



**AGENDA REPORT
April 10, 2018**

SUBJECT:

Final Plat and Contract Approval, Re: Reeling Park North & Seville at Addison Village Phase 4
Developer: The Viera Company District 4

FISCAL IMPACT:

NONE

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat and contract for Reeling Park North & Seville at Addison Village Phase 4.

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 July 10, 2014. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on June 24, 2015. 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 Reeling Park North & Seville at Addison Village Phase 4 subdivision, and has determined that it is in compliance with the applicable ordinances.

Reeling Park North & Seville at Addison Village Phase 4 is located within the Viera DRI, east of Stadium Parkway, south of Spur Drive . The proposed subdivision consists of 86 zero lot line units on 21.3 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: 14SD-00544, 17SD00027

Contact: Rebecca Ragain, Assistant Director Ext. 5-2362

CLERK TO THE BOARD INSTRUCTIONS:

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

ATTACHMENTS:

- Description**
- Contract**
- Bond**
- Plat**
- Location Map**

REVIEWERS:

Department	Reviewer
Planning and Development	Ragain, Rebecca
Planning and Development	Calkins, Tad
ACM Development	Denninghoff, John
County Manager	Abbate, Frank

Contact: Rebecca Ragain, Assistant Director

Ext. 5-2362

CLERK TO THE BOARD INSTRUCTIONS:

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

ATTACHMENTS:

Description

- **Contract**
- **Bond**
- **Plat**
- **Location Map**



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

April 11, 2018

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director Attn: Rebecca Ragain

RE: Item II.A.4., Final Plat and Contract Approval for Reeling Park North and Seville at Addison Village – Phase 4 – The Viera Company

The Board of County Commissioners, in regular session on April 10, 2018, granted final plat approval; and authorized the Chair to execute the final plat and contract for Reeling Park North and Seville at Addison Village, Phase 4, for The Viera Company. Enclosed is a fully-executed Contract and a certified copy of the Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/kp

Encls. (2)

Subdivision No. 14SD00544/15ER00025/ Project Name Reeling Park North Phase 4
17ER00026
Subdivision Infrastructure
Contract

THIS CONTRACT entered into this 10 day of April 2018, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and THE VIERA COMPANY, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

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

1. The PRINCIPAL agrees to construct the improvements described below:
REELING PARK NORTH AT ADDISON VILLAGE PHASE 4

and all other improvements depicted in subdivision number 17ER00026. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

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

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with 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 15th day of FEBRUARY, 2019.

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 \$2,920,375.63. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners. 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:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

[Signature]
Scott Ellis, Clerk

[Signature]
Rita Pritchett, Chair

As approved by the Board on: April 10, 2018.

WITNESSES:

PRINCIPAL:

Maria E. Armento

[Signature]
Todd J. Pokrywa, Sr. Vice President



Mary Ellen McKibben

2-26-18
DATE

State of: Florida

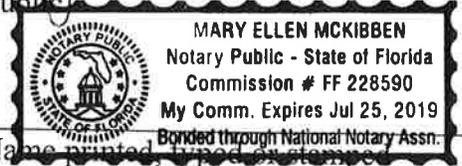
County of: Brevard

The foregoing instrument was acknowledged before me this 26th day of Feb 2018, by Todd J. Pokrywa who is personally known to me or who has produced as identification and who did (did not) take an oath.

My commission expires:



Mary Ellen McKibben
Notary Public



Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, THE VIERA COMPANY, hereinafter referred to as "Owner" and, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$2,920,375.63 for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 26th day of Feb, 2018, which contract is made a part hereof by reference.

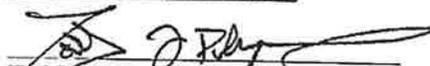
NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by February 15, 2019 then this obligation shall be null and void, otherwise it shall remain in full force and effect.

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.

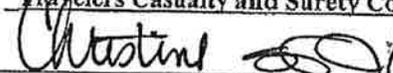
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

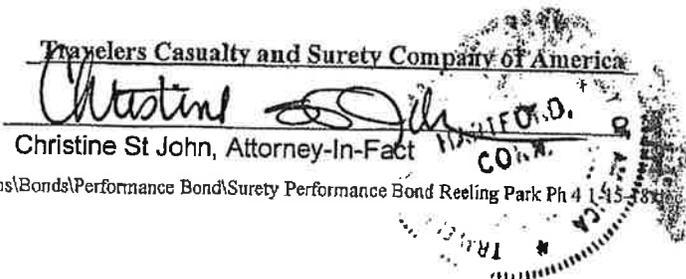
EXECUTED this 26th day of Feb., 2018.

