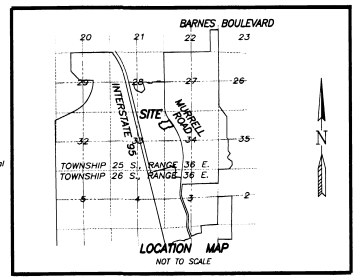
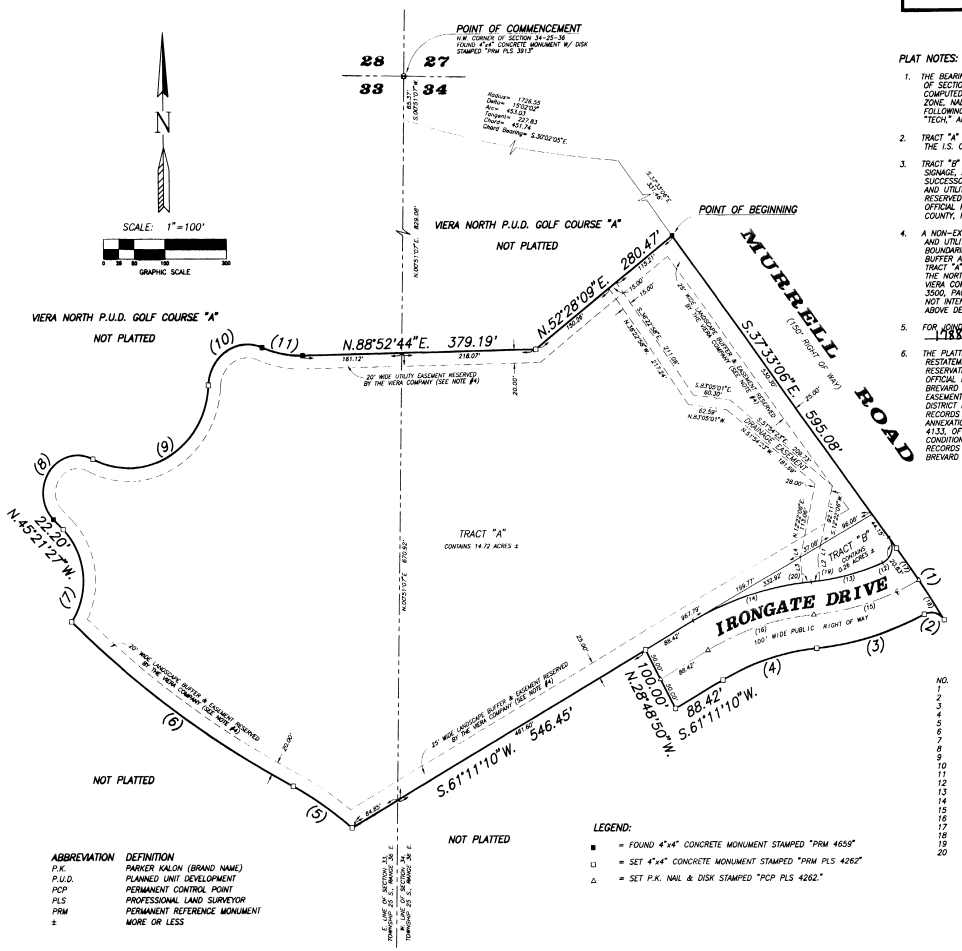
PLAT OF VIERA NORTH P.U.D. PARCEL I - THE GREENS AT VIERA EAST APARTMENTS

A SUBDIVISION OF PORTIONS OF SECTIONS 33 & 34, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

