



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.10.

5/17/2022

Subject:

Adopt Resolution and Release Performance Bond: Bridgewater South at Viera, Section 2 Subdivision - District 4
Developer: WCI Communities, LLC

Fiscal Impact:

None

Dept/Office:

Public Works / Engineering

Requested Action:

In accordance with Section 62-2844(b), it is requested that the Board of County Commissioners adopt the attached Resolution and authorize the Chair to sign the Resolution releasing the Contract and Surety Performance Bond dated April 6, 2021 for the above referenced project.

Summary Explanation and Background:

The Bridgewater South at Viera Section 2 subdivision is located within the Viera Development of Regional Impact (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.

The Bridgewater South at Viera Section 2 subdivision received preliminary plat and final engineering plans on February 8, 2021, and final plat and contract approval on April 6, 2021. The developer posted a Surety Performance Bond for guarantee of the completion of the infrastructure improvements according to the approved plans.

Per Section 62-2809(b)(2), "Construction after final plat recordation: ...the applicant shall provide security required in Section 62-2844 for the performance of such construction..." Section 62-2844(a) states: "An applicant shall be required to secure its performance security of the construction required under this article by a surety bond, letter of credit, savings account, certificate of deposit or execution of a tri-party escrow agreement. Such security shall not be required if a certificate of completion has been issued for all the subdivision improvements prior to final plat recordation." Because the applicant chose to plat the subdivision prior to completion of construction, the applicant entered into Contract with the Board and posted a Surety Performance Bond to guarantee the completion of the infrastructure improvements according to the approved plans.

As of April 15, 2022, the Bridgewater South at Viera Section 2 subdivision infrastructure improvements have been completed.

Reference: 21FM00005, 20SD00019

Contact: Christine Verrett, Special Projects Coordinator III, Extension 58328

Clerk to the Board Instructions:

Please forward the Board action to the Public Works Department and provide 2 originals of the Resolution.



May 18, 2022

M E M O R A N D U M

TO: Marc Bernath, Public Works Director Attn: Christine Verrett

RE: Item F.10., Resolution and Release Performance Bond: Bridgewater South at Viera, Section 2 Subdivision - Developer: WCI Communities, LLC

The Board of County Commissioners, in regular session on May 17, 2022, executed and adopted Resolution No. 22-047, releasing the Contract and Surety Performance Bond dated April 6, 2021, for the Bridgewater South at Viera, Section 2 Subdivision – Developer: WCI Communities, LLC. Enclosed are two fully-executed Resolutions.

Your continued cooperation is greatly appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK**

for Donna Scott
Kimberly Powell, Clerk to the Board

/ns

Encls. (2)

RESOLUTION 22-047

WHEREAS, the Board of County Commissioners of Brevard County, Florida and WCI Communities, LLC entered into a contract to guarantee the construction of improvements on property commonly known as Bridgewater South at Viera, Section 2 subdivision.

WHEREAS, by execution of the Contract, the Board of County Commissioners of Brevard County, Florida agreed to accept said improvements for private use at such time as said improvements were satisfactorily completed; and

WHEREAS, WCI Communities, LLC completed all of the infrastructure improvements and has requested that the executed contract approved on April 6, 2021 be released and release of all undisbursed funds referenced in the Contract hereinabove described.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Brevard County, Florida that:

1. The Board of County Commissioners of Brevard County, Florida hereby acknowledges that there is satisfactory completion of all improvements to that certain real property commonly known as Bridgewater South at Viera, Section 2 subdivision.
2. The Board of County Commissioners of Brevard County, Florida hereby releases the contract and performance bond executed on April 6, 2021.
3. This Resolution shall take effect immediately upon adoption.

DONE, ORDERED, AND ADOPTED in Regular Session the 17th day of May 2022.

ATTEST:


Rache Sadoff, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: 

Kristine Zonka, Chair

As approved by the Board on May 17, 2022

Subdivision No. 20SD00019 / 21FM00005

Project Name Bridgewater South at Viera, Section 2

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 6th 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 6th 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.

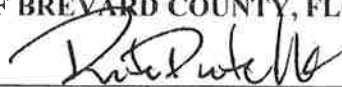
IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:



Matthew Pisciotto
Matthew Pisciotto

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Rita Pritchett, Chair

As approved by the Board on: April 6, 2021.

WITNESSES:

* *Matthew Pisciotto*
Matthew Pisciotto

PRINCIPAL:

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

* *Maria Moon Sammy*
Maria Moon Sammy

03-22-2021

DATE

State of: Florida

County of: BREVARD

The foregoing instrument was acknowledged before me this 22ND 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:

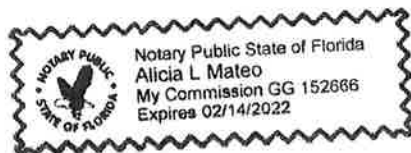
S E A L

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 6th day of April, 2021, which contract is made a part hereof by reference.

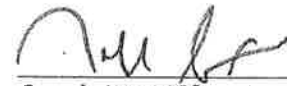
NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by April 6, 2023, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

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.

