



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

F.2.

2/20/2024

### Subject:

Final Plat and Contract Approval, Re: Farallon Fields at Viera, Phase 1  
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 infrastructure contract for Farallon Fields at Viera, Phase 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 30, 2023. The preliminary plat and final engineering plans, which is the second stage of approval, were approved on September 11, 2023. 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.

Farallon Fields at Viera, Phase 1 is located south and west of Pineda Boulevard and Stadium Parkway in a DRI District designated by Brevard County's Future Land Use Map. Potable water for the subdivision will be provided by the City of Cocoa. Sewer service will be provided by Brevard County. The proposed subdivision contains 156 single family residential lots on 103.4 acres. Staff has reviewed the final plat and contract for the Farallon Fields at Viera, Phase 1, and has determined that it complies with the applicable ordinances.

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: 23SD00003, 23FM00010

Contact: Tim Craven, Planner III, Ext. 58266

### Clerk to the Board Instructions:

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



February 21, 2024

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

**TO:** Tad Calkins, Planning and Development Director    Attn: Tim Craven

**RE:** Item F.2., Final Plat and Contract Approval for Farallon Fields at Viera, Phase 1 –  
Developer: The Viera Company

The Board of County Commissioners, in regular session on February 20, 2024, granted final plat approval; and authorized the Chair to sign the final plat and Subdivision Infrastructure Contract for Farallon Fields at Viera, Phase 1 – Developer: The Viera Company, subject to minor engineering changes as applicable, and developer responsible for obtaining all other necessary jurisdictional permits. Enclosed is a fully-executed and certified copy of the Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*Kimberly Powell*  
Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

cc:     Contracts Administration

**Subdivision No. 23SD00003**

**Project Name: Farallon Fields at Viera – Phase 1**

**Subdivision Infrastructure  
Contract**

THIS CONTRACT entered into this 20 day of FEBRUARY, 2024 by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

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

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

and all other improvements depicted in subdivision number 23SD00003. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

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

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

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

3. The PRINCIPAL agrees to complete said construction on or before the 20<sup>th</sup> day of February 2026.

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 \$7,992,807.10. 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:

Rachel M. Sadoff  
Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

Jason Steele  
Jason Steele, Chair

As approved by the Board on: FEBRUARY 20, 2024.

WITNESSES:

Karen P. Pinner

PRINCIPAL: The Viera Co.

Todd J. Pokrywa  
Todd J. Pokrywa, as President

Mary Ellen McKibben

DATE

1-25-24

State of: Florida

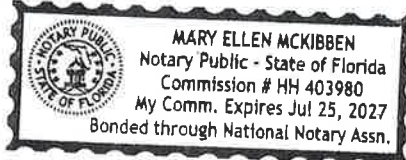
County of: Brevard

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of Jan. 2024, by Todd J. Pokrywa, Pres who is personally known to me ~~or who has produced~~ as identification and who ~~did~~ (did not) take an oath.

My commission expires:

S E A L

Commission Number:



Mary Ellen McKibben  
Notary Public

Mary Ellen McKibben  
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 \$7,992,807.10 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 20 day of FEBRUARY, 2024, 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 28th, 2026, 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.

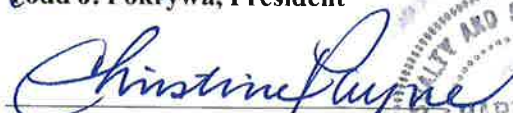
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 24th day of January, 2024.

OWNER: THE VIERA COMPANY

  
Todd J. Pokrywka, President

SURETY:

  
Christine Payne, Attorney-in-Fact





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

**POWER OF ATTORNEY**

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

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

By:

Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

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

My Commission expires the **30th** day of **June**, 2026



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, 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 each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **24th** day of **January**, 2024.



Kevin E. Hughes, Assistant Secretary

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

**PLAT NOTES:**

1. EASING REFERENCE: ASSUMED BEARING OF 360°32'E, ON THE SOUTH RIGHT-OF-WAY LINE OF PHOENIX BOULEVARD, ACCORDING TO THE PLAT OF, SURVEY MOULTONDAWN - WEST EXTENSION - SEGMENT 1, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 67, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

2. SURVEY MOULTONDAWN WITHIN THE SUBURBION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 173.09(1)(8) & 173.09(1)(9).

