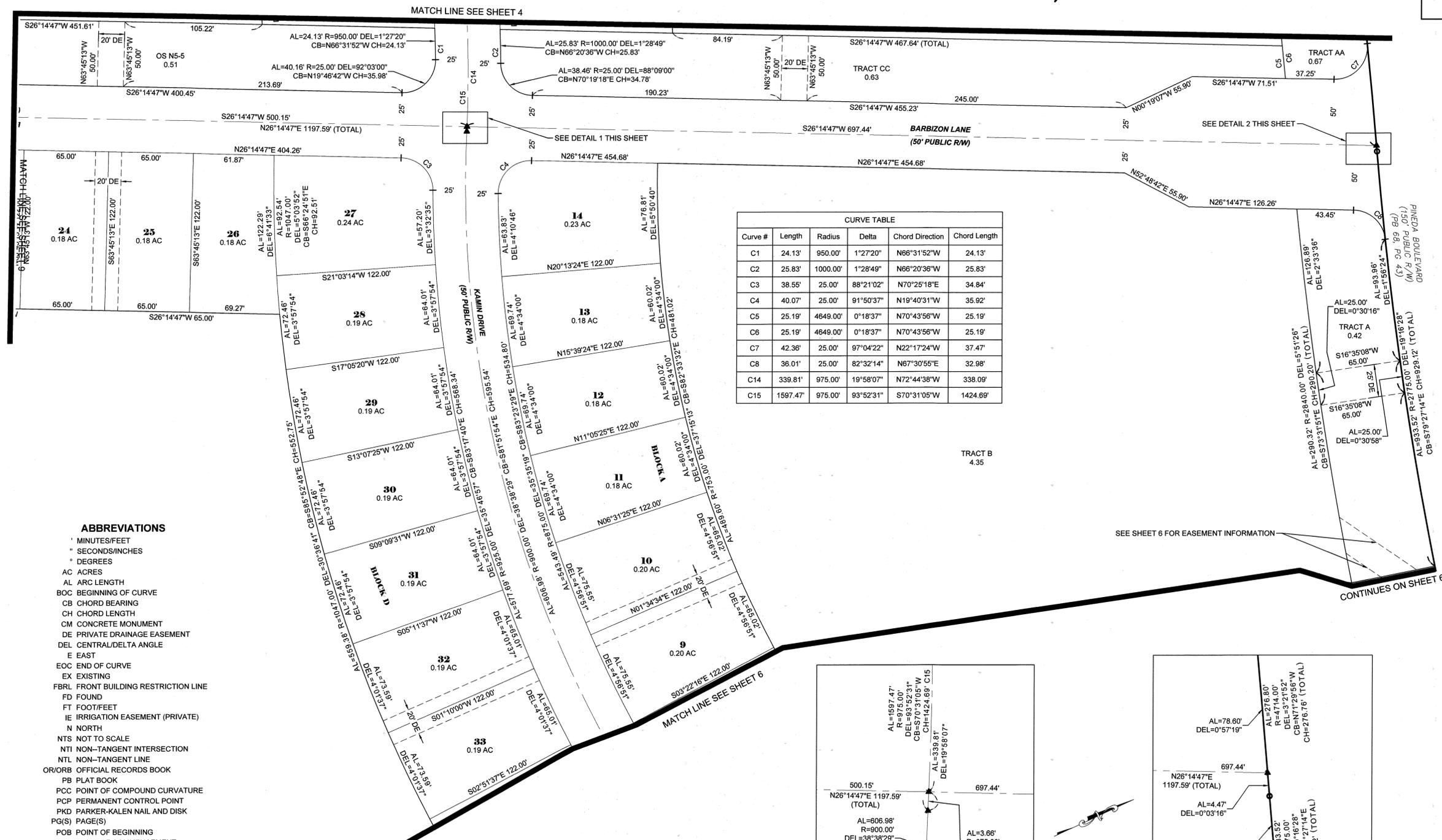


KEY MAP
NTS



SURVEY SYMBOL LEGEND

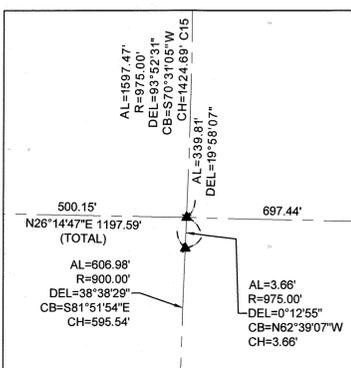
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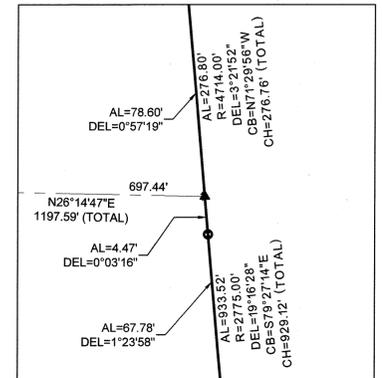
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.13'	950.00'	1°27'20"	N68°31'52"W	24.13'
C2	25.83'	1000.00'	1°28'49"	N66°20'36"W	25.83'
C3	38.55'	25.00'	88°21'02"	N70°25'18"E	34.84'
C4	40.07'	25.00'	91°50'37"	N19°40'31"W	35.92'
C5	25.19'	4649.00'	0°18'37"	N70°43'56"W	25.19'
C6	25.19'	4649.00'	0°18'37"	N70°43'56"W	25.19'
C7	42.36'	25.00'	97°04'22"	N22°17'24"W	37.47'
C8	36.01'	25.00'	82°32'14"	N67°30'55"E	32.98'
C14	339.81'	975.00'	19°58'07"	N72°44'38"W	338.09'
C15	1597.47'	975.00'	93°52'31"	S70°31'05"W	1424.69'

