Agenda Report

2725 Judge Fran Jamieson Way
Viera, FL 32940

Consent

F.2. 5/7/2024

Subject:
Final Plat and Contract Approval, Re: Farallon Fields, Phase 2
Developer: The Viera Company District 4

Fiscal Impact:
None

Dept/Office:
Planning and Development

Requested Action:
In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat and infrastructure contract for Farallon Fields, Phase 2.

Summary Explanation and Background:
There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for Farallon Fields, Phase 2 was held on March 30, 2023. The preliminary plat and final engineering plans, which is the second stage of approval, were approved on September 11, 2023. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Farallon Fields, Phase 2 is located south of Pineda Boulevard and west of Stadium Parkway in a DRI District designated by Brevard County's Future Land Use Map. Potable water for the subdivision will be provided by the City of Cocoa. Sewer service will be provided by Brevard County. The proposed subdivision contains 117 single family residential lots on 61.72 acres. Staff has reviewed the final plat and contract for Farallon Fields, Phase 2, and has determined that it complies with the applicable ordinances.

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

Reference: 23SD00003, 24FM00002

Contact: Tim Craven, Planner III, Ext. 58266

Clerk to the Board Instructions:
Please have the contract signed and return the original and a certified copy to Planning and Development.

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

May 8, 2024

MEMORANDUM

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

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

The Board of County Commissioners, in regular session on May 7, 2024, granted final plat approval; and authorized the Chair to sign the final plat and Infrastructure Contract for Farallon Fields, Phase 2 – Developer: The Viera Company, subject to minor engineering changes as applicable, and developer responsible for obtaining all other necessary jurisdictional permits. Enclosed is a fully-executed and certified copy of the Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell

Kimberly Powell, Clerk to the Board

/ns

Encl. (1)

Subdivision No. 23SD00003 Project Name: **Farallon Fields at Viera – Phase 2**

Subdivision Infrastructure Contract

THIS CONTRACT entered into this 7 day of MAY, 2024, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

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

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

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

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referredto 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 30th day of May, 2025.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of **$7,005,361.26.** If such bond is a cash bond or a certificate ofdeposit, 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:

for Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

Jason Steele, Chair

As approved by the Board on: MAY 7, 2024.

WITNESSES:

K.P. Prosser
KAREN P. PROSSER

Mary Ellen McKibben
Mary Ellen McKibben

PRINCIPAL:

Todd J. Pokryzua, as President

4-15-24
DATE

State of: Florida

County of: Brevard

The foregoing instrument was acknowledged before me this 15th day of April 2024, by Todd J. Pokryzua, Pres who is personally known to me ~~or who has produced~~ _____ ~~as identification~~ and who ~~did~~ (did not) take an oath.

My commission expires:

S E A L

MARY ELLEN MCKIBBEN
Notary Public - State of Florida
Commission #HH 403980
My Comm. Expires July 25, 2027

Mary Ellen McKibben
Notary Public

Commission Number:

Mary Ellen McKibben
Notary Name printed, typed or stamped.

Revised 12/03/2014

Bond #: 107992006

Farallon Fields at Viera, Phase 2
Infrastructure Improvements
#23SD00003

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, THE VIERA COMPANY, hereinafter referred to as "Owner" and, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of $7,005,361.26 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 7 day of MAY, 20 24, 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 May 30th, 2025, 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 9th **day of** April**, 20**24**.**

OWNER: **THE VIERA COMPANY**

Todd J. Pokrywa, President

SURETY: Christine Payne

Christine Payne, Attorney-in-Fact

THE VIERA COMPANY CORPORATE SEAL 1966 FLORIDA

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

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**.

SEAL SEAL SEAL

State of Connecticut

By: _____
Robert L. Raney, Senior Vice President

City of Hartford ss.

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

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

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

ANNA P NOWIK NOTARY PUBLIC CONNECTICUT

_____
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 9th day of April, 2024.

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verifythe 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.

24FM00002

FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT NOTES

1 BEARING REFERENCE ASSUMED BEARING OF S86°18'12"E, ON THE SOUTH RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, ACCORDING TO THE PLAT OF, PINEDA BOULEVARD - WEST EXTENSION - SEGMENT E AS RECORDED IN ROAD PLAT BOOK 5, PAGE 47, 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 MARK G6886 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 THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING

A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 624, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY FOUR RECORDED IN OFFICIAL RECORDS BOOK 6871, PAGE 630, AND THAT CERTAIN SECOND SUPPLEMENTAL DECLARATION AND NINETEENTH AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8904, PAGE 1105, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME

B DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR FARALLON FIELDS NEIGHBORHOOD AREA, AS RECORDED IN OFFICIAL RECORDS BOOK 9871, PAGE 1101, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS MAY BE SUBSEQUENTLY AMENDED (HEREINAFTER THE "NEIGHBORHOOD DECLARATION") (UPON ANNEXATION)

C NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 4, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2029, AS AMENDED BY THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

D 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 6878, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

E. VIERA STEWARDSHIP DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD RECORDED JULY 2, 2020 IN OFFICIAL RECORDS BOOK 8784, PAGE 1578, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VIERA STEWARDSHIP DISTRICT AMENDED AND RESTATED NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORDS DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 9281, PAGE 539, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

F. VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1301, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

G DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2), RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1413, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

H EASEMENT PROVIDED FOR IN EXHIBIT "C" OF THAT CERTAIN SIDEWALK EASEMENT BY AND BETWEEN A. DUDA & SONS, INC. A FLORIDA CORPORATION, GRANTOR, AND BREVARD COUNTY, GRANTEE, RECORDED FEBRUARY 22, 2022, IN OFFICIAL RECORDS BOOK 9421, PAGE 2852, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

I DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VIERA STEWARDSHIP DISTRICT RECORDED DECEMBER 21, 2021 IN OFFICIAL RECORDS BOOK 9383, PAGE 1078, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

J. VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2023 SPECIAL ASSESSMENTS (2023 ASSESSMENT AREA) RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1749, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

K DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS (SERIES 2023) RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1777, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

L TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1308, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

M. TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1340, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

N TRI-PARTY COLLATERAL ASSIGNMENT OF AGREEMENT RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

O TRI-PARTY AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF VILLAGE 2 MASTER IMPROVEMENT ASSESSMENTS RECORDED ON JULY 19, 2023 IN OFFICIAL RECORDS BOOK 9841, PAGE 1724, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

THE FOLLOWING DOCUMENTS CREATE EASEMENTS OR OTHER RIGHTS AFFECTING THE PLATTED LAND THAT WILL EITHER BE TERMINATED OR RELOCATED IN CONNECTION WITH PLATTING

P. TEMPORARY SANITARY SEWER EASEMENT BY AND BETWEEN A. DUDA & SONS, INC. A FLORIDA CORPORATION, CENTRAL VIERA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND VIERA STEWARDSHIP DISTRICT, GRANTOR, AND BREVARD COUNTY, FLORIDA, GRANTEE, RECORDED MAY 10, 2021, IN OFFICIAL RECORDS BOOK 9117, PAGE 149, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Q RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6887, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. HOWEVER, SO LONG AS THE PROPERTY IS PLATTED AND DEVELOPED FOR RESIDENTIAL OR MULTI-FAMILY PURPOSES, THE PROPERTY AND THE PLAT ARE EXEMPT FROM SUCH INSTRUMENT PER THE TERMS THEREOF

7 ALL PLATTED UTILITY 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 UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

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	AK7519	1,426,320.224	434,746.017	738,533.411	225,227.354	28°15'26.19492"	080°44'34.43002"	0.99994003	(+)0°07' 18.3"
BREVARD GPS 1060	AK7534	1,422,840.408	433,682.642	740,880.050	225,758.744	28°14'51.61820"	080°44'14.98184"	0.99994936	(+)0°07' 27.3"
195 73A64	AK2846	1,416,452.318	431,735.530	741,854.0344	227,641.565	28°13'48.22769"	080°43'06.11244"	0.99995250	(+)0°07' 59.8"

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.

