

RIVERWOOD AT EVERLANDS PHASE 4
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT NOTES:

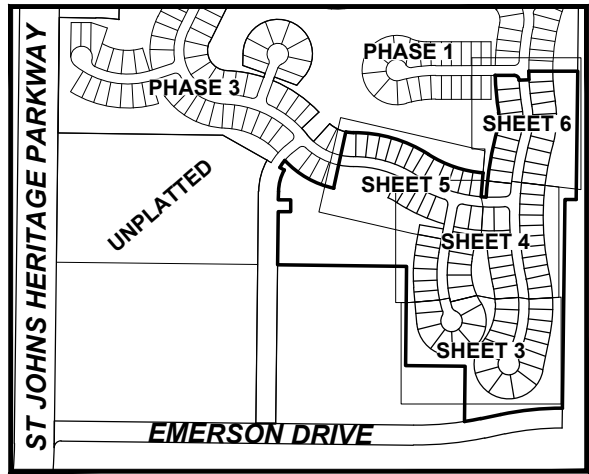
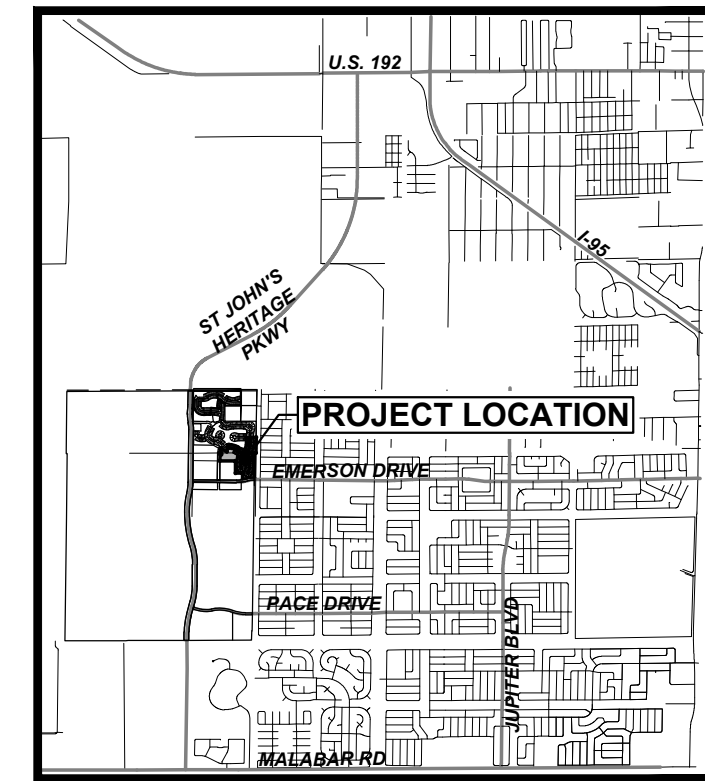
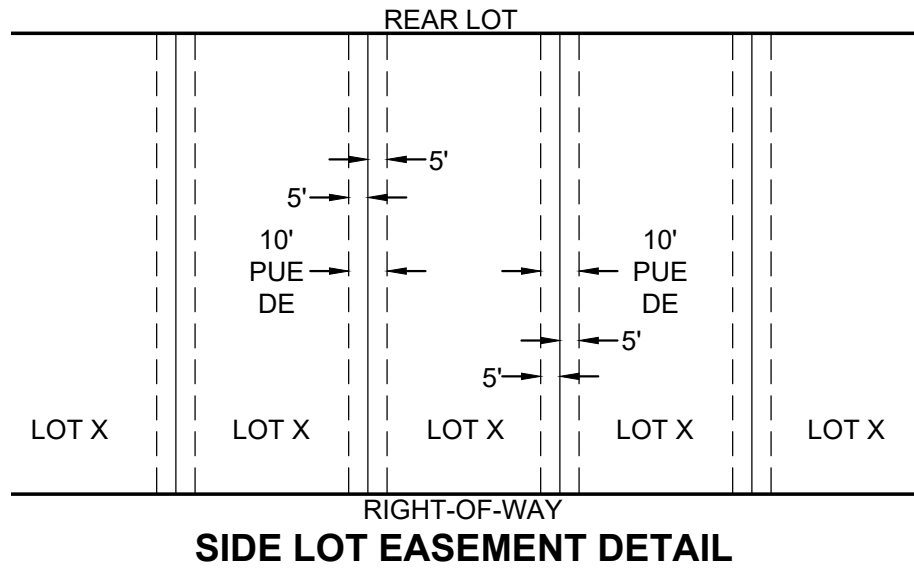
1. BEARING REFERENCE: ASSUMED BEARING OF N89°19'54"W ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON DRIVE ACCORDING TO OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
3. 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 PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES WITHIN BLOCKS "I", "L", "M", "N", "O" AND "Q" AS SHOWN ON THE SIDE LOT EASEMENT DETAIL APPEARING ON THIS SHEET, 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 AND ACROSS TRACTS "J", "K" AND "L" FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF PUBLIC DRAINAGE FACILITIES.
12. 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 "I", "L" AND "Q". THESE EASEMENTS SHALL BE OF THE SAME WIDTH AS THOSE GRAPHICALLY SHOWN AND NOTED IN THE BLOCKS NAMED HEREIN.
13. 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 JONQUIL LANE), LYING SOUTH OF BLOCKS "M" AND "O" AND NORTH OF BLOCK "N".
14. 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".
15. 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 AND ACROSS TRACT "Z".
16. 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 AND ACROSS TRACT "Z".
17. 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.
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. 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.
20. 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.
21. 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. RESOLUTION 2021-66 IN OFFICIAL RECORDS BOOK 9362, PAGE 1684.
F. DECLARATION FOR EVERLANDS IN OFFICIAL RECORDS BOOK 9466, PAGE 1511.
G. 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 952 L, PAGE 2902.
H. 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.
I. ORDINANCE 2022-126 IN OFFICIAL RECORDS BOOK 9720, PAGE 776.
J. GRANT OF MASTER TELECOMMUNICATIONS EASEMENT IN FAVOR OF FISION X, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 9840, PAGE 1304.
K. NOTICE OF ESTABLISHMENT OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT IN OFFICIAL RECORDS BOOK 9846, PAGE 2388.
L. ORDINANCE 2023-27 IN OFFICIAL RECORDS BOOK 9899, PAGE 2701.
M. CITY OF PALM BAY WATER AND WASTEWATER SYSTEM AGREEMENT BY AND BETWEEN DRP FL 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CITY OF PALM BAY, FLORIDA IN OFFICIAL RECORDS BOOK 9960, PAGE 1100.

