

RIVERWOOD AT EVERLANDS PHASE 3
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT NOTES:

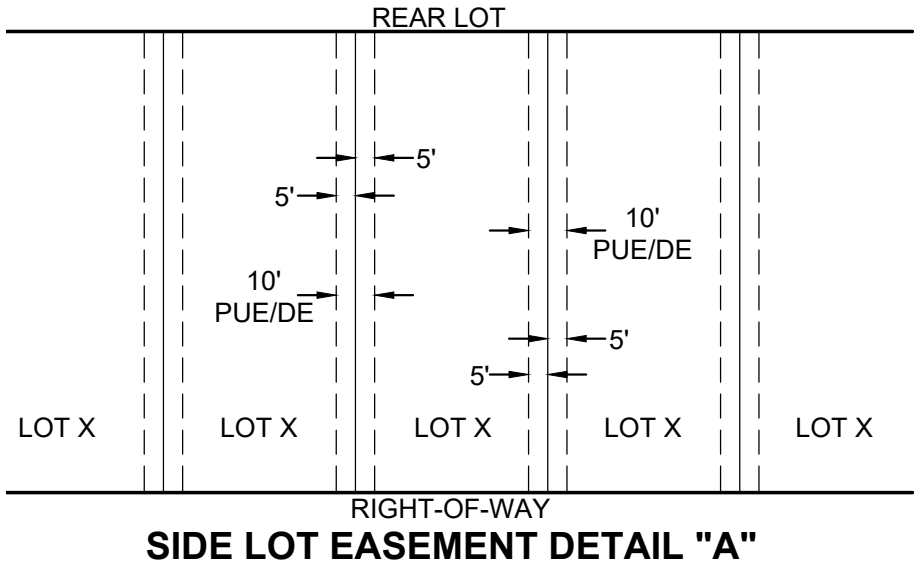
1. BEARING REFERENCE: ASSUMED BEARING OF N00°41'05"E ON THE EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A 200.00 FOOT WIDE IMPROVED PUBLIC RIGHT-OF-WAY, OFFICIAL RECORDS BOOK 7491, PAGE 1713, BREVARD COUNTY FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
3. UNLESS OTHERWISE NOTED ALL LINES ARE RADIAL.
4. ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER, OR THE DECLARED MAINTENANCE ENTITY (I.E. HOMEOWNER ASSOCIATION).
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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.
6. UNLESS OTHERWISE NOTED THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS ABUTTING AND COINCIDENT WITH THE PRIVATE RIGHTS-OF-WAY, A 10 FOOT WIDE PERPETUAL PUBLIC UTILITY EASEMENT.
7. A 5.00 FOOT WIDE PERPETUAL PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES WITHIN BLOCKS "P", "Q", "R", "S", "T", "U", "V", "W" AND "X" AS SHOWN ON "SIDE LOT EASEMENT DETAIL A", UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE LOT, OR PARTS OF ONE OR MORE LOTS, ARE USED AS A SINGLE BUILDING SITE, ONLY THE OUTER BOUNDARIES OF THE BUILDING SITE SHALL CARRY THE SIDE EASEMENTS.
8. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
9. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS AND ANY OTHER STORM WATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
10. PER THE SUPPLEMENTAL DRAINAGE EASEMENT EXPANSION OR RELOCATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8915, PAGE 1507-1539, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE CITY OF PALM BAY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL PUBLIC DRAINAGE EASEMENTS AS SHOWN, NOTED AND/OR DEDICATED ON THIS PLAT.
11. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA A PUBLIC DRAINAGE EASEMENT OVER, UNDER AND ACROSS TRACTS "G", AND "H" FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF PUBLIC DRAINAGE FACILITIES.
12. ALL INTERNAL ROADWAYS ARE DESIGNATED AS TRACT "Z" AND SHALL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. AN INGRESS/EGRESS EASEMENT IS HEREBY GRANTED TO THE CITY OF PALM BAY FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS TRACT "Z".
13. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA AN EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF A PUBLIC SANITARY SEWER LINE AND ASSOCIATED FACILITIES OVER, UNDER AND ACROSS TRACT "Z".
14. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA AN EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF A PUBLIC POTABLE WATER LINE AND ASSOCIATED FACILITIES OVER, UNDER AND ACROSS TRACT "Z".
15. TRACT "Z" IS HEREBY DEDICATED FOR PRIVATE USE AND AS A COMMON VEHICLE AND PEDESTRIAN WAY ACCESS EASEMENT FOR THE USE, MAINTENANCE, AND BENEFIT OF ALL LOTS WITHIN RIVERWOOD AT EVERLANDS, AND FOR INGRESS AND EGRESS FROM EACH LOT TO THE ABUTTING PUBLIC STREETS.
16. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, A PUBLIC DRAINAGE EASEMENT OVER, UNDER AND ACROSS TRACT "Z" AT THE LOCATIONS OF THE PUBLIC DRAINAGE EASEMENTS NOTED AND SHOWN IN BLOCKS "Q", "V" AND "W". THESE EASEMENTS SHALL BE OF THE SAME WIDTH AS THOSE GRAPHICALLY SHOWN AND NOTED IN THE BLOCKS NAMED HEREIN.
17. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, A PUBLIC DRAINAGE EASEMENT OVER, UNDER AND ACROSS THAT PART OF TRACT "Z", (DEFINED AS ALCOVE POINT DRIVE), LYING SOUTH OF BLOCKS "P" AND "U".
18. THE CITY OF PALM BAY, FLORIDA, BREVARD COUNTY, FLORIDA, STATE OF FLORIDA AND THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA SHALL BE ALLOWED ACCESS ON TRACT "Z", PEDESTRIAN WAYS, EASEMENTS AND COMMON OPEN SPACE TO ENSURE AND PROVIDE THE POLICE AND FIRE PROTECTION OF THE AREA, AND TO CONTROL THE HEALTH AND SAFETY OF THE RESIDENTS AND GUESTS OF RIVERWOOD AT EVERLANDS.
19. TRACT "LS2" IS HEREBY DEDICATED FOR THE INSTALLATION, CONSTRUCTION OPERATION, AND MAINTENANCE OF A SANITARY SEWER LIFT STATION, AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF PALM BAY. LANDSCAPING AND IRRIGATION WITHIN TRACT "LS2" SHALL BE MAINTAINED BY THE RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
20. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE PRIMARY MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE FACILITIES CONSTRUCTED WITHIN THE PRIVATE EASEMENTS AND STORMWATER TRACTS, HEREIN GRANTED. HOWEVER, THE CITY OF PALM BAY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OR TO MAKE EMERGENCY REPAIRS AS IT DEEMS NECESSARY OR DESIRABLE, AT THE EXPENSE OF THE HOMEOWNERS' ASSOCIATION, INC., THEIR SUCCESSORS, OR ASSIGNS.
16. THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THOSE CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RIVERWOOD AT EVERLANDS AS RECORDED IN OFFICIAL RECORDS BOOK 9967, PAGE 2433, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
17. THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE FOLLOWING:
A. ORDINANCE NO. 85-49 IN OFFICIAL RECORDS BOOK 2756, PAGE 10.
B. ORDINANCE NO. 2003-32 IN OFFICIAL RECORDS BOOK 5030, PAGE 541.
C. ORDINANCE NO. 2004-37 IN OFFICIAL RECORDS BOOK 5352, PAGE 1548.
D. RESERVED EASEMENTS AND LICENSE RIGHT AGREEMENT BY AND BETWEEN PALM VISTA PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PALM VISTA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 5468, PAGE 6896, AS AFFECTED BY FIRST AMENDMENT IN OFFICIAL RECORDS BOOK 5507, PAGE 1769 AND CORRECTED FIRST AMENDMENT IN OFFICIAL RECORDS BOOK 5509, PAGE 439.
E. DECLARATION OF EASEMENTS IN OFFICIAL RECORDS BOOK 6149, PAGE 2612, AS SUPPLEMENTED BY SUPPLEMENTAL DRAINAGE EASEMENT EXPANSION OR RELOCATION AGREEMENT IN OFFICIAL RECORDS BOOK 8915, PAGE 1507.
F. RESOLUTION 2021-66 IN OFFICIAL RECORDS BOOK 9362, PAGE 1684.
G. DECLARATION FOR EVERLANDS IN OFFICIAL RECORDS BOOK 9466, PAGE 1511.
H. MEMORANDUM OF OPTION AGREEMENT BY AND BETWEEN DRP FL 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 9521, PAGE 2902.
I. NON-EXCLUSIVE EASEMENT AGREEMENT BY AND BETWEEN ASCOT PALM BAY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PALM VISTA PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 9679, PAGE 2273.
J. ORDINANCE 2022-126 IN OFFICIAL RECORDS BOOK 9720, PAGE 776.
K. GRANT OF MASTER TELECOMMUNICATIONS EASEMENT IN FAVOR OF FISION X, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 9840, PAGE 1304.
L. NOTICE OF ESTABLISHMENT OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT IN OFFICIAL RECORDS BOOK 9846, PAGE 2388.
M. ORDINANCE 2023-27 IN OFFICIAL RECORDS BOOK 9899, PAGE 2701.

