

# CAPRON TRACE - PHASE 3

## VIERA CENTRAL P.U.D. - A PORTION OF PARCEL 4 SECTION 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST VIERA, BREVARD COUNTY, FLORIDA

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Viera Company, a Florida Corporation, being the owner in fee simple of the lands described in  
**CAPRON TRACE - PHASE 3**

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the Right-of-Way for Tavistock Drive shown hereon to Brevard County for the perpetual use of the public for roadway, utility and associated purposes.

IN WITNESS WHEREOF, THE VIERA COMPANY has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on.

By *Jay A. Decator, III* V.P.

*Jay A. Decator, III* SEAL  
ATTEST: JAY A. DECATOR, III ASST. SECRETARY

Signed and sealed in the presence of:

THE VIERA COMPANY  
7380 MURRELL ROAD  
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY that on May 10 2004 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared William A. Lane and Scott Ellis respectively President and Deputy Clerk of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that official seal of said corporation is duly affixed thereto; and that the Dedication is the act and deed of said corporation.

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

*Lory A. Klopfenstein*  
NOTARY PUBLIC  
My Commission Expires 6/29/04

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on December 29, 2003, 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 that said land is located in Brevard County, Florida.

*William A. Lane* Registration Number 153813  
William A. Lane  
B.S.E. Consultants, Inc.  
312 South Harbor City Boulevard, Suite #4  
Melbourne, Florida 32901  
LB - 0004905  
Certificate of Authorization Number

**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.

*Susan Jackson*  
County Surveyor in and for Brevard County, Florida  
PSM4637 5/20/04

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the Right-of-Way for Tavistock Drive for the use of the public.

*Nancy Hege* Chairman of the Board  
*Scott Ellis* Deputy Clerk  
Clerk of the Board

**CERTIFICATE OF CLERK**

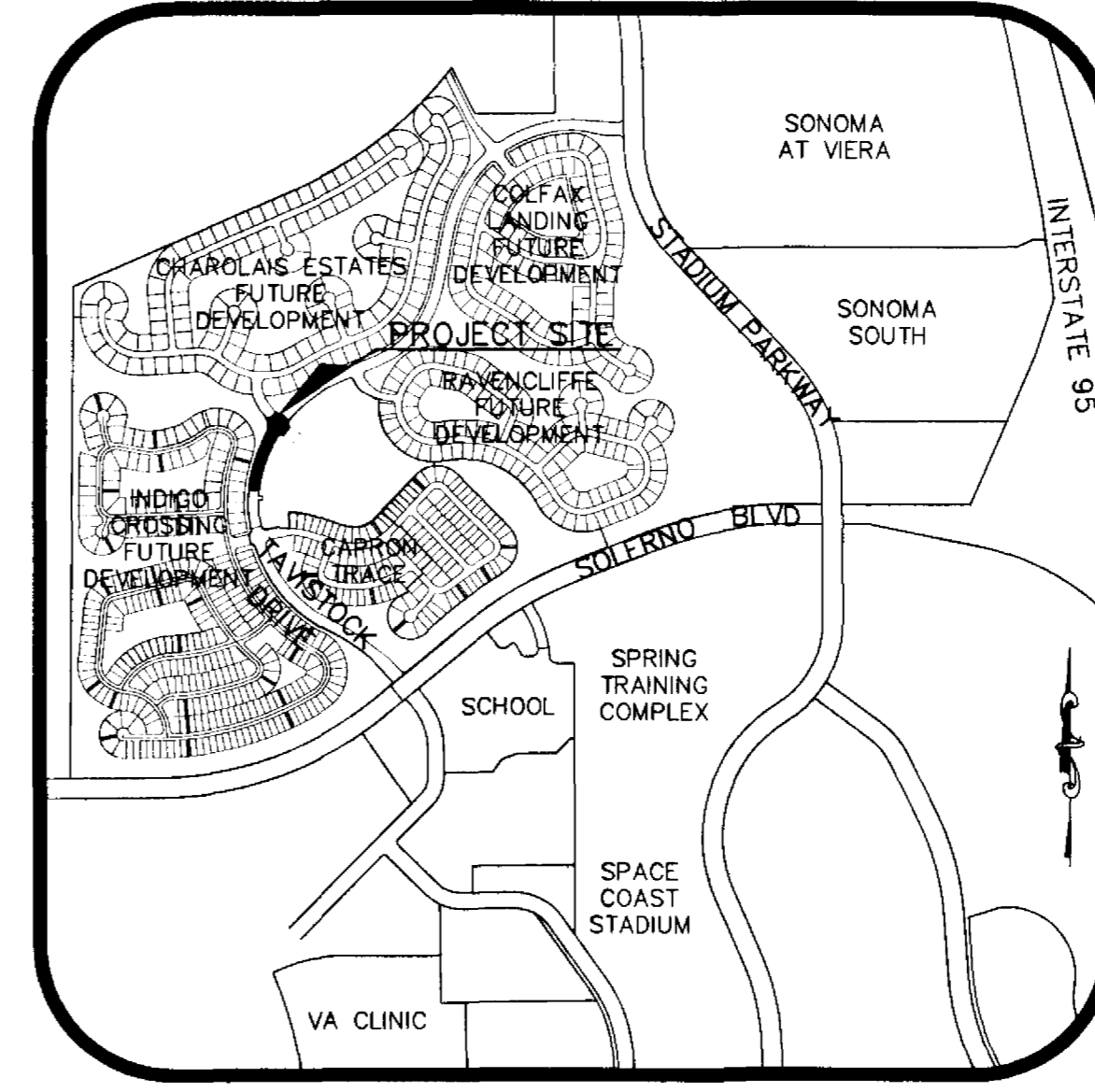
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1, Florida Statutes, and was filed for record on 5/10/04 at 10:12 AM File No. 2003-11-135

