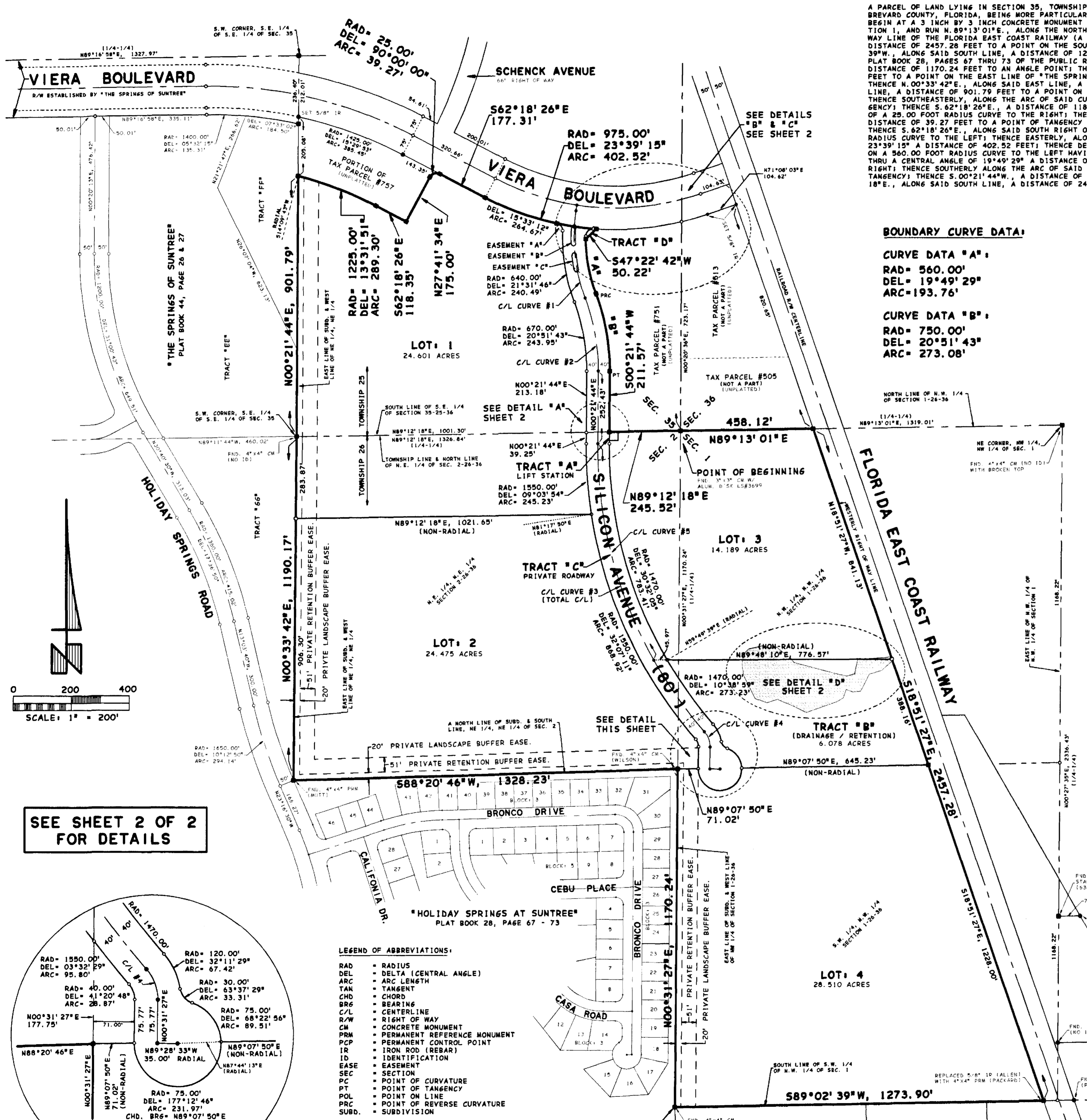


# VIERA BOULEVARD COMMERCE PARK

A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND IN SECTIONS 1 AND 2, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

PLAT BOOK 50 PAGE 30  
SHEET 1 OF 2  
SEC. 35, TWP. 25 S., RGE. 36 E. and  
SEC. 1 & 2, TWP. 26 S., RGE. 36 E.



**PLAT DESCRIPTION:**  
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND IN SECTIONS 1 AND 2, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT A 3 INCH BY 3 INCH CONCRETE MONUMENT (WITH ALUMINIUM DISK STAMPED L.S. #3699) WHICH MARKS THE NORTHWEST CORNER OF SAID SECTION 1, AND RUN N. 89° 13' 01" E., ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 458.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY (A 100 FOOT WIDE SUBDIVISION), ALONG THE RIGHT OF WAY LINE, A DISTANCE OF 2457.28 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE S. 89° 02' 39" W., ALONG SAID SOUTH LINE, A DISTANCE OF 1273.90 FEET TO A POINT ON AN EAST LINE OF "HOLIDAY SPRINGS AT SUNTREE", RECORDED IN PLAT BOOK 28, PAGES 67 THRU 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N. 00° 31' 27" E., ALONG SAID EAST LINE, A DISTANCE OF 1170.24 FEET TO AN ANGLE POINT; THENCE S. 88° 20' 45" W., ALONG A NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1328.23 FEET TO A POINT ON THE EAST LINE OF "THE SPRINGS OF SUNTREE", RECORDED IN PLAT BOOK 44, PAGES 26 AND 27 OF SAID PUBLIC RECORDS; THENCE N. 00° 33' 42" E., ALONG SAID EAST LINE, A DISTANCE OF 1190.17 FEET TO AN ANGLE POINT; THENCE N. 00° 21' 44" E., ALONG SAID EAST LINE, A DISTANCE OF 901.79 FEET TO A POINT ON A 1225.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S. 14° 00' 43" W., THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU CENTRAL ANGLE 134° 11' 51" E. A DISTANCE OF 289.30 FEET TO A POINT OF TANGENCY; THENCE S. 62° 18' 26" E., A DISTANCE OF 118.35 FEET; THENCE N. 27° 41' 34" E., A DISTANCE OF 175.00 FEET TO A POINT OF CURVATURE OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90° 00' 00" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT OF WAY LINE OF VIERA BOULEVARD (A 150 FOOT WIDE RIGHT OF WAY); THENCE S. 62° 18' 26" E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 177.31 FEET TO THE POINT OF CURVATURE OF A 975.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 23° 39' 15" A DISTANCE OF 402.52 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, S. 47° 22' 42" W., A DISTANCE OF 50.22 FEET TO A POINT ON A 560.00 FOOT RADIUS CURVE TO THE LEFT HAVING A RADIAL BEARING OF N. 89° 19' 30" E.; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19° 49' 29" A DISTANCE OF 193.76 FEET TO A POINT OF REVERSE CURVATURE OF A 750.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20° 51' 43" A DISTANCE OF 273.08 FEET TO A POINT OF TANGENCY; THENCE S. 00° 21' 44" W., A DISTANCE OF 211.57 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 35; THENCE N. 89° 12' 18" E., ALONG SAID SOUTH LINE, A DISTANCE OF 245.52 FEET TO THE POINT OF BEGINNING; CONTAINING 101.827 ACRES.

**BOUNDARY CURVE DATA:**  
**CURVE DATA "A":**  
RAD= 560.00'  
DEL= 19°49'29"  
ARC= 193.76'  
**CURVE DATA "B":**  
RAD= 750.00'  
DEL= 20°51'43"  
ARC= 273.08'