DESCRIPTION OF RIVERWOOD AT EVERLANDS - PHASE 4

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 EMERSON DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN WESTERLY, ALONG THE ARC OF THE CURVED NORTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1490.00 FEET, A CENTRAL ANGLE OF 12°01'04", A CHORD BEARING OF S84°06'13"W AND A CHORD LENGTH OF 311.95 FEET), A DISTANCE OF 312.53 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S78°05'41"W, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1550.00 FEET, A CENTRAL ANGLE OF 3°03'55", A CHORD BEARING OF S73°31'38"W AND A CHORD LENGTH OF 82.91 FEET), A DISTANCE OF 82.92 FEET TO THE SOUTHEAST CORNER OF COMMERCIAL PARCELS C-2 THROUGH C-5 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE N00°40'06"E, A DISTANCE OF 278.70 FEET; 2) THENCE N89°19'54"W, A DISTANCE OF 300.00 FEET; 3) THENCE N00°40'06"E, A DISTANCE OF 500.00 FEET; 4) THENCE N89°19'54"W, A DISTANCE OF 650.00 FEET TO THE NORTHWEST CORNER OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF RIVERWOOD AT EVERLANDS PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 3, THE FOLLOWING TEN (10) COURSES AND DISTANCES: 1) THENCE N00°40'06"E, A DISTANCE OF 267.45 FEET; 2) THENCE S89°19'54"E, A DISTANCE OF 62.36 FEET; 3) THENCE N00°40'06"E, A DISTANCE OF 60.00 FEET; 4) THENCE N89°19'54"W, A DISTANCE OF 62.36 FEET; 5) THENCE N00°40'06"E, A DISTANCE OF 41.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 6) 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 N15°07'27"E, AND A CHORD LENGTH OF 112.33 FEET), A DISTANCE OF 113.54 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 7) THENCE N60°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 8) 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 N34°25'02"E, AND A CHORD LENGTH OF 42.17 FEET), A DISTANCE OF 42.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 9) 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 S60°23'53"E, AND A CHORD LENGTH OF 284.01 FEET), A DISTANCE OF 288.52 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 10) THENCE N12°00'58"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 290.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (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 11-73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 1, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: 1) 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 12°21'42", A CHORD BEARING OF S84°09'53"E, AND A CHORD LENGTH OF 38.76 FEET), A DISTANCE OF 38.84 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 695.00 FEET, A CENTRAL ANGLE OF 32°51'43", A CHORD BEARING OF S73°54'52"E, AND A CHORD LENGTH OF 393.18 FEET), A DISTANCE OF 398.62 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 27°47'09", A CHORD BEARING OF S71°22'35"E, AND A CHORD LENGTH OF 290.53 FEET), A DISTANCE OF 293.40 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 4) THENCE S04°43'51"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 1°58'33", A CHORD BEARING OF S66°15'26"E, AND A CHORD LENGTH OF 25.00 FEET), A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1645.00 FEET, A CENTRAL ANGLE OF 12°16'25", A CHORD BEARING OF N09°35'05"E, AND A CHORD LENGTH OF 351.71 FEET), A DISTANCE OF 352.38 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 25°35'08", A CHORD BEARING OF N02°55'43"E, AND A CHORD LENGTH OF 79.71 FEET), A DISTANCE OF 80.38 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 8°39'12", A CHORD BEARING OF N05°32'15"W, AND A CHORD LENGTH OF 186.34 FEET), A DISTANCE OF 186.52 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 9) THENCE N89°56'57"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 95.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°29'10", A CHORD BEARING OF S46°18'28"E, AND A CHORD LENGTH OF 34.57 FEET), A DISTANCE OF 38.17 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 11) THENCE N87°26'07"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 1065.00 FEET, A CENTRAL ANGLE OF 2°17'21", A CHORD BEARING OF N01°25'12"W, AND A CHORD LENGTH OF 42.55 FEET), A DISTANCE OF 42.55 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 13) THENCE N89°43'29"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 246.67 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 21; THENCE S00°45'06"W, ALONG SAID EAST LINE, A DISTANCE OF 646.93 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'26"W, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER A DISTANCE OF 55.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59; THENCE S00°45'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1049.35 FEET TO THE POINT OF BEGINNING, CONTAINING 33.87 ACRES, MORE OR LESS.

TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT J	1.86	LANDSCAPE AND OPEN SPACE	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS
TRACT K	5.34	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITIES	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS
TRACT L	7.01	DRAINAGE, LANDSCAPE, OPEN SPACE, AND PRESERVATION	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS
TRACT Z	3.71	VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES, DRAINAGE, AND SIDEWALKS	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS



PLAT BOOK _____, PAGE _____

SHEET 1 OF 6

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 4

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 public drainage easements 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. No other tracts or easements are dedicated or granted to the public. 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: _____
Name: Houdin Honarvar, Authorized Signatory for Manager

Witness: _____ SEAL

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 _____ SEAL

Notary Public, State of New York
My Comm. Expires _____
Comm. No. _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 01/23/2024 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.

Registration Number 5611

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 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.

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, FL 32901
PHONE: (321) 725-8674 FAX: (321) 725-1159
CERTIFICATE OF BUSINESS AUTHORIZATION 4605
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION LB0004905

DATE: 04/17/2024
DESIGN/DRAWN: LEH/EAK
DRAWING#10860710_303_001
PROJECT# 10860.710

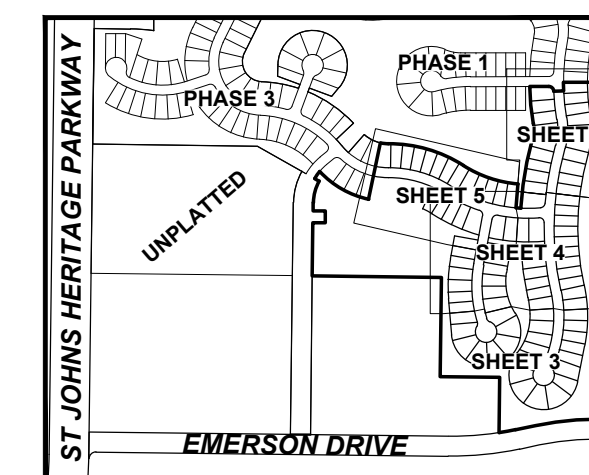
- THIS PLAT PREPARED BY -

RIVERWOOD AT EVERLANDS PHASE 4

SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 6
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



KEY MAP
NTS

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.

