



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.3.

4/19/2022

Subject:

Final Plat and Contract Approval, Re: Adelaide Phase 6A
Developer: The Viera Company District 4

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat and contract for Adelaide Phase 6A.

Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on May 29, 2015. The preliminary plat and final engineering plans, which is the second stage of approval, were approved on July 20, 2015. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Staff has reviewed the final plat and contract for the Adelaide Phase 6A, and has determined that it complies with the applicable ordinances.

This parcel is zoned PUD-DRI under zoning action Z-11529 & 21AA00050. It is located in a DRI District designated by Brevard County's Future Land Use Map. Phase 6A allows 27 single-family lots on 22.39 acres.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 22FM00001, 14SD-00425

Contact: Tim Craven, Planner II, Ext. 58266

Clerk to the Board Instructions:

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



April 20, 2022

M E M O R A N D U M

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

RE: Item F.3., Final Plat and Contract Approval for Adelaide Phase 6A – Developer:
The Viera Company

The Board of County Commissioners, in regular session on April 19, 2022, executed and granted final plat approval for Adelaide Phase 6A – Developer: The Viera Company, subject to minor changes, if necessary, receipt of all documents required for recording, and developer responsible for obtaining all other necessary jurisdictional permits. Enclosed are fully-executed and certified copy of Contract.

Your continued cooperation is greatly appreciated.

Sincerely,

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

Donna Scott
Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

cc: Contracts Administration
 Finance
 Budget

Subdivision No. 14SD00425/15SD00011

Project Name Adelaide Subdivision Phase 6A

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 19 day of APRIL 2022 by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

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

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

and all other improvements depicted in subdivision number 14SD00425/15SD00011. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

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

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

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

3. The PRINCIPAL agrees to complete said construction on or before the 31st day of March, 2023.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of **\$2,275,785.28**. 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:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rachel M. Sadoff, Clerk

Kristine Zonka, Chair

As approved by the Board on: April 19, 20 22.

WITNESSES:

PRINCIPAL: The Viera Co.

Karen D. Prosser

Todd J. Pokrywa, as President

Mary Ellen McKibben

3-18-22
DATE



State of: Florida

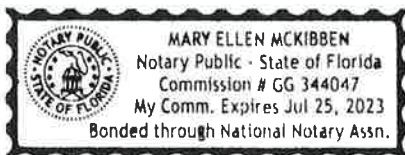
County of: Brevard

The foregoing instrument was acknowledged before me this 18th day of March 20 22, by

Todd J. Pokrywa, Pres who is personally known to me or who has produced

as identification and who did (did not) take an oath.

My commission expires:



Mary Ellen McKibben
Notary Public

Mary Ellen McKibben
Notary Name printed, typed or stamped

Bond # 107534217

Adelaide Subdivision Phase 6A
Infrastructure Improvements
#14SD00425/15SD00011

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, THE VIERA COMPANY, hereinafter referred to as "Owner" and, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$2,275,785.28 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 19 day of APRIL, 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 31st, 2023 then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

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

EXECUTED this 18th day of March, 2022

OWNER: THE VIERA COMPANY


Todd J. Pokrywa, President

SURETY:


Christine Payne, Attorney-in-Fact



TRAVELERS

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

POWER OF ATTORNEY

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

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



State of Connecticut

City of Hartford ss.

By

Robert L. Raney
Robert L. Raney, Senior Vice President

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

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

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



Anna P. Nowik
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

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

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

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

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

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **22nd** day of **February, 2022**.

