Agenda Report

2725 Judge Fran Jamieson Way
Viera, FL 32940

Consent

F.2. 4/5/2022

Subject:
Final Plat Approval, Re: Aripeka at Viera - 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), it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat for Aripeka at Viera - 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 the above project was held on June 4, 2020. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on July 9, 2021. The third stage of review is the final plat approval for recordation.

This plat was previously approved by the Board at the January 25, 2022 meeting with a performance bond and contract for guarantee of the completion of the infrastructure improvements. Prior to recordation, the performance bond and contract were updated and re-approved at the March 22, 2022 meeting. The updated plat now includes additional dedications that were not previously approved by the Board and exceed the exception granted for minor engineering changes.

Staff has reviewed the final plat and contract for the Aripeka at Viera - Phase 2 subdivision, and has determined that it is in compliance with the applicable ordinances.

Aripeka at Viera - Phase 2 is located within the Viera DRI, east of the intersection at Lake Andrew Drive and Cuddington Drive. The proposed subdivision contains 51 lots on 41.73 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: 21FM00022, 20SD00011

Contact: Tania Ramos, Planner II, Ext. 58278

Clerk to the Board Instructions:

Please have the plat mylar signed and returned 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

April 6, 2022

MEMORANDUM

TO: Tad Calkins, Planning and Development Director Attn: Tania Ramos

RE: Item F.2., Final Plat Approval for Aripeka at Viera – Phase 2, Developer: The Viera Company

The Board of County Commissioners, in regular session on April 5, 2022, granted the final plat approval; and authorized the Chair to sign the final plat for Aripeka at Viera – Phase 2, 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.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Donna Scott
for Kimberly Powell, Clerk to the Board

/pp

ARIPEKA AT VIERA - PHASE 2

SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

21FM00022

PLAT BOOK ____, PAGE ____
SHEET 1 OF 6
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