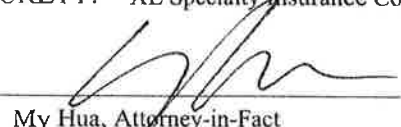
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

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

Gregory Boal, VICE PRESIDENT

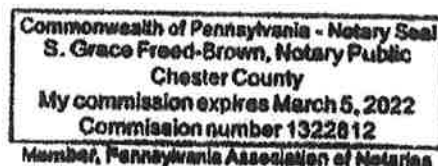
STATE OF PENNSYLVANIA
COUNTY OF CHESTER

Attest:

Kevin M. Mirsch

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

S. Grace Freed-Brown, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL SPECIALTY INSURANCE COMPANY, a corporation of the State of Delaware, do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Companies, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 1st day of March 2021.



Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

IN WITNESS WHEREOF, XL REINSURANCE AMERICA INC. has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 22nd day of February, 2021.



XL REINSURANCE AMERICA INC.

by:

Gregory Boal

Gregory Boal, VICE PRESIDENT

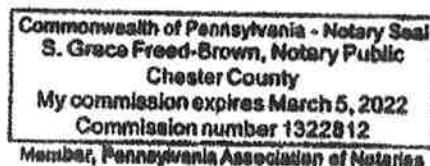
Attest:

Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

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 REINSURANCE AMERICA INC., described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto by order and authority of the Board of Directors of said Corporation, and that he executed the said instrument by like order.



S. Grace Freed-Brown

S. Grace Freed-Brown, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL REINSURANCE AMERICA INC. a corporation of the State of New York, do hereby certify that the person who executed this Power of Attorney, with the rights, respectively of XL REINSURANCE AMERICA INC., do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Corporation, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this ___ day of



Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

This Power of Attorney may not be used to execute any bond with an inception date after 2/22/2023

BRIDGEWATER SOUTH AT VIERA

SECTION 2

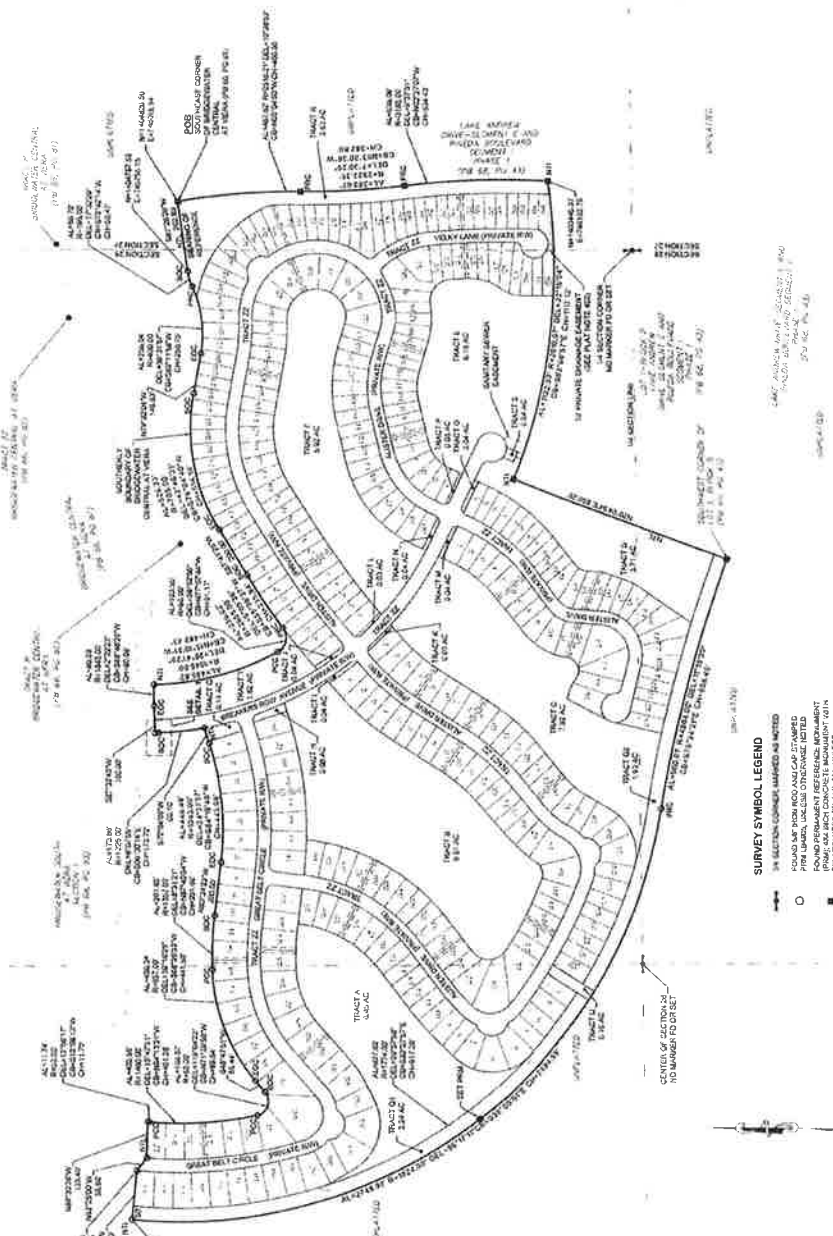
SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