ABBREVIATIONS

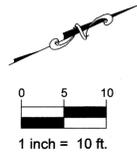
- ' MINUTES/FEET
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- R/W RIGHT-OF-WAY
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- VSD VIERA STEWARDSHIP DISTRICT



DETAIL 1



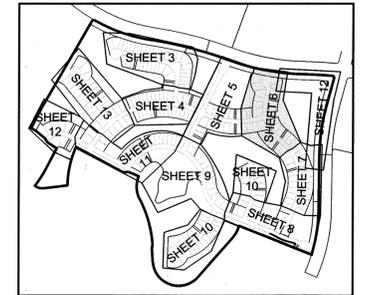
DETAIL 2



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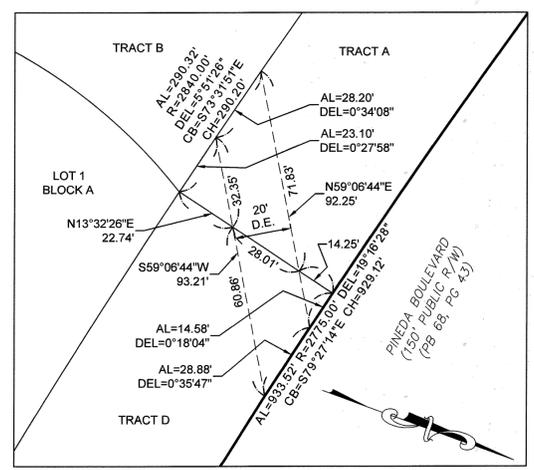
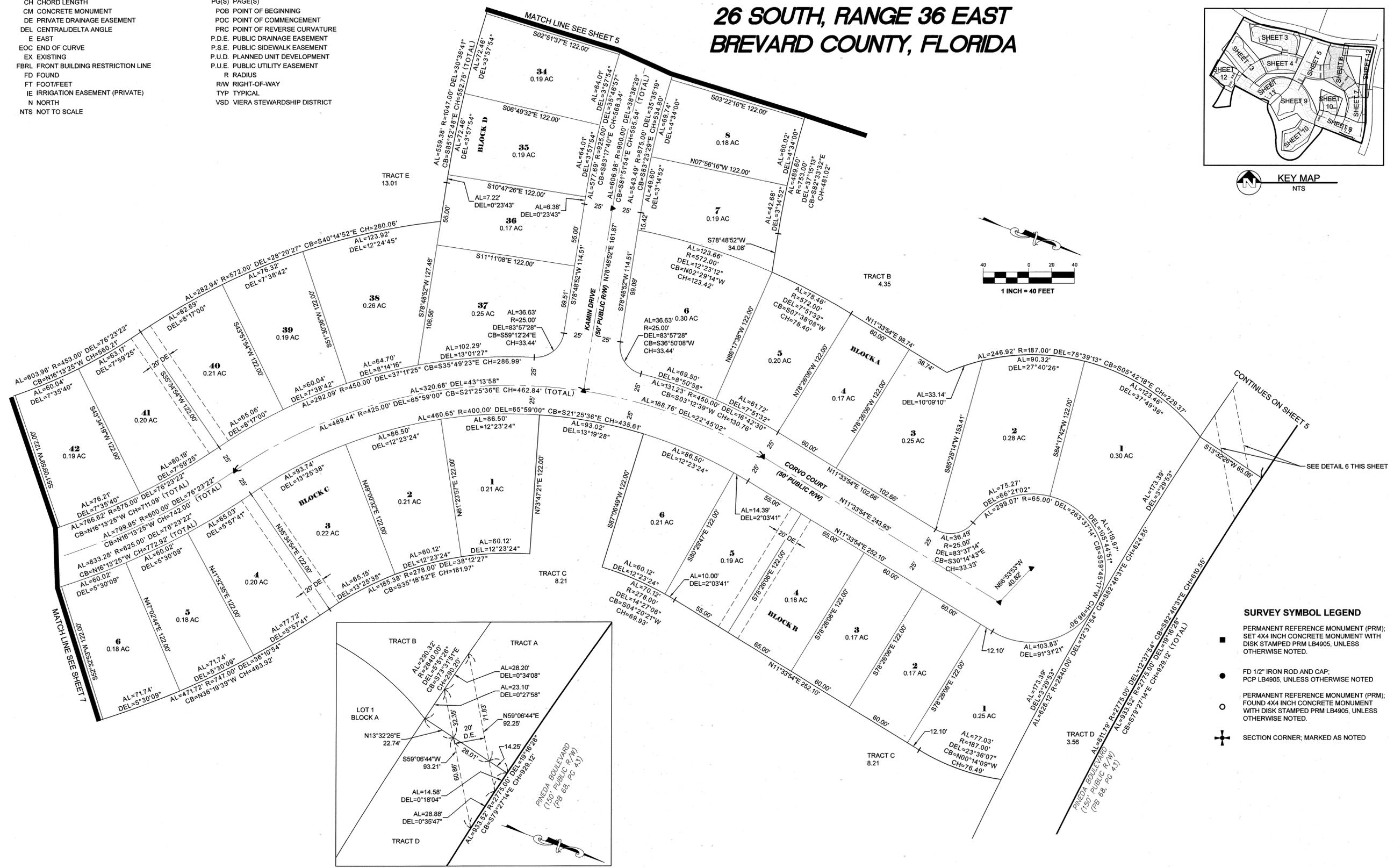
PANGEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



