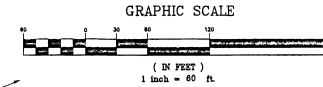
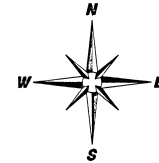


VIERA TRACT "D-4" - PHASE ONE

SECTION 28 - TOWNSHIP 25 SOUTH - RANGE 36 EAST

BREVARD COUNTY, FLORIDA



CENTER OF SECTION 28
25-25-36

POINT OF COMMENCEMENT

QUARTER SECTION LINE

SECTION 28-25-36

POINT OF BEGINNING

$\Delta = 106^{\circ}28'31''$
 $R = 225.00'$
 $L = 418.13'$

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	435.00'	41.67'	41.65'	41.65'	N 73°22'44" W	05°29'18"
C2	325.00'	31.13'	15.58'	31.12'	N 73°22'44" W	05°29'18"
C3	435.00'	105.90'	53.22'	105.64'	N 83°05'51" W	13°56'57"
C4	325.00'	78.12'	39.76'	78.93'	N 83°05'51" W	13°56'57"
C5	435.00'	93.39'	46.88'	93.21'	S 83°46'38" W	12°18'05"
C6	325.00'	69.78'	35.02'	69.64'	S 83°46'38" W	12°18'05"
C7	435.00'	56.07'	27.57'	55.03'	S 74°00'00" W	07°15'11"
C8	325.00'	41.14'	20.60'	41.11'	S 74°00'00" W	07°15'11"
C9	65.00'	22.18'	11.20'	22.07'	N 80°08'59" E	19°33'10"
C10	175.00'	59.72'	30.15'	59.43'	N 80°08'59" E	19°33'10"
C11	65.00'	52.90'	28.01'	51.45'	S 66°45'35" E	46°37'42"
C12	175.00'	142.42'	75.42'	138.52'	S 66°45'35" E	46°37'42"
C13	300.00'	206.16'	106.21'	200.24'	S 69°52'10" W	38°59'31"
C14	200.00'	371.67'	267.71'	320.45'	S 56°23'20" E	106°28'31"

GENERAL NOTES:

- THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE FOLLOWING: FROM THE CENTER OF SECTION 28-25-36 TO THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 28-25-36 BEING N89°33'30".
- DRAINAGE AND UTILITY EASEMENTS, UNLESS OTHERWISE NOTED, FOR EACH LOT SHOWN HEREON ARE AS FOLLOWS: REAR LOT LINE: 5.00 FT.; SIDE LOT LINE: 5.00 FT., AND A 10 FT. FRONT UTILITY EASEMENT ALONG ALL ROAD RIGHT-OF-WAYS.
- THE UTILITY EASEMENTS AS SHOWN OR RECORDED HEREON MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE SERVICES AS PROVIDED BY SECTION 177.061, SUBSECTION (28), FLORIDA STATUTES.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- INDICATES PERMANENT CONTROL POINT SET STAMPED "P.C.P. - L.B. 4644"
- INDICATES PERMANENT REFERENCE MONUMENT SET STAMPED "P.R.M. - L.B. 4644"
- NOTE: THE TERM "PUBLIC UTILITIES" INCLUDES FLORIDA POWER & LIGHT, SOUTHERN BELL AND CABLE TELEVISION SERVICES.
- ALL LOTS HAVE A MINIMUM BUILDING ENVELOPE OF 65 FEET x 65 FEET. THE MINIMUM SETBACKS FROM THE PROPERTY LINES ARE AS FOLLOWS: FRONT - 25' REAR - 20' SIDES - 5' EXCEPT THE COMMON PROPERTY LINE TO LOTS 2 AND 3 WHICH SHALL HAVE A 10' SIDEWAY SETBACK.

ABBREVIATIONS

Δ = CENTRAL ANGLE OF CURVE (DELTA) R = RADIUS OF CURVE T = TANGENT LENGTH OF CURVE L = ARC LENGTH OF CURVE (R) = RADIAL LINE (NR) = NON RADIAL LINE (RB) = RADIAL BEARINGS N.G.S. = NATIONAL GEODETIC SURVEYS N.A.D. = NORTH AMERICAN DATUM FT. = FEET OR FOOT

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VIERA EAST PUBLIC GOLF COURSE PLAT

BUILDING ENVELOPE TYPICAL
SEE NOTE 7 OF
THE GENERAL NOTES.

