



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.1.

4/6/2021

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### **Subject:**

Final Plat and Contract Approval, Re: Bridgewater South at Viera Section 2 (21FM00005) (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 2.

### **Summary Explanation and Background:**

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on March 26, 2020. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on February 8, 2021. 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 2 Subdivision, and has determined that it is in compliance with the applicable ordinances.

Bridgewater South at Viera Section 2 is located within the Viera DRI, at the southern end of Breakers Row Avenue. The proposed subdivision contains 248 single-family lots and 92 duplex units on 123.65 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: 21FM00005, 20SD00019

Contact: Amanda Elmore, Assistant Director, Ext. 58996

### **Clerk to the Board Instructions:**

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





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

April 7, 2021

**M E M O R A N D U M**

**TO:** Tad Calkins, Planning and Development Director

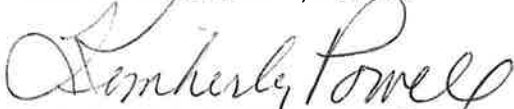
**RE:** Item F.1., Final Plat and Contract Approval for Bridgewater South at Viera, Section 2 (21FM00005) Developer: WCI Communities, LLC

The Board of County Commissioners, in regular session on April 6, 2021, executed and granted Final Plat approval for Bridgewater South at Viera, Section 2 (21FM00005) – WCI Communities, LLC; and executed and approved the Contract, subject to minor engineering changes as applicable and developer is responsible for obtaining all other necessary jurisdictional permits. Enclosed is the fully-executed Contract and a certified copy of the Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

Encl. (2)

**Subdivision No.** 20SD00019 / 21FM00005

**Project Name** Bridgewater South at Viera, Section 2

**Subdivision Infrastructure  
Contract**

THIS CONTRACT entered into this 16<sup>th</sup> day of April, 2021, 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 16<sup>th</sup> day of April, 2023.

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 \$ 6,572,369.81. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
  - A. Vacate all or part of such recorded plat where improvements have not been completed in accordance with the plans and specifications,
  - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
  - C. Request the surety on said performance bond to complete such improvements, or
  - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

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

ATTEST:

Rachel M. Sadoff  
RACHEL M. SADOFF

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

Rita Pritchett  
Rita Pritchett, Chair

As approved by the Board on: 4/6/, 2021.

WITNESSES:

Matthew Pisciotto  
Matthew Pisciotto

PRINCIPAL:

Jeff Alexander  
LENNAR HOMES, LLC  
Jeff Alexander, as Authorized Agent

Maria Moon Sammy

03-22-2021

DATE

State of: Florida

County of: BREVARD

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of MARCH, 2021, 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:

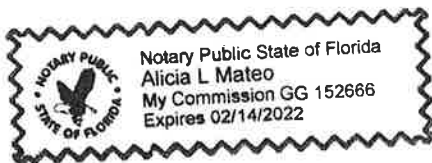
S E A L

Commission Number:

Alicia L. Mateo  
Notary Public

ALICIA L. MATEO

Notary Name printed, typed or stamped



SURETY PERFORMANCE BOND

Bond No. US00107320SU21A  
Bridgewater South at Viera, Section 2

KNOW ALL MEN BY THESE PRESENTS:

That we, WCI Communities, LLC, hereinafter referred to as "Owner" and, XL Specialty 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 \$ 6,572,369.81, 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 6<sup>th</sup> day of April, 2021, which contract is made a part hereof by reference.

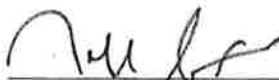
NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by \_\_\_\_\_, 20\_\_\_\_, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

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.

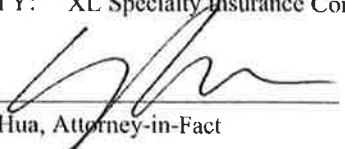
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 1st day of March, 2021.

WCI Communities, LLC,  
a Delaware limited liability company  
By: WCI Communities, Inc.,  
OWNER: a Delaware corporation, its sole member

  
JEFF ALEXANDER, AUTHORIZED AGENT

SURETY: XL Specialty Insurance Company

  
My Hua, Attorney-in-Fact



## 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 MAR 01 2021 before me, Kathy R. Mair, Notary Public,  
DATE [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.