8 THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES A 5.00 FOOT WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. FOR THE INSTALLATION, OPERATION, REPAIR, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WHICH ARE PART OF THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), SUCH AS SWALES, DRAINS, INLETS, 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 NEIGHBORHOOD DECLARATION) OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT. DRAINAGE SWALES INSTALLED WITHIN SUCH EASEMENT AREAS SHALL BE MAINTAINED AS PROVIDED IN THE NEIGHBORHOOD DECLARATION. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN

9 THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH A PUBLIC OR PRIVATE STREET RIGHT OF WAY A NON-EXCLUSIVE 10.00 FOOT WIDE PERPETUAL PUBLIC AND PRIVATE UTILITY EASEMENT (UNLESS OTHERWISE NOTED). ANY PUBLIC OR PRIVATE UTILITY USING THIS UTILITY EASEMENT WHICH CAUSES DAMAGE OF ANY NATURE TO THE SIDEWALK IN THE EASEMENT AREA SHALL BE RESPONSIBLE FOR REPAIRING THE SIDEWALK AND RESTORING IT TO ITS ORIGINAL CONDITION. THE TERM "PUBLIC OR PRIVATE UTILITY" (AND APPLICABLE VARIATIONS THEREOF) AS USED HEREIN SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER)

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

11 THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS E, F, G, H AND O FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL SUCH DRAINAGE FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT

12 THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON WITHIN AND BETWEEN LOTS 17 & 18 BLOCK F, LOTS 7 & 8, 12 & 13, 20 & 21, 28 & 29, 32 & 33, 39 & 40 AND 47 & 48 BLOCK H, LOTS 11 & 12 BLOCK I, LOTS 18 & 19, 25 & 26 BLOCK J ARE NON-EXCLUSIVE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF DRAINAGE IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT 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 EASEMENT AREAS, WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE EASEMENT AREAS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.

13 ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPE & STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH TRACT OR PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO THE VSD DRAINAGE SYSTEM OR FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS DEFINED IN THE NEIGHBORHOOD DECLARATION), AS PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM ALL PUBLIC RIGHTS-OF-WAY WITHIN THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES CONNECTING TO SUCH PRIVATE EASEMENTS AND TRACTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT AREA OR TRACT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY

14 LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, TRACT, FLOW WAY, WETLAND OR ANY STORMWATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.

15 TRACTS E, F, G, H AND O SHALL BE OWNED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR LANDSCAPING, IRRIGATION, VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS ON THE AFORESAID TRACTS AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING ANY DRAINAGE FACILITY AND IMPROVEMENT LOCATED THEREON WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT

16 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 INCIDENTAL DRAINAGE FACILITIES COMPRISING THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED IN THE NEIGHBORHOOD DECLARATION: (i) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY SUCH ASSOCIATION, (ii) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS INLETS, CATCH BASINS, PIPING AND CURBING, INSTALLED TO EXCLUSIVELY DRAIN PRIVATE STREET IMPROVEMENTS, IF ANY AND (iii) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS INCLUDING WITHOUT LIMITATION ALL DRAINAGE SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.

17 TRACTS X2, X5, Y, Y1 AND DD ARE RESERVED FOR LANDSCAPING, IRRIGATION, SIGNAGE, UTILITIES, SIDEWALKS AND RELATED IMPROVEMENTS. THE AFOREMENTIONED TRACTS SHALL BE OWNED AND MAINTAINED BY FARALLON FIELDS NEIGHBORHOOD ASSOCIATION INC., EXCEPT AND EXCLUDING LANDSCAPING AND RELATED IMPROVEMENTS LOCATED ON TRACTS X2 AND Y TO BE MAINTAINED BY CENTRAL VIERA COMMUNITY ASSOCIATION, INC. PURSUANT TO INSTRUMENTS OR AGREEMENTS HEREAFTER RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CENTRAL VIERA COMMUNITY ASSOCIATION, INC IS GRANTED A PERPETUAL, NON EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS X2 AND Y FOR THE MAINTENANCE OF SUCH LANDSCAPING AND RELATED IMPROVEMENTS PURSUANT TO INSTRUMENTS OR AGREEMENTS RECORDED IN THE PUBLIC RECORDS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH TO FACILITATE SUCH MAINTENANCE

18 THE PUBLIC FORCE MAIN EASEMENTS AND THE PUBLIC SIDEWALK EASEMENTS SHOWN ON TRACTS X2, X5, Y AND Y1 TOGETHER WITH THE PUBLIC REUSE AND PUBLIC SEWER UTILITY EASEMENT SHOWN ON TRACT DD ARE GRANTED TO BREVARD COUNTY, FLORIDA.

19 THE PUBLIC WATER UTILITY EASEMENT SHOWN ON TRACT DD IS GRANTED TO THE CITY OF COCOA, FLORIDA.

20 TRACT EE IS HERE BY DEDICATED TO BREVARD COUNTY FOR A SANITARY SEWER LIFT STATION AND RELATED IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY

21 THE 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHOWN ON LOTS 24/25, BLOCK H ON SHEETS 3 AND 9 OF THIS PLAT IS GRANTED TO THE CITY OF COCOA FOR THE OPERATION, MAINTENANCE, CONSTRUCTION OF POTABLE WATER FACILITIES ALONG WITH INGRESS AND EGRESS ASSOCIATED WITH SAME AND TO BREVARD COUNTY FOR THE OPERATION, MAINTENANCE, CONSTRUCTION OF REUSE WATER FACILITIES ALONG WITH INGRESS AND EGRESS ASSOCIATED WITH SAME. NO FENCES, LANDSCAPING (OTHER THAN SOD), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENT AREAS. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE EASEMENT AREA REFERENCED IN THIS NOTE IS PROHIBITED

SEE SHEET 2 FOR TRACT TABLE

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER MARKED AS 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

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
FD FOUND
FT FOOT/FEET
N NORTH
NR NON-RADIAL
NTS NOT TO SCALE
NT NON-TANGENT
INT 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
PSE PUBLIC SIDEWALK EASEMENT
PUD PLANNED UNIT DEVELOPMENT
PUE PUBLIC UTILITY EASEMENT
R RADIUS
RPB ROAD PLAT BOOK
R/W RIGHT-OF-WAY
S SOUTH
TYP TYPICAL
UE UTILITY EASEMENT
VSD VIERA STEWARDSHIP DISTRICT
W WEST

THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE 4/3/24 DESIGN/DRAWN HAK/JW DRAWING# 11600_302_001 PROJECT# 11600

DEDICATION

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

FARALLON FIELDS AT VIERA - PHASE 2

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby dedicates Rights-of-Way of Viedma Lane, Karelian Drive, Resago Drive, Walo Drive, Kiska Court, Toliman Place and the public forcemain, sewer, reuse and sidewalk easements shown hereon to Brevard County for public use and hereby dedicates Tract EE to Brevard County as a Sanitary Sewer Lift Station. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and tracts 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 of interest therein.

By [signature]
President Todd J. Pokrywa

SEAL

Attest [signature: Benjamin E. Wilson]
Secretary Benjamin E. Wilson

THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this April 15, 2024 by Todd J. Pokrywa and Benjamin E. Wilson respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who are personally known to me ✓ or have produced ____________ as identification.

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

[signature: Mary Ellen McKibben]
NOTARY PUBLIC
MARY ELLEN MCKIBBEN Notary Public - State of Florida

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 06/31/2023 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 (c)(d) as amended and that said land is located in Brevard County, Florida.

[signature] Registration Number
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 62-2841(c)(d) as amended.

____
Michael J. Sweeney, Professional Surveyor & Mapper No. 4835

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the Rights-of-Way of Viedma Lane, Karelian Drive, Resago Drive, Walo Drive, Kiska Court, Toliman Place, Tract EE and the public force main, sewer, reuse and sidewalk easements dedicated for the public use on this plat.