3. BREVARD COUNTY VERTICAL CONTROL: MARK DATES IS LOCATED WITHIN THE LIMITS OF THESE PLAT. BENCHMARK FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY ENGINEERING DEPARTMENT.

4. ALL LINED ARE BOUND UNLESS OTHERWISE NOTED.

[illegible]

1. BROWARD COUNTY MAINTAINS THE FOLLOWING PLANT POSITIVE:
- A. AN INDEED AND GROSS VIOLATION IS HEREBY REDUCED TO BROWARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE COMMUNITIES TRACTS, AND PRIVATE ROADWAY FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- B. EACH LOT OWNER SUBMITTING A SHOW DOWN ON THIS PLANT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BROWARD 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 PLANT POSITIVE. THE COMMON AREAS MUST BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE PLANT POSITIVE OF AN INDIVIDUAL.
- C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS ASSOCIATION TO MAINTAIN.

- A. ANY INDEMNITY AND DEFENSE COSTS INCURRED BY BEHARD COUNTY SHALL BE PAID BY BEHARD COUNTY OVER AND ABOVE ALL PRIVATE DAMAGE EASEMENTS, PRIVATE FORMATTED TRACTS AND PRIVATE EASEMENTS FOR FLOOD PROTECTION, EGRESS AND OTHER MAINTENANCE.
- B. BEHARD COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MUNICIPAL SERVICE MAINTENANCE UNIT BY BEHARD COUNTY OR OTHER GOVERNMENTAL ENTITY TO OWNERS OF THE LOT SUBJECT OF THIS PLAT SUBJECT TO THE IMPROVEMENT OF THE LOT SUBJECT OF THIS PLAT TO BE IN COMPLIANCE WITH THE APPLICABLE REGULATION OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BEHARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSHU.
- C. ALL LOT DAMAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.

- [illegible]

[illegible]

- [illegible]

[illegible]

- [illegible]

THE FOLLOWING DOCUMENTS CREATE EASEMENTS ON THE PROPERTY THAT ARE EITHER TERMINATED OR RELOCATED IN CONNECTION WITH PLATTING.

1. DEED OF THE COMMUNITY OF VILLAGES OF WATERLION COMMUNITY ASSOCIATION, RECORDED IN DEED BOOK 171, PAGE 13724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

2. DEED OF THE COMMUNITY OF VILLAGES OF WATERLION COMMUNITY ASSOCIATION, RECORDED IN DEED BOOK 171, PAGE 13724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

3. TEMPORARY SALES/LEASE AGREEMENT BY AND BETWEEN A DUCIA & SONS, INC., A FLORIDA CORPORATION, CENTRA VEA COMMUNITY ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, AND THE COMMUNITY OF VILLAGES OF WATERLION COMMUNITY ASSOCIATION, RECORDED IN DEED BOOK 171, PAGE 13724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

4. SALES/LEASE AGREEMENT BY AND BETWEEN A DUCIA & SONS, INC., A FLORIDA CORPORATION, CENTRA VEA COMMUNITY ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, AND THE COMMUNITY OF VILLAGES OF WATERLION COMMUNITY ASSOCIATION, RECORDED IN DEED BOOK 171, PAGE 13724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

5. RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 13, 2021, IN OFFICIAL RECORDS BOOK 4497, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. HOWEVER, SO LONG AS THE PROPERTY IS PLATTED AND DEVELOPED FOR RESIDENTIAL OR MULTI-FAMILY PURPOSES, PROPERTY AND THE PLAT AREA EXEMPT FROM ANY INSTRUMENT FOR THE TERMS OF THE AGREEMENT.

- [illegible]

[illegible]

- | CALCULATION   | IND.   | NOTHING       | LENGTHS     | EASTING     | E. LENGTHS  | N. LATITUDE    | N. LONGITUDE   | CONVERGENCE |
|---------------|--------|---------------|-------------|-------------|-------------|----------------|----------------|-------------|
| SWAYNE & ME 6 | 427118 | 1 436 520.234 | 428 146.742 | 738 333.411 | 225 227.364 | 201°12'08.106" | 300°44'24.202" | 0.0000000   |
| SWAYNE & ME 8 | 427124 | 1 436 520.234 | 428 146.742 | 738 333.411 | 225 227.364 | 201°12'08.106" | 300°44'24.202" | 0.0000000   |
| 1 89 250A     | 429246 | 1 416 442.318 | 431 755.530 | 618 554.304 | 225 227.364 | 201°12'08.106" | 300°44'24.202" | 0.0000000   |
- THE COORDINATE VALUES SHOWN ON THE BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTOCAD AND THE PERMANENT DESIGN OF A PROJECT

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.

[illegible]

- [illegible]

[illegible]

- [illegible]

[illegible]

- [illegible]

[illegible]

- [illegible]

[illegible]

- [illegible]

[illegible]

- 
 - THIS PLAN PREPARED BY -  
**B.E. CONSULTANTS, INC.**  
 10000 WILSON AVENUE, SUITE 100  
 CHANNING 11000, 201-501  
 PROJECT# 11000  
 DATE: 1/28/2008  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 APPROVED BY: J. HARRIS  
 10000 WILSON AVENUE, SUITE 100, CHANNING 11000, 201-501  
 10000 WILSON AVENUE, SUITE 100, CHANNING 11000, 201-501

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, The Vero Company, being the owner in fee simple of the lands described in

**FARALLON FIELDS AT VIERA - PHASE 1**

hereby dedicates said lands and part for the uses and purposes therein expressed

[illegible]

- By [Signature] President, 1001 N. Polk Ave
- Date Benjamin E. Wilson
- SEAL

THE VIERA COMPANY  
7350 MORRELL ROAD, SUITE 201  
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA      COUNTY OF BREVARD

- benefit of the company, who are personally known to me, ☒ or have produced \_\_\_\_\_ as identification



**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a duly licensed professional surveyor and mapmaker, do hereby certify that the

- NOTICE**
- On 07/19/2023 he completed the boundary survey of the lands shown on the accompanying plat, and said plat was prepared under his direction and supervision, and that said plat complies with all of the survey requirements of Chapter 177, Florida Statutes, and County Ordinance 60-2841.
- The lands shown on said plat are located in Bayard County, Florida.
- Registration Number: 2611  
J. E. HARRIS

**CERTIFICATE OF COUNTY SURVEYOR**

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 2-2541(c)(6) as amended.

121 South Harbor City Boulevard, Suite #4  
Indianapolis, IN 46201  
Salt/Metal of Authentication Number: LB-0049005

- CERTIFICATE OF ACCEPTANCE OF DEDICATION  
BY BOARD OF COUNTY COMMISSIONERS**

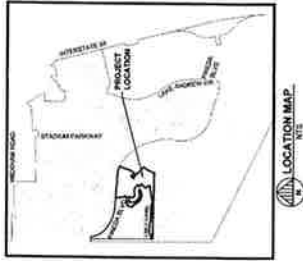
ITEST.

- CERTIFICATE OF APPROVAL**  
**BY BOARD OF COUNTY COMMISSIONERS**

77165T \_\_\_\_\_  
Johnnie Stewart, Clerk \_\_\_\_\_  
Clerk of the Board \_\_\_\_\_

- TEST
- Clerk of the Circuit Court in and for Cleveland County, Fla.

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 2 OF 13  
SECTION 24, TOWNSHIP 26 SOUTH, RANGE 28 EAST



