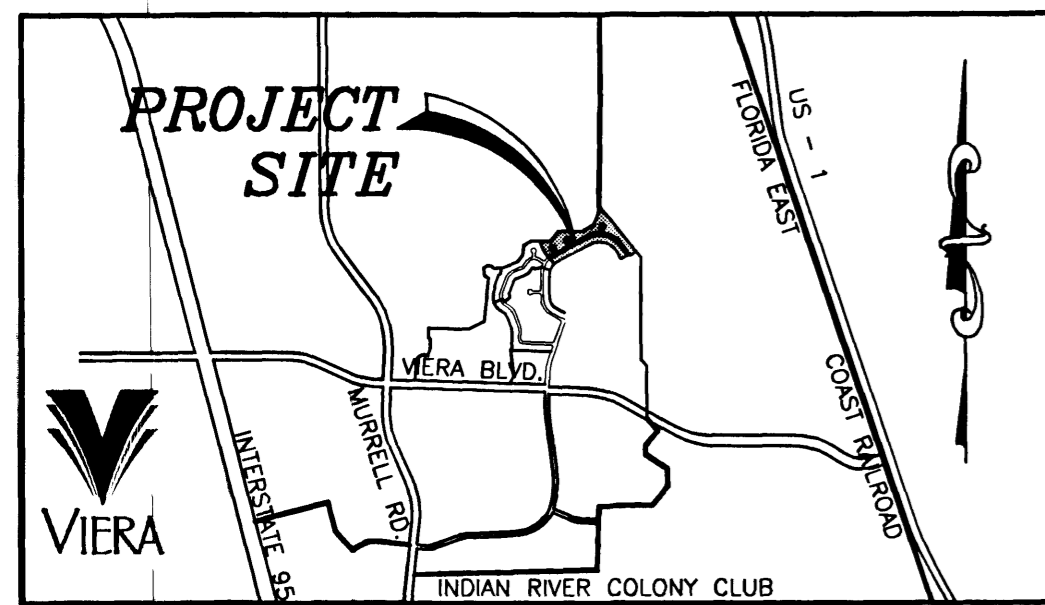


HERONS' LANDING - PHASE 2, UNIT 6

VIERA NORTH P.U.D., TRACT L

AND A REPLAT OF A PORTION OF TRACTS A AND H, OF VIERA, TRACT N, PHASE TWO, UNIT FOUR,
AS RECORDED IN PLAT BOOK 39, PAGES 52-53
SECTIONS 27 & 34 TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



VICINITY MAP

N.T.S.

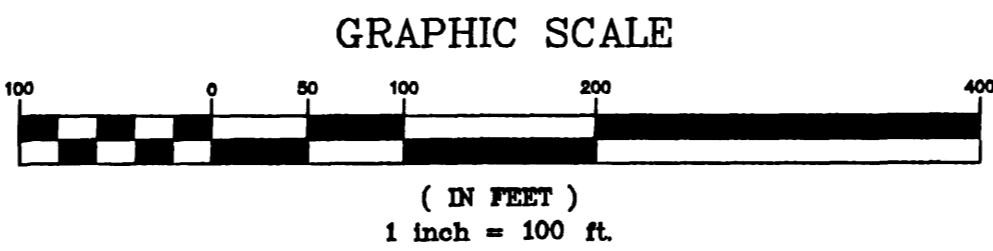
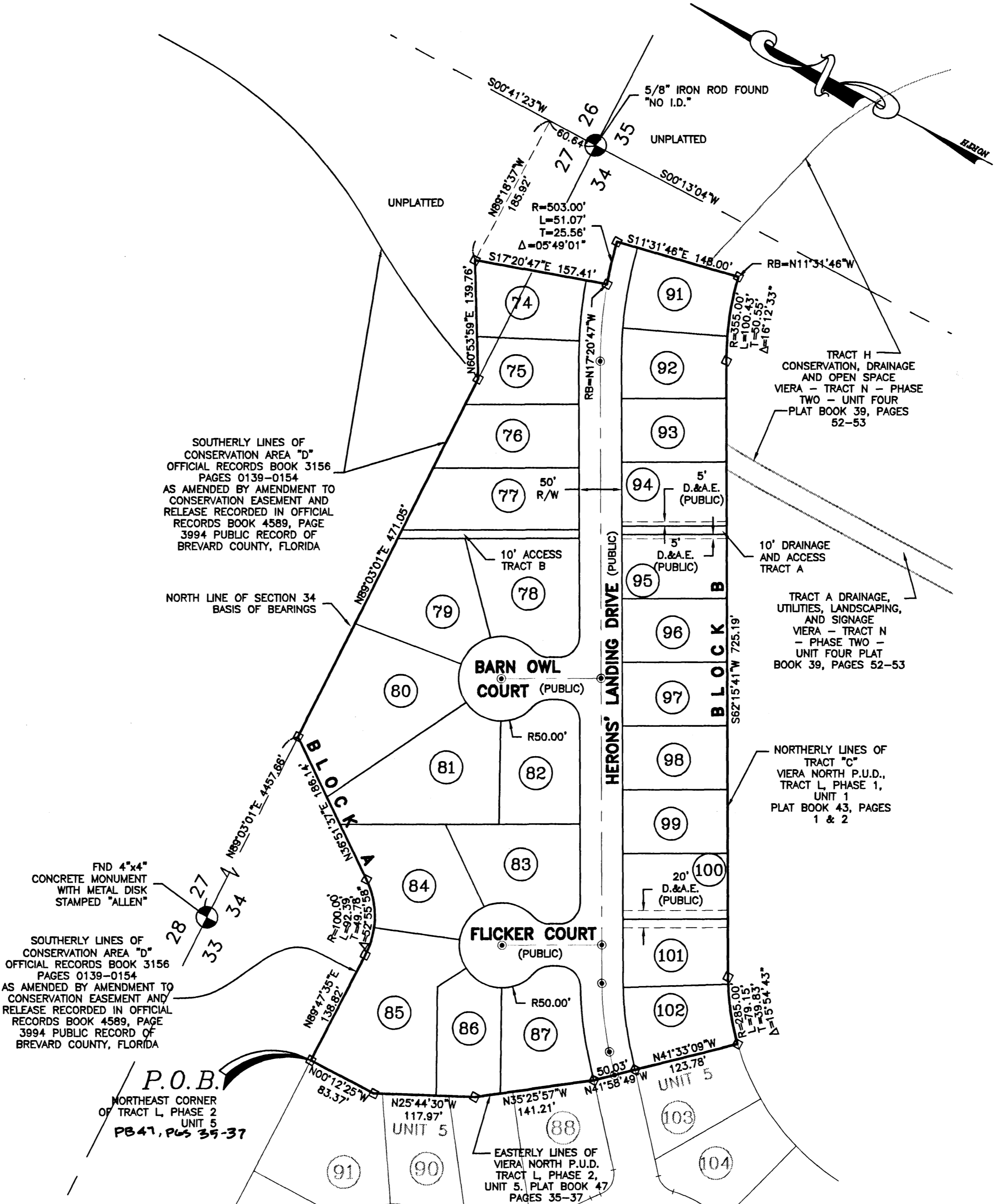
DESCRIPTION OF HERONS' LANDING, Phase 2, Unit 6

A parcel of land lying within Sections 27 and 34, Township 25 South, Range 36 East Brevard County, Florida, more particularly described as follows:

From the Northeast corner of Tract "L", Phase 2, Unit 5, Plat Book 47, Pages 35-37 of the Public Records of Brevard County, Florida, said point being the POINT OF BEGINNING; thence the next (4) four courses along the southerly lines of Conservation Area D, Official Records Book 3156, Pages 0139 - 0154 of The Public Records of Brevard County, Florida; N89°47'35"E, 138.82 feet, to the point of a curve, concave Northwesterly, having a radius of 100.00 feet; thence Easterly along the arc of said curve to the left, a distance of 92.39 feet, through a central angle of 52°55'58" to the curve's end; thence N36°51'37"E, 186.14 feet; thence N89°03'01"E, along the North line of said Section 34, a distance of 471.05 feet; thence N87°53'59"E, 139.76 feet; thence S17°20'47"E, 157.41 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 503.00 feet and a radial bearing of S17°20'47"E; thence Easterly along the arc of said curve to the right, a distance of 51.07 feet, through a central angle of 05°49'01"; to a non-tangent line; thence S11°31'46"E, 148.00 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 355.00 feet and a radial bearing of S11°31'46"E; thence Westerly along the arc of said curve to the left, a distance of 100.43 feet, through a central angle of 16°12'33" to the curve's end; thence along Northerly lines of Tract C of Viera North P.U.D., Tract L, Phase 1, Unit 1, Plat Book 43, Pages 1 and 2 of the Public Records of Brevard County, Florida; S62°15'41"W, 725.19 feet, to the point of a curve, concave Southeasterly, having a radius of 285.00 feet; thence Southwesterly along the arc of said curve to the left, a distance of 79.15 feet, through a central angle of 15°54'43"; to a non-tangent line; thence along the next (5) five courses along the easterly lines of Viera North P.U.D., Tract L, Phase 2, Unit 5, Plat Book 47, Pages 35-37 of the Public Records of Brevard County, Florida; N41°33'09"W, 123.78 feet; thence N41°58'49"W, 50.03 feet; thence N35°25'57"W, 141.21 feet; thence N25°44'30"W, 117.97 feet; thence N00°12'25"W, 83.37 feet, to the POINT OF BEGINNING; Containing 8.95 acres, more or less.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BEING ASSUMED AS N89°03'01"E, FOR COMPUTATIONS ONLY.
- THERE IS HEREBY RESERVED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, A 10' PUBLIC UTILITY EASEMENT ABUTTING AND COINCIDENT WITH STREET RIGHT OF WAYS (UNLESS OTHERWISE NOTED). A PRIVATE DRAINAGE EASEMENT IN FAVOR OF THE VIERA COMPANY AND A 5' PUBLIC UTILITY EASEMENT IS RESERVED ALONG AND ADJACENT TO THE SIDE BOUNDARY OF EACH LOT.
- 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 177.091, SUBSECTION (28), FLORIDA STATUTES.
- SIDE LOT EASEMENTS LOCATED ALONG THE BOUNDARIES OF A SINGLE BUILDING SITE SHALL CEASE TO EXIST WHEN TWO OR MORE LOTS OR PARTS OF LOTS ARE USED AS A SINGLE BUILDING SITE, UNLESS A DRAINAGE STRUCTURE OR UTILITY HAS BEEN PREVIOUSLY INSTALLED ON THE EASEMENT. WHEN MORE THAN ONE LOT OR PARTS OF LOTS ARE CONSOLIDATED AS SINGLE BUILDING SITE, THE SIDE LOT UTILITY EASEMENTS DESCRIBED HEREON SHALL BE LOCATED ONLY ALONG AND ADJACENT TO THE SIDE BOUNDARY LINES OF THE CONSOLIDATED BUILDING SITE. THIS NOTE, AND THE CONSOLIDATION OF LOTS PERMITTED HEREUNDER, SHALL NOT APPLY TO OR ALLOW THE CONSOLIDATION OF LOTS 100 AND 101, BLOCK B.
- 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 IN 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 PAGES 4071 AND MATTERS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR HERONS' LANDING RESIDENTIAL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 3225, AT PAGE 4155, 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 H AS SHOWN ON THE PLAT OF VIERA - TRACT N - PHASE TWO - UNIT FOUR, PLAT BOOK 39, AT PAGES 52-53, AND TRACT C AS SHOWN ON THE PLAT VIERA NORTH P.U.D., TRACT L, PHASE ONE, UNIT ONE, PLAT BOOK 43, PAGES 1-3, OR ANY UNPLATTED LAND, SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY DRAINAGE FACILITIES (INCLUDING WITHOUT LIMITATION ANY DRAINAGE PONDS OR LAKES), DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID TRACTS OR LANDS.
- ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.
- PORTIONS OF LOTS IDENTIFIED AS ACCESS EASEMENT AREAS SHALL BE FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM ADJOINING CONSERVATION, OPEN SPACE AND/OR DRAINAGE TRACTS AND IMPROVEMENTS LOCATED THEREON FOR THE MAINTENANCE AND REPAIR OF SUCH FACILITIES. THE INSTALLATION OF FENCES, A/C UNITS OR OTHER IMPROVEMENTS WITHIN SUCH ACCESS EASEMENT AREAS WHICH OBSTRUCT OR IMPEDE SUCH ACCESS IS PROHIBITED.
- THERE IS HEREBY RESERVED OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS A NON-EXCLUSIVE EASEMENT IN FAVOR OF BREVARD COUNTY FOR EMERGENCY ACCESS AND MAINTENANCE.
- TRACT A IS RESERVED FOR DRAINAGE, PEDESTRIAN ACCESS, AND ACCESS RELATED TO THE MAINTENANCE AND REPAIR OF ACCESS AND DRAINAGE FACILITIES AND SIMILAR IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- TRACT B IS RESERVED FOR PEDESTRIAN ACCESS AND THE MAINTENANCE AND REPAIR OF SUCH FACILITIES AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(7), 177.091(8), AND 177.091(9).