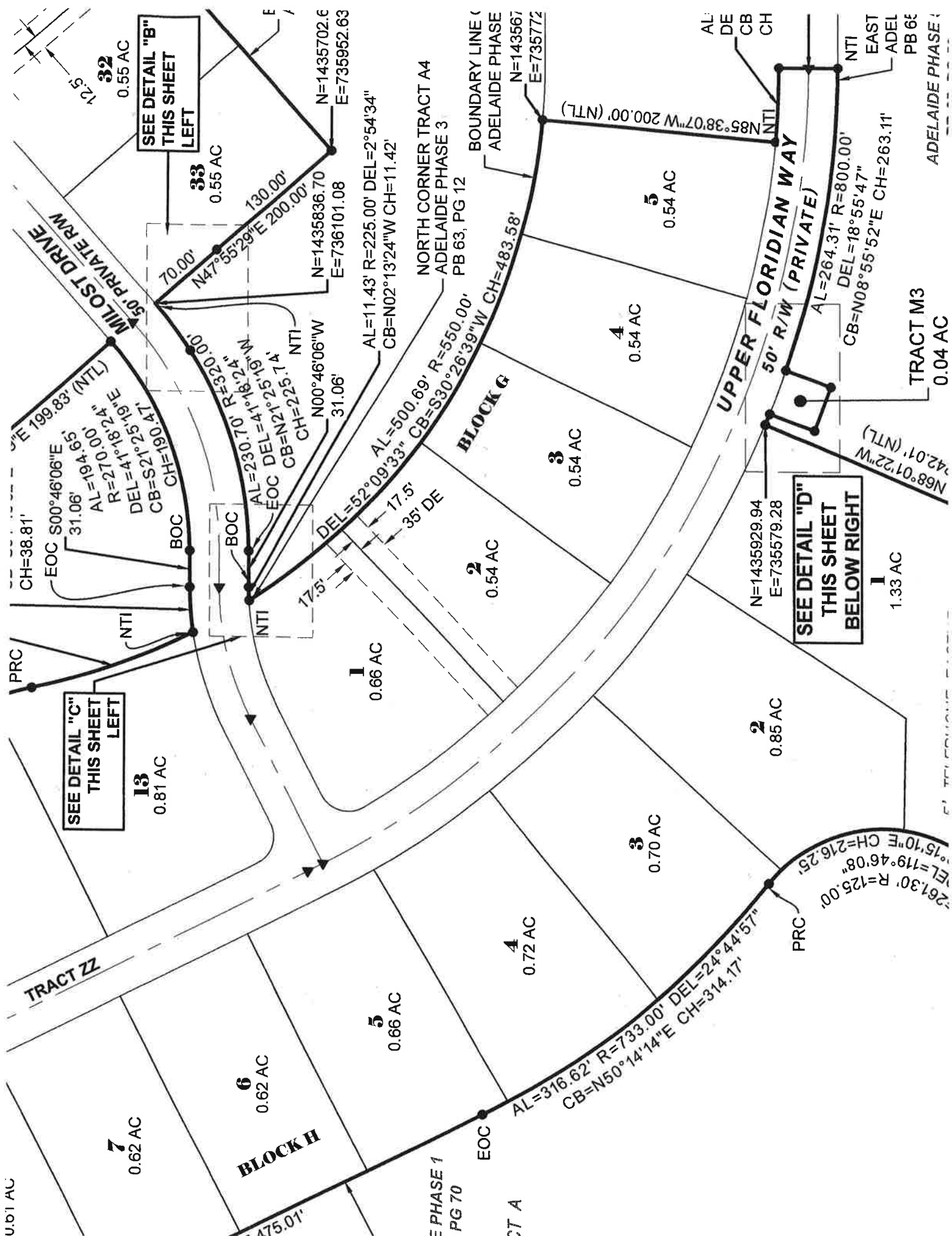


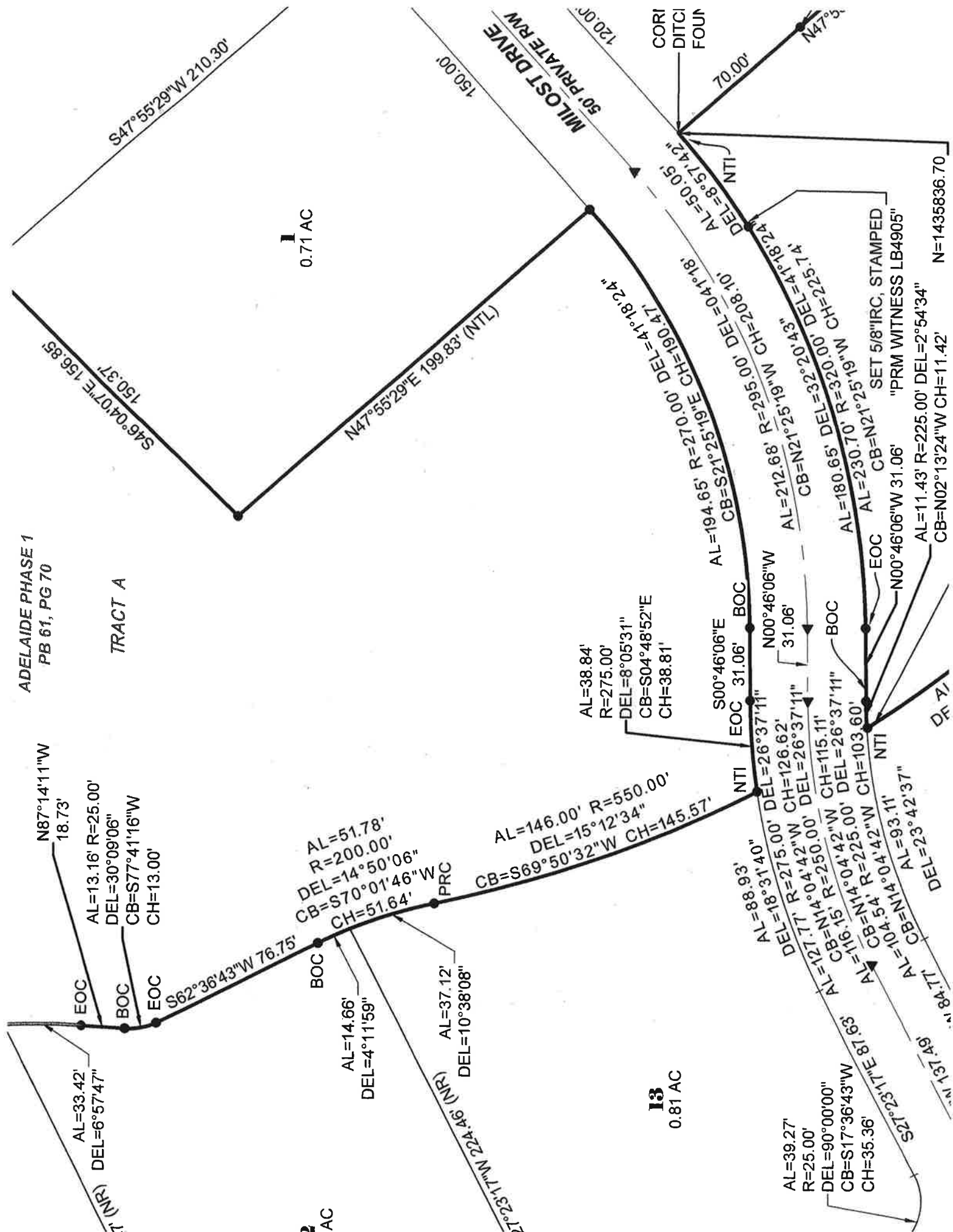
Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary

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

DESCRIPTION OF ADELAIDE PHASE 6A

[illegible]





Prepared By And Return To:
DEAN, MEAD, et al
7380 Murrell Road, Suite 200
Viera, Florida 32940
(321) 259-8900
File#002782/049657

