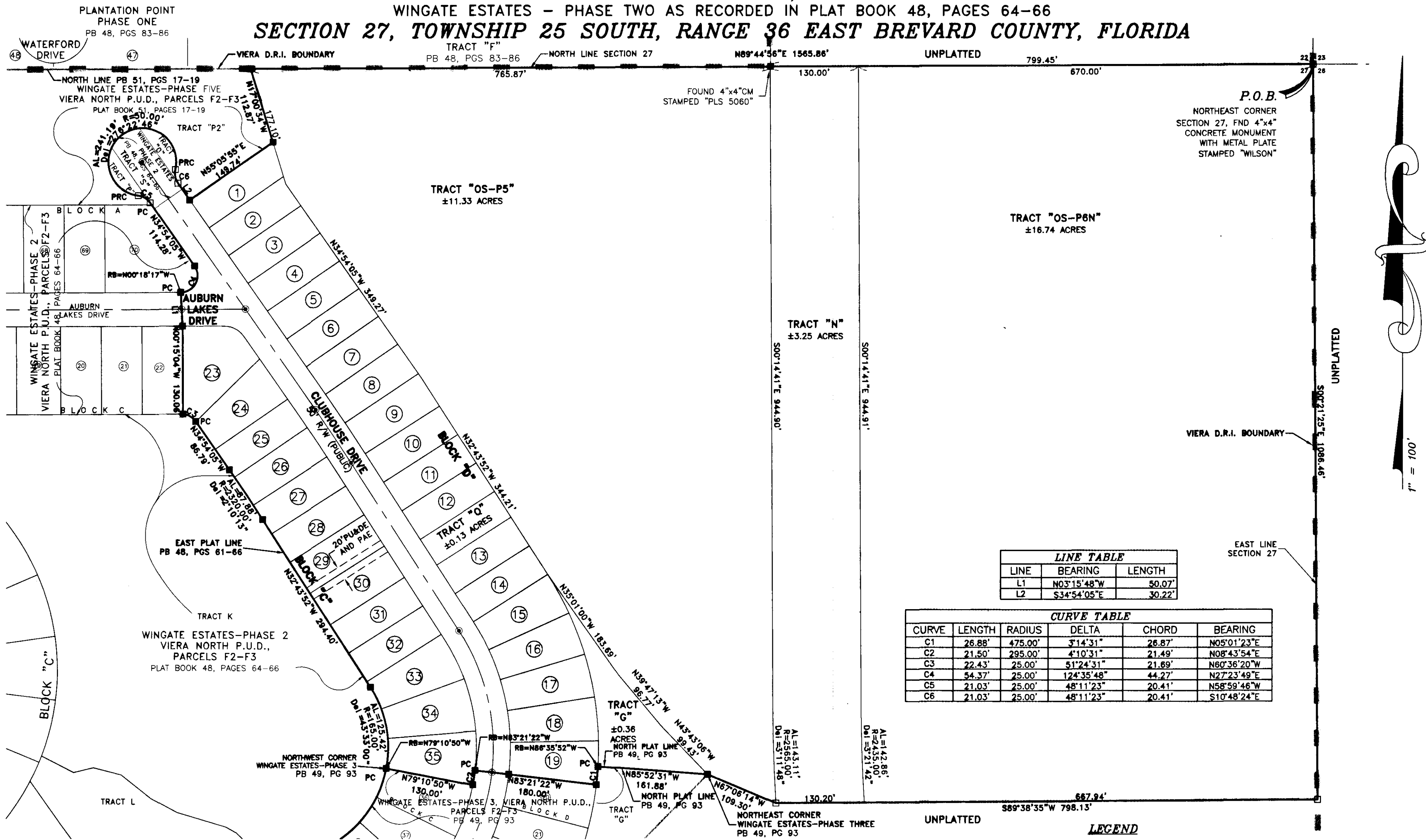


WINGATE ESTATES - PHASE SIX

VIERA NORTH P.U.D., PARCELS F2-F3

AND A REPLAT OF PORTIONS OF TRACT P, TRACT S AND TRACT O
 WINGATE ESTATES - PHASE TWO AS RECORDED IN PLAT BOOK 48, PAGES 64-66
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK 51, PAGE 60
 SHEET 1 OF 2
 SECTION 27, TWP. 25 S., RANGE 36 E.



LINE TABLE

LINE	BEARING	LENGTH
L1	N03°15'48"W	50.07'
L2	S34°54'05"E	30.22'

CURVE TABLE

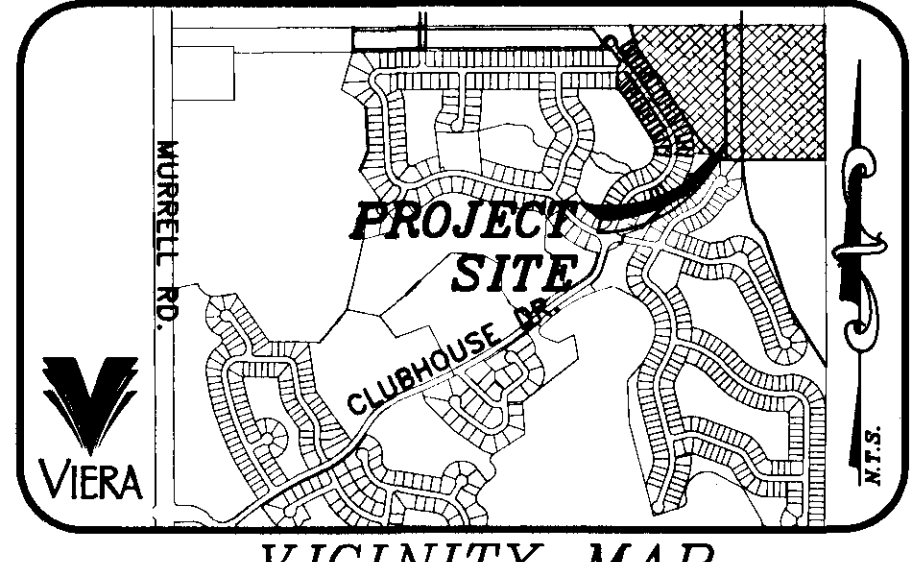
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	26.88'	475.00'	3°14'31"	26.87'	N05°01'23"E
C2	21.50'	295.00'	4°10'31"	21.49'	N08°43'54"E
C3	22.43'	25.00'	5°12'43"	21.89'	N80°36'20"W
C4	54.37'	25.00'	124°35'48"	44.27'	N27°23'49"E
C5	21.03'	25.00'	48°11'23"	20.41'	N58°59'46"W
C6	21.03'	25.00'	48°11'23"	20.41'	S10°48'24"E

- LEGEND**
- PERMANENT REFERENCE MONUMENT-SET (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED P.R.M. - LS3913)
 - PERMANENT REFERENCE MONUMENT-FOUND (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED P.R.M. - LS3913)
 - PERMANENT CONTROL POINT (METAL MARKER AND METAL DISK STAMPED P.C.P. - LS3913)
 - 1/2" IRON ROD (STAMPED LANE LS3913)
 - ALL LOT AND TRACT CORNERS
 - AL = ARC LENGTH OF CURVE
 - R = RADIUS OF CURVE
 - Del = CENTRAL ANGLE OF CURVE (DELTA)
 - Ch = CHORD LENGTH OF CURVE
 - ChB = CHORD BEARING OF CURVE
 - PAE = PRIVATE ACCESS EASEMENT
 - PRC = POINT OF REVERSE CURVATURE
 - P.U.D. = PLANNED UNIT DEVELOPMENT
 - D.R.I. = DEVELOPMENT OF REGIONAL IMPACT
 - P.C.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - PC = POINT OF CURVATURE
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - CL = CURVE TABLE LABEL
 - LT = LINE TABLE LABEL
 - (TYP) = TYPICAL
 - R/W = RIGHT OF WAY
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PGS = PAGES
 - C = CENTERLINE
 - RB = RADIAL BEARING
 - NR = NON RADIAL LINE
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - FND = FOUND
 - = VIERA D.R.I. LINE

DESCRIPTION OF WINGATE ESTATES - PHASE SIX
 A PARCEL OF LAND LYING WITHIN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27 500°21'25"E, 1086.47 FEET; THENCE DEPARTING SAID EAST LINE S89°38'35"W, 798.13 FEET; THENCE N67°06'14"W, 109.30 FEET TO THE NORTHEAST CORNER OF TRACT "G" WINGATE ESTATES - PHASE THREE, VIERA NORTH P.U.D., PARCELS F2-F3 AS RECORDED IN PLAT BOOK 49, PAGE 93 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID WINGATE ESTATES-PHASE THREE N85°52'31"W, 161.88 FEET; TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET, AND A RADIAL BEARING OF N86°35'52"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 26.88 FEET, THROUGH A CENTRAL ANGLE OF 03°14'31"; THENCE N83°21'22"W, 180.00 FEET; TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 295.00 FEET, AND A RADIAL BEARING OF N83°21'22"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.50 FEET, THROUGH A CENTRAL ANGLE OF 04°10'31"; THENCE N79°10'50"W, 130.00 FEET; TO THE NORTHWEST CORNER OF SAID WINGATE ESTATES-PHASE THREE PLAT AND THE EAST PLAT LINE OF WINGATE ESTATES-PHASE TWO, VIERA NORTH P.U.D., PARCELS F2-F3 AS RECORDED IN PLAT BOOK 48, PAGES 64-66 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 165.00 FEET, AND A RADIAL BEARING OF N79°10'50"W; THENCE NORTHERLY ALONG THE EAST PLAT LINE OF SAID WINGATE ESTATES-PHASE TWO AND THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 125.42 FEET, THROUGH A CENTRAL ANGLE OF 43°33'00" TO THE CURVES END; THENCE N32°43'52"W, 294.40 FEET; TO THE POINT OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2320.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 87.88 FEET, THROUGH A CENTRAL ANGLE OF 02°10'13" TO THE CURVES END; THENCE N34°54'05"W, 86.79 FEET; TO THE POINT OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 22.43 FEET, THROUGH A CENTRAL ANGLE OF 51°24'31" TO A NON-TANGENT LINE; THENCE N00°15'04"W, 130.08 FEET TO THE SOUTH RIGHT-OF-WAY OF AUBURN LAKES DRIVE AS RECORDED IN SAID WINGATE ESTATES PHASE TWO PLAT; THENCE N03°15'48"W, 50.07 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID AUBURN LAKES DRIVE AND THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND A RADIAL BEARING OF N00°18'17"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 54.37 FEET, THROUGH A CENTRAL ANGLE OF 124°35'48" TO THE CURVES END; THENCE N34°54'05"W, 114.28 FEET; TO THE POINT OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, THENCE NORTHWESTERLY ALONG THE EASTERLY PLAT LINES OF WINGATE ESTATES PHASE FIVE AS RECORDED IN PLAT BOOK 51, PAGES 17-19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.03 FEET, THROUGH A CENTRAL ANGLE OF 48°11'23", TO THE POINT OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 24.19 FEET, THROUGH A CENTRAL ANGLE OF 276°22'46", TO THE POINT OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.03 FEET, THROUGH A CENTRAL ANGLE OF 48°11'23" TO THE CURVES END; THENCE S34°54'05"E, 30.22 FEET; THENCE N50°05'55"E, 149.74 FEET; THENCE N17°00'34"W, 112.87 FEET; TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SAID SECTION 27 N89°44'56"E, 1565.86 FEET; TO THE POINT OF BEGINNING; CONTAINING: 38.41 ACRES, MORE OR LESS.

- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 27, BEING ASSUMED AS N89°44'56"E, FOR COMPUTATIONS ONLY. (SEE THIS SHEET)
 - THERE IS HEREBY RESERVED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS COINCIDENT AND ADJACENT TO ALL ROADWAYS, A 10-FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND PRIVATE DRAINAGE, AND A 5-FOOT EASEMENT ALONG ALL SIDE LOT LINES. FOR PUBLIC UTILITIES AND PRIVATE DRAINAGE, AND A 5-FOOT WIDE EASEMENT FOR PUBLIC UTILITIES ALONG THE REAR OF ALL LOTS. (UNLESS OTHERWISE INDICATED BY DASHED LINES)
 - 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 (2), 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 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 TO OR ALLOW THE CONSOLIDATION OF LOTS 28 & 30 BLOCK "C".
 - 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 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 DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 3225, AT PAGES 407; ET SEQ AS FROM TIME TO TIME SUPPLEMENTED OR AMENDED AND MATTERS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR WINGATE ESTATES RESIDENTIAL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 4899, AT PAGES 3640 ET SEQ AS FROM TIME TO TIME SUPPLEMENTED OR AMENDED, 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.
 - ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.
 - PRIVATE DRAINAGE EASEMENTS INDICATED HEREON ARE RESERVED UNTO THE WINGATE ESTATES DISTRICT ASSOCIATION, INC. AND ITS SUCCESSORS AND/OR ASSIGNS. THERE IS HEREBY RESERVED OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS AND PRIVATE STORM WATER TRACTS AN EASEMENT IN FAVOR OF BREVARD COUNTY FOR EMERGENCY ACCESS AND EMERGENCY REPAIR.
 - LOTS ADJUTING THE FOLLOWING TRACTS SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY DRAINAGE FACILITIES INCLUDING WITHOUT LIMITATION, DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID TRACT "G" ON THIS PLAT AND TRACT "G" OF THE PLAT OF WINGATE ESTATES - PHASE 3, VIERA NORTH P.U.D., PARCELS F2-F3 AS RECORDED IN PLAT BOOK 49, PAGE 93 AND TRACT "K", AS SHOWN ON THE PLAT OF WINGATE ESTATES - PHASE 2 VIERA NORTH P.U.D., PARCELS F2-F3, AS RECORDED IN PLAT BOOK 48, PAGES 64-66 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - THE DRAINAGE AND ACCESS EASEMENTS SHOWN ON LOTS 29 & 30, BLOCK "C" ARE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC DRAINAGE IMPROVEMENTS. AN INGRESS/EGRESS EASEMENT IS HEREBY RETAINED FOR ACCESS TO AND FROM TRACT "K" (WINGATE ESTATES, PHASE TWO, P.U.D., PARCELS F2-F3 PLAT BOOK 48, PAGES 64-66) FOR THE BENEFIT OF THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS (WHICH MAY INCLUDE THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT), FOR PURPOSES OF MAINTAINING AND IMPROVING THE LAKE, ITS BANK AND RELATED STORMWATER MANAGEMENT FACILITIES, NO FENCES, LANDSCAPING (OTHER THAN SOIL, POOLS, PATIOS, ENCLOSURES, SLABS, POOL PUMPS, COMPRESSORS AND OTHER IMPROVEMENTS) MAY BE INSTALLED OR CONSTRUCTED WITHIN SUCH EASEMENTS WITHOUT LIMITING THE FOREGOING SENTENCE, THE PLANTING OF ANY TREE OR SHRUB WITHIN THE DRAINAGE AND ACCESS EASEMENTS REFERENCED IN THIS NOTE, INCLUDING THOSE SHOWN ON ANY LOT, IS PROHIBITED.
 - SURVEY MONUMENTATION WITHIN THE SUBDIVISION WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.09(1), 177.09(8), AND 177.09(9). A 1/2" IRON ROD (STAMPED LANE LS3913) AT ALL LOT AND TRACT CORNERS.
 - TRACT "G" SHALL BE RESERVED FOR DRAINAGE AND LANDSCAPING, WHICH MAY INCLUDE NATURAL BUFFERS, AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
 - TRACTS "OS-P5", "N" AND "OS-P6N" SHALL BE RESERVED FOR DRAINAGE, CONSERVATION AND PASSIVE OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS (WHICH MAY INCLUDE THE VIERA EAST CDD).
 - TRACT "Q" SHALL BE RESERVED FOR LANDSCAPING, PEDESTRIAN ACCESS TO TRACT "OS-P5" AND PASSIVE OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. (SEE ADDITIONAL NOTES ON PAGE 2)



THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
 CONSULTING - ENGINEERING - LAND SURVEYING
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
 MELBOURNE, FLORIDA 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159
 CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905
 DATE: 11/21/03
 DRAWING NO. 10581311

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.

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
WINGATE ESTATES-PHASE SIX
 Hereby dedicates said Lands and Plat for the uses and purposes therein expressed in the general notes and hereby dedicates all roads, streets, public drainage easements, and public utility easements to Brevard County for the Public use.
 IN WITNESS WHEREOF, THE VIERA COMPANY has caused this Dedication to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on the 22nd day of March, 2004.
 By: *Stephen L. Johnson, III*
 ATTEST: *Jay A. DeLator, III*
 JAY A. DELATOR, III ASST. SECRETARY
 Signed and sealed in the presence of:
Mary Ellen McKibben
Lory Kleppner

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on March 22, 2004 before me, an officer duly authorized to take acknowledgments in the State of Florida, and County of Brevard, personally appeared STEPHEN L. JOHNSON, III and JAY A. DELATOR, III, respectively VICE PRES. and ASST. SEC. 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; the official seal of said corporation is duly affixed thereto; and the Dedication is the act and deed of said corporation.
 IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the above date.
Mary Ellen McKibben MARY ELLEN MCKIBBEN
 Notary Public, State of Florida Notary Public, State of Florida
 My Commission Expires, July 25, 2007 My Comm. Expires July 25, 2007
 #DD 218772

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 8-12-03 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 LS-3913
 William A. Lane
 B.S.E. Consultants, Inc.
 312 South Harbor City Boulevard, Suite #4
 Melbourne, Fla. 32901
 3-17-04
 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, and that said land is located in Brevard County, Florida.
Susan Jackson No. 4337
 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, public drainage easements, and public utility easements dedicated for public use on this Plat.
Scott Ellis
 Chairman of the Board
Scott Ellis
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That on 4/10/04 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Nancy Hiest
 Chairman of the Board
Scott Ellis
 Clerk of the Board

CERTIFICATE OF CLERK
 I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1, Florida Statutes, and that said plat was prepared on 4/10/04 at 3:04 pm
 File No. 2004/3597
Scott Ellis
 Clerk of the Circuit Court in and for Brevard County, Fla.
 ATTEST:

