Agenda Report

2725 Judge Fran Jamieson Way
Viera, FL 32940

Consent

F.3. 9/12/2023

Subject:
Adopt Resolution and Release Performance Bond: Del Webb at Viera, Phase 2 Subdivision - District 4
Developer: Pulte Home Company, 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 May 17, 2022, for the above referenced project.

Summary Explanation and Background:
The Del Webb at Viera, Phase 2 subdivision is located within the Viera Development of Regional Impact (DRI), west of Stadium Parkway off of Del Webb Circle. There are no public rights-of-way within the subdivision. The subdivision contains 199 lots on 133.34 acres.

The Del Webb at Viera, Phase 2 subdivision received preliminary plat and final engineering plans on October 5, 2021, and final plat and contract approval May 17, 2022. 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 a 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 August 17, 2023, the Del Webb at Viera, Phase 2 subdivision infrastructure improvements have been completed.

Reference: 21SD00003, 22FM00003

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.

BREVARD County
BOARD OF COUNTY COMMISSIONERS

FLORIDA'S SPACE COAST

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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

September 13, 2023

MEMORANDUM

TO: Marc Bernath, Public Works Director

RE: Item F.3., Adopt Resolution and Release Performance Bond: Del Webb at Viera, Phase 2 Subdivision Developer: Pulte Home Company, LLC

The Board of County Commissioners, in regular session on September 12, 2023, executed and adopted Resolution No. 23-095, releasing the Contract and Surety Performance Bond dated May 17, 2022, for the Del Web at Viera, Phase 2 Subdivision - Developer: Pulte Home Company, LLC. Enclosed are two fully-executed Resolutions.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell

Kimberly Powell, Clerk to the Board

/sm

Encls. (2)

RESOLUTION 23- 095

WHEREAS, the Board of County Commissioners of Brevard County, Florida and Pulte Home Company, LLC entered into a contract to guarantee the construction of improvements on property commonly known as Del Webb at Viera, Phase 2.

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, Pulte Home Company, LLC completed all of the infrastructure improvements and has requested that the executed contract approved on May 17, 2022, 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 Del Webb at Viera, Phase 2.

2. The Board of County Commissioners of Brevard County, Florida hereby releases the contract and performance bond executed on May 17, 2022.

3. This Resolution shall take effect immediately upon adoption.

DONE, ORDERED, AND ADOPTED in Regular Session the 12th day of September 2023.

ATTEST:

Rachel Sadoff, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: _____
Rita Pritchett, Chair
As approved by the Board on September 12, 2023

Reviewed for legal form and content
December 2007

Subdivision No. 21SD00003 **Project Name** Village 2 Neighborhood 8, Phase 2

Subdivision Infrastructure Contract

THIS CONTRACT entered into this 17 day of MAY 2022, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and Pulte Home Company, 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 all other improvements depicted in subdivision number 21SD00003. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

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

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

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

3. The PRINCIPAL agrees to complete said construction on or before the 1 day of MARCH, 2024.

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 $ 6,768,327.89 . 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, CLERK

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

Kristine Zonka, Chair

As approved by the Board on: May 17, 2022.

WITNESSES:

Alexandra V Castro

PRINCIPAL:

Aaron Struckmeyer, P.E., Land Planning and Entitlements Manager

3/8/2022
DATE

State of: Florida

County of: Orange

The foregoing instrument was acknowledged before me this 8th day of March 2022, by Aaron Struckmeyer who is personally known to me or who has produced personally known as identification and who ~~did~~ (did not) take an oath.

My commission expires: 11/21/2025

S E A L

Commission Number: HH200683

Notary Public

KIMBERLY CLAYTON
Notary Public-State of Florida
Commission # HH 200683
My Commission Expires
November 21, 2025

Notary ~~Name printed, typed or stamped~~

Revised 12/03/2014

SURETY PERFORMANCE BOND

Bond # 800134903

KNOW ALL MEN BY THESE PRESENTS:

That we, Pulte Home Company, LLC, hereinafter referred to as "Owner" and, Atlantic 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 $6,768,327.89, 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 17 day of MAY, 2022, 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 March 1, 2024, 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 28th day of February, 2022.

OWNER: Pulte Home Company, LLC.

Gregory S. Rivos, Assistant Treasurer

SURETY: Atlantic Specialty Insurance Company

James Moore, Attorney-In-Fact

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Kelly A. Gardner, Jennifer J. Mc Comb, James Moore, Stephen Kazmer, Dawn L. Morgan, Melissa A. Schmidt, Amy Wickett**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON DWAN NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 28th day of February, 2022

This Power of Attorney expires
January 31, 2025

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

_____
Kara Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

State of Illinois}
} ss.
County of DuPage }

On February 28, 2022, before me, Tariese M. Pisciotto, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James Moore known to me to be Attorney-in-Fact of **Atlantic Specilaty Insurance Company** the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires June 26, 2022

Tariese M. Pisciotto, Notary Public

Commission No. 560807

OFFICIAL SEAL
TARIESE M PISCIOTTO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/26/22

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

This record was acknowledged before me on February 28, 2022, appeared Gregory S. Rives, Assistant Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

Shirley E Hutchins

Signature of Notary Public

SHIRLEY E HUTCHINS
Notary Public – State of Georgia
Fulton County
My Commission Expires Mar 18, 2022

Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: March 18, 2022

22FM00003

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N05°54'08"W ON THE WESTERLY LINE OF STADIUM PARKWAY EXTENSION SEGMENT E AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9)
3. BREVARD COUNTY VERTICAL CONTROL G6873 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
5. BREVARD COUNTY MANDATORY PLAT NOTES:

A. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.

B. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.

C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.

6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

7. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY (TRACT ZZ) A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELLSOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).

8. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO THE DWV NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE DECLARATION, AS AMENDED, DESCRIBED IN PLAT NOTE 10.B), SUCH AS SWALES, DRAINS, PIPES, AND RELATED IMPROVEMENTS INSTALLED WITHIN A LOT TO EXCLUSIVELY DRAIN SUCH LOT AND/OR ADJOINING LOTS OR PORTIONS THEREOF AND CONVEY SUCH STORM WATER DRAINAGE TO THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE DECLARATION, AS AMENDED, DESCRIBED IN PLAT NOTE 10.B), OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN FOR THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND ASSOCIATED IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO SUCH EASEMENT AREAS TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH EASEMENT AREAS TO FACILITATE THE PURPOSES THEREOF.

9. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE

10. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:

A. DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3249, PAGE 603, TOGETHER WITH FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3600, PAGE 4314, AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3767, PAGE 386, THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3937, PAGE 647, FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4453, PAGE 483, FIFTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 4897, PAGE 2074, SIXTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5004, PAGE 838, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5023, PAGE 478, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5117, PAGE 3022, EIGHTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5315, PAGE 3757, NINTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5601, PAGE 2575, TENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 278, ELEVENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8384, PAGE 264, TOGETHER WITH CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8384, PAGE 201, AND AMENDED AND RESTATED AFFIDAVIT REGARDING AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 6479, PAGE 169 AND TWELFTH MODIFICATION AND AMENDMENT TO DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9226, PAGE 272, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

B. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK [illegible]

C. DEVELOPMENT EASEMENTS AGREEMENT BY AND AMONG PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, THE VIERA COMPANY, A FLORIDA CORPORATION AND VIERA STEWARDSHIP DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 189, FLORIDA STATUTES, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 321, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

D. STORMWATER DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 446, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

E. AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA DATED AUGUST 20, 1998, AS AMENDED BY THAT CERTAIN AMENDMENT [illegible]

F. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 5883, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6061, PAGE 1341 AND AMENDED NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6061, PAGE 1334, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

G. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

H. RIGHT OF FIRST OFFER AGREEMENT BY AND BETWEEN PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION AND THE VIERA COMPANY, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 6897, PAGE 187, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

I. AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT, AS APPROVED BY THAT CERTAIN RESOLUTION 19-134 ADOPTED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 20, 2019 AND AS EVIDENCED BY NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 8545, PAGE 419, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

J. VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 8784, PAGE 1579 AND TOGETHER WITH THE VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 530, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

K. RESTRICTIVE COVENANTS, REASSIGNMENT/REVERTER AND OTHER MATTERS AS SET FORTH AND CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 252, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

L. GENERAL ASSIGNMENT OF DEVELOPMENT RIGHTS, PERMITS, AND APPROVALS BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 262, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

M. MEMORANDUM OF AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 313, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

N. AGREEMENT BY AND BETWEEN THE VIERA STEWARDSHIP DISTRICT AND PULTE HOME COMPANY, LLC REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1374, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

O. DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 1424, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

P. DWV NEIGHBORHOOD DECLARATION AS RECORDED IN OFFICIAL RECORDS BOOK ______, PAGE ______, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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

A. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A, OS NB-2, H, I, E, F, G, Q AND U FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND RELATED IMPROVEMENTS, WHICH SHALL RECEIVE, TREAT, STORE AND CONVEY STORMWATER DRAINAGE FROM THE LANDS PLATTED HEREUNDER AND OTHER LANDS WITHIN THE VIERA DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH STORM WATER MANAGEMENT FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.

B. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH (I) THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS.

12. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 12 AND 13 OF BLOCK C, LOTS 6 AND 7 AND LOT 26 OF BLOCK D, LOT 1 AND LOTS 15 AND 16 OF BLOCK E, [illegible] ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSTALLATION, INSPECTION, USE, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS COMPRISING A PART OF THE VSD DRAINAGE SYSTEM TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS, WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.

13. THE 15 FOOT PUBLIC WATER MAIN EASEMENTS THROUGH TRACT S1, TRACT O, LOT 26 BLOCK D, AND LOT 1 BLOCK G AS SHOWN ON SHEETS 3, 5, 11 AND 12 OF THIS PLAT ARE DEDICATED TO THE CITY OF COCOA FOR THE MAINTENANCE, REPAIR AND OPERATION OF WATER MAIN IMPROVEMENTS, TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.

14. THE 20 FOOT SANITARY SEWER EASEMENTS THROUGH OS NB-1 AS SHOWN ON SHEETS 3 AND 4 OF THIS PLAT AND THE 15 FOOT PUBLIC REUSE MAIN EASEMENT THROUGH TRACT O SHOWN ON SHEETS 3 AND 5 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE MAINTENANCE, REPAIR, AND OPERATION OF SANITARY SEWER AND REUSE IMPROVEMENTS TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.

15. ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR THE DWV NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

16. THE PLANTING OF ANY TREE OR OTHER LANDSCAPING, OTHER THAN SOD, WITHIN THE LIMITS OF ANY PRIVATE DRAINAGE EASEMENT (DE) SHOWN OR GRANTED HEREON IS PROHIBITED UNLESS APPROVED BY THE DWV NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO SIDE LOT LINE DRAINAGE EASEMENTS, AND APPROVED BY THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO ALL DRAINAGE EASEMENTS GRANTED TO IT.

17. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, INCLUDING WITHOUT LIMITATION TRACTS A, OS NB-2, H, I, E, F AND G SHOWN HEREON, OR FLOW WAYS, WETLANDS AND ANY OTHER STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.

18. NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE VSD DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING FACILITIES OF THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS.

19. TRACT ZZ AND THE PRIVATE ROAD IMPROVEMENTS LOCATED THEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. DWV NEIGHBORHOOD ASSOCIATION, INC. IS HEREBY GRANTED THE RIGHT TO DISCHARGE AND CONVEY DRAINAGE FROM THE PRIVATE STREETS LOCATED WITHIN TRACT ZZ INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN; PROVIDED, HOWEVER, TO THE EXTENT THAT THE DRAINAGE STRUCTURES AND PIPES RECEIVING SUCH ROAD AND STREET DRAINAGE ARE LOCATED WITHIN TRACT ZZ, SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY DWV NEIGHBORHOOD ASSOCIATION, INC.

20. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE CENTRAL VIERA COMMUNITY DECLARATION REFERENCED HEREIN.

21. TRACTS C1, E1, G1, G2, G3, G4, H3, I1, I2, K1, K2, L1, M1, M2, P, T, X, X1 AND Y ARE RESERVED FOR LANDSCAPING, PRIVATE UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.

22. TRACTS A, H, I, E, F AND G ARE FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED FACILITIES AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION INC.

23. TRACT S1 IS RESERVED FOR LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION INC.

24. TRACTS OS NB-1 AND OS NB-2 SHALL BE RESERVED FOR OPEN SPACE IMPROVEMENTS, DRAINAGE, PUBLIC AND PRIVATE UTILITIES AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION INC.

25. TRACT W IS HEREBY DEDICATED FOR A SANITARY SEWER LIFT STATION AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.

26. TRACT U IS RESERVED FOR VSD DRAINAGE IMPROVEMENTS, LANDSCAPING, IRRIGATION AND RELATED FACILITIES AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.

27. TRACT Q SHALL BE RESERVED FOR SIDEWALKS, LANDSCAPING, IRRIGATION, RECREATIONAL IMPROVEMENTS AND RELATED FACILITIES AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.

28. TRACT O SHALL BE RESERVED FOR SIDEWALKS, LANDSCAPING, IRRIGATION, RECREATIONAL IMPROVEMENTS AND RELATED FACILITIES AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.

29. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

30. ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREIN SHALL ALSO BE EASEMENTS FOR INGRESS AND EGRESS ASSOCIATED WITH MAINTENANCE OF THE ADJACENT STORMWATER TRACTS.

STATE PLANE COORDINATE NOTES:

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99)

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTEC SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7518	1,426,329.224	434,746.017	738,933.411	225,227.254	28°15'26.19662"	080°44'34.43002"	0.99994903	(+)0°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,840.468	433,682.642	740,880.093	225,758.744	28°14'51.61820"	080°44'14.98184"	0.99994935	(+)0°07' 27.2"
135 73A64	AK2846	1,416,452.318	431,735.530	746,854.0044	227,541.565	28°12'48.22705"	080°43'06.11244"	0.99996250	(+)0°07' 58.6"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995030 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LOCATION MAP
NTS

KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DE	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FBRL	FRONT BUILDING RESTRICTION LINE
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PCT	PREFERRED COVER TYPE
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E	PUBLIC SIDEWALK EASEMENT
P.U.D	PLANNED UNIT DEVELOPMENT
P.U.E	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SEE SHEET 2 FOR DESCRIPTION AND TRACT TABLE

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE: 3/16/22
DESIGN/DRAWN: HAK/WFV
DRAWING#: 11566_301_001
PROJECT#: 11566

PLAT BOOK ______, PAGE ______
SHEET 1 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Pulte Home Company, LLC, a Michigan Limited Liability Company, being the owner in fee simple of the lands described in

DEL WEBB AT VIERA - PHASE 2

hereby dedicates said lands and this plat for the uses and purposes therein expressed, and hereby dedicates to Brevard County Tract "W" for uses and purposes described in the plat notes, and a perpetual easement over and across Tract "ZZ" and all private streets therein for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "ZZ" and all private streets therein for access and maintenance of potable water utilities. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right or interest therein.

By: [signature]
Aaron Struckmeyer
Director - Land Development

Attest: Valerie Lescano [signature]
Print Name: Valerie Lescano
Attest: [signature]
Print Name: Alexandra Castro

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of X physical presence or ______ online notarization, this April 14, 2022, by Aaron Struckmeyer, Director - Land Development, incorporated under the laws of State of Michigan, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that official seal of said corporation is duly affixed thereto, and that the dedication is the act and deed of said corporation.

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

[signature]
NOTARY PUBLIC
Notary Public: Kimberly Clayton
My Comm. Expires: [illegible]
Comm. No.: [illegible]

[notary stamp: KIMBERLY CLAYTON]

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 2/10/22 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 [illegible] County, Florida.

[signature]
Registration Number 5611
LESLIE HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(b)(3) as amended.

Michael J. Sweeney, Professional Surveyor & Mapper No. 4372

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts Tract W for a sanitary sewer lift station, and all public utility easements, and ingress/egress easements for emergency vehicles dedicated for public use on this plat.

Kristine Zonka, Chair

ATTEST: ______
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on ______________ the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Kristine Zonka, Chair

ATTEST: ______
Clerk of the Board

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on ______ at ______ File No. ______

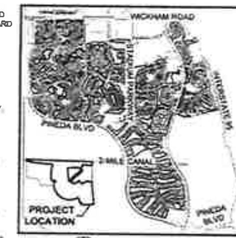
ATTEST: ______
Clerk of the Circuit Court in and for Brevard County, Fla.

DEL WEBB AT VIERA - PHASE 2

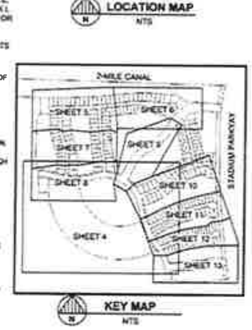
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N05°54'08"W ON THE WESTERLY LINE OF STADIUM PARKWAY EXTENSION-SEGMENT E AS RECORDED IN ROAD PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
3. BREVARD COUNTY VERTICAL CONTROL G6873 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
5. BREVARD COUNTY MANDATORY PLAT NOTES:
   - A. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
   - B. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
   - C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE STREET RIGHTS OF WAY (TRACT ZZ) A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELLSOUTH TELECOMMUNICATIONS, LLC AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
8. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO THE DWV NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF THE NEIGHBORHOOD DRAINAGE SYSTEM [illegible] PLAT NOTE 10.B), OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. [illegible] EASEMENT AREAS TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS SUCH EASEMENT AREAS TO FACILITATE THE PURPOSES THEREOF.
9. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
10. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
    - A. DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3249, PAGE 603, TOGETHER WITH FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3600, PAGE 4314, AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3787, PAGE 586, THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3937, PAGE 647, FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4855, PAGE 483, FIFTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 4897, PAGE 2374, SIXTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5004, PAGE 895, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5420, PAGE 478, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5117, PAGE 3622, EIGHTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5318, PAGE 2757, NINTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5801, PAGE 2575, TENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 7051, PAGE 775, ELEVENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8394, PAGE 264, TOGETHER WITH CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8394, PAGE 281, AND AMENDED AND RESTATED AFFIDAVIT REGARDING AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 8479, PAGE 169 AND TWELFTH MODIFICATION AND AMENDMENT TO DUDA/DISTRICT CANAL SYSTEM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8329, PAGE 373, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - B. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3400, PAGE 424, AND TOGETHER WITH THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3613, PAGE 3867, THE SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3862, PAGE 2348, THE THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4005, PAGE 2950, [illegible] ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - C. DEVELOPMENT EASEMENTS AGREEMENT BY AND AMONG PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; THE VIERA COMPANY, A FLORIDA CORPORATION AND VIERA STEWARDSHIP DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 189, FLORIDA STATUTES, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 321, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - D. STORMWATER DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 446, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - E. AGREEMENT COVERING WATER SERVICE BETWEEN THE VIERA COMPANY AND THE CITY OF COCOA, FLORIDA DATED AUGUST 26, 1986, AS AMENDED BY THAT CERTAIN AMENDMENT #1 TO AGREEMENT TO PROVIDE WATER SERVICE DATED JUNE 13, 1990, AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO AGREEMENT DATED MAY 27, 1994 AS RECORDED IN OFFICIAL RECORDS BOOK 3404, PAGE 932, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 3407, PAGE 3462, TOGETHER WITH THIRD AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017 IN OFFICIAL RECORDS BOOK 7962, PAGE 1632, FOURTH AMENDMENT TO AGREEMENT RECORDED AUGUST 16, 2017 IN OFFICIAL RECORDS BOOK 7962, PAGE 1653, AND TOGETHER WITH THE FIFTH AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9326, PAGE 1846, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - F. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AMENDED BY THE CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341 AND AMENDED NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6581, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - G. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - H. RIGHT OF FIRST OFFER AGREEMENT BY AND BETWEEN PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION AND THE VIERA COMPANY, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 6897, PAGE 187, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - I. AMENDED AND RESTATED DEVELOPMENT ORDER VIERA DEVELOPMENT OF REGIONAL IMPACT, AS APPROVED BY THAT CERTAIN RESOLUTION 18-134 ADOPTED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 23, 2018 AND AS EVIDENCED BY NOTICE OF MODIFICATION OF A DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 8545, PAGE 418, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - J. VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 8794, PAGE 1579 AND TOGETHER WITH THE VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 9261, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - K. RESTRICTIVE COVENANTS, REASSIGNMENT/REVERTER AND OTHER MATTERS AS SET FORTH AND CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 252, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - L. GENERAL ASSIGNMENT OF DEVELOPMENT RIGHTS, PERMITS, AND APPROVALS BY AND BETWEEN THE VIERA COMPANY, A FLORIDA CORPORATION AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 262, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - M. MEMORANDUM OF AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 9270, PAGE 313, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - N. AGREEMENT BY AND BETWEEN THE VIERA STEWARDSHIP DISTRICT AND PULTE HOME COMPANY, LLC, REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1374, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - O. DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 1424, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
    - P. DWV NEIGHBORHOOD DECLARATION AS RECORDED IN OFFICIAL RECORDS BOOK ________, PAGE ________, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
11. THE FOLLOWING NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT:
    - A. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A, OS NB-2, H, I, E, F, G, O AND U FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF THE VSD DRAINAGE SYSTEM AND RELATED IMPROVEMENTS, WHICH SHALL RECEIVE, TREAT, STORE AND CONVEY STORMWATER DRAINAGE FROM THE LANDS PLATTED HEREUNDER AND OTHER LANDS WITHIN THE VIERA DEVELOPMENT OF REGIONAL IMPACT TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH STORM WATER MANAGEMENT FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.
    - B. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH (I) THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STREET LIGHTING, STORMWATER MANAGEMENT FACILITIES AND RELATED IMPROVEMENTS AND (II) THE OPERATION, MAINTENANCE, ENHANCEMENT AND INSPECTION OF CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS.
12. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 12 AND 13 OF BLOCK C, LOTS 6 AND 7 AND LOT 20 OF BLOCK D, LOT 1 AND LOTS 15 AND 16 OF BLOCK E, LOTS 7 AND 8 OF BLOCK F, LOT 1 AND LOTS 11 AND 12 OF BLOCK G, LOTS 21 AND 22 OF BLOCK H, LOTS 3 AND 4, 12 AND 13, 20 AND 21 AND 32 AND 33 OF BLOCK I, LOTS 12 AND 13 OF BLOCK J, LOTS 4 AND 5 AND 10 AND 11 OF BLOCK L AND LOTS 4 AND 5 OF BLOCK M ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT FOR THE INSTALLATION, INSPECTION, USE, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS COMPRISING A PART OF THE VSD DRAINAGE SYSTEM TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS SUCH EASEMENT AREAS IN CONNECTION THEREWITH. NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS, WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
13. THE 15 FOOT PUBLIC WATER MAIN EASEMENTS THROUGH TRACT S1, TRACT O, LOT 20 BLOCK D, AND LOT 1 BLOCK G AS SHOWN ON SHEETS 3, 5, 11 AND 12 OF THIS PLAT ARE DEDICATED TO THE CITY OF COCOA FOR THE MAINTENANCE, REPAIR AND OPERATION OF WATER MAIN IMPROVEMENTS, TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.
14. THE 20 FOOT SANITARY SEWER EASEMENTS THROUGH OS NB-1 AS SHOWN ON SHEETS 3 AND 4 OF THIS PLAT AND THE 15 FOOT PUBLIC REUSE MAIN EASEMENT THROUGH TRACT O SHOWN ON SHEETS 3 AND 5 OF THIS PLAT ARE DEDICATED TO BREVARD COUNTY FOR THE MAINTENANCE, REPAIR, AND OPERATION OF SANITARY SEWER AND REUSE IMPROVEMENTS TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION THEREWITH.
15. ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT OR THE DWV NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
16. THE PLANTING OF ANY TREE OR OTHER LANDSCAPING, OTHER THAN SOD, WITHIN THE LIMITS OF ANY PRIVATE DRAINAGE EASEMENT (DE) SHOWN OR GRANTED HEREON IS PROHIBITED UNLESS APPROVED BY THE DWV NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO SIDE LOT LINE DRAINAGE EASEMENTS, AND APPROVED BY THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO ALL DRAINAGE EASEMENTS GRANTED TO IT.
17. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, INCLUDING WITHOUT LIMITATION TRACTS A, OS NB-2, H, I, E, F AND G SHOWN HEREON, OR FLOW WAYS, WETLANDS AND ANY OTHER STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
18. NOTWITHSTANDING THE VIERA STEWARDSHIP DISTRICT'S RESPONSIBILITY TO OPERATE AND MAINTAIN THE VSD DRAINAGE SYSTEM CONSTRUCTED WITHIN THE LANDS PLATTED HEREUNDER AS DESCRIBED IN THE FOREGOING NOTES, THE FOLLOWING FACILITIES OF THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INSTALLED TO EXCLUSIVELY DRAIN AMENITIES AND RELATED TRACTS OPERATED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC. AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SWALES, DRAINS AND PIPES INSTALLED WITHIN TRACTS OR SIDE LOT LINE DRAINAGE EASEMENTS TO EXCLUSIVELY DRAIN SUCH TRACTS, LOTS AND/OR ADJOINING TRACTS AND LOTS.
19. TRACT ZZ AND THE PRIVATE ROAD IMPROVEMENTS LOCATED THEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. DWV NEIGHBORHOOD ASSOCIATION, INC. IS HEREBY GRANTED THE RIGHT TO DISCHARGE AND CONVEY DRAINAGE FROM THE PRIVATE STREETS LOCATED WITHIN TRACT ZZ INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN, PROVIDED, HOWEVER, TO THE EXTENT THAT THE DRAINAGE STRUCTURES AND PIPES RECEIVING SUCH ROAD AND STREET DRAINAGE ARE LOCATED WITHIN TRACT ZZ, SUCH STRUCTURES AND PIPES SHALL BE MAINTAINED AND REPAIRED BY DWV NEIGHBORHOOD ASSOCIATION, INC.
20. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE CENTRAL VIERA COMMUNITY DECLARATION REFERENCED HEREIN.
21. TRACTS C1, E1, G1, G2, G3, G4, H3, I1, I2, K1, K2, L1, M1, M2, P, T, X, X1 AND Y ARE RESERVED FOR LANDSCAPING, PRIVATE UTILITIES, PRIVATE DRAINAGE, SIGNAGE, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.
22. TRACTS A, H, I, E, F AND G ARE FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION AND RELATED FACILITIES AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION INC.
23. TRACT S1 IS RESERVED FOR LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION INC.
24. TRACTS OS NB-1 AND OS NB-2 SHALL BE RESERVED FOR OPEN SPACE IMPROVEMENTS, DRAINAGE, PUBLIC AND PRIVATE UTILITIES AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION INC.
25. TRACT W IS HEREBY DEDICATED FOR A SANITARY SEWER LIFT STATION AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
26. TRACT U IS RESERVED FOR VSD DRAINAGE IMPROVEMENTS, LANDSCAPING, IRRIGATION AND RELATED FACILITIES AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.
27. TRACT Q SHALL BE RESERVED FOR SIDEWALKS, LANDSCAPING, IRRIGATION, RECREATIONAL IMPROVEMENTS AND RELATED FACILITIES AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.
28. TRACT O SHALL BE RESERVED FOR SIDEWALKS, LANDSCAPING, IRRIGATION, RECREATIONAL IMPROVEMENTS AND RELATED FACILITIES AND SHALL BE OWNED AND MAINTAINED BY DWV NEIGHBORHOOD ASSOCIATION, INC.
29. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
30. ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREIN SHALL ALSO BE EASEMENTS FOR INGRESS AND EGRESS ASSOCIATED WITH MAINTENANCE OF THE ADJACENT STORMWATER TRACTS.