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
- SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET PARKER-KALON NAIL AND DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

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
- NAIL AND DISK
- NOT RADIAL
- NON-TANGENT INTERSECTION
- NON-TANGENT LINE
- NOT TO SCALE
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- PERMANENT CONTROL POINT
- PUBLIC DRAINAGE EASEMENT
- PAGE(S)
- POINT OF BEGINNING
- POINT OF REVERSE CURVATURE
- RADIUS
- RIGHT-OF-WAY
- SOUTH
- WEST

- 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) 725-3074 FAX: (321) 725-1109
CERTIFICATE OF BUSINESS AUTHORIZATION: 0002
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004065

DATE: 04/17/2024
DESIGN/DRAWN: LEH/EAK
DRAWING#10860710_303_002
PROJECT# 10860.710

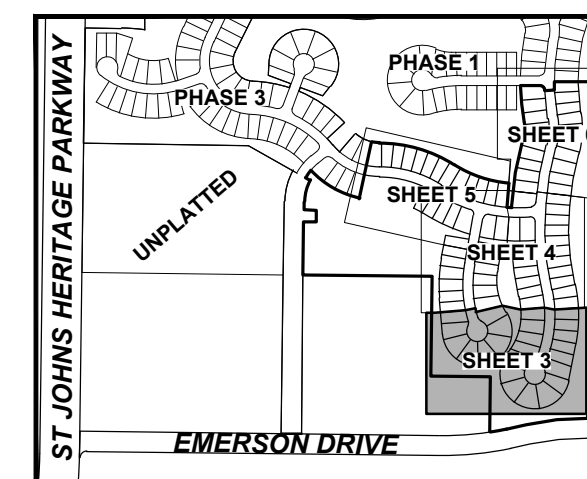
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RIVERWOOD AT EVERLANDS PHASE 4

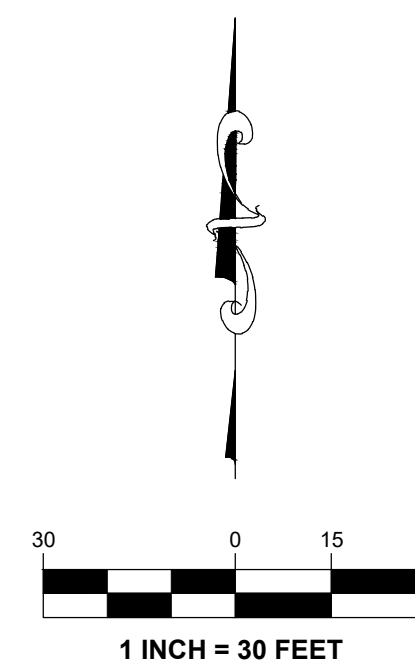
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 3 OF 6
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



KEY MAP
NTS



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
ESMT	EASEMENT
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
PCP	PERMANENT CONTROL POINT
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST
WM	WATER MAIN