KEY MAP
 NTS

- | | |
|--------------------------------------|---------------------------------|
| ABBREVIATIONS | ABBREVIATIONS |
| MINUTES/FEET | NTI NON-TANGENT INTERSECTION |
| SECONDS/INCHES | NTL NON-TANGENT LINE |
| DEGREES | OR/ORB OFFICIAL RECORDS BOOK |
| AC ACRES | PB PLAT BOOK |
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| CB CHORD BEARING | PKD PARKER-KALEN NAIL AND DISK |
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| IE IRRIGATION EASEMENT (PRIVATE) | TYP TYPICAL |
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| NTS NOT TO SCALE | |

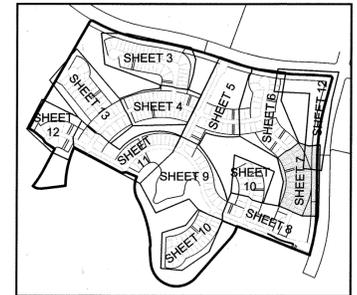


- SURVEY SYMBOL LEGEND**
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 - ⊕ SECTION CORNER; MARKED AS NOTED

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PANGEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

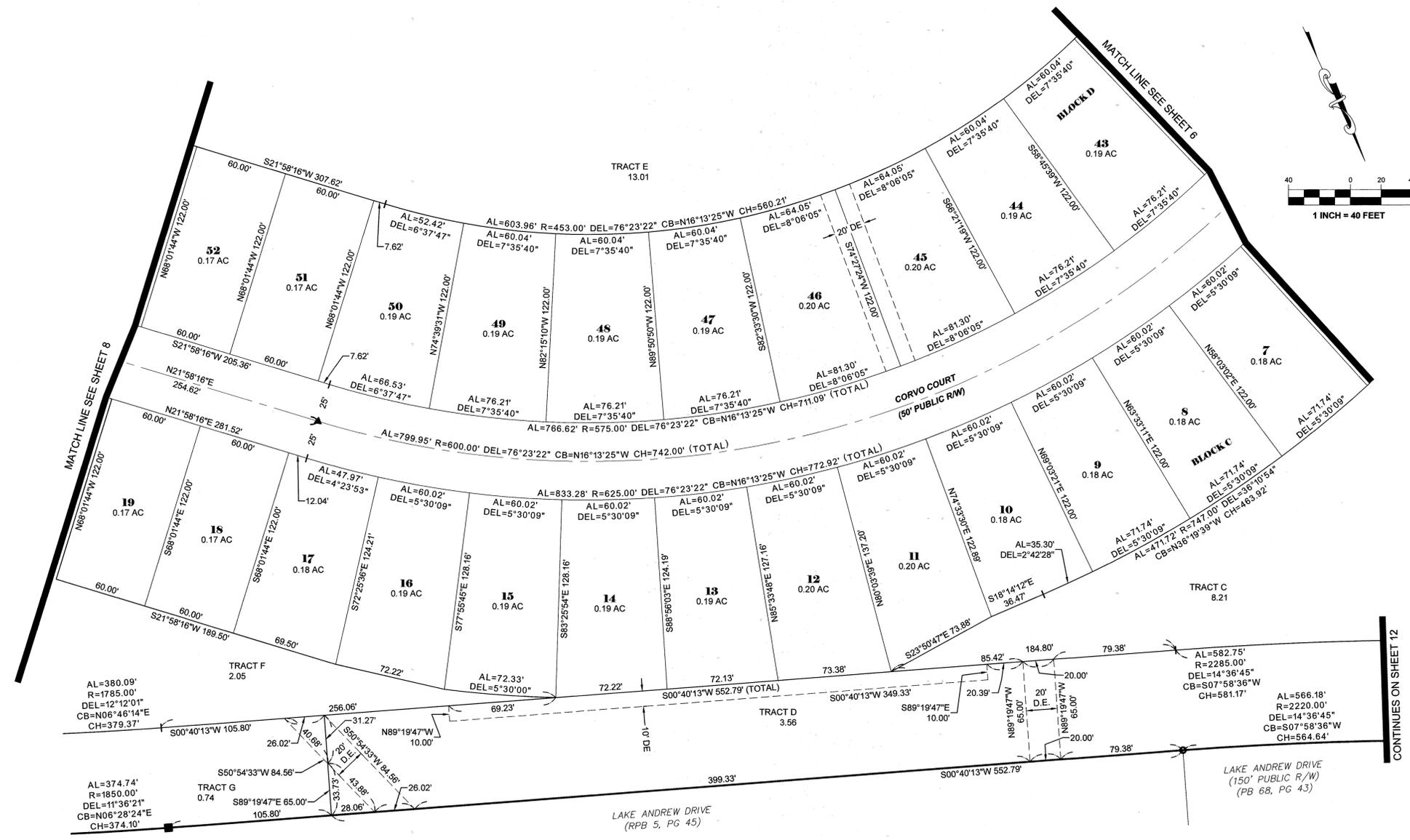


ABBREVIATIONS

- * MINUTES/FEET
- * SECONDS/INCHES
- * DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- IE IRRIGATION EASEMENT (PRIVATE)
- N NORTH
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- 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.D.E. PUBLIC DRAINAGE EASEMENT
- 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
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

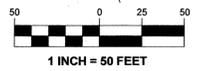
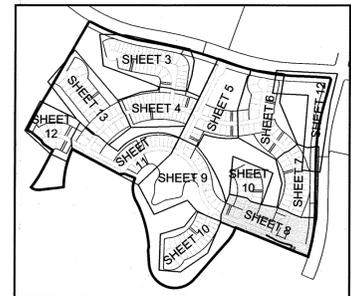
SURVEY SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- FD 1/2" IRON ROD AND CAP; PCP LB4905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED.
- ⊕ SECTION CORNER; MARKED AS NOTED



CONTINUES ON SHEET 12

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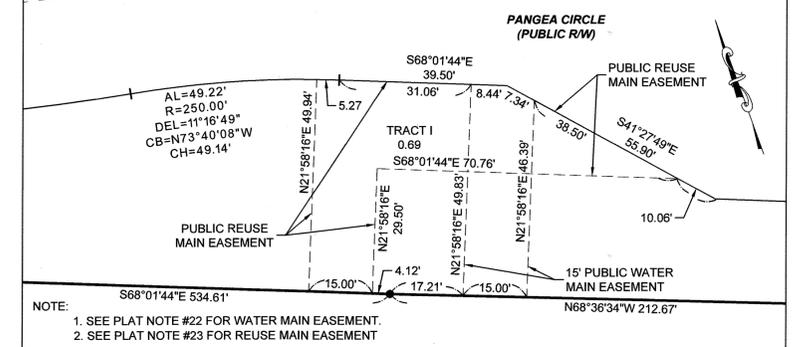
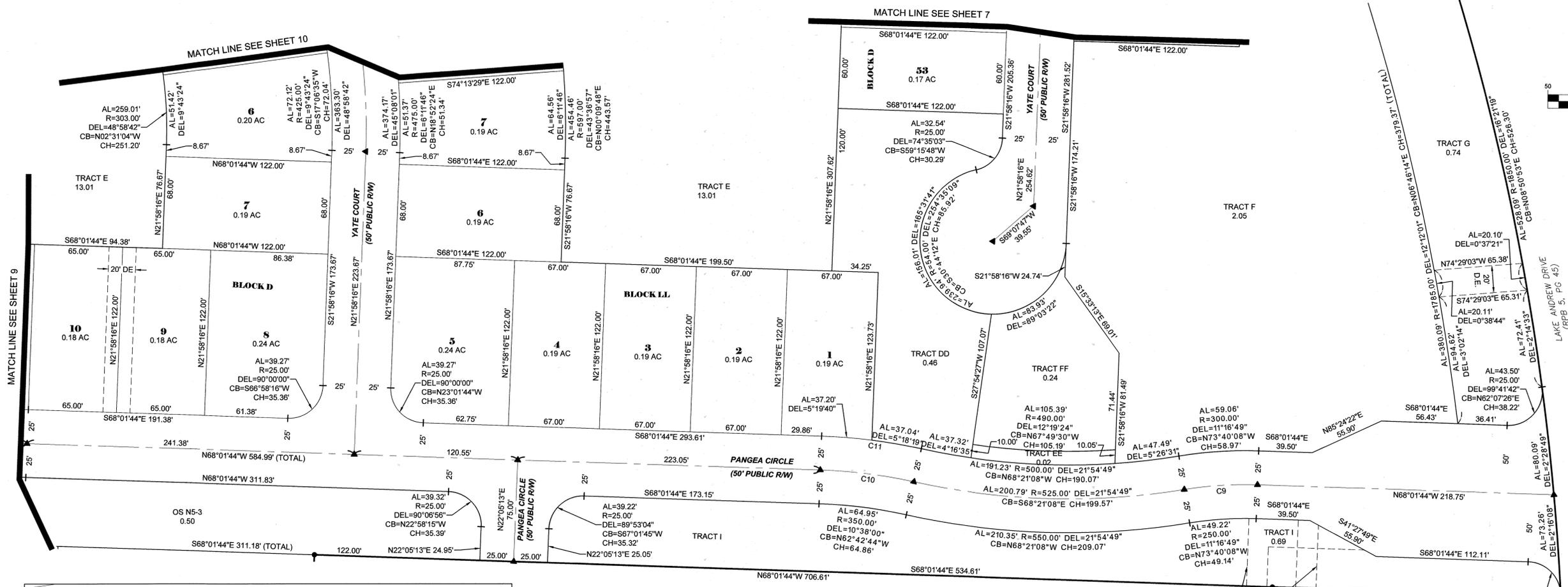


PANGEA PARK

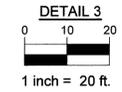
SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

- ABBREVIATIONS**
- ' MINUTES/FEET
 - " SECONDS/INCHES
 - ° DEGREES
 - AC ACRES
 - AL ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - CM CONCRETE MONUMENT
 - DE PRIVATE DRAINAGE EASEMENT
 - DEL CENTRAL/Delta ANGLE
 - E EAST
 - EOC END OF CURVE
 - EX EXISTING
 - FBRL FRONT BUILDING RESTRICTION LINE
 - FD FOUND
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 - IE IRRIGATION EASEMENT (PRIVATE)
 - N NORTH
 - NTS NOT TO SCALE

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 - P.U.E. PUBLIC UTILITY EASEMENT
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL
 - VSD VIERA STEWARDSHIP DISTRICT



NOTE:
 1. SEE PLAT NOTE #22 FOR WATER MAIN EASEMENT.
 2. SEE PLAT NOTE #23 FOR REUSE MAIN EASEMENT.