OWNER: THE VIERA COMPANY


Todd J. Pokrywa, Sr. Vice President

SURETY: Travelers Casualty and Surety Company of America

By: 
Christine St John, Attorney-In-Fact





POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 232419

Certificate No. 007298088

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Thomas M. Cotton, and Christine St John

of the City of Orlando, State of Florida, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 18th day of July, 2017.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this the 18th day of July, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021.



[Signature]
Marie C. Tetreault, Notary Public

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

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

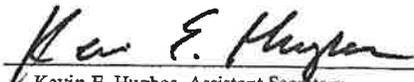
FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing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

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

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

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

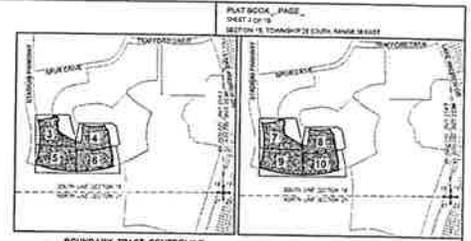
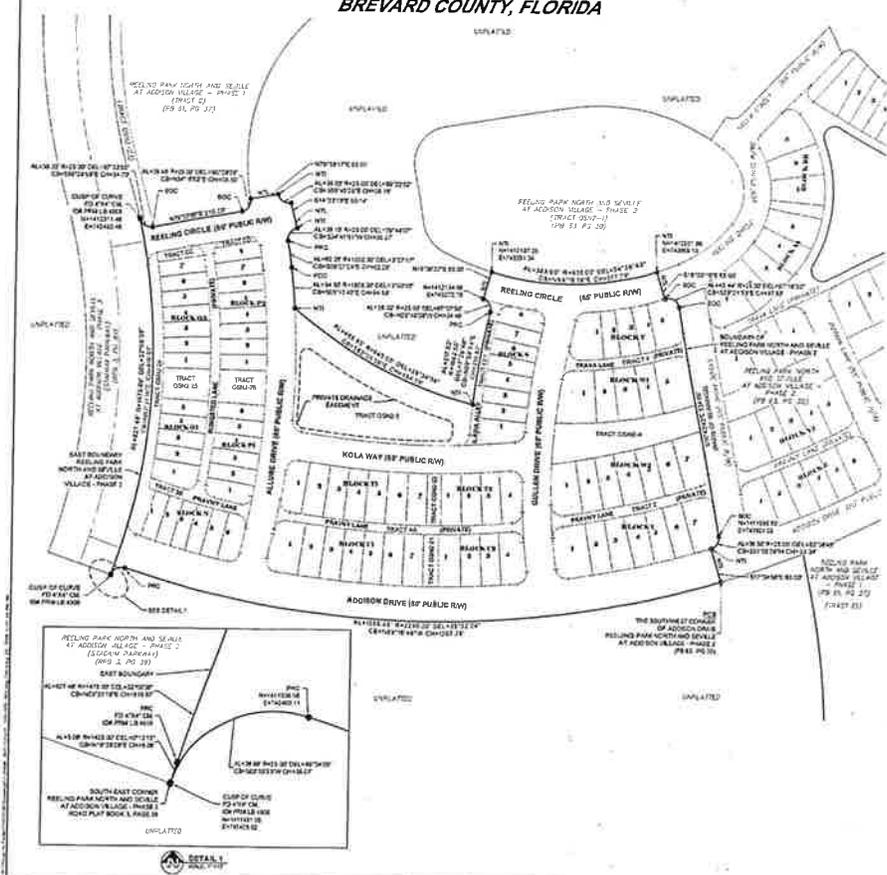
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 6th day of December, 20 17


Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE - PHASE 4 SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