PLAT NOTES

1. BEARING REFERENCE: ASSUMED BEARING OF S73°38'27"E ON THE SOUTH LINE OF STROM PARK PHASE 5, 6 AND 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 19, 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 G6869 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 FOLLOWING:
   A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3409, PAGE 824, 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, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.
   B. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5683, PAGE 2028, AS AMENDED BY THAT CERTAIN AMENDED NOTICE RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1364, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   C. 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.
   D. CANAL SYSTEM DRAINAGE EASEMENT FILED DECEMBER 1, 1992, RECORDED IN OFFICIAL RECORDS BOOK 3243, PAGE 603, AS AMENDED BY FIRST AMENDMENT FILED IN OFFICIAL RECORDS BOOK 3605, PAGE 4314, SECOND AMENDMENT FILED IN OFFICIAL RECORDS BOOK 3797, PAGE 596, THIRD AMENDMENT FILED IN OFFICIAL RECORDS BOOK 3937, PAGE 647, FOURTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 4655, PAGE 483, FIFTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 4897, PAGE 3374, SIXTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5004, PAGE 0898, SEVENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5023, PAGE 479 AND IN OFFICIAL RECORDS BOOK 5117, PAGE 3622, EIGHTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5319, PAGE 3757 AND NINTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 5601, PAGE 2575, TENTH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 7651, PAGE 276, ELEVENTH MODIFICATION AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8304, PAGE 264, TOGETHER WITH CANAL MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8384 PAGE 281, AND AMENDED AND RESTATED AFFIDAVIT REGARDING AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 6479, PAGE 169, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   E. AGREEMENT AND GRANT OF CONSERVATION EASEMENT AND AFFIRMATIVE EASEMENTS FOR ENVIRONMENTAL MANAGEMENT AND ADMINISTRATION RECORDED DECEMBER 31, 2012, IN OFFICIAL RECORDS BOOK 6768, PAGE 2398, TOGETHER WITH FIRST SUPPLEMENT TO AGREEMENT AND GRANT OF CONSERVATION EASEMENT AND AFFIRMATIVE EASEMENTS FOR ENVIRONMENTAL MANAGEMENT AND ADMINISTRATION RECORDED IN OFFICIAL RECORDS BOOK 8559, PAGE 1648, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   F. 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.
   G. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ARIPEKA NEIGHBORHOOD AREA, WHICH CONTAINS PROVISIONS FOR (I) AN EASEMENT ON THE LAND, (II) A PRIVATE CHARGE OR ASSESSMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 8212, PAGE 1528, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS MAY BE SUBSEQUENTLY AMENDED (UPON ANNEXATION).
   H. EASEMENT GRANT RECORDED JANUARY 4, 1968 IN OFFICIAL RECORDS BOOK 889, PAGE 871.
   I. EASEMENT BY AND BETWEEN THE VIERA COMPANY, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED JULY 13, 2020, IN OFFICIAL RECORDS BOOK 8793, PAGE 1063.
   J. VIERA STEWARDSHIP DISTRICT NOTICE OF IMPOSITION OF SERIES 2021 SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1389, AND DECLARATION OF CONSENT TO JURISDICTION OF THE VIERA STEWARDSHIP DISTRICT IMPOSITION OF SPECIAL ASSESSMENTS (VILLAGE 2) RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 9334, PAGE 1413, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   K. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED ON JULY 13, 2020 IN OFFICIAL RECORDS BOOK 8793, PAGE 1063, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
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 PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PRIVATE STREET RIGHTS OF WAY NOTED AS A PART OF TRACT ZZ A 10' PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). FOR PURPOSES OF THIS PLAT, THE TERM PUBLIC AND PRIVATE UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO. AND CV OF VIERA LLP (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).
9. THERE IS HEREBY DEDICATED OVER AND ACROSS ALL SIDE LOT LINES, A 5' WIDE PERPETUAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED), WHICH EASEMENT IS GRANTED TO ARIPEKA 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. TO FACILITATE THE EFFECTIVE MAINTENANCE OF SUCH DRAINAGE SWALES, THE PLANTING OF TREES, SHRUBBERY OR LANDSCAPING (OTHER THAN SOD) WITHIN THE EASEMENT AREAS REFERENCED IN THIS PLAT NOTE IS PROHIBITED. ALL OTHER PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE VIERA STEWARDSHIP DISTRICT AS PROVIDED HEREIN.
10. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS OR ANY OTHER STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, TRACT OR DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION TO ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITIES.
11. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 3,4 BLOCK K, 2,3 BLOCK L, 6,7 BLOCK N, 5, 6, 12, 13 BLOCK M, AND LOT 1 BLOCK O ARE NONEXCLUSIVE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT IN PERPETUITY FOR THE INSTALLATION, 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 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 PRIVATE DRAINAGE EASEMENT AREAS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
12. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY, CITY OF COCOA, AND PRIVATE AND PUBLIC UTILITY COMPANIES OVER, UNDER, AND ACROSS TRACT ZZ FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND IMPROVEMENT OF UTILITIES AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION THEREWITH.
13. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE OF THE VSD DRAINAGE SYSTEM, CONSERVATION, MITIGATION AND OTHER ENVIRONMENTAL AREAS, INCLUDING WITHOUT LIMITATION, PCT EASEMENTS AREAS SHOWN HEREON, AND INSPECTION OF STREET LIGHTING IMPROVEMENTS.
14. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COMMUNITY DECLARATION DESCRIBED IN NOTE 6.A ABOVE.
15. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS J, L, N, O, Q, I-1, J-1 AND J-2 FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF STORM WATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE VSD DRAINAGE SYSTEM, 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 VIERA STEWARDSHIP DISTRICT.
16. ALL DRAINAGE TRACTS AND DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH 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 (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) OR ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION) AS EXPRESSLY PROVIDED ON THIS PLAT OR AS PROVIDED IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
17. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. IS HEREBY GRANTED THE PERPETUAL RIGHT TO DISCHARGE DRAINAGE FROM TRACT ZZ AND THE PRIVATE ROAD IMPROVEMENTS WITHIN THE LIMITS OF TRACT ZZ INTO AND THROUGH THE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER AND THE DRAINAGE FACILITIES LOCATED THEREIN. HOWEVER, TO THE EXTENT THAT ANY DRAINAGE PIPES, INLETS OR STRUCTURES RECEIVING SUCH ROAD RIGHT-OF-WAY DRAINAGE ARE LOCATED WITHIN TRACT ZZ, SUCH STRUCTURES, INLETS AND PIPES SHALL BE MAINTAINED AND REPAIRED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
18. TRACTS OS N1-3B, OS N1-3C, OS N1-5A, AND OS N1-5B SHALL BE OWNED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR OPEN SPACE, DRAINAGE AND RELATED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, A SHARED USE TRAIL, AND FOR WETLAND PRESERVATION WITH ASSOCIATED UPLAND BUFFERS AND THE PRESERVATION AND PROTECTION OF PREFERRED COVER TYPE ("PCT") TREE CANOPY WITHIN THAT PORTION OF EACH TRACT DESIGNATED ON THIS PLAT AS PCT EASEMENT AREA. TRACTS OS N1-3C AND OS N1-5A ARE ALSO RESERVED FOR UTILITIES, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS. TRACTS OS N1-3B, OS N1-3C, OS N1-5A, AND OS N1-5B AND THE IMPROVEMENTS THEREON SHALL BE OPERATED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC., EXCLUDING THOSE AREAS OF SUCH TRACTS CONTAINING (I) PRESERVED WETLANDS AND ASSOCIATED UPLAND BUFFERS OR (II) PCT TREE CANOPY LOCATED WITHIN THE LIMITS OF A DESIGNATED PCT EASEMENT AREA, WHICH AREAS SHALL BE CONTROLLED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT IN ACCORDANCE WITH THE WEST VIERA PUD AND APPLICABLE LAW (AND THE VIERA STEWARDSHIP DISTRICT HAVING PERPETUAL NON-EXCLUSIVE EASEMENTS OVER THOSE TRACTS FOR SUCH MAINTENANCE PURPOSES AS NOTED IN PLAT NOTE 19 BELOW). ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL NOT REMOVE, ALTER OR DISTURB THE PRESERVED WETLANDS, UPLAND BUFFERS OR THE PCT TREE CANOPY LOCATED WITHIN SUCH TRACTS AND SUCH ASSOCIATION'S MAINTENANCE AND REPAIR OF IMPROVEMENTS, IF ANY, LOCATED WITHIN A PCT EASEMENT AREA SHALL ONLY OCCUR IN A MANNER APPROVED BY THE VIERA STEWARDSHIP DISTRICT.
19. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS AND THROUGH THOSE PARTS OF TRACTS OS N1-3B, OS N1-3C, OS N1-5A, AND OS N1-5B CONTAINING A PRESERVED WETLAND, UPLAND BUFFER OR A PCT EASEMENT AREA TO CONDUCT INSPECTIONS, PERFORM WORK AND ALL MANNER OF OTHER ACTIVITIES RELATING TO THE PRESERVATION, PROTECTION AND MAINTENANCE OF PRESERVED WETLANDS, UPLAND BUFFERS AND/OR PCT TREE CANOPY LOCATED THEREIN, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS TRACTS OS N1-3B, OS N1-3C, OS N1-5A, AND OS N1-5B IN CONNECTION THEREWITH TO FACILITATE THE PRESERVATION, PROTECTION AND MAINTENANCE OF WETLANDS, UPLAND BUFFERS AND PCT TREE CANOPY.
20. TRACT OS N1-7A SHALL BE OWNED BY THE VIERA STEWARDSHIP DISTRICT AND IS RESERVED FOR OPEN SPACE, THE PRESERVATION, PROTECTION AND MAINTENANCE OF PCT AREA, COMMUNITY TRAIL FACILITIES, DRAINAGE IMPROVEMENTS, LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS. THE VIERA STEWARDSHIP DISTRICT SHALL MAINTAIN TRACT OS N1-7A AND THE COMMUNITY TRAIL IMPROVEMENTS AND PCT AREA LOCATED THEREON AND ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL MAINTAIN ALL INSTALLED LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS AND THROUGH TRACT OS N1-7A, EXCLUDING THOSE PARTS CONTAINING PCT AREA, TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN LANDSCAPING, IRRIGATION, SIGNAGE AND RELATED IMPROVEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS TRACTS OS N1-7A, EXCLUDING PCT AREAS, IN CONNECTION THEREWITH. ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. SHALL NOT REMOVE, ALTER OR DISTURB ANY PCT TREE CANOPY LOCATED WITHIN TRACT OS N1-7A.
21. TRACTS I-1, J, J-1, J-2, L, N, O AND Q SHALL BE OWNED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR STORMWATER PONDS THAT ARE A PART OF THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS. ARIPEKA NEIGHBORHOOD ASSOCIATION SHALL MAINTAIN THE AFORESAID TRACTS AND ALL IMPROVEMENTS THEREON, EXCEPT AND EXCLUDING ANY DRAINAGE FACILITY OR IMPROVEMENT WHICH IS PART OF THE VSD DRAINAGE SYSTEM, WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.
22. TRACTS R AND S SHALL BE OWNED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION AND ARE RESERVED FOR SIDEWALKS, UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS.
23. TRACT M IS RESERVED FOR SIDEWALKS, LANDSCAPING AND IRRIGATION, UTILITIES AND OTHER RELATED COMMON AREA IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC.
24. THE RIGHT-OF-WAYS FOR LAVENDER DRIVE, RISEN STAR PLACE, AND GALIKOVA WAY DESCRIBED HEREON AS TRACT ZZ AND ALL ROAD IMPROVEMENTS THEREON SHALL BE OWNED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AND ARE RESERVED FOR INGRESS/EGRESS, SIGNAGE, PUBLIC AND PRIVATE UTILITIES, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS.
25. 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 DRAINAGE FACILITIES COMPRISING THE NEIGHBORHOOD DRAINAGE SYSTEM SHALL BE OPERATED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC. AS PROVIDED IN THE NEIGHBORHOOD DECLARATION: (I) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO DRAIN TRACT ZZ AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON, (II) DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS, SUCH AS INLETS, CATCH BASINS AND PIPING, INSTALLED TO EXCLUSIVELY DRAIN NEIGHBORHOOD AMENITIES OPERATED AND MAINTAINED BY ARIPEKA NEIGHBORHOOD ASSOCIATION, INC., AND (III) AUTHORIZED DRAINAGE STRUCTURES AND RELATED IMPROVEMENTS SUCH AS SIDE-YARD SWALES INSTALLED WITHIN A LOT OR TRACT TO EXCLUSIVELY DRAIN SUCH LOT OR TRACT AND/OR ADJOINING LOTS OR TRACTS.
26. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

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 E	AK7519	1,426,328.224	434,740.017	738,833.411	225,227.204	28°15'26.10062"	080°44'34.43000"	0.99994803	(+)0°07'18.2"
BREVARD GPS 1080	AK7524	1,422,840.466	433,682.642	740,682.085	225,758.744	28°14'31.81626"	080°44'14.98164"	0.99994806	(+)0°07'27.3"
LB TIMM	AK0946	1,416,452.318	431,735.532	746,854.0344	227,641.566	28°13'48.22765"	080°43'06.11244"	0.99995250	(+)0°07'59.6"

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

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

LOCATION MAP
NTS

KEY MAP
NTS

ABBREVIATIONS

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

SEE SHEET 2 FOR DESCRIPTION AND TRACT TABLE

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
DATE: 11/04/2021
DESIGN/DRAWN: HAK/DHF
DRAWING# 11459_302_001
PROJECT# 11459

DEDICATION

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

ARIPEKA AT VIERA - PHASE 2

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

By: [signature]
Todd J. Pokrywa
President

Attest: [signature]
Secretary Jay A. Decator III
THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

[Seal]

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 29th Nov. 2022 by Todd J. Pokrywa and Jay A. Decator III, 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.

NOTARY PUBLIC [signature]
Mary Ellen McKibben
Notary Public, State of Florida
My Comm. Expires July 25, 2023
Comm. No. GG344047

SEAL [notary stamp]

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/09/21 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 lands are located in Brevard County, Florida.

[signature] Registration Number 5611
WESLEY L. 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. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

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

____
Kristine Zonka, Chair

ATTEST: ______________________
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

____
Kristine Zonka, Chair

ATTEST: ______________________
Clerk of the Board

CERTIFICATE OF CLERK

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

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

ARIPEKA AT VIERA - PHASE 2

SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 2 OF 8

SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DESCRIPTION OF ARIPEKA AT VIERA - PHASE 2

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT K-4, STROM PARK PHASE 5, 6 AND 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF LAKE ANDREW DRIVE SOUTH EXTENSION No. 1 - PHASE 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN S73°39'27"E ALONG THE SOUTH LINE OF SAID STROM PARK PHASE 5, 6 AND 8, A DISTANCE OF 786.63 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID STROM PARK PHASE 5, 6 AND 8 AND ALONG THE SOUTH LINE OF STROM PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 80, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, N75°29'01"E A DISTANCE OF 1078.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERIN DESCRIBED; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID STROM PARK PHASE 3 AND ALONG THE SOUTH LINE OF STROM PARK PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 91, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, N75°29'01"E A DISTANCE OF 1239.93 FEET TO THE SOUTHEAST CORNER OF SAID STROM PARK PHASE 4 AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 70220, F.P. 405506 6. THENCE S14°30'59"E ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 109.33 FEET; THENCE S75°18'20"W, A DISTANCE OF 214.77 FEET; THENCE S17°27'26"E, A DISTANCE OF 205.99 FEET; THENCE S10°19'08"E, A DISTANCE OF 172.45 FEET; THENCE S08°06'28"E, A DISTANCE OF 97.76 FEET; THENCE S19°40'26"E, A DISTANCE OF 200.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 25°56'53", A CHORD BEARING OF S06°41'59"E, AND A CHORD LENGTH OF 29.19 FEET), A DISTANCE OF 29.44 FEET TO THE END OF SAID CURVE; THENCE S06°16'28"W, A DISTANCE OF 194.90 FEET; THENCE S16°09'01"E, A DISTANCE OF 125.82 FEET; THENCE S18°56'03"W, A DISTANCE OF 102.39 FEET; THENCE S01°05'48"E, A DISTANCE OF 715.29 FEET; THENCE S58°21'14"W, A DISTANCE OF 118.80 FEET; THENCE N70°30'53"W, A DISTANCE OF 307.78 FEET; THENCE S27°48'46"W, A DISTANCE OF 364.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 9°51'12", A CHORD BEARING OF S32°44'22"W, AND A CHORD LENGTH OF 123.67 FEET), A DISTANCE OF 123.82 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY LINE OF ARIPEKA AT VIERA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 19 (NINETEEN) COURSES AND DISTANCES, 1) THENCE N52°26'10"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 90.00 FEET; 2) THENCE N23°28'16"W, A DISTANCE OF 120.92 FEET; 3) THENCE N63°34'56"E, A DISTANCE OF 123.23 FEET; 4) THENCE N28°27'45"E, A DISTANCE OF 78.94 FEET; 5) THENCE N34°25'57"E, A DISTANCE OF 65.53 FEET; 6) THENCE N51°40'07"E, A DISTANCE OF 76.71 FEET; 7) THENCE N09°54'43"E, A DISTANCE OF 37.77 FEET; 8) THENCE N00°08'03"W, A DISTANCE OF 83.45 FEET; 9) THENCE N60°41'34"W, A DISTANCE OF 62.65 FEET; 10) THENCE N80°54'45"W, A DISTANCE OF 57.06 FEET; 11) THENCE N73°01'20"W, A DISTANCE OF 61.78 FEET; 12) THENCE N15°01'00"W, A DISTANCE OF 52.70 FEET; 13) THENCE N18°56'55"W, A DISTANCE OF 83.22 FEET; 14) THENCE N19°38'43"W, A DISTANCE OF 64.29 FEET; 15) THENCE N20°55'24"W, A DISTANCE OF 45.37 FEET; 16) THENCE N41°40'11"W, A DISTANCE OF 40.46 FEET; 17) THENCE N50°17'34"W, A DISTANCE OF 160.79 FEET; 18) THENCE N64°18'58"W, A DISTANCE OF 41.74 FEET; 19) THENCE N76°38'13"W, A DISTANCE OF 131.05 FEET; THENCE N11°50'11"W, A DISTANCE OF 190.54 FEET; THENCE N12°37'14"W, A DISTANCE OF 58.05 FEET; THENCE N05°23'23"E, A DISTANCE OF 110.90 FEET; THENCE S84°55'08"W, A DISTANCE OF 25.35 FEET; THENCE N13°39'54"W, A DISTANCE OF 79.96 FEET; THENCE N15°30'26"W, A DISTANCE OF 265.11 FEET; THENCE N50°59'08"E, A DISTANCE OF 88.74 FEET; THENCE N44°07'25"E, A DISTANCE OF 84.81 FEET; THENCE N30°41'51"W, A DISTANCE OF 63.34 FEET; THENCE N12°37'14"W, A DISTANCE OF 24.83 FEET; THENCE N14°50'59"W, A DISTANCE OF 158.57 FEET TO THE POINT OF BEGINNING. CONTAINING 41.73 ACRES, MORE OR LESS.

ABBREVIATIONS

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

LOCATION MAP
NTS

KEY MAP
NTS

PARCEL TABLE

PARCEL ID	AREA (ACRES)	DESCRIPTION	OWNERSHIP
OS N1-3B	1.52	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, WETLAND, UPLAND, CONSERVATION, SIGNAGE AND RELATED IMPROVEMENTS, PCT PRESERVATION	ARIPEKA NEIGHBORHOOD ASSOCIATION
OS N1-3C	0.73	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, WETLAND, UPLAND, CONSERVATION, SIGNAGE AND RELATED IMPROVEMENTS, PCT PRESERVATION	ARIPEKA NEIGHBORHOOD ASSOCIATION
OS N1-5A	0.25	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, WETLAND, UPLAND, CONSERVATION, SIGNAGE AND RELATED IMPROVEMENTS, PCT PRESERVATION	ARIPEKA NEIGHBORHOOD ASSOCIATION
OS N1-5B	0.87	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, WETLAND, UPLAND, CONSERVATION, SIGNAGE AND RELATED IMPROVEMENTS, PCT PRESERVATION	ARIPEKA NEIGHBORHOOD ASSOCIATION
OS N1-7A	0.35	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS, PCT PRESERVATION AND COMMUNITY TRAIL IMPROVEMENTS	VIERA STEWARDSHIP DISTRICT
TRACT I-1	2.27	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, FENCING AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT J	2.73	VSD DRAINAGE SYSTEM FACILITIES	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT J-1	0.39	VSD DRAINAGE SYSTEM FACILITIES	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT J-2	0.03	VSD DRAINAGE SYSTEM FACILITIES	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT L	2.87	VSD DRAINAGE SYSTEM FACILITIES	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT M	0.10	SIDEWALKS, LANDSCAPE, IRRIGATION, DRAINAGE, UTILITIES AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT N	1.34	VSD DRAINAGE SYSTEM FACILITIES	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT O	1.52	VSD DRAINAGE SYSTEM FACILITIES	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT Q	1.08	VSD DRAINAGE SYSTEM FACILITIES	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT R	0.15	SIDEWALKS, UTILITIES, DRAINAGE, AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT S	0.13	SIDEWALKS, UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION
TRACT ZZ	6.20	INGRESS/EGRESS, SIGNAGE, PUBLIC & PRIVATE UTILITIES, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS	ARIPEKA NEIGHBORHOOD ASSOCIATION