ABBREVIATIONS

- AC - ACCESS
- AD - ADJACENT
- AG - AGRICULTURE
- AL - ALLEY
- AN - ANCHORAGE
- AP - APPLICANT
- AR - AREA
- AS - ASSESSMENT
- AT - ATTACHED
- AV - AVENUE
- AW - AWARD
- AX - AXIS
- BA - BASE
- BB - BOUNDARY
- BC - BRIDGE
- BD - BOUNDARY
- BE - BEARING
- BF - BOUNDARY
- BH - BOUNDARY
- BI - BOUNDARY
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- BK - BOUNDARY
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- BW - BOUNDARY
- BX - BOUNDARY
- BY - BOUNDARY
- BZ - BOUNDARY
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- IC - INTERSECTION
- ID - INTERSECTION
- IE - INTERSECTION
- IF - INTERSECTION
- IG - INTERSECTION
- IH - INTERSECTION
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- KK - KITCHEN
- KL - KITCHEN
- KM - KITCHEN
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- KO - KITCHEN
- KP - KITCHEN
- KQ - KITCHEN
- KR - KITCHEN
- KS - KITCHEN
- KT - KITCHEN
- KU - KITCHEN
- KV - KITCHEN
- KW - KITCHEN
- KX - KITCHEN
- KY - KITCHEN
- KZ - KITCHEN
- LA - LANDSCAPE
- LB - LANDSCAPE
- LC - LANDSCAPE
- LD - LANDSCAPE
- LE - LANDSCAPE
- LF - LANDSCAPE
- LG - LANDSCAPE
- LH - LANDSCAPE
- LI - LANDSCAPE
- LJ - LANDSCAPE
- LK - LANDSCAPE
- LL - LANDSCAPE
- LM - LANDSCAPE
- LN - LANDSCAPE
- LO - LANDSCAPE
- LP - LANDSCAPE
- LQ - LANDSCAPE
- LR - LANDSCAPE
- LS - LANDSCAPE
- LT - LANDSCAPE
- LU - LANDSCAPE
- LV - LANDSCAPE
- LW - LANDSCAPE
- LX - LANDSCAPE
- LY - LANDSCAPE
- LZ - LANDSCAPE
- MA - MAINTENANCE
- MB - MAINTENANCE
- MC - MAINTENANCE
- MD - MAINTENANCE
- ME - MAINTENANCE
- MF - MAINTENANCE
- MG - MAINTENANCE
- MH - MAINTENANCE
- MI - MAINTENANCE
- MJ - MAINTENANCE
- MK - MAINTENANCE
- ML - MAINTENANCE
- MM - MAINTENANCE
- MN - MAINTENANCE
- MO - MAINTENANCE
- MP - MAINTENANCE
- MQ - MAINTENANCE
- MR - MAINTENANCE
- MS - MAINTENANCE
- MT - MAINTENANCE
- MU - MAINTENANCE
- MV - MAINTENANCE
- MW - MAINTENANCE
- MX - MAINTENANCE
- MY - MAINTENANCE
- MZ - MAINTENANCE
- NA - NORTH
- NB - NORTH
- NC - NORTH
- ND - NORTH
- NE - NORTH
- NF - NORTH
- NG - NORTH
- NH - NORTH
- NI - NORTH
- NJ - NORTH
- NK - NORTH
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- NN - NORTH
- NO - NORTH
- NP - NORTH
- NQ - NORTH
- NR - NORTH
- NS - NORTH
- NT - NORTH
- NU - NORTH
- NV - NORTH
- NW - NORTH
- NX - NORTH
- NY - NORTH
- NZ - NORTH
- OA - OFFICE
- OB - OFFICE
- OC - OFFICE
- OD - OFFICE
- OE - OFFICE
- OF - OFFICE
- OG - OFFICE
- OH - OFFICE
- OI - OFFICE
- OJ - OFFICE
- OK - OFFICE
- OL - OFFICE
- OM - OFFICE
- ON - OFFICE
- OO - OFFICE
- OP - OFFICE
- OQ - OFFICE
- OR - OFFICE
- OS - OFFICE
- OT - OFFICE
- OU - OFFICE
- OV - OFFICE
- OW - OFFICE
- OX - OFFICE
- OY - OFFICE
- OZ - OFFICE
- PA - PARKING
- PB - PARKING
- PC - PARKING
- PD - PARKING
- PE - PARKING
- PF - PARKING
- PG - PARKING
- PH - PARKING
- PI - PARKING
- PJ - PARKING
- PK - PARKING
- PL - PARKING
- PM - PARKING
- PN - PARKING
- PO - PARKING
- PP - PARKING
- PQ - PARKING
- PR - PARKING
- PS - PARKING
- PT - PARKING
- PU - PARKING
- PV - PARKING
- PW - PARKING
- PX - PARKING
- PY - PARKING
- PZ - PARKING
- QA - QUARTERS
- QB - QUARTERS
- QC - QUARTERS
- QD - QUARTERS
- QE - QUARTERS
- QF - QUARTERS
- QG - QUARTERS
- QH - QUARTERS
- QI - QUARTERS
- QJ - QUARTERS
- QK - QUARTERS
- QL - QUARTERS
- QM - QUARTERS
- QN - QUARTERS
- QO - QUARTERS
- QP - QUARTERS
- QQ - QUARTERS
- QR - QUARTERS
- QS - QUARTERS
- QT - QUARTERS
- QU - QUARTERS
- QV - QUARTERS
- QW - QUARTERS
- QX - QUARTERS
- QY - QUARTERS
- QZ - QUARTERS
- RA - ROAD
- RB - ROAD
- RC - ROAD
- RD - ROAD
- RE - ROAD
- RF - ROAD
- RG - ROAD
- RH - ROAD
- RI - ROAD
- RJ - ROAD
- RK - ROAD
- RL - ROAD
- RM - ROAD
- RN - ROAD
- RO - ROAD
- RP - ROAD
- RQ - ROAD
- RR - ROAD
- RS - ROAD
- RT - ROAD
- RU - ROAD
- RV - ROAD
- RW - ROAD
- RX - ROAD
- RY - ROAD
- RZ - ROAD
- SA - SAND
- SB - SAND
- SC - SAND
- SD - SAND
- SE - SAND
- SF - SAND
- SG - SAND
- SH - SAND
- SI - SAND
- SJ - SAND
- SK - SAND
- SL - SAND
- SM - SAND
- SN - SAND
- SO - SAND
- SP - SAND
- SQ - SAND
- SR - SAND
- SS - SAND
- ST - SAND
- SU - SAND
- SV - SAND
- SW - SAND
- SX - SAND
- SY - SAND
- SZ - SAND
- TA - TANK
- TB - TANK
- TC - TANK
- TD - TANK
- TE - TANK
- TF - TANK
- TG - TANK
- TH - TANK
- TI - TANK
- TJ - TANK
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- TL - TANK
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- TO - TANK
- TP - TANK
- TQ - TANK
- TR - TANK
- TS - TANK
- TT - TANK
- TU - TANK
- TV - TANK
- TW - TANK
- TX - TANK
- TY - TANK
- TZ - TANK
- UA - UTILITY
- UB - UTILITY
- UC - UTILITY
- UD - UTILITY
- UE - UTILITY
- UF - UTILITY
- UG - UTILITY
- UH - UTILITY
- UI - UTILITY
- UJ - UTILITY
- UK - UTILITY
- UL - UTILITY
- UM - UTILITY
- UN - UTILITY
- UO - UTILITY
- UP - UTILITY
- UQ - UTILITY
- UR - UTILITY
- US - UTILITY
- UT - UTILITY
- UU - UTILITY
- UV - UTILITY
- UW - UTILITY
- UX - UTILITY
- UY - UTILITY
- UZ - UTILITY
- VA - VEHICLE
- VB - VEHICLE
- VC - VEHICLE
- VD - VEHICLE
- VE - VEHICLE
- VF - VEHICLE
- VG - VEHICLE
- VH - VEHICLE
- VI - VEHICLE
- VJ - VEHICLE
- VK - VEHICLE
- VL - VEHICLE
- VM - VEHICLE
- VN - VEHICLE
- VO - VEHICLE
- VP - VEHICLE
- VQ - VEHICLE
- VR - VEHICLE
- VS - VEHICLE
- VT - VEHICLE
- VU - VEHICLE
- VV - VEHICLE
- VW - VEHICLE
- VX - VEHICLE
- VY - VEHICLE
- VZ - VEHICLE
- WA - WATER
- WB - WATER
- WC - WATER
- WD - WATER
- WE - WATER
- WF - WATER
- WG - WATER
- WH - WATER
- WI - WATER
- WJ - WATER
- WK - WATER
- WL - WATER
- WM - WATER
- WN - WATER
- WO - WATER
- WP - WATER
- WQ - WATER
- WR - WATER
- WS - WATER
- WT - WATER
- WU - WATER
- WV - WATER
- WW - WATER
- WX - WATER
- WY - WATER
- WZ - WATER
- XA - X-RAY
- XB - X-RAY
- XC - X-RAY
- XD - X-RAY
- XE - X-RAY
- XF - X-RAY
- YG - YARD
- YH - YARD
- YI - YARD
- YJ - YARD
- YK - YARD
- YL - YARD
- YM - YARD
- YN - YARD
- YO - YARD
- YP - YARD
- YQ - YARD
- YR - YARD
- YS - YARD
- YT - YARD
- YU - YARD
- YV - YARD
- YW - YARD
- YX - YARD
- YY - YARD
- YZ - YARD
- ZA - ZONE
- ZB - ZONE
- ZC - ZONE
- ZD - ZONE
- ZE - ZONE
- ZF - ZONE
- ZG - ZONE
- ZH - ZONE
- ZI - ZONE
- ZJ - ZONE
- ZK - ZONE
- ZL - ZONE
- ZM - ZONE
- ZN - ZONE
- ZO - ZONE
- ZP - ZONE
- ZQ - ZONE
- ZR - ZONE
- ZS - ZONE
- ZT - ZONE
- ZU - ZONE
- ZV - ZONE
- ZW - ZONE
- ZX - ZONE
- ZY - ZONE
- ZZ - ZONE

TRACT AREA	TRACT USE	OWNERSHIP AND MAINTENANCE CITY
TRACT A	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT B	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT C	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT D	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT E	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT F	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT G	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT H	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT I	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT J	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT K	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT L	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT M	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT N	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT O	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT P	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT Q	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT R	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT S	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT T	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT U	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT V	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT W	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT X	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT Y	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.
TRACT Z	STORMWATER	BROOKDALE AT VIERA MASTER ASSOCIATION, INC.



SURVEY SYMBOL LEGEND

- SECTION CORNER MARKER AS NOTED
- FOUND PERMANENT REFERENCE MARK
- FOUND PERMANENT REFERENCE MARK
- OTHERWISE NOTED
- UNLESS OTHERWISE NOTED

SEE SHEET 15 FOR LOT DIMENSIONS

THIS PLAN PREPARED BY:
B.L.E. CONSULTANTS, INC.
DATE: 10/1/2010
PROJECT: BRIDGEWATER SOUTH AT VIERA
SHEET 16 OF 16

PLAT BOOK _____. PAGE ____
SHEET 3 OF 10
SECTIONS 17 AND 28 TOWNSHIP 25 SOUTH RANGE 31 EAST



SURVEY SYMBOL LEGEND

- THE BOTTOM CORNER, MARKED AS NOTED
- FOUND 56" NON-ROD AND CAP STAMPED
PMM LAMINA, UNLESS OTHERWISE NOTED
- FOUND PERMANENT REFERENCE MONUMENT
(PILLAR) 44" INCH CONCRETE MONUMENT WITH
DICK STAMPED PMM LAMINA, UNLESS
OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP), SET
PANKEH-KALONI NAIL AND DICK STAMPED PMM
LAMINA, UNLESS OTHERWISE NOTED

ABBREVIATIONS

- [illegible]



There is a 100% correlation and

S.E. CONSULTANTS, INC.
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Fax: (313) 763-1001
E-mail: info@seconsultants.com
Web: www.seconsultants.com

CURVE	MSL LENGTH	RADIUS	DATA	CHORD BEARING	CHORD LENGTH
C1	0.01	11.00	45°49'21"	N28°44'54"W	0.34
C2	0.01	11.00	45°49'21"	S30°51'14"E	0.34
C3	0.576	155.00	32°43'30"	S30°51'14"E	0.45

1974 JUL 29 PM 14
1 AUG 25
14 AUG 25 12:30 PM
1974

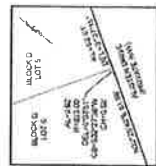
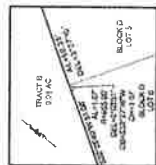
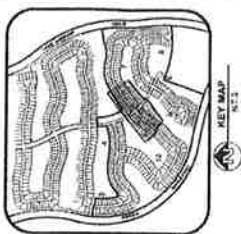
THAT A
WIDGOWA TEN SOUTH AT WIERA
SOUTH 1
1915 (100 000)

W250126 1147L 5001m
P: 12754
SE: 1004
18B 68 PG 53)

SECTION 2



PLAY BOOK _____, PAGE _____
SHEET # of 18
SECTIONED 27 AND 28, TIANJIN 20 SOUTH, PANGS 24 EAST

[illegible]

ABBREVIATIONS

SURVEY SYMBOL LEGEND

FOUND 1/4" W/ 1/4" HOD AND 1/4" CAP STAMPED
PMB LB300, UNLESS OTHERWISE NOTED

FOUND PERMANENT 1/2" SELF-SEALING MONUMENT
(PPMA), 3/4" INCH CONCRETE MONUMENT WITH
DISK STAMPED PMB LB300, UNLESS
OTHERWISE NOTED

PERMANENT CONTROL POINT (CPCL) SET
PARSER-4A ON NAIL AND DISK STAMPED MCP
LB300, UNLESS OTHERWISE NOTED

ABBREVIATIONS	
MINUTE SILENT	100
2 DECOMMISSION	101
3 DECOMMISSION	102
4 DECOMMISSION	103
5 DECOMMISSION	104
6 DECOMMISSION	105
7 DECOMMISSION	106
8 DECOMMISSION	107
9 DECOMMISSION	108
10 DECOMMISSION	109
11 DECOMMISSION	110
12 DECOMMISSION	111
13 DECOMMISSION	112
14 DECOMMISSION	113
15 DECOMMISSION	114
16 DECOMMISSION	115
17 DECOMMISSION	116
18 DECOMMISSION	117
19 DECOMMISSION	118
20 DECOMMISSION	119
21 DECOMMISSION	120
22 DECOMMISSION	121
23 DECOMMISSION	122
24 DECOMMISSION	123
25 DECOMMISSION	124
26 DECOMMISSION	125
27 DECOMMISSION	126
28 DECOMMISSION	127
29 DECOMMISSION	128
30 DECOMMISSION	129
31 DECOMMISSION	130
32 DECOMMISSION	131
33 DECOMMISSION	132
34 DECOMMISSION	133
35 DECOMMISSION	134
36 DECOMMISSION	135
37 DECOMMISSION	136
38 DECOMMISSION	137
39 DECOMMISSION	138
40 DECOMMISSION	139
41 DECOMMISSION	140
42 DECOMMISSION	141
43 DECOMMISSION	142
44 DECOMMISSION	143
45 DECOMMISSION	144
46 DECOMMISSION	145
47 DECOMMISSION	146
48 DECOMMISSION	147
49 DECOMMISSION	148
50 DECOMMISSION	149
51 DECOMMISSION	150
52 DECOMMISSION	151
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61 DECOMMISSION	160
62 DECOMMISSION	161
63 DECOMMISSION	162
64 DECOMMISSION	163
65 DECOMMISSION	164
66 DECOMMISSION	165
67 DECOMMISSION	166
68 DECOMMISSION	167
69 DECOMMISSION	168
70 DECOMMISSION	169
71 DECOMMISSION	170
72 DECOMMISSION	171
73 DECOMMISSION	172
74 DECOMMISSION	173
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83 DECOMMISSION	182
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91 DECOMMISSION	190
92 DECOMMISSION	191
93 DECOMMISSION	192
94 DECOMMISSION	193
95 DECOMMISSION	194
96 DECOMMISSION	195
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98 DECOMMISSION	197
99 DECOMMISSION	198
100 DECOMMISSION	199

and O'Donnell 2006, 2007, 2008).