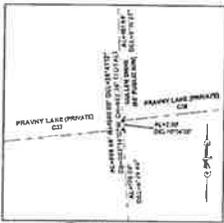
- ABBREVIATIONS**
- 1 SURVEY
 - 2 RECORDS INCHES
 - AL ARC LENGTH
 - ROC BROWNS OF CURVE
 - CS CHORD BEARING
 - CH CHORD LENGTH
 - CS2 CENTERLINE MILEAGE
 - DLG CENTERLINE CHANGE
 - DL EAST
 - EL ELEVATION
 - FO END OF CURVE
 - FO2 SECOND POINT
 - FT FOOT FEET
 - LS LINES BOUNDS
 - A NORTH
 - NH NOT HAND
 - NI NON-INDICATE INFORMATION
 - NTL NON-TANGENT LINE
 - NLS NOT TO SCALE
 - ORCON OFFICIAL RECORD BOOK
 - PP PLAY BOOK
 - POC POINT OF COMMENCEMENT
 - PCR PERMANENT CONTROL POINT
 - PAIR PERMANENT ADJUTANT
 - PGS PAGE(S)
 - PIB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF BEGINNING
 - PRM PERMANENT REFERENCE MONUMENT
 - PUD PLANNED UNIT DEVELOPMENT
 - PUE PUBLIC UTILITY EASEMENT
 - R RADUS
 - RPL ROAD PLAY BOOK
 - RW RIGHT-OF-WAY
 - S SOUTH
 - TRV TRUCK
 - W WEST

TRACT	AREA (ACRES)	TRACT AREA EASEMENT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT AA	0.27	IMPROVED AND RELATED PUBLIC UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT BB	0.42	IMPROVED AND RELATED PUBLIC UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT CC	0.08	SEWERAGE, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT DD	0.03	SEWERAGE, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT EE	1.18	IMPROVED AND RELATED PUBLIC UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT DD-1	0.38	OPEN SPACE, LANDSCAPING, SEWERAGE, DRAINAGE	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT DD-2	0.81	OPEN SPACE, LANDSCAPING, SEWERAGE, DRAINAGE	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT DD-3	0.18	OPEN SPACE, LANDSCAPING, SEWERAGE, DRAINAGE	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT DD-4	0.09	OPEN SPACE, LANDSCAPING, SEWERAGE, DRAINAGE	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT DD-5	0.40	OPEN SPACE, LANDSCAPING, SEWERAGE, DRAINAGE	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT DD-6	0.18	OPEN SPACE, LANDSCAPING, SEWERAGE, DRAINAGE	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT DD-7	0.10	IMPROVED AND RELATED PUBLIC UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS
TRACT Z	0.02	IMPROVED AND RELATED PUBLIC UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	REELING PARK NORTH NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS

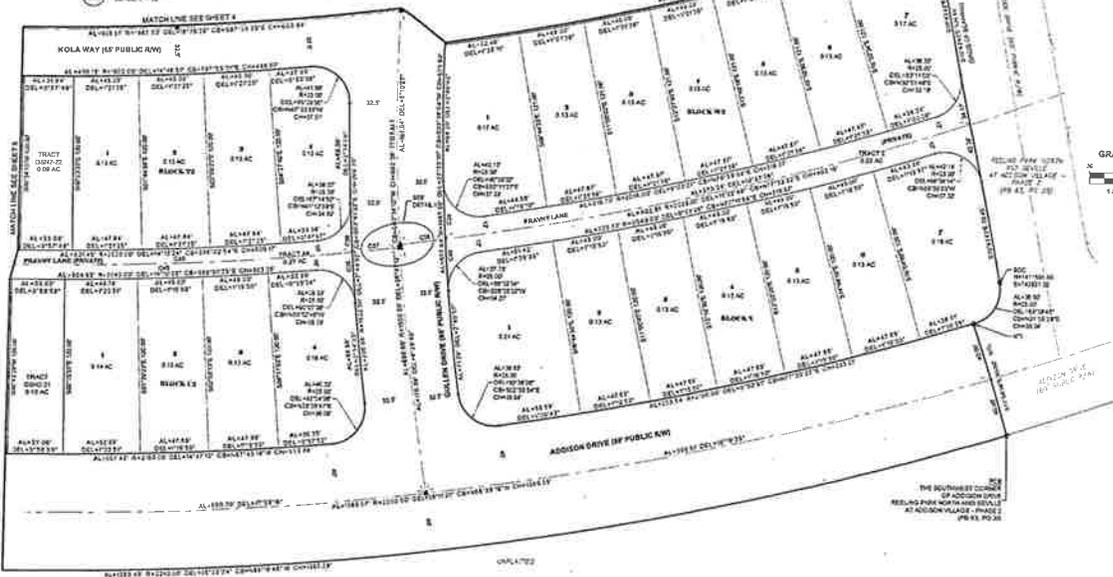
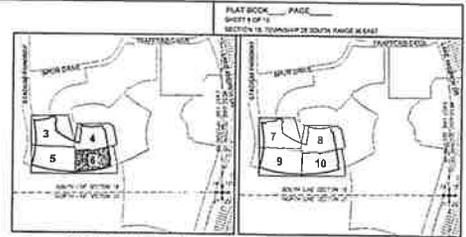
- SURVEY SYMBOL LEGEND**
- SECTION CORNER, MARKED AS NOTED
 - PERMANENT REFERENCE MONUMENT (P.R.M.) SET IN CONCRETE
 - PERMANENT CONTROL POINT (P.C.P.) SET WITH NAIL AND DECK STAMPED WITH LOG NO. UNLESS OTHERWISE NOTED
 - SET CAP WITH NAIL AND CAP STAMPED WITH LOG NO. UNLESS OTHERWISE NOTED
 - WOOD BURNING NAIL AND CAP STAMPED WITH LOG NO. UNLESS OTHERWISE NOTED
- FOR LOT, TRACT AND CENTERLINE INFORMATION - SEE SHEETS 3-8 FOR EASEMENT INFORMATION - SEE SHEETS 7-18**

THIS PLAN PREPARED BY:
B.S. CONSULTANTS, INC.
DATE: 02/28/2018
DRAWN BY: J. J. JAMES
CHECKED BY: J. J. JAMES
PROJECT NO.: 181018-01

**REELING PARK NORTH AND SEVILLE
AT ADDISON VILLAGE - PHASE 4
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA**



CURVE #	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C01	52.22	102.39	S04°10'00\"/>	



- ABBREVIATIONS**
- AL ALIQUOT
 - ARC ARC LENGTH
 - BOC BEGINNING OF CURVE
 - CH CHORD BEARING
 - CL CHORD LENGTH
 - CM CORNER MONUMENT
 - DEL CENTERLINE DELTA ANGLE
 - E EXISTING
 - EGC END OF CURVE
 - EQ EQUATION
 - FT FOOT/FEET
 - LI LICENSED SURVEYOR
 - H HORIZONTAL/VERTICAL
 - INT INTERSECTION
 - NTL NON-TANGENT LINE
 - NTS NOT TO SCALE
 - OR/OS OFFICIAL RECORDS BOOK
 - PL PLAT BOOK
 - PCP POINT OF CURVATURE
 - PCD PERMANENT CONTROL POINT
 - PGD PAPER GROUND AND BOOK
 - PGS PAGE(S)
 - PHI POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - PRM PERMANENT REFERENCE MONUMENT
 - PLD PLANNED UNIT DEVELOPMENT
 - PLU PUBLIC UTILITY
 - R RADIUS
 - R/R RIGHT-OF-WAY
 - ROW RIGHT-OF-WAY
 - S SOUTH
 - TR TYPICAL
 - W WEST

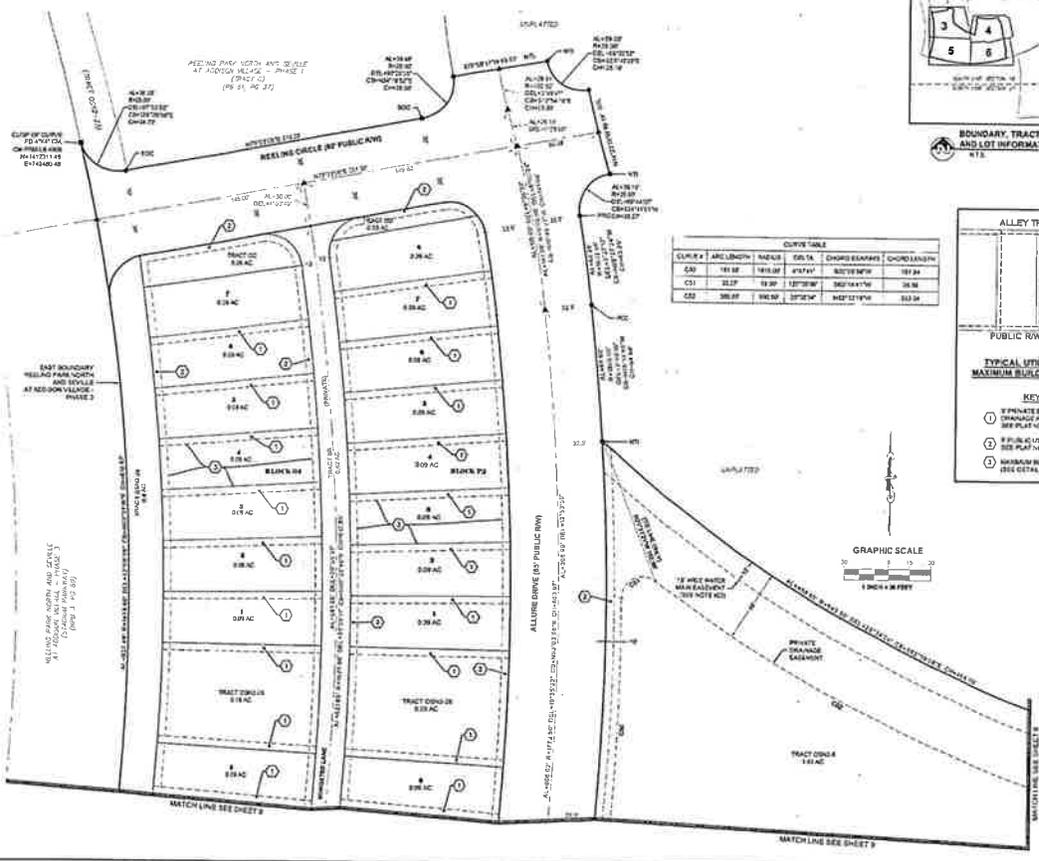


- SURVEY SYMBOL LEGEND**
- SECTION CORNER MONUMENT (SPIN)
 - PERMANENT REFERENCE MONUMENT (SPIN)
 - PERMANENT CONTROL POINT (SPIN)
 - SET BY (SPIN)
 - FOUND BY (SPIN)

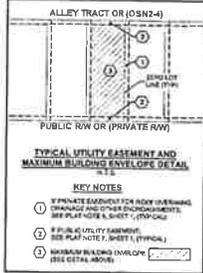
FOR LOT, TRACT AND CENTERLINE INFORMATION, SEE SHEETS 3, 4, 7, 8, 9 AND 10.
FOR BASEMENT INFORMATION, SEE SHEETS 1-2.

THIS PLAN PREPARED BY:
B.E. CONSULTANTS, INC.
1111 S. W. 11th St., Suite 100, Ft. Lauderdale, FL 33304
TEL: (954) 561-1111 FAX: (954) 561-1112

**REELING PARK NORTH AND SEVILLE
AT ADDISON VILLAGE - PHASE 4
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA**

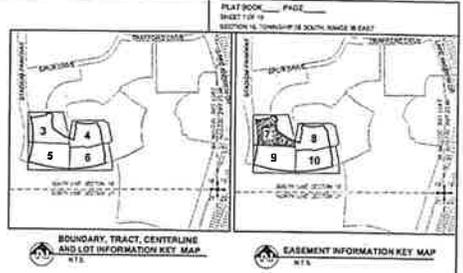


CURVE #	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C20	181.82	181.82	181.82	S82°57'00"	181.82
C31	22.22	22.22	22.22	S82°57'00"	22.22
C32	22.22	22.22	22.22	N82°57'00"	22.22



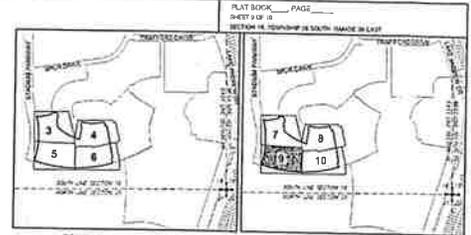
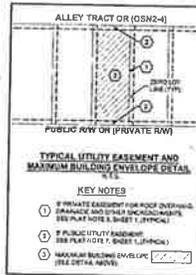
- KEY NOTES**
- 1 PRIVATE EASEMENT FOR ROOF OVERHANG
 - 2 DRAINAGE AND OTHER ENCROACHMENTS SEE PLAN NOTE 4. SHEET 1 (TYPICAL)
 - 3 MAXIMUM BUILDING ENVELOPE (SEE DETAIL ABOVE)

- ABBREVIATIONS**
- UNWATERED
 - SEWAGE/SANITARY
 - DRIVE
 - AL ALIEN LOT(S)
 - BO BEGAINING OF CURVE
 - CS CHORD BEARING
 - CH CHORD LENGTH
 - CO CONCRETE ENCUMBRANCE
 - DEL DELIMITED ENCUMBRANCE
 - E EAST/EASTING
 - FL FOOTING
 - EQ EQUIDISTANT CURVE
 - FO FOOTPRINT
 - LI LEGAL BOUNDARY
 - N NORTH/NORTHING
 - NO NOT NOTED
 - NOI NORTH/SOUTH INTERSECTION
 - NPL NON-PARALLEL LINE
 - NOT TO SCALE
 - PL PLAT BOOK
 - REC RECORD BOOK
 - PCB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - PRU PERMANENT REFERENCE MARKING
 - PUD PLANNED UNIT DEVELOPMENT
 - PUE PUBLIC UTILITY EASEMENT
 - R RADUS
 - RW ROAD PLAT BOOK
 - RW FOOT-OF-WAY
 - S SOUTH
 - TYP TYPICAL
 - W WEST



- SURVEY SYMBOL LEGEND**
- + SECTION CORNER, MARKED AS NOTED
 - PERMANENT REFERENCE MARKING (PRU), SET WITH CONCRETE MONUMENT WITH OVER STAMPED DIMENSIONS, UNLESS OTHERWISE NOTED
 - ▲ PERMANENT CONTROL POINT (PCP), SET WITH NAIL AND COOK STAMPED FOR MARK, UNLESS OTHERWISE NOTED
 - SET BY IRON NAIL AND CAP (IRC) STAMPED "PROLUSION" UNLESS OTHERWISE NOTED
 - BOUND BY IRON ROD AND CAP (IRC) STAMPED "PROLUSION" UNLESS OTHERWISE NOTED
- FOR LOT, TRACT AND CENTERLINE INFORMATION, SEE SHEETS 3-8
FOR EASEMENT INFORMATION, SEE SHEETS 7-10
- THIS PLAN PREPARED BY:
S.T.E. CONSULTANTS, INC.
1000 N. W. 10th St., Suite 100
West Palm Beach, FL 33411
PROJECT # 121218

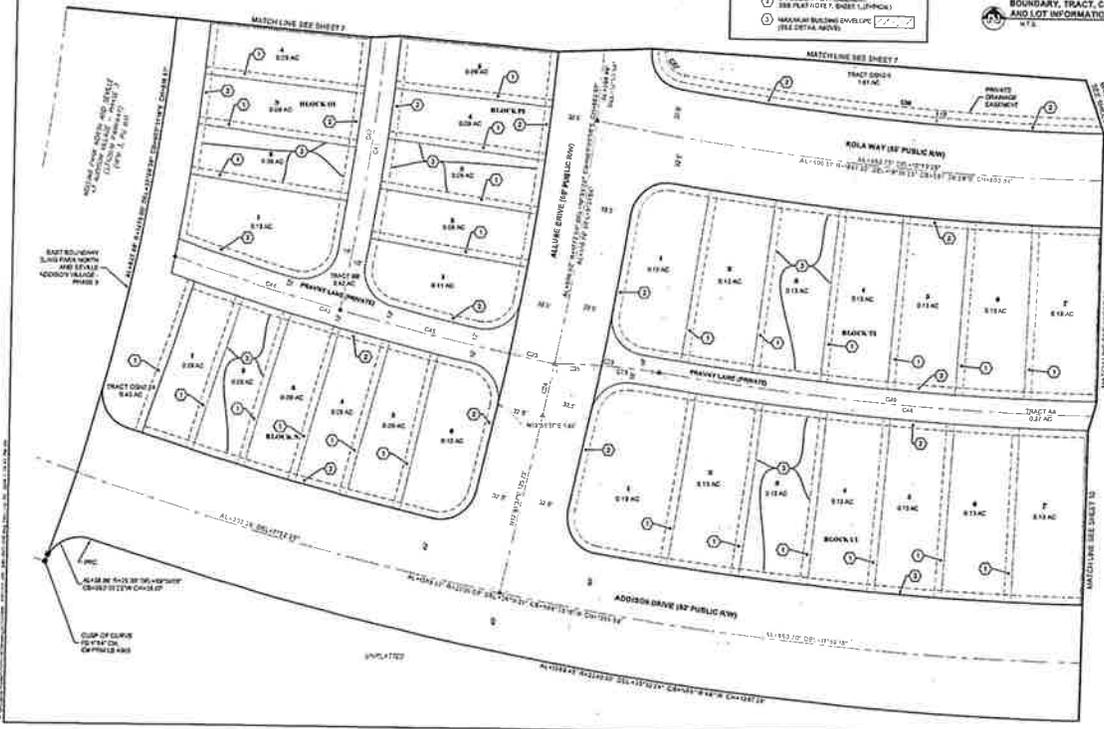
**REELING PARK NORTH AND SEVILLE
AT ADDISON VILLAGE - PHASE 4
SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA**



