Agenda Report

2725 Judge Fran Jamieson Way
Viera, FL 32940

Consent

F.2.

12/8/2020

Subject:

Final Plat and Contract Approval, Re: Bridgewater South at Viera Section 1 (20FM00006) (District 4)
Developer: WCI Communities, LLC.

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 Bridgewater South at Viera Section 1.

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 March 26, 2020. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on October 7, 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 Bridgewater South at Viera Section 1 subdivision, and has determined that it is in compliance with the applicable ordinances.

Bridgewater South at Viera Section 1 is located within the Viera DRI, west of Breakers Row Avenue, on Great Belt Circle. The proposed subdivision contains 56 single- family lots on 23.91 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: 20FM00006, 20SD00007

Contact: Amanda Elmore, Interim 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.

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Developer: WCI Communities, LLC.

Fiscal Impact:

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Sally F.2
Consent
Dec. 8th
Agenda

Dept/Office:

Planning and Development

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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

December 9, 2020

MEMORANDUM

TO: Tad Calkins, Planning and Development Director

RE: Item F.2. Final Plat and Contract Approval for Bridgewater South at Viera Section 1, (20FM00006) – WCI Communities, LLC

The Board of County Commissioners, in regular session on December 8, 2020, executed and granted Final Plat approval for Bridgewater South at Viera Section 1, (20FM00006) – WCI Communities, LLC, subject to minor engineering changes, as applicable, and developer responsible for obtaining all other necessary jurisdictional permits; and executed and approved the Subdivision Infrastructure Contract. Enclosed are fully-executed and certified copy of the Contract.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

for Donna Scott
Kimberly Powell, Deputy Clerk

/ds

Encls. (2)

cc: Contracts Administration

Subdivision No. 20SD00007 / 20FM00006 **Project Name** Bridgewater South at Viera, Section 1

Subdivision Infrastructure Contract

THIS CONTRACT entered into this 8th day of December 20 20, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and WCI Communities, LLC, 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:

   Infrastructure improvements consisting of water, sewer, storm drainage, roadways, sidewalks and associated improvements.

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 nondefective 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 1st day of November, 20 22.

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 $ 1,174,219.10 . 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:

Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

~~Bryan Lober~~, Chair
Rita Pritchett

As approved by the Board on: Dec. 8, 20 20.

WITNESSES:

PRINCIPAL:

Jeff Alexander, as Authorized Agent

11/2/2020
DATE

State of: Florida

County of: Brevard

The foregoing instrument was acknowledged before me this 2ND day of NOVEMBER 20 20, by JEFF ALEXANDER 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:

Notary Public

ALICIA L. MATEO
Notary Name printed, typed or stamped

Notary Public State of Florida
Alicia L Mateo
My Commission GG 152666
Expires 02/14/2022

Revised 12/03/2014

Bond No. 024248594
Bridgewater South at Viera, Section 1

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, WCI Communities, LLC **, hereinafter referred to as "Owner" and,** Liberty Mutual Insurance Company **, 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 $** 1,174,219.10 **, 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 ____ day of _____, 20____, 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 _____, 20____, 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** October **, 20** 20 **.**

OWNER: WCI Communities, LLC,
a Delaware limited liability company

JEFF ALEXANDER, AUTHORIZED AGENT

SURETY: Liberty Mutual Insurance Company

-My Hue, Attorney-in-Fact

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On OCT 16 2020 (DATE) before me, Kathy R. Mair, Notary Public ([Name of Notary Public and Title "Notary Public"]),

personally appeared My Hua ([Name(s) of Signer(s)]),

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KATHY R. MAIR
Notary Public - California
Orange County
Commission # 2193966
My Comm. Expires May 22, 2021

Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: My Hua

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☒ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☐ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8202349-024017**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Tenzer V. Cunningham, Martha Gonzales, My Hua, Mechelle Larkin, Kathy R. Mair, Joaquin Perez, Regina Rangel, Brenda Wong

all of the city of Los Angeles state of California each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 14th day of October, 2019.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 14th day of October, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 16 day of OCT 2020

By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

BRIDGEWATER SOUTH AT VIERA SECTION 1

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHWEST CORNER OF BRIDGEWATER CENTRAL AT VIERA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 81, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BRIDGEWATER CENTRAL AT VIERA THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES: 1) THENCE S75°18'18"E, A DISTANCE OF 267.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 12°43'59", A CHORD BEARING OF S68°56'19"E, AND A CHORD LENGTH OF 43.25 FEET), A DISTANCE OF 43.34 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 33°30'46", A CHORD BEARING OF S79°18'42"E, AND A CHORD LENGTH OF 230.64 FEET), A DISTANCE OF 233.98 FEET TO THE END OF SAID CURVE; 4) THENCE N83°54'55"E, A DISTANCE OF 86.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 16°33'01", A CHORD BEARING OF S87°48'35"E, AND A CHORD LENGTH OF 505.18 FEET), A DISTANCE OF 506.94 FEET TO THE END OF SAID CURVE; 6) THENCE S79°32'05"E, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 7) THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1645.00 FEET, A CENTRAL ANGLE OF 12°54'12", A CHORD BEARING OF S85°59'11"E, AND A CHORD LENGTH OF 347.21 FEET), A DISTANCE OF 347.94 FEET TO A THE END OF SAID CURVE; 8) THENCE N87°33'43"E, A DISTANCE OF 47.49 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED WEST RIGHT-OF-WAY LINE OF BREAKERS ROW AVENUE, A VARIABLE WIDTH PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID BRIDGEWATER CENTRAL AT VIERA, THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 3°38'06", A CHORD BEARING OF S04°15'48"E, AND A CHORD LENGTH OF 74.67 FEET), A DISTANCE OF 74.68 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS SOUTHERLY EXTENSION, S02°26'17"E, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 1225.00 FEET, A CENTRAL ANGLE OF 8°07'55", A CHORD BEARING OF S06°30'14"E, AND A CHORD LENGTH OF 173.72 FEET), A DISTANCE OF 173.88 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S72°04'00"W, ALONG SAID NON-TANGENT LINE A DISTANCE OF 60.10 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 1043.00 FEET, A CENTRAL ANGLE OF 24°31'37", A CHORD BEARING OF S84°19'48"W, AND A CHORD LENGTH OF 443.08 FEET), A DISTANCE OF 446.48 FEET TO THE END OF SAID CURVE; THENCE N83°24'23"W, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1357.00 FEET, A CENTRAL ANGLE OF 8°31'21", A CHORD BEARING OF N87°40'04"W, AND A CHORD LENGTH OF 201.66 FEET), A DISTANCE OF 201.85 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 657.00 FEET, A CENTRAL ANGLE OF 39°15'25", A CHORD BEARING OF S68°28'03"W, AND A CHORD LENGTH OF 441.58 FEET), A DISTANCE OF 450.34 FEET TO THE END OF SAID CURVE; THENCE S48°47'51"W, A DISTANCE OF 55.44 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 52.00 FEET, A CENTRAL ANGLE OF 119°04'23", A CHORD BEARING OF N71°39'58"W, AND A CHORD LENGTH OF 89.64 FEET), A DISTANCE OF 108.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 15°47'51", A CHORD BEARING OF N04°13'51"W, AND A CHORD LENGTH OF 401.28 FEET), A DISTANCE OF 402.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 12°56'17", A CHORD BEARING OF N10°08'13"E, AND A CHORD LENGTH OF 11.72 FEET), A DISTANCE OF 11.74 TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N88°30'26"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 133.40 FEET; THENCE N52°25'00"W, A DISTANCE OF 59.68 FEET; THENCE N64°56'25"W, A DISTANCE OF 182.00 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 1824.00 FEET, A CENTRAL ANGLE OF 9°55'52", A CHORD BEARING OF N10°01'31"E, AND A CHORD LENGTH OF 315.76 FEET), A DISTANCE OF 316.16 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 2089.00 FEET, A CENTRAL ANGLE OF 3°14'29", A CHORD BEARING OF N13°22'12"E, AND A CHORD LENGTH OF 118.18 FEET), A DISTANCE OF 118.18 FEET TO THE POINT OF BEGINNING. CONTAINING 23.81 ACRES, MORE OR LESS.

