

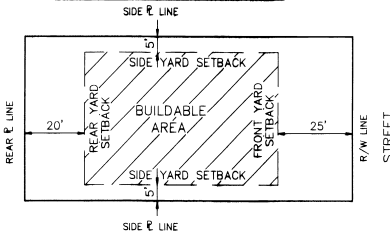
VIERA SOUTH P.U.D. - TRACTS "MM" AND "QQ" - PHASE THREE  
SECTION 10 - TOWNSHIP 26 SOUTH - RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:  
THAT PORTION OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MURRELL ROAD, A 120 FOOT WIDE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, PHASES ONE AND TWO, PLATBOOK 39 PAGE 6, AND THE NORTHERLY LIMITS OF A PLATTED LANE ROAD, TRACTS "MM" AND "QQ", PHASES ONE AND TWO, PLATBOOK 39 PAGE 6, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE FROM POINT OF BEGINNING S 88° 57' 45" W A DISTANCE OF 339.70 FEET, THENCE LEAVING SAID NORTHERLY PLATTED LINE OF SAID TRACTS "SS" AND "RR", S 13° 23' 24" W A DISTANCE OF 76.77 FEET, THENCE N 17° 30' 17" W A DISTANCE OF 128.00 FEET, THENCE N 84° 38' 40" W A DISTANCE OF 128.00 FEET, THENCE S 88° 57' 45" W A DISTANCE OF 31.91 FEET, THENCE S 73° 28' 59" W A DISTANCE OF 64.26 FEET, THENCE N 17° 28' 00" W A DISTANCE OF 273.88 FEET, THENCE N 56° 47' 23" E A DISTANCE OF 232.00 FEET TO THE POINT OF BEGINNING, THENCE N 33° 12' 37" W A DISTANCE OF 180.00 FEET, THENCE N 58° 47' 23" E A DISTANCE OF 24.44 FEET, THENCE N 33° 12' 37" W A DISTANCE OF 110.00 FEET, THENCE N 58° 47' 23" E A DISTANCE OF 215.58 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 24° 10' 21", A RADIUS OF 686.74 FEET, AN ARC LENGTH OF 280.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAMMOCK TRACE DRIVE, THENCE N 11° 33' 37" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 285.50 FEET, THENCE S 58° 47' 23" E A DISTANCE OF 318.10 FEET BACK TO THE POINT OF BEGINNING,  
CONTAINING 2.54 ACRES MORE OR LESS.



Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. It lists curve data for C-1 through C-14.

BUILDING SETBACK DETAIL



THE EXCEPTION TO THE ABOVE DETAIL IS THE SIDEYARD UTILITY EASEMENTS AS SHOWN ON LOTS 38 & 39 AND 40 & 41, WILL HAVE A MINIMUM SIDEYARD SETBACK OF 7.5 FEET ON THE EASEMENT SIDE OF THE LOT, AND LOT 32 WILL HAVE A 15' SIDE SETBACK FROM HAMMOCK TRACE DRIVE. LOT 48 WILL HAVE A 20' SETBACK FROM HAMMOCK TRACE DRIVE.

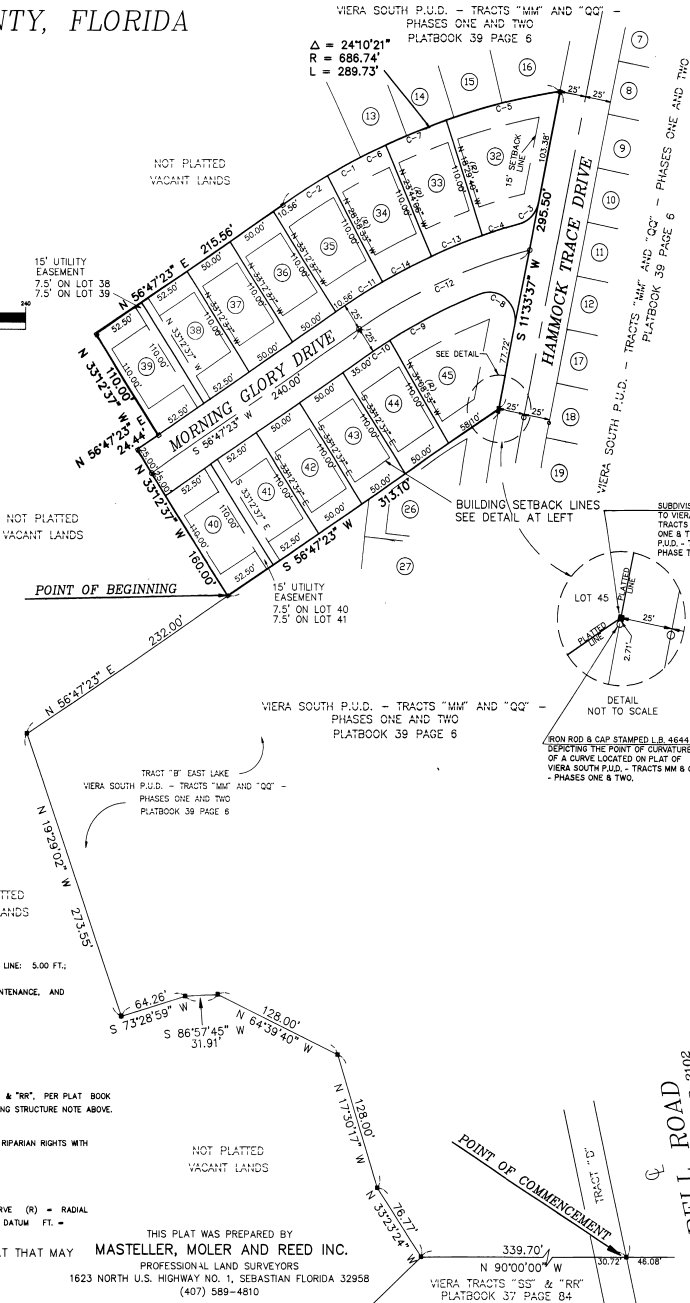
GENERAL NOTES:

- 1. 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 PUBLIC ROAD RIGHT-OF-WAYS.
- 2. THE UTILITY EASEMENTS AS SHOWN OR DESCRIBED HEREIN MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE SERVICES AS PROVIDED BY SECTION 177.061, SUBSECTION (28), FLORIDA STATUTES.
- 3. FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK 3289 PAGES 2433 THRU 2523 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 4. O INDICATES PERMANENT CONTROL POINT SET STAMPED "P.C.P. - P.L.S. 3916"
- 5. N INDICATES PERMANENT REFERENCE MONUMENT SET STAMPED "P.R.M. - P.L.S. 3916"
- 6. N INDICATES PERMANENT REFERENCE MONUMENT FOUND STAMPED I.B. 4644
- 7. N 90°00'00" W DENOTES THE BEARING ALONG THE NORTHERLY PLATTED LINE AS DERIVED ON THE PLAT OF VIERA TRACT "SS" & "RR", PER PLAT BOOK 37, PAGE 84 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ALL OTHER BEARINGS SHOWN RELATE TO THE BEARING STRUCTURE NOTE ABOVE.
- 8. NOTICE: THE TERM "PUBLIC UTILITIES" INCLUDES FLORIDA POWER & LIGHT, SOUTHERN BELL AND CABLE TELEVISION SERVICES.
- 9. LOTS ABUTTING TRACT "R", RECORDED IN PLATBOOK 38 PAGE 6, PUBLIC RECORDS OF BREVARD COUNTY, FL., SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO THOSE DRAINAGE FACILITIES AND STRUCTURES CONSTRUCTED IN TRACT "R".

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 (NB) = 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.



THIS PLAT WAS PREPARED BY  
MASTELLER, MOLER AND REED INC.  
PROFESSIONAL LAND SURVEYORS  
1623 NORTH U.S. HIGHWAY NO. 1, SEBASTIAN FLORIDA 32958  
(407) 589-4810

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS, THAT the Corporation named below, being the owner in fee simple of the lands described in VIERA SOUTH P.U.D. - TRACTS "MM" AND "QQ", PHASE THREE, 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, lanes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public.  
IN WITNESS WHEREOF, I have caused this present to be signed and attested to by the officers named below and its corporate seal to be affixed hereon on SEPTEMBER 29, 1993.  
By: JOSEPH A. DUDA, President  
Attest: R. MASON BLAKE, Secretary  
Signed and sealed in the presence of: Mary Ellen McMillan, Betty A. Allen

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on SEPTEMBER 29, 1993, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JOSEPH A. DUDA and R. MASON BLAKE, respectively, President and 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.  
Betty A. Allen  
NOTARY PUBLIC  
My Commission Expires March 17, 1996

CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being a licensed and registered land surveyor, does hereby certify that on SEPTEMBER 29, 1993, he completed the survey of the lands shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted; that permanent monuments have been placed as shown thereon as required by Chapter 177 & 272 Florida Statutes; that said land is located in Brevard County, Florida. Dated: 9-29-93  
Registration No. 3966  
RPL RECD P.L.S. 3916

CERTIFICATE OF APPROVAL BY MUNICIPALITY  
THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the \_\_\_\_\_ of the \_\_\_\_\_, BREVARD COUNTY, FLORIDA.  
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, lanes, pathways, open spaces and other rights of way, easements and structures indicated for public use on this plat.  
ATTEST: \_\_\_\_\_ Chairman of the Board  
\_\_\_\_\_ Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY, That on 10-5-93 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
ATTEST: \_\_\_\_\_ Chairman of the Board  
\_\_\_\_\_ Clerk of the Board  
\_\_\_\_\_ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION  
THIS IS TO CERTIFY, That on 10-4-93 the Zoning Commission of the above County, Florida, approved the foregoing plat.  
ATTEST: \_\_\_\_\_ 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 SEPTEMBER 13, 1993, at 3:48 PM - File No. 93-024  
Attest: \_\_\_\_\_ Clerk of the Circuit Court  
and for Brevard County, Florida

DRAWING NUMBER  
39-78

DRAWING NUMBER

DRAWING NUMBER

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