JOINDER IN DEDICATION OF PLAT

WHEREAS, WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, whose address is 171 17 th Street, NW, MAC G0128-048, Atlanta, Georgia 30363 (hereinafter referred to as the "Mortgagee"), is the owner and holder of (1) that certain Master Mortgage Deed and Security Agreement and related security documents by and between THE VIERA COMPANY, a Florida corporation, and SUNTRUST BANK, a Georgia corporation, dated June 13, 2002, and recorded June 14, 2002 in Official Records Book 4616, Page 3941, as amended, and as subsequently assigned to Mortgagee by Assignment of Note, Mortgage and Other Loan Documents recorded July 31, 2012 in Official Records Book 6655, Page 2341 and amended by Amended and Restated Construction Mortgage recorded July 31, 2012 in Official Records Book 6655, Page 2347 as modified by Modification Agreement Amending Amended and Restated Construction Mortgage dated August 28, 2014 and recorded September 3, 2014, in Official Records Book 7200, Page 2868, Modification and Spreading Agreement Amending Mortgage dated October 28, 2016 and recorded November 2, 2016, in Official Records Book 7746, Page 807; Notice of Future Advance, Modification and Spreading Agreement Amending Amended and Restated Construction Mortgage dated December 31, 2016 and recorded January 31, 2017, in Official Records Book 7809, Page 2902; Modification and Spreading Agreement Amending Mortgage recorded February 23, 2018, in Official Records Book 8098, Page 2578 and by Mortgage Modification Agreement dated January 31, 2019 and recorded February 1, 2019, in Official Records Book 8359, Page 2993, and that certain UCC Financing Statement recorded in Official Records Book 6655, Page 2367, as modified by from time to time, all of the Public Records of Brevard County, Florida (hereinafter collectively referred to as the "Mortgage") and of (2) that certain Second Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing given by THE VIERA COMPANY, a Florida corporation, for the benefit of WELLS FARGO BANK, NATIONAL ASSOCIATION, dated as of January 31, 2019 and recorded February 1, 2019 in Official Records Book 8360, Page 8, of the Public Records of Brevard County, Florida (hereinafter referred to as the "Second Mortgage") which Mortgage and Second Mortgage encumber the land described in the plat of Adelaide Phase 6A, hereby joins in and consents to the dedication and plat of such lands for all uses and purposes expressed therein, and agrees that the lien, operation and effect of the above-described Mortgage, as modified, shall be, and is hereby, subordinated to said plat.

[Execution is on the following page]

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed in its name on March 15, 2022.

Signed, sealed and delivered
in the presence of:

Darlene W. Carpenter
Print Name: DARLENE W. Carpenter

Patrice R. Clark
Print Name: Patrice R. Clark

WELLS FARGO BANK, NATIONAL
ASSOCIATION

By: Cindy B. Brewer
Name: Cindy B. Brewer
Title: Assistant Vice President

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

The foregoing instrument was acknowledged before me by means of (check one)
☒ physical presence or ☐ online notarization this 15 day of March, 2022, by _____,
as _____ of WELLS FARGO BANK, NATIONAL
ASSOCIATION, a national banking association, on behalf of said association. Said person
(check one) ☒ is personally known to me or ☐ produced a driver's license (issued by a state of the
United States within the last five (5) years) as identification.

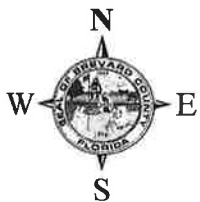
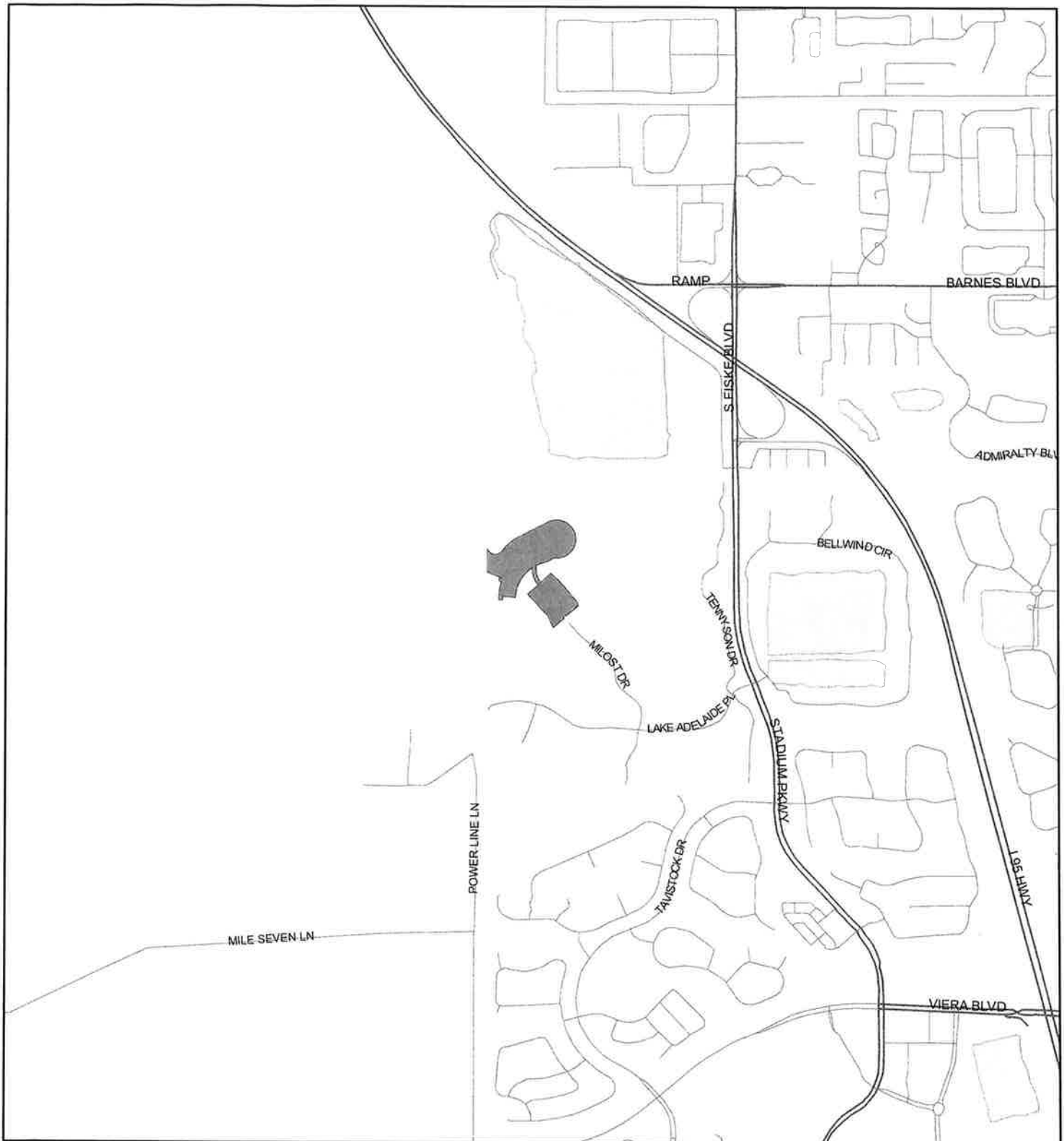
Gonzalo Agudelo
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires September 30, 2024

Gonzalo Agudelo
Print Name: Gonzalo Agudelo
Notary Public, State of North Carolina
Commission No.: _____
My Commission Expires: Sept. 30, 2024

LOCATION MAP

ADELAIDE PHASE 6A

22FM00001

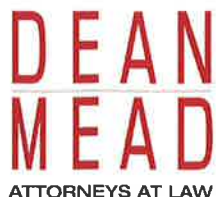


1:24,000 or 1 inch = 2,000 feet

 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: 4/1/2022



Dean Mead
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Viera, FL 32940

(321) 259-8900
(321) 254-4479 Fax
www.deanmead.com

Attorneys and Counselors at Law
Orlando
Fort Pierce/Vero Beach
Tallahassee
Viera/Melbourne

LAURA MINTON YOUNG
LYoung@deanmead.com

March 10, 2022

Board of County Commissioners
Brevard County, Florida
2725 Judge Fran Jamieson Way
Viera, Florida 32940
Attention: Land Development Division

Re: Updated Opinion of Title to that certain real property described in Exhibit "A", attached hereto and made a part hereof (the "Property"), to be platted as Adelaide Phase 6A.

Ladies and Gentlemen:

This firm is an authorized issuing agent for Fidelity National Title Insurance Company ("Fidelity"). Fidelity has caused to be conducted a search of the Public Records of Brevard County, Florida, with respect to the Property, through and including February 10, 2022, @ 5:00 p.m.

The undersigned, as issuing agent for Fidelity, hereby certifies to you that the above-mentioned search of the Public Records of Brevard County, Florida, disclosed that as of February 10, 2022, at 5:00 p.m., fee simple title to the Property was vested in The Viera Company, a Florida corporation.

The Property is encumbered by (1) a Master Mortgage Deed and Security Agreement, and related security instruments, in favor of SunTrust Bank, recorded in Official Records Book 4616, Page 3941, as subsequently assigned to Wells Fargo Bank, N.A. by Assignment of Note, Mortgage and Other Loan Documents recorded July 31, 2012 in Official Records Book 6655, Page 2341 and amended by Amended and Restated Construction Mortgage recorded July 31, 2012 in Official Records Book 6655, Page 2347, of the Public Records of Brevard County, Florida and by (2) a Second Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing given by The Viera Company, a Florida corporation, for the

March 10, 2022

Page 2

benefit of Wells Fargo Bank, N.A, dated as of January 31, 2019 and recorded February 1, 2019 in Official Records Book 8360, Page 8, of the Public Records of Brevard County, Florida. Wells Fargo Bank, N.A. is the same party shown on that certain Joinder in Dedication of Plat to be recorded with the plat.

Other than the Mortgages, there are no liens affecting the Property. Ad valorem real property taxes for 2021 and all prior years have been paid.

There are no conflicting rights-of-way, easements or plats; provided, however, easements, rights and restrictions are created by the following instruments:

(1) Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Central Viera Community recorded July 25, 1994, in Official Records Book 3409, Page 0624, of the Public Records of Brevard County, Florida, as the same may be amended, supplemented or modified from time to time.

(2) Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Adelaide District Property recorded December 14, 2015, in Official Records Book 7511, Page 1644, of the Public Records of Brevard County, Florida, as the same may be amended, supplemented or modified from time to time.

(3) Notice of Creation and Establishment of the Viera Stewardship District dated August 8, 2006, as recorded in Official Records Book 5683, Page 2029, as amended by that certain Amended Notice recorded in Official Records Book 6081, Page 1354, all of the Public Records of Brevard County, Florida.

(4) Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by Viera Stewardship District dated May 1, 2013 as recorded in Official Records Book 6879, Page 1970, Public Records of Brevard County, Florida.

(5) Declaration of Consent to Assessments, Covenants, Conditions, and Restrictions of the Viera Stewardship District recorded February 24, 2022, in Official Records Book 9425, Page 2208, of the Public Records of Brevard County.

This Opinion of Title is being given to you in connection with the platting of the Property and is not to be used for any other purposes nor copies delivered to any other persons or entities without the prior written consent of the undersigned.

Very truly yours,

Laura Minton Young

LMY:ls

Exhibit "A"

DESCRIPTION OF ADELAIDE PHASE 6A

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHERN MOST CORNER OF LOT 5, BLOCK I OF ADELAIDE PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE BOUNDARY OF SAID ADELAIDE PHASE 3 THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; 1) THENCE S50°31'01"W, A DISTANCE OF 216.30 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 300.00 FEET, A CENTRAL ANGLE OF 01°54'36", A CHORD BEARING OF N24°06'44"W, AND A CHORD LENGTH OF 10.00 FEET), A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 3) THENCE S66°50'34"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 04°41'59", A CHORD BEARING OF S25°30'26"E, AND A CHORD LENGTH OF 28.70 FEET), A DISTANCE OF 28.71 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 5) THENCE S47°55'29"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 203.96 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT, (SAID POINT BEING THE WESTERN MOST CORNER OF LOT 28, BLOCK F OF SAID ADELAIDE PHASE 3); 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 16°01'14", A CHORD BEARING OF N25°04'22"W, AND A CHORD LENGTH OF 153.29 FEET), A DISTANCE OF 153.79 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°00'46", A CHORD BEARING OF N29°34'08"W, AND A CHORD LENGTH OF 21.65 FEET), A DISTANCE OF 21.83 FEET TO THE END OF SAID CURVE; 8) THENCE N42°04'31"W, A DISTANCE OF 432.27 FEET; 9) THENCE N47°55'29"E, A DISTANCE OF 200.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 41°18'24", A CHORD BEARING OF N21°25'19"W, AND A CHORD LENGTH OF 225.74 FEET), A DISTANCE OF 230.70 FEET TO THE END OF SAID CURVE; 11) THENCE N00°46'06"W, A DISTANCE OF 31.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 02°54'34", A CHORD BEARING OF

