



VICINITY MAP
NOT TO SCALE

NOTES

- THE BEARING BASE FOR THIS SURVEY IS ASSUMED, MORE SPECIFICALLY- THE EAST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, BREVARD COUNTY, FLORIDA, BEARING SOUTH 00 DEGREES 17' MINUTES 14" SECONDS EAST AS DESCRIBED IN OFFICIAL RECORD BOOK 3128, PAGE 1823, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- NOTWITHSTANDING THE PROVISIONS OF NOTE 15 BELOW, VEHICULAR ACCESS TO LAKE ANDREW DRIVE IS RESTRICTED TO THE DRIVEWAY ACCESS POINTS AS DENOTED DA-1, DA-2, DA-3, DA-4 AND DA-5 AS SHOWN. IT IS THE INTENTION OF THE DEVELOPER THAT VEHICULAR ACCESS TO LOTS 2, 4, 5, 6 AND 9 BE MADE FROM INTERIOR DRIVEWAYS. IT IS THE INTENTION OF THE DEVELOPER THAT VEHICULAR ACCESS TO LOTS 7 AND 8 BE MADE FROM INTERIOR DRIVEWAYS AND DA-2. IT IS THE INTENTION OF THE DEVELOPER THAT VEHICULAR ACCESS TO TRACT A BE MADE FROM EASEMENT AREA ONE, DA-4 AND DA-5. IT IS THE INTENTION OF THE DEVELOPER THAT VEHICULAR ACCESS TO LOT 3 BE MADE FROM INTERIOR DRIVEWAYS AND DA-4. IT IS THE INTENT OF THE DEVELOPER THAT ACCESS TO LOT 2 BE MADE THROUGH EASEMENT AREA TWO AND EASEMENT AREA THREE. THE GRAPHICAL LOCATIONS OF THESE DRIVEWAY ACCESS POINTS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED AT TIME OF SITE PLAN APPROVAL.
- AN EASEMENT IS CREATED FOR THE BENEFIT OF THE OWNERS OF LOTS 2, 3, 4, 5, 6, 7, 8 AND 9 PURSUANT TO THE TERMS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN COUSINS PROPERTIES INCORPORATED AND EPT DOWNREIT, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 894 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (THE "REA") FOR CERTAIN CROSS ACCESS RIGHTS OVER PORTIONS OF THE PAVED PARKING AREAS AND DRIVEWAYS WITHIN LOT 1 PURSUANT TO THE TERMS OF THE REA.
- THE RIGHT TO DRAIN STORMWATER FROM LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND TRACT C AND L FOR OFF-SITE TREATMENT AND ATTENUATION HAS BEEN GRANTED AS DESCRIBED THAT CERTAIN STORMWATER DRAINAGE AND IRRIGATION EASEMENT BY AND BETWEEN COUSINS PROPERTIES INCORPORATED, EPT DOWNREIT, INC. AND THE VIERA COMPANY RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 775 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ON-SITE STORMWATER DRAINAGE UTILITIES WITHIN EACH LOT OR TRACT ARE PRIVATELY MAINTAINED BY THE OWNER OF THAT LOT OR TRACT. BREVARD COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE ONLY.
- ALL LOT CORNERS HAVE BEEN MONUMENTED AS INDICATED.
- LOTS ABUTTING IN WHOLE OR PART ANY WATER BODY OR DRAINAGE FACILITY NOW OR HEREAFTER EXISTING OR CONSTRUCTED ON LANDS PLATTED HEREUNDER OR UPON ADJOINING UN-PLATTED LANDS SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH WATER BODY OR FACILITY INCLUDING, WITHOUT LIMITATION, ANY LAKE, POND, FLOW-WAY OR AQUATIC LANDSCAPE FEATURE NOW EXISTING OR HEREAFTER CONSTRUCTED.
- THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY, RECORDED IN OFFICIAL RECORDS BOOK 3409, AT PAGE 0624 (AS AMENDED), AS PROVIDED IN ANNEXATION AGREEMENT NUMBER TWENTY-THREE, RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 614, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- OPEN SPACE IMPROVEMENTS CONSISTING OF LANDSCAPING AND SIDEWALKS LOCATED WITHIN TRACTS D, E, F, G, H, I, J AND K SHALL BE MAINTAINED FOR THEIR INTENDED PURPOSES BY THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. IN ACCORDANCE WITH ANNEXATION AGREEMENT NUMBER TWENTY-THREE TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY ANNEXATION OF THE AVENUE COMMERCIAL DISTRICT RECORDED IN OFFICIAL RECORD BOOK 5103, PAGE 614, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SEE TRACT CHART ON SHEET 2 OF 3.
- THE 15' UTILITY EASEMENT SHOWN HEREON ADJACENT TO THE RIGHT-OF-WAY OF LAKE ANDREW DRIVE IS NON-EXCLUSIVE AND IS HEREBY GRANTED TO BREVARD COUNTY, THE CITY OF COCOA AND THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT AND REPLACEMENT OF UTILITIES AND RELATED IMPROVEMENTS.
- THE 40' WIDE DRAINAGE AND LANDSCAPE EASEMENT SHOWN HEREON ADJACENT TO THE RIGHT-OF-WAY OF LAKE ANDREW DRIVE IS NON-EXCLUSIVE AND IS HEREBY GRANTED TO CENTRAL VIERA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT AND REPLACEMENT OF DRAINAGE FACILITIES, LANDSCAPING AND RELATED IMPROVEMENTS.
- THE ACCESS EASEMENT SHOWN DEPICTS "EASEMENT AREA ONE", "EASEMENT AREA TWO", "EASEMENT AREA THREE", AND "EASEMENT AREA FOUR" AS DESCRIBED IN THAT CERTAIN ACCESS, LANDSCAPING, LIGHTING AND UTILITY EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 820, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH INSTRUMENT GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM LAKE ANDREW DRIVE FOR THE USE AND BENEFIT OF TRACT A AND THE LOTS SHOWN HEREON AND FOR THE LANDS AND PORTIONS THEREOF WHICH ARE NOT PART OF THIS PLAT BUT ADJOIN AND ARE CONTIGUOUS WITH ANY PART OF THE ACCESS EASEMENT, SUBJECT TO THE TERMS AND CONDITIONS APPLICABLE TO SUCH USE AS SET FORTH IN THE ABOVE-REFERENCED EASEMENT AGREEMENT.
- AN INGRESS/EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY FOR INGRESS-EGRESS TO THE LIFT STATION AS SHOWN ON SHEET 3 OF 3.
- TRACT A AND TRACT K ARE RESERVED FOR FUTURE DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND ASSIGNS. TRACT B IS RESERVED FOR ROADWAY AND FUTURE DEVELOPMENT AND SHALL BE OWNED BY THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT IS HEREBY GRANTED TO COUSINS PROPERTIES INCORPORATED AND EPT DOWNREIT, INC. OVER AND ACROSS TRACT B SUBJECT TO THE TERMS AND CONDITIONS APPLICABLE TO "EASEMENT AREA TWO", AS SUCH TERM IS DEFINED IN THAT CERTAIN ACCESS, LANDSCAPING, LIGHTING AND UTILITY EASEMENT AGREEMENT DESCRIBED IN NOTE 12 ABOVE. SEE TRACT CHART ON SHEET 2 OF 3.
- TRACT D SHALL BE APPURTENANT TO LOT 9, TRACT E SHALL BE APPURTENANT TO LOT 8, TRACT F SHALL BE APPURTENANT TO LOT 7, TRACT G SHALL BE APPURTENANT TO LOT 6, TRACT H SHALL BE APPURTENANT TO LOT 5, TRACT I SHALL BE APPURTENANT TO LOT 4, TRACT J SHALL BE APPURTENANT TO LOT 3 AND TRACT K SHALL BE APPURTENANT TO TRACT A, AND EACH SUCH LOT AND TRACT A, TOGETHER WITH ITS RESPECTIVE APPURTENANT OPEN SPACE TRACT, SHALL BE CONVEYED, DEVELOPED AND USED AS A CONSOLIDATED PARCEL SO THAT EACH SUCH LOT AND TRACT SHALL BE DEEMED TO HAVE FRONTAGE ON LAKE ANDREW DRIVE.
- TRACTS C AND L SHALL BE OWNED AND MAINTAINED BY COUSINS PROPERTIES INCORPORATED, ITS SUCCESSORS AND/OR ASSIGNS. SEE TRACT CHART ON SHEET 2 OF 3.
- AN EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS ALL LOTS AND TRACTS AND FOR THE MAINTENANCE OF PUBLIC SANITARY SEWER UTILITIES THEREON, IF ANY, INSTALLED BY THE DEVELOPER(S) OF SUCH LOTS AND TRACTS.
- 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 OR PRIVATE UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC OR PRIVATE UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- AS-BUILT LOCATIONS OF CONSTRUCTED UTILITIES WILL BE RECORDED IN A SURVEY BOOK OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- TRACT C SHALL BE USED FOR THE PURPOSE OF OPEN SPACE, WHICH WILL INCLUDE A PARK WITH A FOUNTAIN, SIDEWALKS AND BENCHES. TRACT L SHALL BE USED FOR THE PURPOSE OF OPEN SPACE, WHICH WILL INCLUDE A SIDEWALK.

AVENUE VIERA

BREVARD COUNTY, FLORIDA
A PARCEL OF LAND LYING IN SECTIONS 4 & 9, TOWNSHIP 26 SOUTH
RANGE 36 EAST, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION OF PLAT BOUNDARY

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTIONS 4 AND 9, TOWNSHIP 26 SOUTH, RANGE 36 EAST, OF THE TALLAHASSEE BASE MERIDIAN, BREVARD COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT A FOUND 4" X 4" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 9; THENCE, BEARING NORTH 00°09'04" WEST, ALONG THE EAST LINE OF SECTION 9, A DISTANCE OF 1716.27 FEET TO A POINT;

THENCE, BEARING SOUTH 75°29'02" WEST, A DISTANCE OF 18.84 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF NAPOLO DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) AS SHOWN ON PLAT BOOK 48, PAGE 30, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

THENCE, BEARING NORTH 14°30'58" WEST, A DISTANCE OF 200.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "LANE LS 3913" ON THE NORTH RIGHT-OF-WAY LINE OF NAPOLO DRIVE;

THENCE, BEARING SOUTH 75°29'02" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 183.10 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "LANE LS 3913";

THENCE, BEARING SOUTH 66°01'18" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 152.07 FEET TO A POINT;

THENCE, BEARING SOUTH 75°29'02" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 185.14 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2425.00 FEET, A CENTRAL ANGLE OF 09°24'39", AND A CHORD LENGTH OF 397.86 FEET BEARING SOUTH 80°11'22" WEST;

THENCE, WESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 398.31 FEET TO A POINT;

THENCE, BEARING SOUTH 84°53'41" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 188.20 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°00'04", AND A CHORD LENGTH OF 34.42 FEET BEARING NORTH 51°36'17" WEST;

THENCE, NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.96 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LANE LS 3913" ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE (120' WIDE RIGHT OF WAY) AS DESCRIBED IN O.R.B. 3128, PAGE 1823, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,

SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 38°54'45", AND A CHORD LENGTH OF 1039.23 FEET BEARING NORTH 27°33'37" WEST;

THENCE, NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 1059.48 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LANE LS 3913";

SAID CONCRETE MONUMENT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2490.00 FEET, A CENTRAL ANGLE OF 23°07'13", AND A CHORD LENGTH OF 997.98 FEET BEARING NORTH 35°27'23" WEST;

THENCE, NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 1004.78 FEET TO A SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "KHA LB 696 PRM" AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

SAID POINT LYING ON SAID CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,490.00 FEET, A CENTRAL ANGLE OF 23°36'33", A CHORD LENGTH OF 1,018.78 FEET BEARING NORTH 12°05'30" WEST;

THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 1,026.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "LANE PRM LS 3913";