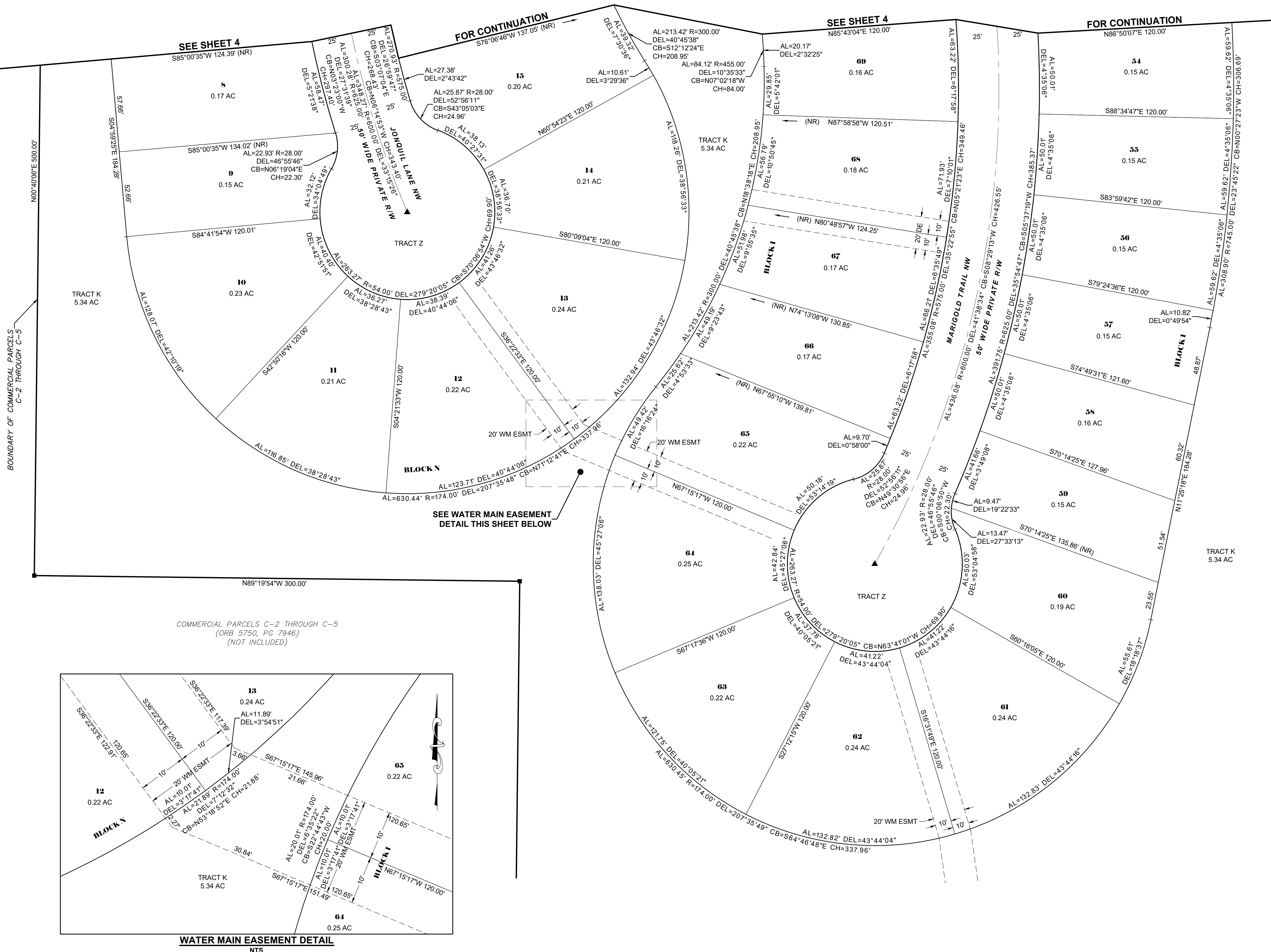
SURVEY SYMBOL LEGEND

+	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
●	SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
▲	PERMANENT CONTROL POINT (PCP); SET PARKER-KALON NAIL AND DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

- THIS PLAT PREPARED BY -

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DESIGN/DRAWN: LEH/EAK
DRAWING#10860710_303_003
PROJECT# 10860.710



WATER MAIN EASEMENT DETAIL
NTS

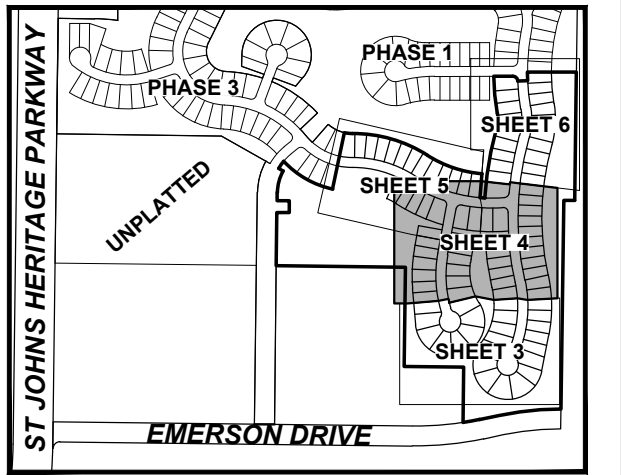
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RIVERWOOD AT EVERLANDS PHASE 4