LEGEND

□ = PERMANENT REFERENCE MONUMENT-SET (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED P.R.M.-LS3913)	PRC = POINT OF REVERSE CURVATURE
■ = PERMANENT REFERENCE MONUMENT-FOUND (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED P.R.M. - LS3913)	PI = POINT OF INTERSECTION
● = PERMANENT CONTROL POINT (METAL MARKER AND METAL DISK STAMPED P.C.P.-LS3913)	PT = POINT OF TANGENCY
R = RADIUS OF CURVE	CT = CURVE TABLE LABEL
L = ARC LENGTH OF CURVE	LT = LINE TABLE LABEL
T = TANGENT	FND = FOUND
Δ = CENTRAL ANGLE OF CURVE (DELTA)	(TYP) = TYPICAL
Ch = CHORD LENGTH OF CURVE	R/W = RIGHT OF WAY
ChB = CHORD BEARING OF CURVE	US&AE = UTILITY, SIDEWALK & UTILITY EASEMENT
RB = RADIAL BEARING	DE = DRAINAGE EASEMENT
(NR) = NON RADIAL LINE	UE = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING	ESMT. = EASEMENT
P.O.C. = POINT OF COMMENCEMENT	D.&A.E. = DRAINAGE AND ACCESS EASEMENT
PC = POINT OF CURVATURE	ORB = OFFICIAL RECORD BOOK
	PB = PLAT BOOK
	PGS = PAGES
	CL = CENTERLINE

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.

THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd, Suite 4, Melbourne, Florida (321) 725-3874

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE VIERA COMPANY, a Florida Corporation, being the owner in fee simple of the lands described in
HERONS' LANDING - PHASE 2, UNIT 6

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, drainage easements and 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 and its corporate seal to be affixed hereto on the 8th day of August, 2002.

By: *Stephen L. Johnson* PRESIDENT
ATTEST: *Jay A. DeBator, III* ASST. SECRETARY
Signed and sealed in the presence of: *Mary Ellen M. Kibben*

THE VIERA COMPANY
7380 MURREL ROAD, SUITE 200
VIERA, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on August 8, 2002 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **STEPHEN L. JOHNSON** and **JAY A. DEBATOR, III**, respectively VICE PRES. and ASST. SECRETARY of the above named corporation incorporated under the laws of State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that official seal of said corporation is duly affixed thereto; and that the Dedication is the act and deed of said corporation.

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

Mary Ellen M. Kibben MARY ELLEN KIBBEN
NOTARY PUBLIC My Commission Expires, July 25, 2004
#CC 857629

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 01/28/02 he completed the survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said land is located in Brevard County, Florida.

William A. Lane Registration Number LS-3913
William A. Lane
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
8-6-02
LB - 0004905
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, part 1, Florida Statutes.

Susan Jackson PSM4637
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 accepts all roads, streets, drainage easements, and utility easements dedicated for the use on this plat.

ATTEST: *Chairman of the Board*
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on Aug 13-2002 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: *Chairman of the Board*
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, part 1, Florida Statutes, and was filed for record on 8/22/02 at 11:04 AM.

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

ATTEST: