



VICINITY MAP
NTS

ABBREVIATIONS:

- Δ = CENTRAL ANGLE OF CURVE (DELTA)
- R = RADIUS OF CURVE
- T = TANGENT LENGTH OF CURVE
- L = ARC LENGTH OF CURVE
- (R) = RADIAL LINE
- (N.A.) = NON RADIAL LINE
- R.B. = RADIAL BEARING FROM CENTER OF CURVE
- M.A.S. = METRIC SURVEYING
- N.A.D. = NORTH AMERICAN DATUM
- FT. = FEET
- CHORD = CHORD LENGTH
- C.B. = CHORD BEARING
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.B. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- LR = IRON ROD
- C.M. = CONCRETE MONUMENT
- N.A.D. = NAIL AND DISK
- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE
- RNG = RANGING
- R/W = RIGHT-OF-WAY
- ☉ = CENTERLINE

GENERAL NOTES

1. BEARING STRUCTURE SHOWN HEREON IS BASED ON THE EAST LINE OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING S 00°58'45" E, ASSUMED.
2. TRACT A SHALL BE UTILIZED FOR DRAINAGE AND RETENTION PURPOSES AND SHALL BE OWNED, CONTROLLED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND ASSIGNS (WHICH MAY INCLUDE AN OWNER'S ASSOCIATION OR THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT).
3. THE UTILITY EASEMENTS SHOWN HEREON ARE FOR THE SPECIFIC PURPOSE OUTLINED AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAME.
4. THE 25 FT. WIDE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON IS PRIVATE IN NATURE AND TO BE IN FAVOR OF THE VIERA COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING, IRRIGATION, SIGNALLS, AND PATHWAY PURPOSES.
5. THE UTILITY EASEMENTS AS SHOWN HEREON MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AS PROVIDED BY SECTION 177.091, SUBSECTION (28), FLORIDA STATUTES.
6. FOR VIERA EAST COMMUNITY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK 3225, PAGE 4071, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. FOR DISTRICT DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
7. INDICATES PERMANENT CONTROL. INDICATES PERMANENT REFERENCE MONUMENT SET STAMPED. P.R.M. L.S. 301'5"
8. LOTS ABUTTING TRACT A SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY DRAINAGE FACILITIES (INCLUDING LAKES AND PONDS), DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED THEREON OR THEREON.

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

PLAT OF VIERA PARCELS KK AND LL

SECTION 10, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

DESCRIPTION

A parcel of land lying within Section 10, Township 26 South, Range 36 East, Brevard County, Florida more particularly described as follows:

Beginning at East 1/4 corner of Section 10, Township 26 South, Range 36 east; thence S 00°58'45" E, 130.76 feet to a non-tangent curve, concave Southerly, having a radius of 1749.30 feet and a radial bearing of S 21°45'01" W; thence Westerly along the arc of said curve, a distance of 1387.69 feet, through a central angle of 4°52'07", to a point of reverse curve, concave Northerly, having a radius of 1450.70 feet; thence Southwesterly along the arc of said curve, a distance of 404.79 feet, through a central angle of 1°59'14"; to a non-tangent line; thence N 07°42'52" W, 120.00 feet to a non-tangent curve, concave Northerly, having a radius of 1330.70 feet and a radial bearing of N 07°42'52" W; thence Easterly along the arc of said curve, a distance of 371.30 feet, through a central angle of 1°59'14", to a point of reverse curve, concave Southerly, having a radius of 1869.30 feet; thence Northeasterly along the arc of said curve, a distance of 439.43 feet, through a central angle of 1°32'08"; to a non-tangent line; thence N 87°30'19" W, 401.61 feet; thence S 44°40'11" W, 185.61 feet; thence N 12°04'23" W, 187.40 feet; thence N 83°06'17" W, 227.98 feet; thence N 55°33'11" W, 194.16 feet; thence N 78°10'17" E, 144.94 feet; thence N 27°10'52" E, along the Easterly line of lands described in Official Record Book 3129, Page 1600, 636.95 feet; thence S 38°36'54" E, 83.57 feet; thence S 25°21'35" W, 338.30 feet; thence S 21°23'38" E, 141.87 feet; thence S 60°29'46" E, 112.24 feet; thence S 04°54'34" W, 35.21 feet; thence S 43°27'05" W, 25.87 feet, to the point of a curve, concave Northeasterly, having a radius of 161.25 feet; thence Southwesterly along the arc of said curve, a distance of 439.92 feet, through a central angle of 1°56'18"48", to the curve's end; thence N 87°08'17" E, 95.91 feet; thence S 83°15'37" E, 260.16 feet; thence N 82°44'10" E, 1101.11 feet to the East line of Section 10; thence S 00°58'45" E, 937.90 feet, to the POINT OF BEGINNING; Containing 29.66 acres, more or less.

PLAT BOOK 40 PAGE 29
SHEET 1 OF 2
SECTIONS 10, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation and partnership named below, being the owners in fee simple of the lands described in
PLAT OF VIERA - PARCELS KK AND LL
Hereby dedicate and dedicate 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, the undersigned have caused these presents to be executed in their respective names on March 12, 1994
THE VIERA COMPANY
By: Barry J. Reed *Barry J. Reed* VICE President
Attest: William A. Lane *William A. Lane* SECRETARY
Signed and sealed in the presence of: Betty A. Reese *Betty A. Reese*

SPYGLASS ROAD PARTNERSHIP
By: Barry J. Reed *Barry J. Reed* VICE President
Attest: William A. Lane *William A. Lane* SECRETARY
Signed and sealed in the presence of: Betty A. Reese *Betty A. Reese*

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on MARCH 12, 1994,
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
Barry J. Reed and R. Morgan Dicker
respectively VICE President and SECRETARY of
the above named corporation incorporated under the laws of the State of Florida, in its individual capacity, as General Partner of and on behalf of SPYGLASS ROAD PARTNERSHIP, a Florida General Partnership, to me known to be the individuals and officers described in and who executed the foregoing Dedication, and they severally acknowledged the execution thereof to be their free act and deed as such officers therunto duly authorized and that the said Dedication is the act and deed of said corporation and said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date
Betty A. Reese *Betty A. Reese*
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 3-12-94 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 Chapter 177, Florida Statutes, and that said land is located in Brevard County, Florida. Dated 3-12-94
William A. Lane Registration Number 3913
WILLIAM A. LANE

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that the Board of County Commissioners hereby accepts all easements dedicated for public use on this plat.
Chairman of the Board
Attest: Sandy Crawford *Sandy Crawford* Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on 4-6-94 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board
Attest: Sandy Crawford *Sandy Crawford* Clerk of the Board
Approved _____
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS TO CERTIFY, that on 4-4-94 the Zoning Commission of the above County approved the foregoing plat.
Barry J. Reed
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 March 15, 1994 at 10:10am File No. 27604
Sandy Crawford *Sandy Crawford* Clerk of the Circuit Court in and for Brevard County, Fla.

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, Florida (407) 725-3674