CURVE #	RFC LENGTH	RADIUS	DELTA	CENTRE BEARING	CHORD LENGTH
001	332.08	165.04	170.242	S82°00'00"W	332.08
002	82.21	41.105	84.411	S77°00'00"W	82.21

- ABBREVIATIONS**
- UNL = UNLICENSED
 - BOC = BOUNDARY
 - AL = ALLEY LENGTH
 - ROC = RESIDUAL OF CURVE
 - CB = CURVE BEARING
 - CH = CHORD LENGTH
 - CM = CONCRETE MONUMENT
 - MS = METAL SPALL MONUMENT
 - E = EAST/EASTERN
 - EL = ELEVATION
 - EOC = END OF CURVE
 - FO = FOUND
 - FT = FOOT/FEET
 - LA = LICENSED SURVEYOR
 - AD = ADJUTANT
 - RM = ROAD MONUMENT
 - INT = INTERSECTION
 - WTL = NON-TANGENT LINE
 - NTS = NOT TO SCALE
 - OR = ORIGINAL RECORDING BOOK
 - PP = PLAT BOOK
 - PC = POINT OF BEGINNING
 - PERM = PERMANENT EASEMENT
 - PRO = PRIVATE ROW AND/OR
 - PRO = PUBLIC ROW
 - POB = POINT OF BEGINNING
 - POC = POINT OF CURVATURE
 - PRC = PERMANENT RECORDING
 - PUE = PUBLIC UTILITY EASEMENT
 - PL = PLANT
 - RPL = REAR PLAY ROOM
 - NS = NORTH OR-NORTH
 - S = SOUTH
 - TP = TYPICAL
 - W = WEST

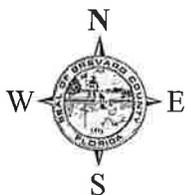
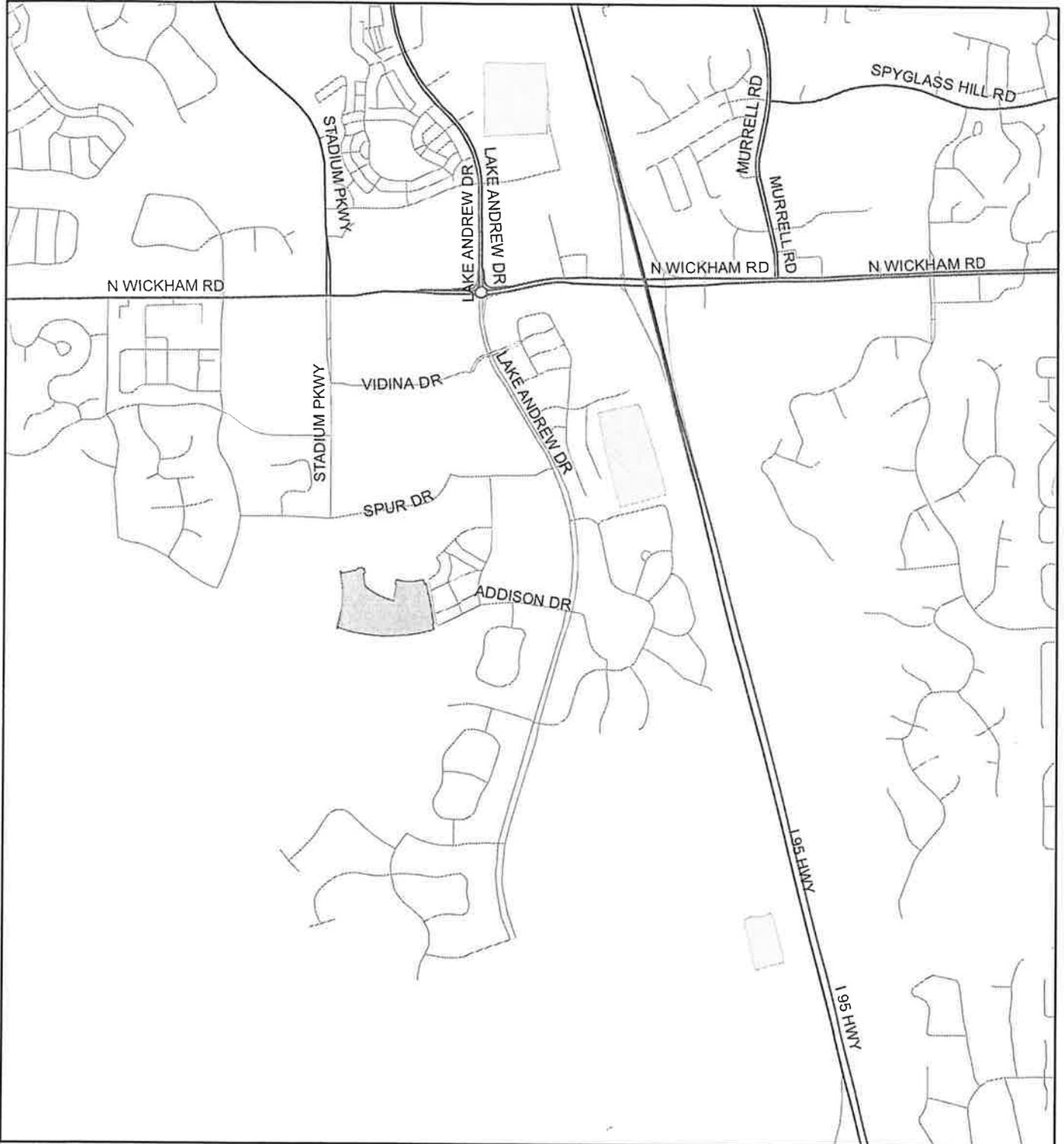
- SURVEY SYMBOL LEGEND**
- SECTION CORNER, MARKED AS NOTED
 - PERMANENT RECORDING MONUMENT WITH SET AND CONCRETE MONUMENT ALTERNATE SHAPES FROM ABOVE, UNLESS OTHERWISE NOTED
 - PERMANENT CORNER, POLY (PC), SET AND CONCRETE MONUMENT WITH SET AND CONCRETE MONUMENT ALTERNATE SHAPES FROM ABOVE, UNLESS OTHERWISE NOTED
 - SET OF NON-NEL AND CAP (PC) STAMPED "PERMANENT"
 - OR COINTEGRATED SET
 - REAR PLAY ROOM AND CAP (PC) STAMPED "PERMANENT"
 - UNLESS OTHERWISE NOTED
- FOR LOT, TRACT AND CENTERLINE INFORMATION, SEE SHEETS 1 & 2**
- FOR EASEMENT INFORMATION, SEE SHEETS 3 & 4**
- THIS PLAN PREPARED BY:**
- B.L. CONLEY, P.E., S.F.S.**
- REGISTERED PROFESSIONAL SURVEYOR**
- NO. 12345**
- FLORIDA**



LOCATION MAP

REELING PARK NORTH and SEVILLE at ADDISON VILLAGE - PHASE 4

17SD00027



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.

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