**SURVEYOR'S NOTES:**

- INDICATES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENTS WITH BRASS DISK STAMPED "PRM / PACKARD / LS #3867", UNLESS OTHERWISE NOTED.
- INDICATES NAIL AND BRASS DISK PERMANENT CONTROL POINTS STAMPED "PCP / PACKARD / LS #3867".
- INDICATES 5/8 INCH IRON RODS WITH RED PLASTIC CAP STAMPED "PACKARD / LS #3867".
- THE BEARING STRUCTURE OF THIS PLAT IS BASED ON AN ASSUMED DATUM, SPECIFICALLY, THAT COMMON LINE BEING THE EAST LINE OF "HOLIDAY SPRINGS AT SUNTREE", RECORDED IN PLAT BOOK 28, PAGES 67 THRU 73 AND THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 1-26-36 - A BEARING OF N00°31'27"E.
- TRACT "A" IS A LIFT STATION TRACT DEDICATED TO BREVARD COUNTY.
- TRACT "B" IS A DRAINAGE RETENTION / STORMWATER TRACT DEDICATED TO, MAINTAINED BY AND THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION, HOWEVER, AN EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- TRACT "C", A PRIVATE ROADWAY, IS HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR INGRESS - EGRESS, DRAINAGE AND PUBLIC UTILITIES. MAINTENANCE AND OPERATION OF THIS TRACT IS THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION, HOWEVER AN EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY FOR EMERGENCY ACCESS AND MAINTENANCE OF UTILITIES.
- TRACT "D" IS A SIGNAGE AND LANDSCAPE TRACT HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AND OPERATION OF THIS TRACT IS THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- EASEMENT "A" IS A SIGNAGE AND LANDSCAPE EASEMENT, DEDICATED TO, MAINTAINED BY AND THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- EASEMENTS "B" AND "C" ARE LANDSCAPE EASEMENTS, DEDICATED TO, MAINTAINED BY AND THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- THE 20 FOOT "LANDSCAPE BUFFER EASEMENT" IS TO BE LEFT IN IT'S NATURAL STATE AND IS HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
- THE 51 FOOT "RETENTION BUFFER EASEMENT" IS FOR THE CONSTRUCTION OF DRAINAGE AND RETENTION FACILITIES AND IS HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
- THE "WETLAND" DEPICTED IN DETAIL "D" ON SHEET 2 IS HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AS A PRESERVATION AREA. CONSTRUCTION WITHIN OR ALTERATION OF THIS TRACT IS PROHIBITED.

**NOTICE:** THE TERM "THE PROPERTY OWNER'S ASSOCIATION" SHALL MEAN AND REFER TO "VIERA BOULEVARD COMMERCE PARK OWNER'S ASSOCIATION, INC."

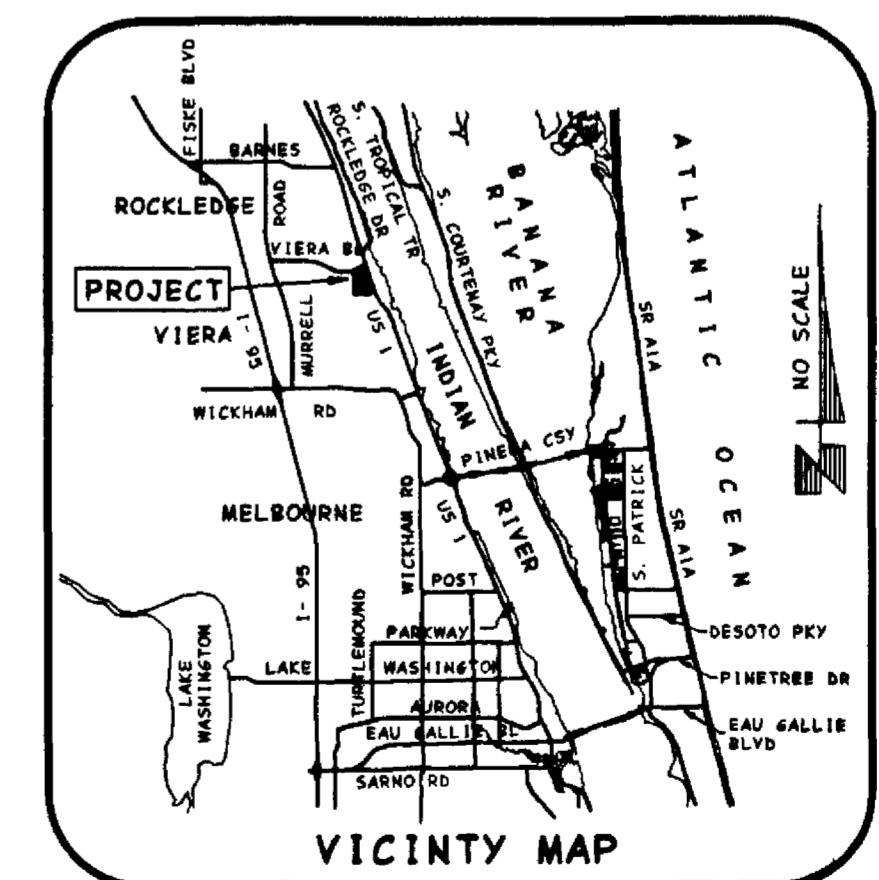
**11) THERE ALSO EXISTS IN TRACT C AN EASEMENT FOR CABLE TELEVISION.**

**NOTICE:** THIS PLAT, AS RECORDED IN IT'S GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDER'S MEASUREMENTS AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT.