WITNESS my hand and official seal.

Kathy R. Mair  
Signature of Notary Public

Place Notary Seal Above

### 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: \_\_\_\_\_



Power of Attorney  
XL Specialty Insurance Company  
XL Reinsurance America Inc.

THIS IS NOT A BOND NUMBER  
LIMITED POWER OF ATTORNEY

XL 1612634

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance companies with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, do hereby nominate, constitute, and appoint:

**Tenzer V. Cunningham, Mechelle Larkin, Kathy R. Mair, My Hua, Brenda Wong, Martha Gonzales, Regina Rangel, Joaquin Perez**

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed \$100,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this February 22nd, 2021.



XL SPECIALTY INSURANCE COMPANY

by:

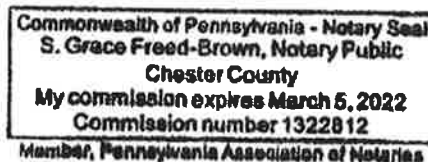
Gregory Boal, VICE PRESIDENT

STATE OF PENNSYLVANIA  
COUNTY OF CHESTER

Attest:

Kevin M. Mirsch, ASSISTANT SECRETARY

On this 22nd day of February, 2021, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.



S. Grace Freed-Brown, NOTARY PUBLIC



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



EAST/EASTING  
ELEVATION  
END OF CURVE  
EXISTING  
FOUND  
NORTH/NORTHING  
NOT TO SCALE  
NON-TANGENT INTERSECTION  
NON-TANGENT LINE  
NOT RADIAL  
OFFICIAL RECORD BOOK  
PLAT BOOK  
POINT OF COMMENCEMENT

| TRACT AREA SUMMARY |              | OWNERSHIP AND MAINTENANCE ENTITY                                                |                                            |
|--------------------|--------------|---------------------------------------------------------------------------------|--------------------------------------------|
| TRACT              | AREA (ACRES) | TRACT USE                                                                       |                                            |
| TRACT A            | 6.48         | STORMWATER                                                                      | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT B            | 8.91         | STORMWATER                                                                      | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT C            | 7.02         | STORMWATER                                                                      | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT D            | 3.71         | STORMWATER                                                                      | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT E            | 8.16         | STORMWATER                                                                      | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT F            | 5.92         | STORMWATER                                                                      | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT G            | 8.14         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT H            | 6.06         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT I            | 0.04         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT J            | 0.04         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT K            | 0.21         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT L            | 0.83         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT M            | 0.04         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT N            | 0.04         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT O            | 0.04         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT P            | 6.80         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT Q            | 2.24         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT R            | 1.83         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT S            | 2.53         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT T            | 0.04         | STORMWATER                                                                      | BREVARD COUNTY                             |
| TRACT U            | 1.82         | CONSTRUCTION AND EMERGENCY VEHICLE INGRESS AND EGRESS AREAS AND ASSOCIATED USES | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT V            | 2.18         | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |
| TRACT W            | 14.22        | LANDSCAPING IRRIGATION PUBLIC UTILITIES AND DRAINAGE AND RELATED IMPROVEMENTS   | BROCKWATER AT VERA MASTER ASSOCIATION INC. |

1/4 SECTION CORNER, MARKED AS NOTED  
FOUND 5/8" IRON ROD AND CAP STAMPED  
PRM LB4605. UNLESS OTHERWISE NOTED  
FOUND PERMANENT REFERENCE MONUMENT  
PRM1, 4X4 INCH CONCRETE MONUMENT WITH  
BLACK STAMPED BOM LB4605. UNLESS