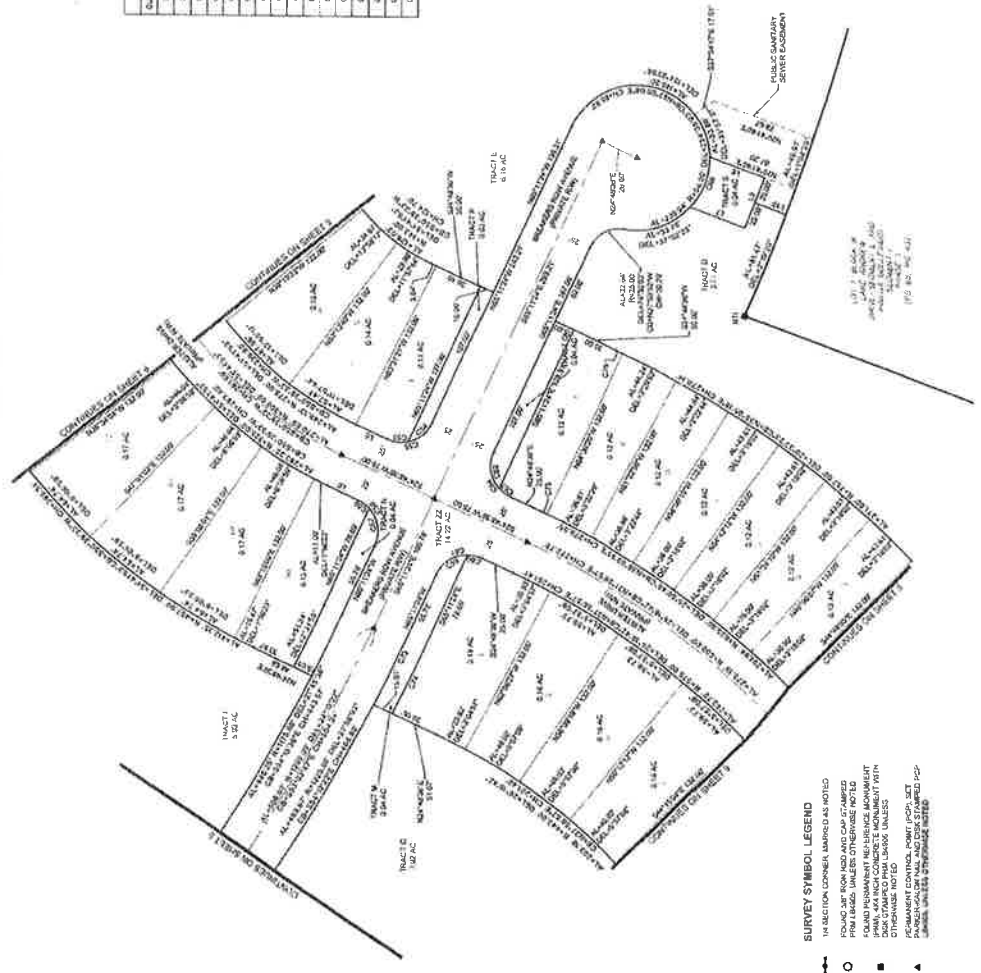
DATE: 3/20/2011
 SALESMAN: PAMCH
 CREDIT: 112202, 301, 001

PLAT BOOK _____, PAGE _____
SHEET 8 OF 10
ELECTRICAL 27 AND 28. TOWNSHIP 28 SOUTH, RANGE 36 EAST



LINE TABLE		
LINE #	SEC/NAME	LENGTH
13	200' 40" NW	20.00
14	100' 40" NE	25.00
17	200' 40" NW	42.15
18	100' 41" NE	42.85
19	100' 40" NE	40.00
110	200' 41" NW	24.00

DOCK TALK				
CLIQUE #	AGE LEADER	NOVUS	DOCKS RUNNING	COORDINATOR
1001	10/10	23/02	20/07/2016	13/04
1002	22/10	22/06	22/07/2016	22/08
1003	20/12	25/05	20/07/2016	09/09
1004	19/09	23/07	22/07/2016	15/07
1005	28/08	26/07	20/07/2016	27/08
1006	21/27	23/02	20/07/2016	09/09
1007	02/05	23/02	20/07/2016	27/08
1008	23/02	23/02	20/07/2016	16/02
1009	28/12	23/02	20/07/2016	05/09
1010	28/12	23/02	20/07/2016	22/08
1011	10/03	23/02	20/07/2016	22/02
1012	28/12	23/02	20/07/2016	09/09
1013	28/12	23/02	20/07/2016	22/02
1014	28/12	23/02	20/07/2016	09/09
1015	28/12	23/02	20/07/2016	22/02
1016	28/12	23/02	20/07/2016	09/09
1017	28/12	23/02	20/07/2016	22/02
1018	28/12	23/02	20/07/2016	09/09
1019	28/12	23/02	20/07/2016	22/02
1020	28/12	23/02	20/07/2016	09/09
1021	28/12	23/02	20/07/2016	22/02
1022	28/12	23/02	20/07/2016	09/09
1023	28/12	23/02	20/07/2016	22/02
1024	28/12	23/02	20/07/2016	09/09
1025	28/12	23/02	20/07/2016	22/02
1026	28/12	23/02	20/07/2016	09/09
1027	28/12	23/02	20/07/2016	22/02
1028	28/12	23/02	20/07/2016	09/09
1029	28/12	23/02	20/07/2016	22/02
1030	28/12	23/02	20/07/2016	09/09
1031	28/12	23/02	20/07/2016	22/02
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1033	28/12	23/02	20/07/2016	22/02
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1037	28/12	23/02	20/07/2016	22/02
1038	28/12	23/02	20/07/2016	09/09
1039	28/12	23/02	20/07/2016	22/02
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1041	28/12	23/02	20/07/2016	22/02
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1089	28/12	23/02	20/07/2016	22/02
1090	28/12	23/02	20/07/2016	09/09
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1198	28/12	23/02	20/07/2016	09/09
1199	28/12	23/02	20/07/2016	22/02
1200	28/12	23/02	20/07/2016	09/09