LOCATION MAP  
N7E NTE

| TRACT AREA SUMMARY TABLE |              |                                                                                  | CONSERVATION AND MAINTENANCE ENTITY                                               |         |
|--------------------------|--------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------|
| TRACT                    | AREA (ACRES) | TRACT USE                                                                        | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE   |
| TRACT 1                  | 4.34         | OPEN SPACE, VLD DRAINAGE SYSTEM FACILITIES AND RECREATIONAL IMPROVEMENTS         | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT 2                  | 17.02        | OPEN SPACE, VLD DRAINAGE SYSTEM FACILITIES AND RECREATIONAL IMPROVEMENTS         | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT A                  | 2.74         | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT B                  | 2.63         | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT C                  | 1.50         | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT D                  | 1.26         | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT E                  | 2.56         | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT F                  | 4.08         | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT G                  | 18.40        | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT H                  | 0.23         | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT I                  | 0.27         | VLD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT J                  | 1.60         | SEWERSIAL, UTILITIES LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS            | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT K                  | 0.96         | SEWERSIAL, UTILITIES LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS            | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT L                  | 0.21         | SEWERSIAL, UTILITIES LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS            | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT M                  | 0.27         | SEWERSIAL, UTILITIES LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS            | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT N                  | 1.25         | SEWERSIAL, UTILITIES LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS            | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT O                  | 0.65         | LANDSCAPING, IRRIGATION, UTILITIES, STORAGE AND RELATED IMPROVEMENTS             | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT P                  | 0.46         | LANDSCAPING, IRRIGATION, UTILITIES, STORAGE AND RELATED IMPROVEMENTS             | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT Q                  | 0.46         | LANDSCAPING, IRRIGATION, UTILITIES, STORAGE AND RELATED IMPROVEMENTS             | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |
| TRACT R                  | 3.31         | LANDSCAPING, IRRIGATION, UTILITIES, STORAGE AND RELATED IMPROVEMENTS             | PARALLAN FIELDS NEIGHBORHOOD ASSOCIATION, INC.<br>THEIR SUCCESSORS AND/OR ASSIGNS | PHASE 1 |

- MAINTENANCE RESPONDERS MAY BE SPURRED WITH OTHER ENTITIES AS DESCRIBED IN THE PLAY NOTES



\* MINUTES/FEET  
 ~ SECONDS/INCHES  
 \* DEGREES  
 AC ACRES

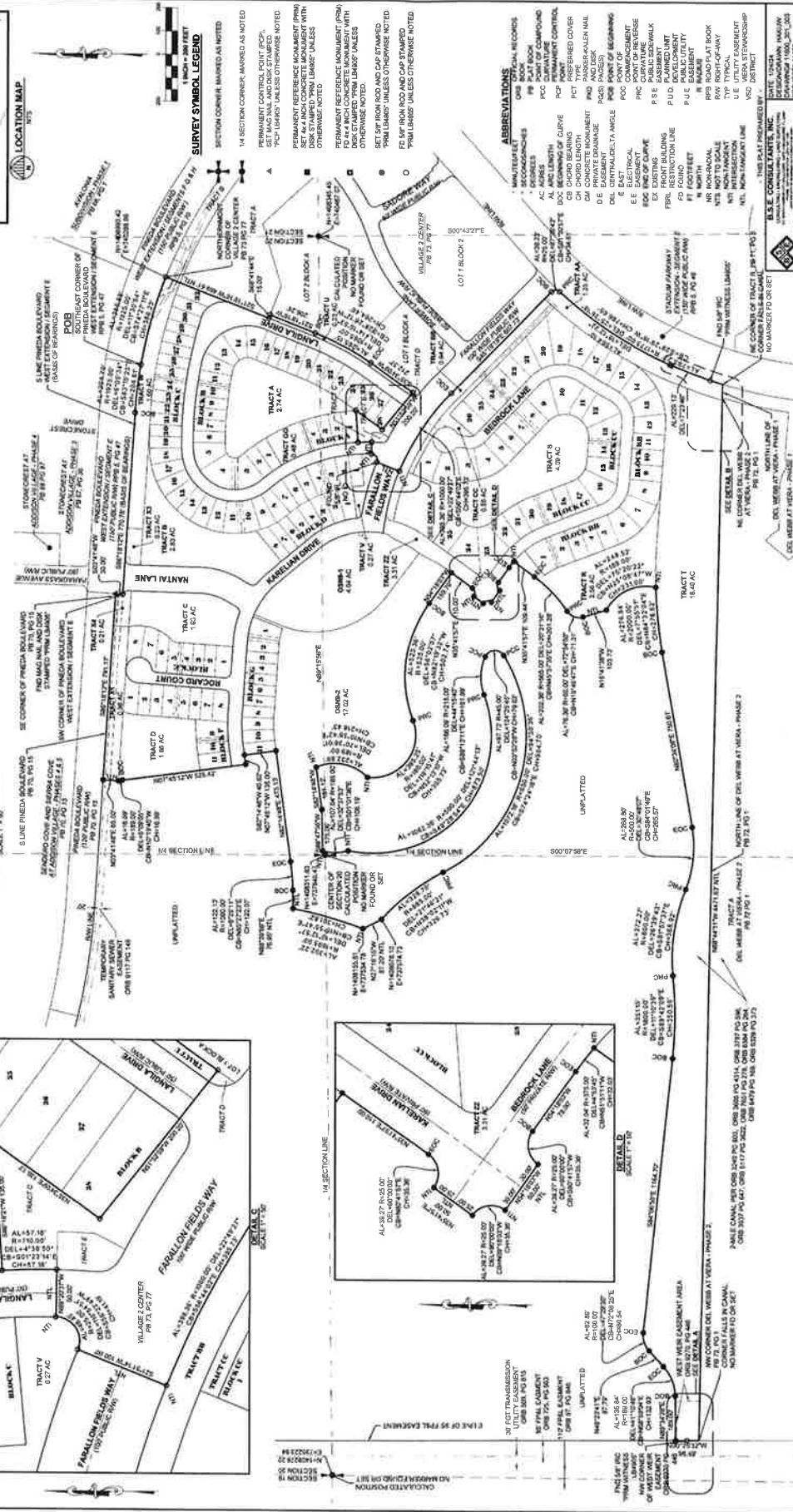
SECTION CORNER: MARKED AS NOTED

PERMANENT CONTROL POINT (PCPI);  
SET MAG NAIL AND DISK STAMPED

DISK STAMPED "PRM LB4605" UNLESS OTHERWISE NOTED

OTHERWISE NOTED.

---





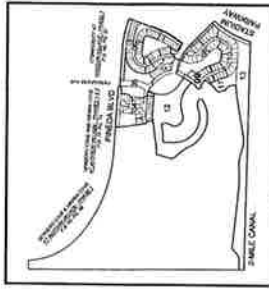








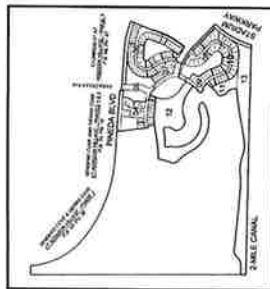
PLAT BOOK  
SHEET 8 OF 13  
SECTION 20 TOWNSHIP 36 S. E.



|                                                                                   |                                                                                                                         |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  | SECTION CORNER, MARKED AS NOTED                                                                                         |
|  | 1/4 SECTION CORNER, MARKED AS NOTED                                                                                     |
|  | PERMANENT CONTROL POINT (PCP), SET MARK NAIL AND DISK STAMPED "PCP 164000" UNLESS OTHERWISE NOTED                       |
|  | PERMANENT REFERENCE MONUMENT (PRM) SET 4-4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM 164000" UNLESS OTHERWISE NOTED |
|  | 4-4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM 164000" UNLESS OTHERWISE NOTED                                        |
|  | 3/8" IRON ROD AND CAP STAMPED "PRM 164000" UNLESS OTHERWISE NOTED                                                       |
|  | 5/8" IRON ROD AND CAP STAMPED "PRM 164000" UNLESS OTHERWISE NOTED                                                       |
|  | 5/8" IRON ROD AND CAP STAMPED "PRM 164000" UNLESS OTHERWISE NOTED                                                       |

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SECTION 26, TOWNSHIP 28 SOUTH, RANGE 36 EAST



CITY MAP  
 INDEX

doi:10.1017/S0022292412001616 Published online by Cambridge University Press

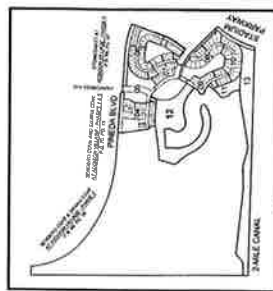


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SHEET 12 OF 13  
SECTION 31 TOWNSHIP

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST,

**BREVARD COUNTY, FLORIDA**



### **SURVEY SYMBOL LEGEND**

SECTION CORNER, MARKED AS NOTED

- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT CONTROL POINT (PCP):  
SET MAG NAIL AND DISK STAMPED  
"NO LIAW" UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM):  
SET 6x4 INCH CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LIAW" UNLESS  
OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM):  
SET 6x4 INCH CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LIAW" UNLESS  
OTHERWISE NOTED
- SET 5" IRON ROD AND CAP STAMPED  
"PRM LIAW" UNLESS OTHERWISE NOTED
- SET 5" IRON ROD AND CAP STAMPED  
"PRM LIAW" UNLESS OTHERWISE NOTED

