

CAV Landing

A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK 56 PAGE 57

SHEET 2 OF 2
SECTION 16 TWP. 26 S., RANGE 36 E.

PLAT NOTES:

1. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BEING "N 89°21'08"E." AS SET FORTH IN THE DEED OF RECORD RECORDED IN O.R. BOOK 4991, PAGE 2522, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. A 50.00 FOOT WIDE AND 25.00 FOOT WIDE, NON-EXCLUSIVE, PRIVATE LANDSCAPE BUFFER, PUBLIC SIDEWALK/TRAIL, PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENT RECORDED IN O.R.B. 4991, PG. 2522 IS IN FAVOR OF THE VIERA COMPANY AS DEPICTED ON SHEET 1 OF 2.
3. THE 15.00 FOOT WIDE EASEMENT WHICH ENCUMBERS LOT 1 IS HEREBY DEDICATED TO AND IN FAVOR OF BREVARD COUNTY FOR THE INSTALLATION, CONSTRUCTION AND/OR MAINTENANCE OF SANITARY SEWER FACILITIES AS DEPICTED ON SHEET 1 OF 2.
4. THERE IS HEREBY DEDICATED TO BREVARD COUNTY AN EASEMENT ACROSS TRACT "A" FOR EMERGENCY ACCESS AND EMERGENCY REPAIR.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UNDERGROUND 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 SERVICES COMMISSION.
6. LOT 2 ABUTTING TRACT "A" SHALL NOT HAVE, OR ACQUIRE, RIPARIAN RIGHT WITH THE RESPECT TO ANY LAKE, POND WATER BODY, DRAINAGE FACILITY, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE NOW OR HEREAFTER LOCATED UPON OR WITHIN SUCH CONTIGUOUS TRACT.
7. THE PLATTED LAND IS WITHIN THE VIERA DEVELOPMENT OF REGIONAL IMPACT AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT ORDER, AS AMENDED.
8. THE LANDS ARE PART OF PARCEL NO. 5 OF THE VIERA CENTRAL P.U.D. AND ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, FOR CENTRAL VIERA COMMUNITY, RECORDED IN OFFICIAL RECORDS BOOK 3409, AT PAGE 0624, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS FROM TIME TO TIME AMENDED OR SUPPLEMENTED.
9. BREVARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF TRACT "A"; AND SUCH MAINTENANCE, REPAIR, AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE PARTY DESIGNATED ON THIS PLAT OR OTHER AGREEMENTS AS MAY BE RECORDED IN THE PUBLIC RECORD OF BREVARD COUNTY, FLORIDA, FROM TIME TO TIME.
10. INGRESS AND EGRESS TO THE PROPERTY SHALL BE BY MEANS OF ONE (1) ACCESS POINT CONNECTING THE PROPERTY TO WICKHAM ROAD AND ONE (1) ACCESS POINT CONNECTING THE PROPERTY TO STADIUM PARKWAY, THE TYPE AND DESIGN OF WHICH SHALL CONFORM TO BREVARD COUNTY GUIDELINES.
11. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE CHURCH AT VIERA, INC., ITS ASSIGNS AND/OR SUCCESSORS, TO MAINTAIN.
12. EACH LOT OWNER CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE TAXING 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 UPON PETITION OF 50% PLUS 1 OF THE LOT OWNERS TO BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS REQUESTING THE CREATION OF A MUNICIPAL SERVICE TAXING UNIT. IF AN MSTU IS ESTABLISHED, A RIGHT-OF-WAY OR EASEMENT TO THE COMMON AREA IS HEREBY GRANTED TO BREVARD COUNTY FOR MAINTENANCE PURPOSES.
13. SEE O.R. BOOK N/A, PAGE N/A FOR SUBDIVISION RESTRICTIONS AND COVENANTS.
14. SEE O.R. BOOK _____, PAGE _____ FOR JOINDER IN DEDICATION.
15. TRACT "A" IS RESERVED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND IMPROVEMENT OF STORMWATER MANAGEMENT FACILITIES. TRACT "A" IS SUBJECT TO A NON-EXCLUSIVE EASEMENT GRANTED TO THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. FOR THE CONVEYANCE OF COMMUNITY DRAINAGE AS NEEDED INTO, THROUGH AND OUT OF SUCH TRACT AND THE MAINTENANCE OF SUCH FLOWAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON IN CONNECTION WITH SUCH PURPOSES. TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE CHURCH AT VIERA, INC., ITS SUCCESSORS AND/OR ASSIGNS SUBJECT TO SUCH OTHER AGREEMENTS AS MAY BE RECORDED IN THE PUBLIC RECORD OF BREVARD COUNTY, FLORIDA, FROM TIME TO TIME. NO FENCES, LANDSCAPING (OTHER THAN SOD), OR OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH TRACT. WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE TRACT IS PROHIBITED.
16. BREVARD COUNTY VERTICAL CONTROL STATIONS "G6A83" AND "G6A84" ARE LOCATED WITHIN THE LIMITS OF THIS PLAT BOUNDARY. STATION "G6A83" IS LOCATED IN THE TOP OF THE CONCRETE CURB AT THE SOUTH END OF THE TRAFFIC ISLAND AT THE WICKHAM ROAD ENTRANCE. STATION "G6A84" IS LOCATED IN THE TOP OF THE CONCRETE CURB AT THE WEST END OF THE STADIUM PARKWAY ENTRANCE. FOR THE BENCHMARK ELEVATION AND OTHER DATA, CONTACT THE BREVARD COUNTY SURVEYOR'S OFFICE.
17. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND AS READJUSTED IN 1999 (NAD 83/99). THE FOLLOWING CONTROL STATIONS WERE UTILIZED TO ESTABLISH THE COORDINATES SHOWN ON THIS PLAT:

STATION NAME: BREVARD_GPS_1090
NORTHINGS: 1422840.4060; EASTINGS: 740680.3240;
LATITUDE: 28°14'51.61765"(N.); LONGITUDE: 080°44'14.97928"(W.);
COMBINED SCALE FACTOR: 0.9999494;
CONVERGENCE: 00°07'27.27";

STATION NAME: DURAN_GPS_13
NORTHINGS: 1401493.2950; EASTINGS: 734833.5860;
LATITUDE: 28°11'20.36600"(N.); LONGITUDE: 080°45'20.83731"(W.);
COMBINED SCALE FACTOR: 0.9999483;
CONVERGENCE: 00°06'55.30";

STATION NAME: BREVARD_GPS_1026
NORTHINGS: 1426547.2460; EASTINGS: 757069.2340;
LATITUDE: 28°15'27.93530"(N.); LONGITUDE: 080°41'11.61535"(W.);
COMBINED SCALE FACTOR: 0.9999528;
CONVERGENCE: 00°08'54.23";

18. THE COORDINATE VALUES SHOWN FOR THE PERMANENT REFERENCE MONUMENTS AND SECTION CORNERS WERE COMPUTED UTILIZING AUTOCAD LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.9999502 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE AND ALL DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE AND ALL OF THE VALUES ARE EXPRESSED IN U.S. SURVEY FEET.

STATION NAME: N.W. CORNER - SECTION 16
NORTHINGS: 1416265.0150; EASTINGS: 740521.0610;
LATITUDE: 28°13'46.51375"(N.); LONGITUDE: 080°44'16.91921"(W.);
COMBINED SCALE FACTOR: 0.9999493;
CONVERGENCE: 00°07'26.09";

STATION NAME: N. 1/4 CORNER - SECTION 16
NORTHINGS: 1416294.9140; EASTINGS: 743179.3990;
LATITUDE: 28°13'46.75198"(N.); LONGITUDE: 080°43'47.19852"(W.);
COMBINED SCALE FACTOR: 0.9999499;
CONVERGENCE: 00°07'40.14";

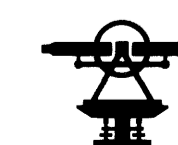
STATION NAME: PRM NO. 1
NORTHINGS: 1416212.3840; EASTINGS: 741316.9620;
LATITUDE: 28°13'45.97549"(N.); LONGITUDE: 080°44'08.02238"(W.);
COMBINED SCALE FACTOR: 0.9999495;
CONVERGENCE: 00°07'30.29";

STATION NAME: PRM NO. 2
NORTHINGS: 1416200.6100; EASTINGS: 742206.0540;
LATITUDE: 28°13'45.83959"(N.); LONGITUDE: 080°43'58.08274"(W.);
COMBINED SCALE FACTOR: 0.9999497;
CONVERGENCE: 00°07'34.99";

STATION NAME: PRM NO. 3
NORTHINGS: 1414755.9450; EASTINGS: 742227.8180;
LATITUDE: 28°13'31.53451"(N.); LONGITUDE: 080°43'57.87506"(W.);
COMBINED SCALE FACTOR: 0.9999497;
CONVERGENCE: 00°07'35.03";

STATION NAME: PRM NO. 4
NORTHINGS: 1414742.6420; EASTINGS: 741338.9840;
LATITUDE: 28°13'31.42210"(N.); LONGITUDE: 080°44'07.81206"(W.);
COMBINED SCALE FACTOR: 0.9999495;
CONVERGENCE: 00°07'30.33";

19. THE COORDINATE VALUES SHOWN HEREON WERE ESTABLISHED TO THIRD-ORDER, CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984.
20. "□" DENOTES THE SETTING OF PERMANENT REFERENCE MONUMENT CONSISTING OF A 4" X 4" X 24" CONCRETE MONUMENT WITH A 1" BRASS WASHER STAMPED "BMEG - PRM - LB 3535".
21. INDIVIDUAL LOT AND/OR TRACT CORNERS TO BE SET POST-CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS AND WILL CONSIST OF EITHER A 5/8-INCH REBAR CAP OR A P.K NAIL AND WASHER STAMPED "B-MEG-L.B. 3535". SAID MONUMENTATION AND PERMANENT CONTROL POINTS TO BE SET ACCORDING TO SEC. 177.091 (9) F.S., PART I AND UNDER THE GUARANTEES POSTED WITH THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS.



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010



SURVEY DEPT./#333205