____
Jason Steele, 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.

____
Jason Steele, 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.

FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

FARALLON FIELDS AT VIERA - PHASE 2

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

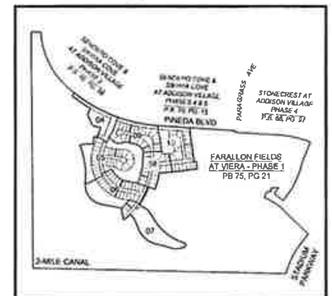
BEGIN AT THE SOUTHEAST CORNER OF PINEDA BOULEVARD, A 120.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 3 AS RECORDED IN PLAT BOOK 69, PAGE 56, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PINEDA BOULEVARD ACCORDING TO THE PLAT OF SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5 AS RECORDED IN PLAT BOOK 70, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN NORTHWESTERLY ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID PINEDA BOULEVARD, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2745.00 FEET, A CENTRAL ANGLE OF 24°22'48", A CHORD BEARING OF N64°31'52"W, AND A CHORD LENGTH OF 1158.24 FEET), A DISTANCE OF 1168.03 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S37°44'32"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 85.00 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 2810.00 FEET, A CENTRAL ANGLE OF 07°49'58", A CHORD BEARING OF S56°10'27"E, AND A CHORD LENGTH OF 383.85 FEET), A DISTANCE OF 384.15 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 NORTHWEST, AND HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 21°14'04", A CHORD BEARING OF S25°45'48"W, AND A CHORD LENGTH OF 69.65 FEET), A DISTANCE OF 70.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 60°08'07", A CHORD BEARING OF S06°18'49"W AND A CHORD LENGTH OF 65.13 FEET), A DISTANCE OF 68.22 FEET TO THE END OF SAID CURVE; THENCE S23°45'11"E, A DISTANCE OF 181.08 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 65.00 FEET, A CENTRAL ANGLE OF 58°48'58", A CHORD BEARING OF S53°09'40"E, AND A CHORD LENGTH OF 63.83 FEET), A DISTANCE OF 66.72 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 810.00 FEET, A CENTRAL ANGLE OF 07°45'54", A CHORD BEARING OF S78°41'12"E, AND A CHORD LENGTH OF 109.69 FEET), A DISTANCE OF 109.78 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S20°33'18"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.71 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 SOUTHWEST, AND HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 00°57'40", A CHORD BEARING OF N76°31'39"W, AND A CHORD LENGTH OF 11.32 FEET), A DISTANCE OF 11.32 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S13°09'31"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 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 SOUTHWEST AND HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 04°24'33", A CHORD BEARING OF N79°02'45"W, AND A CHORD LENGTH OF 48.08 FEET), A DISTANCE OF 48.10 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S09°44'59"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 135.00 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 SOUTHEAST AND HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 27°29'19", A CHORD BEARING OF S85°00'20"W, AND A CHORD LENGTH OF 232.84 FEET), A DISTANCE OF 235.08 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 1360.00 FEET, A CENTRAL ANGLE OF 29°06'42", A CHORD BEARING OF S06°38'02"E, AND A CHORD LENGTH OF 683.00 FEET), A DISTANCE OF 691.01 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 340.00 FEET, A CENTRAL ANGLE OF 85°26'36", A CHORD BEARING OF S36°18'00"E, AND A CHORD LENGTH OF 461.34 FEET), A DISTANCE OF 507.03 FEET TO THE END OF SAID CURVE; THENCE S79°01'18"E, A DISTANCE OF 267.36 FEET TO THE BEGINNING OF 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 470.00 FEET, A CENTRAL ANGLE OF 10°44'21", A CHORD BEARING OF S73°39'08"E, AND A CHORD LENGTH OF 87.96 FEET), A DISTANCE OF 88.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S09°30'54"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 190.03 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 NORTHWEST, AND HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 35°23'44", A CHORD BEARING OF N63°20'31"E AND A CHORD LENGTH OF 76.00 FEET), A DISTANCE OF 77.22 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1900.00 FEET, A CENTRAL ANGLE OF 02°56'49", A CHORD BEARING OF N44°09'14"E, AND A CHORD LENGTH OF 81.13 FEET), A DISTANCE OF 81.14 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 470.00 FEET, A CENTRAL ANGLE OF 30°07'58", A CHORD BEARING OF S30°09'29"E, AND A CHORD LENGTH OF 244.34 FEET), A DISTANCE OF 247.18 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 465.00 FEET, A CENTRAL ANGLE OF 65°43'02", A CHORD BEARING OF S47°57'50"E, AND A CHORD LENGTH OF 504.50 FEET), A DISTANCE OF 533.35 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 1120.00 FEET, A CENTRAL ANGLE OF 12°10'43", A CHORD BEARING OF S74°42'08"E, AND A CHORD LENGTH OF 237.63 FEET), A DISTANCE OF 238.08 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 180.00 FEET, A CENTRAL ANGLE OF 30°49'07", A CHORD BEARING OF S84°01'49"E, AND A CHORD LENGTH OF 95.61 FEET), A DISTANCE OF 96.77 FEET TO THE END OF SAID CURVE; THENCE N80°34'08"E, A DISTANCE OF 102.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 91°01'47", A CHORD BEARING OF N35°03'18"E, AND A CHORD LENGTH OF 92.74 FEET), A DISTANCE OF 103.27 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 980.00 FEET, A CENTRAL ANGLE OF 46°20'21", A CHORD BEARING OF N50°19'14"W, AND A CHORD LENGTH OF 771.29 FEET), A DISTANCE OF 792.63 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 535.00 FEET, A CENTRAL ANGLE OF 12°41'36", A CHORD BEARING OF N33°29'38"W, AND A CHORD LENGTH OF 118.23 FEET), A DISTANCE OF 118.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 29°40'20", A CHORD BEARING OF N54°40'26"W AND A CHORD LENGTH OF 102.42 FEET), A DISTANCE OF 103.58 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 199.00 FEET, A CENTRAL ANGLE OF 28°59'42", A CHORD BEARING OF N50°00'45"W, AND A CHORD LENGTH OF 98.22 FEET), A DISTANCE OF 99.05 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 NORTHWEST, AND HAVING A RADIUS OF 1580.00 FEET, A CENTRAL ANGLE OF 13°06'15", A CHORD BEARING OF N27°30'22"E, AND A CHORD LENGTH OF 360.57 FEET), A DISTANCE OF 361.36 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S08°57'45"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 115.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT AND A POINT ON THE BOUNDARY OF FARALLON FIELDS AT VIERA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 21, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID FARALLON FIELDS AT VIERA - PHASE 1 THE FOLLOWING 9 (NINE) COURSES AND DISTANCES; 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1695.00 FEET, A CENTRAL ANGLE OF 10°12'57", A CHORD BEARING OF N15°55'47"E, AND A CHORD LENGTH OF 301.82 FEET), A DISTANCE OF 302.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 2) THENCE N66°38'08"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 76.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 6°25'12", A CHORD BEARING OF N65°27'23"E, AND A CHORD LENGTH OF 122.07 FEET), A DISTANCE OF 122.14 FEET TO THE END OF SAID CURVE; 4) THENCE N62°14'48"E, A DISTANCE OF 473.13 FEET; 5) THENCE N07°45'12"W, A DISTANCE OF 135.00 FEET; 6) THENCE S62°14'48"W, A DISTANCE OF 40.67 FEET; 7) THENCE N07°45'12"W, A DISTANCE OF 325.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 5°10'06", A CHORD BEARING OF N10°19'45"W, AND A CHORD LENGTH OF 16.98 FEET), A DISTANCE OF 16.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 9) THENCE N03°41'48"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINEDA BOULEVARD, A 120.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID SENDERO COVE AND SIERRA COVE AT ADDISON VILLAGE - PHASES 4 & 5, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT X1 OF SAID FARALLON FIELDS AT VIERA - PHASE 1); THENCE N86°18'12"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 543.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2745.00 FEET, A CENTRAL ANGLE OF 09°39'56", A CHORD BEARING OF N81°28'14"W AND A CHORD LENGTH OF 462.52 FEET), A DISTANCE OF 463.07 FEET TO THE POINT OF BEGINNING. CONTAINING 61.72 ACRES, MORE OR LESS.

TRACT AREA SUMMARY TABLE

TRACT	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT E	1.99	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT F	5.55	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT G	6.44	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT H	2.28	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT O	6.59	VSD DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT X2 *	1.85	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT X5 *	0.10	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION ENTRY FEATURES, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT Y *	1.06	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT Y1 *	0.10	SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION ENTRY FEATURES, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT DD	0.16	LANDSCAPE, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS	FARALLON FIELDS NEIGHBORHOOD ASSOCIATION, INC THEIR SUCCESSORS AND/OR ASSIGNS
TRACT EE	0.04	SANITARY SEWER LIFT STATION	BREVARD COUNTY

* MAINTENANCE RESPONSIBILITIES MAY BE SHARED WITH OTHER ENTITIES AS DESCRIBED IN THE PLAT NOTES

LOCATION MAP
NTS



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS 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

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
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
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
S	SOUTH
TYP	TYPICAL
UE	UTILITY EASEMENT
VSD	VIERA STEWARDSHIP DISTRICT
W	WEST