**NOTICE:** THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**CENTERLINE CURVE DATA:**

CURVE	RADIUS	DELTA	ARC	TAN	CHD BRG	CHORD
CURVE #1	600.00'	23°55'04"	250.47'	127.08'	N08°32'27"W	248.65'
CURVE #2	710.00'	20°51'43"	258.52'	130.71'	N10°04'08"W	257.09'
CURVE #3	1510.00'	41°11'05"	1085.40'	567.34'	N20°13'48"W	1062.18'
CURVE #4	80.00'	41°20'47"	57.73'	30.19'	N20°08'57"W	56.49'
CURVE #5	1510.00'	29°39'48"	781.76'	399.85'	N14°28'10"W	773.06'



**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:  
**VIERA BOULEVARD COMMERCE PARK**  
HEREBY DEDICATES TO THE PUBLIC FOR THE PERPETUAL USE OF THE PUBLIC, TRACT "A" (LIFT STATION), AND AN EASEMENT GRANTING ACCESS TO EMERGENCY VEHICLES AND AN EASEMENT FOR MAINTENANCE OF UTILITIES OVER TRACT "C" AS DEDICATED IN THE SURVEYOR'S NOTES. NO OTHER EASEMENTS ARE DEDICATED OR GRANTED TO THE PUBLIC. IT BEING THE INTENTION OF THE UNDERSIGNED THAT ALL STREETS AND OTHER EASEMENTS AND COMMON AREAS BE PRIVATELY OWNED AND MAINTAINED AND THAT THE PUBLIC AND BREVARD COUNTY HAVE NO RIGHT OR INTEREST THEREIN.  
IN WITNESS WHEREOF, THE BELOW NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND IT'S CORPORATE SEAL TO BE AFFIXED HERETO ON:

DATE: May 20, 2003  
BY: JACIE STIVERS, SECRETARY  
VIERA BOULEVARD COMMERCE PARK VENTURE, INC.  
1120 PALMETTO AVENUE, SUITE 100  
MELBOURNE, FLORIDA 32901

SIGNED AND SEALED IN THE PRESENCE OF:  
Debra Taylor  
Melvin Sign

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY, THAT ON May 20, 2003 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:  
**JACIE STIVERS**  
RESPECTIVELY AS SAID SECRETARY OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED AS SAID OFFICER THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.  
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.  
NOTARY PUBLIC: Gwendolyn J. Heller  
MY COMMISSION EXPIRES: September 30, 2006

**CERTIFICATE OF SURVEYOR:**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON MARCH 10, 2003, HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF ROCKLEDGE, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.  
DATE: 5/16/03  
Robert M. Packard  
ROBERT M. PACKARD, PSM  
REGISTERED FLORIDA SURVEYOR & MAPPER #3867  
FOR: R.M. PACKARD & ASSOC., INC.  
1013 ROCKLEDGE DRIVE  
ROCKLEDGE, FLORIDA 32955  
TEL.: (321) 632-6335  
FLORIDA CORPORATE CERTIFICATE #6649