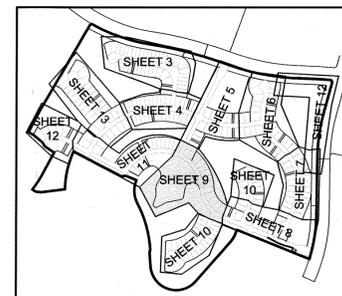


CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	54.14'	275.00'	11°16'49"	N73°40'08"W	54.05'
C10	69.59'	375.00'	10°38'00"	N62°42'44"W	69.49'
C11	37.04'	400.00'	5°18'19"	N60°02'54"W	37.03'

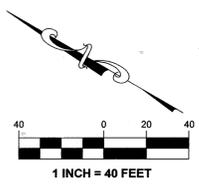
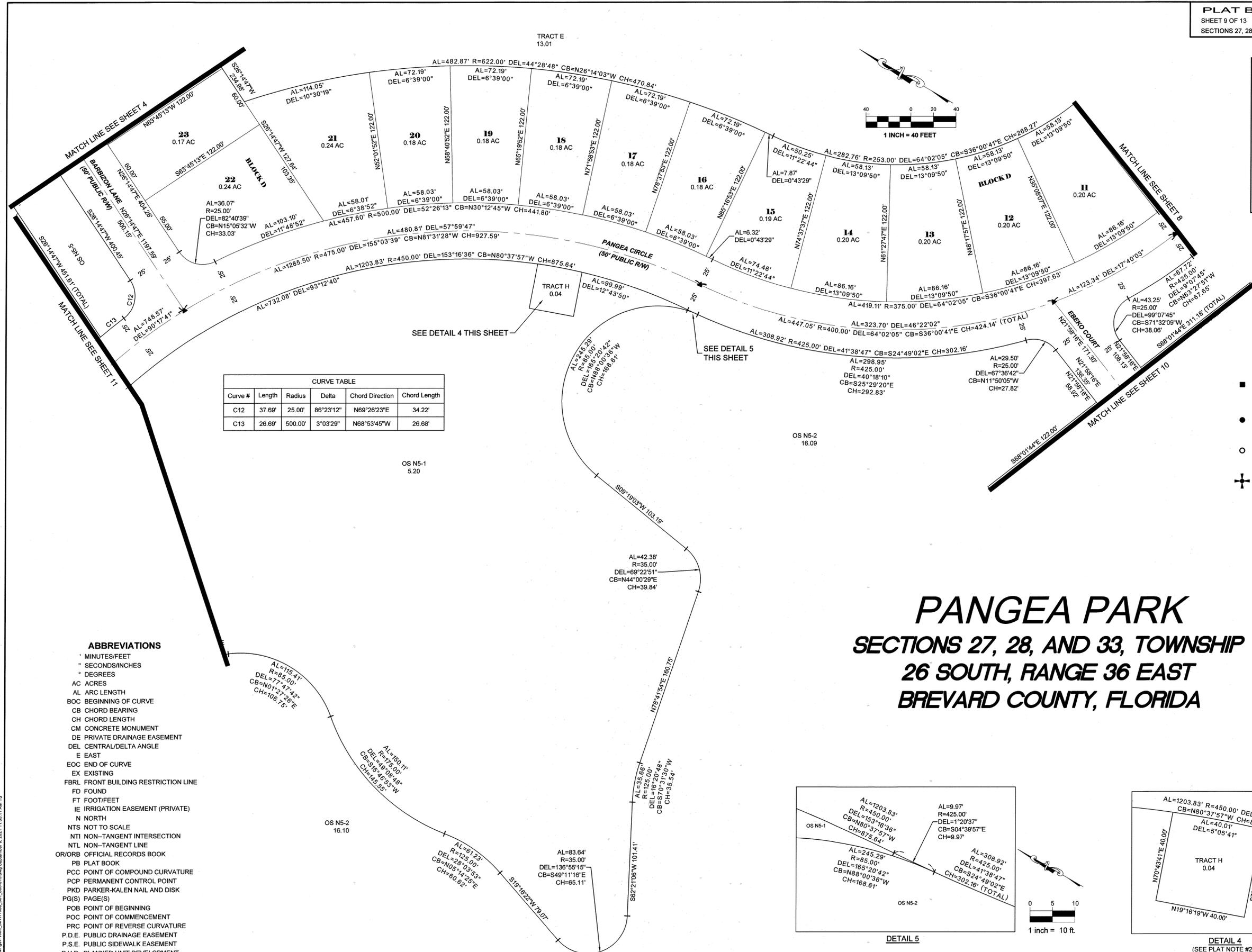
SURVEY SYMBOL LEGEND

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- FD 1/2" IRON ROD AND CAP; PCP LB4905, UNLESS OTHERWISE NOTED.
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- ⊕ SECTION CORNER; MARKED AS NOTED

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KEY MAP
 NTS



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	37.69'	25.00'	86°23'12"	N69°26'23"E	34.22'
C13	26.69'	500.00'	3°03'29"	N88°53'45"W	26.68'

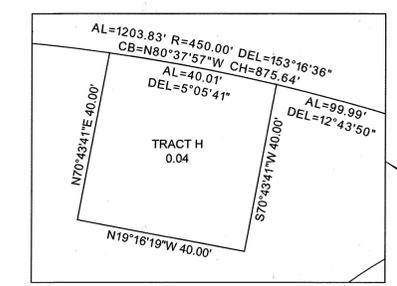
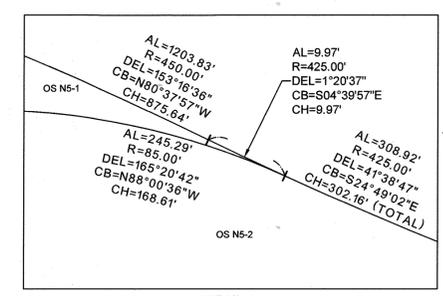
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PANGEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

