

# ARIPEKA AT VIERA - PHASE 1

## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

#### PLAT NOTES

- BEARING REFERENCE: ASSUMED BEARING OF N16°20'33"E ON THE EAST LINE OF LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 86, 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 G6868 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BREVARD COUNTY MANDATORY PLAT NOTES:
  - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE 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 FOLLOWING:
  - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED ON 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, 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 (HEREAFTER REFERRED TO AS THE "COMMUNITY DECLARATION").
  - THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ARIPEKA NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 9212, AT PAGE 1528, 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").
- 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.
- AGREEMENT AND GRANT OF CONSERVATION EASEMENT AND AFFIRMATIVE EASEMENTS FOR ENVIRONMENTAL MANAGEMENT AND ADMINISTRATION RECORDED DECEMBER 31, 2012, IN OFFICIAL RECORDS BOOK 6768, PAGE 2396, TOGETHER WITH FIRST SUPPLEMENT TO AGREEMENT AND GRANT OF CONSERVATION EASEMENT AND AFFIRMATIVE EASEMENTS FOR ENVIRONMENTAL MANAGEMENT AND ADMINISTRATION RECORDED IN OFFICIAL RECORDS BOOK 8559, PAGE 1649, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- MINERAL RIGHTS RESERVED BY PLATT CATTLE COMPANY, IN DEED RECORDED IN DEED BOOK 304, PAGE 43, AND PARTIALLY RELEASED BY THE RELEASE OF SURFACE, ENTRY RIGHTS WITH RESPECT TO OIL GAS AND MINERAL INTERESTS, DATED 12/17/1987, IN OFFICIAL RECORDS BOOK 2870, PAGE 974, 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", ALL 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 THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PRIVATE STREET RIGHTS OF WAY NOTED AS A PART OF TRACT ZZ A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).

- THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WHICH ARE PART OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), SUCH AS SWALES, DRAINS, INLETS, PIPES AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. DRAINAGE SWALES INSTALLED WITHIN SUCH EASEMENT AREAS SHALL BE MAINTAINED AS PROVIDED IN THE NEIGHBORHOOD DECLARATION. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SUCH DRAINAGE SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
- LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS OR ANY OTHER STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT OR DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION TO ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 3, 4, 7 BLOCK C, 14, 15, BLOCK D, 3, 4, 7, 8, 10 BLOCK E, TRACT OS N1-1 AND LOT 1, BLOCK F ARE NONEXCLUSIVE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, 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 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 PRIVATE DRAINAGE EASEMENT AREAS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACT ZZ FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH.
- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS.
- A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COMMUNITY DECLARATION DESCRIBED IN NOTE 6.A ABOVE.
- THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A.D.F.Y. ZZ AND OS N1-2 FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM; 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 VIERA STEWARDSHIP DISTRICT.
- ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH 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 (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OR ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) AS EXPRESSLY PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. IS HEREBY GRANTED THE PERPETUAL RIGHT TO DISCHARGE DRAINAGE FROM TRACT ZZ AND THE PRIVATE ROAD IMPROVEMENTS WITHIN THE LIMITS OF TRACT ZZ INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. HOWEVER, TO THE EXTENT THAT ANY DRAINAGE PIPES, INLETS OR STRUCTURES RECEIVING SUCH ROAD RIGHT-OF-WAY DRAINAGE ARE LOCATED WITHIN TRACT ZZ, SUCH STRUCTURES, INLETS AND PIPES SHALL BE MAINTAINED AND REPAIRED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
- TRACT P IS HEREBY DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LIFT STATION, AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
- TRACT OS N1-1 IS RESERVED FOR OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO A SHARED USE TRAIL AND SHALL BE OWNED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.

#### STATE PLANE COORDINATE NOTES:

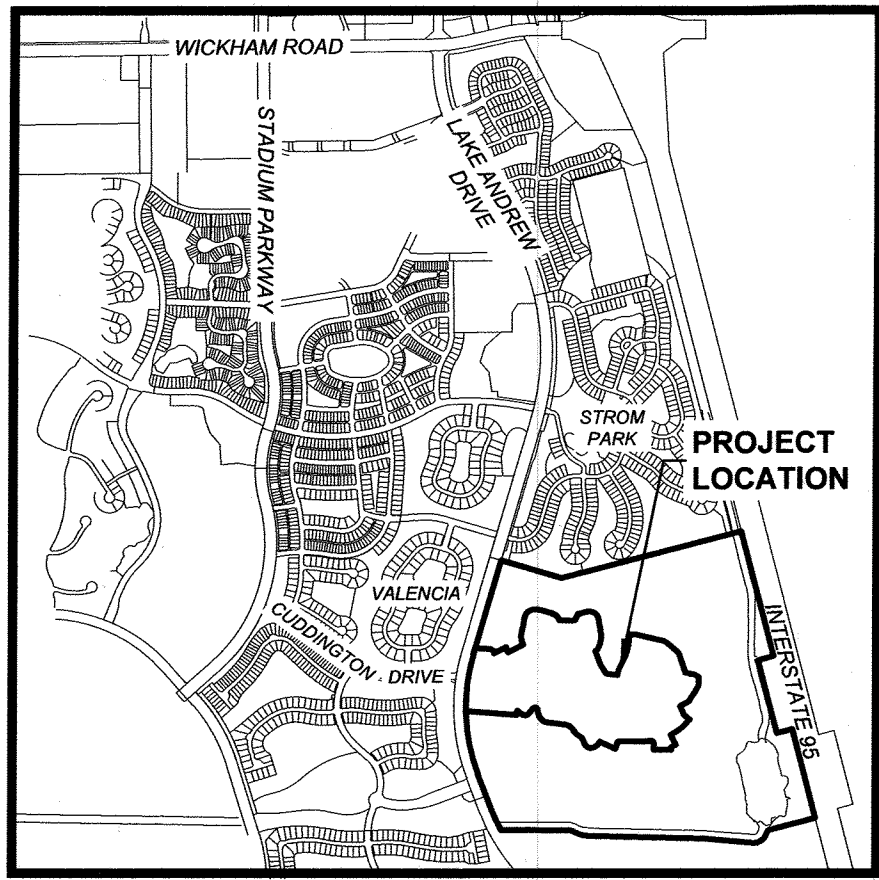
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

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 ASHTEC SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

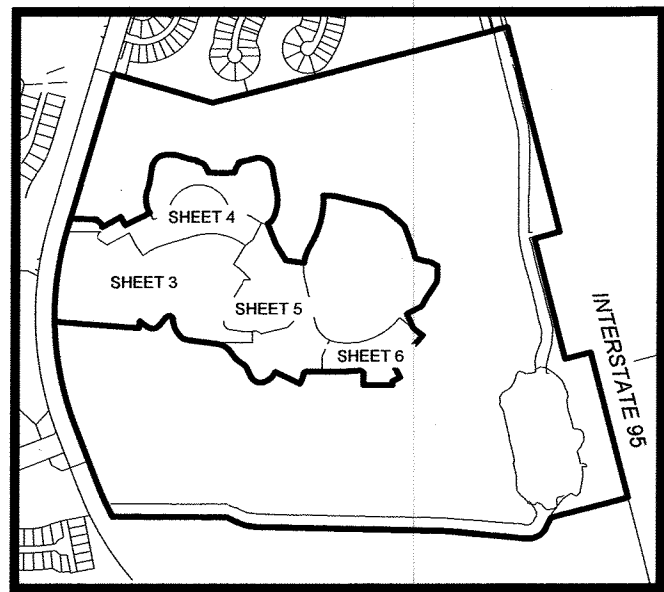
DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7519	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+)'07" 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,680.093	225,759.744	28°14'51.61828"	080°44'14.98184"	0.99994936	(+)'07" 27.3"
1 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	(+)'07" 56.6"

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



KEY MAP  
NTS

#### ABBREVIATIONS

- \* MINUTES/FEET
- \* SECONDS/INCHES
- \* DEGREES
- AC ACRES
- AL ARC LENGTH
- B/C 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
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- POC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- 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
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

SEE SHEET 2 FOR DESCRIPTION AND TRACT TABLE

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 7

SECTIONS 21 AND 22, 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

#### ARIPEKA AT VIERA - PHASE 1

hereby dedicates said lands and this plat for the uses and purposes therein expressed and hereby dedicates to Brevard County Tract "P" for uses and purposes described in the plat notes and a perpetual easement over and across Tract "ZZ" and all private streets thereon for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "ZZ" and all private streets thereon for access and maintenance of potable water utilities. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right or interest therein.

By:   
Todd J. Pokrywa  
President

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 4-12-2024 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. G5344047

#### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/20/21 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 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 Tract P for a sanitary sewer lift station; and all public utility easements, all public drainage easements and ingress/egress easements for emergency vehicles dedicated for public use on this plat.

Rita Pritchett - Chair

ATTEST:

Clerk of the Board

#### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Rita Pritchett - Chair

ATTEST:

Clerk of the Board

#### CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_, File No. \_\_\_\_\_

ATTEST:

Clerk of the Circuit Court in and for Brevard County, Fla.



B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
110 SOUTH HARBOR CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901  
PHONE: (321) 735-3674 FAX: (321) 735-1169  
CERTIFICATE OF BUSINESS AUTHORIZATION LB00000005  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB00000005

DATE: 09/27/2021  
DESIGN/DRAWN: HAK/DHF  
DRAWING# 11459\_301\_001  
PROJECT# 11459



ARIPEKA AT VIERA - PHASE 1  
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

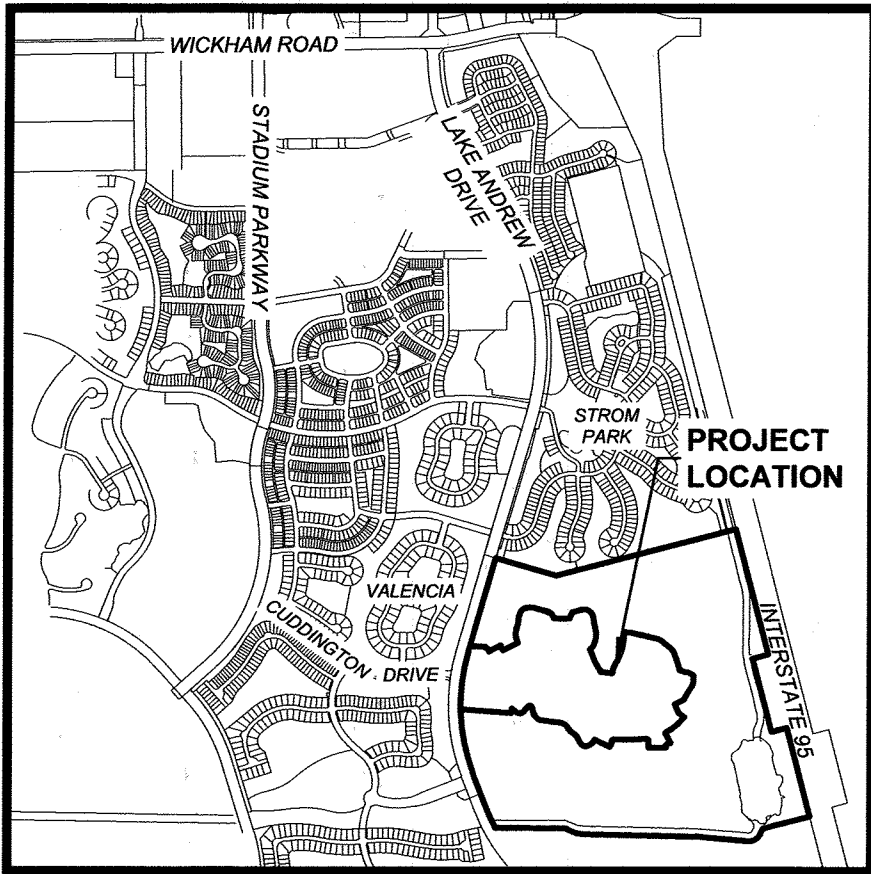
DESCRIPTION OF ARIPEKA AT VIERA - PHASE 1

A PARCEL OF LAND LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

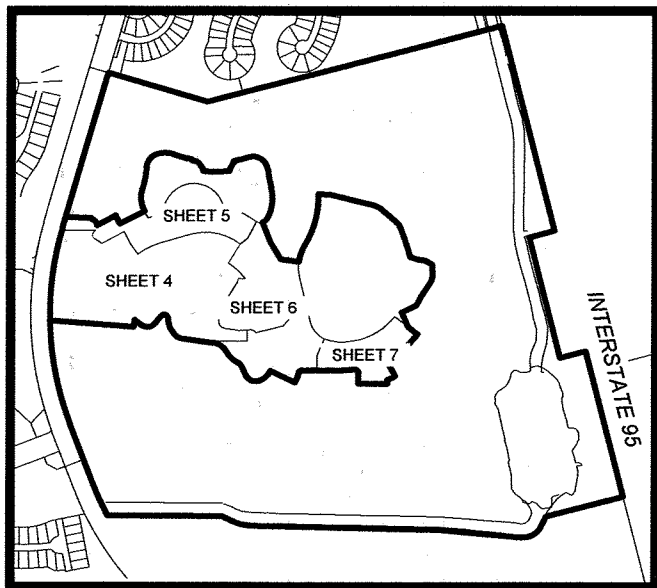
BEGIN AT THE NORTHEAST CORNER OF LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN ALONG THE ARC OF THE CURVED EAST LINE OF SAID LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 1, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2340.00 FEET, A CENTRAL ANGLE OF 13°21'15", A CHORD BEARING OF N09°39'55"E AND A CHORD LENGTH OF 544.16 FEET), A DISTANCE OF 545.39 FEET TO THE END OF SAID CURVE; THENCE N16°20'33"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 83.32 FEET; THENCE S87°53'53"E, A DISTANCE OF 198.14 FEET; THENCE S28°23'59"E, A DISTANCE OF 14.59 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°22'44", A CHORD BEARING OF S38°20'13"E, AND A CHORD LENGTH OF 56.25 FEET), A DISTANCE OF 59.74 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N61°38'01"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 230.29 FEET; THENCE S28°23'59"E, A DISTANCE OF 71.87 FEET; THENCE N64°19'40"E, A DISTANCE OF 140.16 FEET; THENCE N28°23'59"W, A DISTANCE OF 9.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 46°11'54", A CHORD BEARING OF N05°18'02"W, AND A CHORD LENGTH OF 164.78 FEET), A DISTANCE OF 169.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 13°27'12", A CHORD BEARING OF N11°04'20"E, AND A CHORD LENGTH OF 168.67 FEET), A DISTANCE OF 169.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 69°28'39", A CHORD BEARING OF N39°05'03"E, AND A CHORD LENGTH OF 126.56 FEET), A DISTANCE OF 133.39 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 32°31'09", A CHORD BEARING OF S89°55'02"E, AND A CHORD LENGTH OF 123.20 FEET), A DISTANCE OF 124.87 FEET TO THE END OF SAID CURVE; THENCE S73°39'27"E, A DISTANCE OF 111.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 2°52'16", A CHORD BEARING OF S75°05'36"E, AND A CHORD LENGTH OF 40.09 FEET), A DISTANCE OF 40.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; THENCE S13°28'16"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 5.00 FEET; THENCE S77°19'17"E, A DISTANCE OF 22.27 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 67.23 FEET, A CENTRAL ANGLE OF 43°45'36", A CHORD BEARING OF S55°26'29"E, AND A CHORD LENGTH OF 50.11 FEET), A DISTANCE OF 51.35 FEET TO THE END OF SAID CURVE; THENCE S32°48'08"E, A DISTANCE OF 22.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 27°11'07", A CHORD BEARING OF S19°07'34"E, AND A CHORD LENGTH OF 30.96 FEET), A DISTANCE OF 30.95 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 13°09'36", A CHORD BEARING OF S89°49'21"E, AND A CHORD LENGTH OF 199.39 FEET), A DISTANCE OF 199.82 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH; THENCE N19°53'54"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 35.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 65.49 FEET, A CENTRAL ANGLE OF 32°09'55", A CHORD BEARING OF N35°58'51"E, AND A CHORD LENGTH OF 36.29 FEET), A DISTANCE OF 36.77 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH; THENCE N09°11'42"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 12.36 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 NORTH, AND HAVING A RADIUS OF 800.00 FEET), A CENTRAL ANGLE OF 8°36'34", A CHORD BEARING OF N76°27'23"E, AND A CHORD LENGTH OF 120.10 FEET), A DISTANCE OF 120.21 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 110.00 FEET, A CENTRAL ANGLE OF 101°58'19", A CHORD BEARING OF S56°51'45"E, AND A CHORD LENGTH OF 170.94 FEET), A DISTANCE OF 195.77 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 800.00 FEET, A CENTRAL ANGLE OF 9°41'59", A CHORD BEARING OF S10°43'35"E, AND A CHORD LENGTH OF 135.27 FEET), A DISTANCE OF 135.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 44°25'19", A CHORD BEARING OF S06°38'05"W, AND A CHORD LENGTH OF 238.15 FEET), A DISTANCE OF 244.22 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 44°27'07", A CHORD BEARING OF S51°04'18"W, AND A CHORD LENGTH OF 45.39 FEET), A DISTANCE OF 46.55 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; THENCE S21°54'47"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 170.23 FEET; THENCE S3°20'29"E, A DISTANCE OF 145.05 FEET; THENCE S82°30'19"E, A DISTANCE OF 140.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 24°23'28", A CHORD BEARING OF N19°41'29"E, AND A CHORD LENGTH OF 137.31 FEET), A DISTANCE OF 139.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 34°44'33", A CHORD BEARING OF N14°30'57"E, AND A CHORD LENGTH OF 397.09 FEET), A DISTANCE OF 403.24 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE EAST; THENCE S88°00'09"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 86.37 FEET; THENCE S76°38'13"E, A DISTANCE 356.97 FEET; THENCE S64°18'58"E, A DISTANCE OF 41.74 FEET; THENCE S50°17'34"E, A DISTANCE OF 160.79 FEET; THENCE S41°40'11"E, A DISTANCE OF 40.48 FEET; THENCE S20°55'24"E, A DISTANCE OF 45.37 FEET; THENCE S19°38'43"E, A DISTANCE OF 64.29 FEET; THENCE S18°56'55"E, A DISTANCE OF 83.22 FEET; THENCE S15°01'00"E, A DISTANCE OF 62.70 FEET; THENCE S73°01'20"E, A DISTANCE OF 61.78 FEET; THENCE S80°54'45"E, A DISTANCE OF 57.08 FEET; THENCE S60°41'34"E, A DISTANCE OF 62.65 FEET; THENCE S00°08'03"E, A DISTANCE OF 83.45 FEET; THENCE S09°54'43"W, A DISTANCE OF 37.77 FEET; THENCE S31°40'07"W, A DISTANCE OF 76.71 FEET; THENCE S34°26'57"W, A DISTANCE OF 85.53 FEET; THENCE S28°27'45"W, A DISTANCE OF 78.94 FEET; THENCE S63°34'56"W, A DISTANCE OF 123.23 FEET; THENCE S23°28'16"E, A DISTANCE OF 129.92 FEET; THENCE S52°28'10"E, A DISTANCE OF 90.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 24°37'48", A CHORD BEARING OF S49°58'52"W, AND A CHORD LENGTH OF 307.13 FEET), A DISTANCE OF 309.51 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S27°42'15"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 140.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 4°19'48", A CHORD BEARING OF S84°27'39"W, AND A CHORD LENGTH OF 64.98 FEET), A DISTANCE OF 64.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; THENCE S00°00'00"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 30.52 FEET; THENCE N90°00'00"W, A DISTANCE OF 220.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 84.20 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 97°29'55", A CENTRAL ANGLE OF 97°29'55", A CHORD BEARING OF N48°43'28"W, AND A CHORD LENGTH OF 37.59 FEET), A DISTANCE OF 42.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 717.00 FEET, A CENTRAL ANGLE OF 7°26'55", A CHORD BEARING OF S86°16'32"W, AND A CHORD LENGTH OF 93.15 FEET), A DISTANCE OF 93.21 FEET TO THE END OF SAID CURVE; THENCE N90°00'00"W, A DISTANCE OF 312.41 FEET TO THE BEGINNING OF 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 25.00 FEET, A CENTRAL ANGLE OF 76°47'08", A CHORD BEARING OF S51°36'26"W, AND A CHORD LENGTH OF 31.05 FEET), A DISTANCE OF 33.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 12°19'56", A CHORD BEARING OF S19°22'50"W, AND A CHORD LENGTH OF 78.41 FEET), A DISTANCE OF 78.56 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; THENCE N64°27'12"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 210.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 48°23'00", A CHORD BEARING OF S48°44'19"W, AND A CHORD LENGTH OF 122.08 FEET), A DISTANCE OF 125.48 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 83°24'52", A CHORD BEARING OF N66°21'46"W, AND A CHORD LENGTH OF 99.80 FEET), A DISTANCE OF 109.19 FEET TO THE END OF SAID CURVE; THENCE N24°39'20"W, A DISTANCE OF 72.43 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 75.00 FEET, A CENTRAL ANGLE OF 38°20'39", A CHORD BEARING OF N43°49'39"W, AND A CHORD LENGTH OF 49.26 FEET), A DISTANCE OF 50.19 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 205.00 FEET, A CENTRAL ANGLE OF 29°36'20", A CHORD BEARING OF N48°11'49"W, AND A CHORD LENGTH OF 104.75 FEET), A DISTANCE OF 105.93 FEET TO THE END OF SAID CURVE; THENCE N33°23'39"W, A DISTANCE OF 22.38 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 145.00 FEET, A CENTRAL ANGLE OF 48°47'58", A CHORD BEARING OF N57°47'37"W, AND A CHORD LENGTH OF 119.80 FEET), A DISTANCE OF 123.50 FEET TO THE END OF SAID CURVE; THENCE N82°11'35"W, A DISTANCE OF 245.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 46°53'54", A CHORD BEARING OF N58°44'38"W, AND A CHORD LENGTH OF 51.73 FEET), A DISTANCE OF 53.20 FEET TO THE END OF SAID CURVE; THENCE N35°17'42"W, A DISTANCE OF 50.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 24°49'56", A CHORD BEARING OF N22°52'43"W, AND A CHORD LENGTH OF 45.15 FEET), A DISTANCE OF 45.51 FEET TO THE END OF SAID CURVE; THENCE N10°27'45"W, A DISTANCE OF 48.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 131°17'02", A CHORD BEARING OF N76°08'17"W, AND A CHORD LENGTH OF 54.86 FEET), A DISTANCE OF 58.74 FEET TO THE END OF SAID CURVE; THENCE S39°15'21"W, A DISTANCE OF 80.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S83°15'12"W, AND A CHORD LENGTH OF 91.92 FEET), A DISTANCE OF 102.10 FEET TO THE END OF SAID CURVE; THENCE N51°44'48"W, A DISTANCE OF 73.68 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 8°32'33", A CHORD BEARING OF S07°44'23"W, AND A CHORD LENGTH OF 55.86 FEET), A DISTANCE OF 55.91 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; THENCE N85°33'40"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 640.27 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED EAST LINE OF SAID LAKE ANDREW DRIVE SOUTH EXTENSION NO. 1 - PHASE 2; THENCE ALONG THE ARC OF SAID CURVED EAST LINE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 2340.00 FEET, A CENTRAL ANGLE OF 4°11'50", A CHORD BEARING OF N00°53'23"E, AND A CHORD LENGTH OF 171.38 FEET), A DISTANCE OF 171.42 FEET TO THE POINT OF BEGINNING. CONTAINING 72.91 ACRES, MORE OR LESS.

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
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCB POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- 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
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT



LOCATION MAP  
NTS



KEY MAP  
NTS

TRACT TABLE			
TRACT NAME	AREA (ACRES)	DESCRIPTION	OWNERSHIP
OS N1-1	3.62	OPEN SPACE, SIDEWALKS, SHARED USE TRAIL, LANDSCAPING, IRRIGATION, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
OS N1-2	11.03	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, VSD DRAINAGE SYSTEM FACILITIES, SIGNAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
OS N1-3A	18.34	OPEN SPACE, SIDEWALKS, SHARED USE TRAIL, LANDSCAPING, IRRIGATION, DRAINAGE, WETLAND PRESERVATION AND UPLAND BUFFERS, SIGNAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
OS N1-4	0.41	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT A	2.85	WALL, SIDEWALKS, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT D	3.17	WALL, SIDEWALKS, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT F	3.43	WALL, SIDEWALKS, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT G	0.10	SIDEWALKS, LANDSCAPE, IRRIGATION, DRAINAGE, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT P	0.04	SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS	BREVARD COUNTY
TRACT S	0.07	SIDEWALKS, UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT Y	4.21	WALL, SIDEWALKS, SIGNAGE, VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT Z	1.00	PEDESTRIAN ACCESS MAILBOX FACILITY, SHARED USE TRAIL, LANDSCAPING, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT ZZ	9.00	INGRESS/EGRESS, SIGNAGE, PUBLIC & PRIVATE UTILITIES, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION

- THIS PLAT PREPARED BY -



**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HENDERSON CITY BOULEVARD, SUITE 400, JACOBUS, FL 32909  
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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB000405

DATE: 09/27/2021  
DESIGN/DRAWN: HAK/DHF  
DRAWING# 11459\_301\_002  
PROJECT# 11459



# ARIPEKA AT VIERA - PHASE 1

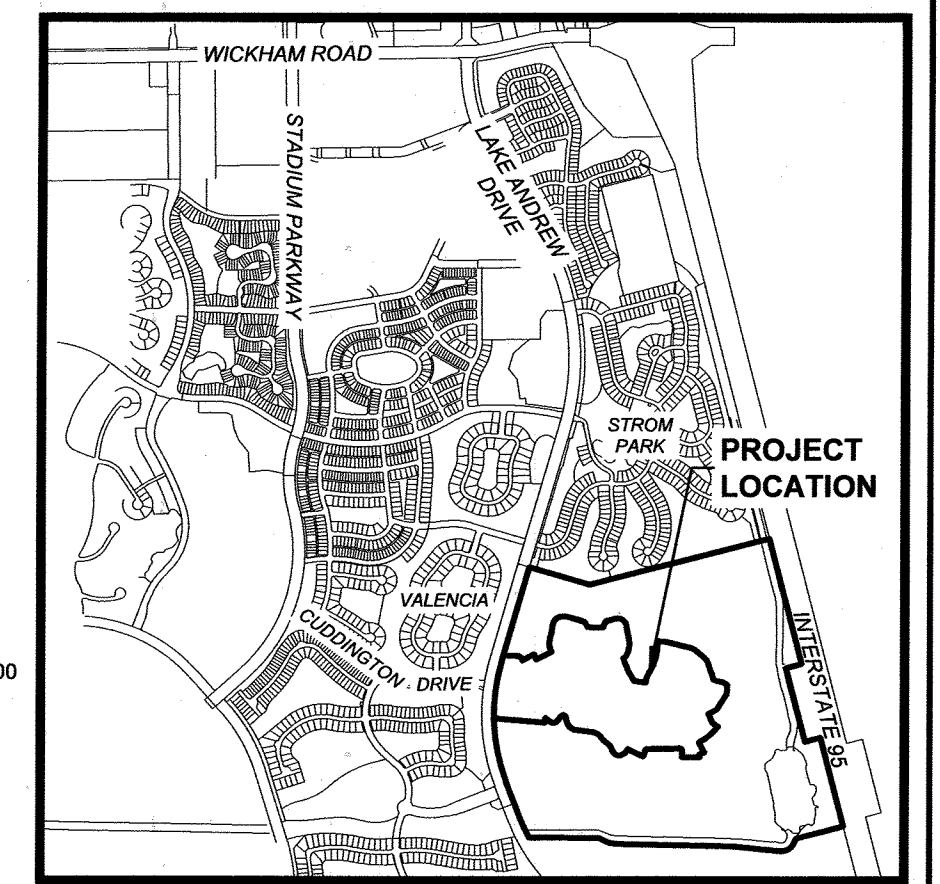
## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

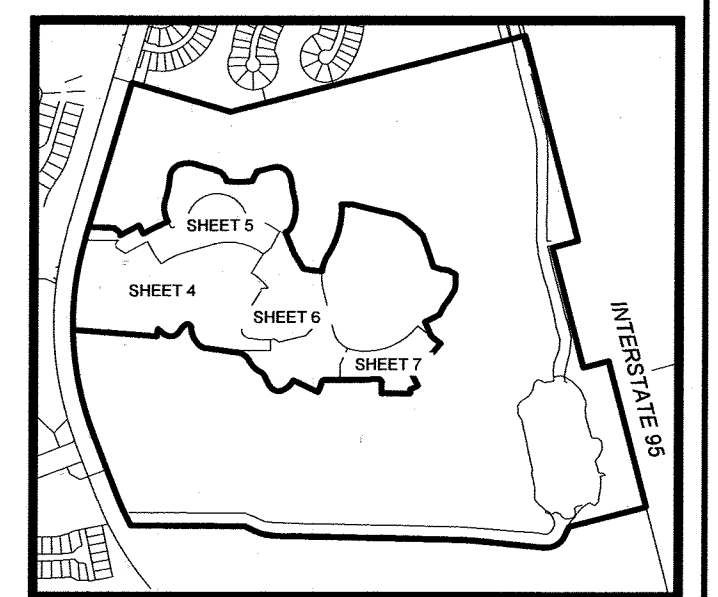
#### SURVEY SYMBOL LEGEND

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

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 3 OF 7  
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST



#### LOCATION MAP



#### KEY MAP

NTS

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#### ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CH 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
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE

#### ABBREVIATIONS

- 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
- PCT PREFERRED COVER TYPE
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
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- 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
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

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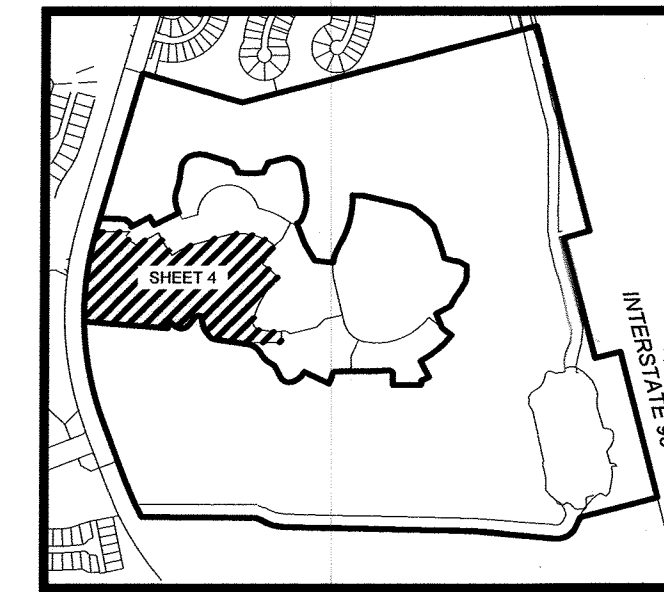
# ARIPEKA AT VIERA - PHASE 1

## SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

#### SURVEY SYMBOL LEGEND

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

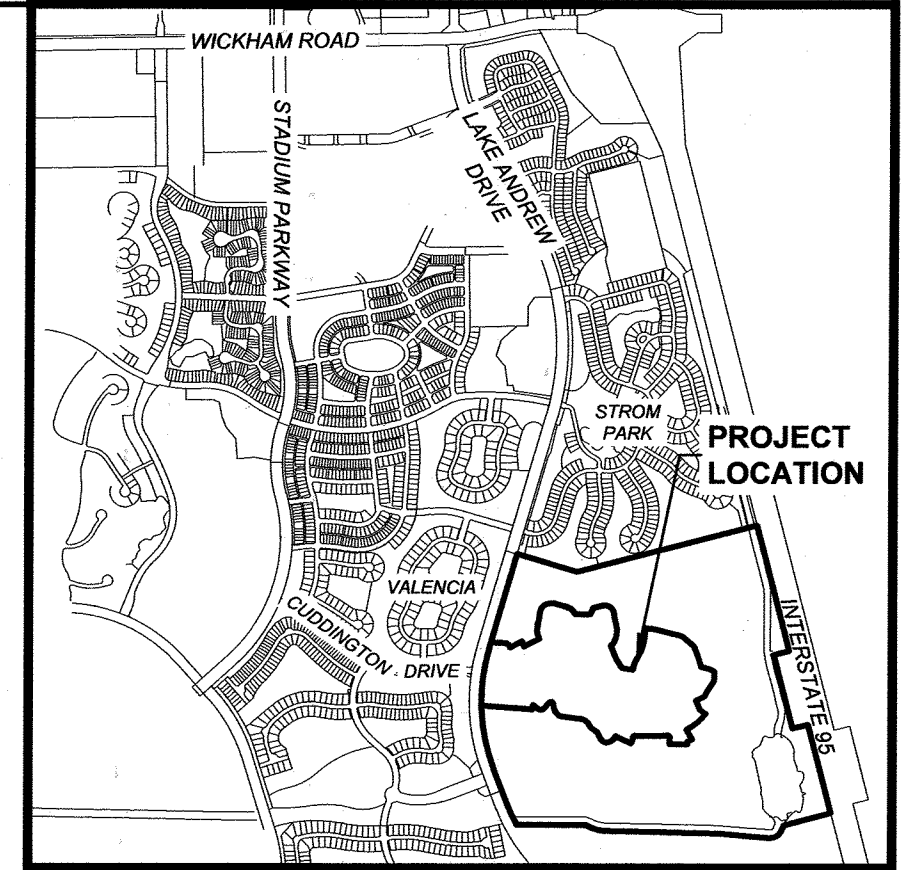


KEY MAP  
NTS

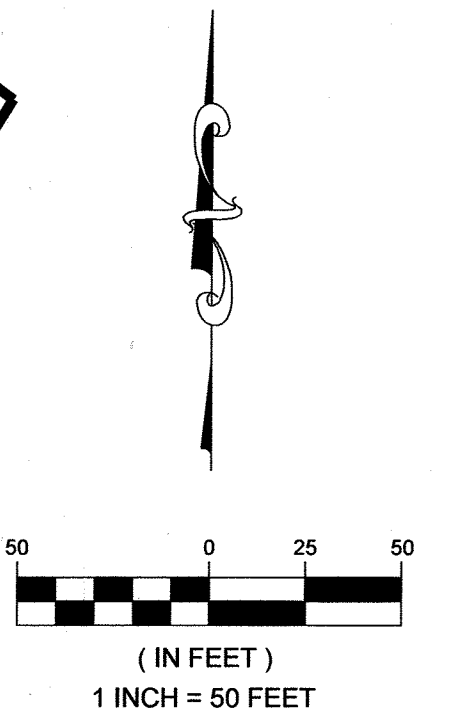
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SHEET 4 OF 7

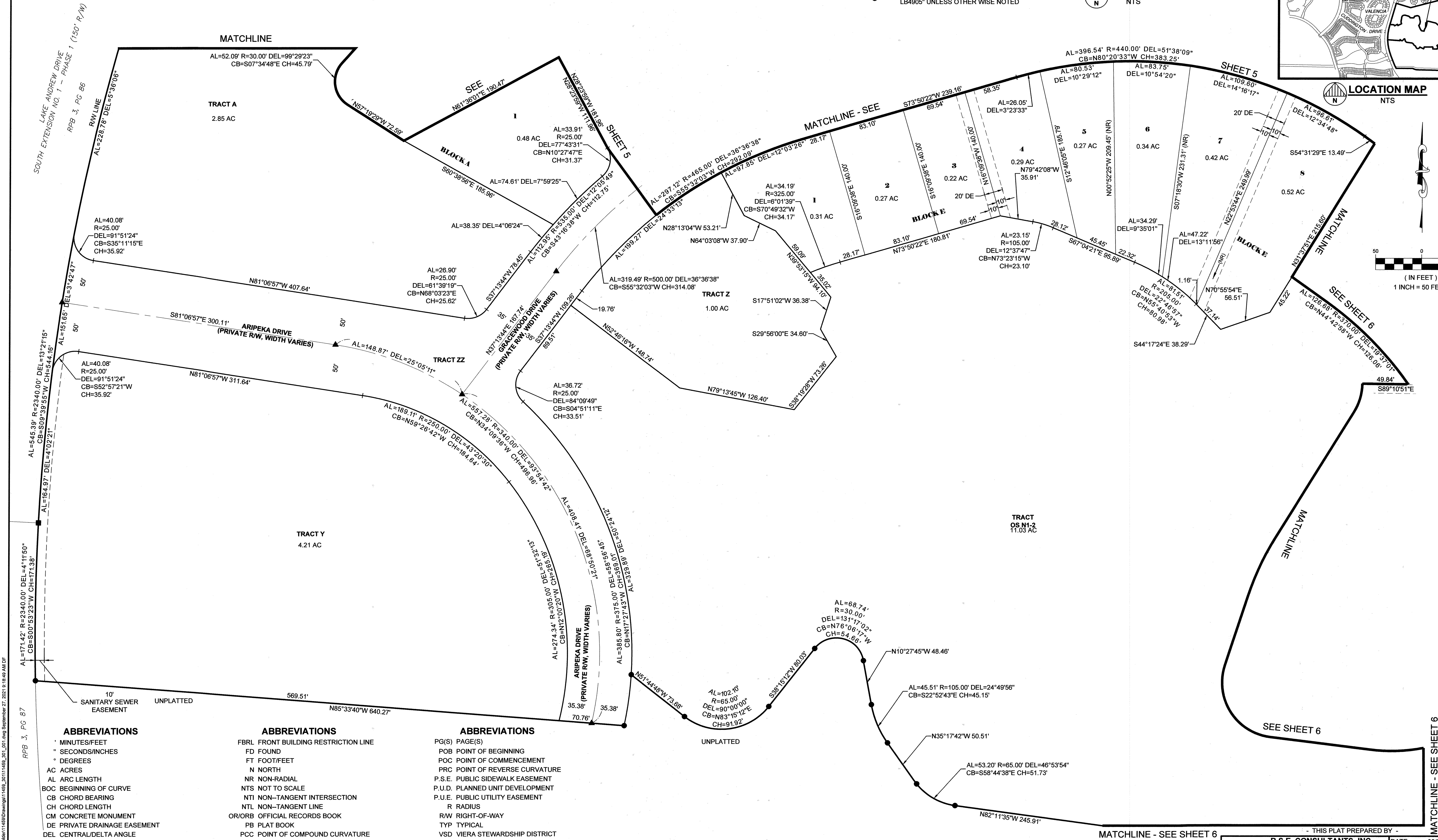
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP  
NTS



(IN FEET)  
1 INCH = 50 FEET



#### 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

#### ABBREVIATIONS

FBRL FRONT BUILDING RESTRICTION LINE  
FD FOUND  
FT FOOT/FEET  
N NORTH  
NR NON-RADIAL  
NTI NON-TANGENT INTERSECTION  
NTL NON-TANGENT LINE  
OR/ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PCP POINT OF COMPOUND CURVATURE  
PCP PERMANENT CONTROL POINT  
PCT PREFERRED COVER TYPE  
PKD PARKER-KALEN NAIL AND DISK

#### ABBREVIATIONS

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  
RW RIGHT-OF-WAY  
TYP TYPICAL  
VSD VIERA STEWARDSHIP DISTRICT



B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901  
PHONE (321) 725-3634 FAX (321) 725-1189  
CERTIFICATE OF BUSINESS AUTHORIZATION #4924  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #1004905

DATE: 09/27/2021  
DESIGN/DRAWN: HAK/DHF  
DRAWING# 11459\_301\_001  
PROJECT# 11459

ARIPEKA AT VIERA - PHASE 1  
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

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SHEET 5 OF 7  
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

ABBREVIATIONS

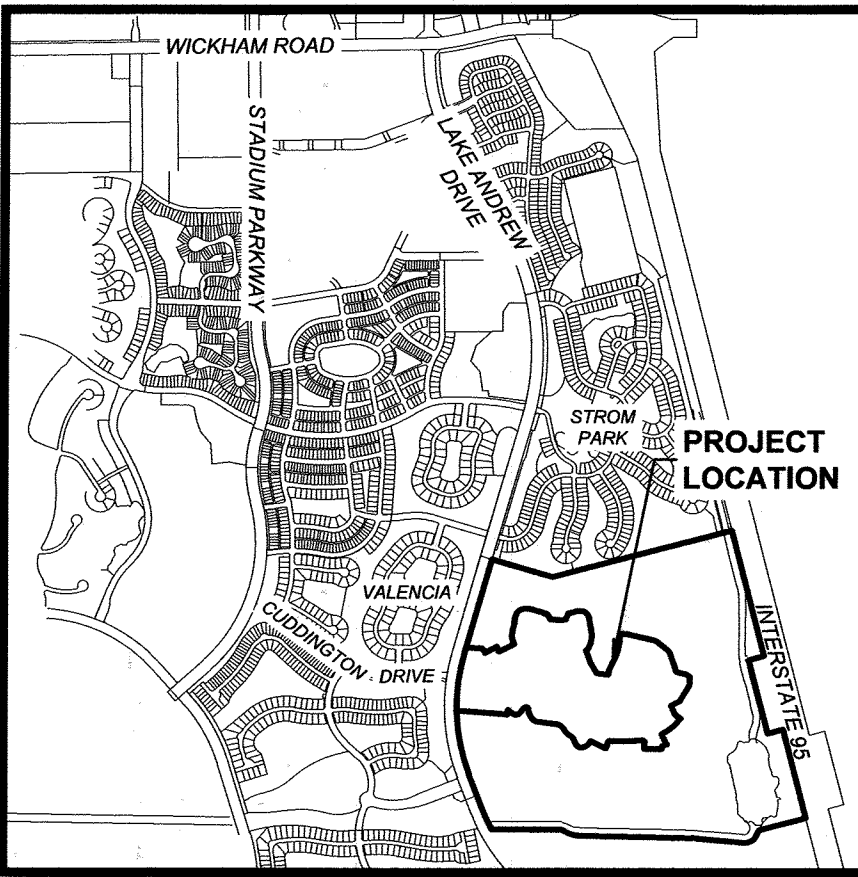
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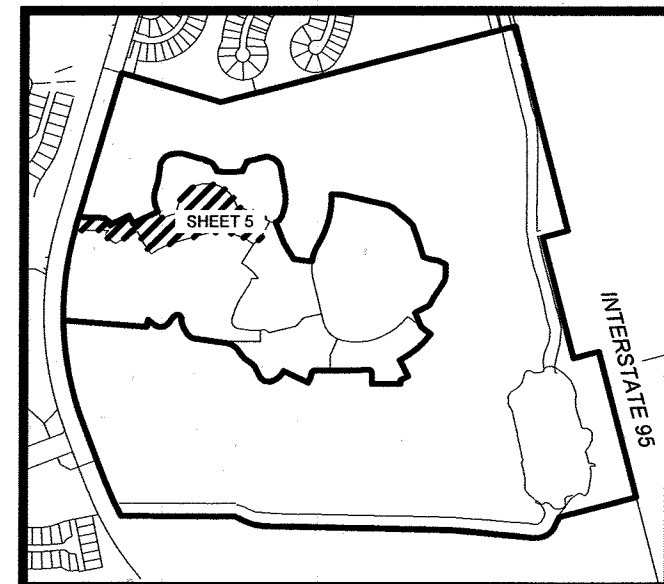
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SURVEY SYMBOL LEGEND

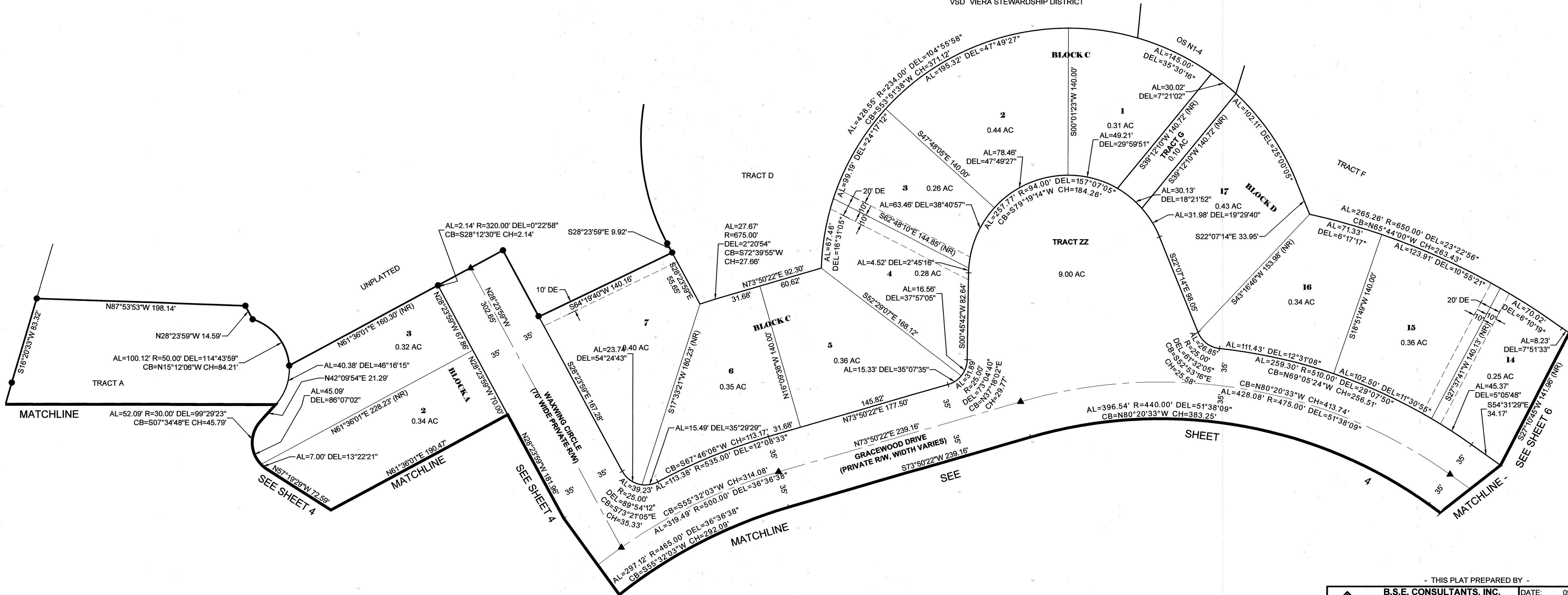
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LOCATION MAP  
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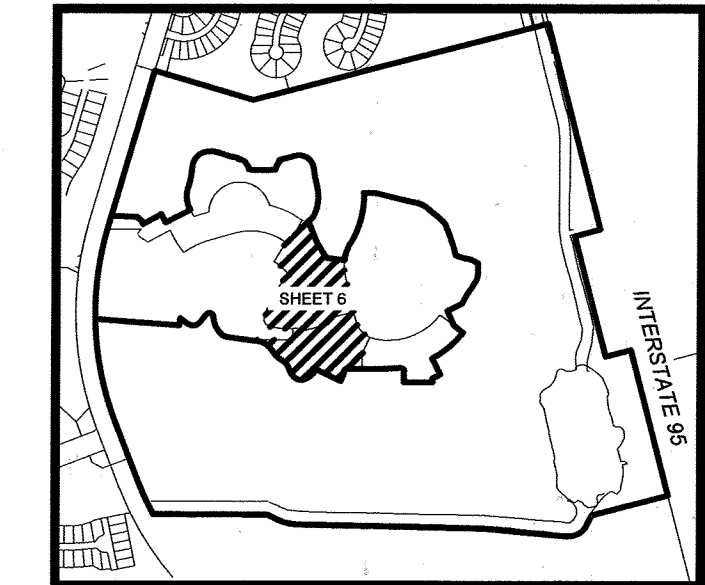


KEY MAP  
NTS





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SHEET 6 OF 7  
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST



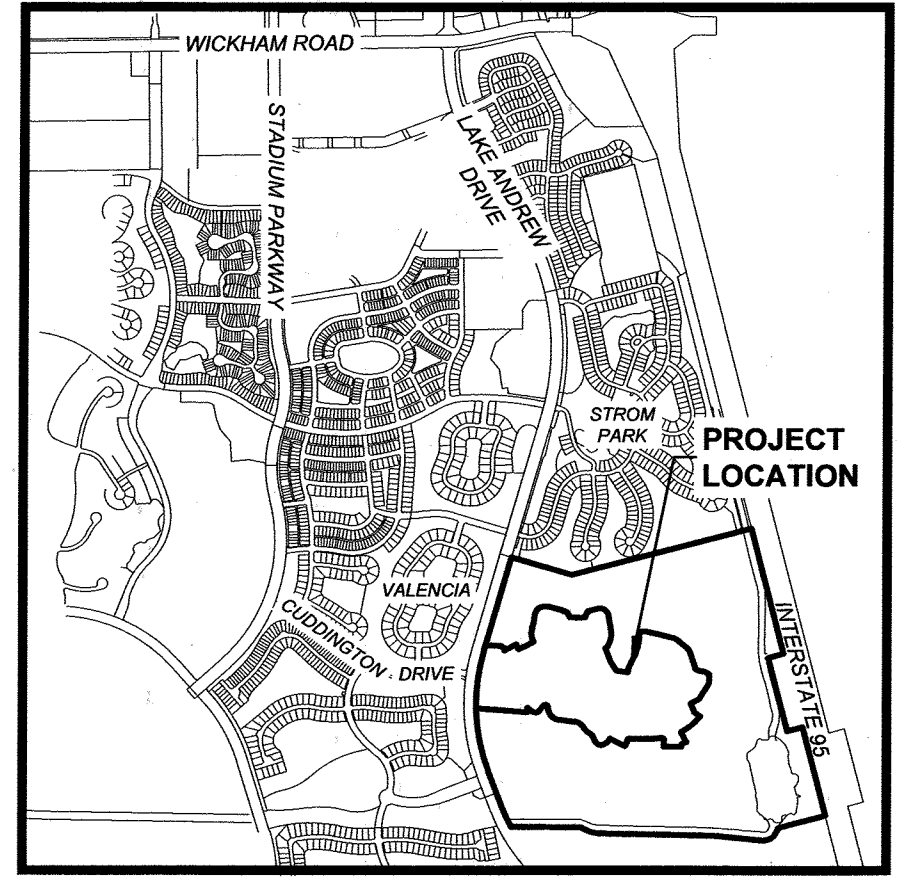
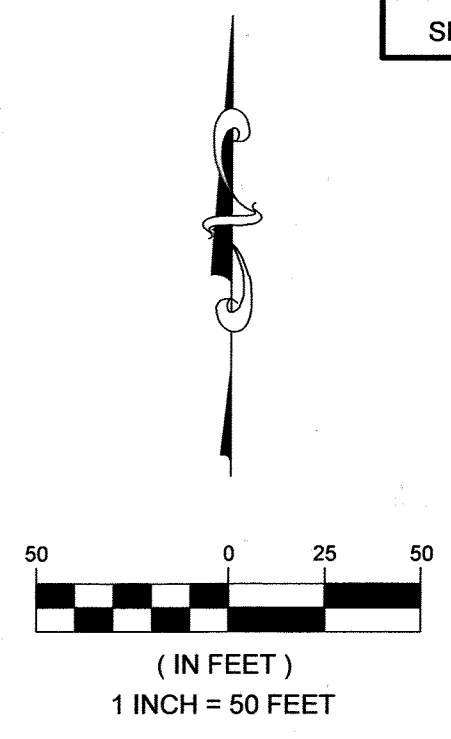
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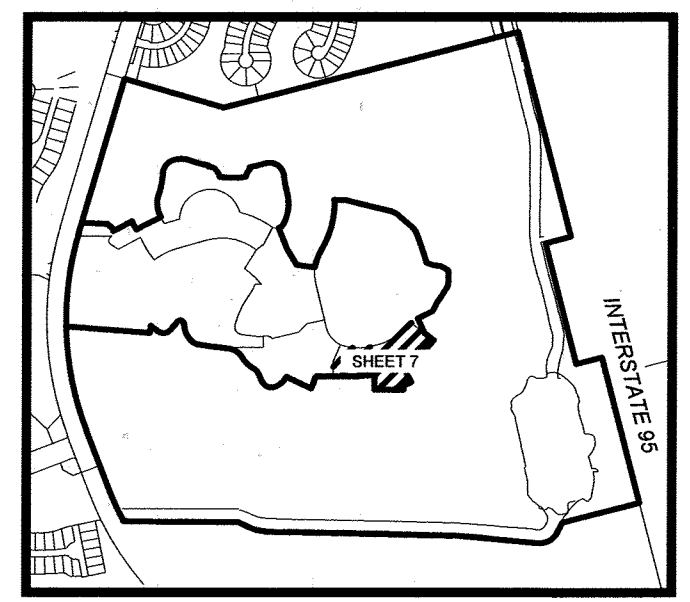
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ARIPEKA AT VIERA - PHASE 1  
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

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SHEET 7 OF 7  
SECTIONS 21 AND 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP  
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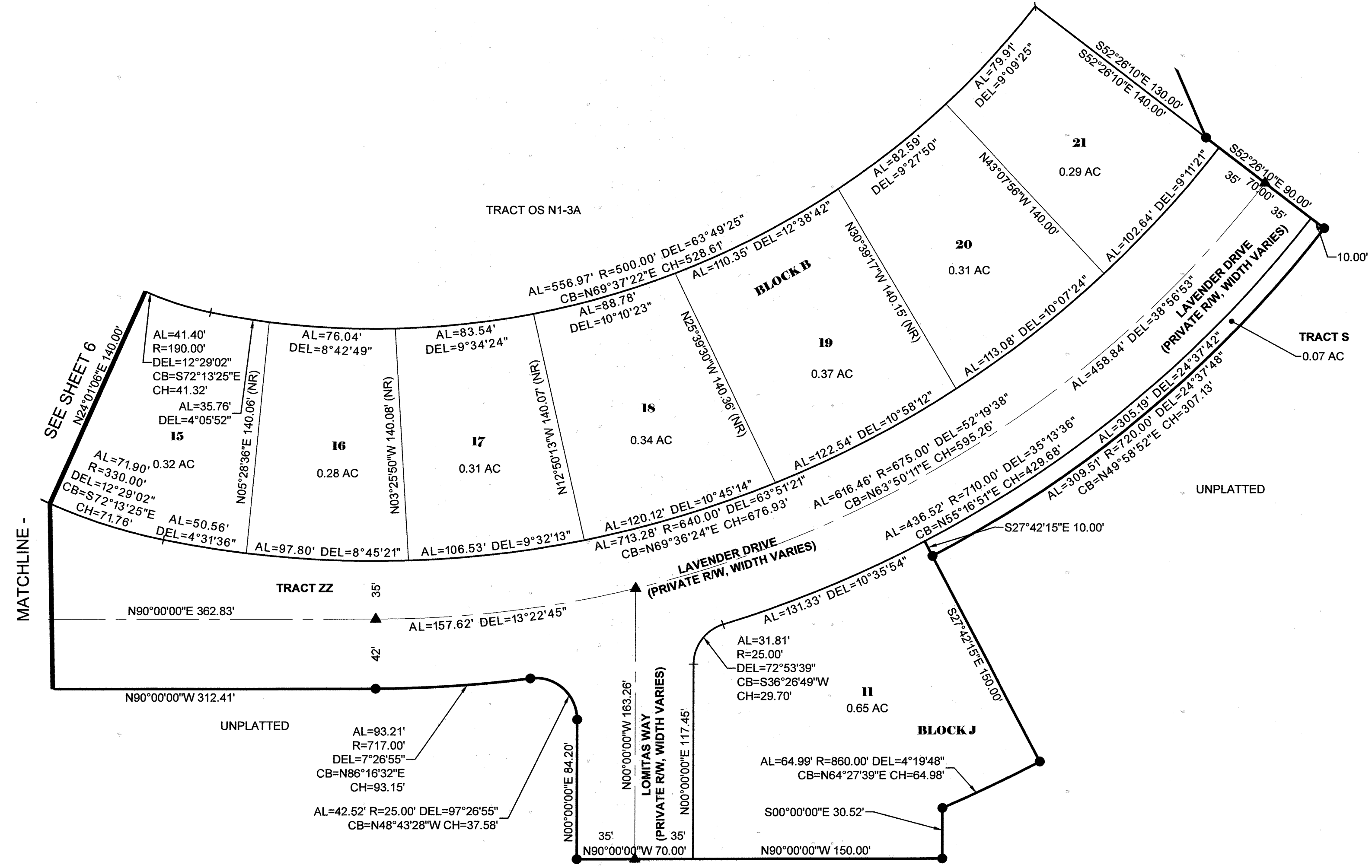
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