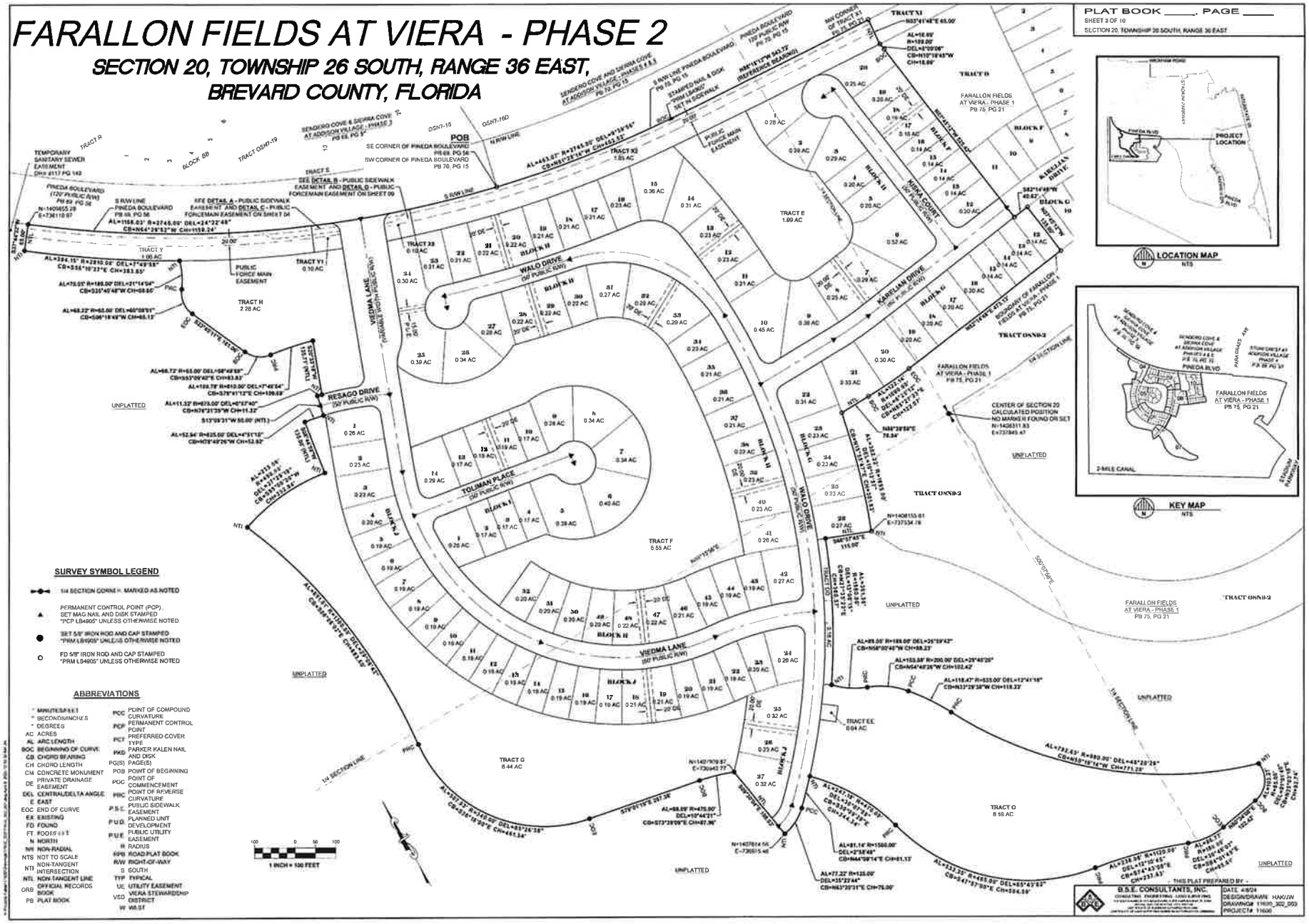
- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERING LAND SURVEYING

DATE: 4/8/24
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_302_002
PROJECT# 11600

FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 3 OF 10
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LOCATION MAP
NTS

KEY MAP
NTS

SURVEY SYMBOL LEGEND

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ABBREVIATIONS

' MINUTES/FEET	
" SECONDS/INCHES	
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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	
E EAST	
EOC END OF CURVE	
EX EXISTING	
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	
POC POINT OF COMPOUND CURVATURE	
PCP PERMANENT CONTROL POINT	
PCF 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	
RPB ROAD PLAT BOOK	
R/W RIGHT-OF-WAY	
S SOUTH	
TYP TYPICAL	
UE UTILITY EASEMENT	
VSD VIERA STEWARDSHIP DISTRICT	
W WEST	

THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERING LAND SURVEYING
DATE 4/8/24
DESIGN/DRAWN HAKUSN
DRAWING# 11600_302_003
PROJECT# 11600

FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 10
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

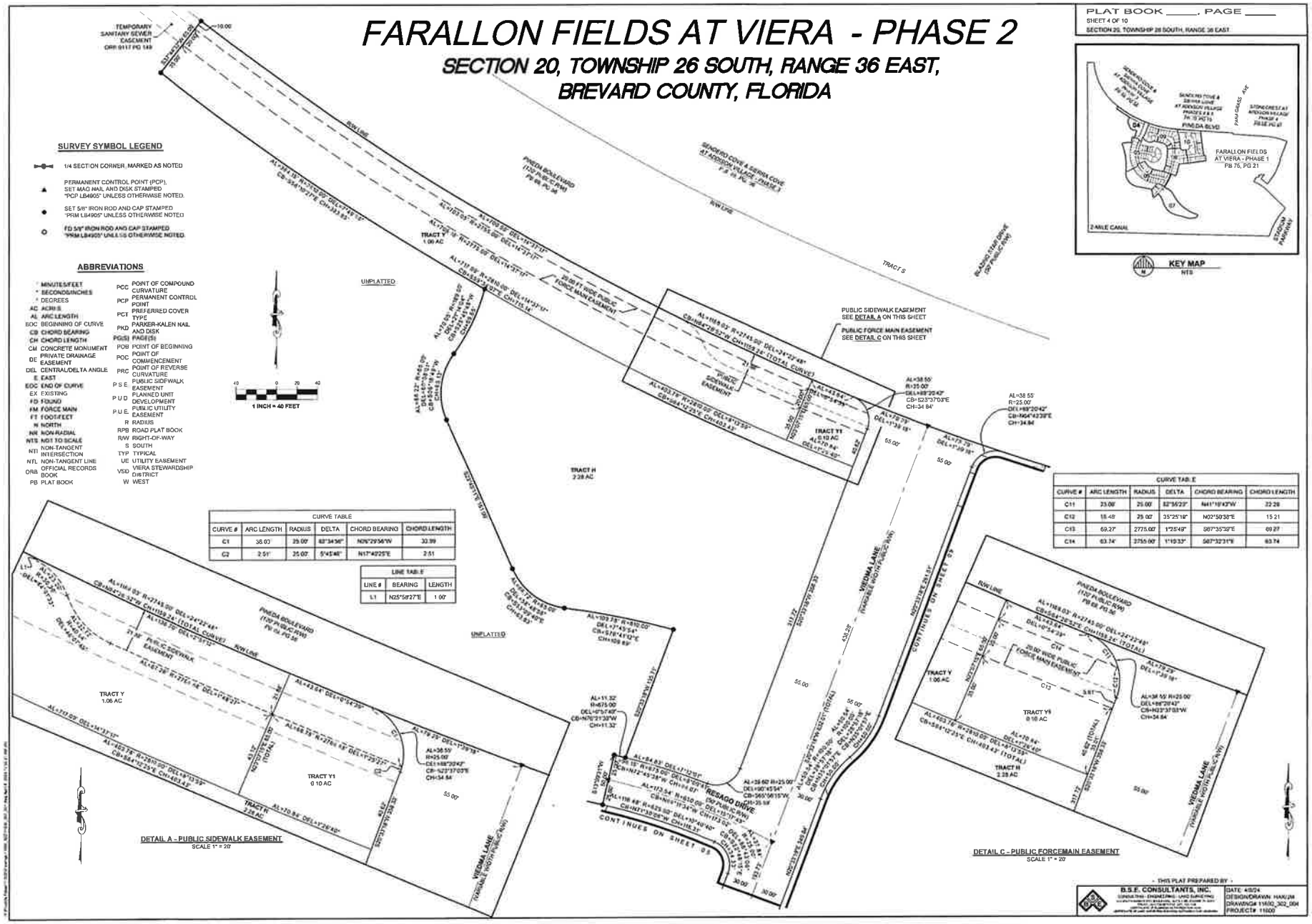
SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS 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.