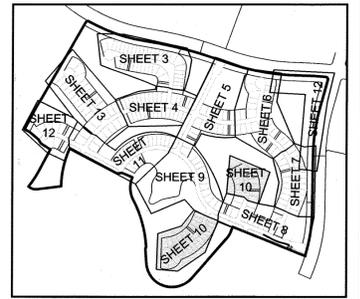


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PANGEA PARK

SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

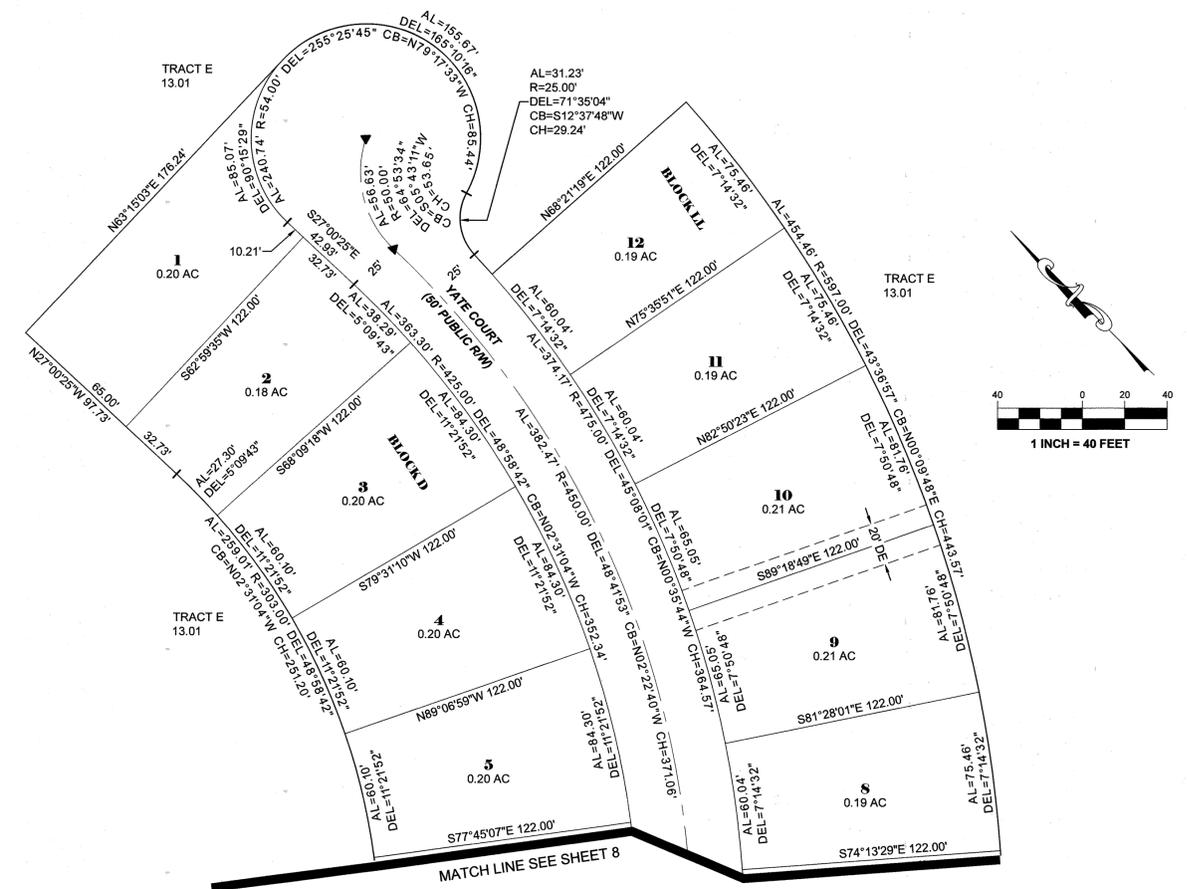
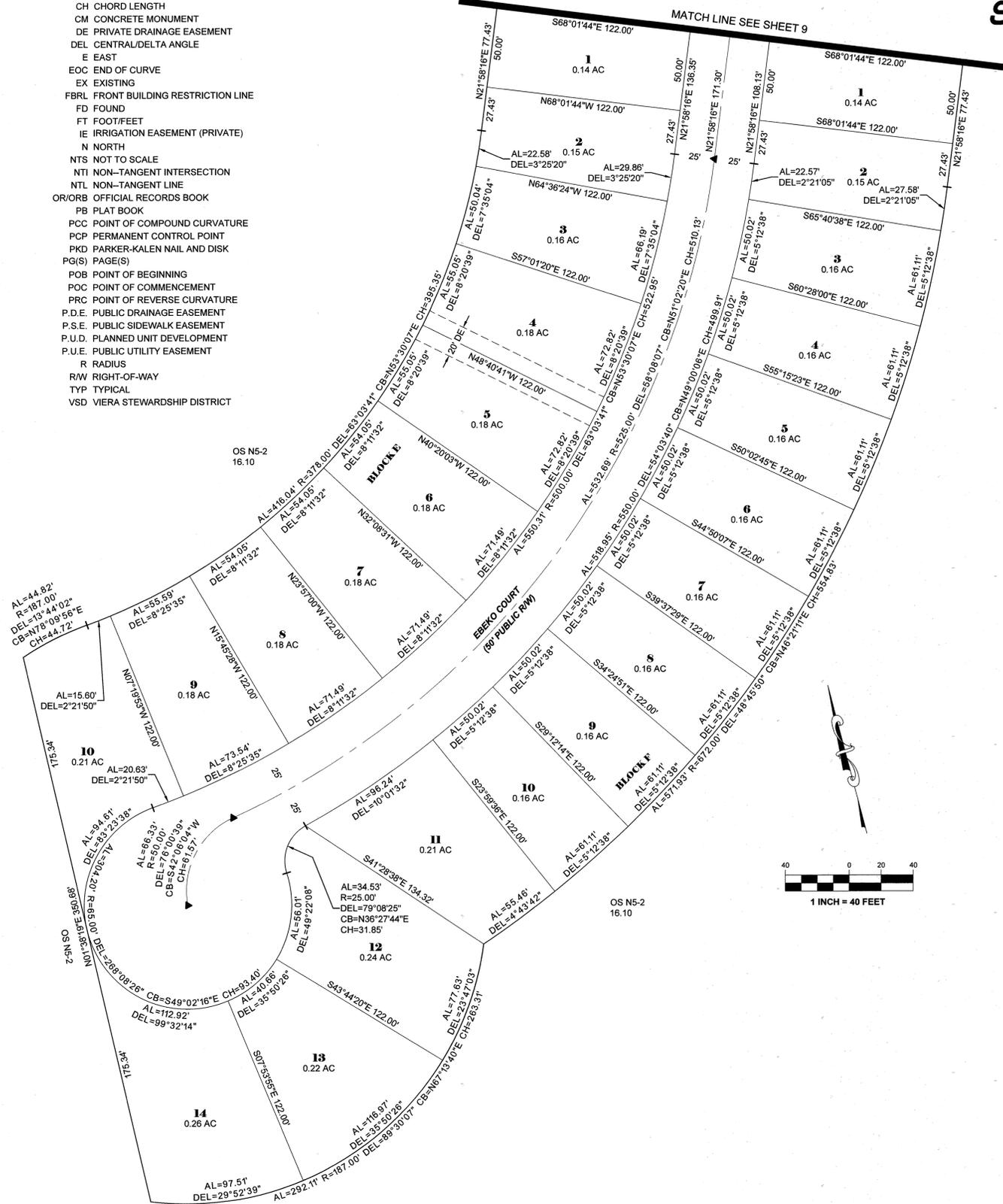