PERMANENT CONTROL POINT (PCP) SET  
PARKER-KALON NAIL AND DISK STAMPED PCP  
LB-605 UNLESS OTHERWISE NOTED

SEE SHEET 3 TO 10 FOR LOT DIMENSIONS

UNIVERSITY OF ALABAMA

NAME ANDREW JOHN - SECRETARY 2 AND  
PAMELA BULLIVANT - SECRETARY 1  
PAGE 2

**SULFAMENTS, INC.**  
20000 E. 1st Ave., Suite 100  
Denver, CO 80231  
(303) 751-1111

# BRIDGEWATER SOUTH AT VIERA SECTION 2 SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

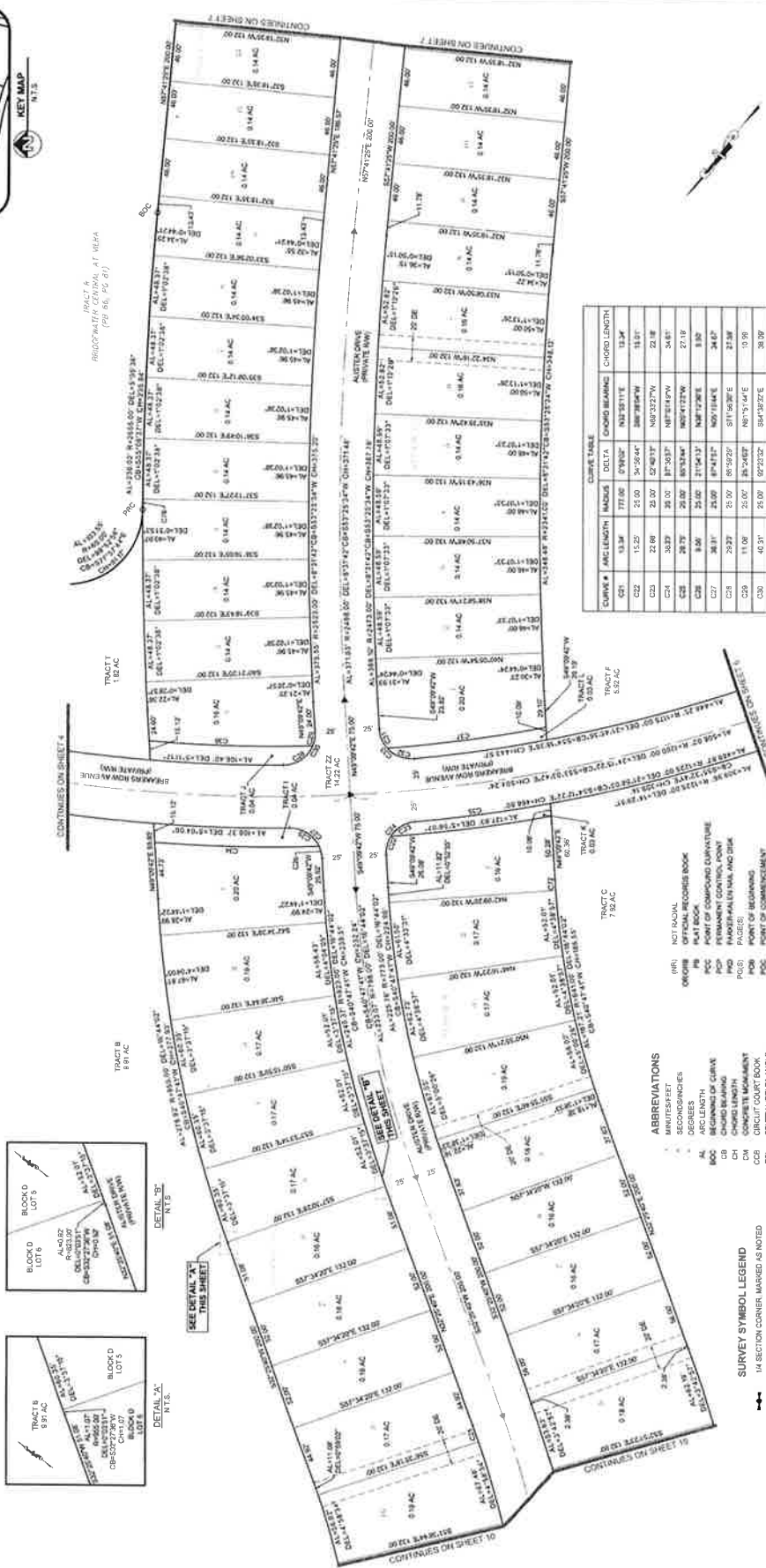


## SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER MARKED AS NOTED
- FOUND 5/8" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND PERMANENT REFERENCE MONUMENT FROM 1840S, UNLESS OTHERWISE NOTED
- DISK STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/4" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/8" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/16" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/32" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/64" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/128" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/256" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/512" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/1024" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/2048" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/4096" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/8192" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/16384" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/32768" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/65536" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/131072" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/262144" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/524288" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/1048576" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/2097152" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/4194304" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/8388608" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/16777216" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/33554432" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/67108864" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/134217728" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/268435456" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/536870912" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/1073741824" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/2147483648" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/4294967296" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/8589934592" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/17179869184" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/34359738368" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/68719476736" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/137438953472" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/274877907344" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/549755814688" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/1099511629376" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/2199023258752" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/4398046517504" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/8796093035008" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/17592186070016" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/35184372140032" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/70368744280064" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/140737488560128" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/281474977120256" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/562949954240512" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/2251799816962048" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/9007199267848192" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/18014398537776384" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/36893488205366034432" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/73786976410732068864" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/14757395281464137728" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/483570328583016865071104" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/9671406571660337301422208" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/15474250514656540822755328" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/30948501029313081645510656" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/178405961895444700000209051680261308850755328" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/35681192379088940000041810336052261777110656" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/5846006559388891929606850215058804208844444672" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/11692013118777783859213700430117608488888944" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/23384026237555567718427400860235216977777888" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/1870722099004445414754192068818881582222221024" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/374144419800889082950838413763773164444442048" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/748288839601778165901676827527546328888884096" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/149657767920356331180335365504508657777778192" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/299315535840712662360670731009017315555556384" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/251084053465718070257780811644620035555568192" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/502168106931436140515561632889240071111136384" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
- FOUND 1/1004336213862872810311123265778400142222272768" IRON ROD AND CAP STAMPED FROM 1840S, UNLESS OTHERWISE NOTED
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- FOUND 1/1606937942180596



PLAY BOOK \_\_, PAGE \_\_  
SHEET 6 OF 10  
SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST



| Curve | AC Length | Radius | Delta    | Grade   | Chord Length |
|-------|-----------|--------|----------|---------|--------------|
| C01   | 13.3      | 771.0  | 9.01°    | N37.3°E | 13.4         |
| C02   | 12.6      | 23.0   | 52.54°   | N60.3°W | 18.1         |
| C03   | 22.0      | 23.0   | 52.54°   | S60.3°W | 22.1         |
| C04   | 3.839     | 25.0   | 1°33.33' | N44.4°W | 3.481        |
| C05   | 28.75     | 25.0   | 1°33.33' | N67.4°W | 27.19        |
| C06   | 1.60      | 25.0   | 1°33.33' | N67.4°W | 1.60         |
| C07   | 38.11     | 25.0   | 1°33.33' | N67.4°W | 34.42        |
| C08   | 2.879     | 10.0   | 30.52°   | S11.6°E | 2.78         |
| C09   | 11.08     | 15.0   | 24.48°   | N67.5°E | 19.9         |
| C10   | 40.31     | 25.0   | 1°33.33' | N67.4°W | 36.59        |
| C11   | 11.0      | 25.0   | 92.22°   | S24.3°W | 26.59        |
| C12   | 38.42     | 25.0   | 1°33.33' | N67.4°W | 34.64        |
| C13   | 41.0      | 25.0   | 1°33.33' | N67.4°W | 37.19        |
| C14   | 13.50     | 124.0  | 1°00.0'  | S45.1°W | 13.54        |
| C15   | 48.68     | 124.0  | 1°00.0'  | S45.1°W | 48.68        |
| C16   | 12.00     | 110.00 | 1°33.33' | S67.2°E | 12.00        |
| C17   | 126.01    | 110.00 | 1°33.33' | S67.2°E | 126.01       |

## ABBREVIATIONS

**SURVEY SYMBOL LEGEND**  
1/4 SECTION CORNER, MARKED AS NO.

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  
PARKER-KALON NAIL AND DISK STAMPED  
LB4905, UNLESS OTHERWISE NOTED

NOT TO SCALE  
NON-TANGENT INTERSECTION  
NON-TANGENT LINE

THIS PLAN PREPARED BY:  
**U.S.E. CONSULTANTS, INC.**  
 10000 E. 15th Ave., Suite 100  
 Denver, CO 80231  
 (303) 751-1000  
 FAX (303) 751-1001  
 E-MAIL: info@use.com