ABBREVIATIONS

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

1 INCH = 40 FEET



KEY MAP
NTS

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.03'	25.00'	83°34'56"	N09°29'56"W	33.39
C2	2.51'	25.00'	5°43'46"	N17°42'25"E	2.51

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N25°58'27"E	1.00'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	23.00'	25.00'	52°35'23"	N41°10'43"W	22.28
C12	15.49'	25.00'	35°25'18"	N02°50'38"E	15.21
C13	69.27'	2775.00'	1°25'49"	S87°35'39"E	69.27
C14	63.74'	2755.00'	1°19'33"	S87°32'31"E	63.74

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
LICENSED BUSINESS NO. 4772 & LB 4772 - CERTIFICATE OF AUTHORIZATION NO. 27000
1980 SARNO ROAD, MELBOURNE, FL 32935 - PHONE (321) 254-9544 - FAX (321) 254-9545
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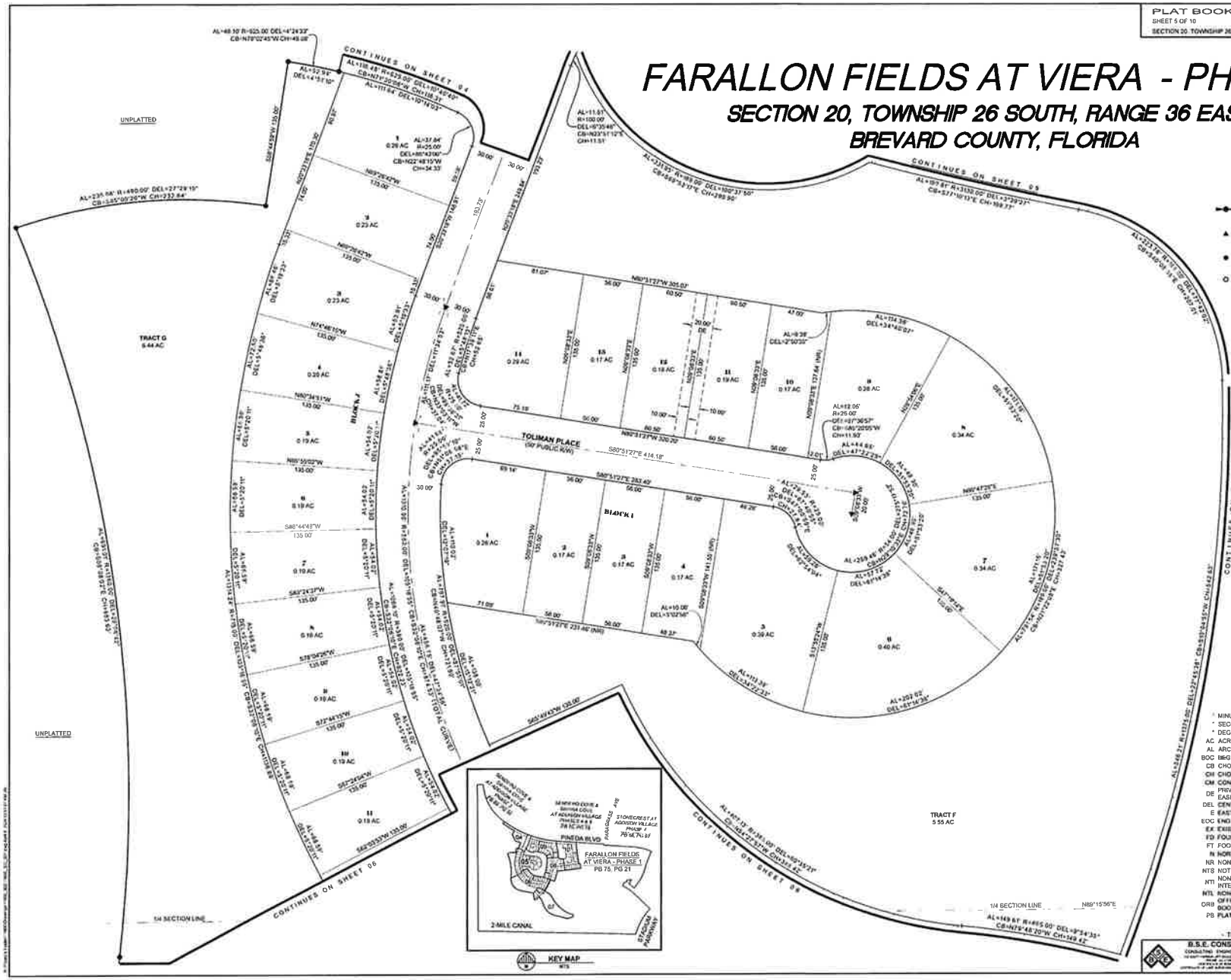
DESIGN/DRAWN: HAK/JM
DRAWING# 11/00_302_004
PROJECT# 11600

PLAT BOOK _____, PAGE _____
SHEET 5 OF 10
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT CONTROL POINT (PCP) SET MAG NAIL AND DISK STAMPED "PCP LB4905" UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "FIRM LB4905" UNLESS OTHERWISE NOTED
- FD 5/8" IRON ROD AND CAP STAMPED "FIRM LB4905" UNLESS OTHERWISE NOTED

1 INCH = 40 FEET

ABBREVIATIONS

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

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
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7512 DAIRY AVENUE, SUITE 1, MELBOURNE, FL 32951
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CERTIFICATE OF LAND SURVEYING BUSINESS LB 4905

DATE 4/8/24
DESIGN/DRAWN HAN/JW
DRAWING# 11600_302_005
PROJECT# 11600

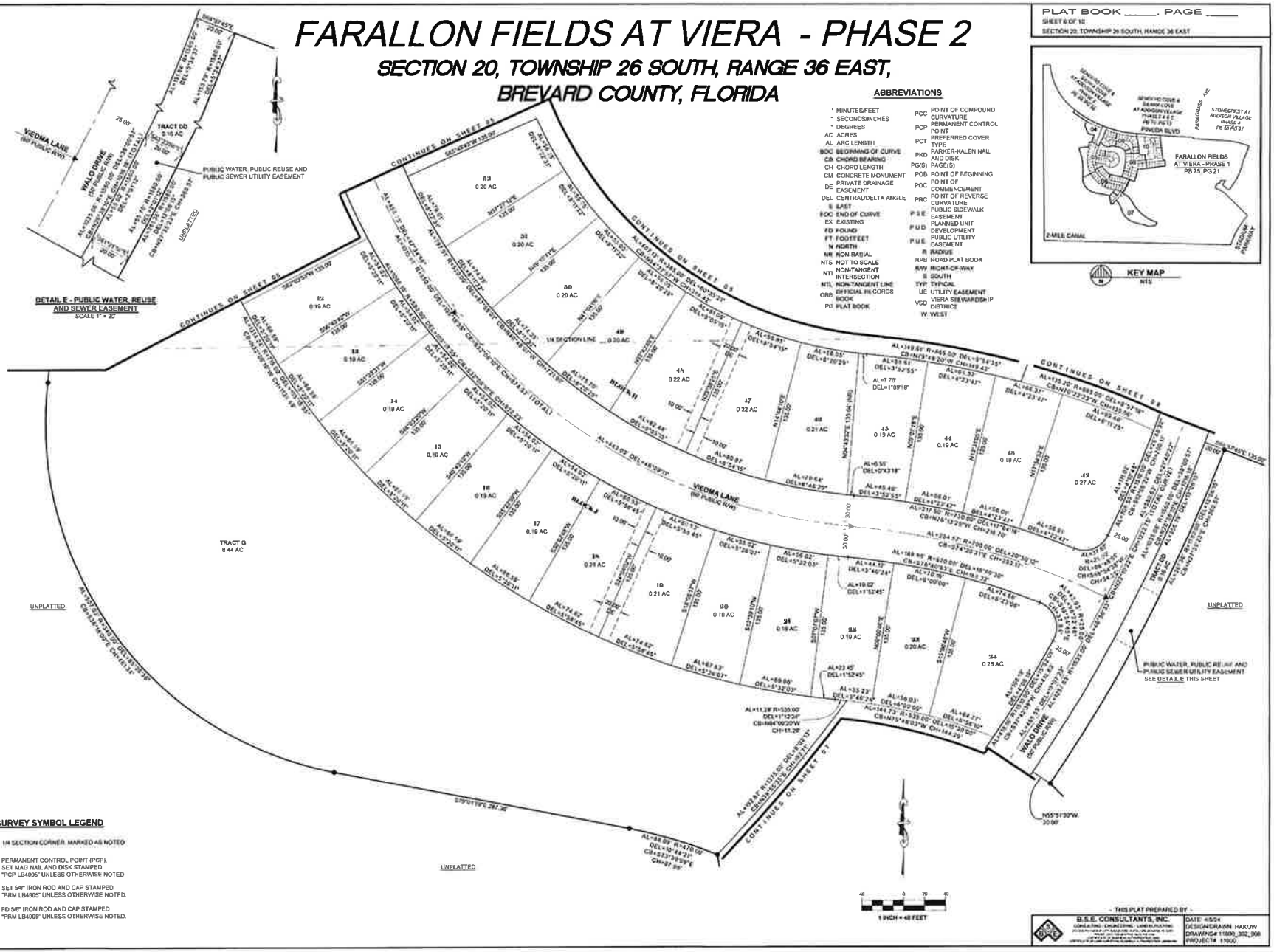
FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 6 OF 10