Commence at the Northwest corner of said Section 34; thence S00°51'07"W, along the West line of said Section 34, a distance of 65.37 feet, to a point on the West right of way line of Murrell Road (a 150.00 foot wide right of way) and a point of intersection with a non-tangent curve, concave Northeasterly, having a radius of 1,726.55 feet and a central angle of 15°02'02"; thence Southeasterly, along said West right of way line, and along the arc of said curve to the left, a distance of 453.03 feet (said arc subtended by a chord which bears S30°02'05"E, a distance of 451.74 feet), to a point of tangency; thence S37°33'06"E, along said West right of way line, a distance of 331.46 feet, to the POINT OF BEGINNING of the herein described parcel; thence continue, S37°33'06"E, along said West right of way line, a distance of 595.08 feet, to the point of curvature of a curve, concave Southwesterly, having a radius of 1,547.02 feet and a central angle of 04°58'13"; thence Southeasterly, along said West right of way line, and along the arc of said curve to the right, a distance of 134.20 feet, to a point of cusp with a curve, concave Southerly, having a radius of 25.00 feet and a central angle of 83°56'03"; thence Westerly, along the arc of said curve to the left, a distance of 36.62 feet, to a point of reverse curvature with a curve, concave Northerly, having a radius of 487.00 feet and a central angle of 21°31'13", thence Westerly, along the arc of said curve to the right, a distance of 182.92 feet, to a point of reverse curvature with a curve, concave Southerly, having a radius of 387.00 feet and a central angle of 23°49'06", thence Westerly, along the arc of said curve to the left, a distance of 160.88 feet, to a point of tangency; thence S61°11'10"W, a distance of 88.42 feet; thence N28°48'50"W, a distance of 100.00 feet; thence S61°11'10"W, a distance of 546.45 feet, to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 500.00 feet and a central angle of 13°02'49", thence Northwesterly, along the arc of said curve to the left, a distance of 113.86 feet (said arc subtended by a chord which bears N56°47'58"W, a distance of 113.61 feet), to a point of reverse curvature with a curve, concave Northeasterly, having a radius of 1,600.00 feet and a central angle of 15°38'20"; thence Northwesterly, along the arc of said curve to the right, a distance of 436.72 feet, to a point of intersection with a non-tangent curve, concave Westerly, having a radius of 109.51 feet and a central angle of 79°50'58"; thence Northerly, along the arc of said curve to the left, a distance of 152.62 feet (said arc subtended by a chord which bears N05°25'38"W, a distance of 140.56 feet), to a point of tangency; thence N45°21'27"W, a distance of 22.20 feet, to the point of curvature of a curve, concave Southeasterly, having a radius of 56.11 feet and a central angle of 161°52'04"; thence Northeasterly, along the arc of said curve to the right, a distance of 158.52 feet, to a point of reverse curvature with a curve, concave Northeasterly, having a radius of 130.28 feet and a central angle of 113°50'22"; thence Northeasterly, along the arc of said curve to the left, a distance of 258.85 feet, to a point of reverse curvature with a curve, concave Southeasterly, having a radius of 63.64 feet and a central angle of 109°37'20"; thence Northeasterly, along the arc of said curve to the right, a distance of 121.76 feet, to a point of reverse curvature with a curve, concave Northerly, having a radius of 164.78 feet and a central angle of 23°24'51"; thence Easterly, along the arc of said curve to the left, a distance of 67.34 feet, to a point of tangency; thence N88°52'44"E, a distance of 379.19 feet; thence N52°28'09"E, a distance of 280.47 feet, to the POINT OF BEGINNING; Containing 16.02 acres, more or less.





PLAT NOTES:

1. THE BEARINGS SHOWN ARE BASED BEARING OF N 00 51'07 E FOR THE WEEST LINE OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 36 EAST. THIS BEARING WAS COMPUTED BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD (NORTH AMERICAN DATUM) 1983, PER THE PUBLISHED VALUES FOR THE FOLLOWING MONUMENTS: NGS "JIM", NGS "PENNY," NGS "SHARPES," NGS "TITCH," AND FLORIDA DEPARTMENT OF TRANSPORTATION "I-95-73-069."
2. TRACT "A" IS TO BE USED FOR FUTURE DEVELOPMENT AND WILL BE MAINTAINED BY THE I.S. CORPORATION, THEIR SUCCESSORS OR ASSIGNS.
3. TRACT "B" IS TO BE USED FOR STORMWATER RETENTION, LANDSCAPING AND SIGNAGE, AND WILL BE MAINTAINED BY THE I.S. CORPORATION, THEIR SUCCESSORS OR ASSIGNS. A LANDSCAPE BUFFER, SIDEWALK/TRAIL, SIGNAGE AND UTILITY EASEMENT IN, OVER, UPON, ACROSS AND UNDER TRACT "B" HAS BEEN RESERVED UNTO THE VIERA COMPANY IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 3551, PAGE 4138 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
4. A NON-EXCLUSIVE TWENTY-FIVE (25') WIDE LANDSCAPE BUFFER, SIDEWALK/TRAIL AND UTILITY EASEMENT ALONG THE NORTHEASTERLY AND SOUTHEASTERLY BOUNDARIES OF TRACT "A". A NON-EXCLUSIVE TWENTY (20') WIDE LANDSCAPE BUFFER AND UTILITY EASEMENT ALONG THE SOUTHWESTERLY BOUNDARY OF TRACT "A" AND A NON-EXCLUSIVE TWENTY (20') WIDE UTILITY EASEMENT ALONG THE NORTHWESTERLY BOUNDARY OF TRACT "A" HAVE BEEN RESERVED UNTO THE VIERA COMPANY BY THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 3500, PAGE 1223 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. IT IS NOT INTENDED THAT THE PUBLIC HAVE ANY RIGHT TO TITLE OR INTEREST TO THE ABOVE DESCRIBED EASEMENTS.
5. FOR JOINDERS IN DEDICATION, SEE OFFICIAL RECORDS BOOK 3570, AT PAGE 1188 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
6. THE PLATTED LAND ARE SUBJECT TO THE FIRST AMENDMENT TO AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR VIERA EAST COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3225 AT PAGE 4071 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR GOLFSIDE COMMERCIAL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 3500, PAGE 1147, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN ANNEXATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3351, PAGE 4153, OF SAID PUBLIC RECORDS. FOR DISTRICT DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LINE TABLE

Line	Bearing	Distance
L1	S.12°22'06"W.	19.84'
L2	S.04°59'44"E.	34.63'
L3	N.04°59'44"W.	39.04'
L4	N.04°59'44"W.	0.32'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1547.02'	04°58'13"	134.20'	134.15'	S.35°03'59"E.
2	25.00'	83°56'03"	36.62'	33.44'	S.74°32'55"E.
3	487.00'	21°31'13"	182.92'	181.84'	S.74°14'40"W.
4	387.00'	23°49'06"	160.88'	159.72'	S.73°05'43"W.
5	500.00'	13°02'49"	113.86'	113.61'	N.56°47'58"W.
6	1600.00'	15°38'20"	436.72'	435.37'	N.55°30'13"W.
7	109.51'	79°50'58"	152.62'	140.56'	N.05°25'38"W.
8	56.11'	161°52'04"	158.52'	110.82'	N.35°34'35"E.
9	130.28'	113°50'22"	258.85'	218.32'	N.59°35'26"E.
10	63.64'	109°37'20"	121.76'	104.02'	N.57°28'55"E.
11	164.78'	23°24'51"	67.34'	66.87'	S.79°24'50"E.
12	25.00'	104°46'11"	45.71'	39.61'	N.14°50'00"E.
13	387.00'	17°47'11"	120.14'	119.66'	N.76°06'41"E.
14	487.00'	23°49'06"	202.45'	201.00'	N.73°05'43"E.
15	437.00'	23°32'02"	179.64'	91.05'	S.72°14'05"W.
16	437.00'	23°49'06"	181.86'	92.16'	S.73°05'43"W.
17	1547.02'	02°15'28"	60.96'	30.49'	S.36°25'24"E.
18	1547.02'	02°42'46"	73.25'	36.63'	S.33°56'16"E.
19	387.00'	02°05'07"	14.08'	14.08'	S.83°57'43"W.
20	487.00'	01°38'16"	13.92'	13.92'	S.84°11'09"W.

ABBREVIATION DEFINITION

P.K.	PARKER KALON (BRAND NAME)
P.U.D.	PLANNED UNIT DEVELOPMENT
PCP	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
±	MORE OR LESS

LEGEND:

- ■ = FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM 4659"
- □ = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM PLS 4262"
- △ = SET P.K. NAIL & DISK STAMPED "PCP PLS 4262."

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

PREPARED BY:
ALLEN Engineering, Inc.
ENGINEERS - SURVEYORS
100 DIXIE LANE (P.O. BOX 321321)
COCOA BEACH, FLORIDA 32922-1321
TELEPHONE: (407)783-7443 FAX: (407)783-5902

PLAT BOOK 42 PAGE 54
SHEET 1 OF 1
SECTIONS 33 & 34,
TOWNSHIP 25 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of Tract "A" and Tract "B" described in the

PLAT OF VIERA NORTH P.U.D. PARCEL I - THE GREENS AT VIERA EAST APARTMENTS

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the street right of ways and drainage easements shown hereon to the perpetual use of the public.

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 hereto on MAY 14, 1996

By _____ / Carol S. Smokler

Attest IRVING A. SMOKLER, PRESIDENT
CAROL S. SMOKLER, SECRETARY

Signed and sealed in the presence of: _____

I.S. Corporation
A Michigan Corporation
505 East Huron Street
Suite #303
Ann Arbor, MI 48104

STATE OF MICHIGAN COUNTY OF WASHTENAW

THIS IS TO CERTIFY, That on MAY 14, 1996 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared IRVING A. SMOKLER and CAROL S. SMOKLER respectively President and SECRETARY of the above named corporation incorporated under the laws of the State of Michigan, 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. SEAL

_____
NOTARY PUBLIC- SHARON J. PLACE
My Commission Expires 12-28-00
Wayne County, Acting In Washtenaw County

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on February 27, 1996 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 thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated: MAY 21, 1996

_____ Registration No.: 4262
ROBERT M. SALMON

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all street right of ways and easements dedicated for public use on this plat.

_____ Chairman of the Board
ATTEST: _____ Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MAY 21, 1996 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

_____ Chairman of the Board
ATTEST: _____ Clerk of the Board
Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY, That on MAY 6, 1996 the Zoning Commission of the above named 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 June 3, 1996 at 2:03pm

File No. 96095062

_____ Clerk of the Circuit Court in and for Brevard County, Fla.

950149--P.DWG