*Scott Ellis* Deputy Clerk  
Clerk of the Circuit Court in and for Brevard County, Fla.

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on 5-18-04, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

*Nancy Hege* Chairman of the Board  
*Scott Ellis* Deputy Clerk  
Clerk of the Board



**LOCATION MAP**  
NTS

**DESCRIPTION OF CAPRON TRACE PHASE 3**

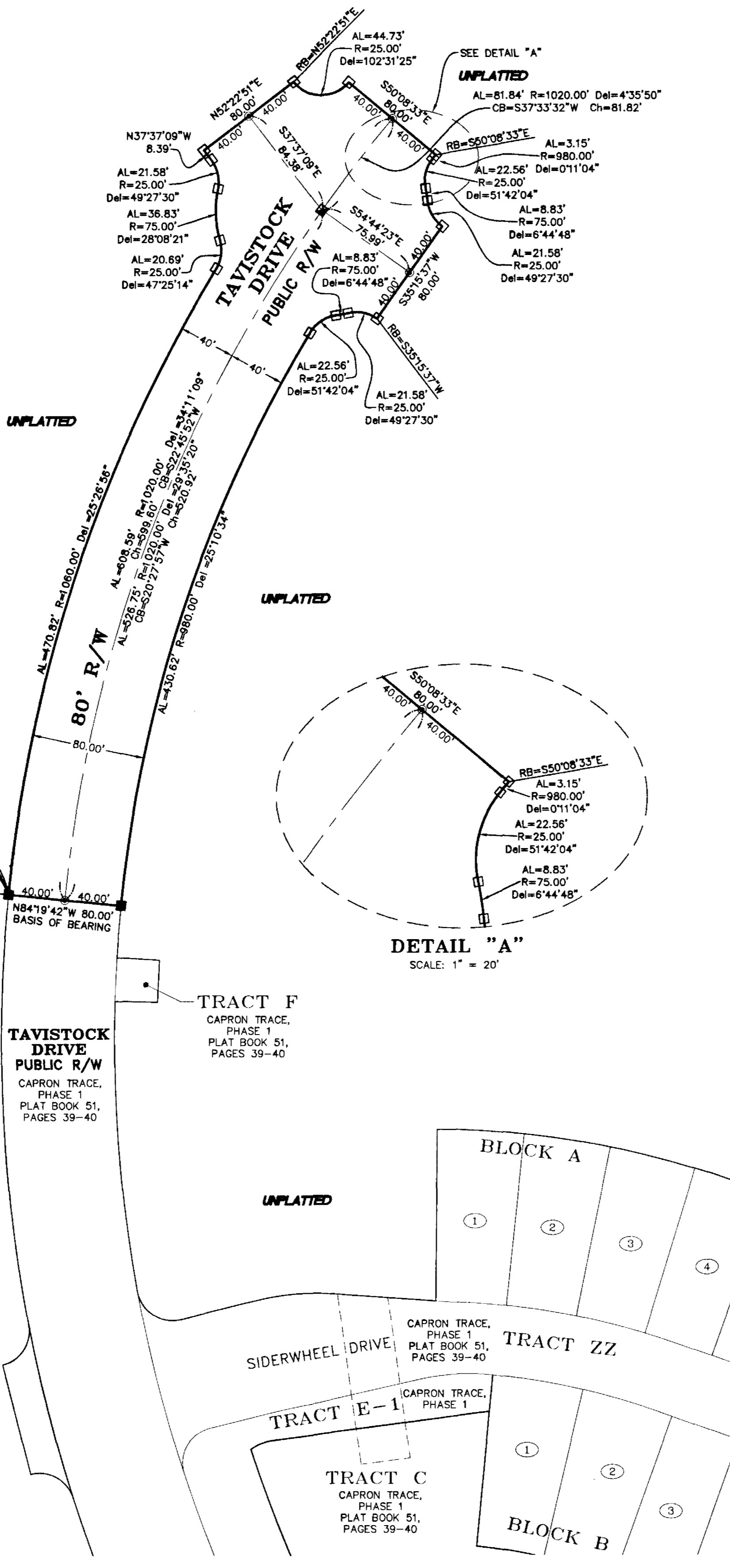
A parcel of land lying within Section 32, Township 25 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

Beginning at the Northwest Corner of Tavistock Drive, plat of Capron Trace, Phase 1 (as recorded in Plat Book 51, Pages 39-40, public records of Brevard County, Florida) said POINT OF BEGINNING also being the beginning of a curve, having a radius of 1060.00 feet, and a radial bearing of S84°19'42"E; thence Northeasterly along the arc of said curve to the right, a distance of 470.82 feet; through a central angle of 25°26'56" to the point of a reverse curve, having a radius of 25.00 feet; thence Northeasterly along the arc of said curve to the left, a distance of 20.69 feet; through a central angle of 47°25'14" to the point of a reverse curve, having a radius of 75.00 feet; thence Northwesterly along the arc of said curve to the right, a distance of 36.83 feet; through a central angle of 28°08'21" to the point of a reverse curve, having a radius of 25.00 feet; thence Northwesterly along the arc of said curve to the left, a distance of 21.58 feet; through a central angle of 49°27'30" to the curves end; thence N37°37'09"W, 8.39 feet; thence N52°22'51"E, 80.00 feet; to the point of intersection with a non-tangent curve, having a radius of 25.00 feet, and a radial bearing of N52°22'51"E; thence Southeasterly along the arc of said curve to the left, a distance of 44.73 feet; through a central angle of 102°31'25" to the curves end; thence S50°08'33"E, 80.00 feet; to the point of intersection with a non-tangent curve, having a radius of 980.00 feet, and a radial bearing of S50°08'33"E; thence Southwesterly along the arc of said curve to the left, a distance of 3.15 feet; through a central angle of 00°11'04" to the point of a compound curve, having a radius of 25.00 feet; thence Southwesterly along the arc of said curve to the left, a distance of 22.56 feet; through a central angle of 51°42'04" to the point of a reverse curve, having a radius of 75.00 feet; thence Southeasterly along the arc of said curve to the right, a distance of 8.83 feet; through a central angle of 06°44'48" to the point of a reverse curve, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve to the left, a distance of 21.58 feet; through a central angle of 49°27'30" to the curves end; thence S35°15'37"W, 80.00 feet; to the point of intersection with a non-tangent curve, having a radius of 25.00 feet; and a radial bearing of S35°15'37"W; thence Northwesterly along the arc of said curve to the left, a distance of 21.58 feet; through a central angle of 49°27'30" to the point of a reverse curve, having a radius of 75.00 feet; thence Southwesterly along the arc of said curve to the right, a distance of 8.83 feet; through a central angle of 06°44'48" to the point of a reverse curve, having a radius of 25.00 feet; thence Southwesterly along the arc of said curve to the left, a distance of 430.62 feet; through a central angle of 25°10'34" to the curves end; thence N84°19'42"W, 80.00 feet; to the POINT OF BEGINNING; CONTAINING 1.3 acres, more or less.

**GENERAL NOTES:**

1. BEARINGS ARE BASED ON THE NORTH LINE OF TAVISTOCK DRIVE, CAPRON TRACE, PHASE ONE, BEING ASSUMED AS N84°19'42"W, FOR COMPUTATION ONLY.
2. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
3. THE PUBLIC UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE SERVICES AS PROVIDED BY SECTION 177.091 (2B) FLORIDA STATUTES.
4. SURVEY MONUMENTATION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (7), 177.091 (8).
5. THE TAVISTOCK DRIVE RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY. AN EASEMENT OVER SAID RIGHT-OF-WAY IS GRANTED TO THE CITY OF COCOA FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF POTABLE WATER FACILITIES.
6. FOR JOINER, SEE O.R.B. pg. \_\_\_\_\_.

- LEGEND**
- = 1/2" IRON ROD & CAP-SET (STAMPED LANE-LS3913) SET AT ALL LOT AND TRACT CORNERS
  - = PERMANENT CONTROL POINT - SET (METAL MARKER WITH A METAL DISK STAMPED "P.C.P.-LS3913")
  - = PERMANENT REFERENCE MONUMENT - SET (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED "P.R.M.-L.S. 3913")
  - = PERMANENT CONTROL POINT - SET (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED "P.C.P.-L.S. 3913")
  - = PERMANENT REFERENCE MONUMENT - FOUND (4"x4" CONCRETE MARKER MARKED "P.R.M.-LS-3913")
  - AL = ARC LENGTH OF CURVE
  - AC = ACRES
  - R = RADIUS OF CURVE
  - DEL = CENTRAL ANGLE OF CURVE
  - CH = CHORD LENGTH OF CURVE
  - CB = CHORD BEARING OF CURVE
  - RB = RADIAL BEARING
  - (NR) = NON RADIAL LINE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - PC = POINT OF CURVATURE
  - CL = CURVE TABLE LABEL
  - L = LINE TABLE LABEL
  - R/W = RIGHT OF WAY
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - CM = CONCRETE MONUMENT



**DETAIL "A"**  
SCALE: 1" = 20'

**P.O.B.**  
NORTHWEST CORNER OF TAVISTOCK DRIVE, CAPRON TRACE, PHASE 1, PLAT BOOK 51, PAGES 39-40

**TAVISTOCK DRIVE PUBLIC R/W**  
CAPRON TRACE, PHASE 1, PLAT BOOK 51, PAGES 39-40

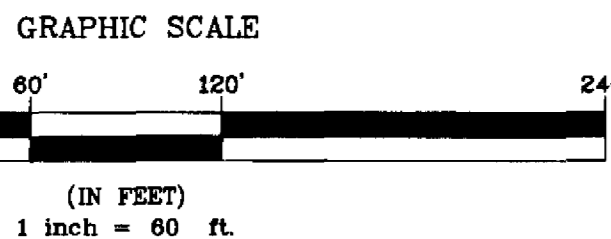
**TRACT F**  
CAPRON TRACE, PHASE 1, PLAT BOOK 51, PAGES 39-40

**TRACT Z-1**  
CAPRON TRACE, PHASE 1, PLAT BOOK 51, PAGES 39-40

**TRACT C**  
CAPRON TRACE, PHASE 1, PLAT BOOK 51, PAGES 39-40

**TRACT E-1**  
CAPRON TRACE, PHASE 1, PLAT BOOK 51, PAGES 39-40

**TRACT ZZ**  
CAPRON TRACE, PHASE 1, PLAT BOOK 51, PAGES 39-40



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.

**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4  
MELBOURNE, FLORIDA PHONE: (321) 725-3874 FAX: (321) 723-1159  
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905