**700**

# BRIDGEWATER SOUTH AT VIERA

## SECTION 2

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

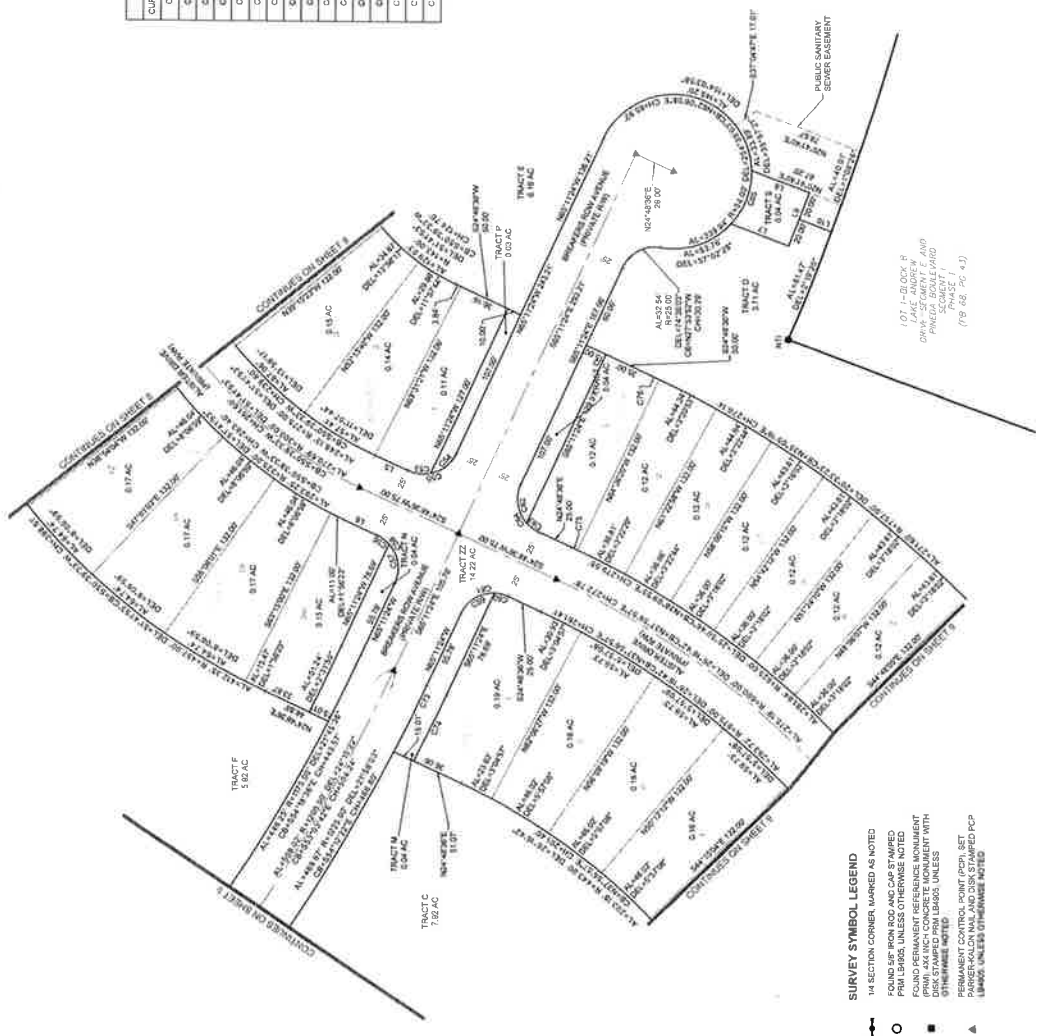


| CURVE # | ARC LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD LENGTH |
|---------|------------|--------|-----------|---------------|--------------|
| C23     | 18.09      | 25.07  | 55°52'12" | S89°22'31"W   | 18.81'       |
| C24     | 23.18      | 29.07  | 55°17'49" | S89°37'29"E   | 22.30'       |
| C25     | 36.37      | 25.00  | 56°00'00" | S28°11'24"E   | 35.36'       |
| C26     | 15.29      | 25.00  | 17°34'41" | N82°30'33"E   | 13.22'       |
| C27     | 28.86      | 25.00  | 66°23'18" | N81°30'33"E   | 27.38'       |
| C28     | 39.27      | 25.00  | 66°23'18" | N81°30'33"E   | 38.30'       |
| C29     | 23.09      | 25.00  | 66°23'18" | N81°30'33"E   | 23.80'       |
| C30     | 15.29      | 25.00  | 17°34'41" | N82°30'33"E   | 13.22'       |
| C31     | 36.37      | 25.00  | 56°00'00" | N27°11'24"E   | 35.36'       |
| C32     | 23.18      | 29.07  | 55°17'49" | S89°37'29"E   | 22.30'       |
| C33     | 18.09      | 25.07  | 55°52'12" | S89°22'31"W   | 18.81'       |
| C34     | 23.18      | 29.07  | 55°17'49" | S89°37'29"E   | 22.30'       |
| C35     | 40.86      | 54.00  | 42°28'18" | S89°23'08"E   | 40.00'       |
| C36     | 51.23      | 125.00 | 7°22'48"  | S89°30'00"E   | 50.22'       |
| C37     | 11.33      | 125.00 | 7°22'48"  | S89°30'00"E   | 10.22'       |
| C38     | 4.72       | 625.00 | 9°22'50"  | N25°01'34"E   | 4.72'        |