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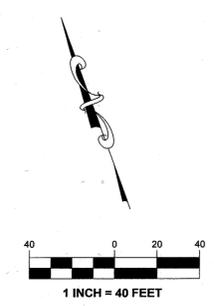
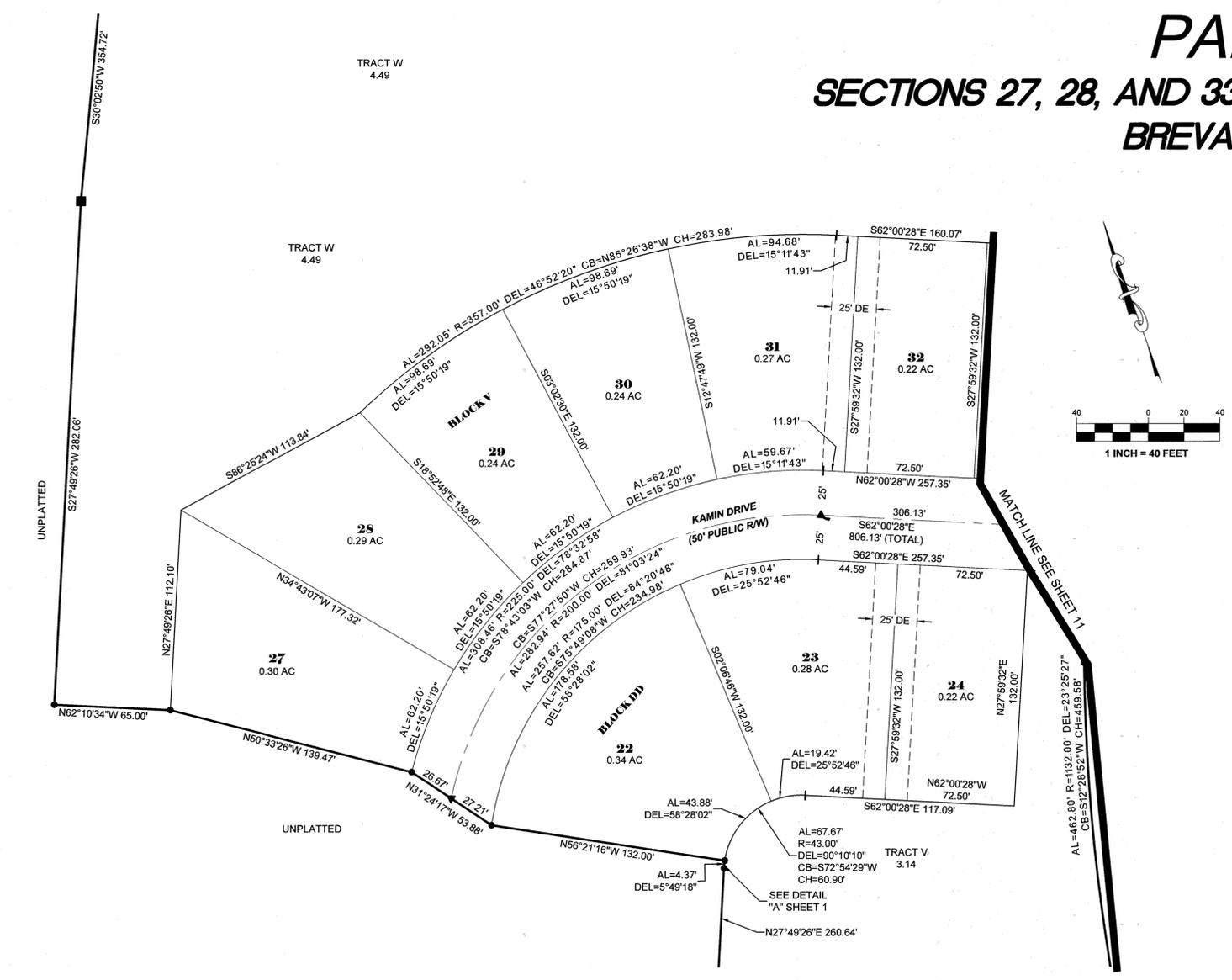
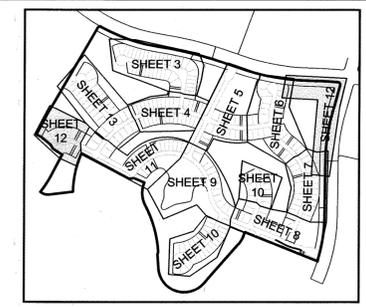