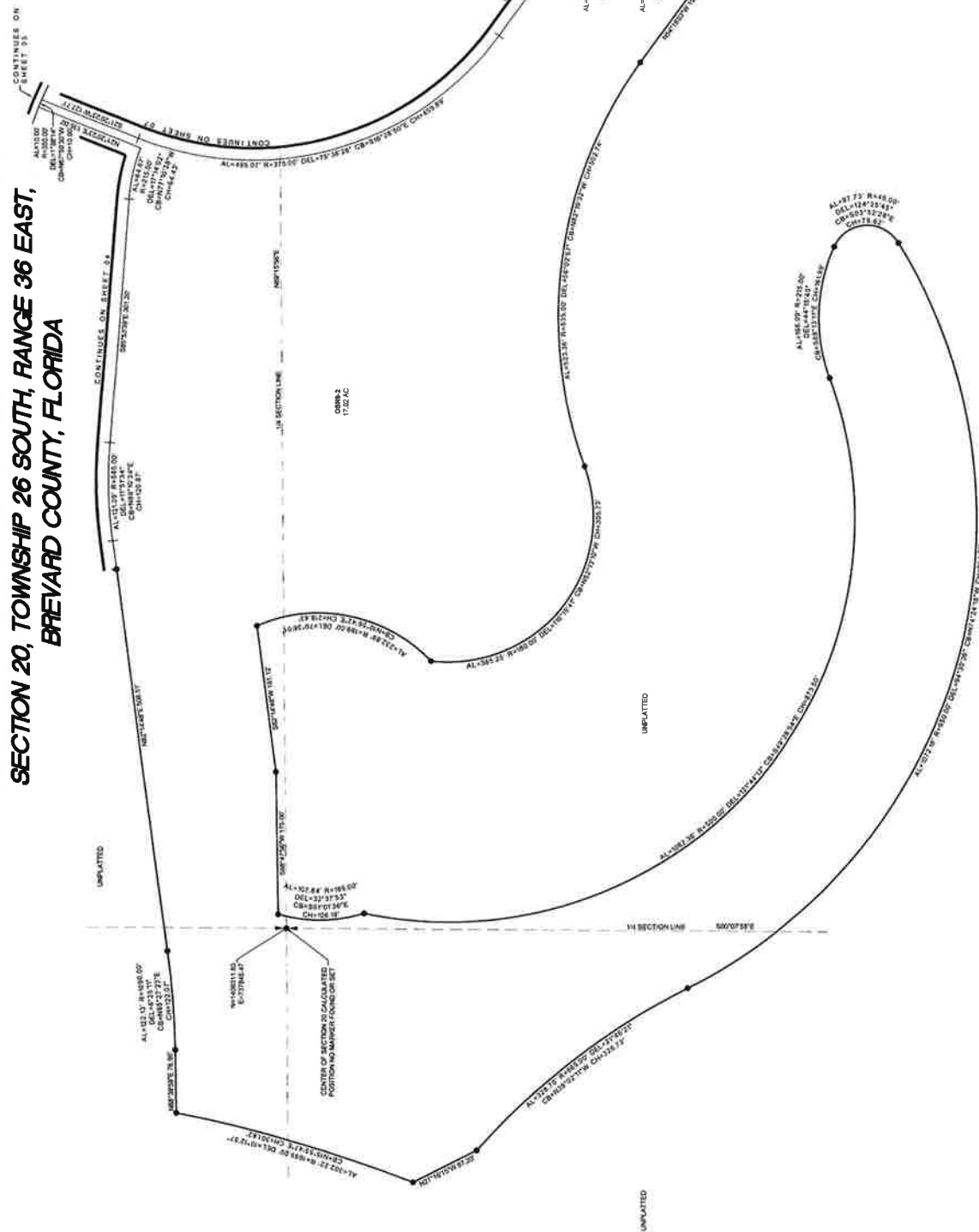


## ABBREVIATIONS

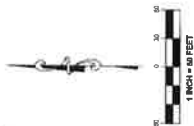
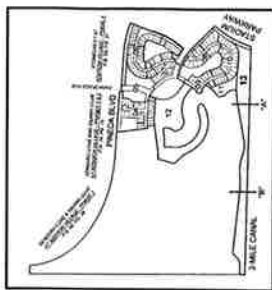
