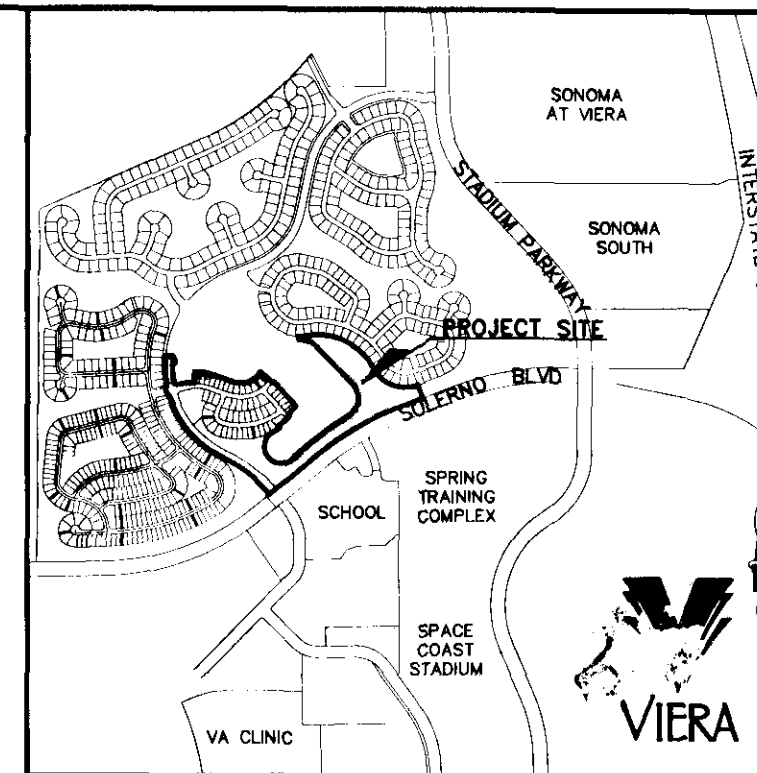


CAPRON TRACE - PHASE 1

VIERA CENTRAL P.U.D. - A PORTION OF PARCEL 4

SECTION 32, TOWNSHIP 25 SOUTH, RANGE 36 EAST

VIERA, BREVARD COUNTY, FLORIDA



LOCATION MAP
NTS

PLAT BOOK 51, PAGE 3
SHEET 1 OF 2
SECTION 32 TWP. 25 South, RANGE 36 E.

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 CAPRON TRACE - PHASE 1

Hereby dedicates said lands and plot for the uses and purposes herein expressed and dedicates all public utility easements as described herein to Brevard County for the perpetual use of the public; and hereby further dedicates to Brevard County a perpetual easement over and across the right-of-way of all private streets and roads shown hereon (such private streets and roads being described hereon as Tract ZZ), for ingress and egress for public service and emergency vehicles, and hereby dedicates Tract F to Brevard County for the operation and maintenance of a sanitary sewer lift station, and hereby dedicates The Right-of-Way of Tavistock Drive and Tract Z-1 to Brevard County for public use as road Rights-of-Way. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all streets, roads, and other easements and common areas shown hereon be privately owned and maintained and that the public and Brevard County have no right or interest therein.

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.

By: Stephen L. Johnson Vice President
ATTEST: Jay A. Decator ASST. SECRETARY
JAY DECATOR, III

THE VIERA COMPANY
7380 MURRELL ROAD
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, that on Feb. 13, 2004 before me, an officer duly authorized to take acknowledgments in the State of Florida, personally appeared STEPHEN L. JOHNSON and JAY A. DECATOR, respectively Vice President and Assistant Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers describing 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.

Mary Ellen McRobben Notary Public
MAY ELLEN MCROBBEN
Notary Public, State of Florida
My Comm. Expires July 25, 2007
My Commission Expires July 25, 2007
#00218772

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on July 18, 2003 he completed the boundary 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 3913
William A. Lane
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901

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, No. 4837

Susan Jackson
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 easements dedicated for public use on this plat and Tract F for the operation and maintenance of a sanitary sewer lift station, and Tavistock Drive and Tract Z-1 as public road Rights-of-Way.

Nancy Heigg Chairman of the Board
ATTEST: Nancy Heigg Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

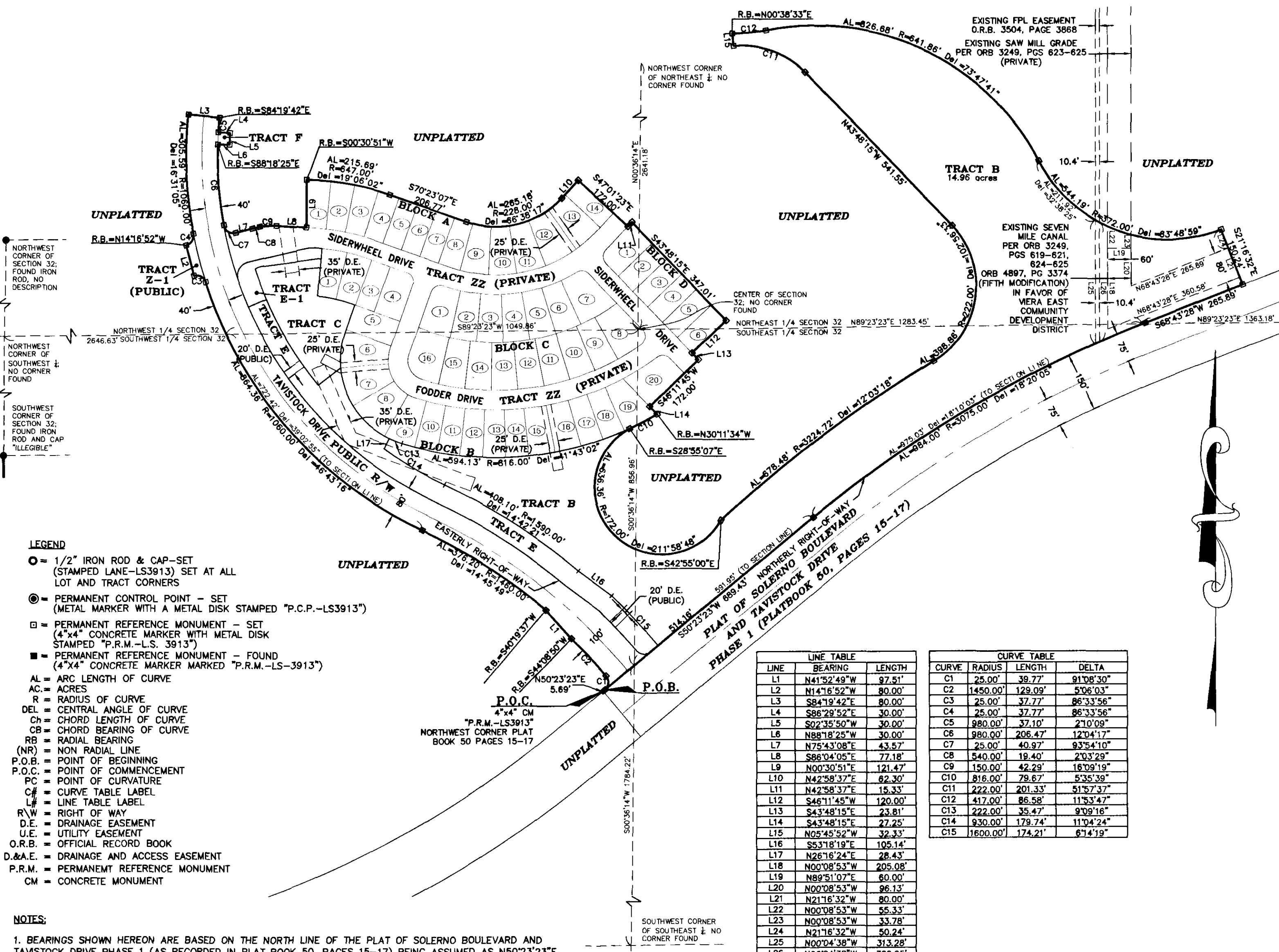
THIS IS TO CERTIFY, That on 2-10-04 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Nancy Heigg Chairman of the Board
ATTEST: Nancy Heigg 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 2-10-04 at 11:52 AM File No. 2004073913

Scott Ellison Clerk of the Circuit Court in and for Brevard County, Fla.
ATTEST:

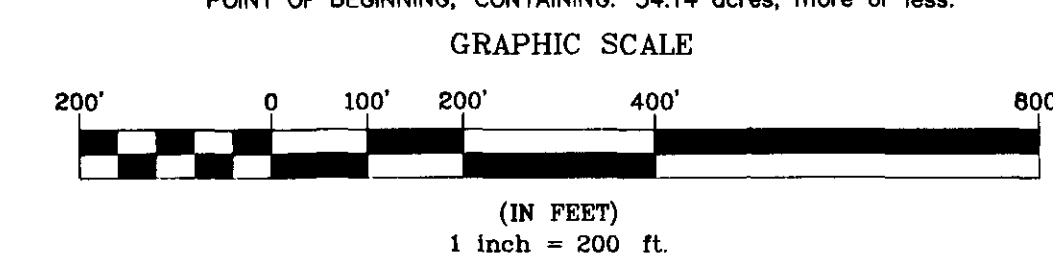


- LEGEND**
- = 1/2" IRON ROD & CAP-SET (STAMPED LANE-LS3913) SET AT ALL LOT AND TRACT CORNERS
 - = PERMANENT CONTROL POINT - SET (METAL MARKER WITH A METAL DISK STAMPED "P.C.P.-LS3913")
 - = PERMANENT REFERENCE MONUMENT - SET (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED "P.R.M.-LS-3913")
 - = PERMANENT REFERENCE MONUMENT - FOUND (4"x4" CONCRETE MARKER MARKED "P.R.M.-LS-3913")
 - AL = ARC LENGTH OF CURVE
 - AC = ACRES
 - R = RADIUS OF CURVE
 - DEL = CENTRAL ANGLE OF CURVE
 - CH = CHORD LENGTH OF CURVE
 - CB = CHORD BEARING OF CURVE
 - Rb = RADIAL BEARING
 - (NR) = NON RADIAL LINE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PC = POINT OF CURVATURE
 - CC = CURVE TABLE LABEL
 - L# = LINE TABLE LABEL
 - R/W = RIGHT OF WAY
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - D.&A.E. = DRAINAGE AND ACCESS EASEMENT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - CM = CONCRETE MONUMENT

- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE PLAT OF SOLERNO BOULEVARD AND TAVISTOCK DRIVE PHASE 1 (AS RECORDED IN PLAT BOOK 50, PAGES 15-17) BEING ASSUMED AS N50°23'23"E
 2. THE UTILITY EASEMENTS AS PLATTED HEREUNDER MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AS PROVIDED BY SECTION 177.091, SUBSECTION (28), FLORIDA STATUTES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
 3. A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY, CITY OF COCOA, PUBLIC UTILITY COMPANIES, PRIVATE UTILITY COMPANIES AND EACH OF THEM ACROSS, UNDER AND THROUGH TRACT ZZ FOR INSTALLATION, MAINTENANCE, REPAIR AND IMPROVEMENT OF UNDERGROUND UTILITIES, TOGETHER WITH THE RIGHT OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS THEREON IN CONNECTION THEREWITH. THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO AND COINCIDENTAL WITH THE PRIVATE ROADS AND A 5' PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN BY DASHED LINES.
 4. 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 A 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 OR ALLOW CONSOLIDATION OF LOTS 12 AND 13, BLOCK A, OR LOTS 6 AND 7 OR 15 AND 16, BLOCK B AS A SINGLE BUILDING SITE.
 5. 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, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS FROM TIME TO TIME AMENDED OR SUPPLEMENTED, AND THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR SOLERNO DISTRICT ASSOCIATION, INC., RECORDED IN OFFICIAL RECORDS BOOK 3409, AT PAGE 0624, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS FROM TIME TO TIME AMENDED OR SUPPLEMENTED.
 6. THE RIGHT-OF-WAYS FOR SIDERWHEEL DRIVE AND FODDER DRIVE DESCRIBED HEREON AS TRACT ZZ SHALL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY SOLERNO DISTRICT ASSOCIATION, INC. A NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT ZZ IS HEREBY GRANTED TO THE CENTRAL VIERA COMMUNITY ASSOCIATION FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE MAINTENANCE OF COMMUNITY STORMWATER MANAGEMENT FACILITIES AND OFFICIAL BUSINESS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY.
 7. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
 8. LOTS IN BLOCK B ABUTTING TRACTS B AND C SHOWN ON THIS PLAT AND ALL LOTS IN BLOCK A SHALL NOT HAVE, OR ACQUIRE, RIPARIAN RIGHTS WITH RESPECT TO ANY LAKE, POND, WATER BODY, DRAINAGE FACILITY, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE HERETOFORE OR HEREAFTER LOCATED UPON OR WITHIN SUCH CONTIGUOUS TRACTS OR UNPLATTED AREAS.

LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	DELTA
L1	N41°52'49"W	97.51'	C1	25.00'	39.77'	91°08'30"
L2	N14°16'52"W	80.00'	C2	1450.00'	129.09'	5°06'03"
L3	S84°19'42"E	80.00'	C3	25.00'	37.77'	86°33'56"
L4	S86°29'52"E	30.00'	C4	25.00'	37.77'	86°33'56"
L5	S02°35'50"W	30.00'	C5	980.00'	37.10'	2°10'09"
L6	N88°18'25"W	30.00'	C6	980.00'	208.47'	12°04'17"
L7	N75°43'08"E	43.57'	C7	25.00'	40.97'	93°54'10"
L8	S86°04'05"E	77.18'	C8	540.00'	19.40'	2°03'29"
L9	N00°30'51"E	121.47'	C9	150.00'	42.29'	18°39'19"
L10	N42°58'37"E	62.30'	C10	816.00'	79.67'	5°35'39"
L11	N42°58'37"E	15.33'	C11	222.00'	201.33'	51°57'37"
L12	S46°11'45"W	120.00'	C12	417.00'	36.58'	11°34'47"
L13	S43°48'15"E	23.81'	C13	222.00'	25.47'	9°09'16"
L14	S43°48'15"E	27.25'	C14	930.00'	179.74'	11°04'24"
L15	N05°45'52"W	32.33'	C15	1600.00'	174.21'	6°14'19"
L16	S5°18'19"E	105.14'				
L17	N26°16'24"E	28.43'				
L18	N00°08'53"W	205.08'				
L19	N89°51'07"E	80.00'				
L20	N00°08'53"W	96.13'				
L21	N21°16'32"W	80.00'				
L22	N00°08'53"W	55.33'				
L23	N00°08'53"W	33.78'				
L24	N21°16'32"W	50.24'				
L25	N00°04'38"W	313.28'				
L26	N00°04'38"W	302.95'				

9. TRACTS B AND C ARE RESERVED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND IMPROVEMENT OF STORMWATER MANAGEMENT FACILITIES. TRACT B SHALL BE OWNED AND MAINTAINED BY THE CENTRAL VIERA COMMUNITY ASSOCIATION. TRACT C SHALL BE OWNED AND MAINTAINED BY THE SOLERNO DISTRICT ASSOCIATION, INC.
10. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
11. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (7), 177.091 (8), & 177.091 (9).
12. THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS (WHICH MAY INCLUDE THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AND/OR THE SOLERNO DISTRICT ASSOCIATION, INC.) FOR PURPOSES OF CONSTRUCTING, USING, MAINTAINING, REPAIRING, REPLACING AND IMPROVING DRAINAGE FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREIN.
13. THE DRAINAGE EASEMENTS SHOWN ON LOTS 12 & 13, BLOCK A AND LOTS 6 & 7, AND LOTS 15 & 16, BLOCK B ARE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS. NO FENCES, LANDSCAPING (OTHER THAN SOO), POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS.
14. SEE O.R.B. 5222, PAGE 2637 FOR JOINDER IN DEDICATION.
15. ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS SHOWN GRAPHICALLY OR DESCRIBED IN NOTES HEREON ARE PRIVATE. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF SUCH DRAINAGE EASEMENTS AND/OR TRACTS. SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF SOLERNO DISTRICT ASSOCIATION, INC.
16. THERE IS HEREBY RESERVED OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS AND PRIVATE STORMWATER TRACTS AN EASEMENT IN FAVOR OF BREVARD COUNTY FOR EMERGENCY ACCESS AND EMERGENCY REPAIR.
17. THE DRAINAGE EASEMENTS BETWEEN LOTS 6 & 7 AND 15 & 16, BLOCK B EXTEND 5 FEET PAST THE TERMINUS OF THE CONSTRUCTED STORMWATER PIPES INTO TRACTS C AND B, RESPECTIVELY, TO ALLOW MAINTENANCE AND REPAIR ACCESS TO SUCH PIPES.
18. TRACTS E AND E-1, SHALL BE RESERVED FOR OPEN SPACE PURPOSES, WHICH MAY INCLUDE A SHARED-USE SIDEWALK, ENTRY FEATURES, BENCHES, LANDSCAPING, SIGNAGE AND RELATED IMPROVEMENTS. TRACT E AND E-1 WILL BE OWNED AND MAINTAINED BY THE SOLERNO DISTRICT ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
19. TRACT F IS RESERVED FOR THE CONSTRUCTION AND OPERATION OF A SANITARY SEWER LIFT STATION AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
20. TAVISTOCK DRIVE AND TRACT Z-1 SHALL BE RESERVED FOR VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES, DRAINAGE AND SIDEWALKS. TAVISTOCK DRIVE AND TRACT Z-1 WILL BE OWNED AND MAINTAINED BY BREVARD COUNTY AS PUBLIC ROAD RIGHTS-OF-WAY.



THIS PLAT PREPARED BY

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
512 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 180004905

REVISION 2: COUNTY / CLIENT COMMENTS 1/28/04
REVISION 1: COUNTY COMMENTS 1/13/04

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.