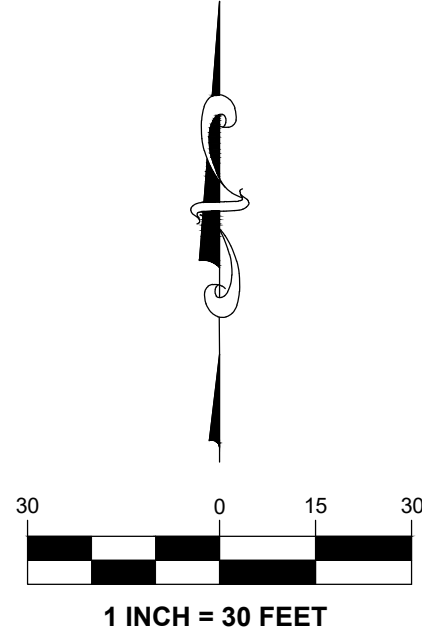
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 6
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



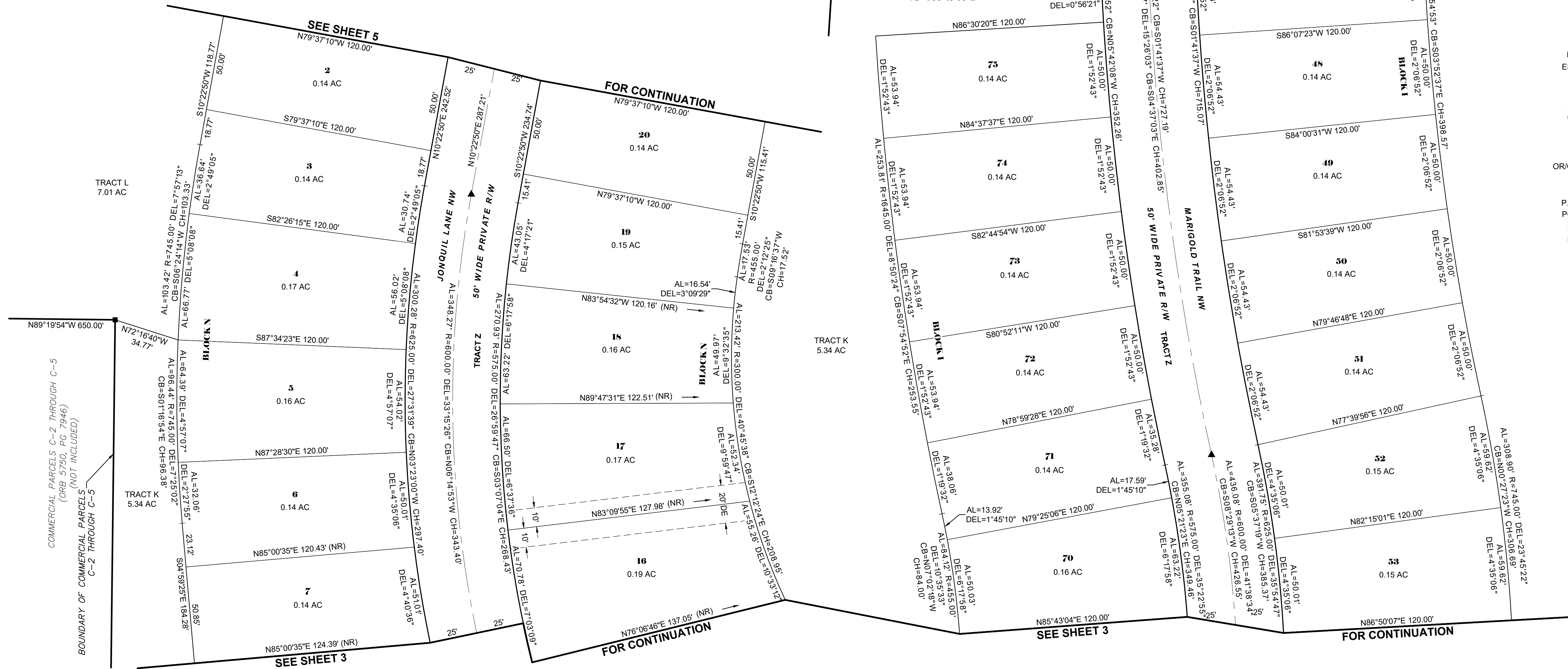
KEY MAP
NTS



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
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- PERMANENT CONTROL POINT (PCP); SET PARKER-KALON NAIL AND DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	725.00'	001°58'33"	S86°15'26"E	25.00'



