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VIERA NORTH P.U.D., TRACT L, PHASE 2, UNIT 3

SECTION 34, TOWNSHIP 25 SOUTH, RANGE 36 EAST

VIERA, BREVARD COUNTY, FLORIDA

DESCRIPTION OF UNIT 3

A parcel of land lying within Section 34, Township 25 South, Range 36 East Brevard County, Florida, more particularly described as follows:

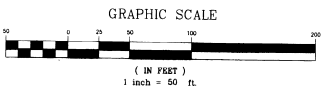
Beginning at the southeasterly corner of Lot 1, Block "C", VIERA NORTH P.U.D. TRACT "A", PHASE 1, UNIT 1, as recorded in Plat Book 43, Page 1 & 2; thence S11°55'43"W, 491.66 feet; thence N88°13'15"E, 747.77 feet; thence N01°46'45"E, 23.64 feet; thence S88°13'15"E, 120.00 feet; thence N01°46'45"E, 23.64 feet; thence S88°13'15"E, 183.32 feet to a non-tangent curve, concave Northwesterly, having a radius of 25.00 feet and a radial bearing of N42°41'18"E thence Subtangentially along the arc of said curve a distance of 18.83 feet, through a central angle of 44°50'33", to the curve's end; thence S88°13'15"E, 334.03 feet, through a central angle of 1°51'02", to the curve's end; thence N11°55'43"E, 174.98 feet, to the point of a curve, concave Westerly, having a radius of 50.00 feet; thence Northerly along the arc of said curve, a distance of 23.85 feet, through a central angle of 2°00'04", to a non-tangent line; thence S70°04'17"E, 150.50 feet, to the POINT OF BEGINNING; containing 5.99 acres, more or less.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	75.00	117.81	106.07
C2	25.00	31.35	29.34
C3	25.00	47.19	40.49
C4	100.00	157.08	141.42
C5	50.00	78.54	70.71
C6	25.00	19.83	18.15
C7	50.00	62.70	56.97
C8	50.00	23.68	23.48
C9	100.00	16.85	16.85
C10	100.00	54.23	53.57
C11	100.00	54.23	53.57
C12	100.00	31.01	30.98
C13	50.00	3.27	3.27
C14	50.00	22.42	22.23
C15	50.00	35.01	34.30

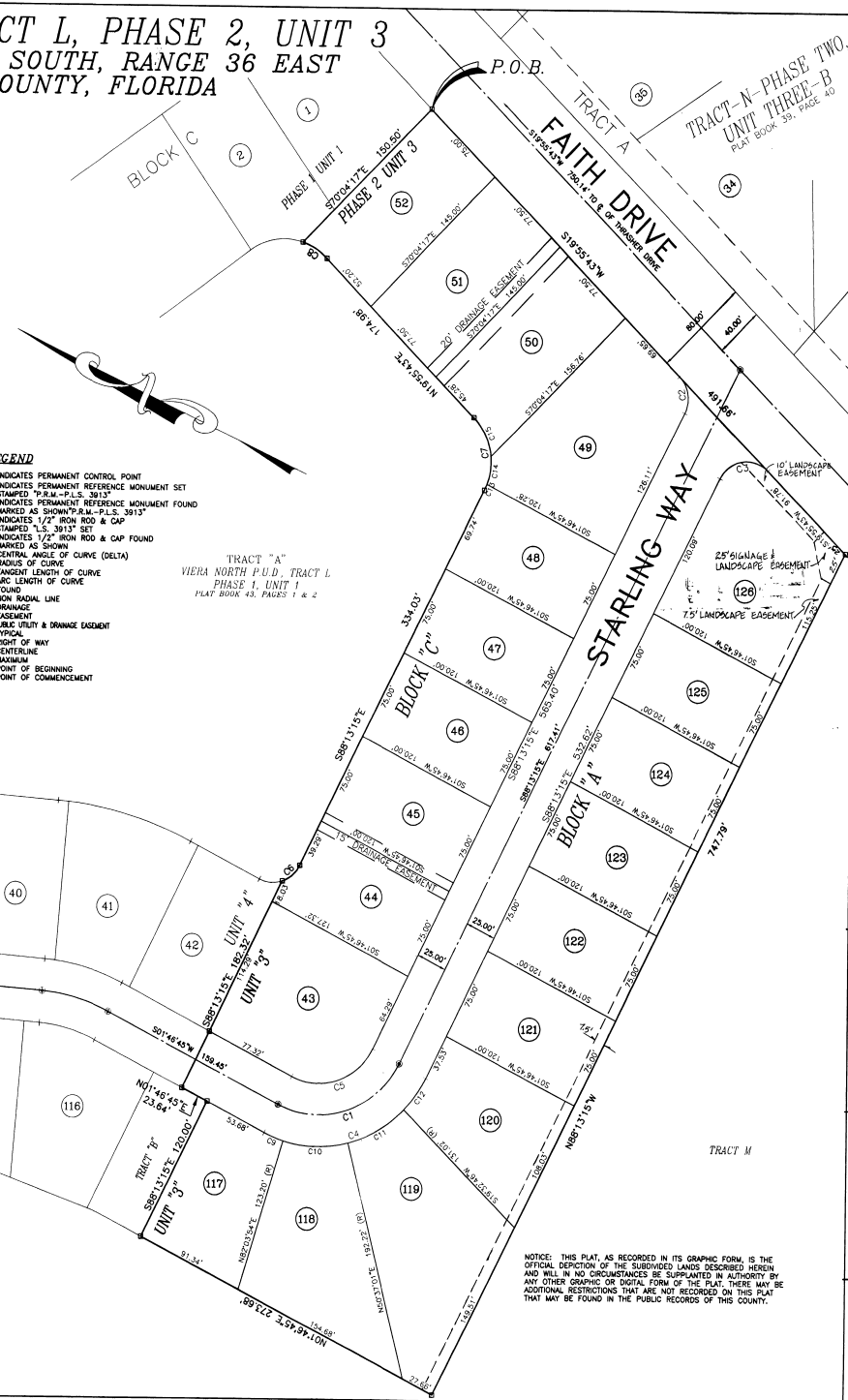
- LEGEND**
- = INDICATES PERMANENT CONTROL POINT
 - = INDICATES PERMANENT REFERENCE MONUMENT SET
 - = INDICATES PERMANENT REFERENCE MONUMENT FOUND
 - ▲ = INDICATES 1/2" IRON ROD & CAP
 - = INDICATES 1/2" IRON ROD & CAP
 - ▲ = CENTRAL ANGLE OF CURVE (DELTA)
 - R = RADIUS OF CURVE
 - T = TANGENT LENGTH OF CURVE
 - L = ARC LENGTH OF CURVE
 - FO = FOUND
 - (NR) = NON RADIAL LINE
 - DR = DRAINAGE
 - ES = EASEMENT
 - POUE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - (TP) = TYPICAL
 - RV = RIGHT OF WAY
 - S = CENTERLINE
 - MAX = MAXIMUM
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT

GENERAL NOTES:

- THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83, PER PUBLISHED VALUES FOR N.G.S. "JIM", N.G.S. "PENNY", N.G.S. "SHARPE", N.G.S. "TSCM", AND F.D.O.T. "1-90-73-AR" WITH THE EAST LINE OF SECTION 34, BEING N00°15'04"E.
- DRAINAGE AND UTILITY EASEMENTS, UNLESS OTHERWISE NOTED, FOR EACH LOT SHOWN HEREON ARE AS FOLLOWS: SIDE LOT LINE: 7.50 FT., AND A 10 FT. UTILITY EASEMENT ALONG ALL PUBLIC ROAD RIGHT-OF-WAYS.
- THE UTILITY EASEMENTS AS SHOWN HEREON OR DESCRIBED HEREIN MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE SERVICES AS PROVIDED BY SECTION 177.0011, SUBSECTION (2B), FLORIDA STATUTES.
- THE DRAINAGE AND UTILITY SIDE EASEMENTS AS NOTED ABOVE SHALL CONFORM TO ALL BUILDING SITE REQUIREMENTS; IN THE EVENT THAT AN AREA GREATER THAN ONE LOT, AS SHOWN HEREON, IS INTENDED AS A BUILDING SITE, THE BOUNDARIES OF THE INTENDED LOT SHALL CARRY SAID DRAINAGE AND UTILITY EASEMENTS AS SET FORTH HEREIN. PRIOR TO ANY RECONFIGURATION OF ANY OF THE LOTS SHOWN HEREIN, IF ANY SIDE LOT LINE EASEMENT AS NOTED HEREON IS CURRENTLY UTILIZED FOR DRAINAGE AND/OR UTILITIES, THE EASEMENT SHALL REMAIN INTACT UNTIL SUCH DRAINAGE AND/OR UTILITIES ARE RELOCATED TO THE INTENDED BUILDING SITE BOUNDARY.
- IF THERE ARE ADDITIONAL COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS AFFECTING THE LANDS DESCRIBED HEREON NOT SHOWN ON THIS PLAT WHICH ARE FILED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA WITHOUT LIMITING THE FOREGOING, SAID LANDS ARE ALSO SUBJECT TO MATTERS SET FORTH HEREIN AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR VIERA EAST COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 3225, AT PAGE 4071 AND MATTERS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR HERONS LANDING RESIDENTIAL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 3225, AT PAGE 4150, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- NOTICE: THE TERM "PUBLIC UTILITIES" INCLUDES, BUT IS NOT LIMITED TO, FLORIDA POWER AND LIGHT, BELL SOUTH, AND CABLE TELEVISION SERVICES.
- LOTS ABUTTING TRACT "A" OF THE PLAT OF THE VIERA NORTH P.U.D., TRACT L, PHASE 1, UNIT 1 AS SHOWN IN PLAT BOOK 43, PAGES 1 AND 2, SHALL NOT HAVE NEIGHBORHOOD RIGHTS WITH RESPECT TO ANY DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID TRACT "A".
- ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.



THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
 CONSULTING ENGINEERING, LAND SURVEYING
 312 S. Harbor City Blvd., Suite 4, Melbourne, Florida 32901-725-3674



PLAT BOOK 44 PAGE 32
 SHEET 1 OF 1
 SECTIONS 34, TWP 25 S., RANGE 36 E.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That the VIERA COMPANY, being the owner in fee simple of the lands described in

VIERA NORTH P.U.D., TRACT L, PHASE 2, UNIT 3
 Hereby dedicates said lands and Plat for the uses and purposes therein expressed and dedicates of roads, streets, drainage easements, utility easements, to Brevard County for public use.

IN WITNESS WHEREOF, THE VIERA COMPANY has caused these presents to be signed and attested to by the officers named below, its corporate seal to be affixed hereto on the 11th day of October, 1998.

By: *Thomas A. Barcock*
 THOMAS A. BARCOCK, PRESIDENT

Attest: *Valerie Smith*
 VALERIE SMITH, CLERK

Signed and sealed in the presence of:
 THE VIERA COMPANY
 7380 MARRELL ROAD
 MELBOURNE, FL 32940
Mary Ellen McKeibren
 Valerie Smith

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on Oct. 14th 1998 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS A. BARCOCK and VALERIE SMITH, known to me to be the individuals whose names are subscribed to the foregoing Dedication and who executed the same in full knowledge and free will of the contents thereof and who executed the same in full knowledge and free will of the contents thereof and who executed the same in full knowledge and free will of the contents thereof and who executed the same in full knowledge and free will of the contents thereof.

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

Mary Ellen McKeibren
 MARY ELLEN MCKEIBREN
 NOTARY PUBLIC
 My Commission Expires: 12-31-99

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 10-14-98 he completed the survey of the lands above described and that said plat is a correct representation of the lands therein described and that permanent reference monuments have been placed as shown thereon as required by Chapter 177 & 472, Florida Statutes, and that said land is located in Brevard County, Florida.

William Lane
 WILLIAM A. LANE, Registration Number 39132
 B.S.E. CONSULTANTS, INC.
 312 S. Harbor City Blvd., Suite 4
 Melbourne, Florida
 LB 000495
 Certificate of Authorization Number

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Florida Statutes.

Susan Jackson
 SUSAN G. JACKSON, P.O.#4037
 County Surveyor in and for Brevard County, Fla.

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 of the plat.

John Wild
 Chairman of the Board

Sandy Crawford
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 10-16-98 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

John Wild
 Chairman of the Board

Sandy Crawford
 Clerk of the Board

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 of the Florida Statutes and was filed for record in accordance with Section 202.02, F.S. on 10-17-98. File No. 182894

Sandy Crawford
 Clerk of the Circuit Court (J) and for Brevard County, Fla.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.