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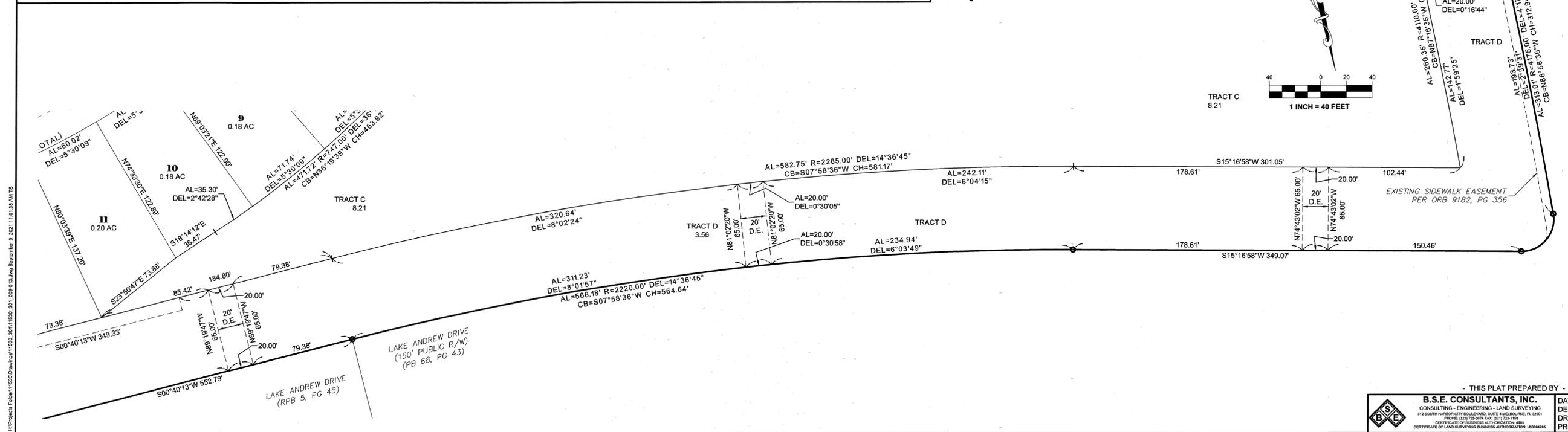
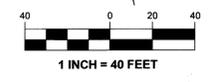
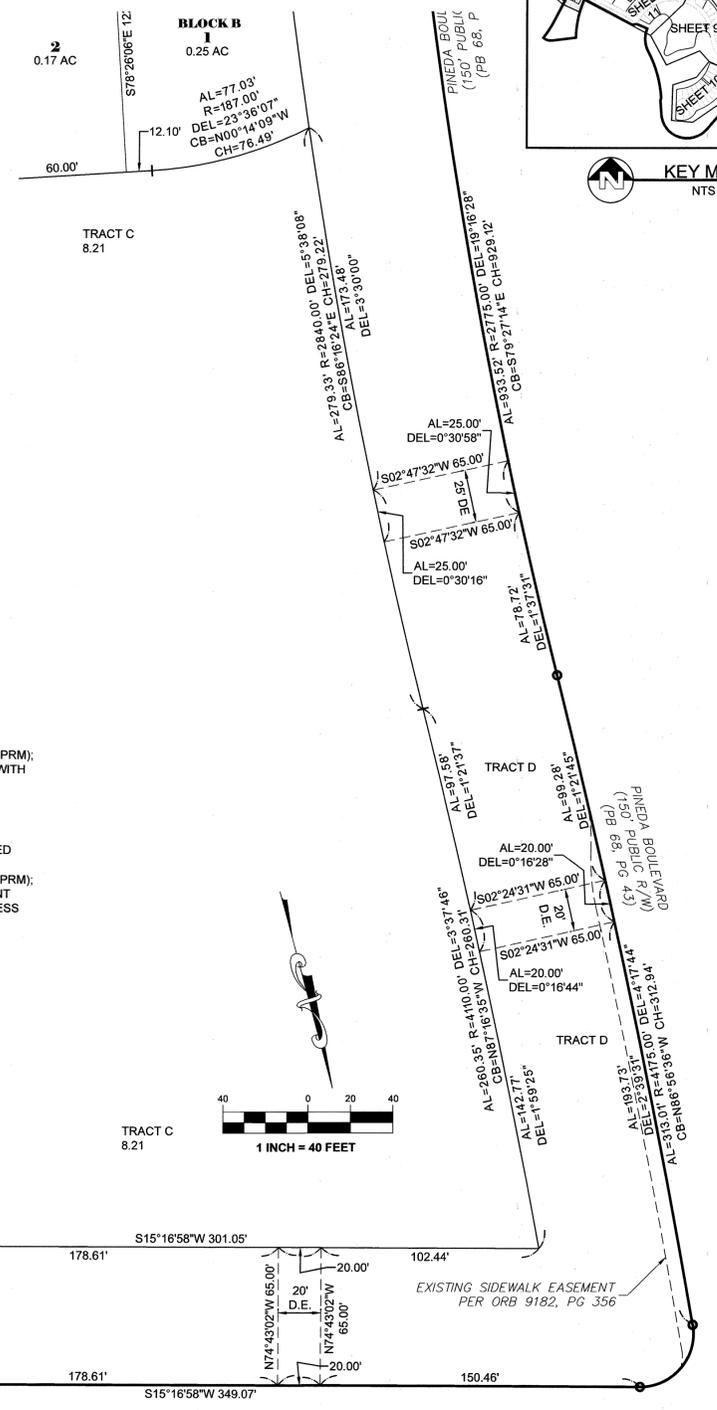
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