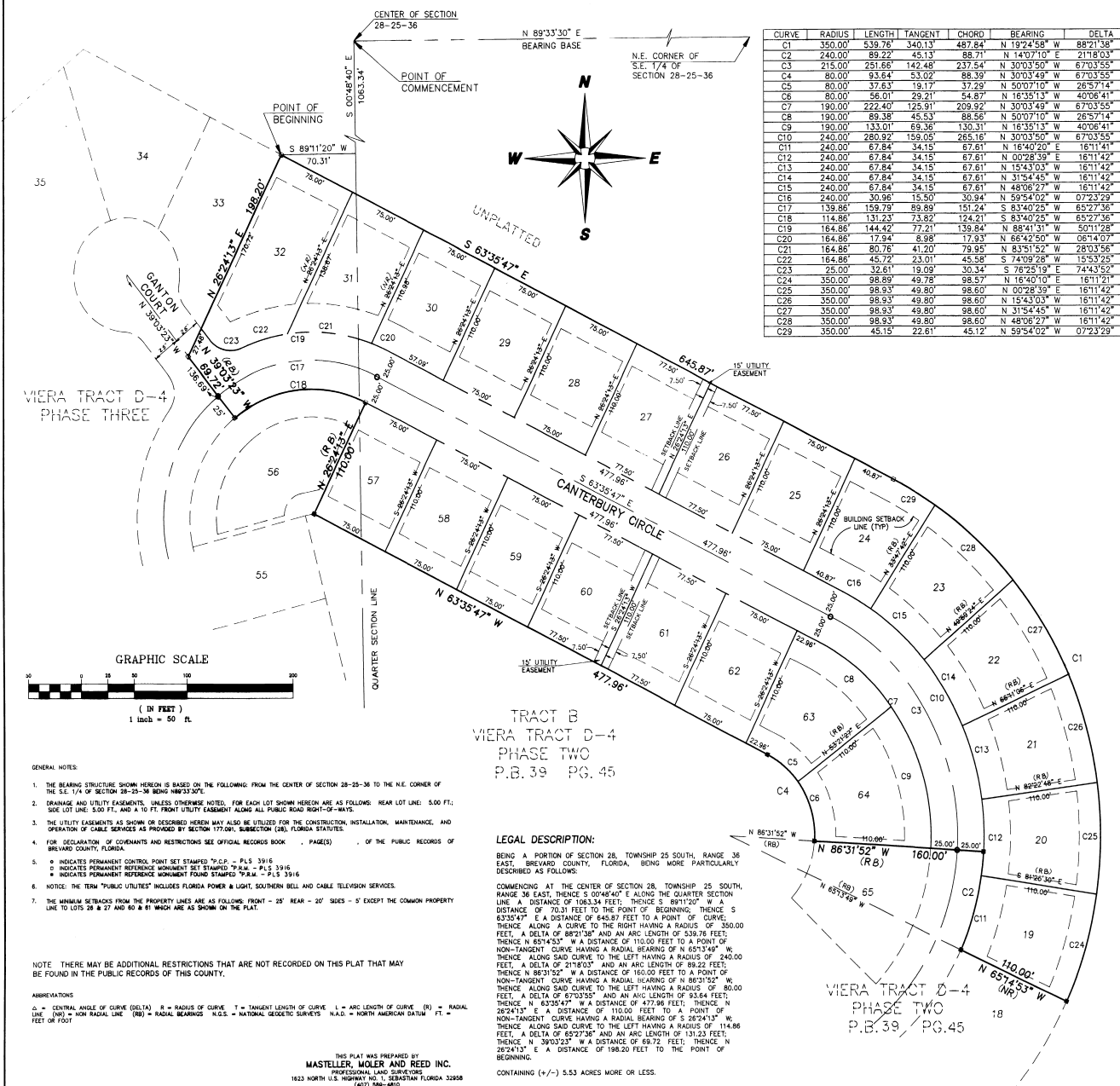


# VIERA TRACT D-4 - PHASE FOUR SECTION 28 - TOWNSHIP 25 SOUTH - RANGE 36 EAST BREVARD COUNTY, FLORIDA



**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 FOUR"**  
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, lots, pathways, open spaces and other right of way, easements shown hereon to the perpetual use of the public, and  
IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on **MARCH 11, 1994**.  
By *[Signature]* **PERKY S. READER**  
Vice President  
Attest: *[Signature]*  
Signed and sealed in the presence of *[Signature]*  
**THE VIERA COMPANY**  
1330 MARCEL ROAD, STE. 201  
MELBOURNE, FLORIDA 32940  
STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on **MARCH 11, 1994** before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **PERKY S. READER** and **MARY ELLEN McKEITHEN** respectively, VICE President and ASST. 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; and that the said Dedication is the act and deed of said corporation.  
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
*[Signature]* **BETTY A. DEESE**  
Notary Public  
My Commission Expires **SEPTEMBER 1, 1996**  
Seal:

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on **2-9-94** he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon as required by Chapters 775-472 Florida Statutes; and that said lands is located in Brevard County, Florida.  
Registration No. **2777**  
**ROD L. REED**

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.  
Seal: \_\_\_\_\_  
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 accept all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lots, pathways, open spaces and other rights of way, easements shown hereon dedicated for public use on this plat.  
Attest: *[Signature]* **Sandy Crawford**  
Chairman of the Board  
*[Signature]* **William D. C.**  
Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That on **11/15/93** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
Attest: *[Signature]* **Sandy Crawford**  
Chairman of the Board  
*[Signature]* **William D. C.**  
Clerk of the Board

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
THIS IS TO CERTIFY, That on **11/15/93** the Zoning Commission of Brevard County approved the foregoing plat.  
*[Signature]* **William D. C.**  
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 recording on **MARCH 11, 1994** at **10:14 AM**.  
*[Signature]* **Sandy Crawford**  
Clerk of the Circuit Court  
in and for Brevard County, Florida

- GENERAL NOTES:
1. 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"E.
  2. 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.
  3. THE UTILITY EASEMENTS AS SHOWN OR DESCRIBED HEREON MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE SERVICES AS PROVIDED BY SECTION 177.091, SUBSECTION (1)(b), FLORIDA STATUTES.
  4. FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  5. ○ INDICATES PERMANENT CONTROL POINT SET STAMPED "P.C.P." - P.L.S. 3916
  6. □ INDICATES PERMANENT REFERENCE MONUMENT SET STAMPED "P.R.M." - P.L.S. 3916
  7. NOTE: THE TERM "PUBLIC UTILITIES" INCLUDES FLORIDA POWER & LIGHT, SOUTHERN BELL AND CABLE TELEVISION SERVICES.
  8. THE MINIMUM SETBACKS FROM THE PROPERTY LINES ARE AS FOLLOWS: FRONT - 28' REAR - 20' SIDES - 5' EXCEPT THE COMMON PROPERTY LINE TO LOTS 28 & 27 AND 60 & 61 WHICH ARE AS SHOWN ON THE PLAT.

**LEGAL DESCRIPTION:**  
BEING A PORTION OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 36 EAST, THENCE S 00°46'47" E ALONG THE QUARTER SECTION LINE A DISTANCE OF 1083.34 FEET; THENCE S 89°12'20" W A DISTANCE OF 70.31 FEET TO THE POINT OF BEGINNING; THENCE S 63°35'47" E A DISTANCE OF 645.87 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A DELTA OF 89°12'20" AND AN ARC LENGTH OF 538.76 FEET; THENCE N 65°43'53" W A DISTANCE OF 110.00 FEET TO A POINT OF NON-TANGENT CURVE HAVING A RADIAL BEARING OF N 60°33'49" W; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, A DELTA OF 21°03'57" AND AN ARC LENGTH OF 89.38 FEET; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A DELTA OF 67°03'55" AND AN ARC LENGTH OF 135.01 FEET; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 114.86 FEET, A DELTA OF 65°27'36" AND AN ARC LENGTH OF 131.23 FEET; THENCE N 30°03'50" W A DISTANCE OF 67.84 FEET; THENCE N 26°24'12" E A DISTANCE OF 198.20 FEET TO THE POINT OF BEGINNING.

CONTAINING (+/-) 5.53 ACRES MORE OR LESS.

THIS PLAT WAS PREPARED BY  
**MASTELLER, MOLER AND REED INC.**  
PROFESSIONAL LAND SURVEYORS  
1623 NORTH U.S. HIGHWAY NO. 1, SEBASTIAN FLORIDA 32988  
(407) 586-4810