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
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DEL	CENTRAL/DELTA ANGLE
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PKD	PARKER-KALEN NAIL AND DISK
PG(S)	PAGE(S)
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P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
S	SOUTH
TYP	TYPICAL
UE	UTILITY EASEMENT
VSD	VIERA STEWARDSHIP DISTRICT
W	WEST

KEY MAP
NTS

SURVEY SYMBOL LEGEND

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- THIS PLAT PREPARED BY -

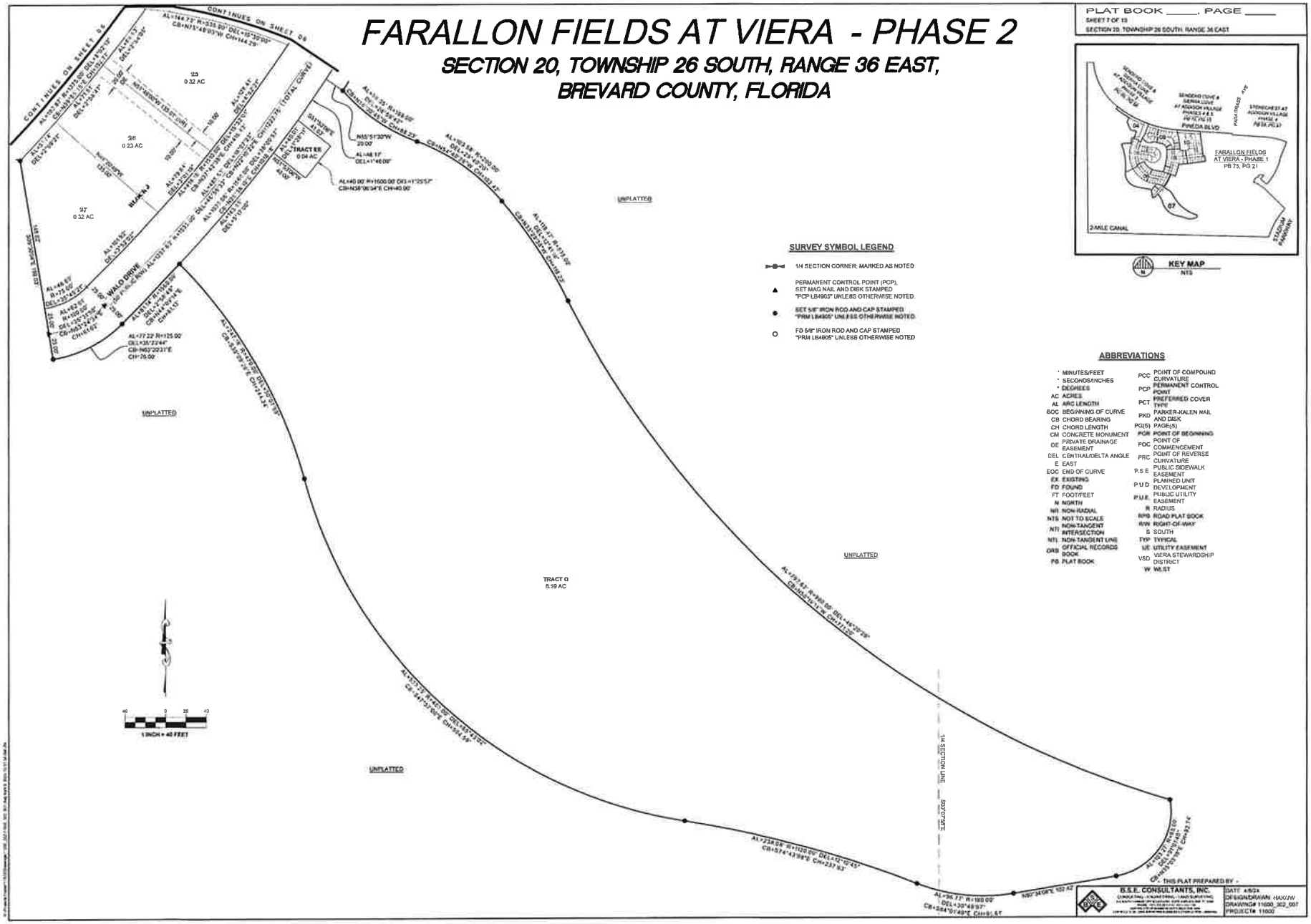
B.S.E. CONSULTANTS, INC.
CONSULTING - CHAINING - LAND PLANNING

DATE: 4/5/24
DESIGNER/RAWN: HAKJIN
DRAWING# 11600_302_006
PROJECT# 11600

FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 7 OF 13
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST



SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER; MARKED AS 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

ABBREVIATIONS

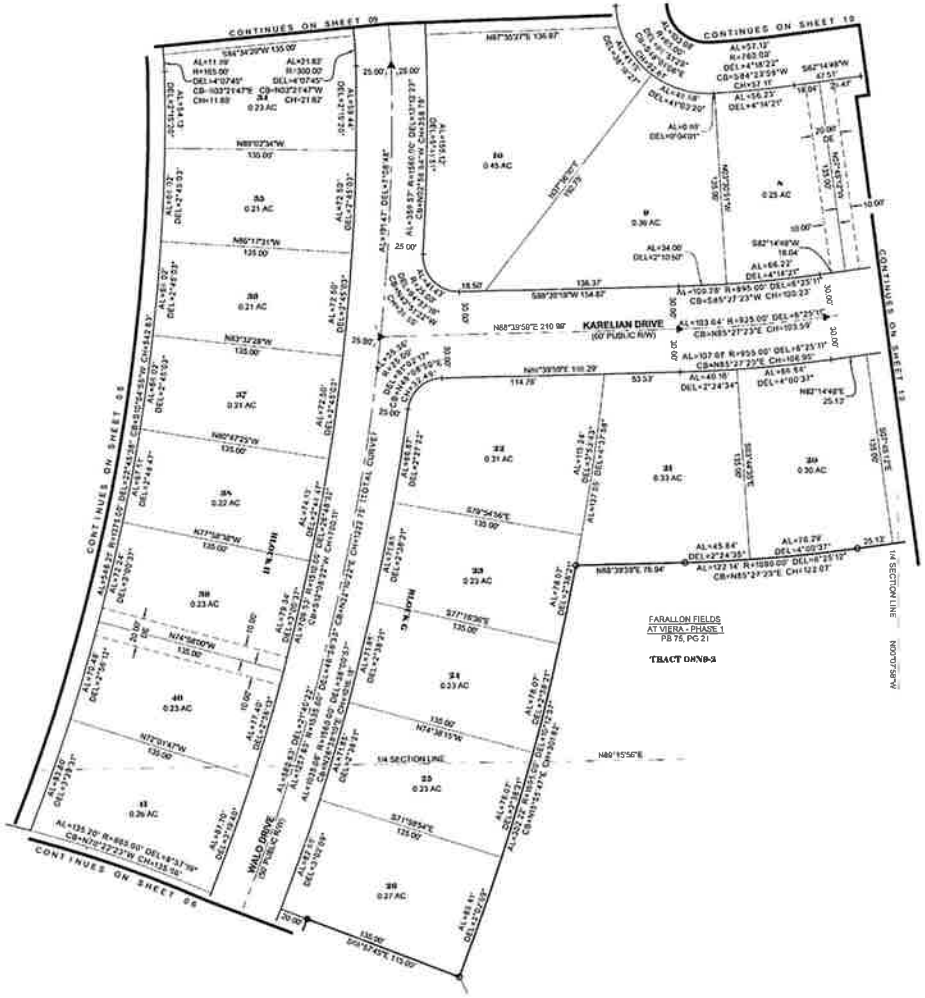
'	MINUTES/FEET	PCC	POINT OF COMPOUND CURVATURE
"	SECONDS/INCHES	PCP	PERMANENT CONTROL POINT
°	DEGREES	PCT	PREFERRED COVER TYPE
AC	ACRES	PKD	PARKER-KALEN NAIL AND DISK
AL	ARC LENGTH	PG(S)	PAGE(S)
BOC	BEGINNING OF CURVE	POB	POINT OF BEGINNING
CB	CHORD BEARING	POC	POINT OF COMMENCEMENT
CH	CHORD LENGTH	PRC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