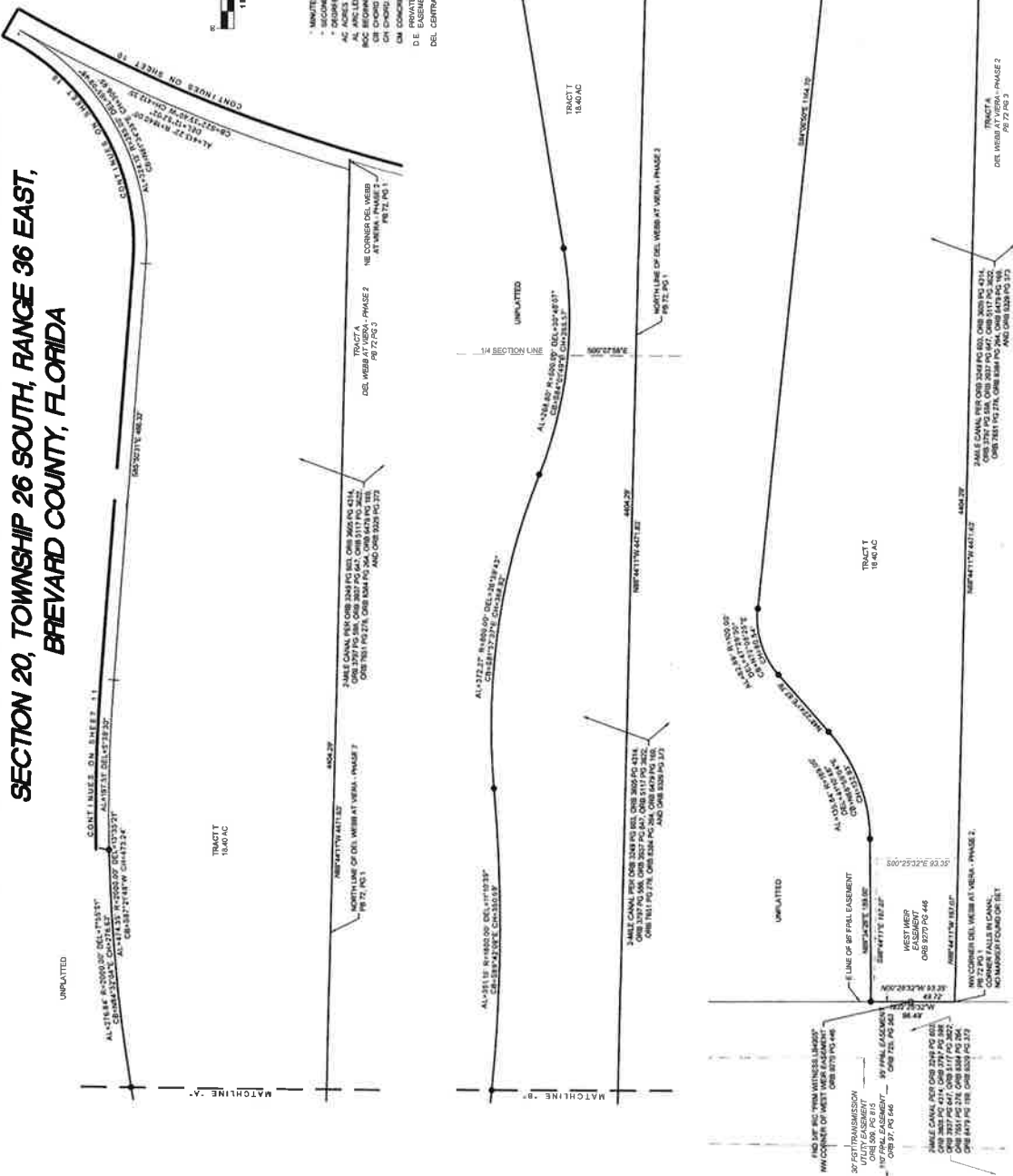
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100 DISTRICT

