

# VIERA EAST MARKET CENTRE

A PORTION OF TRACT J, VIERA NORTH PUD  
 SECTION 34, TOWNSHIP 25 SOUTH, RANGE 36 EAST  
 BREVARD COUNTY, FLORIDA

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, That the Corporation herein below defined for the purpose of the lands described herein, VIERA EAST MARKET CENTRE, hereby dedicates to the public for the perpetual use of the public or easement granting access to emergency vehicles and personnel for the installation and maintenance of utility lines. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all easements and rights be privately owned and maintained.

**IN WITNESS WHEREOF**, I have caused these presents to be signed and attested to by the officers named below and the corporate seal to be affixed hereto on this 21st day of July, 1999.  
 By: *Susan G. Jackson* The Viera Community, 1380 Murrell Road, Suite 200, Viera, Florida, 32929  
 Attest: *Stephan L. Johnson* Vice-President

*Mary Ellen M. McKibben*  
*Charles R. Smith*  
 STATE OF FLORIDA, COUNTY OF BREVARD  
 THIS IS TO CERTIFY, that on August 23, 1999, before me an official duly authorized to take acknowledgments in the State and County aforesaid, the personal appearance of AL BARCOCK, and STEPHEN L. JOHNSON, President and Vice President 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 deed as such officers thereto duly authorized, that the official seal of said corporation is duly affixed thereto and 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 and foregoing instrument.

*Mary Ellen M. McKibben*  
 NOTARY PUBLIC  
 My Commission Expires 7-23-2003

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that on 8-24-99, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: *Charles R. Smith* Chairman of the Board  
*Stephan L. Johnson* Clerk of the Board

**CERTIFICATE OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapmaker, hereby certify that on July 1, 1999, I have surveyed and mapped the survey of the lands as shown on the foregoing plat and that said plat is a true and correct representation of a field survey made under my reasonable direction and supervision and that the survey is accurate to the best of my knowledge and belief. Permanent Reference Monuments (P.R.M.'s) were placed as required by law and, further, that the survey and map comply with all the requirements of Chapter 173, Florida Statutes, as amended.

Company Name: STOTTLER STAGG & ASSOCIATES  
 Corporation No: LB 6700  
 Address: 8680 N. ATLANTIC AVENUE  
 CAPE CANAVERAL, FL 32920

DAVID RAY JONES  
 Surveyor of Records, P.S., C.M.  
 License No. 4301  
 State of Florida

**CERTIFICATE OF COUNTY SURVEYOR**

I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 173, Part 1, Florida Statutes.

*Susan G. Jackson*  
 Susan G. JACKSON PSM 46331 County Surveyor  
 In and for Brevard County, Florida

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that the Board of County Commissioners hereby accept all easements dedicated to the public.

ATTEST: *Charles R. Smith* Chairman of the Board  
*Stephan L. Johnson* Clerk of the Board