| LINE # | BEARING     | LENGTH |
|--------|-------------|--------|
| L1     | S84°48'39"W | 25.00' |
| L2     | N84°48'39"E | 25.00' |
| L3     | N70°41'42"E | 42.30' |
| L4     | N89°18'27"W | 40.00' |
| L5     | S82°41'46"W | 24.19' |

#### ABBREVIATIONS

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- #### SURVEY SYMBOL LEGEND
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| Curve# | ARC LENGTH | ANGLS  | DELTA   | CURVE TYPE | CHORD LENGTH |
|--------|------------|--------|---------|------------|--------------|
| C#1    | 13.67      | 92.83  | 9.2527  | 54608.17 W | 75.75        |
| C#2    | 9.771      | 116.07 | 9.5955  | 54638.97 W | 69.88        |
| C#3    | 54.12      | 174.00 | 12.0045 | 54376.07 W | 53.78        |
| C#11   | 8.14       | 13.80  | 4.0027  | 54622.52 E | 1.38         |
| C#12   | 8.14       | 13.80  | 4.0027  | 54622.52 E | 1.38         |
| C#13   | 16.61      | 28.00  | 4.4327  | 54726.07 E | 4.77         |
| C#14   | 8.14       | 13.80  | 4.0027  | 54726.07 E | 1.38         |
| C#15   | 8.14       | 13.80  | 4.0027  | 54726.07 E | 1.38         |
| C#16   | 19.14      | 53.00  | 4.7537  | 54671.50 W | 5.39         |
| C#17   | 52.42      | 133.00 | 4.7537  | 54671.50 W | 8.89         |
| C#18   | 13.14      | 17.00  | 4.7537  | 54671.50 W | 1.85         |
| C#19   | 13.14      | 17.00  | 4.7537  | 54671.50 W | 1.85         |
| C#20   | 9.86       | 119.00 | 12.0045 | 53872.07 W | 42.22        |
| C#21   | 9.86       | 119.00 | 12.0045 | 53872.07 W | 42.22        |