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
- EASMENT
- FOOT/FEET
- NORTH
- N&D NAIL AND DISK
- (NR) NOT RADIAL
- NON-TANGENT INTERSECTION
- NON-TANGENT LINE
- NOT TO SCALE
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- PERMANENT CONTROL POINT
- PUBLIC DRAINAGE EASEMENT
- PAGE(S)
- POINT OF BEGINNING
- POINT OF REVERSE CURVATURE
- RADIUS
- RIGHT-OF-WAY
- SOUTH
- WEST
- WATER MAIN

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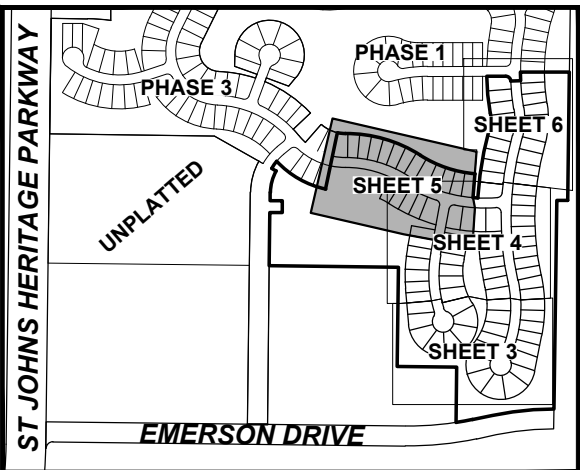


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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004065

DATE: 04/17/2024
DESIGN/DRAWN: LEH/EAK
DRAWING#10860710_303_004
PROJECT# 10860710

RIVERWOOD AT EVERLANDS PHASE 4
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 5 OF 6
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



KEY MAP
NTS

SURVEY SYMBOL LEGEND

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- 1/4 SECTION CORNER, MARKED AS NOTED
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ABBREVIATIONS

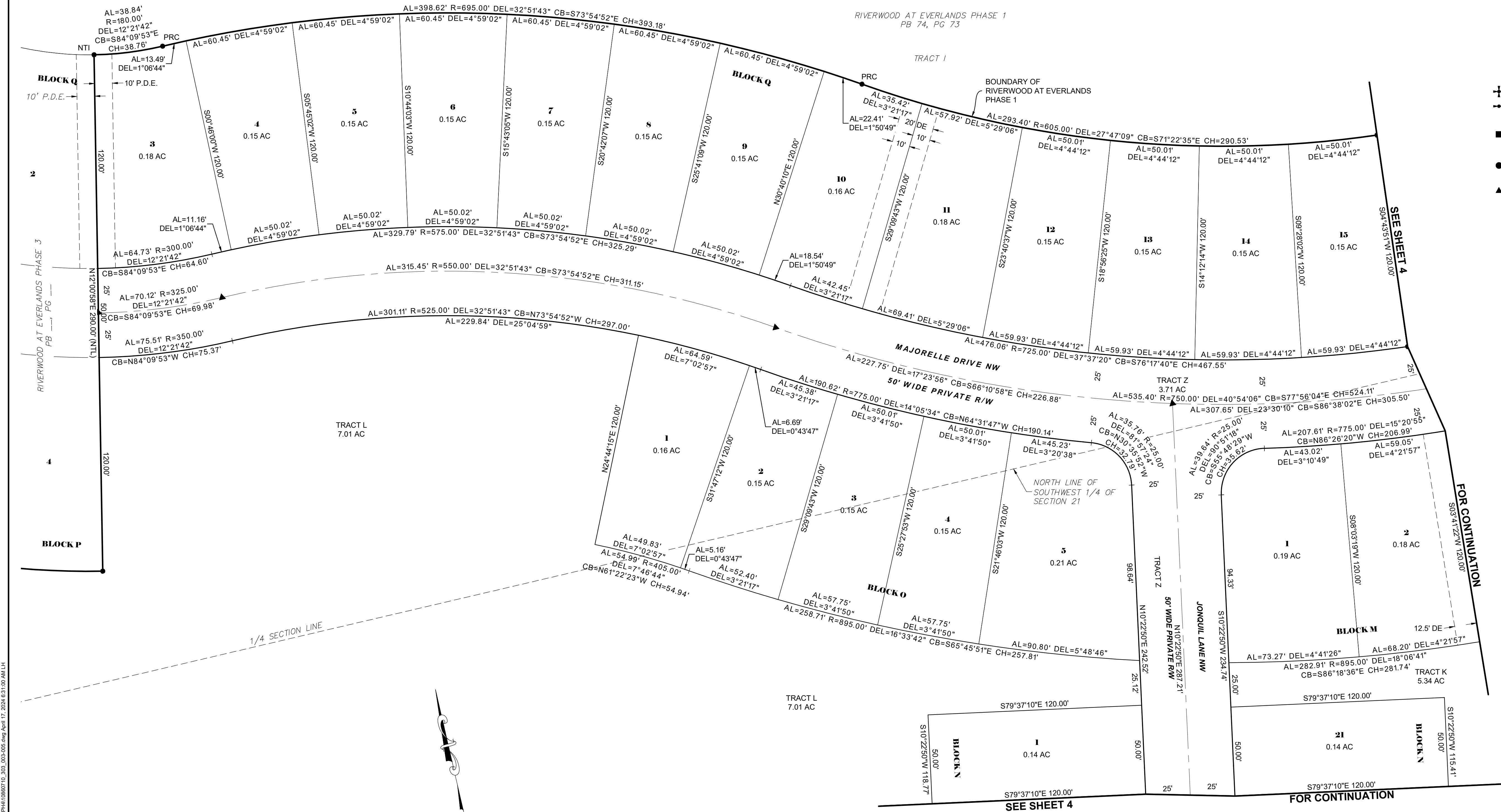
- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL CENTRAL/DELTA ANGLE
- DE DRAINAGE EASEMENT (PRIVATE)
- E EAST
- EOC END OF CURVE
- ESMT EASEMENT
- FT FOOT/FEET
- N NORTH
- N&D NAIL AND DISK
- (NR) NOT RADIAL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