[illegible]

SURVEY SYMBOL LEGEND

THE SECTION COVERED, MARKED AS NO FOUND BUT NOT FOUND AND CAN BE FOUND FROM LEGENDS. UNLESS OTHERWISE NOTED, FOUND INSTRUMENT NEAR THE MONUMENT. MARKED NEAR THE MONUMENT. DISK STAMPED ON THE LEGENDS. UNLESS OTHERWISE NOTED.

PERMANENT CONTROL POINT (PCH), SURVEYOR'S MARK AND DISK STAMPED ON THE LEGENDS. UNLESS OTHERWISE NOTED.




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 Tel: (516) 466-1100 Fax: (516) 466-1101
 E-Mail: info@beconsultants.com
 Website: www.beconsultants.com



PLAT BOOK _____ PAGE _____
SHEET 9 OF 10
SECTION 27 AND 28, TOWNSHIP 28 NORTH RANGE 36 EAST

ABBREVIATIONS	
A	ANALYST
B	BUSINESS
C	CONSEQUENCES
D	DEVELOPMENT
E	END OF
F	FINANCIAL
G	GOVERNMENT
H	HOWEVER
I	IN
J	JOURNAL
K	KNOWLEDGE
L	LEARNING
M	MENTAL
N	NORTH
O	OF
P	POINT
Q	QUEST
R	REASON
S	SOME
T	THE
U	UNDER
V	VERY
W	WITH
X	EX
Y	YET
Z	ZERO

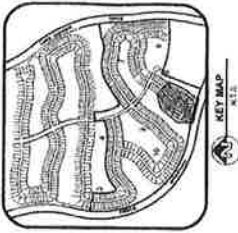
SURVEY SYMBOL LEGEND

THE SECTION CORNER IS MARKED AS NOTED

FOUND 5/1" IRON ROD AND CAP STAMPED
PMM L4000S. UNLESS OTHERWISE NOTED

FOUND PERMANENT REFERENCE MONUMENT
(P.O.D. 404 INCH CONCRETE ANCHMENT WITH
DESS STAMPED) PMM L4000S. UNLESS
OTHERWISE NOTED

PERMANENT CONTROL POINT (P.O.D. SET)
PUNMER-HALLON NAIL AND DESS STAMPED FOR
L4000S. UNLESS OTHERWISE NOTED



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

COWY YEAR						
CLIMATE	REL. DRAIN.	WATERSHED	WATER	DATA	COASTAL BARRIERS	WINDS/LENGTH
C1	75-80	62-65	62-65	10-15	10-15	70-75
C2	65-72	52-58	52-58	15-20	15-20	65-70
C3	54-62	44-52	44-52	20-25	20-25	54-62
C4	44-52	34-42	34-42	25-30	25-30	44-52
C5	34-42	24-32	24-32	30-35	30-35	34-42
C6	24-32	14-22	14-22	35-40	35-40	24-32
C7	14-22	4-12	4-12	40-45	40-45	14-22
C8	4-12	0-4	0-4	45-50	45-50	4-12
C9	0-4	0-1	0-1	50-55	50-55	0-4
C10	0-1	0-1	0-1	55-60	55-60	0-1
C11	0-1	0-1	0-1	60-65	60-65	0-1
C12	0-1	0-1	0-1	65-70	65-70	0-1
C13	0-1	0-1	0-1	70-75	70-75	0-1
C14	0-1	0-1	0-1	75-80	75-80	0-1
C15	0-1	0-1	0-1	80-85	80-85	0-1
C16	0-1	0-1	0-1	85-90	85-90	0-1
C17	0-1	0-1	0-1	90-95	90-95	0-1
C18	0-1	0-1	0-1	95-100	95-100	0-1
C19	0-1	0-1	0-1	100-105	100-105	0-1
C20	0-1	0-1	0-1	105-110	105-110	0-1
C21	0-1	0-1	0-1	110-115	110-115	0-1
C22	0-1	0-1	0-1	115-120	115-120	0-1
C23	0-1	0-1	0-1	120-125	120-125	0-1
C24	0-1	0-1	0-1	125-130	125-130	0-1
C25	0-1	0-1	0-1	130-135	130-135	0-1
C26	0-1	0-1	0-1	135-140	135-140	0-1
C27	0-1	0-1	0-1	140-145	140-145	0-1
C28	0-1	0-1	0-1	145-150	145-150	0-1
C29	0-1	0-1	0-1	150-155	150-155	0-1
C30	0-1	0-1	0-1	155-160	155-160	0-1
C31	0-1	0-1	0-1	160-165	160-165	0-1
C32	0-1	0-1	0-1	165-170	165-170	0-1
C33	0-1	0-1	0-1	170-175	170-175	0-1
C34	0-1	0-1	0-1	175-180	175-180	0-1
C35	0-1	0-1	0-1	180-185	180-185	0-1
C36	0-1	0-1	0-1	185-190	185-190	0-1
C37	0-1	0-1	0-1	190-195	190-195	0-1
C38	0-1	0-1	0-1	195-200	195-200	0-1
C39	0-1	0-1	0-1	200-205	200-205	0-1
C40	0-1	0-1	0-1	205-210	205-210	0-1
C41	0-1	0-1	0-1	210-215	210-215	0-1
C42	0-1	0-1	0-1	215-220	215-220	0-1
C43	0-1	0-				