#### SURVEY SYMBOL LEGEND

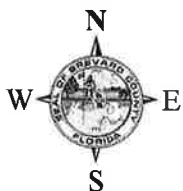
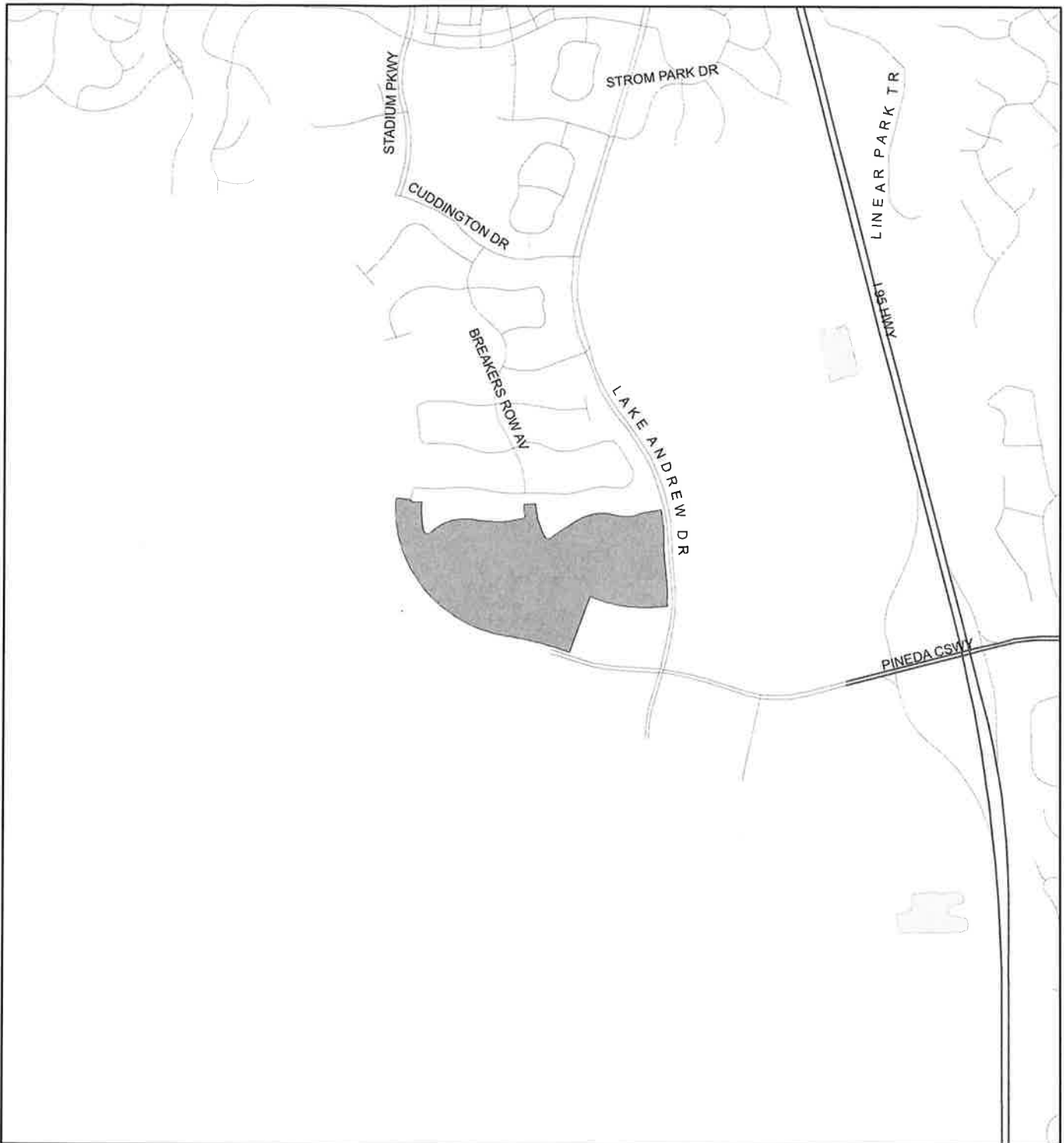
1/4 SECTION CORNER, MARKED AS NOTED  
FOUND 5/8" IRON ROD AND CAP STAMPED  
PMM LB4905, UNLESS OTHERWISE NOTED  
FOUND PERMANENT REFERENCE MONUMENT  
(PMM), 400 INCH CONCRETE MONUMENT WITH  
DISK STAMPED PMM LB4905, UNLESS  
OTHERWISE NOTED  
PERMANENT CONTROL POINT (PCP) SET  
PARKER-KALON NAIL AND DISK STAMPED PCP  
MARK, UNLESS OTHERWISE NOTED

• THIS PLAT PREPARED BY: JOHN FANTZ INC

**OUR 'ELECTRONIC' STORE**



**LOCATION MAP**  
**BRIDGEWATER SOUTH AT VIERA SECTION 2**  
**21FM00005**



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: 3/12/2021