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.

DATE: 11/04/2021
DESIGN/DRAWN: RAK/CHF
DRAWING# 11459_202_001
PROJECT# 11459

ARIPEKA AT VIERA - PHASE 2

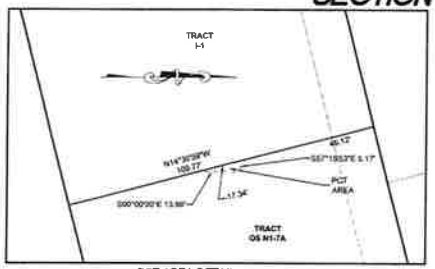
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

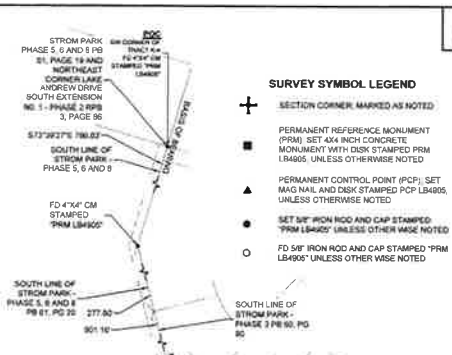
SHEET 3 OF 8

SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST



PCT AREA DETAIL

(IN FEET)
1 INCH = 20 FEET

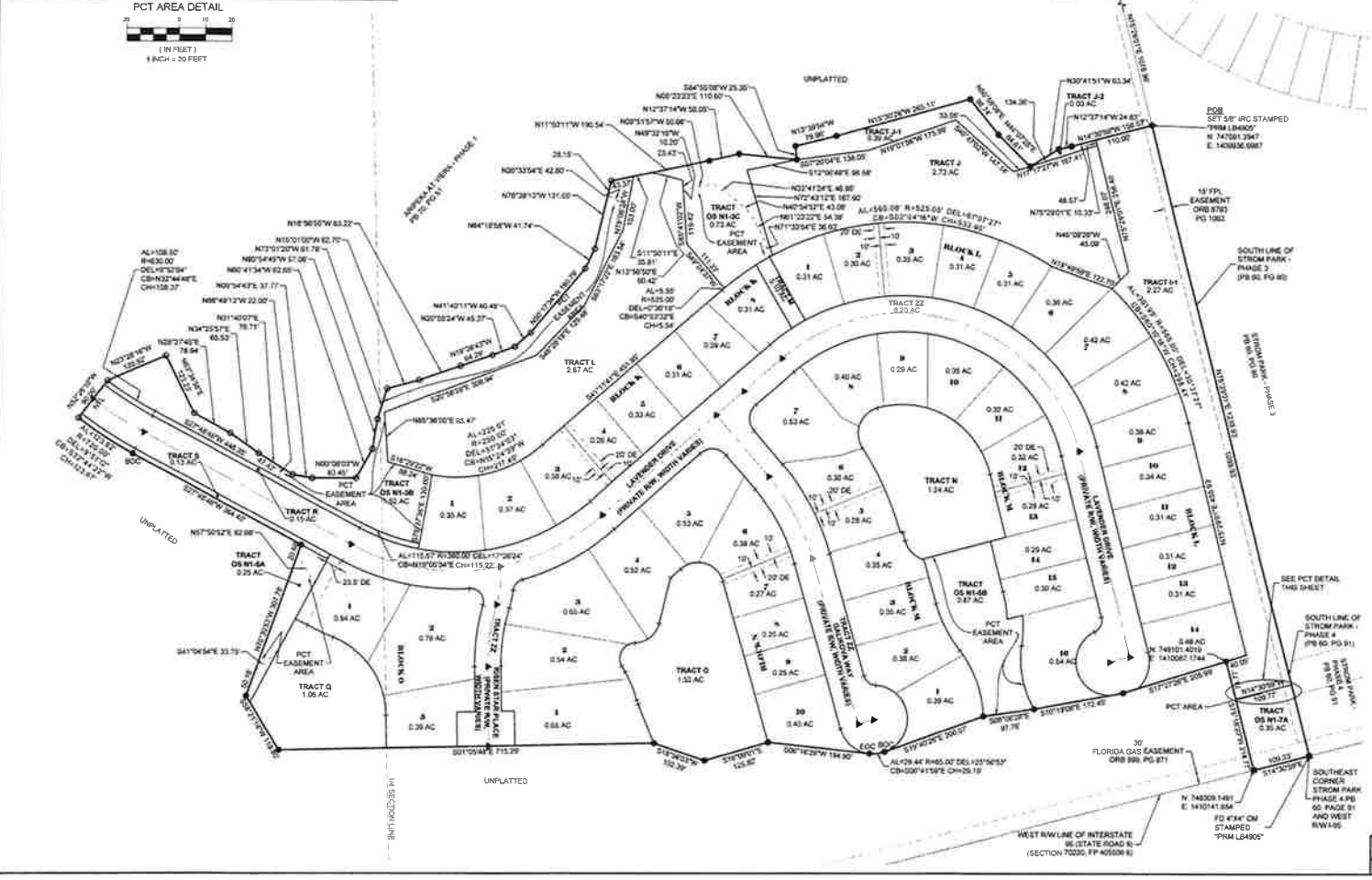


SURVEY SYMBOL LEGEND

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

LOCATION MAP
NTS

KEY MAP
NTS



ABBREVIATIONS

'	MINUTES/FEET
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°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
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E	EAST
EOC	END OF CURVE
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P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