TRACT AREA SUMMARY			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	10.19	STORMWATER	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
TRACT B	0.49	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
TRACT C	0.03	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
TRACT D	0.03	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
TRACT E	2.06	ROADWAY, LANDSCAPING, IRRIGATION, SIGNAGE PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC

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	738,833.411	225,227.354	28°18'26.19992"	080°44'34.43002"	0.99999903	(+)0°07' 18.2"
BREVARD GPS 1000	AK7524	1,422,840.466	433,682.642	740,880.053	225,758.744	28°14'51.61826"	080°44'14.88184"	0.99994926	(+)0°07' 27.2"
I 95 73A64	AK2646	1,416,452.318	431,735.530	746,854.6344	227,641.565	28°12'48.22700"	080°42'06.11244"	0.99995250	(+)0°02' 59.8"

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. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S75°18'18"E ON THE SOUTH LINE OF TRACT B OF BRIDGEWATER CENTRAL AT VIERA AS RECORDED IN PLAT BOOK 66, PAGE 81, 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 MARKS G6857 AND G6858 ARE LOCATED NEAR BOUNDARIES OF THE LANDS PLATTED HEREON
4. ALL LINES ARE 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. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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
7. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY 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., BELLSOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER)
8. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF NEIGHBORHOOD DRAINAGE FACILITIES SUCH AS SWALES, DRAINS, 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 STORM WATER MANAGEMENT SYSTEM OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN FOR THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER MANAGEMENT FACILITIES AND ASSOCIATED IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO SUCH EASEMENT AREAS AND SHALL ALSO BE VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH
9. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE
10. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:

A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3408, PAGE 624, AS AMENDED AND MODIFIED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AS AFFECTED BY THAT FIFTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 7828, PAGE 1083, AND THAT SIXTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 8114, PAGE 2777

B. AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT, RESOLUTION 09-272, RECORDED IN OFFICIAL RECORDS BOOK 6105, PAGE 1085, AS AMENDED BY RESOLUTION NO. 10-105, RECORDED IN OFFICIAL RECORDS BOOK 6511, PAGE 1022, AS FURTHER AMENDED BY RESOLUTION NO. 14-120, RECORDED IN OFFICIAL RECORDS BOOK 7283, PAGE 306, AS FURTHER AMENDED BY RESOLUTION NO. 15-110 IN OFFICIAL RECORDS BOOK 7446, PAGE 2035, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 16-126, RECORDED IN OFFICIAL RECORDS BOOK 7743, PAGE 1606, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 17-205, RECORDED IN OFFICIAL RECORDS BOOK 8055, PAGE 1380, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 19-134, RECORDED IN OFFICIAL RECORDS BOOK 8545, PAGE 416

C. AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA, AS AMENDED BY THAT CERTAIN AMENDMENT #1 TO AGREEMENT TO PROVIDE WATER SERVICE, AS FURTHER AMENDED BY THAT SECOND AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3407, PAGE 3452, AS FURTHER AMENDED BY THAT THIRD AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7962, PAGE 1832

D. THIRD AMENDED RESTATED DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 5885, PAGE 8902

E. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT NOTICE OF BOUNDARY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341 AND OFFICIAL RECORDS BOOK 6081, PAGE 1354

F. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970

G. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 305, AS AFFECTED BY THE FIRST AMENDMENT TO SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8324, PAGE 2253

H. STORMWATER FLOW-WAY OPERATION AND MAINTENANCE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 283 (NOTE: SAID EASEMENT IS ADJACENT TO SUBJECT PROPERTY AND APPEARS TO BENEFIT SAME)

I. DEVELOPMENT EASEMENTS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 314, AS AFFECTED BY THE DEVELOPMENT ACCESS AND UTILITY EASEMENT AGREEMENT (PHASE ONE OF BRIDGEWATER AT VIERA) RECORDED DECEMBER 7, 2018 IN OFFICIAL RECORDS BOOK 8324, PAGE 2258 AND BY THE AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE TWO OF BRIDGEWATER AT VIERA) RECORDED DECEMBER 7, 2018 IN OFFICIAL RECORDS BOOK 8324, PAGE 2268, AND BY THE SECOND AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE THREE OF BRIDGEWATER AT VIERA) RECORDED FEBRUARY 7, 2020 IN OFFICIAL RECORDS BOOK 8659, PAGE 260, TOGETHER WITH THAT THIRD AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE FOUR OF BRIDGEWATER AT VIERA) RECORDED AUGUST 18, 2020 IN OFFICIAL RECORDS BOOK 8828, PAGE 364.

J. MEMORANDUM OF AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 350

K. ASSIGNMENT AND ASSUMPTION OF PERMITS AND APPROVALS RECORDED IN OFFICIAL RECORDS BOOK 7874, PAGE 17

L. MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7953, PAGE 138

11. THE FOLLOWING NON EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT

A. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACT A FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS; WHICH SHALL RECEIVE, TREAT, STORE AND CONVEY STORMWATER DRAINAGE FROM THE LANDS PLATTED HEREUNDER AND OTHER LANDS WITHIN THE VIERA DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH STORM WATER MANAGEMENT FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT

B. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH (I) THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS INCLUDING BUT NOT LIMITED TO PCT EASEMENT AREAS

12. THE DRAINAGE EASEMENTS SHOWN ON LOTS 5, 6, 18 AND 19 OF BLOCK B ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSTALLATION, INSPECTION, USE, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS. NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED
13. ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON (OTHER THAN ANY DRAINAGE EASEMENT SHOWN GRAPHICALLY OR OTHERWISE DESCRIBED HEREON AS A PUBLIC DRAINAGE EASEMENT), 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 PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
14. THE PLANTING OF ANY TREE OR OTHER LANDSCAPING, OTHER THAN SOD, WITHIN THE LIMITS OF ANY PRIVATE DRAINAGE EASEMENT (DE) SHOWN OR GRANTED HEREON IS PROHIBITED UNLESS APPROVED BY THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. WITH RESPECT TO SIDE LOT LINE DRAINAGE EASEMENTS, AND APPROVED BY THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO ALL DRAINAGE EASEMENTS GRANTED TO IT.
15. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, INCLUDING WITHOUT LIMITATION TRACT A SHOWN HEREON; OR FLOW WAYS, WETLANDS AND ANY OTHER STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES
16. NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE OVERALL STORMWATER MANAGEMENT SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL NEIGHBORHOOD DRAINAGE FACILITIES SHALL BE OPERATED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS
17. TRACT E AND THE PRIVATE ROAD IMPROVEMENTS LOCATED THEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. IS HEREBY GRANTED THE RIGHT TO DISCHARGE AND CONVEY DRAINAGE FROM THE PRIVATE STREETS LOCATED WITHIN TRACT E INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. PROVIDED, HOWEVER, TO THE EXTENT THAT THE DRAINAGE STRUCTURES AND PIPES RECEIVING SUCH ROAD AND STREET DRAINAGE ARE LOCATED WITHIN TRACT E, SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.
18. TRACT A SHALL BE OWNED BY THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. AND ARE RESERVED FOR THE USES INDICATED IN THE TRACT AREA SUMMARY SHOWN HEREON. BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING STORM WATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS LOCATED ON SUCH TRACTS WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT HEREIN
19. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE CENTRAL VIERA COMMUNITY DECLARATION REFERENCED HEREIN
20. TRACTS B, C, AND D ARE FOR LANDSCAPING, PUBLIC UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
21. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS

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

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

DATE: 08/13/2020
DESIGN/DRAWN: HAUDA
DRAWING# 1123005_302_001
PROJECT# 11230.03

PLAT BOOK _____, PAGE _____
SHEET 1 OF 4
SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, WCI Communities, LLC., a Delaware Limited Liability Company, being the owner in fee simple of the lands described in

BRIDGEWATER SOUTH AT VIERA SECTION 1

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates to Brevard County all public drainage easements shown on this plat and a perpetual easement over and across the right-of-way of all private streets shown hereon (common shown as Tract "E") for ingress and egress for public service, law enforcement, maintenance, repair, installation and operation of utilities and emergency vehicles and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "E" for access and maintenance of 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: [signature]
Michael Meyers, Vice President WCI Communities, LLC

Attest: [signature]
Print Name: Adam Rowe

Attest: [signature]
Print Name: Ezekiel Dela Cruz

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this ________ by Michael Myers, Vice President of the above named corporation incorporated under the laws of State of Delaware, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, that official seal of said corporation is duly affixed thereto; and that the dedication is the act and deed of said corporation

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

[signature]
NOTARY PUBLIC

JEFF ALEXANDER
MY COMMISSION # GG040532
EXPIRES November 13, 2020
SEAL

Notary Public,
My Comm. Expires 11-13-2020
Comm. No. GG040532

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 08/10/20 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 62-2841.1(c)(d) as amended, and that said lands are located in Brevard County, Florida.

