

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the corporation and the limited partnership named below being the owners in fee simple of the lands described in

Suntree Business Center

Hereby dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and an easement for the maintenance of utilities as described in the Surveyor's Notes or on plat. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas be privately owned and maintained and that the public and Brevard County have no right and interest therein.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on May 2, 2001

The Suntree Partners, a Florida General Partnership by H.M.M., Inc. as Managing Partner by John D. Haley, President
7640 N. Wickham Road
Suite 115
Melbourne, Florida 32940

Signed and Sealed in the presence of:
James H. ... Kelli Shepard

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, that on John D. Haley before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared John D. Haley, to me known to be the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Kelli Shepard SEAL
NOTARY PUBLIC
My Commission Expires 10-29-01

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY, that on 5-2-01 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: Scott Ellis Clerk of the Board

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, does hereby certify that on October 30, 2000, he completed the survey of the lands as shown on the foregoing plat; that said plat is a correct representation of a survey made under my responsible direction and supervision; that Permanent Reference Monuments ("P.R.M.'s") and Permanent Control Points ("P.C.P.'s"), according to Section 177.091(9), Florida Statutes, have been placed as required by law and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.

Robert M. Salmon For: Allen Engineering, Inc.
Professional Surveyor & Mapper 106 Dixie Lane
Cocoa Beach, FL 32931
Florida Registration Number 4262 Certification of Authorization Number LB 266

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

County Surveyor Susan Jackson
in and for Brevard County, FL FSM 4637

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY, that the Board of County Commissioners hereby accept all easements and areas dedicated for public use by this plat.

ATTEST: Scott Ellis Clerk of the Board

CERTIFICATE OF CLERK

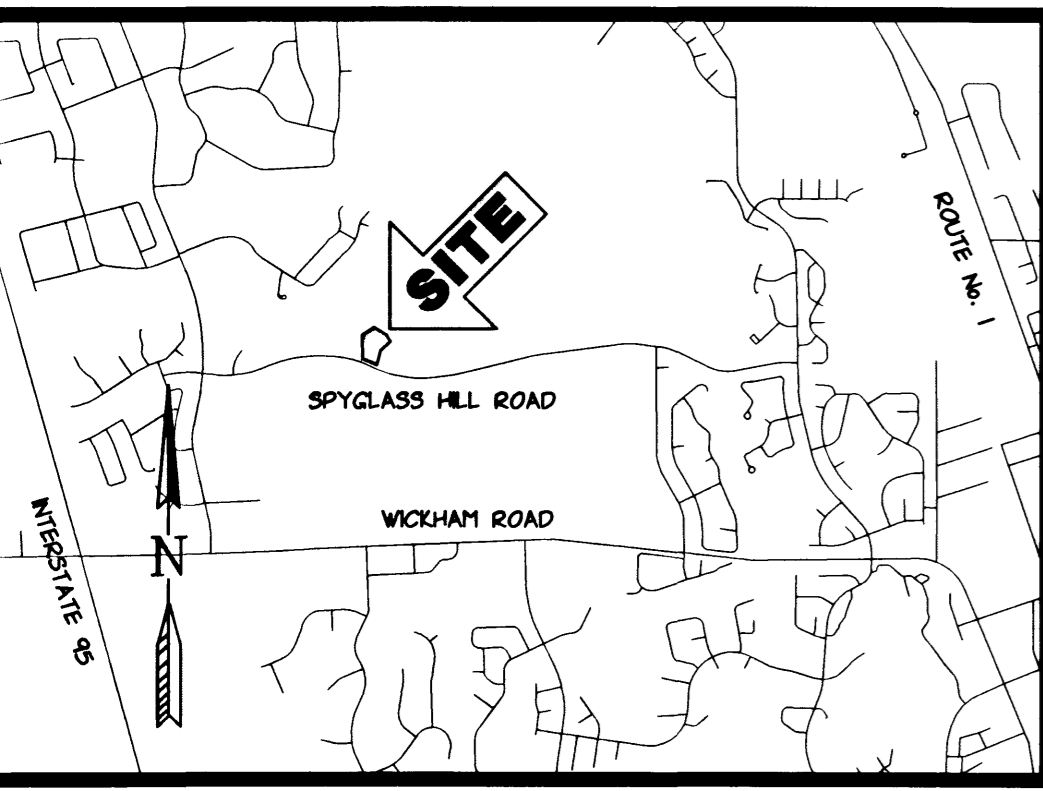
I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on May 24, 2001 at 3:32 P.M.

File No. 20010434
Scott Ellis Clerk of the Circuit Court
in and for Brevard County, FL

Suntree Business Center

A parcel of land lying in Section 11, Township 26 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Northwest one-quarter of said Section 11; thence N00°56'20"W, along the West line of the Northwest one-quarter of said Section 11, a distance of 332.55 feet; thence N57°29'16"E, a distance of 201.14 feet; thence S58°36'35"E, a distance of 195.44 feet; thence S33°00'41"E, a distance of 120.00 feet; thence S48°46'00"W, a distance of 190.15 feet; thence S13°43'13"W, a distance of 214.65 feet, to a point on the Northerly right of way line of Spyglass Hill Road (a proposed variable width right of way) and a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 1,864.30 feet and a central angle of 06°47'48"; thence Northwesterly, along said Northerly right of way line and along the arc of said curve to the left, a distance of 221.15 feet (said arc subtended by a chord which bears N66°17'01"W, a distance of 221.02 feet), to a point on the West line of the Southwest one-quarter of said Section 11, and a point of intersection with a non-tangent line; thence N00°56'20"W, along the West line of the Southwest one-quarter of said Section 11, a distance of 6.77 feet, to the POINT OF BEGINNING; Containing 3.05 acres, more or less.



LOCATION MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1864.30'	06°47'48"	221.15'	221.02'	N66°17'01"W
C2	1864.30'	03°23'07"	110.15'	110.13'	N67°59'21"W
C3	1864.30'	03°24'42"	111.01'	110.99'	N64°35'27"W
C4	1864.30'	02°18'22"	75.04'	75.03'	N68°31'44"W
C5	1864.30'	01°04'45"	35.11'	35.11'	N66°50'10"W
C6	1864.30'	00°47'59"	26.02'	26.02'	N65°53'48"W
C7	1864.30'	02°36'42"	84.98'	84.97'	N64°11'28"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°56'20"W (NON-RADIAL)	6.77'
L2	N22°43'54"E (NON-RADIAL)	9.50'
L3	N67°43'54"E	7.49'

PLAT OF VIERA
PARCELS KK AND LL
PLAT BOOK 40, PAGES 29 & 30

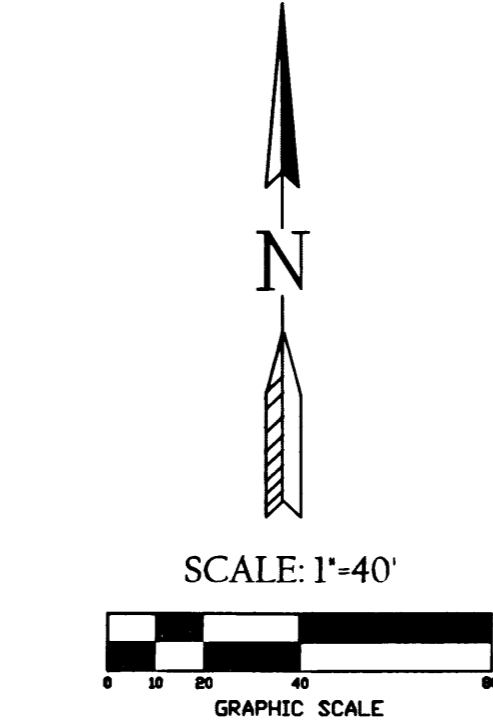
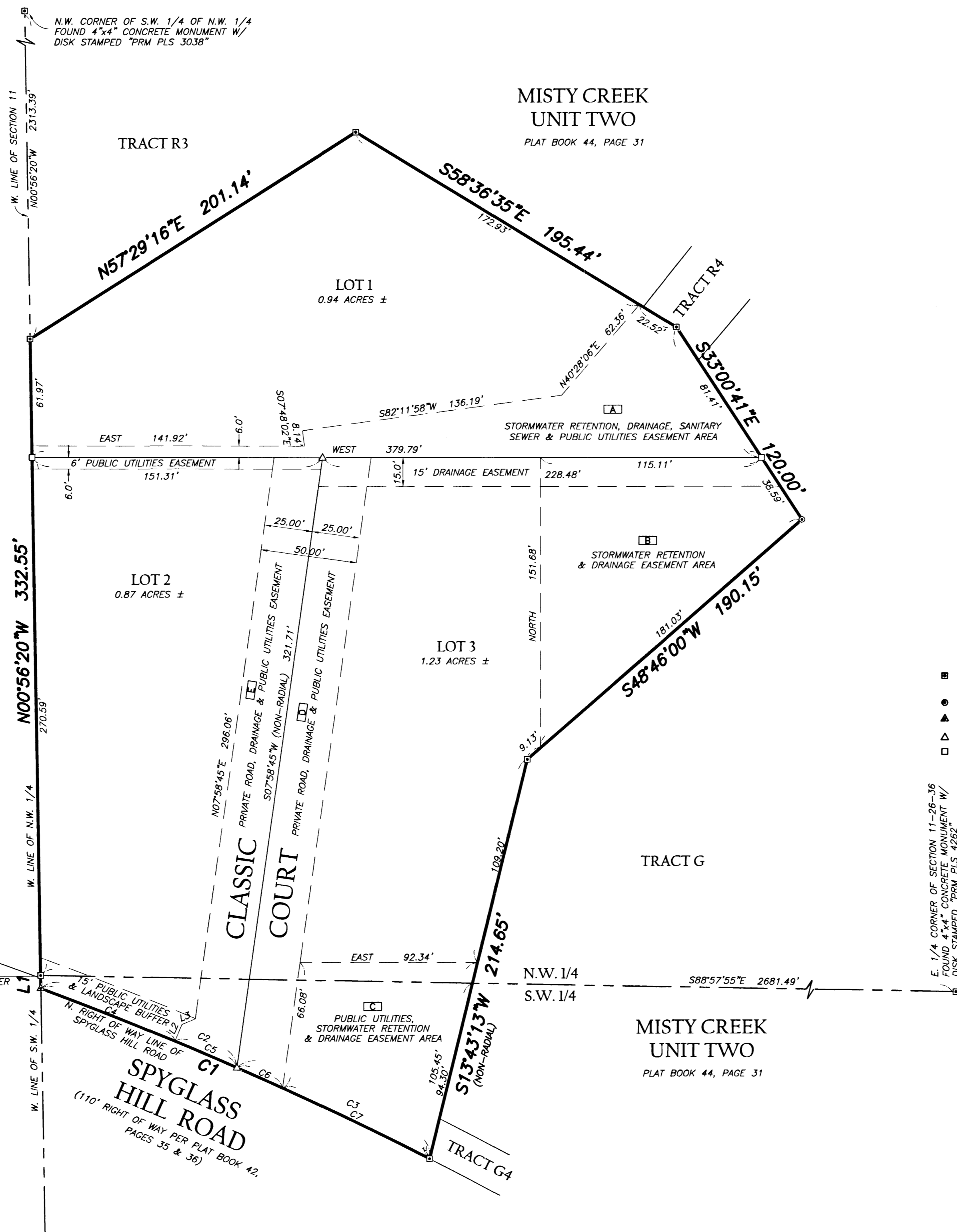
LOT 2

SURVEYOR'S NOTES:

- The bearings shown hereon are based on a bearing of N00°56'20"W along the West line of the Northwest 1/4 of Section 11.
- All utility easements shall also be for the construction, installation, maintenance and operation of cable television services; provided however no such services shall interfere with the facilities and services of an electric, gas, telephone, or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- All lot corners have been monumented as indicated.
- An easement is hereby dedicated to Brevard County for the maintenance of utilities and emergency vehicle access over and across Easements D and E.
- For the purposes of this plat, the term "public utilities" includes but is not limited to: Florida Power & Light Company, Brevard County Utilities Department, Southern Bell, City Gas Company, City of Cocoa Utilities Department and Cable Television Services.
- Stormwater and roadway facilities within easement areas A through E shall be owned and maintained by the owners of Lots 1, 2 and 3 within this subdivision.

PLAT NOTES:

- For joiners in dedication refer to Official Records Book 4346 at Pages 231E & 235E of the Public Records of Brevard County, Florida.
- For SAC Declaration and Grant of Easements, see Official Records Book 4348 at Page 231E of the Public Records of Brevard County, Florida.



ABBREVIATIONS:

- A = ARC LENGTH
- AC = ACRES
- D = CENTRAL ANGLE
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- LB = LAND SURVEYING BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.K. = PARKER KALON (BRAND NAME)
- PG. = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS

SYMBOL LEGEND:

- = FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM PLS 4262" UNLESS NOTED OTHERWISE
- = FOUND 1-1/2" IRON PIPE WITH CAP STAMPED "PRM PLS 4262"
- ▲ = SET MAG NAIL & DISK STAMPED "PRM PLS 4262"
- △ = SET MAG NAIL & DISK STAMPED "PCP PLS 4262"
- = SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM PLS 4262"

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.

PREPARED BY:
ALLEN Engineering, Inc.
SURVEYORS - ENGINEERS
106 DIXIE LANE (P.O. BOX 321321)
COCOA BEACH, FLORIDA 32932-1321
TELEPHONE: (321)783-7443 FAX: (321)783-5902
E-MAIL: alleneng@digital.net
CERTIFICATE OF AUTHORIZATION #LB286