THENCE, BEARING NORTH 00°17'14" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 962.49 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING NORTH 89°44'36" EAST, A DISTANCE OF 362.94 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING NORTH 00°15'24" WEST, A DISTANCE OF 53.39 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING NORTH 89°44'36" EAST, A DISTANCE OF 879.61 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING NORTH 44°44'40" EAST, A DISTANCE OF 401.63 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 45°15'24" EAST, A DISTANCE OF 396.45 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 00°15'24" EAST, A DISTANCE OF 1,072.76 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 44°45'10" WEST, A DISTANCE OF 424.15 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 89°44'36" WEST, A DISTANCE OF 813.21 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 69°56'28" WEST, A DISTANCE OF 184.20 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 89°38'36" WEST, A DISTANCE OF 38.56 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 69°56'28" WEST, A DISTANCE OF 78.19 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 00°15'24" EAST, A DISTANCE OF 33.61 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 00°21'24" EAST, A DISTANCE OF 354.39 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM", SAID POINT BEING THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.07 FEET, A CENTRAL ANGLE OF 67°32'19", A CHORD LENGTH OF 127.92 FEET BEARING SOUTH 33°24'45" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.64 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM";

THENCE, BEARING SOUTH 67°10'54" WEST, A DISTANCE OF 118.07 FEET TO A SET 4" X 4" CONCRETE MONUMENT AND DISK STAMPED "KHA LB 696 PRM", SAID POINT BEING THE BEGINNING OF CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 46.00 FEET, A CENTRAL ANGLE OF 31°13'34", A CHORD LENGTH OF 24.76 FEET BEARING SOUTH 51°34'07" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN OVERALL AREA OF 2,686,601 SQUARE FEET OR 61.675 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

JOINER IN DEDICATION

THE VIERA COMPANY, A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF A PORTION OF THE LANDS DESCRIBED HEREON, SAID PORTION CONSISTING OF TRACT A, B AND K SHOWN HEREON, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING DEDICATION FOR THE SOLE AND EXCLUSIVE PURPOSE OF SUBMITTING TRACTS A, B AND K TO THE USES AND PURPOSES DESCRIBED HEREON PERTAINING TO SUCH TRACTS. THE FOREGOING JOINER IS MADE BY THE VIERA COMPANY SOLELY IN ITS CAPACITY AS THE FEE SIMPLE OWNER OF TRACTS A, B AND K AND NOT AS A DEVELOPER OF THE LOTS AND RELATED IMPROVEMENTS SHOWN HEREON.

BY: *Steven L. Johnson*
STEVEN L. JOHNSON, CHIEF OPERATING OFFICER SEAL

ATTEST: *Jay A. Decator III*
THE VIERA COMPANY JAY A. DECATOR, III
7380 MURRELL ROAD ASSISTANT SECRETARY
MELBOURNE, FL 32940

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, THAT ON Jan 13 2004 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED STEPHEN L. JOHNSON, CHIEF OPERATING OFFICER, AND JAY A. DECATOR III, ASSISTANT SECRETARY, RESPECTIVELY 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 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.

MY COMMISSION EXPIRES, Jay Klopfenstein
#00

JOINER IN DEDICATION

EPT DOWNREIT, A MISSOURI CORPORATION, BEING THE OWNER IN FEE SIMPLE OF A PORTION OF THE LANDS DESCRIBED HEREON, SAID PORTION CONSISTING OF LOT 2 AS SHOWN HEREON, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING DEDICATION FOR THE SOLE AND EXCLUSIVE PURPOSE OF SUBMITTING LOT 2 TO THE USES AND PURPOSES DESCRIBED HEREON PERTAINING TO SUCH TRACTS. THE FOREGOING JOINER IS MADE BY EPT DOWNREIT, INC. SOLELY IN ITS CAPACITY AS THE FEE SIMPLE OWNER OF LOT 2 AND NOT AS A DEVELOPER OF THE OTHER LOTS AND RELATED IMPROVEMENTS SHOWN HEREON.

BY: *Dale B. Baird*
DALE B. BAIRD SEAL

ATTEST: *Cathy A. Henley*
CATHY A. HENLEY
EPT DOWNREIT, INC.
30 PERSHING ROAD
SUITE 201
KANSAS CITY, MISSOURI 64108

STATE OF FLORIDA COUNTY OF BREVARD
Jan 7 2004

THIS IS TO CERTIFY, THAT ON January 7, 2004 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Dale Baird RESPECTIVELY OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF STATE OF Missouri 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 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.