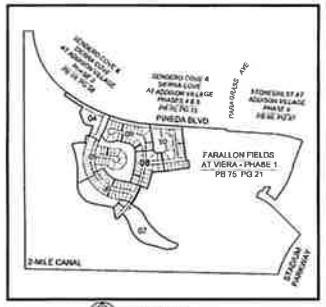
THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE 4/8/24
DESIGN/DRAWN HAK/JW
DRAWING# 11600_302_007
PROJECT# 11600

FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 8 OF 10
SECTION 20 TOWNSHIP 26 SOUTH RANGE 36 EAST





KEY MAP
NTS

1 INCH = 40 FEET

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER; MARKED AS NOTED
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ABBREVIATIONS

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°	DEGREES	PCT	PREFERRED COVER TYPE
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AL	ARC LENGTH	PG(S)	PAGE(S)
BOC	BEGINNING OF CURVE	POB	POINT OF BEGINNING
CB	CHORD BEARING	POC	POINT OF COMMENCEMENT
CH	CHORD LENGTH	PRC	POINT OF REVERSE CURVATURE
CM	CONCRETE MONUMENT	P S E	PUBLIC SIDEWALK EASEMENT
DE	PRIVATE DRAINAGE EASEMENT	P.U.D	PLANNED UNIT DEVELOPMENT
DEL	CENTRAL/DELTA ANGLE	P.U.E.	PUBLIC UTILITY EASEMENT
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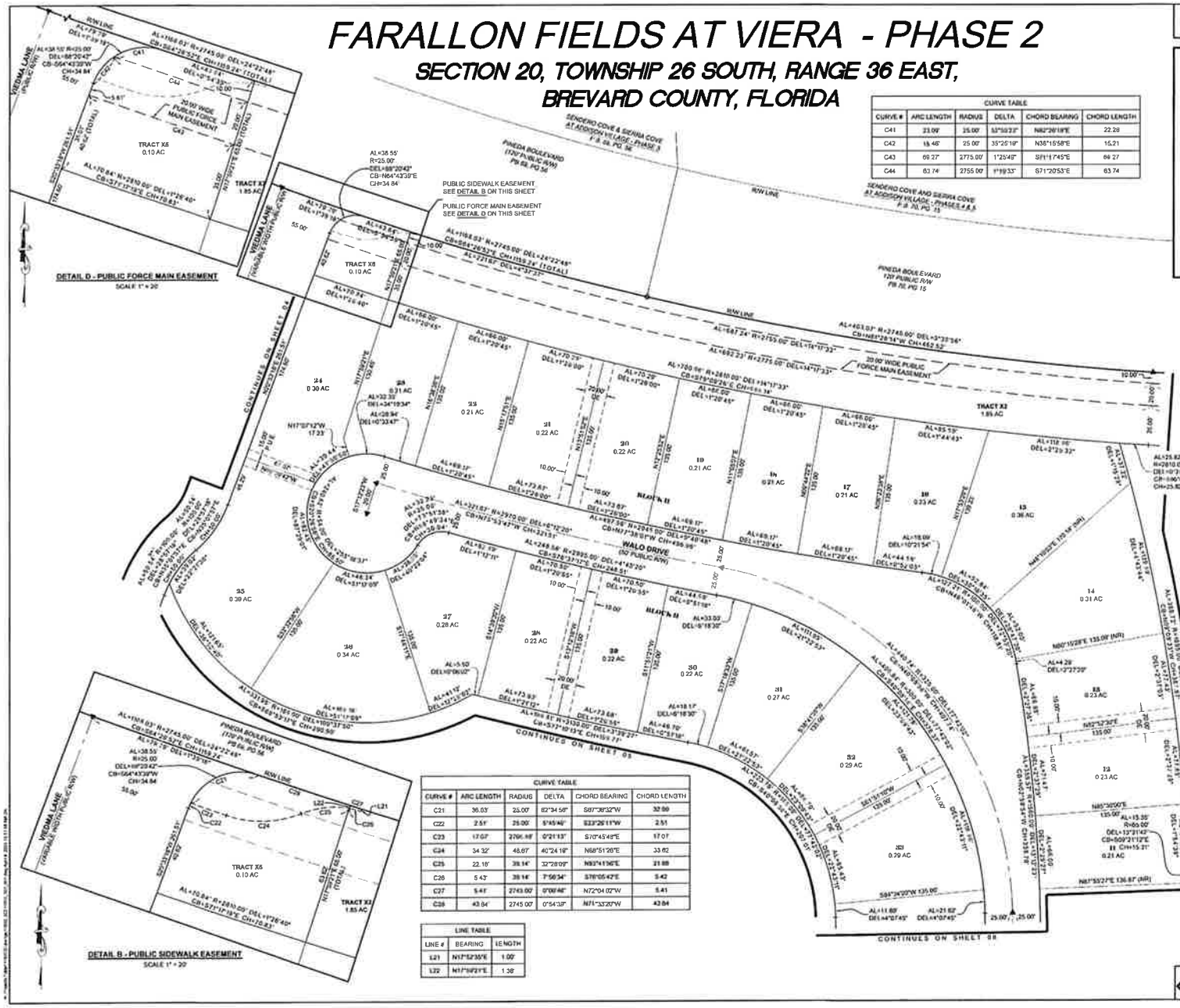
N	NORTH	UE	UTILITY EASEMENT
NR	NON-RADIAL	VSD	VIERA STEWARDSHIP DISTRICT
NTS	NOT TO SCALE	W	WEST
NTI	NON-TANGENT INTERSECTION		
NTL	NON-TANGENT LINE		
ORB	OFFICIAL RECORDS BOOK		
PB	PLAT BOOK		

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE: 4/5/24
DESIGN/DRAWN: HAN/JW
DRAWING# 11600_302_008
PROJECT# 11600

PLAT BOOK _____, PAGE _____
SHEET 9 OF 10
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

FARALLON FIELDS AT VIERA - PHASE 2

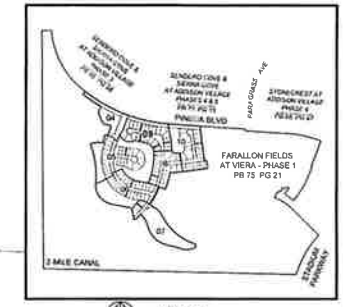
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	23.09'	25.00'	52°52'23"	N82°26'18"E	22.28
C42	15.46'	25.00'	35°25'19"	N38°15'58"E	15.21
C43	69.27'	2775.00'	1°25'46"	S71°17'45"E	69.27
C44	63.74'	2755.00'	1°19'33"	S71°20'53"E	63.74

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	36.03'	25.00'	82°34'58"	S87°38'32"W	32.99
C22	2.51'	25.00'	5°45'46"	S33°25'11"W	2.51
C23	17.07'	2706.18'	0°21'13"	S70°45'48"E	17.07
C24	34.32'	48.67'	40°24'19"	N68°51'26"E	33.62
C25	22.18'	39.14'	32°28'09"	N83°41'36"E	21.88
C26	5.43'	39.14'	7°56'34"	S76°05'42"E	5.42
C27	5.41'	2743.00'	0°06'46"	N72°04'02"W	5.41
C28	43.84'	2745.00'	0°54'38"	N71°33'20"W	43.84

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N17°52'35"E	1.00'
L22	N17°59'21"E	1.38'