LOCATION MAP
NTS



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- ✛ SECTION CORNER; MARKED AS NOTED
- ■ PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- ● SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- ○ FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

STATE PLANE COORDINATE NOTES:

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTEC SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 8	AK7519	1,426,328.224	434,746.017	738,933.411	225,227.354	28°15'26.19982"	080°44'34.43002"	0.99994903	(+)0°07' 18.2"
BREVARD GPS 1090	AK7524	1,422,940.400	433,682.642	740,680.090	225,759.744	28°14'51.51628"	080°44'14.58184"	0.99994806	(+)0°07' 27.3"
195 T3A84	AK2846	1,416,452.318	431,736.530	746,854.0344	227,641.565	28°13'48.22760"	080°43'06.11244"	0.99995250	(+)0°07' 56.8"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995030 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEE SHEET 2 FOR DESCRIPTION AND TRACT TABLE

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
[illegible]

DATE: 3/18/22
DESIGN/DRAWN: HAK/WFV
DRAWING# 11568_301_001
PROJECT# 11568

PLAT BOOK ____, PAGE ____
SHEET 1 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Pulte Home Company, LLC, a Michigan Limited Liability Company, being the owner in fee simple of the lands described in

DEL WEBB AT VIERA - PHASE 2

hereby dedicates said lands and this plat for the uses and purposes therein expressed and hereby dedicates to Brevard County Tract "W" for uses and purposes described in the plat notes and a perpetual easement over and across Tract "ZZ" and all private streets thereon for the ingress and egress of emergency vehicles, for public service and law enforcement purposes, and for the maintenance, repair, installation and operation of public utilities; and hereby dedicates to the City of Cocoa a perpetual easement over and across Tract "ZZ" and all private streets thereon for access and maintenance of potable water utilities. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas shown hereon be owned and maintained privately or by the Viera Stewardship District as described hereon and that Brevard County and the public have no right or interest therein.

By: ________________
Aaron Struckmeyer
Director - Land Development

Attest: ________________
Print Name: Valeria Lescano
Attest: ________________
Print Name: Alexandra Casso

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this ________, by Aaron Struckmeyer, Director - Land Development incorporated under the laws of State of Michigan, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that official seal of said corporation is duly affixed thereto, and that the dedication is the act and deed of said corporation.

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

____
NOTARY PUBLIC

Notary Public, Kimberly Clayton
My Comm. Expires: [illegible]
Comm. No. [illegible]

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 2/10/22 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-3941 (c)(d) as amended, and that said lands are located in Brevard County, Florida.

________________ Registration Number 5611
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-3941(c)(d) as amended.

____
Michael J. Sweeney, Professional Surveyor & Mapper No. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts Tract W for a sanitary sewer lift station, and all public utility easements, and ingress/egress easements for emergency vehicles dedicated for public use on this plat.

____
Kristine Zonka, Chair

ATTEST ________________
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on ________________, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

____
Kristine Zonka, Chair

ATTEST ________________
Clerk of the Board

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on ________ at ________ File No. ________

ATTEST: ________________
Clerk of the Circuit Court in and for Brevard County, Fla.

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 2 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

LOCATION MAP
NTS

DESCRIPTION OF DEL WEBB AT VIERA - PHASE 2

A PARCEL OF LAND IN SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF STADIUM PARKWAY EXTENSION-SEGMENT E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID STADIUM PARKWAY EXTENSION-SEGMENT E THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) THENCE N03°54'40"E, A DISTANCE OF 112.18 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; (2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 4925.00 FEET, A CENTRAL ANGLE OF 5°27'01", A CHORD BEARING OF N00°46'49"W AND A CHORD LENGTH OF 411.40 FEET), A DISTANCE OF 412.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; (3) THENCE CONTINUE ALONG SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 4925.00 FEET, A CENTRAL ANGLE OF 00°21'47", A CHORD BEARING OF N03°43'12"W, AND A CHORD LENGTH OF 31.20 FEET), A DISTANCE OF 31.20 FEET TO THE END OF SAID CURVE; (4) THENCE N03°54'06"W, A DISTANCE OF 1183.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 3675.00 FEET, A CENTRAL ANGLE OF 05°02'45", A CHORD BEARING OF N03°22'43"W, AND A CHORD LENGTH OF 314.74 FEET), A DISTANCE OF 314.84 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST AND THE SOUTHWEST CORNER OF DEL WEBB AT VIERA - PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID DEL WEBB AT VIERA - PHASE 1 THE FOLLOWING FORTY (40) COURSES AND DISTANCES: (1) THENCE S89°08'38"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 55.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 62°25'56", A CHORD BEARING OF N70°32'56"W, AND A CHORD LENGTH OF 188.42 FEET), A DISTANCE OF 198.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 795.00 FEET, A CENTRAL ANGLE OF 34°15'19", A CHORD BEARING OF S64°53'32"W, AND A CHORD LENGTH OF 468.26 FEET), A DISTANCE OF 475.31 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; (4) THENCE N42°14'28"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 127.00 FEET; (5) THENCE N30°47'32"W, A DISTANCE OF 50.06 FEET; (6) THENCE N41°38'22"W, A DISTANCE OF 127.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 1099.00 FEET, A CENTRAL ANGLE OF 02°01'49", A CHORD BEARING OF S47°20'42"W, AND A CHORD LENGTH OF 38.94 FEET), A DISTANCE OF 38.94 FEET TO A POINT OF REVERSE CURVATURE; (8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 701.00 FEET, A CENTRAL ANGLE OF 26°45'07", A CHORD BEARING OF S59°42'22"W, AND A CHORD LENGTH OF 324.34 FEET), A DISTANCE OF 327.30 FEET TO THE END OF SAID CURVE; (9) THENCE S73°04'56"W, A DISTANCE OF 51.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 587.50 FEET, A CENTRAL ANGLE OF 16°52'15", A CHORD BEARING OF N47°28'37"W, AND A CHORD LENGTH OF 164.96 FEET), A DISTANCE OF 165.51 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; (11) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 05°04'26", A CHORD BEARING OF N26°45'35"E, AND A CHORD LENGTH OF 2.21 FEET), A DISTANCE OF 2.21 FEET TO THE END OF SAID CURVE; (12) THENCE N29°17'48"E, A DISTANCE OF 227.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 31°36'35", A CHORD BEARING OF N45°06'05"E, AND A CHORD LENGTH OF 258.74 FEET), A DISTANCE OF 262.05 FEET TO A POINT OF REVERSE CURVATURE; (14) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 31°36'23", A CHORD BEARING OF N45°05'11"E, AND A CHORD LENGTH OF 575.21 FEET), A DISTANCE OF 582.59 FEET TO A POINT OF REVERSE CURVATURE; (15) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 02°11'45", A CHORD BEARING OF N30°21'52"E, AND A CHORD LENGTH OF 17.05 FEET), A DISTANCE OF 17.05 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; (16) THENCE N58°32'15"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 110.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (17) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 02°11'45", A CHORD BEARING OF S30°21'52"W, AND A CHORD LENGTH OF 21.27 FEET), A DISTANCE OF 21.27 FEET TO A POINT OF REVERSE CURVATURE; (18) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 31°36'23", A CHORD BEARING OF S45°05'11"W, AND A CHORD LENGTH OF 515.24 FEET), A DISTANCE OF 521.84 FEET TO A POINT OF REVERSE CURVATURE; (19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 31°36'35", A CHORD BEARING OF S45°06'05"W, AND A CHORD LENGTH OF 318.66 FEET), A DISTANCE OF 322.74 FEET TO THE END OF SAID CURVE; (20) THENCE S29°17'48"W, A DISTANCE OF 227.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (21) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 5°04'26", A CHORD BEARING OF S31°50'01"W, AND A CHORD LENGTH OF 2.21 FEET), A DISTANCE OF 2.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (22) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 587.50 FEET, A CENTRAL ANGLE OF 10°24'38", A CHORD BEARING OF N71°11'38"W, AND A CHORD LENGTH OF 106.42 FEET), A DISTANCE OF 106.57 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; (23) THENCE N01°08'34"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 49.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; (24) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1152.00 FEET, A CENTRAL ANGLE OF 10°29'23", A CHORD BEARING OF N06°23'16"W, AND A CHORD LENGTH OF 210.61 FEET), A DISTANCE OF 210.91 FEET TO A POINT OF REVERSE CURVATURE; (25) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST, AND HAVING A RADIUS OF 848.00 FEET, A CENTRAL ANGLE OF 06°50'38", A CHORD BEARING OF N08°12'38"W, AND A CHORD LENGTH OF 101.23 FEET), A DISTANCE OF 101.29 FEET TO THE END OF SAID CURVE; (26) THENCE N04°47'19"W, A DISTANCE OF 477.99 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (27) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 8700.00 FEET, A CENTRAL ANGLE OF 01°36'52", A CHORD BEARING OF N83°29'04"E, AND A CHORD LENGTH OF 245.39 FEET), A DISTANCE OF 245.40 FEET TO A POINT OF REVERSE CURVATURE; (28) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1918.00 FEET, A CENTRAL ANGLE OF 17°08'23", A CHORD BEARING OF S88°45'11"E, AND A CHORD LENGTH OF 571.62 FEET), A DISTANCE OF 573.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (29) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 01°18'23", A CHORD BEARING OF S51°30'10"E, AND A CHORD LENGTH OF 26.75 FEET), A DISTANCE OF 26.81 FEET TO THE END OF SAID CURVE; (30) THENCE S56°38'21"E, A DISTANCE OF 29.21 FEET; (31) THENCE N41°30'15"E, A DISTANCE OF 175.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; (32) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 92°27'47", A CHORD BEARING OF N04°37'38"W, AND A CHORD LENGTH OF 79.44 FEET), A DISTANCE OF 88.70 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; (33) THENCE N38°08'28"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 127.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; (34) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 23°04'37", A CHORD BEARING OF S39°19'13"E, AND A CHORD LENGTH OF 72.81 FEET), A DISTANCE OF 73.30 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; (35) THENCE S89°26'07"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 171.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (36) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 35°18'21", A CHORD BEARING OF S71°46'57"E, AND A CHORD LENGTH OF 103.10 FEET), A DISTANCE OF 104.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (37) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 10°00'01", A CHORD BEARING OF N77°41'30"E, AND A CHORD LENGTH OF 17.43 FEET), A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE; (38) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 22°36'58", A CHORD BEARING OF N83°59'58"E, AND A CHORD LENGTH OF 39.22 FEET), A DISTANCE OF 39.47 FEET TO THE END OF SAID CURVE; (39) THENCE S84°41'33"E, A DISTANCE OF 174.38 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; (40) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 09°01'28", A CHORD BEARING OF N11°41'30"E, AND A CHORD LENGTH OF 287.83 FEET), A DISTANCE OF 288.23 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST AND THE NORTHWEST CORNER OF SAID DEL WEBB AT VIERA - PHASE 1; THENCE N89°44'11"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 4414.64 FEET TO THE EAST LINE OF THAT CERTAIN 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 725, PAGE 343, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°25'32"E ALONG THE EAST LINE OF SAID 95.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT A DISTANCE OF 113.64 FEET; THENCE N89°34'28"E, A DISTANCE OF 75.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 61°00'21", A CHORD BEARING OF S77°27'44"E, AND A CHORD LENGTH OF 180.02 FEET), A DISTANCE OF 194.10 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S80°16'35"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 310.18 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 8405.00 FEET, A CENTRAL ANGLE OF 08°36'04", A CHORD BEARING OF S84°34'37"E, AND A CHORD LENGTH OF 1260.58 FEET), A DISTANCE OF 1261.76 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S01°09'23"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 189.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 192.00 FEET, A CENTRAL ANGLE OF 38°50'17", A CHORD BEARING OF S20°34'32"W, AND A CHORD LENGTH OF 127.67 FEET), A DISTANCE OF 130.15 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S02°20'10"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 475.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 548.00 FEET, A CENTRAL ANGLE OF 19°30'31", A CHORD BEARING OF S07°29'05"E, AND A CHORD LENGTH OF 289.29 FEET), A DISTANCE OF 290.71 FEET TO THE END OF SAID CURVE; THENCE S03°30'29"E, A DISTANCE OF 20.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 962.50 FEET, A CENTRAL ANGLE OF 13°55'50", A CHORD BEARING OF S83°32'35"E, AND A CHORD LENGTH OF 229.29 FEET), A DISTANCE OF 230.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1122.50 FEET, A CENTRAL ANGLE OF 02°00'46", A CHORD BEARING OF S74°30'03"E, AND A CHORD LENGTH OF 39.43 FEET), A DISTANCE OF 39.43 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S14°24'34"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 75.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1197.50 FEET, A CENTRAL ANGLE OF 02°00'46", A CHORD BEARING OF N74°35'02"W, AND A CHORD LENGTH OF 42.06 FEET), A DISTANCE OF 42.07 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 587.50 FEET, A CENTRAL ANGLE OF 03°44'13", A CHORD BEARING OF N75°26'46"W, AND A CHORD LENGTH OF 38.31 FEET), A DISTANCE OF 38.32 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S12°41'08"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 20.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 120°21'36", A CHORD BEARING OF S57°25'08"E, AND A CHORD LENGTH OF 1925.36 FEET), A DISTANCE OF 2297.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 862.50 FEET, A CENTRAL ANGLE OF 25°21'11", A CHORD BEARING OF S19°58'54"E, AND A CHORD LENGTH OF 378.55 FEET), A DISTANCE OF 381.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N82°41'41"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 75.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 937.50 FEET, A CENTRAL ANGLE OF 07°14'25", A CHORD BEARING OF S03°41'06"E, AND A CHORD LENGTH OF 118.37 FEET), A DISTANCE OF 118.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; THENCE N89°56'01"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 20.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1995.00 FEET, A CENTRAL ANGLE OF 17°22'23", A CHORD BEARING OF S88°46'45"E, AND A CHORD LENGTH OF 602.62 FEET), A DISTANCE OF 604.93 FEET TO THE END OF SAID CURVE; THENCE N82°32'03"E, A DISTANCE OF 229.96 FEET TO THE POINT OF BEGINNING. CONTAINING 133.34 ACRES, MORE OR LESS.

TRACT AREA SUMMARY TABLE			
TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
OS-NB-1	10.86	OPEN SPACE, VSD DRAINAGE SYSTEM AND RECREATIONAL IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
OS NB-2	20.57	OPEN SPACE, VSD DRAINAGE SYSTEM AND RECREATIONAL IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT A	21.25	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT C1	0.19	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT E	5.59	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT E1	3.14	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT F	3.29	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT G	3.71	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT G1	0.11	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT G2	0.18	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT G3	0.19	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT G4	0.08	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT H	5.44	VSD DRAINAGE SYSTEM LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT H2	0.13	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT I	4.79	VSD DRAINAGE SYSTEM, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT I1	0.10	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT I2	0.06	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT K1	0.24	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT K2	0.05	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT L1	0.08	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT M1	0.18	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT M2	0.06	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT O	0.73	VSD DRAINAGE SYSTEM, SIDEWALKS, LANDSCAPING, IRRIGATION, RECREATIONAL IMPROVEMENTS AND RELATED FACILITIES	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT P	0.37	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT Q	2.10	VSD DRAINAGE SYSTEM, SIDEWALKS, LANDSCAPING, IRRIGATION, RECREATIONAL IMPROVEMENTS AND RELATED FACILITIES	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT S1	1.53	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT T	0.28	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT U	0.19	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT W	0.04	SANITARY SEWER LIFT STATION	BREVARD COUNTY
TRACT X	0.23	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT X1	0.08	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT Y	0.10	LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.
TRACT ZZ	17.27	VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, LANDSCAPING, IRRIGATION, HARDSCAPE AND RELATED IMPROVEMENTS	DWV NEIGHBORHOOD ASSOCIATION, INC.

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

ABBREVIATIONS

' MINUTES/FEET
" SECONDS/INCHES
° DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
EOC END OF CURVE
EX EXISTING
FBRL FRONT BUILDING RESTRICTION LINE
FD FOUND
FT FOOT/FEET
N NORTH
NR NON-RADIAL
NTS NOT TO SCALE
NTI NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PCT PREFERRED COVEN TYPE
PKD PARKER-KALEN NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVATURE
P.S.E. PUBLIC SIDEWALK EASEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
R/W RIGHT-OF-WAY
TYP TYPICAL
VSD VIERA STEWARDSHIP DISTRICT

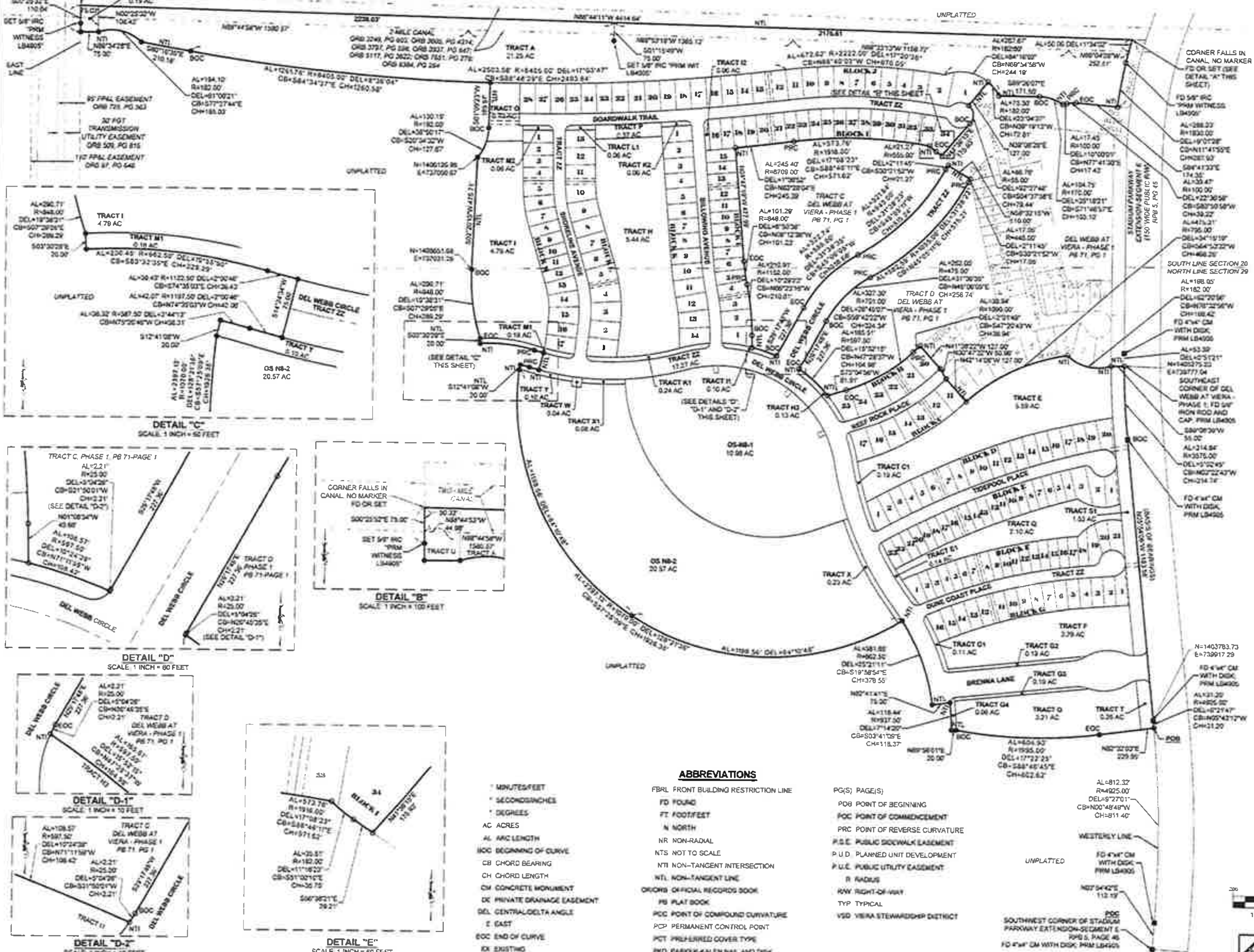
- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.

DATE 3/16/23
DESIGN/DRAWN RAK/WFV
DRAWING# 11568_301_001
PROJECT# 11568

PLAT BOOK _____, PAGE _____
SHEET 3 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

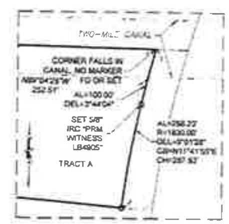


LOCATION MAP
NTS

KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905 UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK STAMPED PCP LB4905 UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED



DETAIL "A"
SCALE: 1 INCH = 100 FEET

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DE	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FBRL	FRONT BUILDING RESTRICTION LINE
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PCT	PREFERRED COVER TYPE
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

1 INCH = 200 FEET

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE: 4/1/22
DESIGN/DRAWN: HAK/WKV
DRAWING# 11566_321_001
PROJECT# 11566

DEL WEBB AT VIERA - PHASE 2

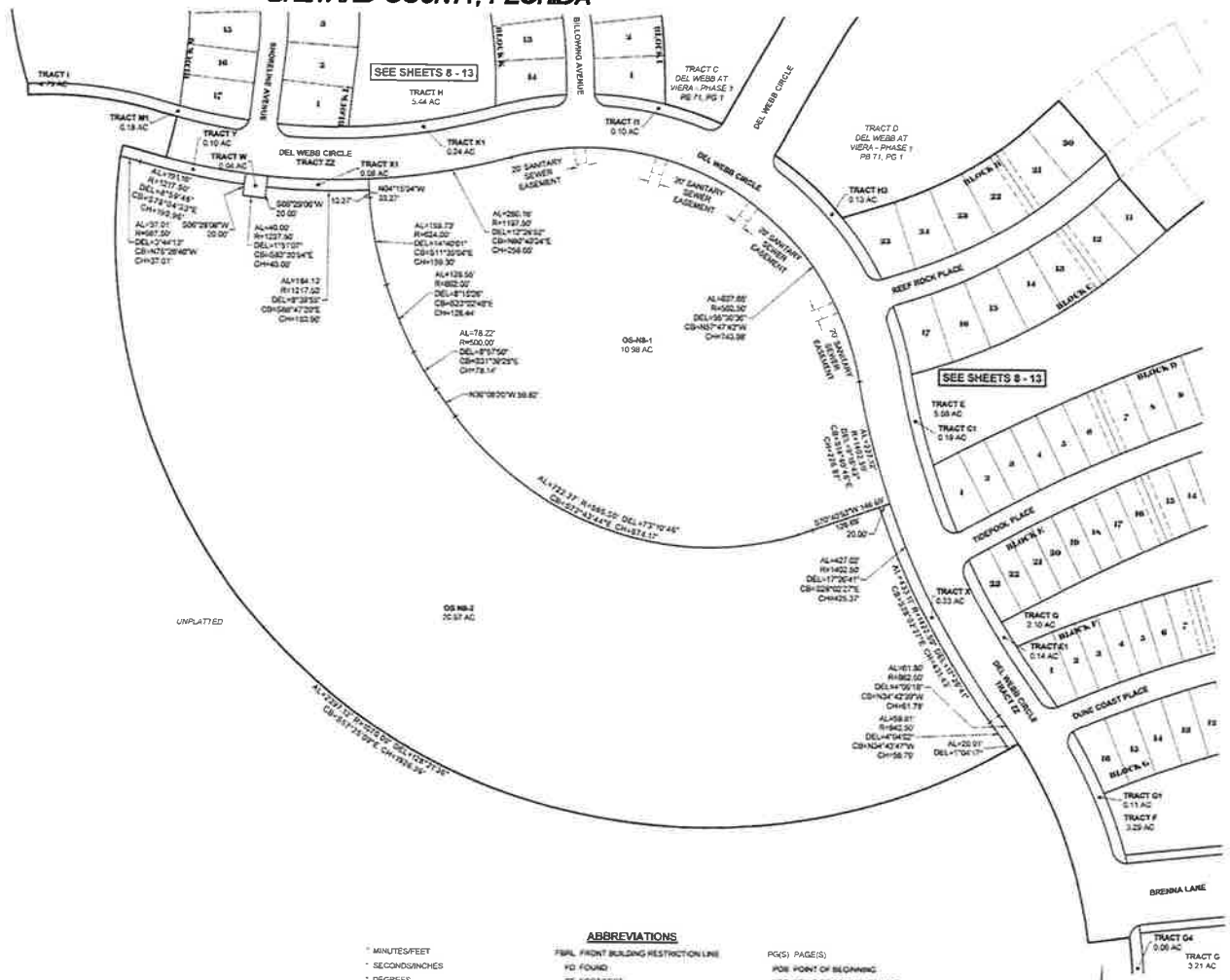
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

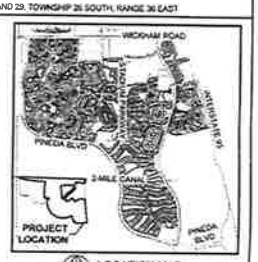
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

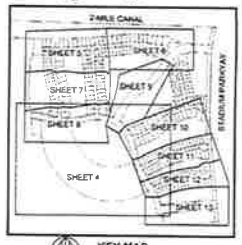
SHEET 4 OF 13

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST





LOCATION MAP
NTS



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP): SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DE	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FBRL	FRONT BUILDING RESTRICTION LINE
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NT	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PCT	PREFERRED COVER TYPE
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

100 0 50 100

1 INCH = 100 FEET

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.

CONSULTING - ENGINEERING - LAND SURVEYING

DATE: 3/19/02
DESIGN/DRAWN: HAK/WFV
DRAWING# 11568_301_301
PROJECT# 11568

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 5 OF 13

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DE	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FBRL	FRONT BUILDING RESTRICTION LINE
FD	FOUND
FT	FOOT/FEET
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NR	NON-RADIAL
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NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
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PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
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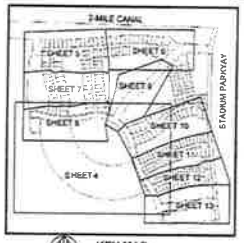
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

1 INCH = 40 FEET

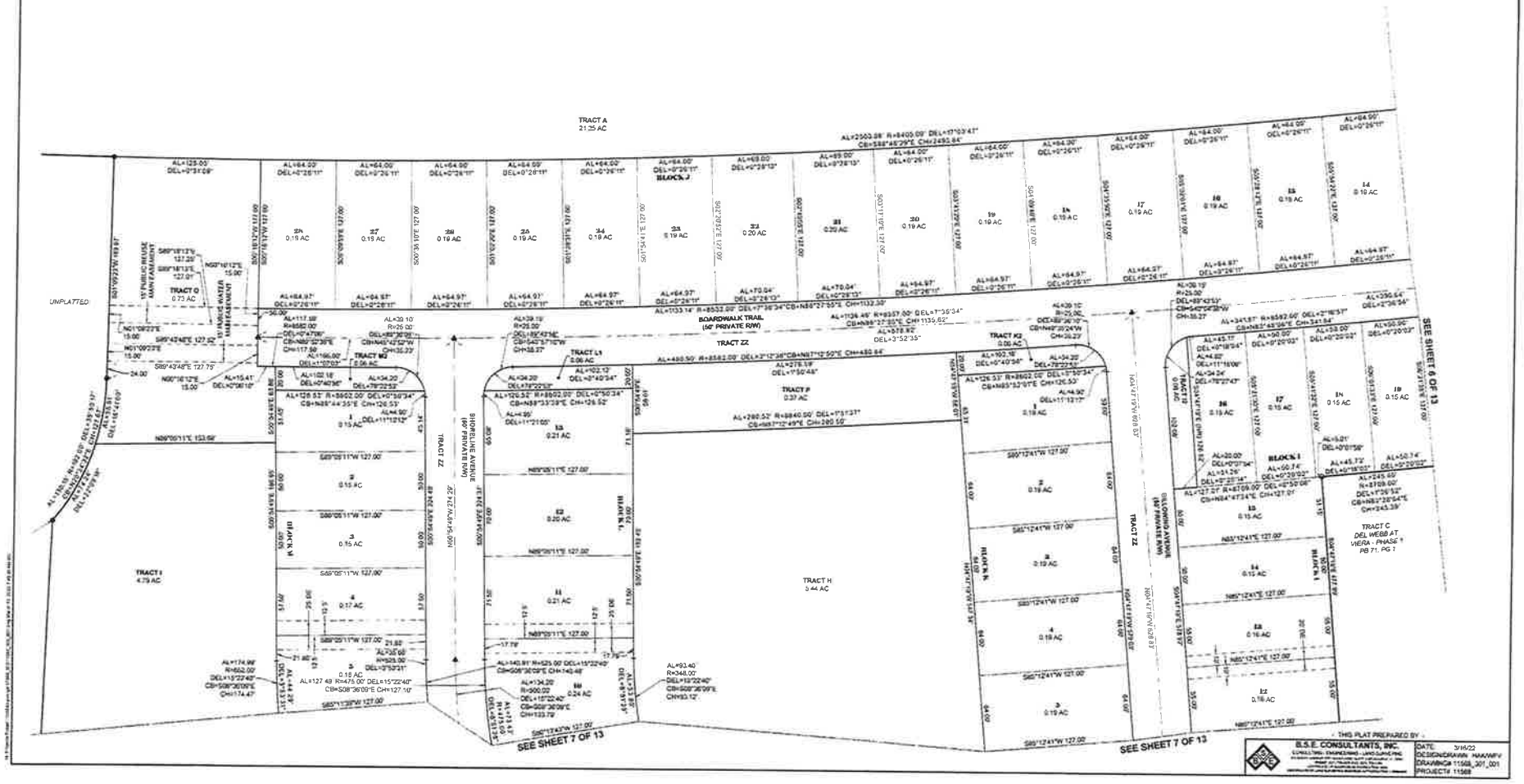
SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM) SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP) SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED



KEY MAP
NTS

LOCATION MAP
NTS



THIS PLAT PREPARED BY

B.S.E. CONSULTANTS, INC.

CONSULTING - ENGINEERING - LAND SURVEYING

DATE 3/16/22

DESIGN/DRAWN HA/MFV

DRAWING# 11568_301_001

PROJECT# 11568

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 6 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

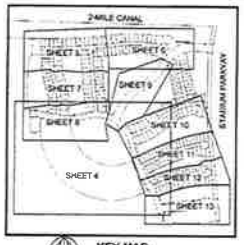
ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DE	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FBRL	FRONT BUILDING RESTRICTION LINE
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON--TANGENT INTERSECTION
NTL	NON--TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PCT	PREFERRED COVER TYPE
PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

1 INCH = 40 FEET

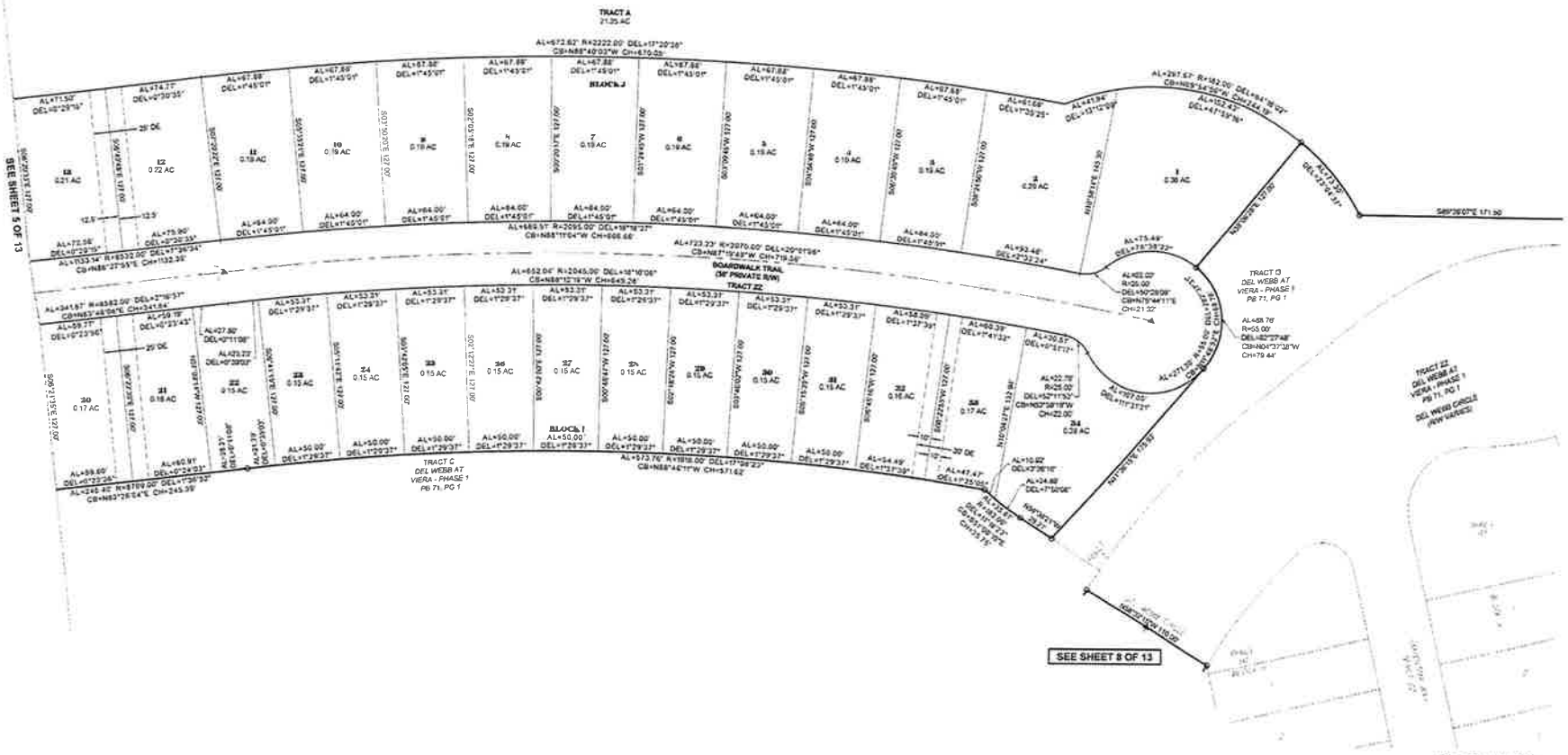
SURVEY SYMBOL LEGEND

- SECTION CORNER MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED



KEY MAP
NTS

LOCATION MAP
NTS



- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE: 3/16/22
DESIGN/DRAWN: HAN/WFV
DRAWING# 11568_301_201
PROJECT# 11568

DEL WEBB AT VIERA - PHASE 2
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 7 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

' MINUTES/FEET
" SECONDS/INCHES
° DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
EOC END OF CURVE
EX EXISTING

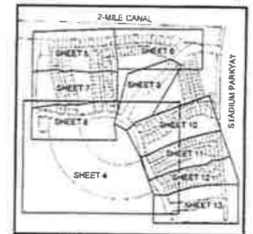
ABBREVIATIONS

FBRL FRONT BUILDING RESTRICTION LINE
FD FOUND
FT FOOT/FEET
N NORTH
NR NON-RADIAL
NTS NOT TO SCALE
NTI NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PCT PREFERRED COVER TYPE
PKD PARKER-KALEN NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVATURE
P.S.E. PUBLIC SIDEWALK EASEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
R/W RIGHT-OF-WAY
TYP TYPICAL
VSD VIERA STEWARDSHIP DISTRICT

1 INCH = 40 FEET

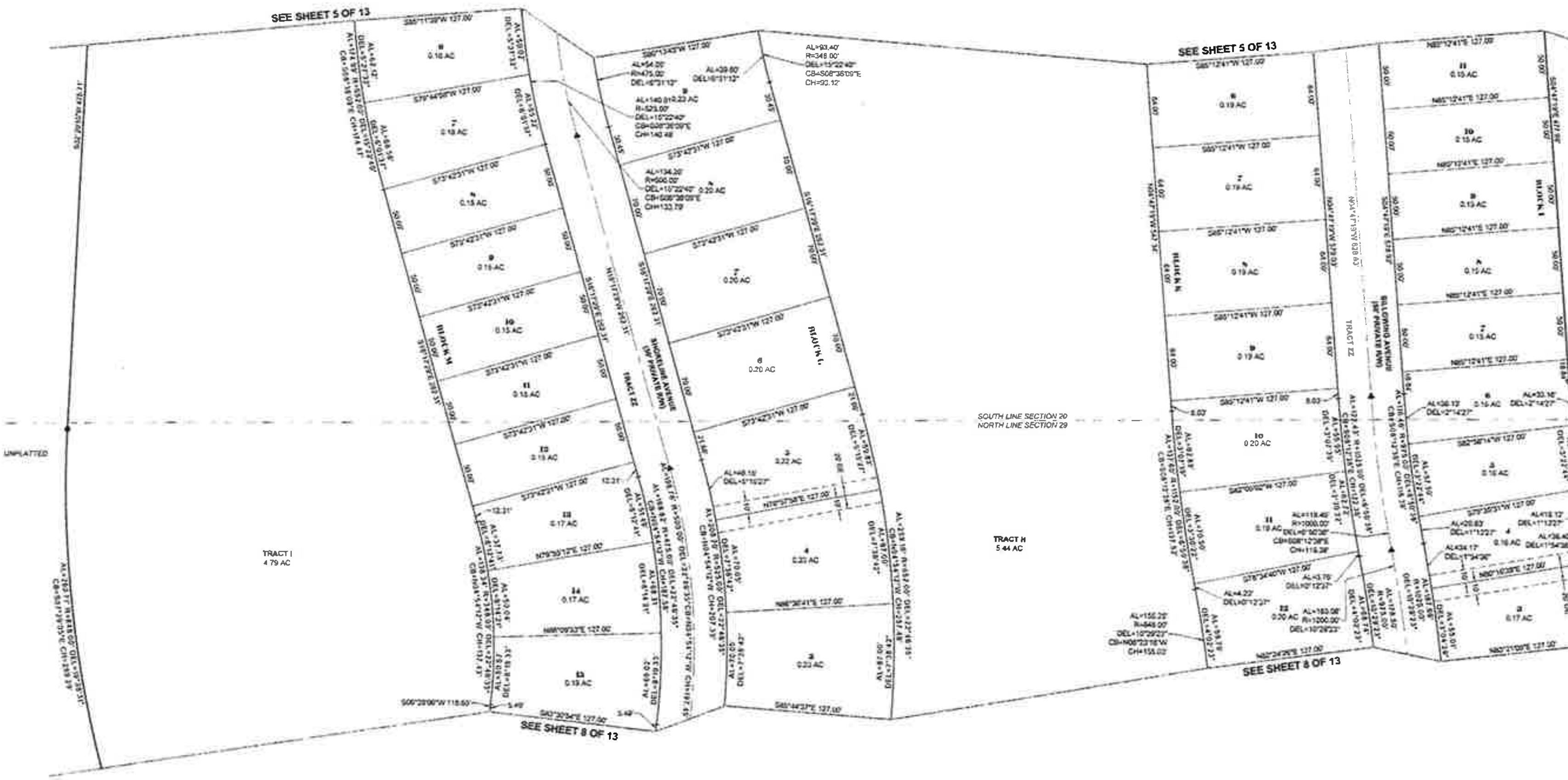
SURVEY SYMBOL LEGEND

+ SECTION CORNER, MARKED AS NOTED
■ PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905 UNLESS OTHERWISE NOTED
▲ PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
● SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
○ FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED



KEY MAP
NTS

LOCATION MAP
NTS



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

DATE: 2/16/22
DESIGN/DRAWN: HAK/WPV
DRAWING# 11568_301_001
PROJECT# 11568

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 8 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

ABBREVIATIONS

' MINUTES/FEET
" SECONDS/INCHES
° DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
EOC END OF CURVE
EX EXISTING
FBRL FRONT BUILDING RESTRICTION LINE
FD FOUND
FT FOOT/FEET
N NORTH
NR NON-RADIAL
NTS NOT TO SCALE
NTI NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PCT PREFERRED COVER TYPE
PKD PARKER-KALEN NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVATURE
P.S.E. PUBLIC SIDEWALK EASEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
R/W RIGHT-OF-WAY
TYP TYPICAL
VSD VIERA STEWARDSHIP DISTRICT

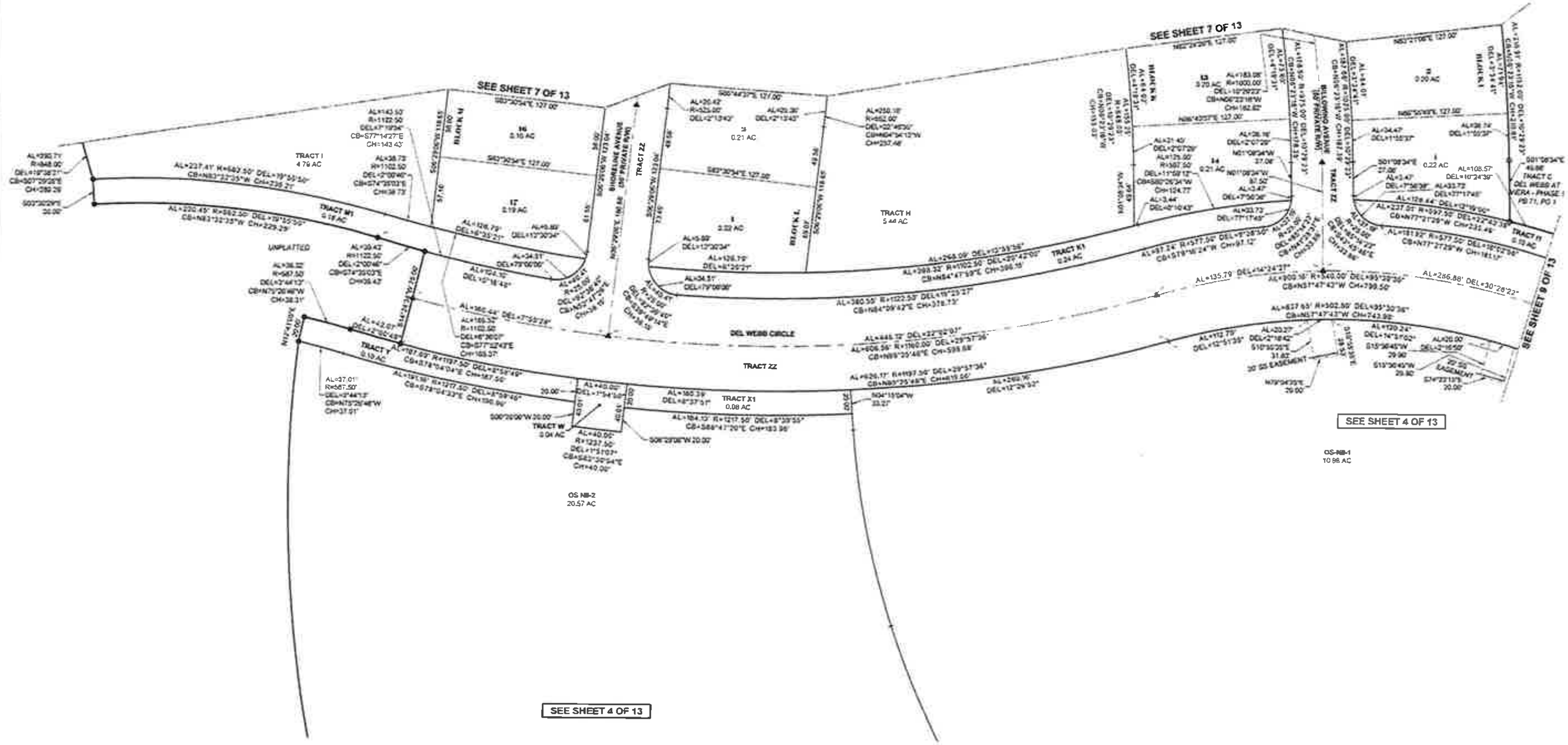
1 INCH = 40 FEET

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905 UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905 UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

KEY MAP
NTS

LOCATION MAP
NTS



- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE: 3/30/22
DESIGN/DRAWN: HAK/WFV
DRAWING# 11568_201_001
PROJECT# 11568

PLAT BOOK _____, PAGE _____
SHEET 9 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DE	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
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FBRL	FRONT BUILDING RESTRICTION LINE
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PG(S)	PAGE(S)
POB	POINT OF BEGINNING
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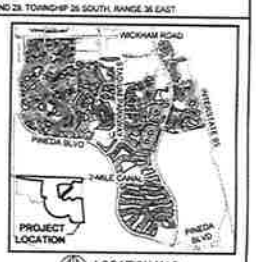
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

1 INCH = 40 FEET

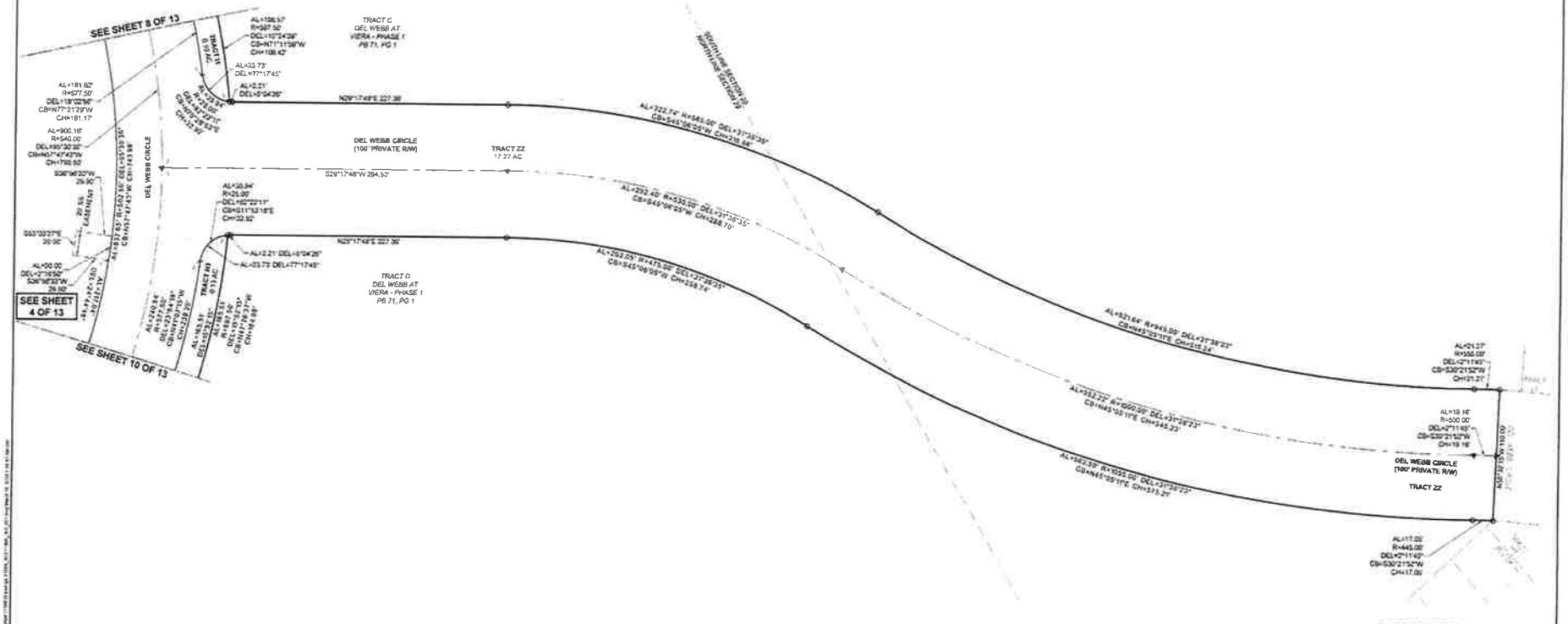
SURVEY SYMBOL LEGEND

- SECTION CORNER: MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP): SET MAG NAIL AND DISK STAMPED PCP LB4905 UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED

KEY MAP
NTS



LOCATION MAP
NTS



- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.

DATE:	3/16/22
DESIGN/DRAWN:	HAK/WFV
DRAWING#:	11948_301_001
PROJECT#:	11948

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 10 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

ABBREVIATIONS

' MINUTES/FEET
" SECONDS/INCHES
° DEGREES
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
DE PRIVATE DRAINAGE EASEMENT
DEL CENTRAL/DELTA ANGLE
E EAST
EOC END OF CURVE
EX EXISTING
FBRL FRONT BUILDING RESTRICTION LINE
FD FOUND
FT FOOT/FEET
N NORTH
NR NON-RADIAL
NTS NOT TO SCALE
NT1 NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PCT PREFERRED COVER TYPE
PKD PARKER-KALEN NAIL AND DISK
PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
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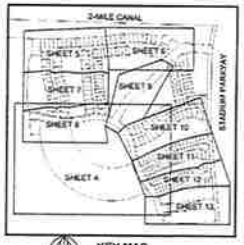
P.S.E. PUBLIC SIDEWALK EASEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
R/W RIGHT-OF-WAY
TYP TYPICAL
VSD VIERA STEWARDSHIP DISTRICT

1 INCH = 40 FEET

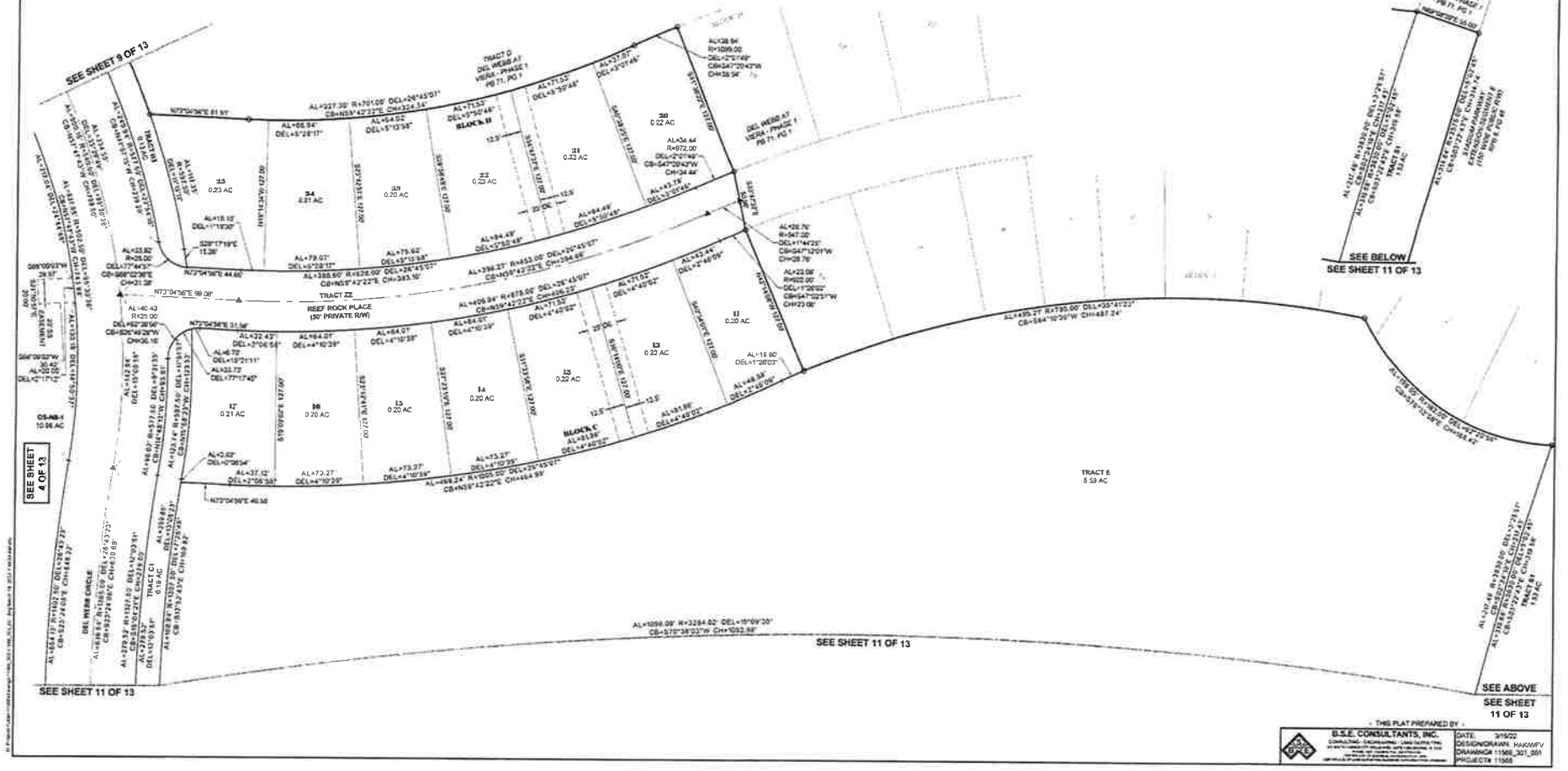
SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP): SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED



KEY MAP
NTS

LOCATION MAP
NTS



- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
DATE: 3/16/22
DESIGN/DRAWN: HAKW/FV
DRAWING# 11568_301_001
PROJECT# 11568

PLAT BOOK ____, PAGE ____
SHEET 11 OF 13
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

ABBREVIATIONS

' MINUTES/FEET	FBRL FRONT BUILDING RESTRICTION LINE
" SECONDS/INCHES	FD FOUND
° DEGREES	FT FOOT/FEET
AC ACRES	N NORTH
AL ARC LENGTH	NR NON-RADIAL
BOC BEGINNING OF CURVE	NTS NOT TO SCALE
CB CHORD BEARING	NTI NON-TANGENT INTERSECTION
CH CHORD LENGTH	NTL NON-TANGENT LINE
CM CONCRETE MONUMENT	ORO/RB OFFICIAL RECORDS BOOK
DE PRIVATE DRAINAGE EASEMENT	PB PLAT BOOK
DEL CENTRAL/DELTA ANGLE	PCC POINT OF COMPOUND CURVATURE
E EAST	PCP PERMANENT CONTROL POINT
EOC END OF CURVE	PCT PREFERRED COVER TYPE
EX EXISTING	PKD PARKER/KALEN NAIL AND DISK
	PG(S) PAGE(S)
	POB POINT OF BEGINNING
	POC POINT OF COMMENCEMENT
	PRC POINT OF REVERSE CURVATURE
	P.S.E. PUBLIC SIDEWALK EASEMENT
	P.U.D. PLANNED UNIT DEVELOPMENT
	P.U.E. PUBLIC UTILITY EASEMENT
	R RADIUS
	R/W RIGHT-OF-WAY
	TYP TYPICAL
	VSD VIERA STEWARDSHIP DISTRICT

1 INCH = 40 FEET

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM). SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP). SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
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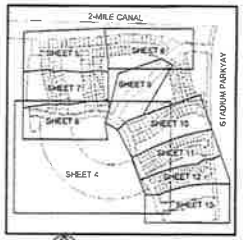
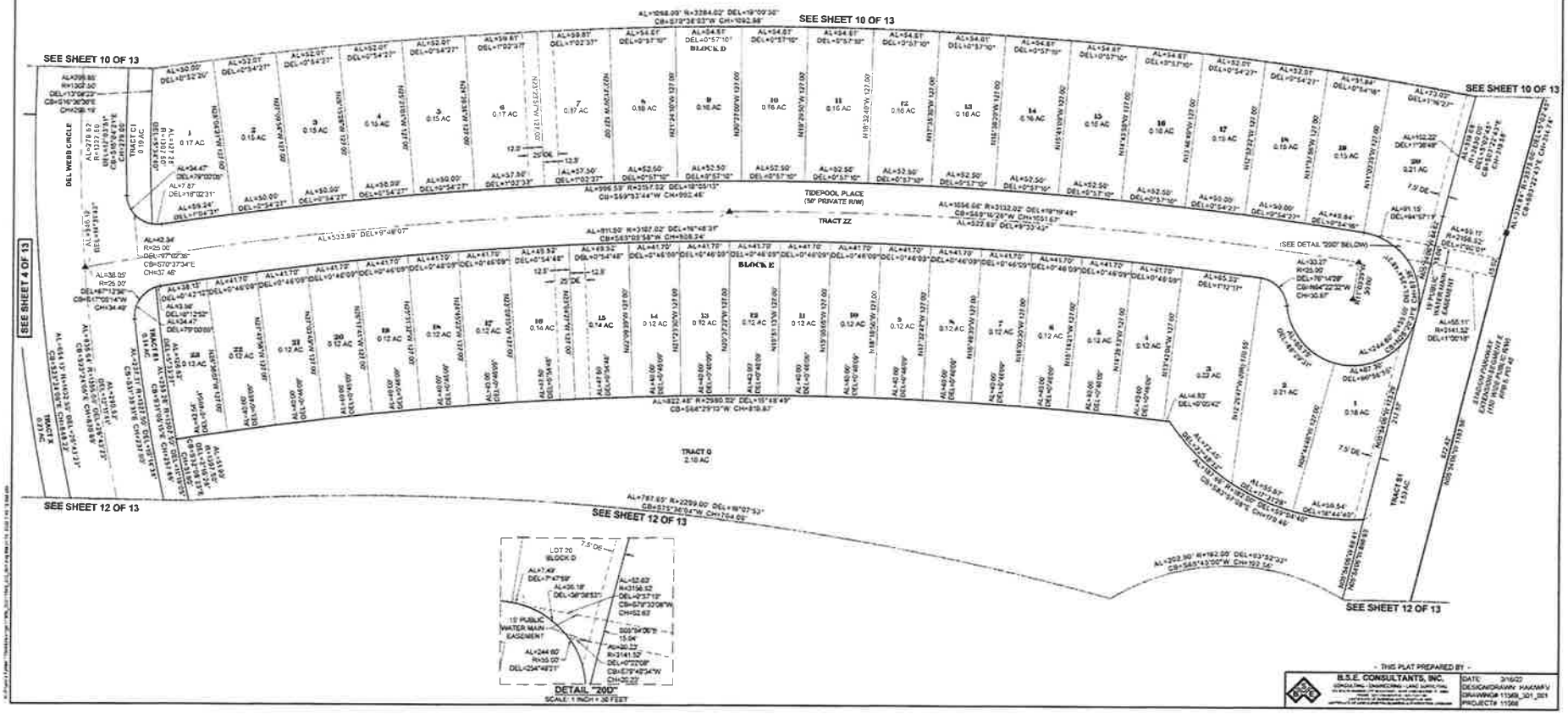


KEY MAP
NTS

LOCATION MAP
NTS



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B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
DATE: 3/16/22
DESIGN/DRAWN: HAC/MFV
DRAWING#: 11569_001_001
PROJECT#: 11569

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 12 OF 13
SECTIONS 29 AND 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST

ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FBRL FRONT BUILDING RESTRICTION LINE
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PCT PREFERRED COVER TYPE
- PKD PARKER-KALEN NAIL AND DISK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

1 INCH = 40 FEET

SURVEY SYMBOL LEGEND

- SECTION CORNER: MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP), SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED
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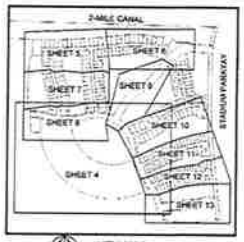

KEY MAP
NTS

LOCATION MAP
NTS

DEL WEBB AT VIERA - PHASE 2

SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
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- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
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1 INCH = 40 FEET

SURVEY SYMBOL LEGEND

- ✛ SECTION CORNER, MARKED AS NOTED
- ■ PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905 UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905 UNLESS OTHERWISE NOTED
- ● SET 5/8" IRON ROD AND CAP STAMPED "PRM LB4905" UNLESS OTHER WISE NOTED
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KEY MAP
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LOCATION MAP
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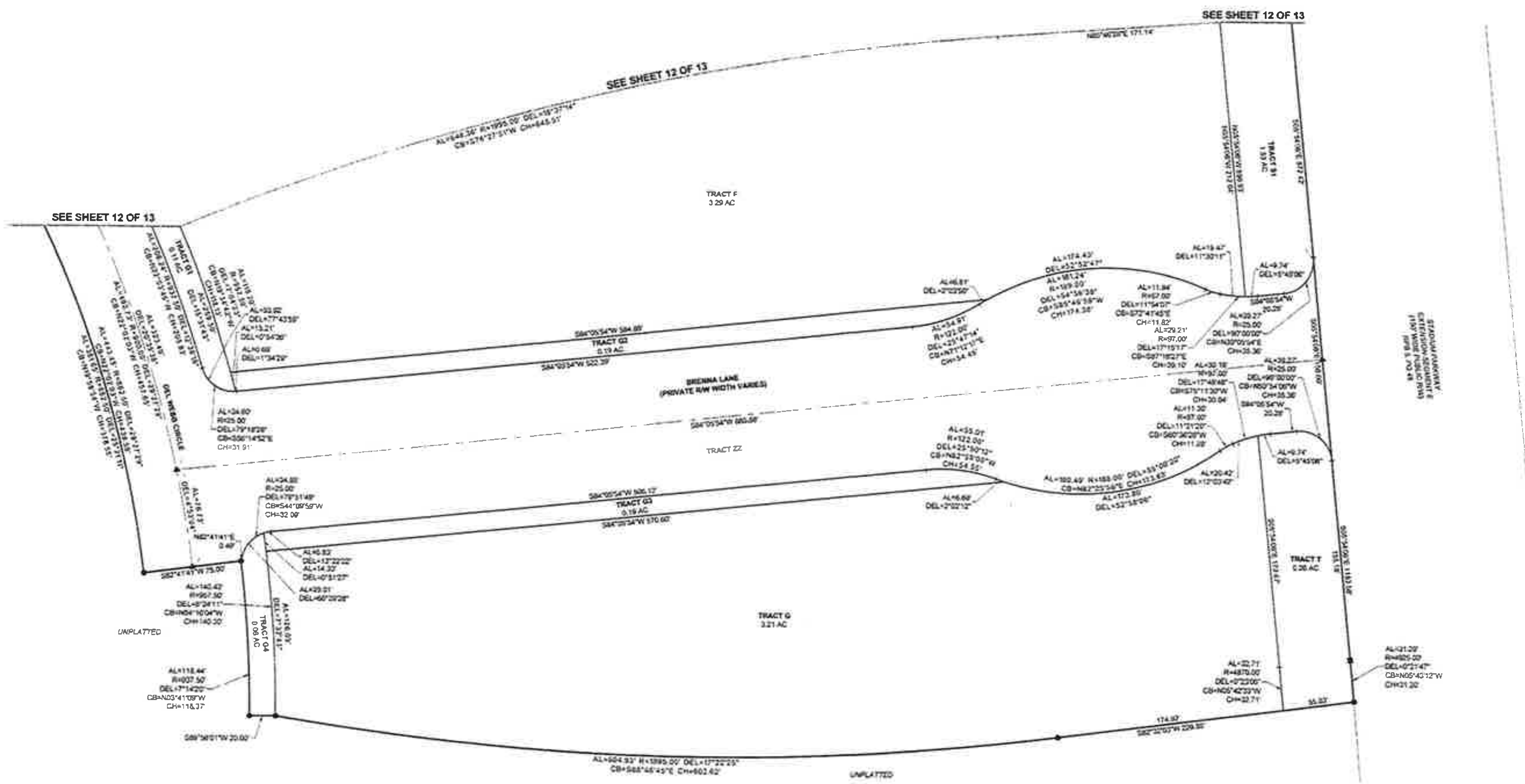

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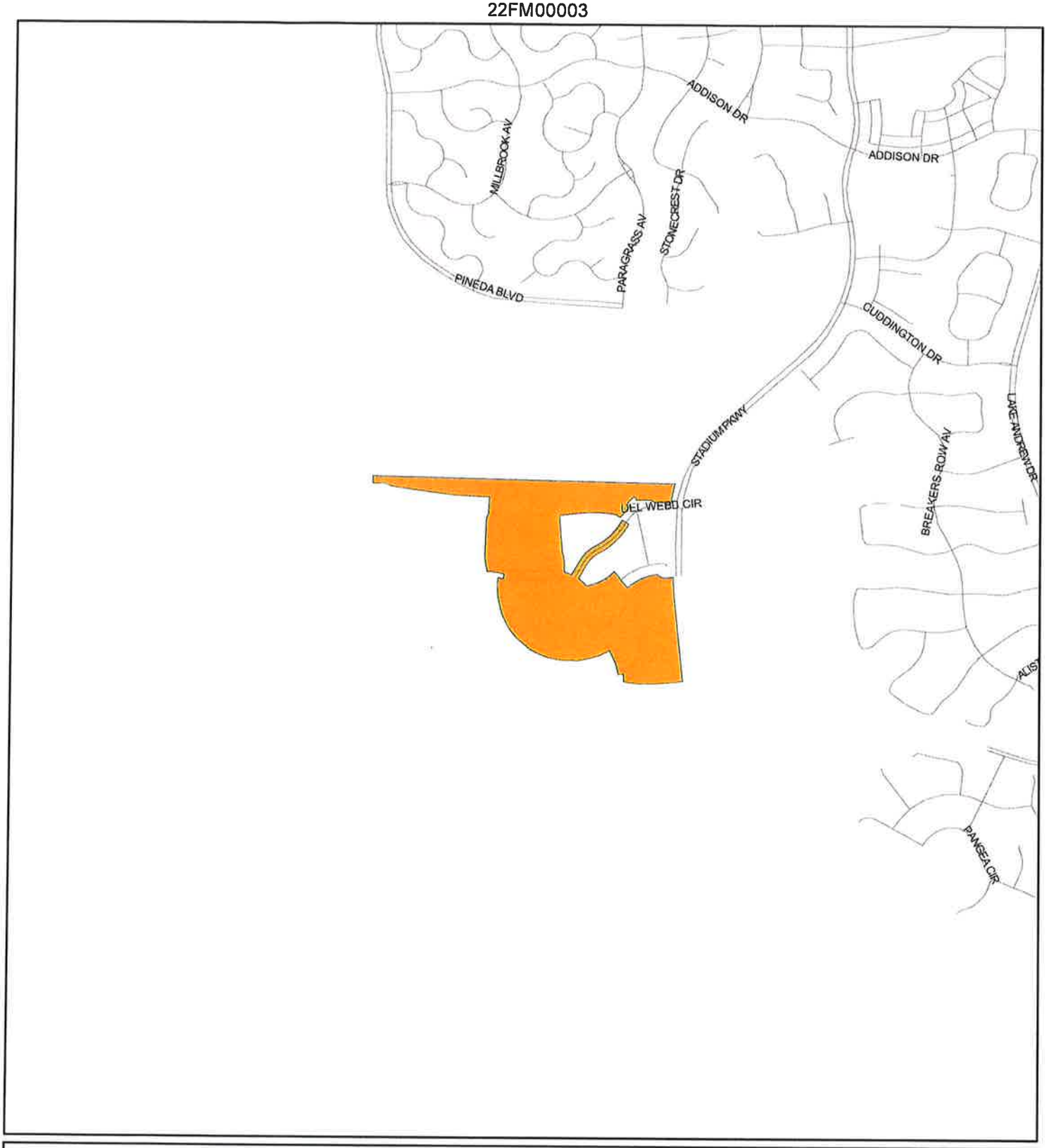
DATE: 3/16/22
DESIGN/DRAWN: HAA/WFV
DRAWING# 11568_301_001
PROJECT# 11568

LOCATION MAP

DEL WEBB AT VIERA - PHASE 2

22FM00003



N
W E
S

1:24,000 or 1 inch = 2,000 feet

Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 5/5/2022