LIMITS OF PLAT

VIERA EAST PUBLIC GOLF COURSE PLAT

$\Delta = 38^{\circ}59'31''$
 $R = 435.00'$
 $L = 296.03'$

$\Delta = 38^{\circ}59'31''$
 $R = 275.00'$
 $L = 187.15'$

LEGAL DESCRIPTION:

BEING A PORTION OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 36 EAST, THENCE S 60°46'40" E ALONG THE QUARTER SECTION LINE A DISTANCE OF 2306.65 FEET TO A POINT; THENCE N 89°12'00" E A DISTANCE OF 69.84 FEET TO THE POINT OF BEGINNING; THENCE N 86°50'55" E A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE SOUTHEAST HAVING A RADIAL BEARING OF N 86°50'55" E, A DELTA OF 40°17'39", A RADIUS OF 175.00 FEET AND AN ARC DISTANCE OF 123.07 FEET TO A POINT; THENCE LEAVING SAID CURVE ON A RADIAL BEARING OF N 46°33'16" E, A DELTA OF 66°10'52", A RADIUS OF 65.00 FEET AND AN ARC LENGTH OF 75.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE SOUTHWEST HAVING A RADIAL BEARING OF N 46°33'16" E, A DELTA OF 66°10'52", A RADIUS OF 65.00 FEET AND AN ARC LENGTH OF 75.00 FEET TO THE POINT OF TANGENCY; THENCE N 70°22'24" E A DISTANCE OF 377.15 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 38°59'31", A RADIUS OF 435.00 FEET AND AN ARC LENGTH OF 296.03 FEET TO THE POINT OF TANGENCY; THENCE S 60°46'40" E A DISTANCE OF 69.84 FEET TO A POINT; THENCE N 89°12'00" E A DISTANCE OF 110.00 FEET TO A POINT; THENCE S 70°38'05" E A DISTANCE OF 57.50 FEET; THENCE S 19°21'55" W A DISTANCE OF 50.00 FEET; THENCE N 70°38'05" W A DISTANCE OF 184.01 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 38°59'31", A RADIUS OF 275.00 FEET AND AN ARC LENGTH OF 187.15 FEET TO THE POINT OF TANGENCY; THENCE S 70°22'24" W A DISTANCE OF 377.15 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 106°28'31", A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 418.13 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 3.58 ACRES MORE OR LESS.

SHEET OF SECTION TWP. S., RANGE E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in Viera Tract "D-4" - Phase One hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereby on JULY 8, 1993.

By: *[Signature]* Viera President
Attest: *[Signature]* Viera ASST. SECY.
Signed and sealed in the presence of: *[Signature]* Viera
The Viera Company

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on JULY 8, 1993 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JOHN R. MURPHY and PHILIP J. DODD, respectively, VICE PRESIDENT and ASSISTANT SECRETARY 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 the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
[Signature]
NOTARY PUBLIC

My Commission Expires _____

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JULY 8, 1993, the foregoing plat and plan represent the lands as shown in the foregoing plat and plan and that the same are a true and correct representation of the lands therein described and platted. That permanent reference monuments have been placed as shown thereon or required by Chapters 177 & 272 Florida Statutes, and that said land is located in Brevard County, Florida. Dated: JULY 8, 1993
Registration No. _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
ATTEST: _____ MAYOR.
CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon as dedicated for public use on this plat.
[Signature]
Chairman of the Board.
ATTEST: *[Signature]*
BY: *[Signature]* Secretary of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 7-20-93 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
[Signature]
Chairman of the Board.
ATTEST: *[Signature]*
BY: *[Signature]* Clerk of the Board.
Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 7-19-93 the Zoning Commission of the above County approved the foregoing plat.
[Signature]
Planning and Zoning Director

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, Florida Statutes, and was filed for record on July 26, 1993.
m. H. BOYD, File No. 142218
[Signature] Clerk of the Circuit Court
in and for Brevard County, Florida.