(IN FEET)
1 INCH = 100 FEET

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.

DATE 11/04/2021
DESIGN/DRAWN HAK/CHF
DRAWING# 11459_302_001
PROJECT# 11459

ARIPEKA AT VIERA - PHASE 2

SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 6
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SURVEY SYMBOL LEGEND

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- PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
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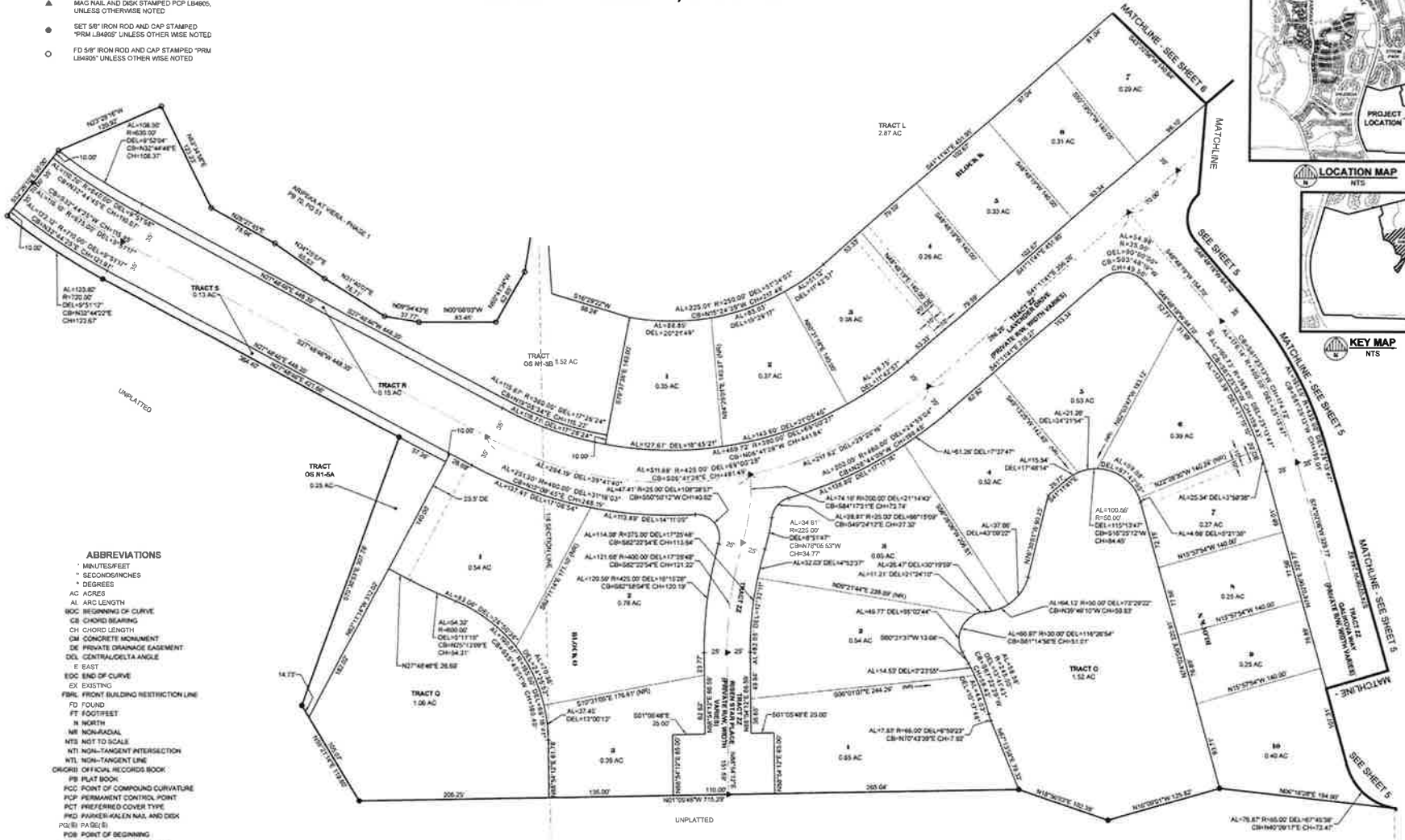

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- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VSD VIERA STEWARDSHIP DISTRICT

- THIS PLAT PREPARED BY -

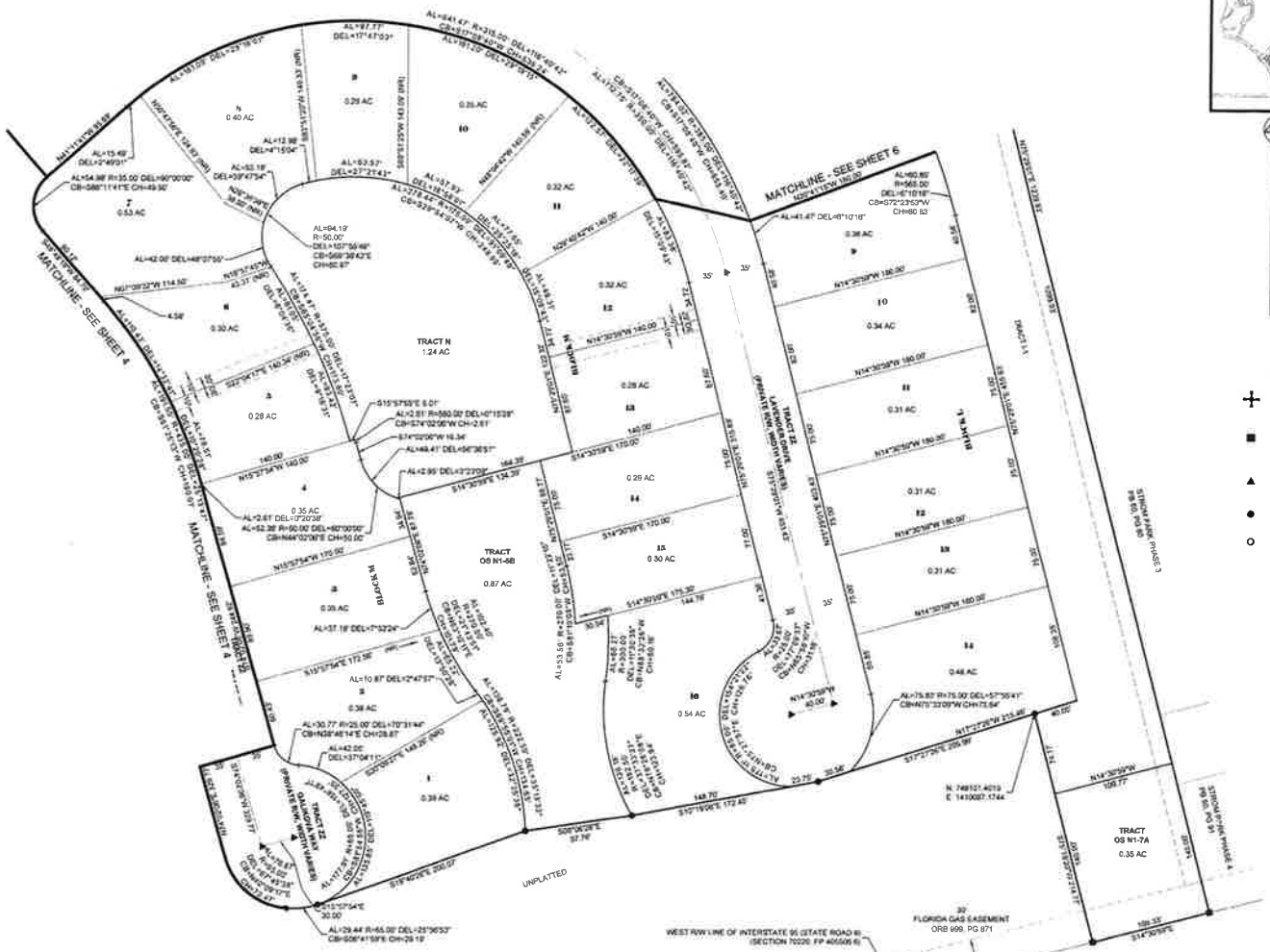
B.S.E. CONSULTANTS, INC.

DATE: 11/04/2021
DESIGN/DRAWN: PAK/CHF
DRAWING# 11459_302_001
PROJECT# 11459

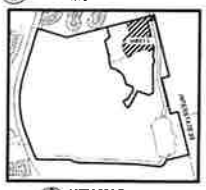
PLAT BOOK _____, PAGE _____
SHEET 5 OF 6
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST

ARIPEKA AT VIERA - PHASE 2

SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



LOCATION MAP
NTS



KEY MAP
NTS

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50 0 25 50
(IN FEET)
1 INCH = 50 FEET

ABBREVIATIONS

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R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

- THIS PLAT PREPARED BY -

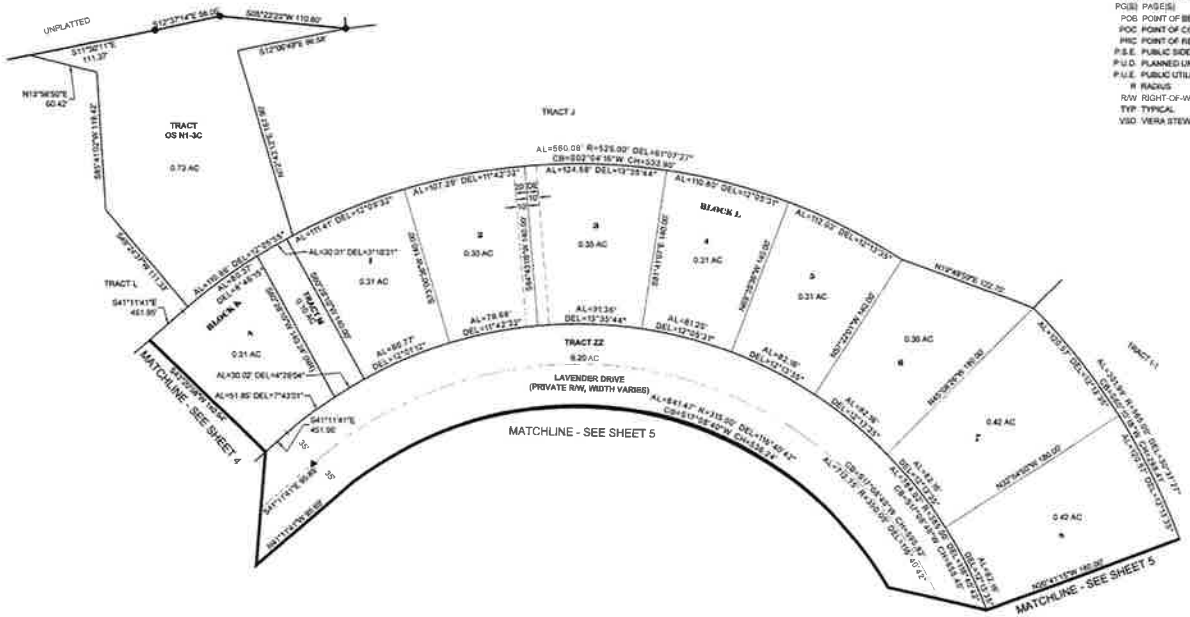
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NO. LB 4905
2725 JUDGE FRAN JAMIESON WAY, VIERA, FL 32940
PHONE: 321-639-3550 FAX: 321-639-3551
WWW.BSECONSULTANTS.COM

DATE: 11/04/2021
DESIGN/DRAWN: HAK/CHF
DRAWING# 11450_303_001
PROJECT# 11450

ARIPEKA AT VIERA - PHASE 2

SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 5 OF 6
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 36 EAST



ABBREVIATIONS

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

LOCATION MAP
NTS

KEY MAP
NTS

SURVEY SYMBOL LEGEND

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

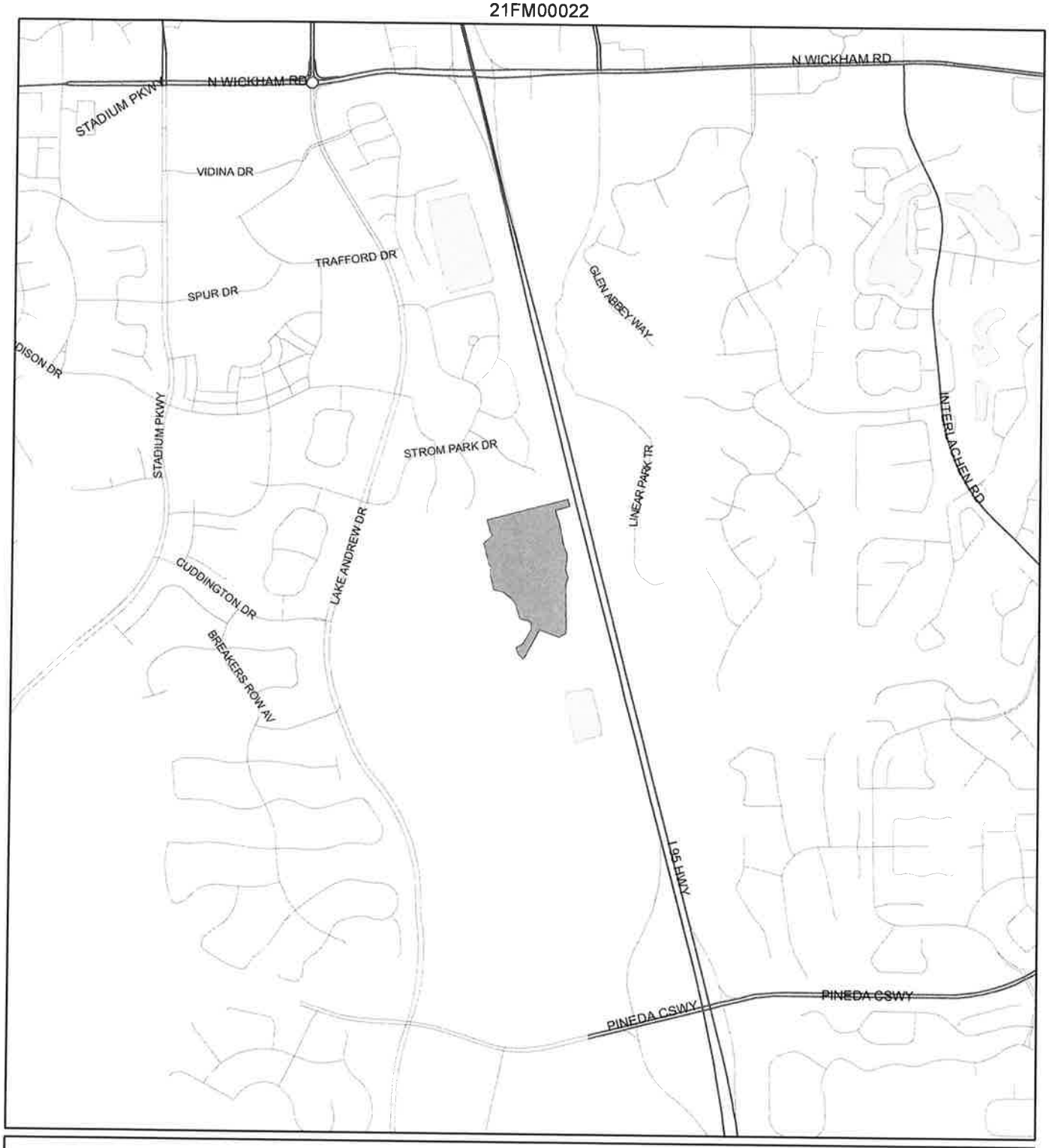
50 0 25 50
(IN FEET)
1 INCH = 50 FEET

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING · ENGINEERING · LAND SURVEYING
DATE 11/04/2021
DESIGN/DRAWN HAK/CHF
DRAWING# 11439_302_001
PROJECT# 11439

LOCATION MAP

ARIPEKA AT VIERA - PHASE 2

21FM00022



N

W E

S

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

Subject Property

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

Produced by BoCC - GIS Date: 12/21/2021