MY COMMISSION EXPIRES, July 23, 2007
#DD

PLAT BOOK 57 PAGE 9
SHEET 1 OF 3
SECTION 4 AND 9, TWP 26 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COUSINS PROPERTIES INCORPORATED BEING OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN AVENUE VIERA HEREBY DEDICATES LOT 1, LOTS 3-9 INCLUSIVE, TRACTS A, B AND K INCLUSIVE, AND TRACT L, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

NO RIGHTS OF WAY OR EASEMENTS ARE GRANTED TO THE PUBLIC, EXCEPT AS NOTED IN THE GENERAL NOTES SHOWN HEREIN, IT BEING THE INTENTION OF THE UNDERSIGNED, THAT EASEMENTS BE PRIVATELY OWNED AND MAINTAINED BY COUSINS PROPERTIES INCORPORATED AND THAT THE PUBLIC AND BREVARD COUNTY HAS NO RIGHT OR INTEREST THEREIN, HOWEVER BREVARD COUNTY HAS THE RIGHT OF ACCESS FOR EMERGENCY VEHICLES.

IN WITNESS WHEREOF, COUSINS PROPERTIES INCORPORATED 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 13 DAY OF January, 2004.

BY: *Alex Chambers*
ALEX CHAMBERS, Senior Vice President SEAL

ATTEST: *Wade H. ...* SEAL

SIGNED AND SEALED IN THE PRESENCE OF:
COUSINS PROPERTIES INCORPORATED
2500 WINDY RIDGE PARKWAY
SUITE 1600
ATLANTA, GA 30339-5883

STATE OF GEORGIA COUNTY OF COBB
January 8 2004

THIS IS TO CERTIFY, THAT ON January 8 2004 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Alex Chambers AND Dale Baird, RESPECTIVELY Senior Vice President AND Ch. V.P. OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF GEORGIA, 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 DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

Mary Shippe
MARY SHIPPE
NOTARY PUBLIC
MY COMMISSION EXPIRES, March 19, 2004

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON DECEMBER 22, 2003, HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT. THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THE PLAT WAS PREPARED UNDER MY SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN BREVARD COUNTY, FLORIDA.

DATED: 6-20-04
KIMBLEY-HORN AND ASSOCIATES, INC.
601 21st STREET, SUITE 400
VERO BEACH, FLORIDA 32960
LB 696

Kurt Staffinger
KURT STAFFINGER, P.S.M. REGISTRATION NUMBER 5496

**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 TO THE PUBLIC.

Scott Ellis
CHAIRMAN OF THE BOARD

ATTEST: *Scott Ellis*
CLERK OF THE BOARD

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

THIS TO CERTIFY, THAT ON 1-13-04 THE FOREGOING PLAT WAS APPROVED BY THE BOARD-OF-COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA.

Nancy H. ...
CHAIRMAN OF THE BOARD

ATTEST: *Scott Ellis*
CLERK OF THE BOARD

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 G. Jackson
SUSAN G. JACKSON PSM 4637 COUNTY SURVEYOR
IN AND FOR BREVARD COUNTY, FLORIDA

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 1/13/2004 AT 2:34 PM FILE NO. 200300467

Scott Ellis
CLERK OF THE CIRCUIT COURT AND FOR BREVARD COUNTY, FLORIDA

SHEET INDEX

SHEET 1 OF 3	DEDICATIONS, NOTES & CERTIFICATIONS
SHEET 2 OF 3	PLAT OF THE AVENUE VIERA
SHEET 3 OF 3	EASEMENT DETAILS

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.

**Kimley-Horn
and Associates, Inc**
KURT STAFFINGER P.S.M. 5496
601 21st Street, Suite 400, Vero Beach, FL 32960
Phone (772)562-7981 Fax (772)562-9689

AVENUE VIERA

BREVARD COUNTY, FLORIDA

A PARCEL OF LAND LYING AND BEING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