[signature]
LESLIE J. HOWARD
Registration Number 3611
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 A. Sweeney, Professional Surveyor & Mapper No. 4570

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts all public utility easements, all public drainage easements and ingress/egress easements for emergency vehicles within Tract E and areas dedicated for public use on this plat

Bryan Andrew Lober - Chairman of the Board

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

Bryan Andrew Lober - Chairman of the Board

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.

BRIDGEWATER SOUTH AT VIERA SECTION 1

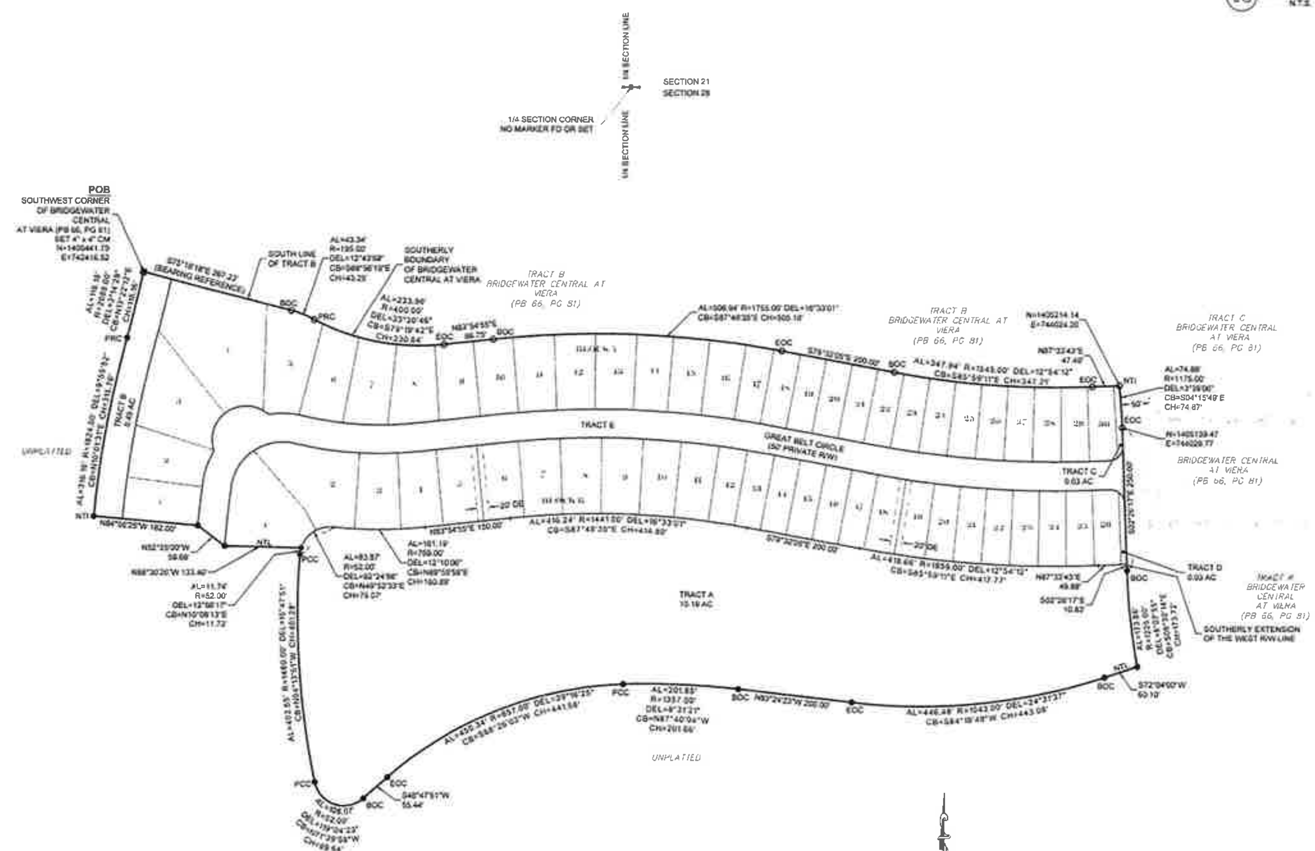
SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CCB	CIRCUIT COURT BOOK
DEL	CENTRAL/DELTA ANGLE
DE	DRAINAGE EASEMENT (PRIVATE)
E	EAST / EASTING
EL	ELEVATION
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH / NORTHING
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RAD	RADIAL LINE
R/W	RIGHT-OF-WAY
S	SOUTH
TOB	TOP OF BANK
TYP	TYPICAL
W	WEST

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS NOTED
- ● SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ■ FOUND PERMANENT REFERENCE MONUMENT (PRM), 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



SEE SHEETS 3 AND 4 FOR LOT DIMENSIONS

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

DATE	09/12/2020
DESIGN/DRAWN	HAK/DR
DRAWING#	1123603_302_002
PROJECT#	11236.05

BRIDGEWATER SOUTH AT VIERA SECTION 1

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

ABBREVIATIONS

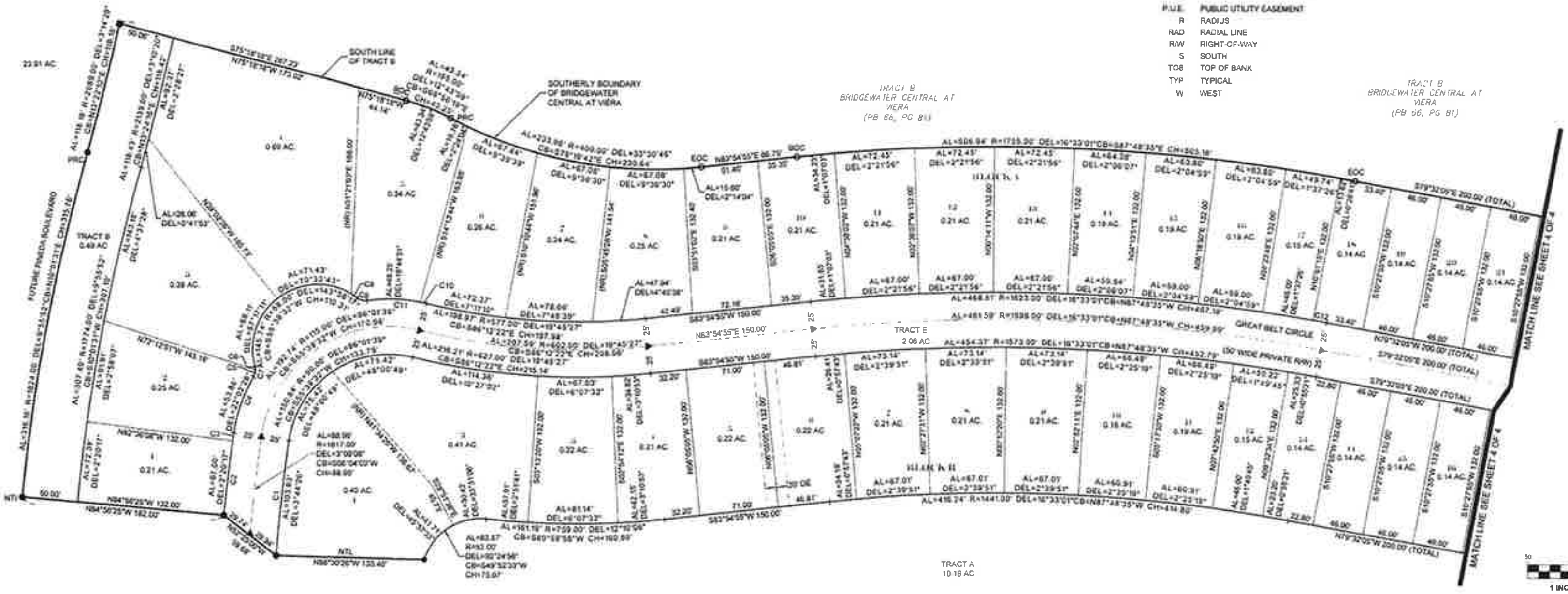
- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- CCB CIRCUIT COURT BOOK
- DEL CENTRAL/DELTA ANGLE
- DE DRAINAGE EASEMENT (PRIVATE)
- E EAST / EASTING
- EL ELEVATION
- EOC END OF CURVE
- EX EXISTING
- FD FOUND
- FT FOOT/FEET
- N NORTH / NORTHING
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- (NR) NOT RADIAL
- ORB/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RAD RADIAL LINE
- R/W RIGHT-OF-WAY
- S SOUTH
- TOB TOP OF BANK
- TYP TYPICAL
- W WEST

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS NOTED
- ● SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ■ FOUND PERMANENT REFERENCE MONUMENT (PRM); 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

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.93'	1582.00'	2°44'26"	S05°48'30"W	103.92'
C2	74.10'	1642.00'	2°35'08"	S06°21'09"W	74.09'
C3	7.12'	1642.00'	0°14'51"	S07°21'17"W	7.10'
C4	53.88'	140.00'	22°02'26"	S18°39'58"W	53.52'
C5	6.58'	12.00'	31°25'34"	N13°56'52"E	6.51'
C6	3.04'	12.00'	14°32'11"	N09°03'31"W	3.04'
C7	9.64'	12.00'	46°00'45"	N08°40'46"E	9.38'
C8	6.20'	58.00'	6°07'22"	N56°25'01"W	6.20'
C9	9.64'	12.00'	48°00'45"	S75°21'42"E	9.38'
C10	5.60'	140.00'	2°17'32"	N77°28'28"W	5.60'
C11	53.88'	140.00'	22°02'26"	N87°20'51"W	53.52'
C12	12.60'	1623.00'	0°26'41"	N78°45'25'W	12.60'

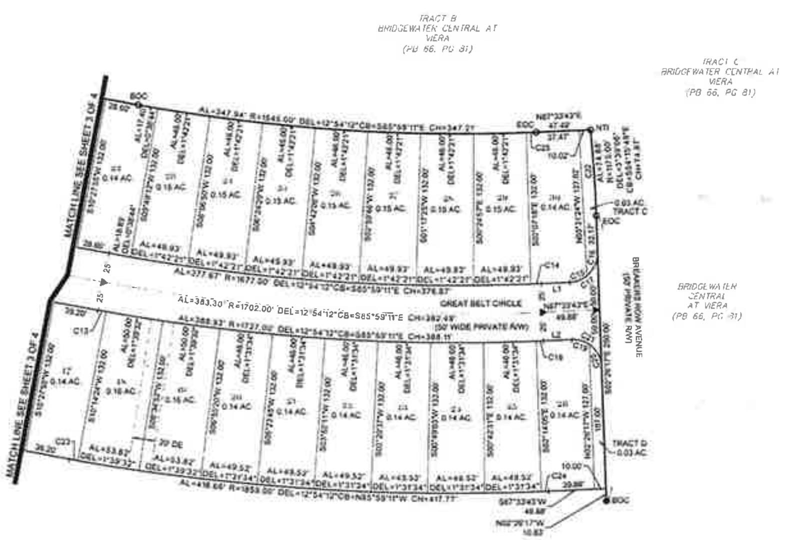


THIS PLAT PREPARED BY:
B.S.E. CONSULTANTS, INC.

DATE: 06/12/2020
DESIGN/DRAWN: HAK/DR
DRAWING# 1123605_302_003
PROJECT# 11236.05

BRIDGEWATER SOUTH AT VIERA SECTION 1

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S87°33'43"W	24.88'
L2	N87°33'43"E	24.88'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	6.80'	1727.00'	0°13'32"	S78°38'50"E	6.80
C14	9.26'	1677.00'	0°18'56'	N87°43'13'E	9.26'
C15	16.09'	25.00'	36°52'12"	N68°07'38"E	15.81'
C16	23.18'	25.00'	53°07'48"	N24°59'38"E	22.36'
C17	39.27'	25.00'	90°00'00"	N42°33'43"E	35.36'
C18	6.12'	1727.00'	0°12'11"	N87°29'49"E	6.12'
C19	16.09'	25.00'	36°52'12"	N74°00'11"W	15.81'
C20	23.18'	25.00'	53°07'48"	N29°00'11"W	22.36'
C21	39.27'	25.00'	90°00'00"	N47°28'17"W	35.36'
C22	74.86'	1175.00'	3°39'06"	N04°15'49"W	74.87'
C23	7.32'	1858.00'	0°13'32"	N78°38'50"W	7.32
C24	6.59'	1858.00	0°12'11"	S87°39'49"W	6.59'
C25	6.52	1545.00	0°14'30"	N87°43'13"E	6.52'

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CCB	CIRCUIT COURT BOOK
DEL	CENTRAL/DELTA ANGLE
DE	DRAINAGE EASEMENT (PRIVATE)
E	EAST / EASTING
EL	ELEVATION
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH / NORTHING
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
(NR)	NOT RADIAL
ORO/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RAD	RADIAL LINE
R/W	RIGHT-OF-WAY
S	SOUTH
TOB	TOP OF BANK
TYP	TYPICAL
W	WEST

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS NOTED
- ● SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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- ▲ PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

50 0 25 50
1 INCH = 50 FEET

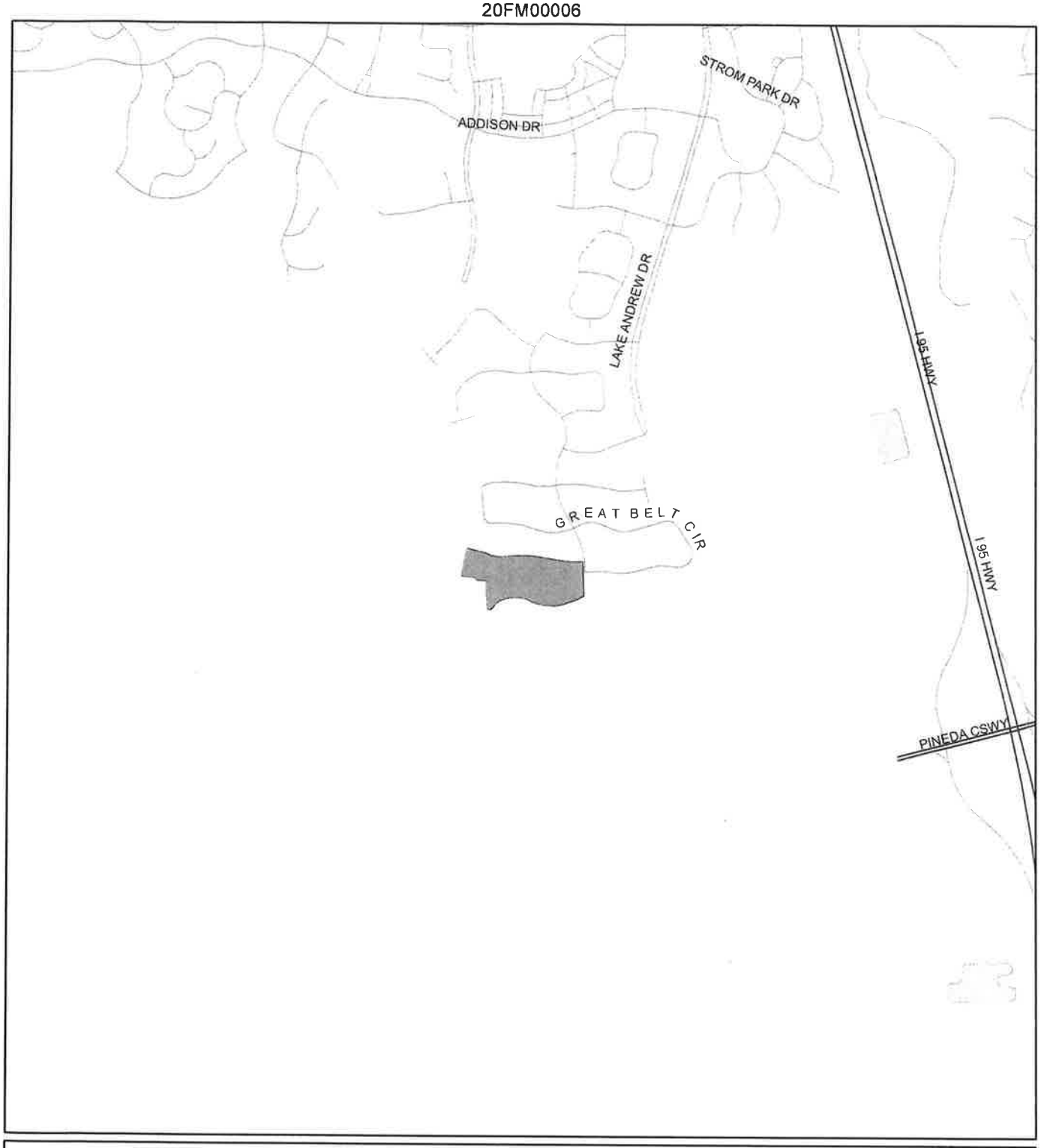
- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.

DATE: 08/12/2020
DESIGN/DRAWN: HA/KCH
DRAWING# 1123605_302_004
PROJECT# 11236.00

LOCATION MAP

BRIDGEWATER SOUTH AT VIERA SECTION 1

20FM00006



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: 11/5/2020

Bond No. 024248594
Bridgewater South at Viera, Section 1

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, WCI Communities, LLC **, hereinafter referred to as "Owner" and,** Liberty Mutual Insurance Company **, 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 $** 1,174,219.10 **, 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 8th **day of** December **, 20**20**, 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 November 1 **, 20**22**, 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** October **, 20** 20 **.**

OWNER: WCI Communities, LLC,
a Delaware limited liability company

JEFF ALEXANDER, AUTHORIZED AGENT

SURETY: Liberty Mutual Insurance Company

My Hua, Attorney-in-Fact

LIBERTY MUTUAL INSURANCE COMPANY
INCORPORATED
1912
MASSACHUSETTS
5/29

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On OCT 16 2020 (DATE) before me, Kathy R. Mair, Notary Public (Name of Notary Public and Title "Notary Public"),

personally appeared My Hua (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KATHY R. MAIR
Notary Public - California
Orange County
Commission # 2193966
My Comm. Expires May 22, 2021

Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: My Hua

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☒ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☐ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8202349-024017**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Tenzer V. Cunningham, Martha Gonzales, My Hua, Mechelle Larkin, Kathy R. Mair, Joaquin Perez, Regina Rangel, Brenda Wong

all of the city of Los Angeles state of California each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 14th day of October, 2019.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 14th day of October, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 16 day of OCT 2020

By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

BRIDGEWATER SOUTH AT VIERA SECTION 1

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHWEST CORNER OF BRIDGEWATER CENTRAL AT VIERA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 81, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BRIDGEWATER CENTRAL AT VIERA THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES: 1) THENCE S75°18'18"E, A DISTANCE OF 267.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 12°43'59", A CHORD BEARING OF S68°56'19"E, AND A CHORD LENGTH OF 43.25 FEET), A DISTANCE OF 43.34 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 33°30'46", A CHORD BEARING OF S79°19'42"E, AND A CHORD LENGTH OF 230.64 FEET), A DISTANCE OF 233.96 FEET TO THE END OF SAID CURVE; 4) THENCE N83°54'55"E, A DISTANCE OF 86.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1755.00 FEET, A CENTRAL ANGLE OF 16°33'01", A CHORD BEARING OF S87°48'35"E AND A CHORD LENGTH OF 505.18 FEET), A DISTANCE OF 506.94 FEET TO THE END OF SAID CURVE; 6) THENCE S79°32'05"E, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1545.00 FEET, A CENTRAL ANGLE OF 12°54'12", A CHORD BEARING OF S85°59'11"E, AND A CHORD LENGTH OF 347.21 FEET), A DISTANCE OF 347.94 FEET TO A THE END OF SAID CURVE; 8) THENCE N87°33'43"E, A DISTANCE OF 47.49 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED WEST RIGHT-OF-WAY LINE OF BREAKERS ROW AVENUE, A VARIABLE WIDTH PRIVATE RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID BRIDGEWATER CENTRAL AT VIERA, THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 3°39'06", A CHORD BEARING OF S04°15'49"E, AND A CHORD LENGTH OF 74.87 FEET), A DISTANCE OF 74.88 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS SOUTHERLY EXTENSION, S02°26'17"E, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 1225.00 FEET, A CENTRAL ANGLE OF 8°07'55", A CHORD BEARING OF S06°30'14"E, AND A CHORD LENGTH OF 173.72 FEET), A DISTANCE OF 173.88 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S72°04'00"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 60.10 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 1043.00 FEET, A CENTRAL ANGLE OF 24°31'37", A CHORD BEARING OF S84°19'48"W, AND A CHORD LENGTH OF 443.08 FEET), A DISTANCE OF 446.48 FEET TO THE END OF SAID CURVE, THENCE N83°24'23"W, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1357.00 FEET, A CENTRAL ANGLE OF 8°31'21", A CHORD BEARING OF N87°40'04"W, AND A CHORD LENGTH OF 201.66 FEET), A DISTANCE OF 201.85 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 657.00 FEET, A CENTRAL ANGLE OF 39°16'25", A CHORD BEARING OF S68°26'03"W AND A CHORD LENGTH OF 441.58 FEET), A DISTANCE OF 450.34 FEET TO THE END OF SAID CURVE; THENCE S48°47'51"W, A DISTANCE OF 55.44 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 52.00 FEET, A CENTRAL ANGLE OF 119°04'23", A CHORD BEARING OF N71°38'58"W, AND A CHORD LENGTH OF 89.64 FEET), A DISTANCE OF 108.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 15°47'51", A CHORD BEARING OF N04°13'51"W, AND A CHORD LENGTH OF 401.28 FEET), A DISTANCE OF 402.56 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 12°56'17", A CHORD BEARING OF N10°08'13"E, AND A CHORD LENGTH OF 11.72 FEET), A DISTANCE OF 11.74 TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST, THENCE N68°30'26"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 133.40 FEET, THENCE N52°25'00"W, A DISTANCE OF 59.68 FEET; THENCE N84°56'25"W, A DISTANCE OF 182.00 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 1824.00 FEET, A CENTRAL ANGLE OF 9°55'52", A CHORD BEARING OF N10°01'31"E, AND A CHORD LENGTH OF 315.76 FEET), A DISTANCE OF 316.16 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 2089.00 FEET, A CENTRAL ANGLE OF 3°14'29", A CHORD BEARING OF N13°22'12"E, AND A CHORD LENGTH OF 118.16 FEET), A DISTANCE OF 118.18 FEET TO THE POINT OF BEGINNING, CONTAINING 23.81 ACRES, MORE OR LESS.

TRACT AREA SUMMARY

TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	10.19	STORMWATER	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
TRACT B	0.48	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES DRAINAGE AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
TRACT C	0.02	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
TRACT D	0.03	LANDSCAPING, IRRIGATION, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
TRACT E	2.96	ROADWAY, LANDSCAPING, IRRIGATION, SIGNAGE, PUBLIC UTILITIES AND RELATED IMPROVEMENTS	BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 4	AK7519	1,426,329.224	434,746.017	736,503.411	225,227.354	28°15'26.19962"	080°44'34.43002"	0.99994903	(+)0°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.466	433,682.642	740,680.393	225,728.744	28°14'51.61535"	080°44'14.98134"	0.99994936	(+)0°07' 27.3"
I 95 73464	AK2848	1,416,453.318	431,735.530	746,654.0344	227,641.565	28°12'48.22765"	080°42'06.11244"	0.99995250	(+)0°07' 39.8"

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. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S75°18'18"E ON THE SOUTH LINE OF TRACT B OF BRIDGEWATER CENTRAL AT VIERA AS RECORDED IN PLAT BOOK 66, PAGE 81, 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 MARKS G6B57 AND G6B58 ARE LOCATED NEAR BOUNDARIES OF THE LANDS PLATTED HEREON.
4. ALL LINES ARE 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. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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.
7. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY 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., BELLSOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
8. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF NEIGHBORHOOD DRAINAGE FACILITIES SUCH AS SWALES, DRAINS, 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 STORM WATER MANAGEMENT SYSTEM OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN FOR THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER MANAGEMENT FACILITIES AND ASSOCIATED IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO SUCH EASEMENT AREAS AND SHALL ALSO BE VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.
9. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
10. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:

A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AS AFFECTED BY THAT FIFTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 7828, PAGE 1083, AND THAT SIXTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 8114, PAGE 2777.

B. AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT, RESOLUTION 09-272, RECORDED IN OFFICIAL RECORDS BOOK 6105, PAGE 1080, AS AMENDED BY RESOLUTION NO. 10-105, RECORDED IN OFFICIAL RECORDS BOOK 6311, PAGE 1022, AS FURTHER AMENDED BY RESOLUTION NO. 14-120, RECORDED IN OFFICIAL RECORDS BOOK 7283, PAGE 306, AS FURTHER AMENDED BY RESOLUTION NO. 15-112 IN OFFICIAL RECORDS BOOK 7446, PAGE 2006, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 16-126, RECORDED IN OFFICIAL RECORDS BOOK 7743, PAGE 1605, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 17-205, RECORDED IN OFFICIAL RECORDS BOOK 8052, PAGE 1360, AS FURTHER AFFECTED BY THAT NOTICE OF THE MODIFICATION OF A DEVELOPMENT ORDER, RESOLUTION NO. 19-134, RECORDED IN OFFICIAL RECORDS BOOK 8545, PAGE 436.

C. AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA, AS AMENDED BY THAT CERTAIN AMENDMENT #1 TO AGREEMENT TO PROVIDE WATER SERVICE, AS FURTHER AMENDED BY THAT SECOND AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3407, PAGE 3452, AS FURTHER AMENDED BY THAT THIRD AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7962, PAGE 1632.

D. THIRD AMENDED RESTATED DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 5885, PAGE 8902.

E. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT NOTICE OF BOUNDARY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341 AND OFFICIAL RECORDS BOOK 6081, PAGE 1354.

F. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970.

G. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 305, AS AFFECTED BY THE FIRST AMENDMENT TO SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8324, PAGE 2253.

H. STORMWATER FLOW-WAY OPERATION AND MAINTENANCE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 283 (NOTE: SAID EASEMENT IS ADJACENT TO SUBJECT PROPERTY AND APPEARS TO BENEFIT SAME).

I. DEVELOPMENT EASEMENTS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 314, AS AFFECTED BY THE DEVELOPMENT ACCESS AND UTILITY EASEMENT AGREEMENT (PHASE ONE OF BRIDGEWATER AT VIERA) RECORDED DECEMBER 7, 2018 IN OFFICIAL RECORDS BOOK 8324, PAGE 2259 AND BY THE AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE TWO OF BRIDGEWATER AT VIERA) RECORDED DECEMBER 7, 2018 IN OFFICIAL RECORDS BOOK 8324, PAGE 2268, AND BY THE SECOND AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE THREE OF BRIDGEWATER AT VIERA) RECORDED FEBRUARY 7, 2020 IN OFFICIAL RECORDS BOOK 8659, PAGE 260, TOGETHER WITH THAT THIRD AMENDMENT TO DEVELOPMENT EASEMENTS AGREEMENT (PHASE FOUR OF BRIDGEWATER AT VIERA) RECORDED AUGUST 18, 2020 IN OFFICIAL RECORDS BOOK 8828, PAGE 364.

J. MEMORANDUM OF AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 300.

K. ASSIGNMENT AND ASSUMPTION OF PERMITS AND APPROVALS RECORDED IN OFFICIAL RECORDS BOOK 7674, PAGE 17.

L. MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7953, PAGE 138.

11. THE FOLLOWING NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT:

A. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACT A FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS, WHICH SHALL RECEIVE, TREAT, STORE AND CONVEY STORMWATER DRAINAGE FROM THE LANDS PLATTED HEREUNDER AND OTHER LANDS WITHIN THE VIERA DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH STORM WATER MANAGEMENT FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.

B. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH (I) THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS INCLUDING BUT NOT LIMITED TO PCT EASEMENT AREAS.

12. THE DRAINAGE EASEMENTS SHOWN ON LOTS 5, 6, 18 AND 19 OF BLOCK B ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSTALLATION, INSPECTION, USE, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS. NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
13. ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON (OTHER THAN ANY DRAINAGE EASEMENT SHOWN GRAPHICALLY OR OTHERWISE DESCRIBED HEREON AS A PUBLIC DRAINAGE EASEMENT), 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 PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
14. THE PLANTING OF ANY TREE OR OTHER LANDSCAPING, OTHER THAN SOD, WITHIN THE LIMITS OF ANY PRIVATE DRAINAGE EASEMENT (DE) SHOWN OR GRANTED HEREON IS PROHIBITED UNLESS APPROVED BY THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC., WITH RESPECT TO SIDE LOT LINE DRAINAGE EASEMENTS, AND APPROVED BY THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO ALL DRAINAGE EASEMENTS GRANTED TO IT.
15. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, INCLUDING WITHOUT LIMITATION TRACT A SHOWN HEREON, OR FLOW WAYS, WETLANDS AND ANY OTHER STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
16. NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE OVERALL STORMWATER MANAGEMENT SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING INCIDENTAL NEIGHBORHOOD DRAINAGE FACILITIES SHALL BE OPERATED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS.
17. TRACT E AND THE PRIVATE ROAD IMPROVEMENTS LOCATED THEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. IS HEREBY GRANTED THE RIGHT TO DISCHARGE AND CONVEY DRAINAGE FROM THE PRIVATE STREETS LOCATED WITHIN TRACT E INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. PROVIDED, HOWEVER, TO THE EXTENT THAT THE DRAINAGE STRUCTURES AND PIPES RECEIVING SUCH ROAD AND STREET DRAINAGE ARE LOCATED WITHIN TRACT E, SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.
18. TRACT A SHALL BE OWNED BY THE BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. AND ARE RESERVED FOR THE USES INDICATED IN THE TRACT AREA SUMMARY SHOWN HEREON. BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING STORM WATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS LOCATED ON SUCH TRACTS WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT HEREIN.
19. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT E AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE CENTRAL VIERA COMMUNITY DECLARATION REFERENCED HEREIN.
20. TRACTS B, C, AND D, ARE FOR LANDSCAPING, PUBLIC UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC.
21. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

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.

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

DATE: 08/12/2020
DESIGN/DRAWN: HAK/DA
DRAWING# 1123605_302_001
PROJECT# 1123605

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, WCI Communities, LLC, a Delaware Limited Liability Company, being the owner in fee simple of the lands described in

BRIDGEWATER SOUTH AT VIERA SECTION 1

hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates to Brevard County all public drainage easements shown on this plat and a perpetual easement over and across the right-of-way of all private streets shown hereon (hereon shown as Tract "E") for ingress and egress for public service, law enforcement, maintenance, repair, installation and operation of utilities and emergency vehicles and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "E" for access and maintenance of 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: [signature]
Michael Myers, Vice President WCI Communities, LLC

Attest: [signature]
Print Name: Adam Picow

Attest: [signature]
Print Name: Ezekiel De La Cruz

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this __________ by Michael Myers, Vice-President of the above named corporation incorporated under the laws of State of Delaware, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that official seal of said corporation is duly affixed thereto; and that the dedication is the act and deed of said corporation.

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

[signature]
NOTARY PUBLIC

JEFF ALEXANDER
MY COMMISSION # GG040532
EXPIRES November 13, 2020
SEAL

Notary Public,
My Comm. Expires 11-13-2020
Comm No. GG040532

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 08/10/20 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 82-2841 (c)(d) as amended, and that said lands are located in Brevard County, Florida.

[signature] Registration Number 5811
LESLIE E. HOWARD
B.S.E. Consultants, Inc
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-000-6905

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 82-2841(c)(d) as amended.

Michael J. Sweeney, Professional Surveyor & Mapper No. 4270

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts all public utility easements, all public drainage easements and ingress/egress easements for emergency vehicles within Tract E and areas dedicated for public use on this plat.

Bryan Andrew Lober - Chairman of the Board

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.

Bryan Andrew Lober - Chairman of the Board

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.

BRIDGEWATER SOUTH AT VIERA SECTION 1

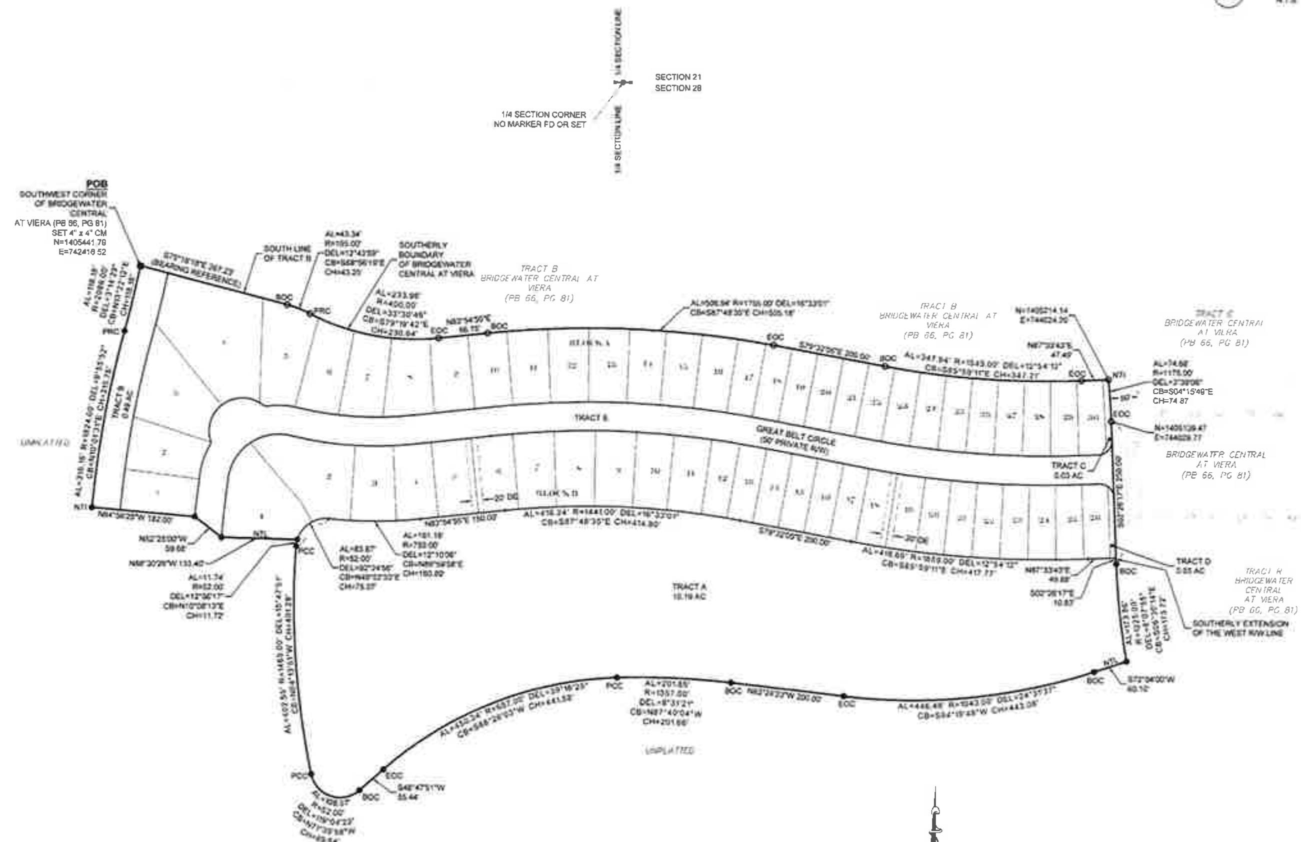
SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CCB	CIRCUIT COURT BOOK
DEL	CENTRAL/DELTA ANGLE
DE	DRAINAGE EASEMENT (PRIVATE)
E	EAST / EASTING
EL	ELEVATION
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH / NORTHING
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RAD	RADIAL LINE
R/W	RIGHT-OF-WAY
S	SOUTH
TOB	TOP OF BANK
TYP	TYPICAL
W	WEST

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER; MARKED AS NOTED
- ● SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ■ FOUND PERMANENT REFERENCE MONUMENT (PRM), 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



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

BRIDGEWATER SOUTH AT VIERA SECTION 1

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

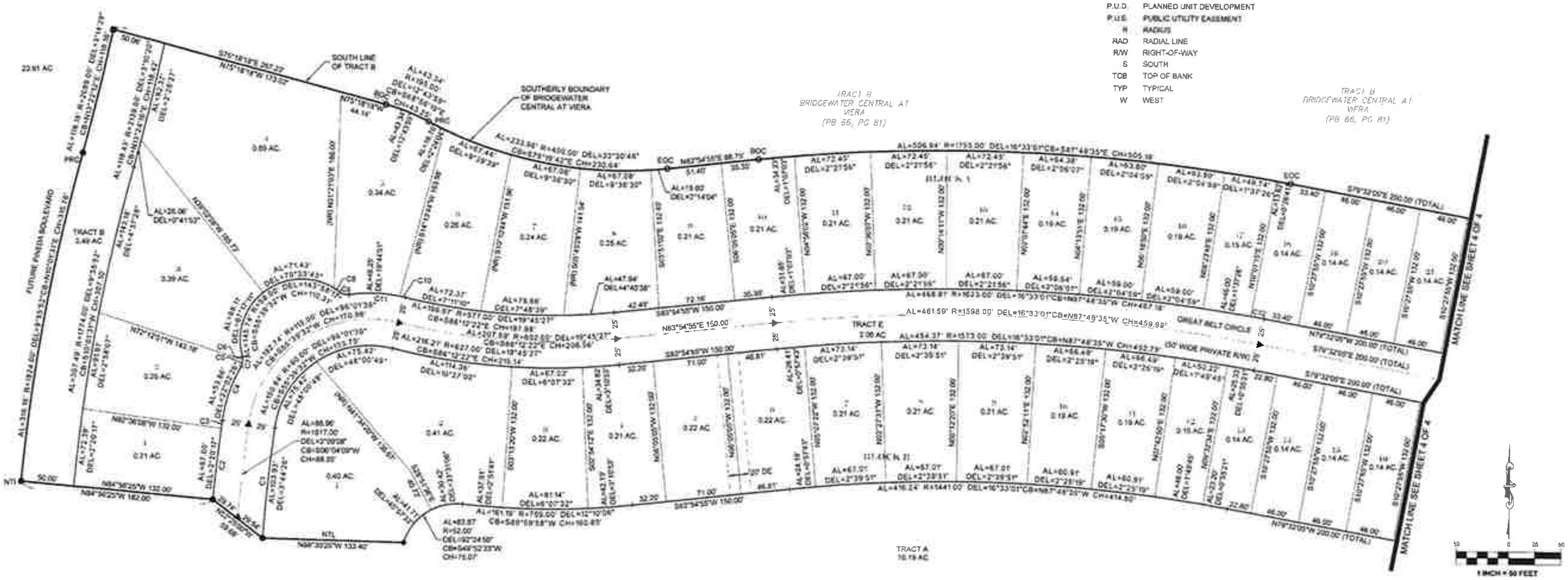
SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER; MARKED AS NOTED
- SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- FOUND PERMANENT REFERENCE MONUMENT (PRM), 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

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.83'	1592.00'	3°44'28"	S05°48'30"W	103.92'
C2	74.10'	1642.00'	2°35'08"	S06°21'09"W	74.09'
C3	7.10'	1642.00	0°14'51"	S07°31'17"W	7.10'
C4	53.86'	140.00'	22°02'26"	S18°39'56"W	53.52'
C5	6.59'	12.00'	31°28'34"	N13°58'52"E	6.51'
C6	3.04'	12.00'	14°32'11"	N08°03'31"W	3.04'
C7	9.64'	12.00'	46°00'45"	N06°40'46"E	9.38'
C8	6.20'	58.00'	6°07'23"	N55°25'01"W	6.20'
C9	9.64'	12.00'	46°00'45"	S75°21'42"E	9.38'
C10	5.60'	140.00'	2°17'35"	N17°28'26"W	5.60'
C11	53.86'	140.00'	22°02'26"	N67°20'51"W	53.52'
C12	12.60'	1523.00'	0°28'41"	N76°45'25"W	12.60'

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CCB	CIRCUIT COURT BOOK
DEL	CENTRAL/DELTA ANGLE
DE	DRAINAGE EASEMENT (PRIVATE)
E	EAST / EASTING
EL	ELEVATION
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH / NORTHING
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RAD	RADIAL LINE
R/W	RIGHT-OF-WAY
S	SOUTH
TOB	TOP OF BANK
TYP	TYPICAL
W	WEST



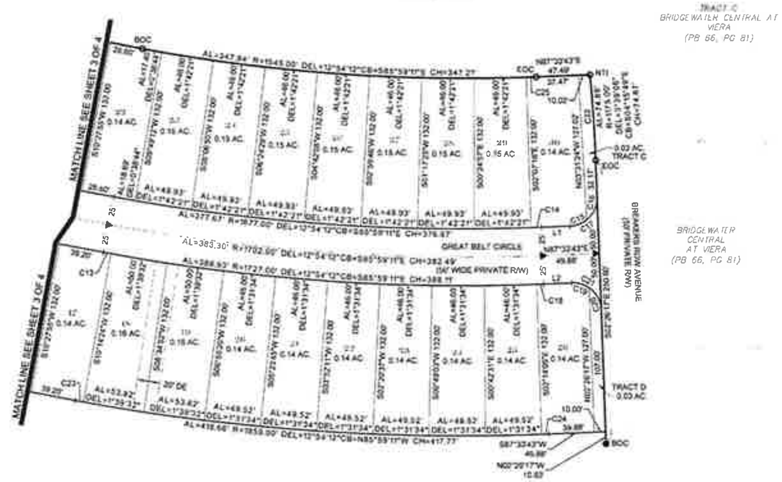
THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.

DATE: 09/10/2020
DESIGN/DRAWN: HAK/DR
DRAWING# 1123600_302_003
PROJECT# 11236.05

BRIDGEWATER SOUTH AT VIERA SECTION 1

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

KEY MAP
N.T.S.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S87°22'43"W	24.88'
L2	N87°33'43"E	24.88'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	6.60'	1727.00'	0°13'32"	S79°38'50"E	6.60'
C14	9.26'	1677.00'	0°18'58"	N87°43'13"E	9.26'
C15	16.09'	25.00'	36°52'12"	N69°07'38"E	15.81'
C16	23.18'	25.00'	53°07'48"	N24°07'38"E	22.36'
C17	39.27	25.00'	90°00'00"	N42°33'43"E	35.36'
C18	6.12	1727.00'	0°12'11"	N87°39'49"E	6.12'
C19	16.09'	25.00'	36°52'12"	N74°00'11"W	15.81'
C20	23.18'	25.00'	53°07'48"	N29°00'11"W	22.36'
C21	39.27'	25.00'	90°00'00"	N47°26'17"W	35.36'
C22	74.88'	1175.00'	3°39'08"	N04°15'46"W	74.87'
C23	7.32'	1859.00'	0°13'32"	N79°38'50"W	7.32'
C24	6.59'	1859.00'	0°12'11"	S87°39'49"W	6.59'
C25	6.53'	1545.00'	0°18'58"	N87°43'13"E	6.53'

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CCB	CIRCUIT COURT BOOK
DEL	CENTRAL/DELTA ANGLE
DE	DRAINAGE EASEMENT (PRIVATE)
E	EAST / EASTING
EL	ELEVATION
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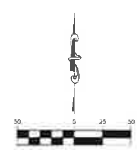
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RAD	RADIAL LINE
R/W	RIGHT-OF-WAY
S	SOUTH
TOS	TOP OF BANK
TYP	TYPICAL
W	WEST

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS NOTED
- ● SET 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ■ FOUND PERMANENT REFERENCE MONUMENT (PRM), 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



50 0 25 50
1 INCH = 50 FEET

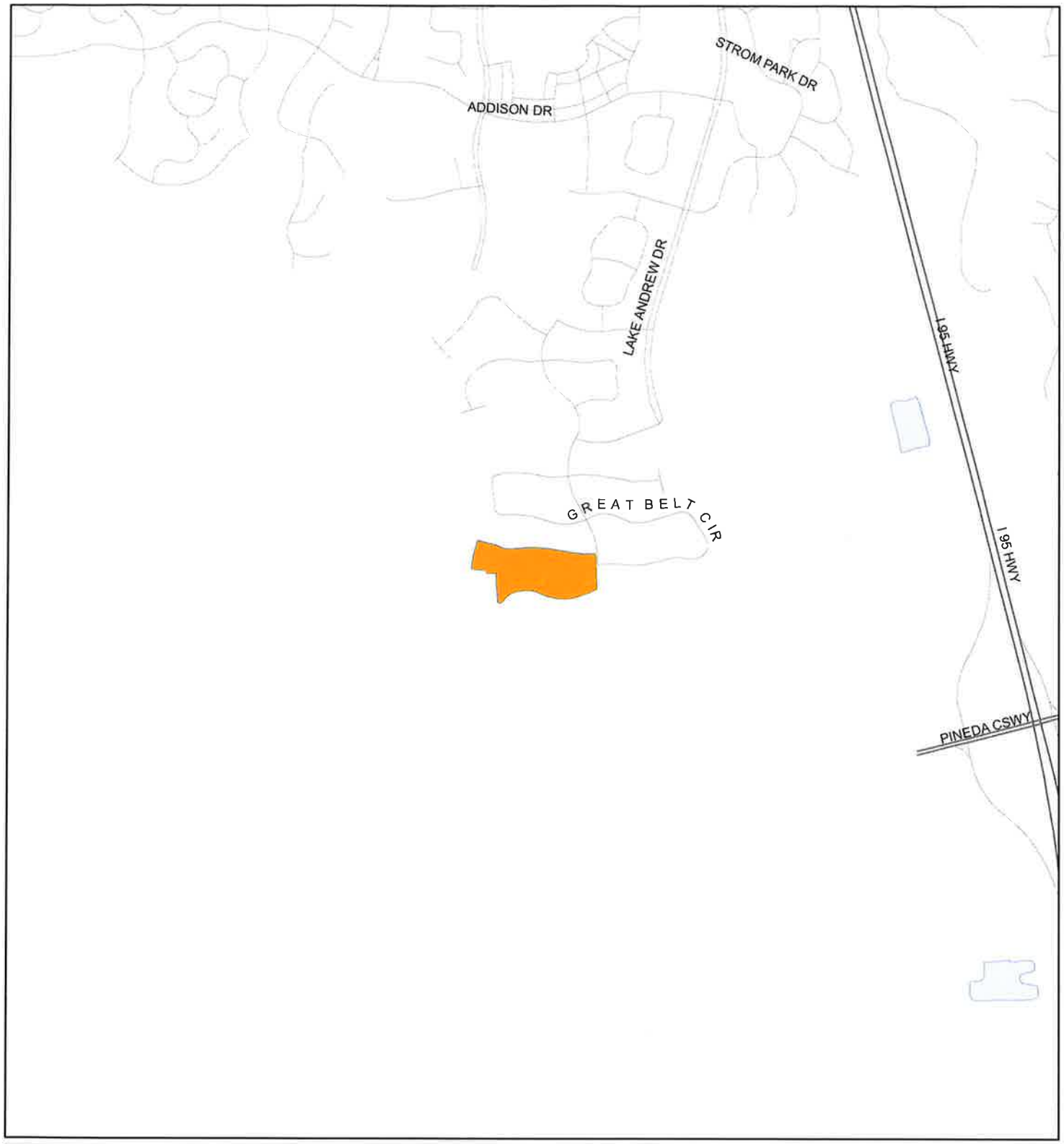
- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING

DATE: 08/12/2020
DESIGN/DRAWN: HAK/DR
DRAWING# 1123605_302_004
PROJECT# 11236.05

LOCATION MAP

BRIDGEWATER SOUTH AT VIERA SECTION 1

20FM00006



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: 11/5/2020