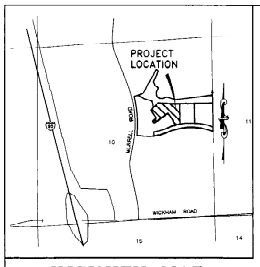
PLAT OF VIERA
PARCEL KK PHASE II

AND A REPLAT OF A PORTION OF LOT 3, PLAT OF VIERA TRACT JJ PHASE ONE, PLAT BOOK 37, PAGE 72 SECTION 10, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



VICINITY MAP
NTS

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

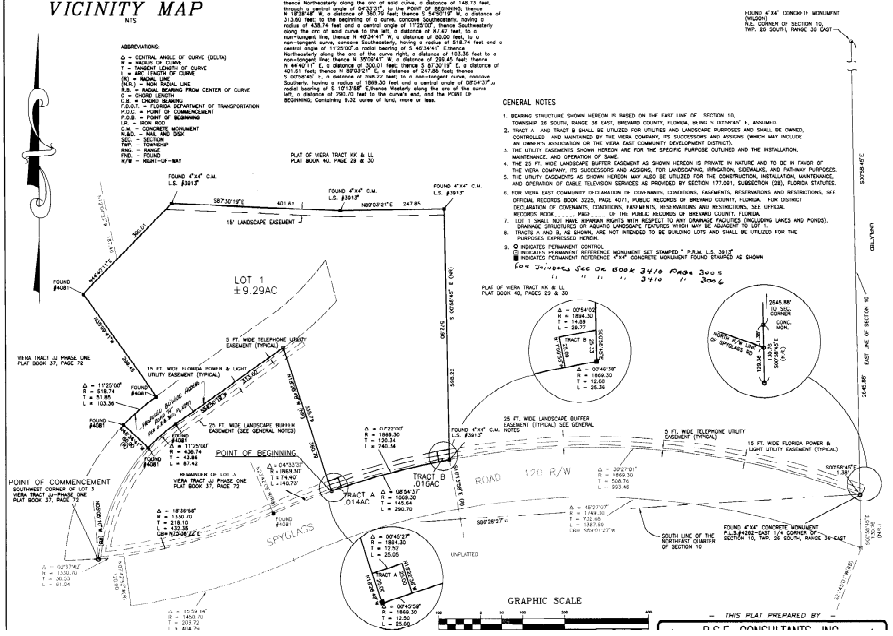
DESCRIPTION

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

Commence at the Southwest corner of Lot 3, Viera Tract JJ Phase One as recorded in Plat Book 37, page 72 of the Public Records of Brevard County, thence, said point being in point on a curve concave Northerly, having a radius of 1330.70 feet and a radial bearing of N 00°58'10" W; thence Easterly along the arc of said curve, a distance of 432.33 feet, through a central angle of 18°36'26"; thence N 00°21'44" W, a distance of 1.00 feet; thence N 89°38'16" E, a distance of 146.70 feet; thence Northeasterly along the arc of said curve, for a distance of 146.70 feet through a central angle of 02°53'24" to the POINT OF BEGINNING; thence N 19°38'08" E, a distance of 380.16 feet; thence S 54°50'19" W, a distance of 313.90 feet, to the beginning of a curve, concave Southeasterly, having a radius of 1900.00 feet and a central angle of 09°34'37"; thence Southwesterly along the arc of said curve to the left a distance of 317.43 feet, to a non-tangent line; thence N 49°24'47" W, a distance of 00.00 feet, to a non-tangent curve, concave Southeasterly, having a radius of 918.74 feet and a central angle of 11°20'02"; a radial bearing of S 46°34'47" E; thence Southwesterly along the arc of said curve, a distance of 181.74 feet to a non-tangent line; thence N 19°59'27" W, a distance of 295.41 feet; thence N 44°40'11" E, a distance of 300.01 feet; thence S 87°30'18" E, a distance of 401.87 feet; thence N 89°03'47" E, a distance of 247.86 feet; thence S 00°56'13" E, a distance of 168.77 feet; to a non-tangent curve, concave Southerly, having a radius of 1969.30 feet and a central angle of 08°34'37"; a radial bearing of S 10°18'48" E; thence Westerly along the arc of the curve to the left a distance of 294.72 feet to the point of tangency; thence S 00°56'13" E, a distance of 1.00 feet to the POINT OF BEGINNING. Containing 9.29 acres of land, more or less.

ABBREVIATIONS

Δ = CENTRAL ANGLE OF CURVE (DELTA)
R = RADIUS OF CURVE
L = ARC LENGTH OF CURVE
T = ARC LENGTH OF CURVE
(R) = RADIAL LINE
(N.R.) = NON RADIAL LINE
R.B. = RADIAL BEARING FROM CENTER OF CURVE
P.O.C. = POINT OF COMMENCEMENT
C.M. = CONCRETE MONUMENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
C.L. = CENTER LINE
CM. = CONCRETE MONUMENT
N.R.O. = NAIL AND DISK
SEC. = SECTION
TWP. = TOWNSHIP
PRC. = PORCUPINE
FND. = FOUND
R/W = RIGHT-OF-WAY



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 N 00°58'10" W, ASSUMED.
2. TRACT A AND TRACT B SHALL BE UTILIZED FOR UTILITIES AND LANDSCAPE PURPOSES AND SHALL BE OWNED, CONTROLLED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND ASSIGNS (WHICH MAY INCLUDE AN IMPACT 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 26 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, SIDEWALKS, 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 DEVELOPMENT DISTRICT, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK 3225, PAGE 4071, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. FOR DISTRICT DECLARATION OF CONVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK 3410, PAGE 1, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
7. LOT 1 SHALL NOT HAVE REPARIAN RIGHTS WITH RESPECT TO ANY DRAINAGE FACILITIES (INCLUDING LAKES AND PONDS). DRAINAGE JURISDICTION OF ABOVE LANDMARK, TOGETHER WITH MAY BE ASSIGNED TO LOT 1.
8. TRACTS A AND B, AS SHOWN, ARE NOT INTENDED TO BE BUILDING LOTS AND SHALL BE UTILIZED FOR THE PURPOSES EXPRESSED HEREIN.
9. ○ INDICATES PERMANENT CONTROL
□ INDICATES PERMANENT REFERENCE MONUMENT SET STAMPED " P.R.M. L.S. 3818"
■ INDICATES PERMANENT REFERENCE 4"x4" CONCRETE MONUMENT FOUND ENGRAVED AS SHOWN

For Previous Info On Book 3410 Page 3006
" " " " 3410 " 3006

PLAT OF VIERA TRACT KK & LL
PLAT BOOK 40, PAGES 28 & 30

THIS PLAT PREPARED BY
D.S.E. CONSULTANTS, INC.

PLAT BOOK 40 PAGE 67
SHEET 1 OF 1
SECTION 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 – PARCEL KK — PHASE II

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, parkways/drives, parks, canals, drainage easements, utility easements, lakes, conservation areas, and other easements or rights-of-way, easements shown on the plat to the perpetual use of the public, and

IN WITNESS WHEREOF, the undersigned have hereunto affixed their presents to be executed in their respective names on ..... 1994.

THE VIERA COMPANY
By: PERRY J. KEADEY, VICE-President
Attest: ..... SEAL
Signed and sealed in the presence of:
MARY ELLEN VIERA
BETTY A. DEEGE

SPYGLASS ROAD PARTNERSHIP
By THE VIERA COMPANY, General Partner
By: PERRY J. KEADEY, VICE-President
Attest: ..... SEAL
Signed and sealed in the presence of:
MARY ELLEN VIERA
BETTY A. DEEGE

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on ..... 1994, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared PERRY J. KEADEY and ..... respectively ..... VICE-President and ..... 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 thereunto duly authorized and that the said Dedication is the act and deed of said corporation and said partnership.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date

BETTY A. DEEGE
NOTARY PUBLIC
My Commission Expires ..... 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 8-26-94 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 platted; that permanent reference monuments have been placed as shown therein as required by Chapter 177, Florida Statutes, and that said land is located in Brevard County, Florida. Dated

WILLIAM A. TANNER Registration Number 3815

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 the plat.

Attest:
Clerk of the Board
Chairman of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 10-21-94 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest:
Chairman of the Board
Clerk of the Board
Approved:
County Manager

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 9-22-94 the Planning and Zoning Commission of Brevard County approved the foregoing plat.

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 3/31/95 [illegible]