Agenda Report

2725 Judge Fran Jamieson Way
Viera, FL 32940

Consent

F.2. 10/26/2021

Subject:

Final Plat and Contract Approval, Re: Pangea Park - Phases 1 & 2
Developer: The Viera Company District 4

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat and contract for Pangea Park - Phases 1 & 2.

Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on May 7, 2020. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on December 15, 2020. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Staff has reviewed the final plat and contract for the Pangea Park - Phases 1 & 2 subdivision, and has determined that it is in compliance with the applicable ordinances.

Pangea Park - Phases 1 & 2 is located within the Viera DRI, south of Pineda Boulevard, west of Lake Andrew Drive. The proposed subdivision contains 258 residential units on 149.63 acres.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 21FM00008, 20SD00009

Contact: Amanda Elmore, Assistant Director Ext. 58996

Clerk to the Board Instructions:

Please have the contract signed and return the original and a certified copy to Planning and Development.

BREVARD County
BOARD OF COUNTY COMMISSIONERS

FLORIDA'S SPACE COAST

Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

October 27, 2021

MEMORANDUM

TO: Tad Calkins, Planning and Development Director Attn: Amanda Elmore

RE: Item F.2., Final Plat and Contract Approval for Pangea Park, Phases 1 and 2 - Developer: The Viera Company

The Board of County Commissioners, in regular session on October 26, 2021, granted final plat approval in accordance with Section 62-2841(i) and Section 62-2844; and authorized the Chair to execute the final plat and Contract for Pangea Park, Phases 1 and 2, Developer: The Viera Company, subject to minor engineering changes as applicable, and does not relieve the developer from obtaining all other necessary jurisdictional permits. Enclosed is a fully-executed and a certified copy of the Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell

Kimberly Powell, Clerk to the Board

Encl. (2)

Subdivision No. 20SD00009/21ER00032/21FM00008 **Project Name** Pangea Park Subdivision, Village 2, Neighborhood 5 Phase 1 & 2

Subdivision Infrastructure Contract

THIS CONTRACT entered into this 26th day of October 2021, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:
IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:

   and all other improvements depicted in subdivision number 20SD00009/21ER00032/21FM00008. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

   If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with non-defective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

   To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 30th day of October, 2022.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of $8,088,875.89. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.

5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.

6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:

   A. Vacate all or part of such recorded plat where improvements have not Been completed in accordance with the plans and specifications,

   B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,

   C. Request the surety on said performance bond to complete such improvements, or

   D. Contract for completion of said improvements.

7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.

8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.

9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:

Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

Rita Pritchett, Chair

As approved by the Board on: October 26, 2021.

WITNESSES:

Karen P. Prosser

Mary Ellen McKibben

PRINCIPAL: The Viera Company

Todd J. Pokrywa, as President

DATE Sept 16, 2021

State of: Florida

County of: Brevard

The foregoing instrument was acknowledged before me this 16th day of Sept 2021, by _____ who is personally known to me ~~or who has produced~~ _____ ~~as identification~~ and who ~~did~~ (did not) take an oath.

My commission expires:

S E A L

Commission Number:

MARY ELLEN MCKIBBEN
Notary Public State of Florida
Commission # GG 344047
My Comm. Expires Jul 25, 2023
Bonded through National Notary Assn.

Mary Ellen McKibben
Notary Public

Mary Ellen McKibben
Notary Name printed, typed or stamped

Revised 12/03/2014

Bond # 107471943

Pangea Park Subdivision – Village 2, Neighborhood 5 Phase 1 & 2
#20SD00009/21ER00032

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **THE VIERA COMPANY**, hereinafter referred to as "Owner" and, **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of **$8,088,875.89** for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 26th day of October, 2021, which contract is made a part hereof by reference.

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by **October 30th, 2022** then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60 days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 16th day of Sept, 2021.

OWNER: **THE VIERA COMPANY**

Todd J. Pokrywa, President

SURETY: Christine Payne

Christine Payne, Attorney-in-Fact

HARTFORD, CONN.

TRAVELERS	Travelers Casualty and Surety Company of America Travelers Casualty and Surety Company St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Christine Payne** of **ORLANDO** **Florida**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **17th** day of **January**, **2019**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **17th** day of **January**, **2019**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2021**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **13th** day of **September**, **2021**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.

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 658.69 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 1950.00 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 526.09 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°07'44"W A DISTANCE OF 726.81 FEET; THENCE S22°00'13"W A DISTANCE OF 56.82 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°16'18", A CHORD BEARING OF S31°44'21"W AND A CHORD LENGTH OF 101.81 FEET), A DISTANCE OF 102.00 FEET TO THE END OF SAID CURVE; THENCE S41°22'30"W A DISTANCE OF 623.68 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 302.00 FEET, A CENTRAL ANGLE OF 134°39'29", A CHORD BEARING OF N71°18'47"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 164.64 FEET; THENCE N14°29'01"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°34'55", A CHORD BEARING OF N15°34'32"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°25'45", 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 N82°02'28"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 SOUTHEAST 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 S62°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°52'46", A CHORD BEARING OF N71°45'47"W AND A CHORD LENGTH OF 101.38 FEET), A DISTANCE OF 104.79 FEET TO A CUSP OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1379.00 FEET, A CENTRAL ANGLE OF 10°06'39", 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 SOUTHEAST AND HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 5°49'19", A CHORD BEARING OF N30°44'05"E AND A CHORD LENGTH OF 4.37 FEET), A DISTANCE OF 4.37 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N58°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°33'28"W A DISTANCE OF 138.47 FEET; THENCE N62°10'34"W A DISTANCE OF 86.00 FEET; THENCE N27°49'26"E A DISTANCE OF 282.08 FEET; THENCE N30°02'50"E A DISTANCE OF 1186.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°17'00", A CHORD BEARING OF N74°41'20"E AND A CHORD LENGTH OF 35.13 FEET), A DISTANCE OF 38.98 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 708.28 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°21'12", A CHORD BEARING OF S71°29'50"E AND A CHORD LENGTH OF 276.19 FEET), A DISTANCE OF 276.00 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°19'26", 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°36'30"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°40'23"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 2225.00 FEET, A CENTRAL ANGLE OF 14°32'45", A CHORD BEARING OF S07°58'36"W AND A CHORD LENGTH OF 564.64 FEET), A DISTANCE OF 586.18 FEET TO THE POINT OF BEGINNING. CONTAINING 146.53 ACRES, MORE OR LESS.

SEE SHEET 2 OF13 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 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 8	AK7519	1,426,329.224	434,740.017	734,933.411	225,227.364	28°15'26.16682"	080°44'34.43002"	0.99994903	(+)0°07' 18.2"
BREVARD GPS 1066	AK7524	1,422,840.488	433,668.942	740,680.083	225,759.744	28°14'31.81826"	080°44'14.98184"	0.99994238	(+)0°07' 27.3"
I 95 73A64	AK2946	1,416,452.318	431,735.530	746,954.8344	227,641.565	28°13'48.22785"	080°43'06.11244"	0.99995250	(+)0°07' 58.6"

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.

PLAT NOTES:

1. 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.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
3. BREVARD COUNTY VERTICAL CONTROL MARK C6887 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
4. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
5. BREVARD COUNTY MANDATORY PLAT NOTES
   A. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
   B. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF 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.
   C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
6. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING:
   (1) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 22, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 824, 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 9871, PAGE 530, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8804, PAGE 1166, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
   (2) NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006 AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2028, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 5881, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   (3) 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 6878, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   (4) VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENT/GOVERNMENTAL LIEN OF RECORD DATED MAY 6, 2008, AS RECORDED IN OFFICIAL RECORDS BOOK 8784, PAGE 1579, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   (5) 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.
7. 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").
8. 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.
9. 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)
10. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
11. 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.
12. 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.
13. 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.
14. 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.
15. TRACTS OS N5-2, OS N5-4A, OS N5-4B, B, C, E, F, V, W, Y, 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.
16. 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.
17. 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 AMENITIES 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.
18. 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.
19. TRACT H IS HERE BY DEDICATED TO BREVARD COUNTY FOR A SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
20. THERE IS HEREBY GRANTED OVER AND ACROSS THE FRONT OF LOTS 1-14, BLOCK A, LOTS 1-8, BLOCK B, LOTS 1-9, BLOCK C, LOTS 1-52, BLOCK D, LOTS 1-12, BLOCK LL, LOTS 1-12, 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 9 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 3). NO LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS.
21. 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.
22. 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).
23. 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).
24. TRACTS DD, EE, AND FF SHALL BE OWNED BY THE VIERA COMPANY AND ARE RESERVED FOR FUTURE DEVELOPMENT.

LOCATION MAP
NTS

21FM00008

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 Barbuzon Lane, Karnes 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: [signature]
President: Todd J. Pokrywa

Attest: [signature]
Secretary: Jay A. Decastro Jr.

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 of Sept 2021 by Todd J. Pokrywa and Jay A. Decastro Jr., 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.

[signature]
NOTARY PUBLIC
Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. GG344347
SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 06/28/2021 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841, as amended, and that said lands are located in Brevard County, Florida.

[signature] 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. 4970

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 Barbuzon Lane, Karnes 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 was filed for record on ________ at ________ File No. ________

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

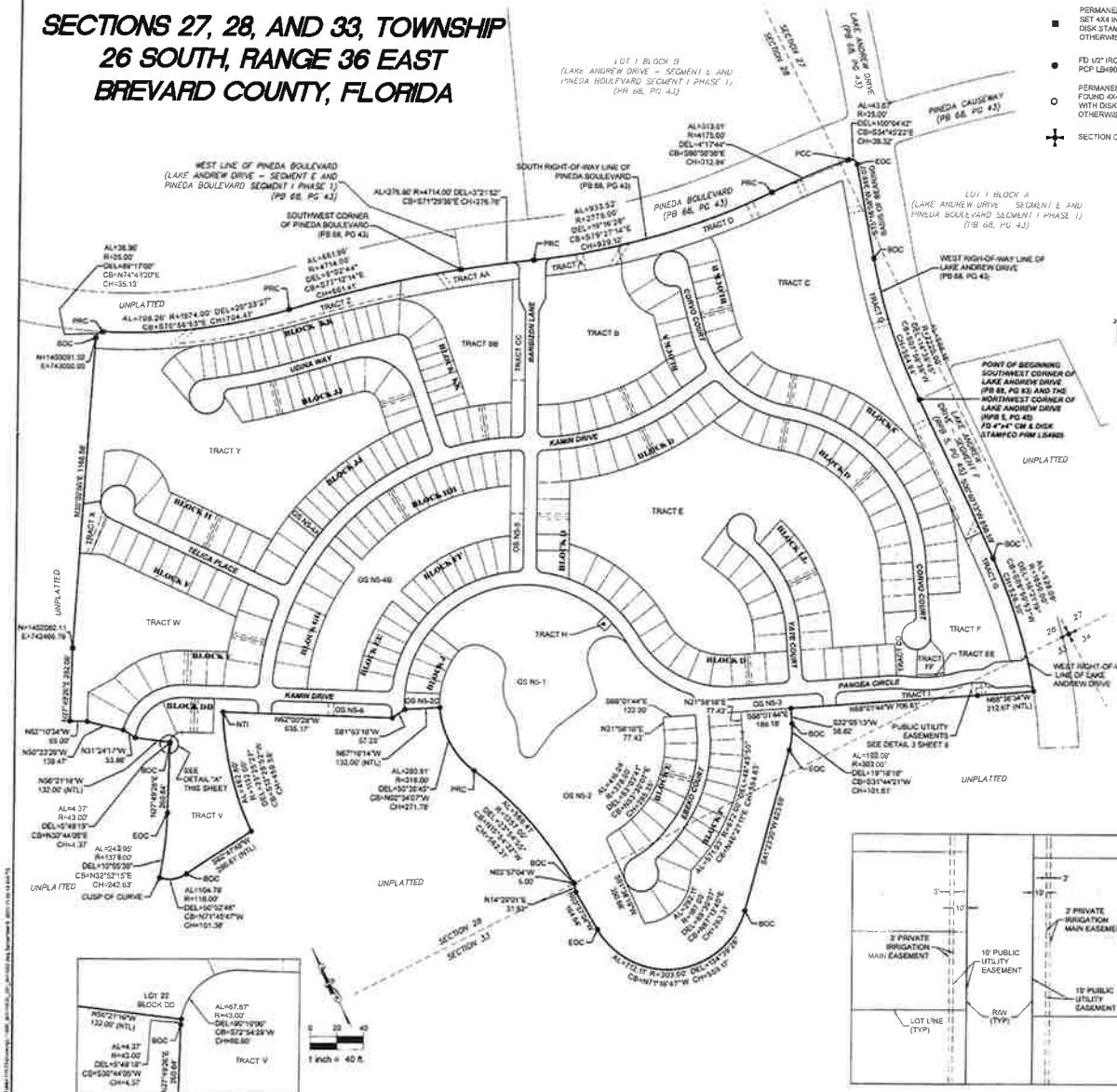
THIS PLAT PREPARED BY:
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING

DATE	09/09/21
DESIGN/DRAWN	LEH/TEE
DRAWING#	11530_301
PROJECT#	11530

PANGEA PARK - PHASES 1 & 2

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

PLAT BOOK ____, PAGE ____
SHEET 2 OF 13
SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST



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
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

LOCATION MAP
NTS

TRACT TABLE

TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	5.42	LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT B	4.36	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	13.91	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	2.14	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	0.10	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	0.87	LANDSCAPING, IRRIGATION, PUBLIC AND PRIVATE UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS, FEATURES AND SIGNAGE	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT BB	2.81	VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT CC	0.43	LANDSCAPING, IRRIGATION, SIDEWALKS, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
TRACT DD	0.48	FUTURE DEVELOPMENT	THE VIERA COMPANY
TRACT EE	0.52	FUTURE DEVELOPMENT	THE VIERA COMPANY
TRACT FF	0.24	FUTURE DEVELOPMENT	THE VIERA COMPANY
GS NS-1	9.29	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
GS NS-2	16.10	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
GS NS-2C	0.16	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
GS NS-3	0.60	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
GS NS-4A	3.13	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
GS NS-4B	4.69	OPEN SPACE, VSD DRAINAGE SYSTEM FACILITIES, TRAILS AND SIDEWALKS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
GS NS-5	0.51	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION
GS NS-6	0.51	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	PANGEA PARK NEIGHBORHOOD ASSOCIATION

TYPICAL UTILITY EASEMENT DETAIL
(SEE PLAT NOTE #21)

DETAIL "A"
1"=40'

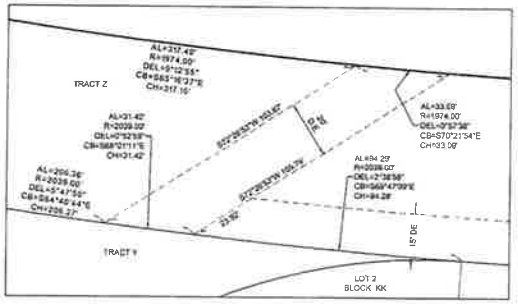
THIS PLAT PREPARED BY:
B.S.E. CONSULTANTS, INC.
DATE: 09/09/21
DESIGN/DRAWN: LEH/TBS
DRAWING# 11330_001_003
PROJECT# 11330

PANGEA PARK

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

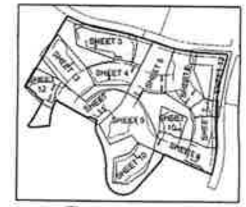
ABBREVIATIONS

- ' 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

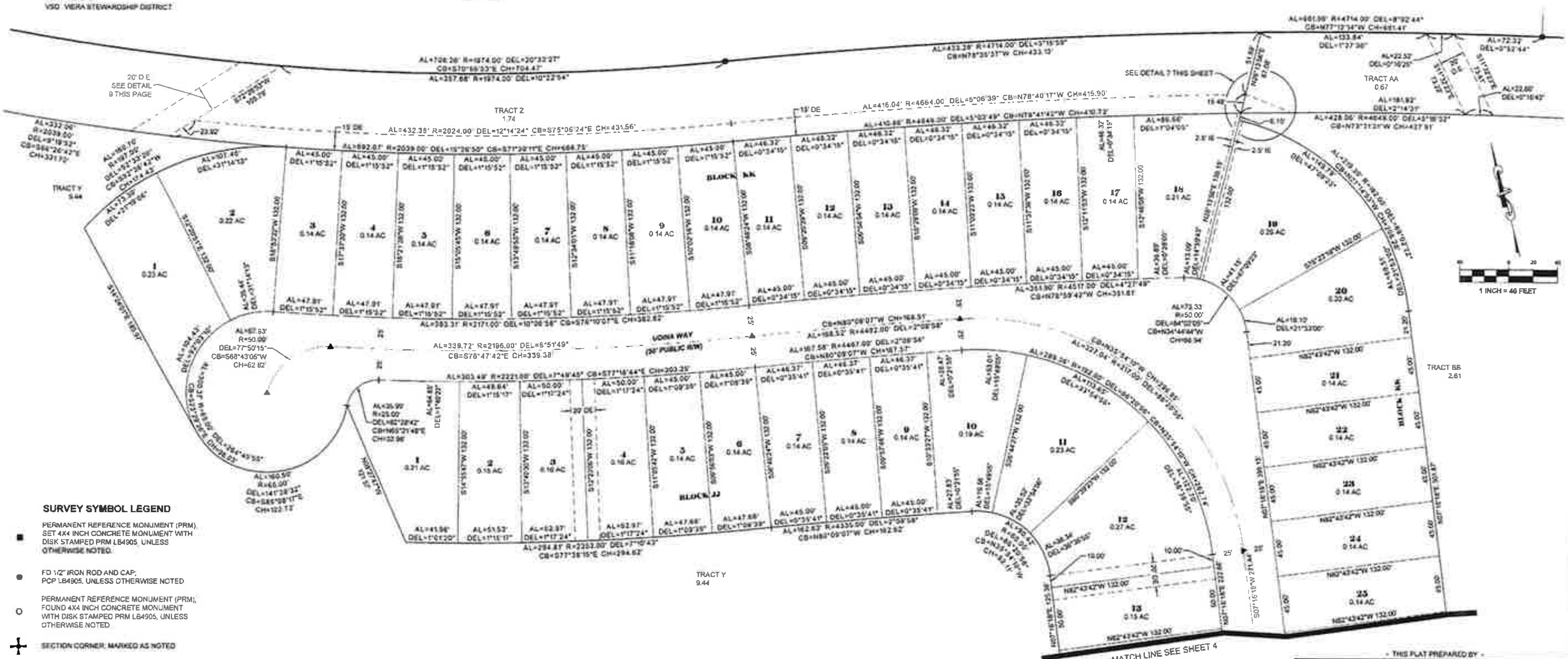


DETAIL 9

DETAIL 7



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
- ○ PERMANENT REFERENCE MONUMENT (PRM), FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ✛ SECTION CORNER; MARKED AS NOTED

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.

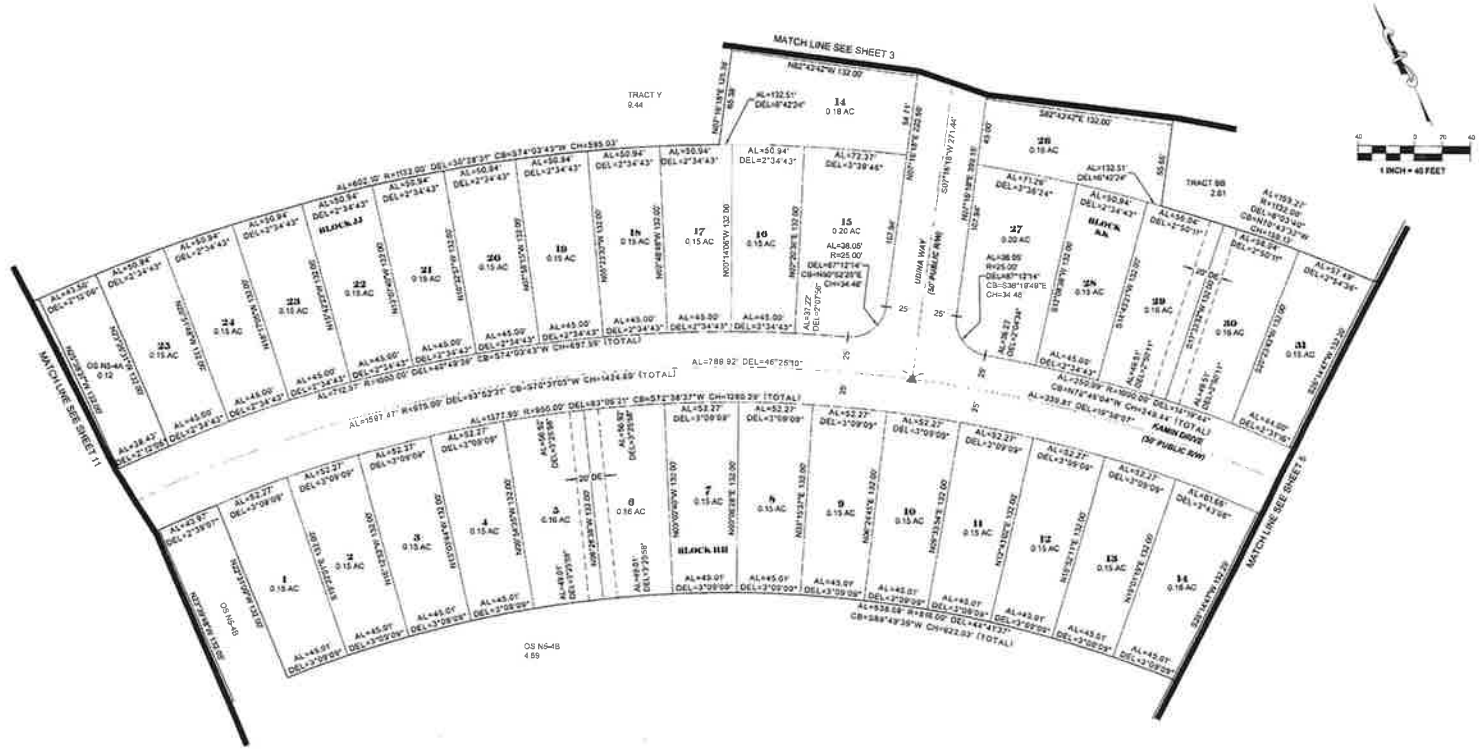
DATE: 09/09/21
DESIGN/DRAWN: LENTES
DRAWING# 11530_301_003
PROJECT# 11530

PLAT BOOK _____, PAGE _____
SHEET 4 OF 13
SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST

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
- ○ 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
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
ORORB	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

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
DATE: 09/08/21
DES/DR/DRAWN: LD/TBS
DRAWING# 11530_001_004
PROJECT# 11530

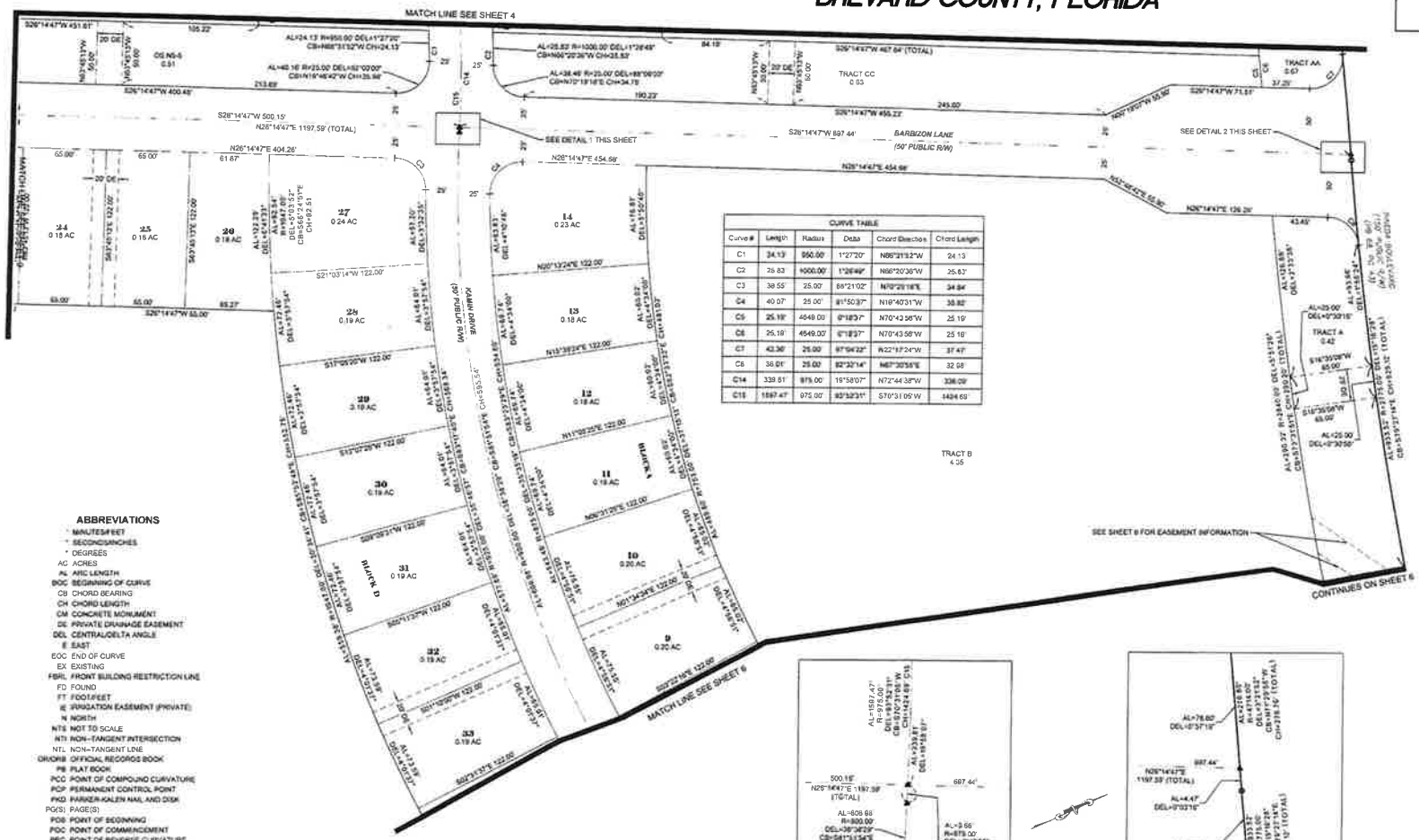
PLAT BOOK _____, PAGE _____
SHEET 5 OF 13
SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST

PANGEA PARK

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
- O PERMANENT REFERENCE MONUMENT (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ✚ SECTION CORNER; MARKED AS NOTED



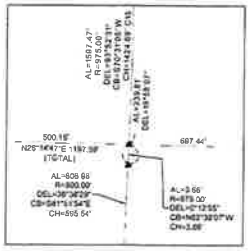
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.13'	950.00'	1°27'20"	N86°21'52"W	34.13
C2	25.83	1000.00'	1°28'49"	N86°20'36"W	25.83'
C3	38.55'	25.00'	88°21'02"	N70°29'18"E	34.84'
C4	40.07'	25.00'	91°50'37"	N19°40'31"W	35.92'
C5	25.19'	4649.00'	0°18'37"	N70°43'36"W	25.19'
C6	25.19'	4649.00'	0°18'37"	N70°43'36"W	25.19'
C7	42.36'	25.00'	97°04'22"	N22°18'24"W	37.47'
C8	36.01'	25.00'	82°32'14"	N67°30'35"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"	S76°31'05"W	1424.69'

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
- ORO/RB 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

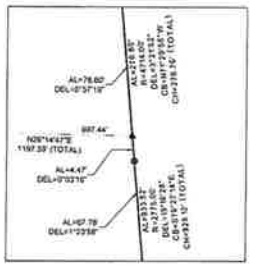
KEY MAP
NTS

1 INCH = 40 FEET



DETAIL 1

1 inch = 10 ft.



DETAIL 2

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.

DATE: 09/09/21
DESIGN/DRAWN: LEN/TBS
DRAWING# 11530_201_005
PROJECT# 11530

PLAT BOOK _____, PAGE _____
SHEET 6 OF 13
SECTIONS 27, 28, AND 33 TOWNSHIP 26 SOUTH, RANGE 36 EAST

PANGEA PARK

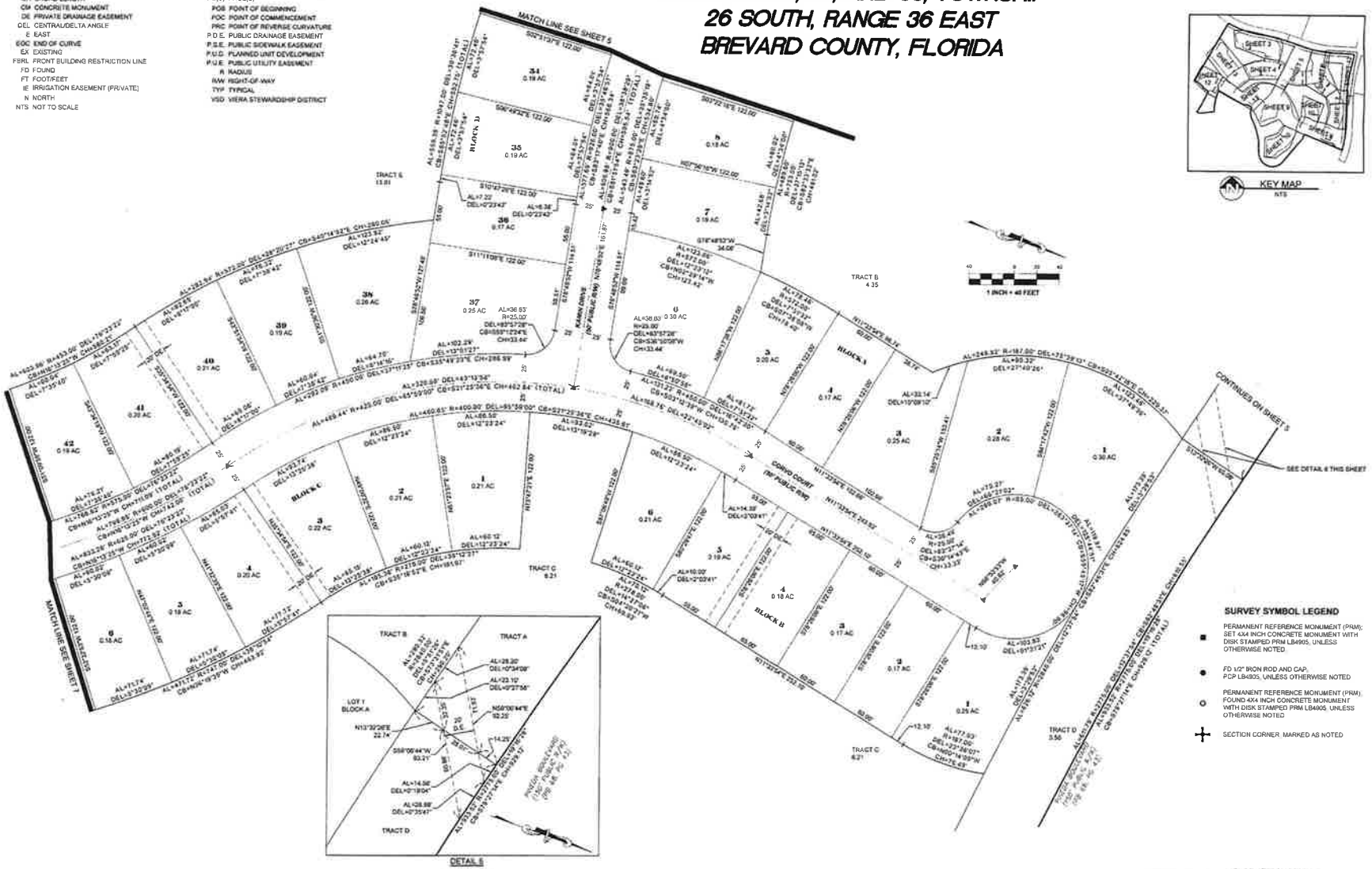
SECTIONS 27, 28, AND 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

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

ABBREVIATIONS

NT	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

- THIS PLAT PREPARED BY -

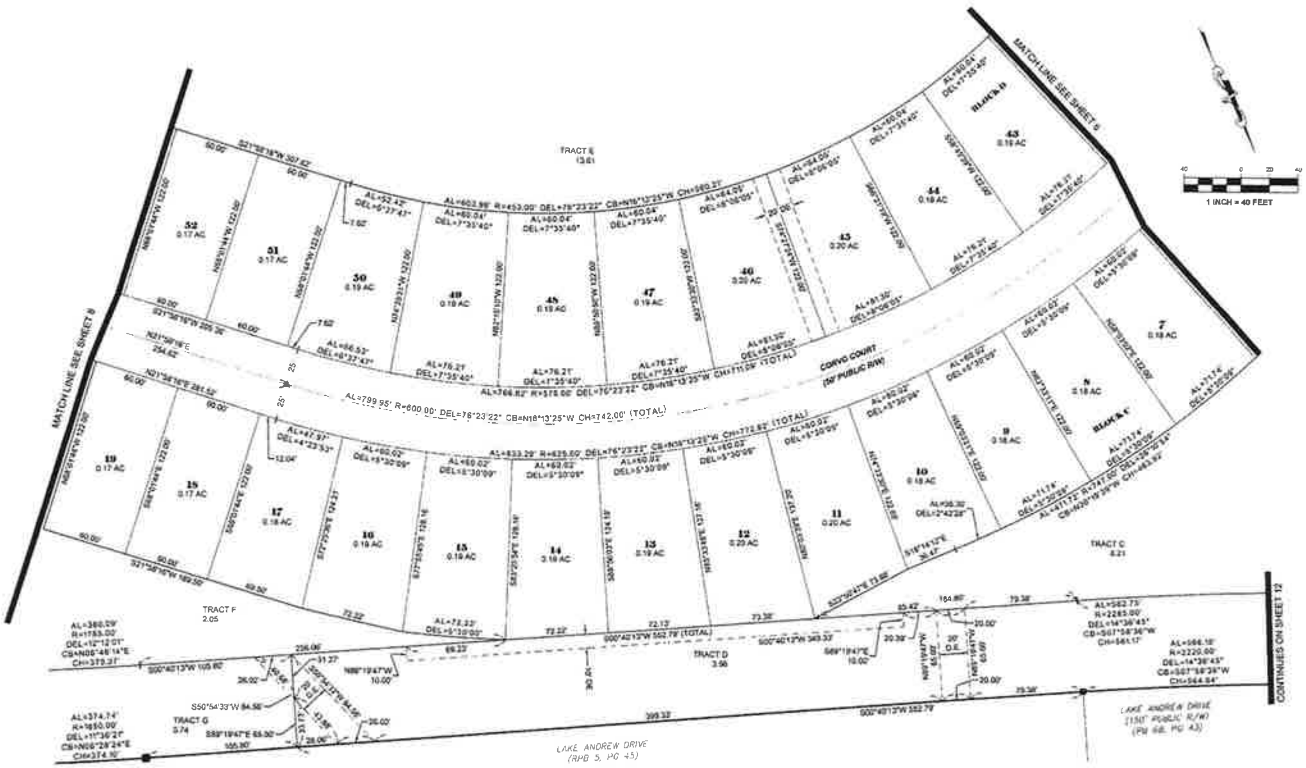
B.S.E. CONSULTANTS, INC.

DATE 09/09/21
DESIGN/DRAWN LEH/TSG
DRAWING# 11530_301_000
PROJECT# 11530

PANGEA PARK

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

KEY MAP
NTS



40 0 20 40
1 INCH = 40 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
- 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
- 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
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- 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

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING · ENGINEERING · LAND SURVEYING

DATE	08/09/21
DESIGN/DRAWN	LEH/TDS
DRAWING#	11530_301_007
PROJECT#	11530

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
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IE IRRIGATION EASEMENT (PRIVATE)
N NORTH
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
PKD PARKER-KALEN NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
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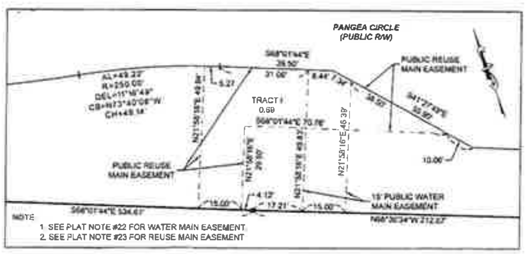
PRC POINT OF REVERSE CURVATURE
P.D.E. PUBLIC DRAINAGE EASEMENT
P.S.E. PUBLIC SIDEWALK EASEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
R/W RIGHT-OF-WAY
TYP TYPICAL
VSD VIERA STEWARDSHIP DISTRICT



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

DETAIL 3
0 10 20
1 inch = 20 ft.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	54.14'	275.00'	11°16'40"	N73°40'08"W	54.05'
C10	69.58'	375.00'	10°38'00"	N82°43'44"W	69.48'
C11	37.04'	400.00'	5°18'18"	N80°02'54"W	37.03'

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

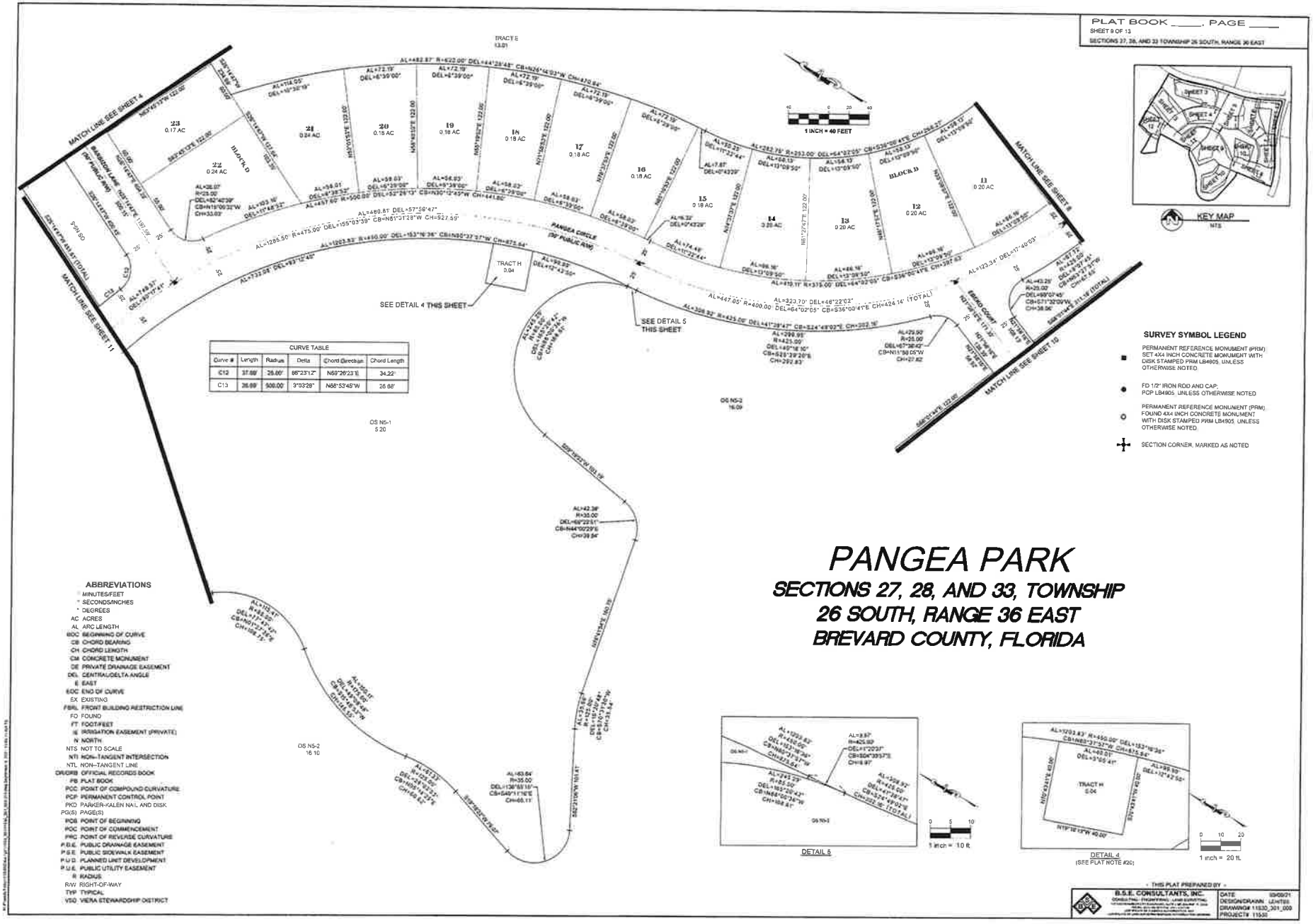
- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.

DATE: 09/09/21
DESIGN/DRAWN: LENTRS
DRAWING# 11530_301_008
PROJECT# 11530

PLAT BOOK _____, PAGE _____

SHEET 9 OF 13

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



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°03'28"	N68°53'45"W	26.68'

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
- PERMANENT REFERENCE MONUMENT (PRM) FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- SECTION CORNER, MARKED AS NOTED

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
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EX	EXISTING
FBRL	FRONT BUILDING RESTRICTION LINE
FO	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
POC	POINT OF COMPOUND CURVATURE
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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

DETAIL 5

DETAIL 4
(SEE PLAT NOTE #20)

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.

DATE: 03/09/21
DESIGN/DRAWN: LE/HTSS
DRAWING#: 11530_001_000
PROJECT#: 11530

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
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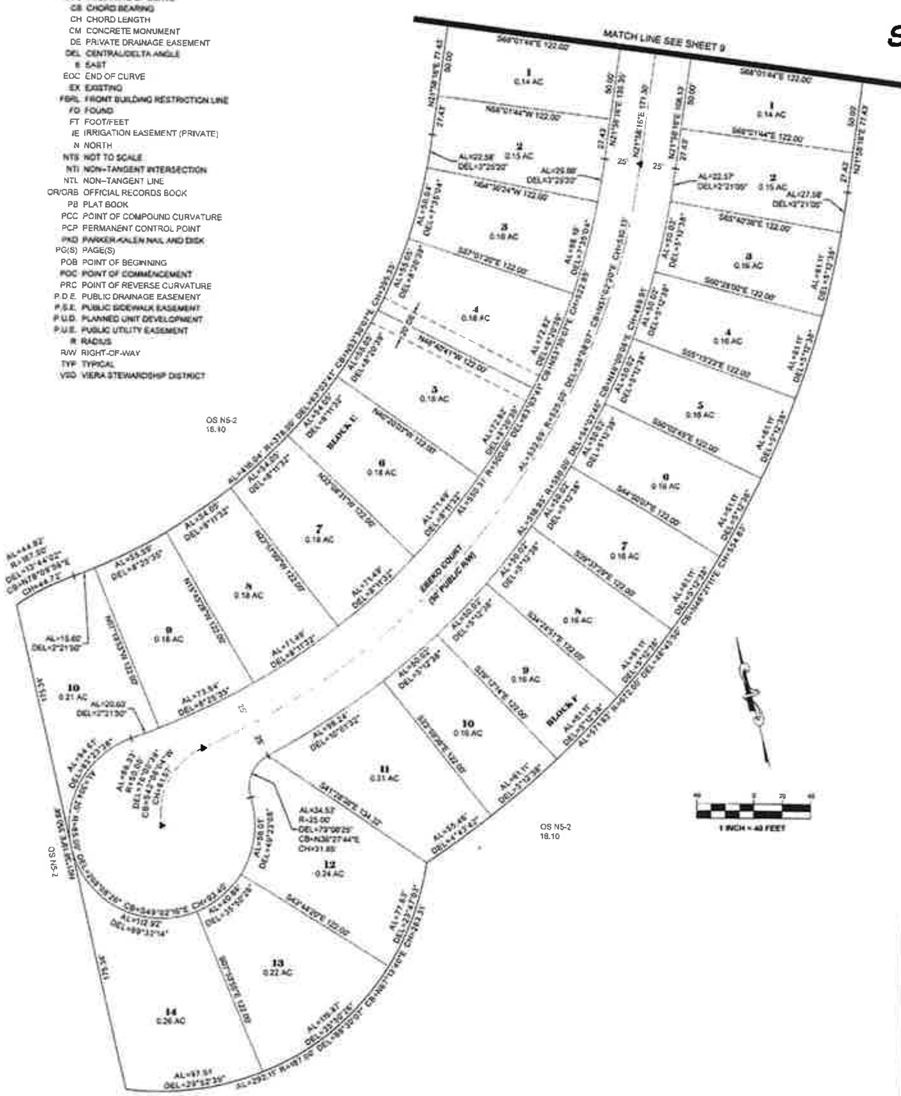
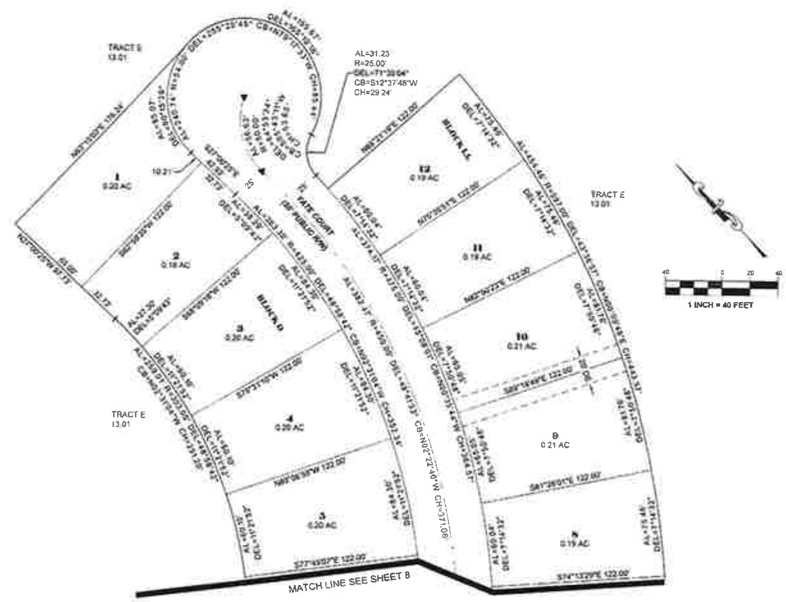
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT



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



- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING

DATE: 03/09/21
DESIGN/DRAWN: LEN/TBS
DRAWING# 11530_301_010
PROJECT# 11530

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

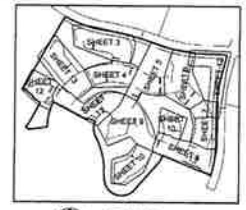
SURVEY SYMBOL LEGEND

■ PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

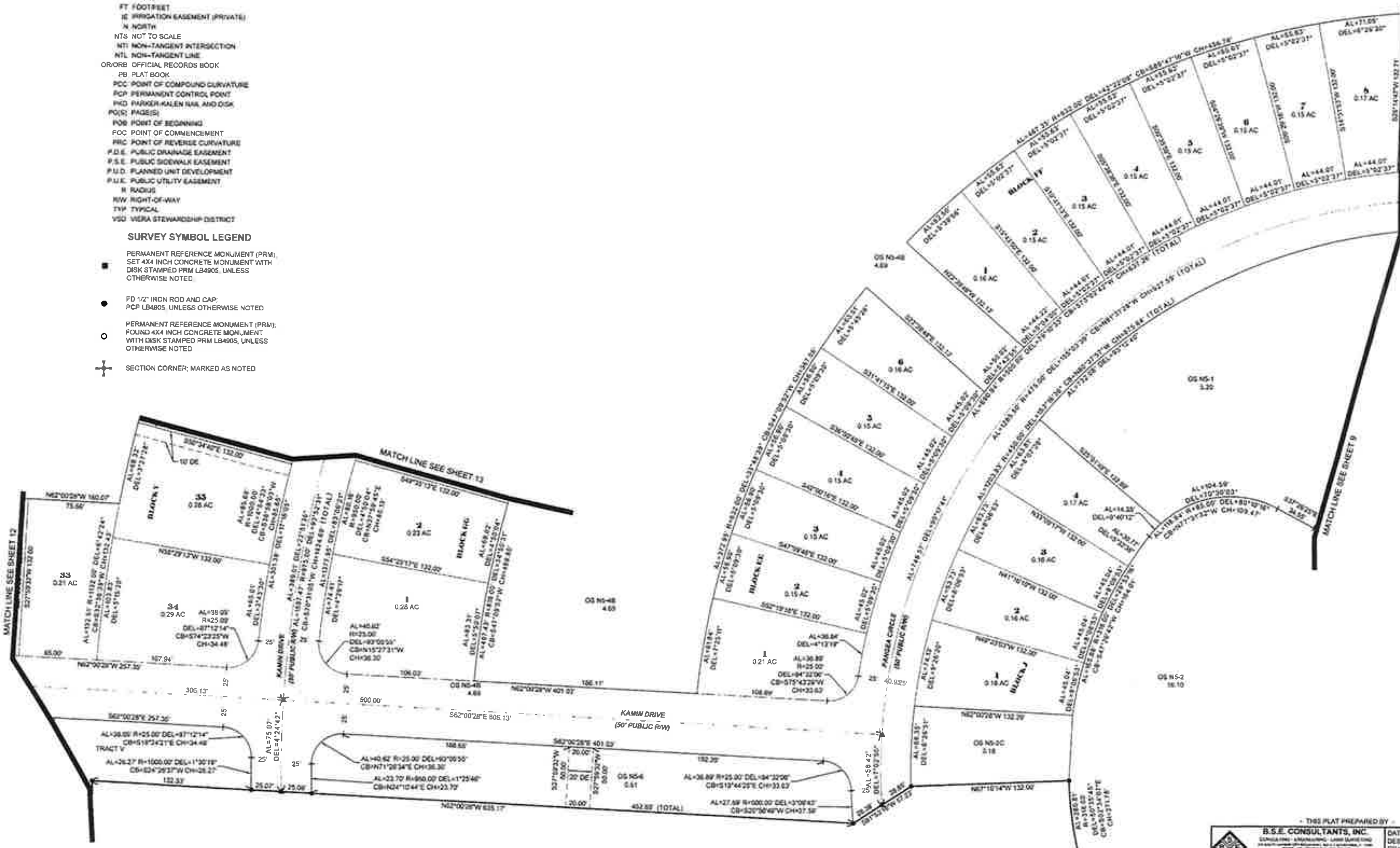
● FD 1/2" IRON ROD AND CAP; PCP LB4905, UNLESS OTHERWISE NOTED

○ PERMANENT REFERENCE MONUMENT (PRM); FOUND 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

+ SECTION CORNER: MARKED AS NOTED



1 INCH = 40 FEET

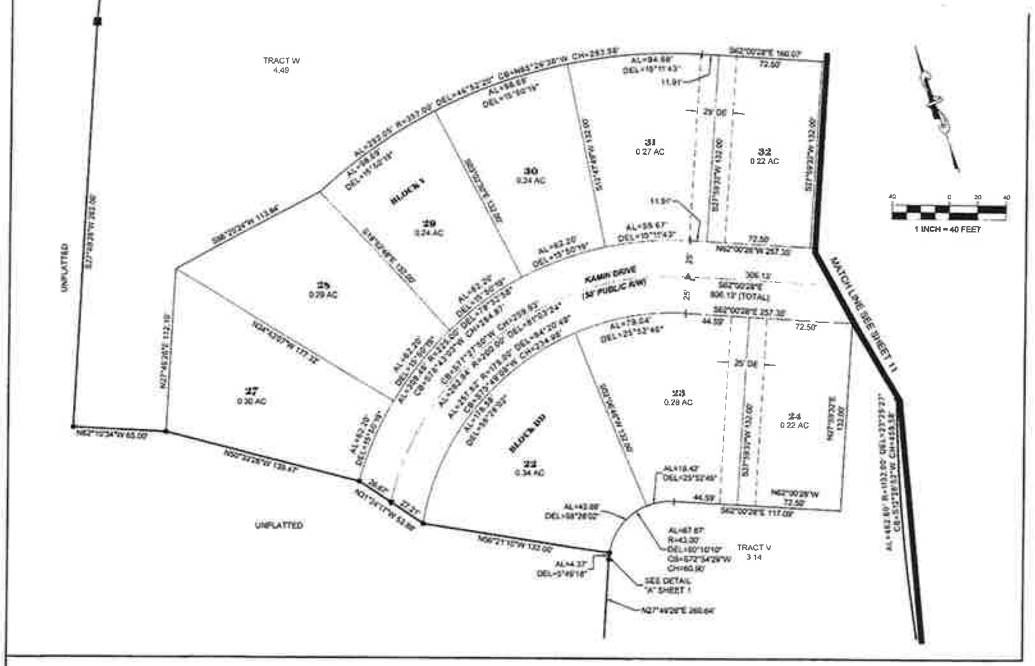


- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.