KEY MAP
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ORB	OFFICIAL RECORDS BOOK		
PB	PLAT BOOK		

- THIS PLAT PREPARED BY -

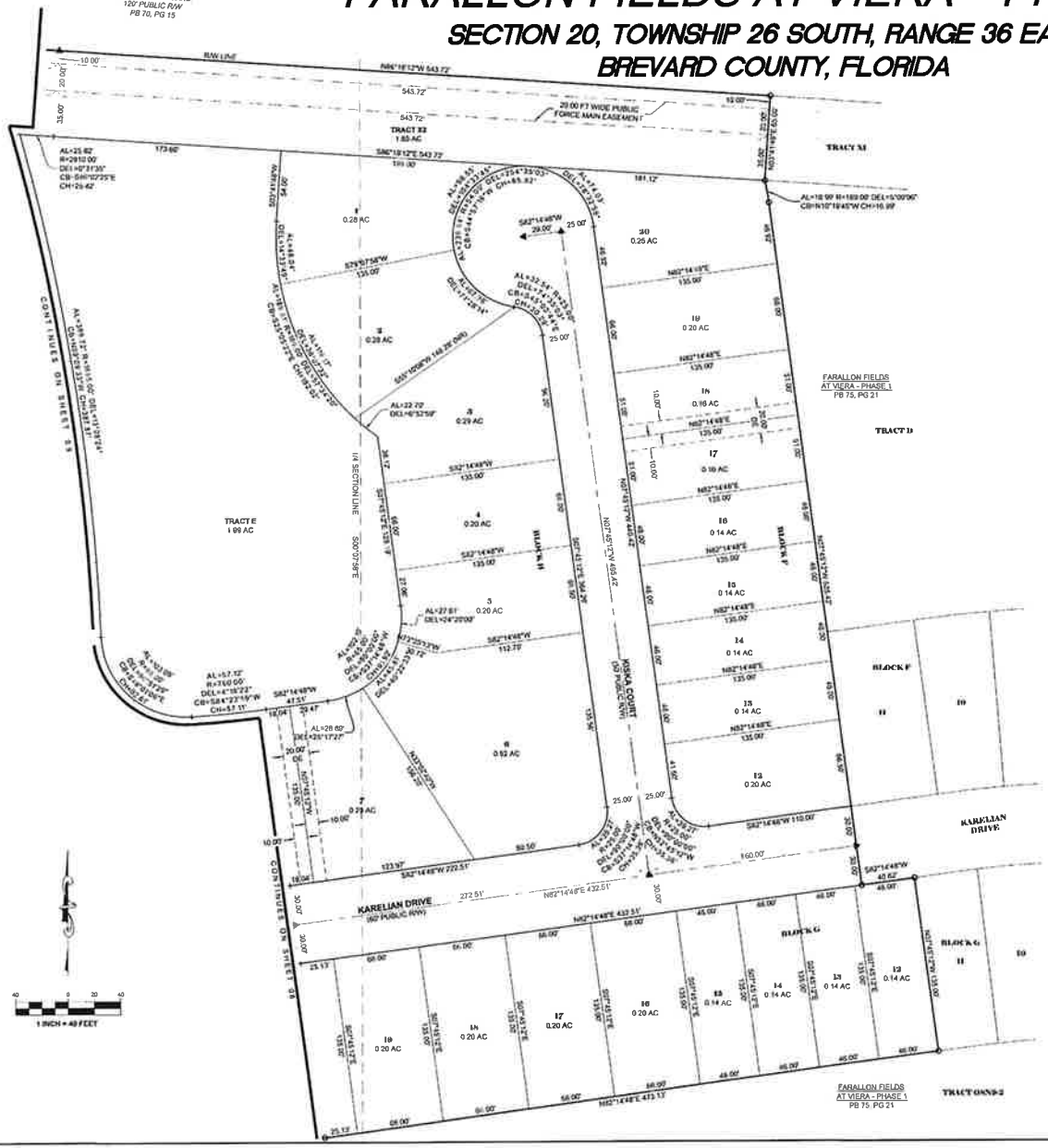
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
LICENSED BUSINESS NO. 4905 - LICENSED BUSINESS NO. 6693

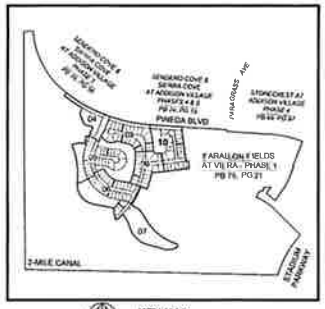
DATE: 4/5/24
DESIGN/DRAWN: HAK/JW
DRAWING#: 11600_S02_009
PROJECT#: 11600

PLAT BOOK _____, PAGE _____
SHEET 10 OF 10
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

FARALLON FIELDS AT VIERA - PHASE 2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA





KEY MAP
NTS

ABBREVIATIONS

' MINUTES/FEET	
" SECONDS/INCHES	
° DEGREES	
AC ACRES	
AL ARC LENGTH	
BOC BEGINNING OF CURVE	
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PCC POINT OF COMPOUND CURVATURE	
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PKD PARKER-KALEN NAIL AND DISK	
PG(S) PAGE(S)	
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P.S.E. PUBLIC S/DEWALK EASEMENT	
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P.U.E. PUBLIC UTILITY EASEMENT	
R RADIUS	
RPB ROAD PLAT BOOK	
R/W RIGHT-OF-WAY	
S SOUTH	
TYP TYPICAL	
UE UTILITY EASEMENT	
VSD VIERA STEWARDSHIP DISTRICT	
W WEST	

SURVEY SYMBOL LEGEND

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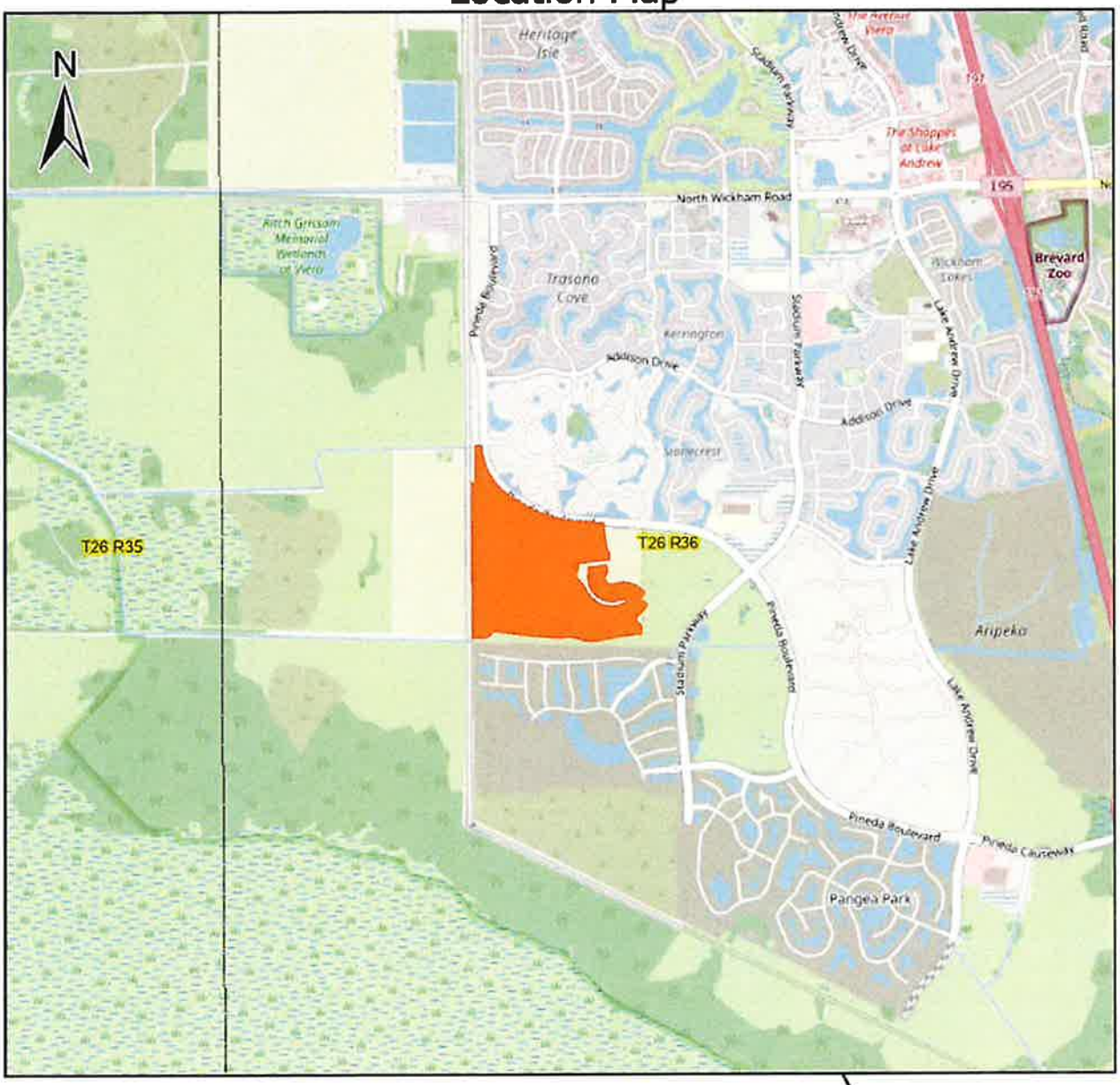
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
2728 CRANBERRY BLVD. WEST MELBOURNE, FL 32904
(321) 952-0881 FAX (321) 952-0882
CERTIFICATE OF AUTHORIZATION NUMBER LB 4905

DATE: 4/8/04
DESIGN/DRAWN: HAK/JW
DRAWING# 11600_302_043
PROJECT# 11600

Location Map



Subject Property in Orange

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

Scale: 1:42,000
1 inch equals 3,500 feet

0 1,500 3,000 ft

Print Time: 4/16/2024 1:54 PM