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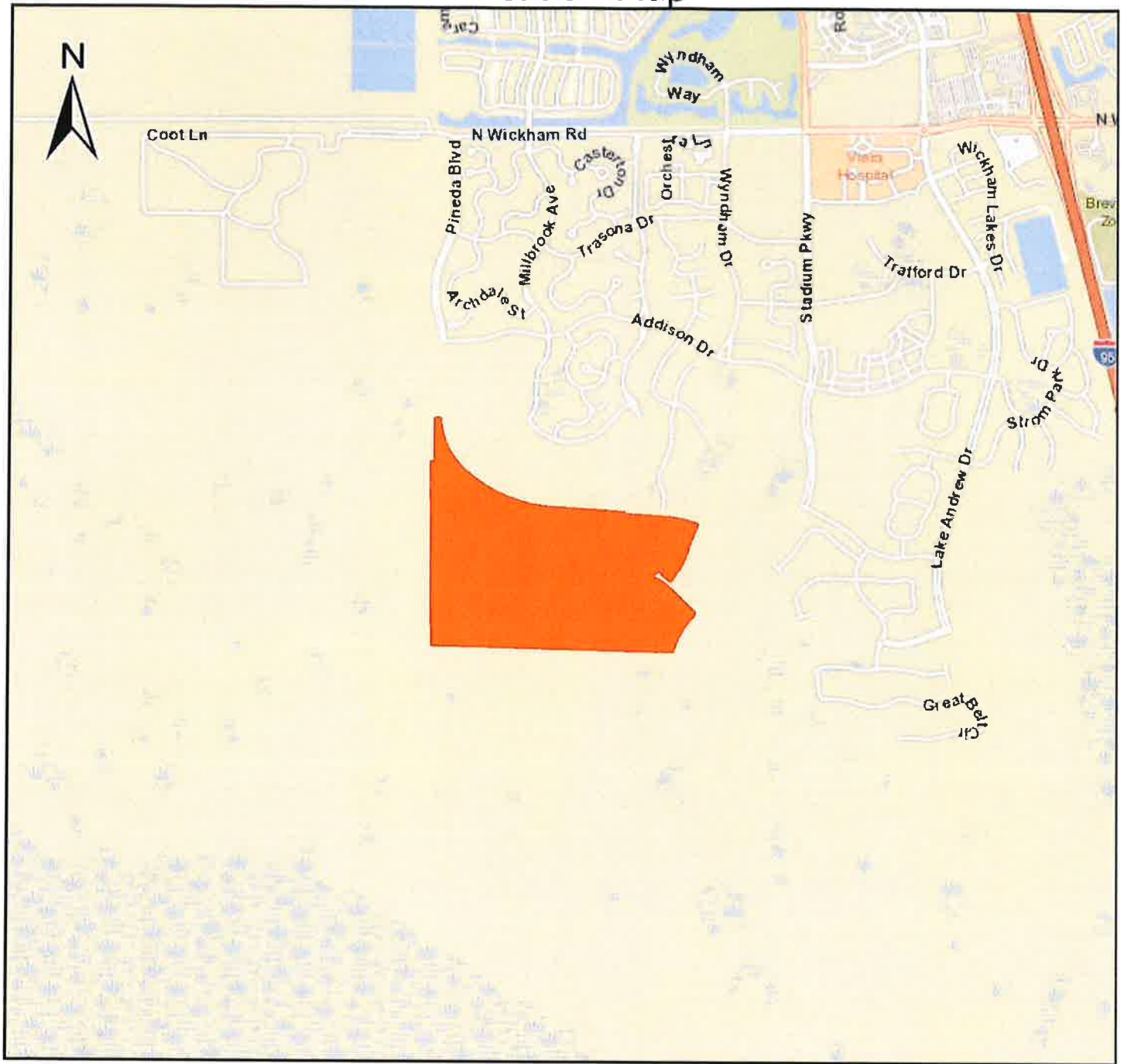


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[illegible]


 • THIS PLAN PREPARED BY •  
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 DESIGN/DATE: 5/2/24  
 DRAWING: 11000\_301\_013

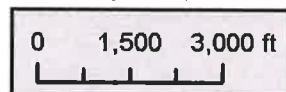
# Location Map



Subject Property in Orange

Disclaimer: 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.

Scale: 1:36,000  
1 inch equals 3,000 feet



Print Time: 1/30/2024 3:11 PM