DESCRIPTION OF RIVERWOOD AT EVERLANDS - PHASE 3

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCEL C-1 IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF RIVERWOOD AT EVERLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 1, THE FOLLOWING TWENTY ONE (21) COURSES AND DISTANCES: 1) THENCE S89°19'54"E, A DISTANCE OF 295.73 FEET; 2) THENCE S00°40'06"W, A DISTANCE OF 80.80 FEET; 3) THENCE S63°40'39"E, A DISTANCE OF 120.00 FEET; 4) THENCE S71°38'50"E, A DISTANCE OF 50.49 FEET; 5) THENCE S63°40'39"E, A DISTANCE OF 120.00 FEET; 6) THENCE S26°19'21"W, A DISTANCE OF 237.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 114°21'45", A CHORD BEARING OF S30°51'32"E, AND A CHORD LENGTH OF 168.08 FEET), A DISTANCE OF 199.60 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 16°16'51", A CHORD BEARING OF S79°53'59"E, AND A CHORD LENGTH OF 189.74 FEET), A DISTANCE OF 190.38 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 9) THENCE N20°22'44"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 20.01 FEET; 10) THENCE N69°37'16"W, A DISTANCE OF 120.00 FEET; 11) THENCE N01°08'06"E, A DISTANCE OF 58.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 218°29'16", A CHORD BEARING OF S69°37'16"E, AND A CHORD LENGTH OF 328.56 FEET), A DISTANCE OF 663.52 FEET TO THE END OF SAID CURVE; 13) THENCE S39°37'23"W A DISTANCE OF 58.49 FEET; 14) THENCE N69°37'16"W, A DISTANCE OF 120.00 FEET; 15) THENCE S20°22'44"W, A DISTANCE OF 20.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 16) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 24°03'54", A CHORD BEARING OF S55°27'00"E, AND A CHORD LENGTH OF 279.35 FEET), A DISTANCE OF 281.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 17) THENCE S46°34'57"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 18) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 4°18'43", A CHORD BEARING OF S41°16'42"E, AND A CHORD LENGTH OF 41.06 FEET), A DISTANCE OF 41.07 FEET TO A POINT OF REVERSE CURVATURE; 19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 9°10'29", A CHORD BEARING OF S43°43'34"E, AND A CHORD LENGTH OF 47.99 FEET), A DISTANCE OF 48.04 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 20) THENCE N41°41'11"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 21) 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 29°40'14", A CHORD BEARING OF S63°08'55"E, AND A CHORD LENGTH OF 92.17 FEET), A DISTANCE OF 93.21 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S12°00'58"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 290.00 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 470.00 FEET, A CENTRAL ANGLE OF 35°10'19", A CHORD BEARING OF N60°23'53"W, AND A CHORD LENGTH OF 284.01 FEET), A DISTANCE OF 288.52 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 250.00 FEET, A CENTRAL ANGLE OF 9°40'37", A CHORD BEARING OF S34°25'02"W, AND A CHORD LENGTH OF 42.17 FEET), A DISTANCE OF 42.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S60°25'16"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 25.00 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 225.00 FEET, A CENTRAL ANGLE OF 28°54'41", A CHORD BEARING OF S15°07'27"W, AND A CHORD LENGTH OF 112.33 FEET), A DISTANCE OF 113.54 FEET TO THE END OF SAID CURVE; THENCE S00°40'06"W, A DISTANCE OF 41.32 FEET; THENCE S89°19'54"E, A DISTANCE OF 62.36 FEET; THENCE S00°40'06"W, A DISTANCE OF 60.00 FEET; THENCE N89°19'54"W, A DISTANCE OF 62.36 FEET; THENCE S00°40'06"W, A DISTANCE OF 267.45 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCELS C-2 THROUGH C-5, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 5750, PAGE 7946; THENCE CONTINUE S00°40'06"W, ALONG THE WEST BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, A DISTANCE OF 800.00 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5 AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N89°19'54"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCELS C-6 THROUGH C-9 IN SAID OFFICIAL RECORDS BOOK 5750, PAGE 7946; THENCE N00°40'06"E, ALONG THE EAST LINE OF SAID COMMERCIAL PARCELS C-6 THROUGH C-9, A DISTANCE OF 800.00 TO THE NORTHEAST CORNER OF SAID COMMERCIAL PARCELS C-6 THROUGH C-9; THENCE N00°40'06"E, A DISTANCE OF 368.77 FEET TO BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 28°54'38", A CHORD BEARING OF N15°07'25"E, AND A CHORD LENGTH OF 162.25 FEET), A DISTANCE OF 163.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N60°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 255.47 FEET; THENCE N89°17'00"W, A DISTANCE OF 829.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A 200.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°43'00"W ALONG SAID EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A DISTANCE OF 581.32 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCEL C-1; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCEL C-1, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE N89°19'54"W, A DISTANCE OF 182.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 7°14'51", A CHORD BEARING OF S85°42'28"E, AND A CHORD LENGTH OF 117.56 FEET), A DISTANCE OF 117.64 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH; 3) THENCE N00°42'13"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 307.33 FEET TO THE POINT OF BEGINNING, CONTAINING 23.54 ACRES, MORE OR LESS.

TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT G	2.78	DRAINAGE, LANDSCAPE, AND OPEN SPACE	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS
TRACT H	3.65	LANDSCAPE, DRAINAGE AND OPEN SPACE	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS
TRACT LS2	0.09	LIFT STATION	CITY OF PALM BAY
TRACT Z	3.47	VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES, DRAINAGE, AND SIDEWALKS	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS
TRACT Z1	2.55	PUBLIC ROAD RIGHT-OF-WAY	CITY OF PALM BAY

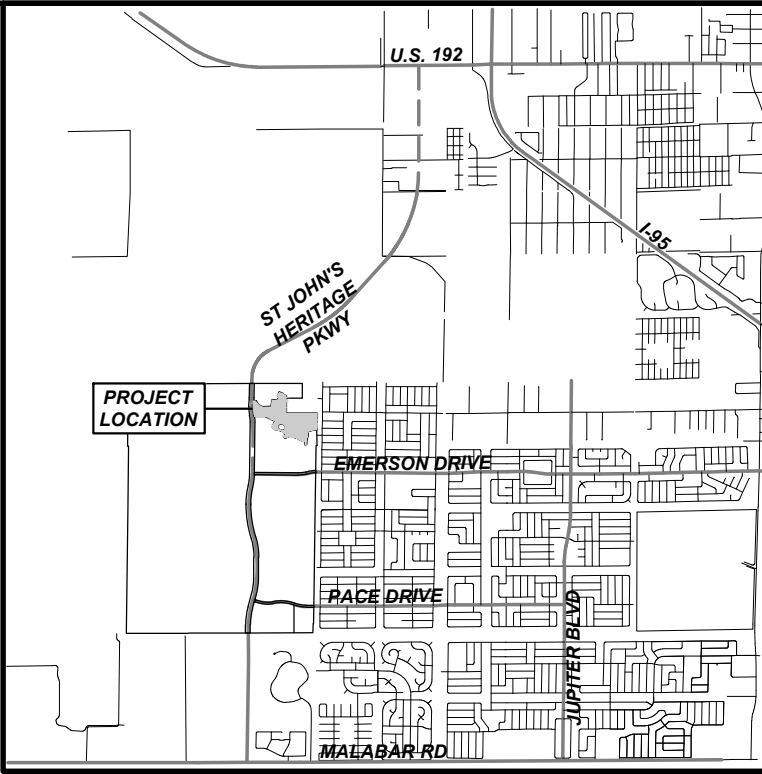


- THIS PLAT PREPARED BY -

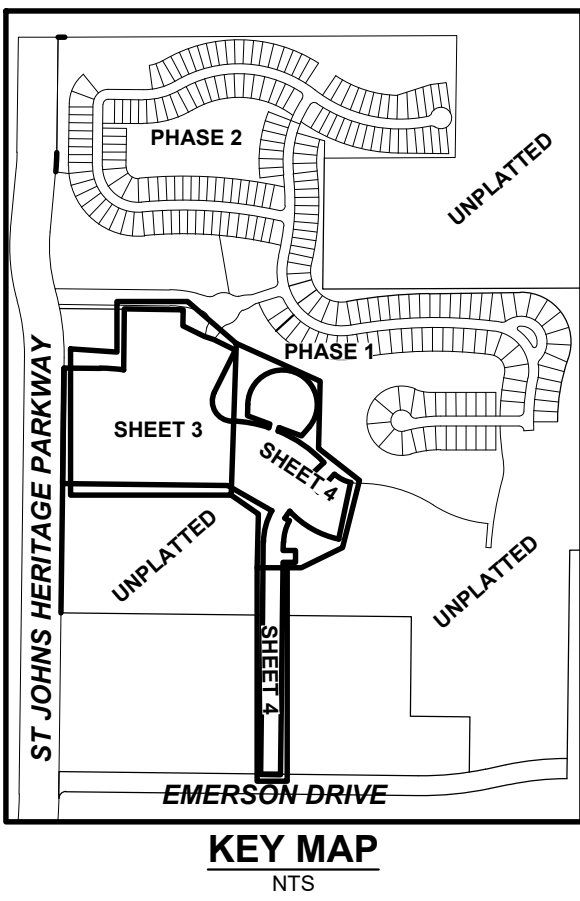


B.S.E. CONSULTANTS, INC.
CONSULTING • ENGINEERING • LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 400 MELBOURNE, FL 32901
PHONE: (321) 725-8074 FAX: (321) 725-1189
CERTIFICATE OF BUSINESS AUTHORIZATION #605
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB-0004905

DATE: 04/16/2024
DESIGN/DRAWN: LEH/TBS
DRAWING#10860710_302_001
PROJECT# 10860.710



LOCATION MAP
NTS



PLAT BOOK _____, PAGE _____

SHEET 1 OF 4

SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the limited liability company named below, being the owner in fee simple of the lands described in **RIVERWOOD AT EVERLANDS PHASE 3** Hereby dedicates to the City of Palm Bay, Florida an ingress and egress easement over and across TRACT Z for law enforcement, emergency access and emergency maintenance and the public drainage easements noted and/or shown hereon and hereby dedicates to private utility companies, for their perpetual use an easement over and across said TRACT Z for the access and maintenance of utilities as described in the plat notes. TRACT LS2 is hereby dedicated to the City of Palm Bay, Florida for the installation, construction, operation, and maintenance of a sanitary sewer lift station. TRACT Z1 (Alcove Point Drive a 100' Right-of-Way) as shown hereon, for public use. No other tracts or easements are dedicated or granted to the public. Other than Tract Z1, all Right-of-Way tracts are dedicated to the Homeowners' Association and all maintenance responsibilities shall not be the City of Palm Bay's.

DRP FL 6, LLC, a Delaware limited liability company
By: DW General Partner, LLC, its Manager

By: _____ SEAL
Name: Houdin Honarvar, Authorized Signatory for Manager

Witness: _____
Signature _____

Printed name _____

Witness: _____
Signature _____

Printed name _____

DRP FL 6, LLC
590 MADISON AVE FL 13
NEW YORK, NY 10022

STATE OF NEW YORK COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ by Houdin Honarvar, Authorized Signatory for Manager of the above named limited liability company, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officer 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.

NOTARY PUBLIC _____

Notary Public, State of New York
My Comm. Expires _____
Comm. No. _____ 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 01/25/24 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 lands are located in Brevard County, Florida.

LESLIE E. HOWARD

Registration Number 5611

B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Joseph N. Hale, Professional Surveyor & Mapper No. 6366

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on: _____ the City Council of the City of Palm Bay, Florida approved the foregoing plat.

Mayor: J. Robert Medina

Attest:

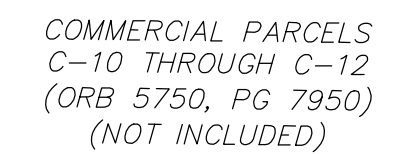
City Clerk: Terese M. Jones

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.

PLAT BOOK _____, PAGE _____
SHEET 2 OF 4
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
DEL	CENTRAL/DELTA ANGLE
DE	DRAINAGE EASEMENT (PRIVATE)
E	EAST
EOC	END OF CURVE
FT	FOOT/FEET
N	NORTH
N&D	NAIL AND DISK
(NR)	NOT RADIAL
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
P.D.E.	PUBLIC DRAINAGE EASEMENT
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
PRC	POINT OF REVERSE CURVATURE
PUE/DE	PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST

SURVEY SYMBOL LEGEND

	SECTION CORNER; MARKED AS NOTED
	1/4 SECTION CORNER; MARKED AS NOTED
	PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
	FOUND 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
	SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

NORTHING AND EASTING COORDINATE VALUES SHOWN HEREON, (N,E), ARE BASED UPON REAL TIME KINETIC, (RTK), OBSERVATIONS UTILIZING A SPECTRA SP80 GLOBAL POSITIONING SYSTEM (GPS), DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN NETWORK FOR DISTRICT 5 AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983, 2012 ADJUSTMENT (NAD83/2012), FLORIDA EAST ZONE.

- THIS PLAT PREPARED BY -

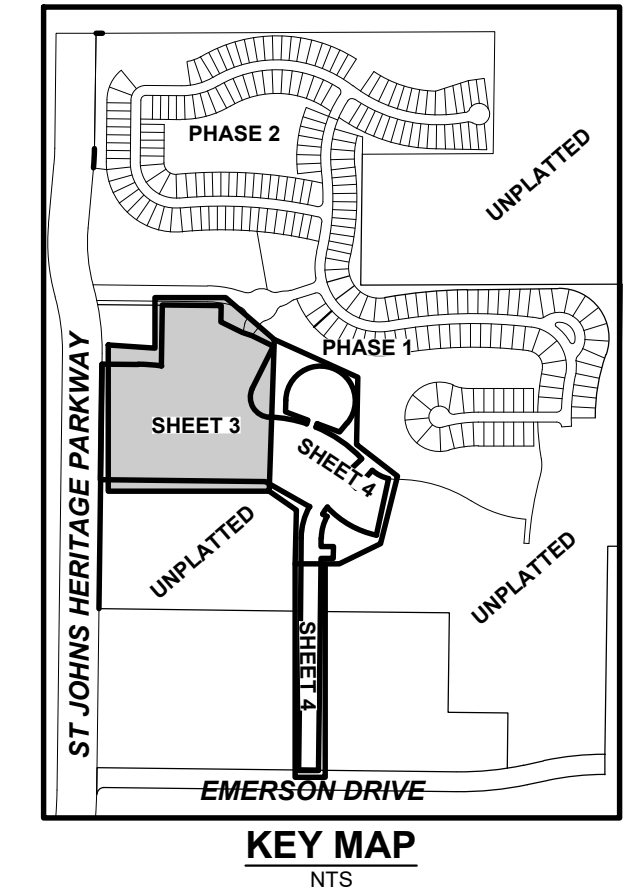
 <p>B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING - LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901 PHONE: (321) 725-3674 FAX: (321) 725-1159 CERTIFICATE OF BUSINESS AUTHORIZATION: 4955 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905</p>	<p>DATE: 04/16/2024 DESIGN/DRAWN: LEH/TBS DRAWING#10860710_302_002 PROJECT# 10860.710</p>
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RIVERWOOD AT EVERLANDS PHASE 3

SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 3 OF 4
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



ABBREVIATIONS

- ' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL CENTRAL/DELTA ANGLE
- DE DRAINAGE EASEMENT (PRIVATE)
- E EAST
- EOC END OF CURVE
- FT FOOT/FEET
- N NORTH
- N&D NAIL AND DISK
- (NR) NOT RADIAL
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- P.D.E. PUBLIC DRAINAGE EASEMENT
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- PRC POINT OF REVERSE CURVATURE
- PUE/DE PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- W WEST

SURVEY SYMBOL LEGEND

- ⊕ SECTION CORNER, MARKED AS NOTED
- ⊕ 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM), SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

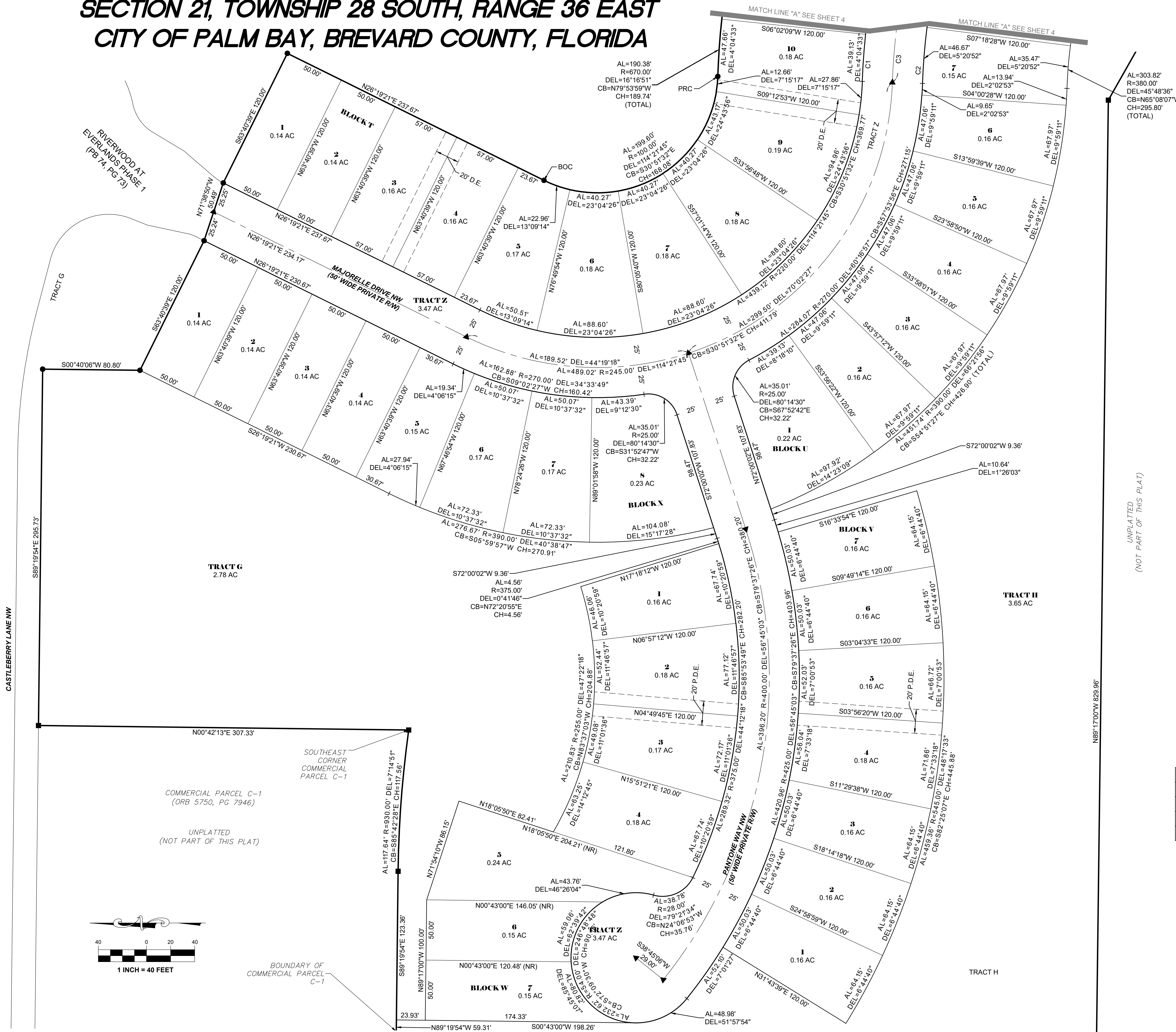
CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	128.92'	550.00'	13°25'50"	N81°19'29"W
C2	374.01'	500.00'	42°51'32"	N66°36'38"W
C3	448.08'	525.00'	48°54'04"	N63°35'22"W

- THIS PLAT PREPARED BY -



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CONSULTING - ENGINEERING - LAND SURVEYING
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CERTIFICATE OF BUSINESS AUTHORIZATION: 9902
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004685

DATE: 04/16/2024
DESIGN/DRAWN: LEH/TBS
DRAWING#10860710_302_003
PROJECT# 10860.710



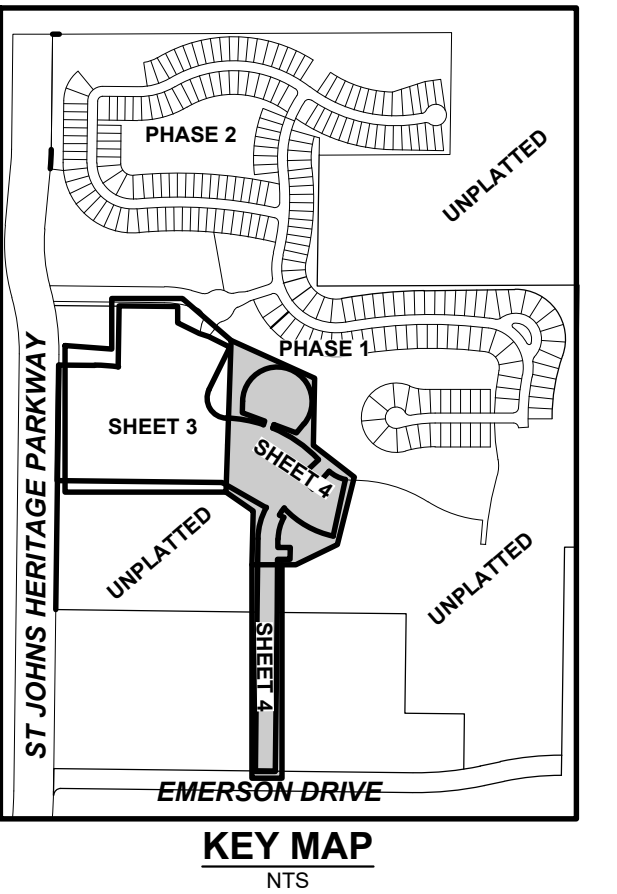
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RIVERWOOD AT EVERLANDS PHASE 3

SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 4
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ARC LENGTH
- BEGINNING OF CURVE
- CHORD BEARING
- CHORD LENGTH
- CONCRETE MONUMENT
- CENTRAL/Delta ANGLE
- DRAINAGE EASEMENT (PRIVATE)
- EAST
- END OF CURVE
- FOOT/FEET
- NORTH
- N&D NAIL AND DISK
- NOT RADIAL
- NON-TANGENT INTERSECTION
- NON-TANGENT LINE
- NOT TO SCALE
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- P.D.E. PUBLIC DRAINAGE EASEMENT
- PERMANENT CONTROL POINT PAGE(S)
- POINT OF REVERSE CURVATURE
- PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENT
- RADIUS
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SURVEY SYMBOL LEGEND

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- SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	128.92'	550.00'	13°25'50"	N81°19'29"W	128.63