SURVEY SYMBOL LEGEND

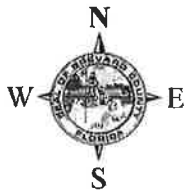
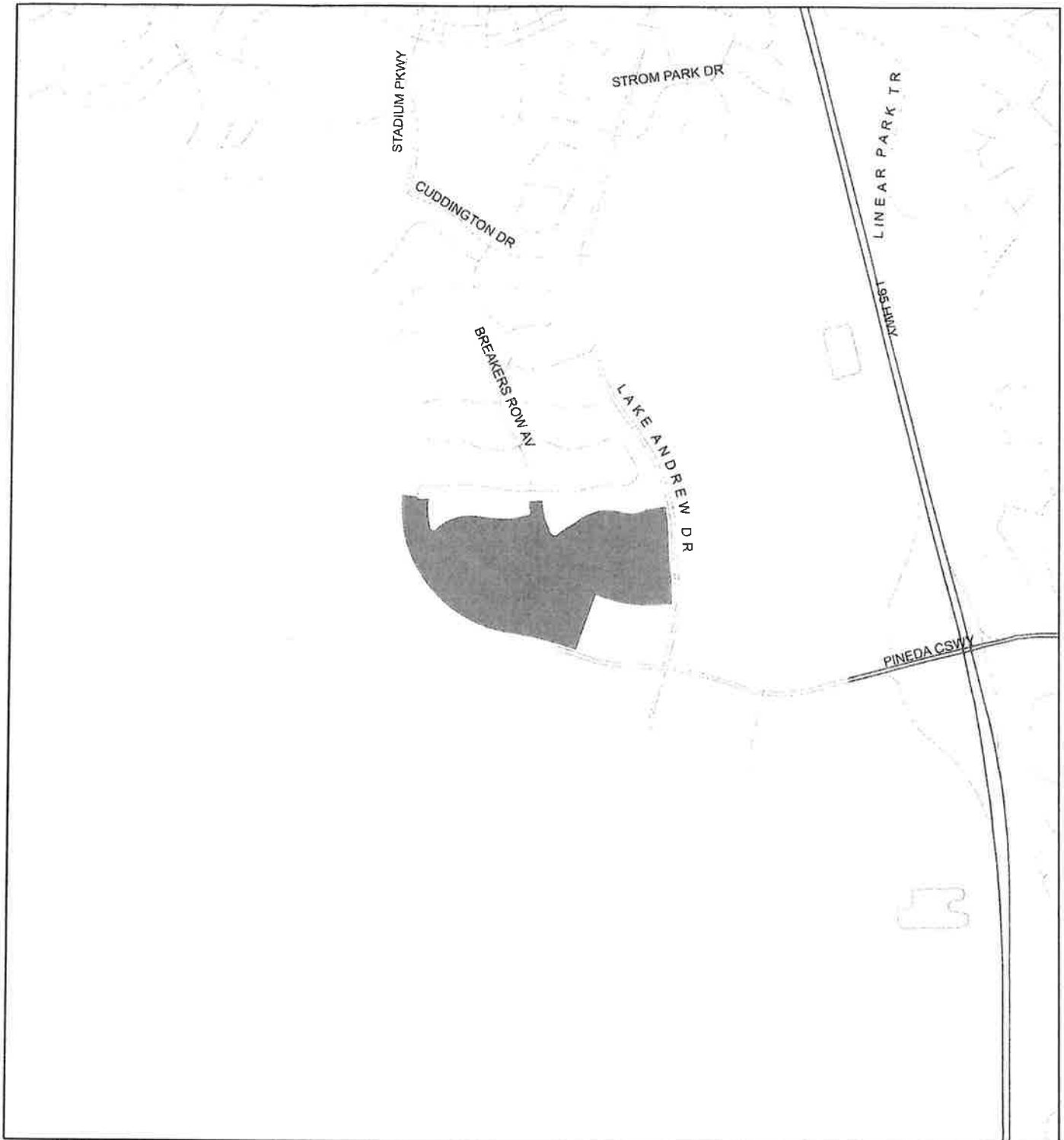
FOUND 5/8" IRON ROD AND CAP STAMPED
PROM LEADS. UNLESS OTHERWISE NOTED
FOUND PERMANENT REFERENCE MONUMENT
(PROM) 400 INCH CONCRETE MONUMENT (MTO)
DESK STAMPED FROM LEADS. UNLESS
OTHERWISE NOTED
PROMINENT CONTROL POINT (PROM) SET
BY HARDER-HALON NAIL AND DISK STAMPED
LEADS. UNLESS OTHERWISE NOTED



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THIS PAGE INTENDED BY B.S.E. CONSULTANTS, INC.
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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