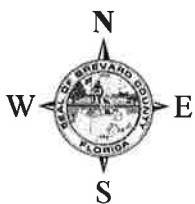
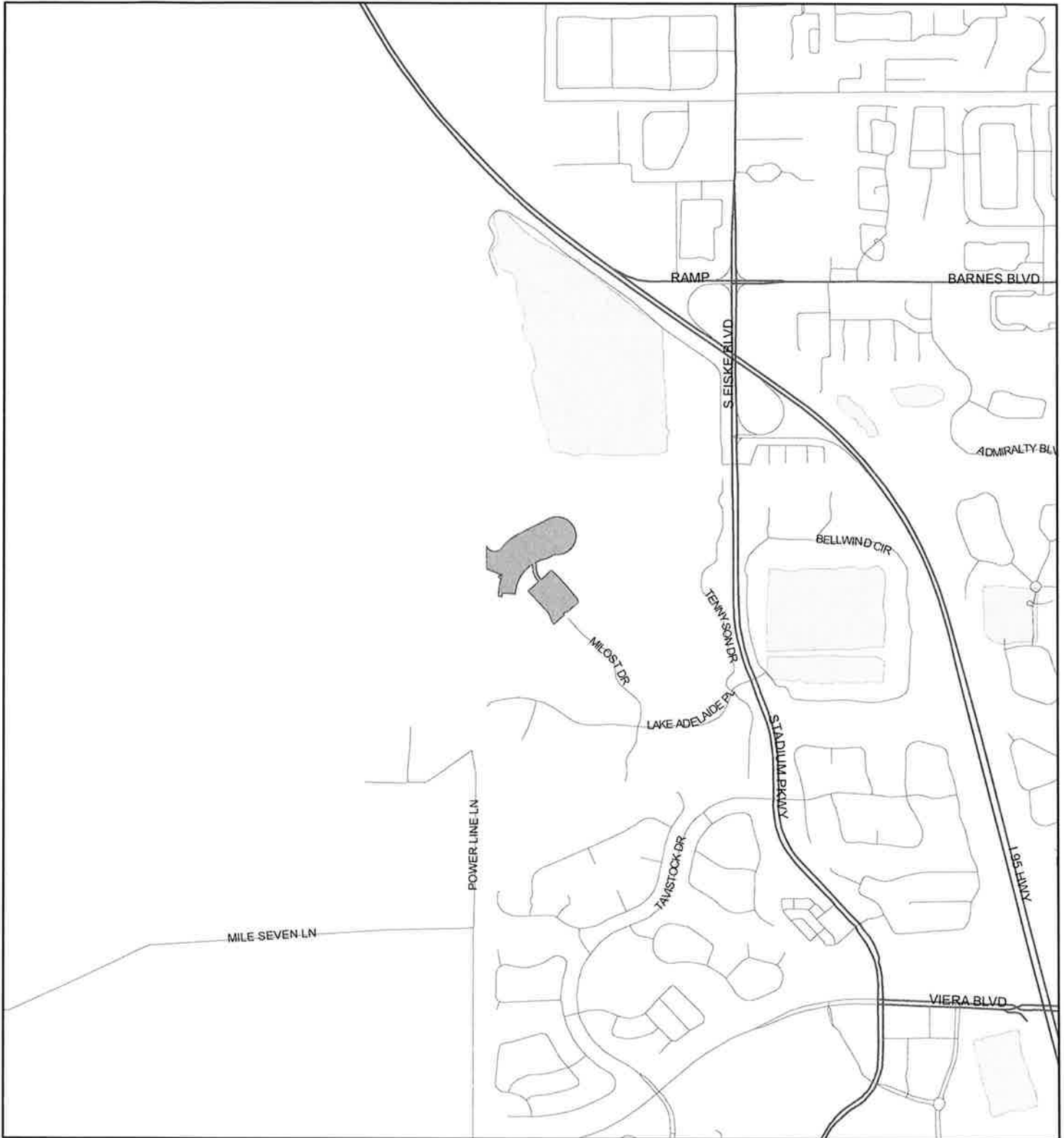
N02°13'24"W, AND A CHORD LENGTH OF 11.42 FEET), A DISTANCE OF 11.43 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 52°09'33", A CHORD BEARING OF S30°26'39"W, AND A CHORD LENGTH OF 483.58 FEET), A DISTANCE OF 500.69 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N85°38'07"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 200.00 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 EAST, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 4°53'55", A CHORD BEARING OF S01°54'55"W, AND A CHORD LENGTH OF 64.10 FEET), A DISTANCE OF 64.12 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; THENCE S89°27'58"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND A POINT ON THE BOUNDARY OF ADELAIDE PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 53, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID ADELAIDE PHASE 5 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 18°55'47", A CHORD BEARING OF N08°55'52"E, AND A CHORD LENGTH OF 263.11 FEET), A DISTANCE OF 264.31 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 2) THENCE N70°10'21"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 40.25 FEET; 3) THENCE N19°49'39"E, A DISTANCE OF 40.00 FEET; 4) THENCE S70°10'21"E, A DISTANCE OF 40.25 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 0°42'58", A CHORD BEARING OF N21°37'09"E, AND A CHORD LENGTH OF 10.00 FEET), A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 6) THENCE N68°01'22"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 242.01 FEET; 7) THENCE N00°42'20"E, A DISTANCE OF 330.28 FEET TO THE NORTHEAST CORNER OF TRACT G OF SAID ADELAIDE PHASE 5 AND A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF ADELAIDE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID ADELAIDE PHASE 1, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 119°46'08", A CHORD BEARING OF S82°15'10"E, AND A CHORD LENGTH OF 216.25 FEET), A DISTANCE OF 261.30 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 733.00 FEET, A CENTRAL ANGLE OF 24°44'57", A CHORD BEARING OF N50°14'14"E, AND A CHORD LENGTH OF 314.17 FEET), A DISTANCE OF 316.62 FEET