**CERTIFICATE OF CLERK**

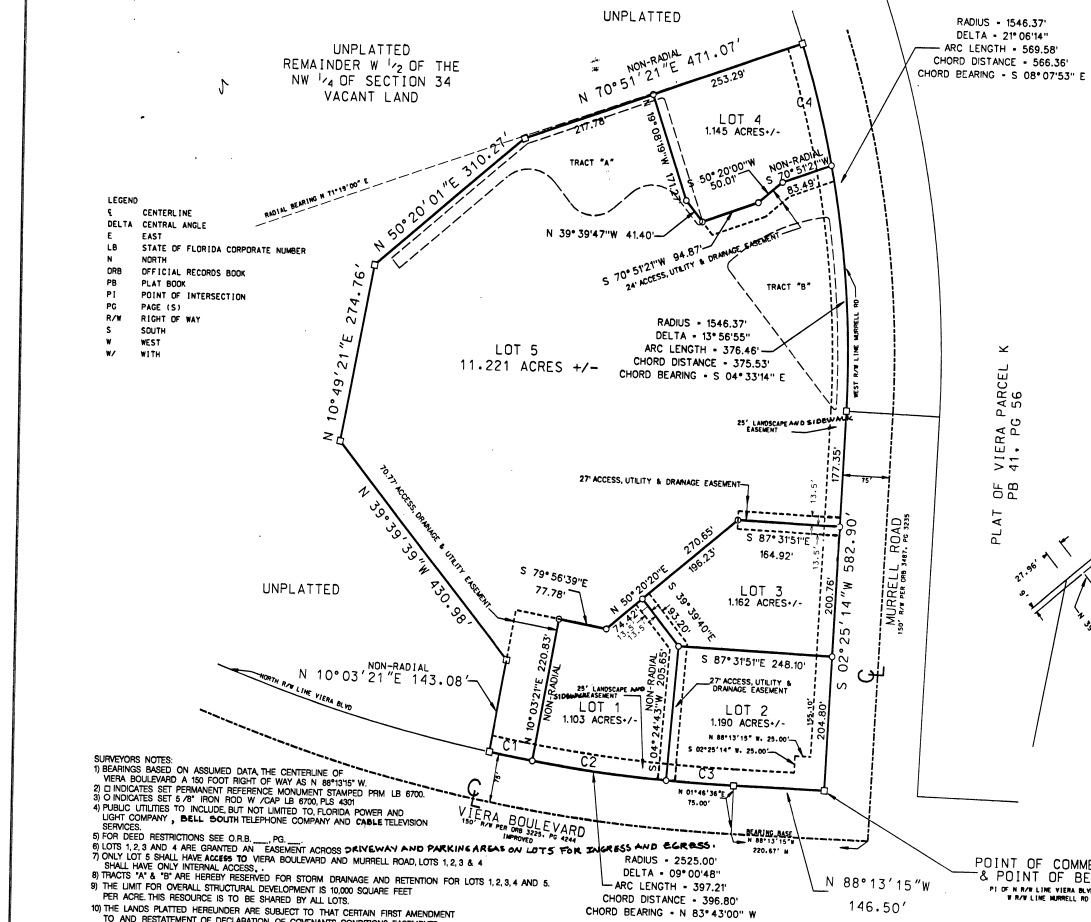
I HEREBY CERTIFY, that I have examined the foregoing plat and find that it is in conformity with all the requirements of Chapter 173, Florida Statutes, and that the survey and map comply with all the requirements of Chapter 173, Florida Statutes, as amended.

FILE NO. 99-011002  
 August 23, 1999  
*Stephan L. Johnson*  
 Clerk of the Circuit Court  
 In and for Brevard County, Florida

DESCRIPTION: AS PREPARED BY THE SURVEYOR

A PARCEL OF LAND BEING WEST OF MURRELL ROAD AND NORTH OF VIERA BOULEVARD, LYING IN THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF VIERA BOULEVARD (150 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 3225, PAGE 4244 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND THE WEST RIGHT OF WAY LINE OF MURRELL ROAD (150' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 3487, PAGE 3235 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE N 88°13'15"W, ALONG THE SAID NORTH RIGHT OF WAY LINE OF VIERA BOULEVARD, FOR A DISTANCE OF 146.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2525.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 09°00'48", FOR AN ARC DISTANCE OF 397.21 FEET; THENCE N 10°03'21"E, ALONG A NON RADIAL LINE, FOR A DISTANCE OF 143.08 FEET; THENCE N 39°39'39"W, FOR A DISTANCE OF 430.98 FEET; THENCE N 10°49'27"E, FOR A DISTANCE OF 274.76 FEET; THENCE N 50°20'01"E, FOR A DISTANCE OF 310.27 FEET; THENCE N 70°51'21"E, ALONG A NON RADIAL LINE, FOR A DISTANCE OF 471.07 FEET, TO AN INTERSECTION WITH THE SAID WEST RIGHT OF WAY LINE OF MURRELL ROAD, BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1546.37 FEET, SAID POINT HAVING A RADIAL BEARING OF N 71°10'00"E; THENCE SOUTHEASTERLY ALONG THE SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'14" FOR AN ARC DISTANCE OF 569.58, TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S 02°25'14"W, FOR A DISTANCE OF 582.90 FEET, TO THE POINT OF BEGINNING, SUBJECT TO ANY AND ALL DEED RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, CONTAINING 15.821 ACRES MORE OR LESS.



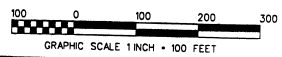
- LEGEND**
- C CENTERLINE
  - Δ CENTRAL ANGLE
  - E EAST
  - LB STATE OF FLORIDA CORPORATE NUMBER
  - N NORTH
  - ORB OFFICIAL RECORDS BOOK
  - PB PLAT BOOK
  - P.I. POINT OF INTERSECTION
  - PG PAGE (S)
  - R/W RIGHT OF WAY
  - S SOUTH
  - W WEST
  - W/ WITH

- SURVEYOR'S NOTES:**
- 1) BEARINGS BASED ON ASSUMED DATA THE CENTERLINE OF VIERA BOULEVARD A 150 FOOT RIGHT OF WAY AS N 88°13'15"W
  - 2) C INDICATES SET PERMANENT REFERENCE MONUMENT STAMPED PRIM LB 6700
  - 3) Δ INDICATES SET 5/8" IRON ROD W/ CAP LB 6700 PLUS 429"
  - 4) PUBLIC UTILITIES TO INCLUDE BUT NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, BELL SOUTH TELEPHONE COMPANY AND CABLE TELEVISION SERVICES.
  - 5) FOR DEED RESTRICTIONS SEE O.R.B. PG. 3225
  - 6) LOTS 1,2,3 AND 4 ARE GRANTED AN EASEMENT ACROSS DRIVEWAY AND PARKING AREAS ON LOTS FOR DRIVERS AND EGRESS.
  - 7) ONLY LOT 5 SHALL HAVE ACCESS TO VIERA BOULEVARD AND MURRELL ROAD LOTS 1,2,3 & 4 SHALL HAVE ONLY INTERNAL ACCESS.
  - 8) TRACTS "A" & "B" ARE HEREBY RESERVED FOR STORM DRAINAGE AND RETENTION FOR LOTS 1,2,3,4 AND 5.
  - 9) THE LIMIT FOR OVERALL STRUCTURAL DEVELOPMENT IS 10,000 SQUARE FEET PER ACRE THIS RESOURCE IS TO BE SHARED BY ALL LOTS.
  - 10) THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THAT CERTAIN 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 407, AND THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR VIERA EAST VILLAGE CENTER COMMERCIAL DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 3472, AT PAGE 3472, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - 11) THIS PLAT IS SUBJECT TO AN AGREEMENT COVERING WATER SERVICE PER OFFICIAL RECORDS BOOK 3407, PAGE 849 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - 12) THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR VIERA EAST COMMUNITY PER OFFICIAL RECORDS BOOK 3225, PAGE 407 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DERIVATION 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	2525.00'	70.78'	1°36'22"	70.78'	N 80°00'47"W
2	2525.00'	215.87'	4°54'21"	217.60'	N 83°17'08"W
3	2525.00'	108.77'	2°28'05"	108.78'	N 86°59'21"W
4	1546.37'	193.12'	7°09'19"	192.99'	S 15°06'21"E



STOTTLER STAGG & ASSOCIATES  
 LB 6700  
 SURVEYORS ENGINEERS PLANNERS INC  
 8680 N. ATLANTIC AVENUE  
 CAPE CANAVERAL, FLORIDA 32920  
 PHONE 407 783-1320  
 FAX 407 783-7065