DATE:	09/09/21
DESIGN/DRAWN:	LCH/TBG
DRAWING#	11530_301_011
PROJECT#	11530

PANGEA PARK

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

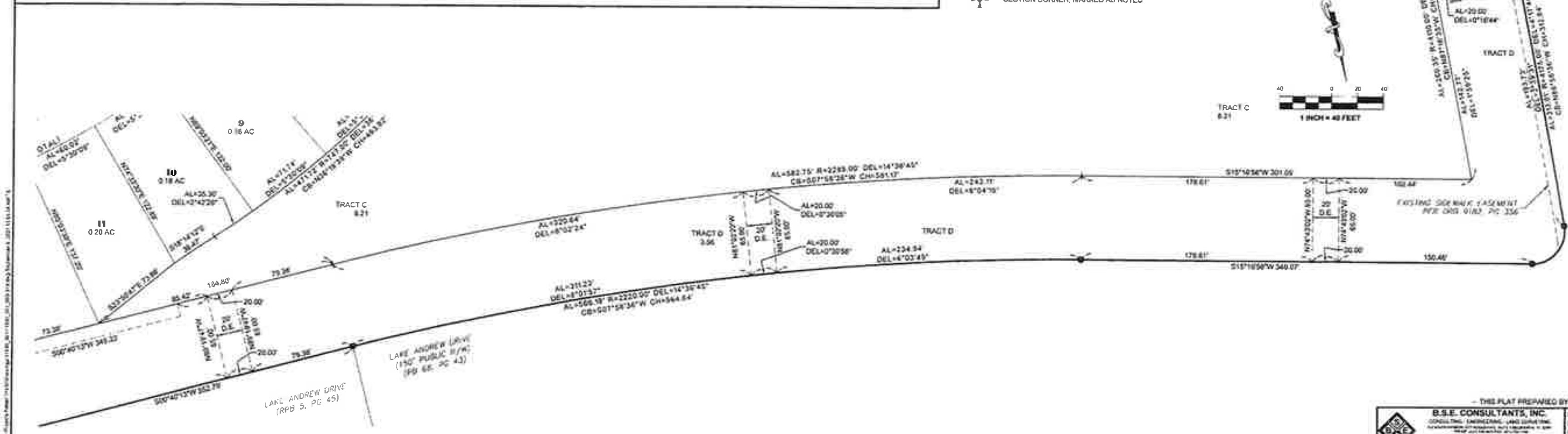


ABBREVIATIONS

'	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



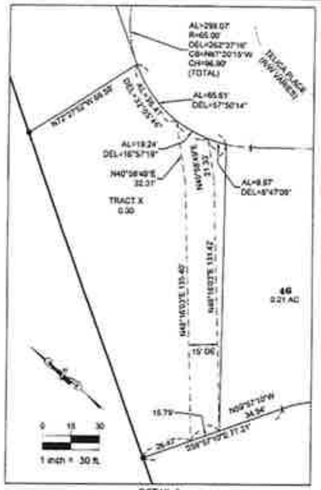
- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.

DATE	09/09/01
DESIGN/DRAWN	LEWTES
DRAWING#	11530_301_012
PROJECT#	11530

PANGEA PARK

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



DETAIL 6

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
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EX EXISTING
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FD FOUND
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P.D.E. PUBLIC DRAINAGE EASEMENT
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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

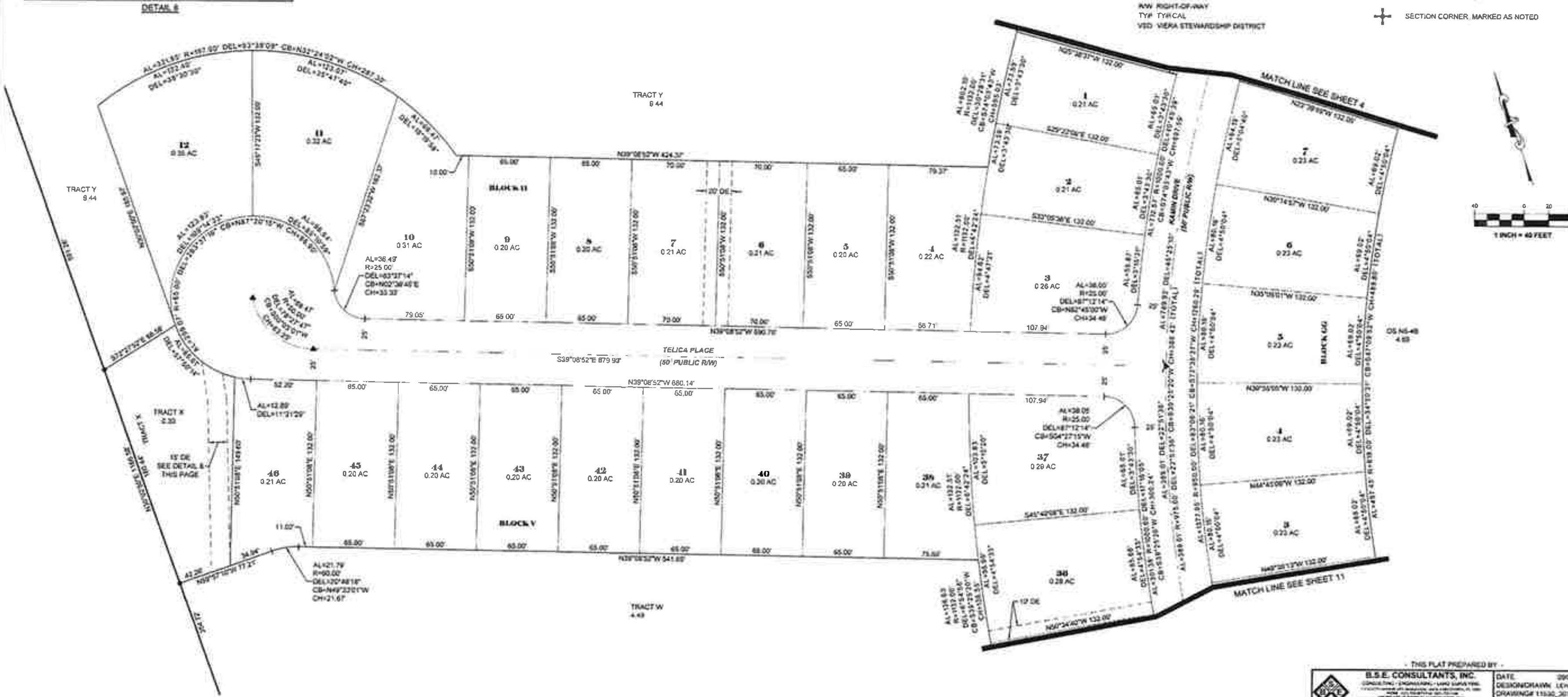
SURVEY SYMBOL LEGEND

■ 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



- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.

DATE	09/09/21
DESIGN/DRAWN	LEH/192
DRAWING#	11530_301_013
PROJECT#	11530

LOCATION MAP

PANGEA PARK - PHASES 1 & 2

21FM00008

N

W E

S

1:24,000 or 1 inch = 2,000 feet

Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/15/2021