TO THE END OF SAID CURVE; 3) THENCE N62°36'43"E, A DISTANCE OF 475.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 210°09'06", A CHORD BEARING OF S12°18'43"E, AND A CHORD LENGTH OF 531.07 FEET), A DISTANCE OF 1008.65 FEET TO THE END OF SAID CURVE; 5) THENCE N87°14'11"W, A DISTANCE OF 18.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 30°09'06", A CHORD BEARING OF S77°41'16"W, AND A CHORD LENGTH OF 13.00 FEET), A DISTANCE OF 13.16 FEET TO THE END OF SAID CURVE; 7) THENCE S62°36'43"W, A DISTANCE OF 76.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 14°50'06", A CHORD BEARING OF S70°01'46"W, AND A CHORD LENGTH OF 51.64 FEET), A DISTANCE OF 51.78 FEET TO A POINT OF REVERSE CURVATURE; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 15°12'34", A CHORD BEARING OF S69°50'32"W, AND A CHORD LENGTH OF 145.57 FEET), A DISTANCE OF 146.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 08°05'31", A CHORD BEARING OF S04°48'52"E, AND A CHORD LENGTH OF 38.81 FEET), A DISTANCE OF 38.84 FEET TO THE END OF SAID CURVE; 11) THENCE S00°46'06"E, A DISTANCE OF 31.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 41°18'24", A CHORD BEARING OF S21°25'19"E, AND A CHORD LENGTH OF 190.47 FEET), A DISTANCE OF 194.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 13) THENCE N47°55'29"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 199.83 FEET; 14) THENCE S46°04'07"E, A DISTANCE OF 156.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 15) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 6°35'08", A CHORD BEARING OF S42°46'33"E, AND A CHORD LENGTH OF 91.90 FEET), A DISTANCE OF 91.95 FEET TO THE END OF SAID CURVE; 16) THENCE S39°28'59"E, A DISTANCE OF 251.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 17) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 23°28'30", A CHORD BEARING OF S27°48'24"E, AND A CHORD LENGTH OF 111.89 FEET), A DISTANCE OF 112.67 FEET TO THE TO THE POINT OF BEGINNING. CONTAINING 22.39 ACRES, MORE OR LESS.

LOCATION MAP

ADELAIDE PHASE 6A

22FM00001



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

 Subject Property

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

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