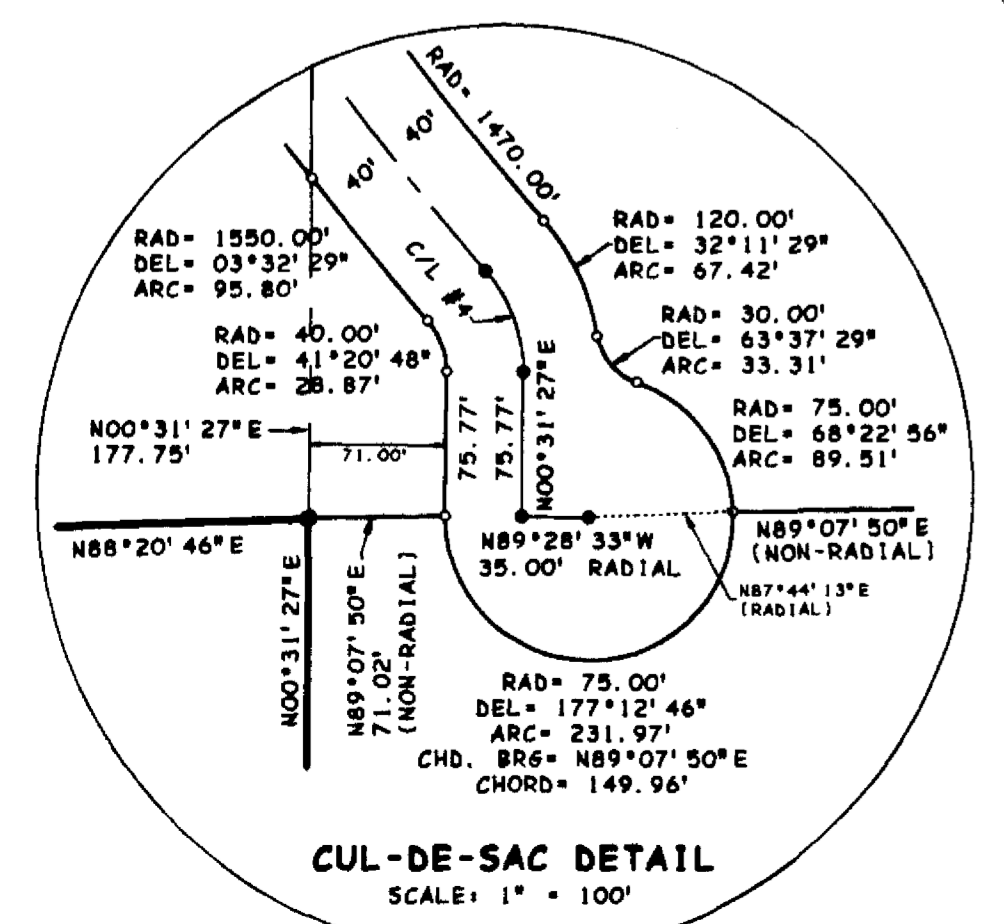
**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS TRACT "A" AND ALL EASEMENTS DEDICATED FOR PUBLIC USE.  
BY: Charles Miller  
CHAIRMAN OF THE BOARD  
ATTEST: Scott Ellis by Charlene Miller  
CLERK OF THE BOARD

**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, THAT ON 5-20-03 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA.  
Charles Miller  
CHAIRMAN OF THE BOARD  
ATTEST: Scott Ellis by Charlene Miller  
CLERK OF THE BOARD

**CERTIFICATE OF REVIEWING SURVEYOR FOR BREVARD COUNTY**  
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 PSM 4637  
SUSAN B. JACKSON, PLS  
REGISTERED FLORIDA SURVEYOR & MAPPER #4637 5/21/03

**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:  
4/25/2003 AT 1:50 pm FILE NO. 200319967  
Scott Ellis by Charlene Miller  
CLERK OF CIRCUIT COURT  
IN AND FOR BREVARD COUNTY, FLORIDA

SEE SHEET 2 OF 2 FOR DETAILS



- LEGEND OF ABBREVIATIONS:**
- RAD = RADIUS
  - DEL = DELTA (CENTRAL ANGLE)
  - ARC = ARC LENGTH
  - TAN = TANGENT
  - CHD = CHORD
  - BRG = BEARING
  - C/L = CENTERLINE
  - R/W = RIGHT OF WAY
  - CM = CONCRETE MONUMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - PCP = PERMANENT CONTROL POINT
  - IR = IRON ROD (REBAR)
  - ID = IDENTIFICATION
  - EASE = EASEMENT
  - SEC = SECTION
  - PT = POINT OF CURVATURE
  - POC = POINT OF TANGENCY
  - POL = POINT ON LINE
  - PRC = POINT OF REVERSE CURVATURE
  - SUBD. = SUBDIVISION

**RESTRICTIONS / COVENANTS / JOINDERS:**

O. R. \_\_\_\_\_ PAGE \_\_\_\_\_

O. R. \_\_\_\_\_ PAGE \_\_\_\_\_

O. R. \_\_\_\_\_ PAGE \_\_\_\_\_

TAX PARCEL #504 O.R. 1134, PAGE 494  
TAX PARCEL #506 O.R. 1071, PAGE 744  
TAX PARCEL #501 O.R. 926, PAGE 833

**r.m. packard**  
surveying & mapping, inc.  
1013 Rockledge Drive  
Rockledge, Florida 32955  
Tel.: (321) 632-6335