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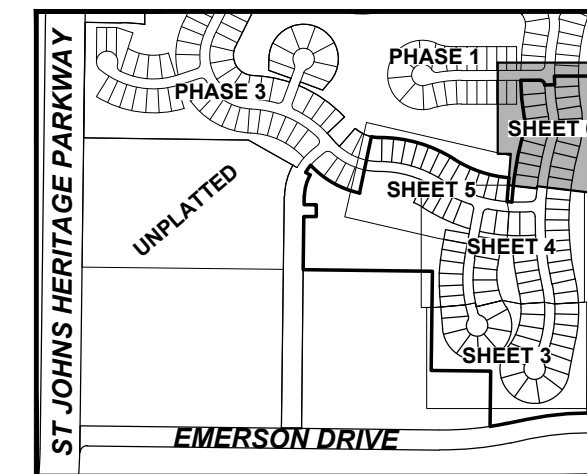


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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 04/17/2024
DESIGN/DRAWN: LEH/EAK
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PROJECT# 10860.710



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KEY MAP
NTS

RIVERWOOD AT EVERLANDS PHASE 4

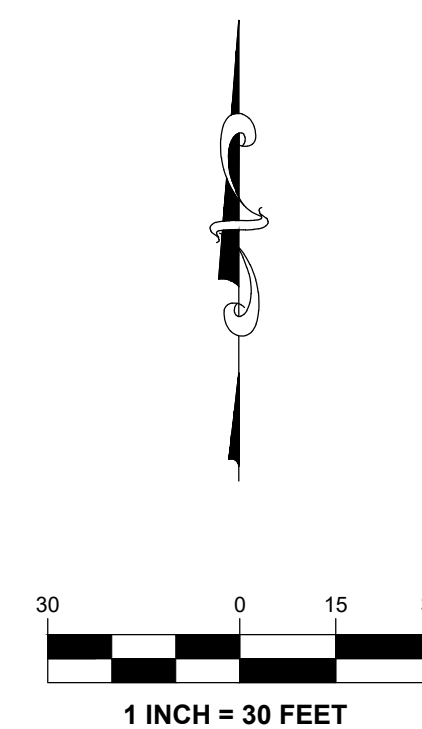
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

ABBREVIATIONS

*	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
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DE	DRAINAGE EASEMENT (PRIVATE)
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EOC	END OF CURVE
ESMT	EASEMENT
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