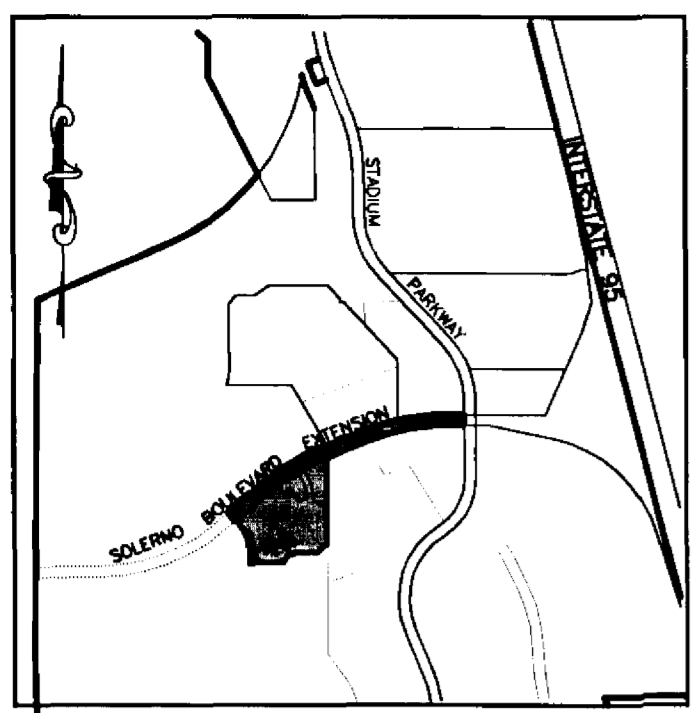


SOLEarno BOULEVARD AND TAVISTOCK DRIVE - PHASE 1

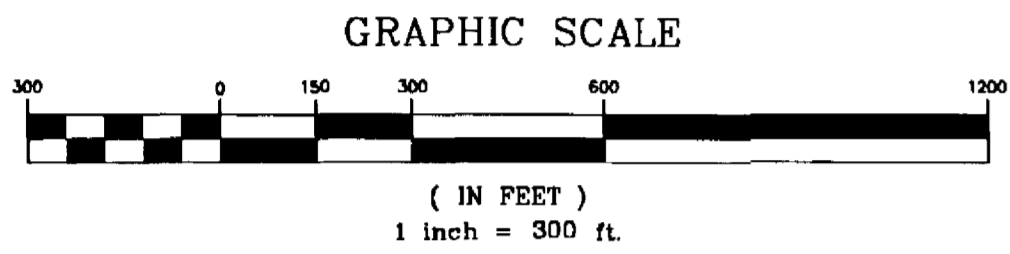
A PORTION OF VIERA CENTRAL P.U.D., PARCEL 4, PHASE 1

SECTIONS 32 & 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

VIERA, BREVARD COUNTY, FLORIDA



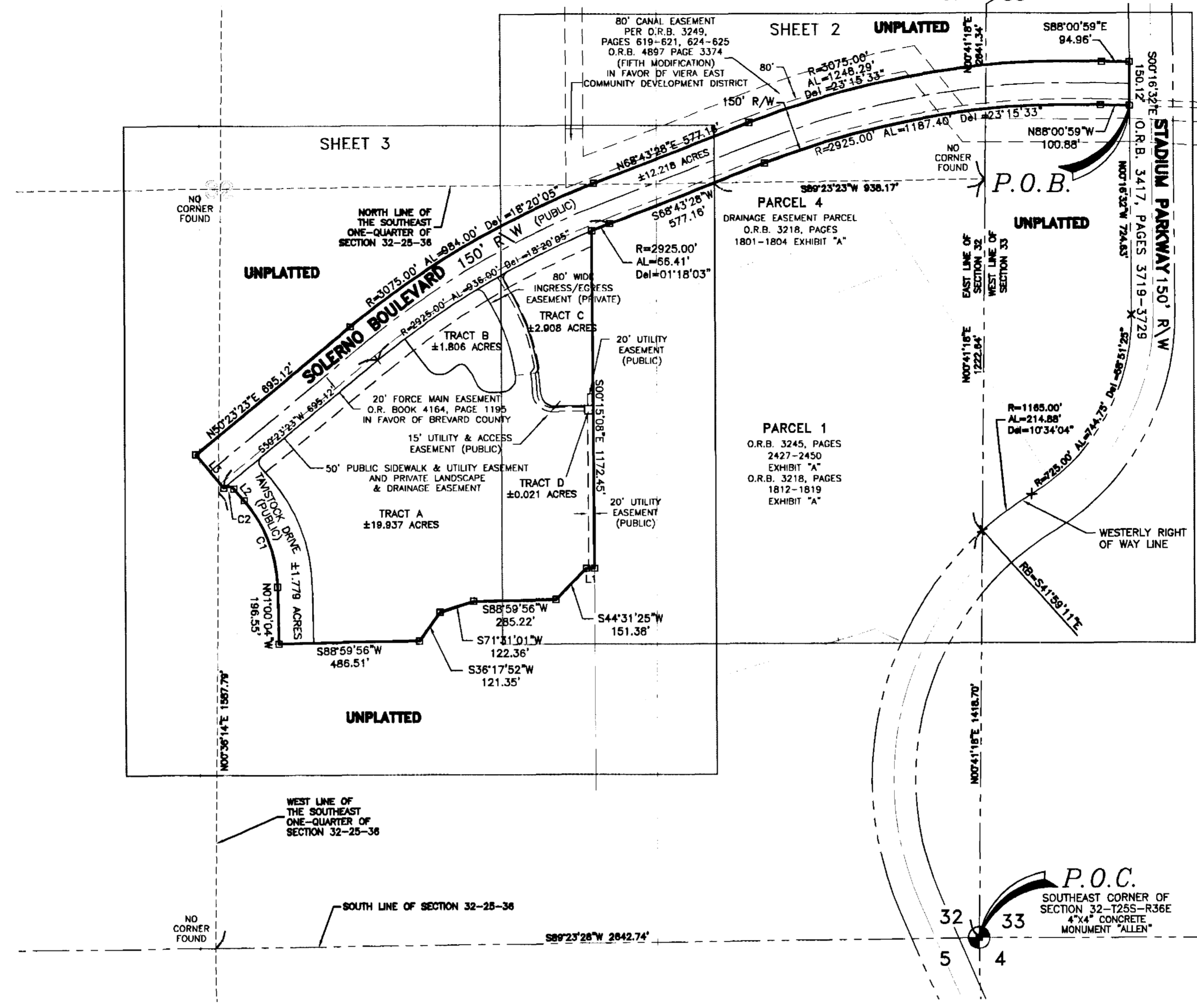
VICINITY MAP
NTS



**DESCRIPTION OF SOLEarno BOULEVARD AND TAVISTOCK DRIVE
A PORTION OF VIERA CENTRAL P.U.D., PARCEL 4, PHASE 1**

A parcel of land lying within Sections 32 & 33, Township 25 South, Range 36 East Brevard County, Florida, more particularly described as follows:

From the Southeast corner of said Section 32; thence N00°41'18"E along the east line of said Section 32, a distance of 1418.70 feet; to a point on the westerly right of way line of Stadium Parkway (150' Right of Way as described in O.R.B. 3417, Pages 3719-3729, public records of Brevard County, Florida), and the intersection with a non-tangent curve, concave Southeasterly, having a radius of 1165.00 feet and a radial bearing of S41°59'11"E; thence Northeastly along the arc of said curve to the right, a distance of 214.88 feet, through a central angle of 10°34'04", to a point of reverse curve, concave Northwesterly, having a radius of 725.00 feet; thence continue along said westerly right of way Northeastly along the arc of said curve to the left, a distance of 744.75 feet, through a central angle of 58°51'25" to the curve's end; thence continue N00°16'32"W along said westerly right of way, 724.63 feet, to the POINT OF BEGINNING; thence leaving said westerly right of way run N88°00'59"W, 100.88 feet, to the point of a curve, concave Southerly, having a radius of 2925.00 feet; thence Westerly along the arc of said curve to the left, a distance of 1187.40 feet, through a central angle of 23°15'33" to the curve's end; thence S68°43'28"W, 577.16 feet, to the point of a curve, concave Southerly, having a radius of 2925.00 feet; thence Westerly along the arc of said curve to the left, a distance of 66.41 feet, through a central angle of 01°18'03"; to a non-tangent line; thence S00°15'08"E, 1172.45 feet; thence S88°59'56"W, 28.21 feet; thence S44°31'25"W, 151.38 feet; thence S88°59'56"W, 285.22 feet; thence S71°31'01"W, 122.36 feet; thence S36°17'52"W, 121.35 feet; thence S88°59'56"W, 486.51 feet; thence N01°00'04"W, 196.55 feet, to the point of a curve, concave Westerly, having a radius of 470.00 feet; thence Northerly along the arc of said curve to the left, a distance of 326.84 feet, through a central angle of 39°50'38" to the curve's end; thence N40°50'42"W, 55.15 feet, to the point of a curve, concave Southerly, having a radius of 25.00 feet; thence Northwesterly along the arc of said curve to the left, a distance of 38.73 feet, through a central angle of 88°45'55"; to a non-tangent line; thence N39°36'37"W, 150.00 feet; thence N50°23'23"E, 695.12 feet, to the point of a curve, concave Southeasterly, having a radius of 3075.00 feet; thence Northeastly along the arc of said curve to the right, a distance of 984.00 feet, through a central angle of 18°20'05" to the curve's end; thence N68°43'28"E, 577.16 feet, to the point of a curve, concave Southerly, having a radius of 3075.00 feet; thence Easterly along the arc of said curve to the right, a distance of 1248.29 feet, through a central angle of 23°15'33" to the curve's end; thence S88°00'59"E, 94.96 feet to a point on said westerly right of way line of Stadium Parkway; thence S00°16'32"E along said westerly right of way line, 150.12 feet, to the POINT OF BEGINNING; Containing 38.65 acres, more or less.



LINE	BEARING	LENGTH
L1	S88°59'56"W	28.21'
L2	N40°50'42"W	55.15'
L3	N39°36'37"W	150.00'

CURVE	RADIUS	LENGTH	TANGENT	Delta	CHORD BEARING	CHORD
C1	470.00'	326.84'	170.34'	39°50'38"	N20°55'23"W	320.29
C2	25.00'	38.73'	24.47'	88°45'55"	N85°13'39"W	34.97

- 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, MARKED AS NOTED)
 - PERMANENT CONTROL POINT (METAL DISK STAMPED P.C.P.-LS3913)
 - ALL LOT & TRACT CORNERS (1/2" IRON ROD & CAP STAMPED LANE-LS3913)
 - AL = ARC LENGTH OF CURVE
 - R = RADIUS OF CURVE
 - DEL = CENTRAL ANGLE OF CURVE (DELTA)
 - 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
 - PRC = POINT OF REVERSE CURVATURE
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - CT = CURVE TABLE LABEL
 - LT = LINE TABLE LABEL
 - FN = FOUND
 - (TYP) = TYPICAL
 - R/W = RIGHT OF WAY
 - US&AE = UTILITY, SIDEWALK & ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - ESMT = EASEMENT
 - MAX. = MAXIMUM
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PG. = PAGES
 - C = CENTERLINE
 - CORP. = CORPORATION
 - ID. = IDENTIFICATION

- NOTES:**
- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 32, BEING ASSUMED AS N00°41'18"E.
 - THE UTILITY EASEMENTS AS PLATTED HERE UNDER MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AS PROVIDED BY SECTION 177.091, SUBSECTION (2b), 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.
 - NOTICE: THE TERM "PUBLIC UTILITIES" INCLUDES, BUT IS NOT LIMITED TO, FLORIDA POWER AND LIGHT, BELL SOUTH, AND CABLE TELEVISION SERVICES.
 - TRACTS A AND C ARE RESERVED FOR FUTURE DEVELOPMENT USES AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS.
 - TRACT B IS RESERVED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND IMPROVEMENT OF COMMUNITY STORMWATER MANAGEMENT FACILITIES AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
 - TRACT D IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF A WASTEWATER PUMP STATION FACILITIES AND SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
 - THE LANDS PLATTED HERE UNDER 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.
 - LANDS ABUTTING TRACT B SHALL NOT HAVE, OR ACQUIRE, RIPARIAN RIGHTS WITH RESPECT TO ANY LAKE, POND, WATER BODY, DRAINAGE FACILITY (INCLUDING LAKES AND PONDS), DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE HERETOFORE OR HEREAFTER LOCATED UPON OR WITHIN SUCH TRACTS.
 - ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
 - SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (7), 177.091 (8), & 177.091 (9).
 - 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 MAINTENANCE.
 - THE SOLEarno BOULEVARD AND TAVISTOCK DRIVE RIGHTS-OF-WAY SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY. AN EASEMENT OVER SAID RIGHTS-OF-WAY SHALL BE RESERVED TO THE CITY OF COCOA FOR THE OPERATION, MAINTENANCE AND REPAIR OF POTABLE WATER FACILITIES.
 - THE 80' WIDE INGRESS/EGRESS EASEMENT SHOWN ON TRACT A IS FOR THE USE AND BENEFIT OF TRACT C AND SHALL BE APPURTENANT THERETO, AND TO BREVARD COUNTY FOR ACCESS TO TRACT D FOR THE OPERATION AND MAINTENANCE OF THE SANITARY SEWER LIFT STATION.

TRACT & PARCEL AREA SUMMARY

TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP & MAINTENANCE ENTITY
A	19.937	SCHOOL	THE VIERA COMPANY IT'S SUCCESSOR AND/OR ASSIGNS
B	1.806	STORMWATER	THE VIERA COMPANY IT'S SUCCESSOR AND/OR ASSIGNS
C	2.908	FUTURE DEVELOPMENT	THE VIERA COMPANY IT'S SUCCESSOR AND/OR ASSIGNS
D	0.021	SANITARY SEWER LIFT STATION	BREVARD COUNTY

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, being the owner in fee simple of the lands described in

SOLEarno BOULEVARD AND TAVISTOCK DRIVE - PHASE 1

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the right-of way for Solerno Boulevard and Tavistock Drive shown hereon to Brevard County for the perpetual use of the public; and hereby further dedicates Tract D to Brevard County for use as a sanitary sewer lift station.

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: *[Signature]* VICE PRESIDENT
ATTEST: *[Signature]* ASST. SECRETARY
JAY A. DECATOR, III

THE VIERA COMPANY
7380 MURRELL ROAD
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on May 13, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEPHEN L. STEPHANSON, VICE and Jay A. Decator, respectively VICE PRES and Assistant 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 and severally acknowledged the execution thereof to be their free act and deed as such officers therunto 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.

[Signature]
NOTARY PUBLIC
My Commission Expires, July 25, 2003
#CC857629

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on March 18, 2003 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.

[Signature] Registration Number 3913
William A. Lark
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
5-12-03

LB - 0004805
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.

[Signature] P.M. 4637
County Surveyor in and for Brevard County, Florida
5/21/03

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the right-of-way for Solerno Boulevard and Tavistock Drive and Tract D and all Easements dedicated for public use.

[Signature]
Chairman of the Board

ATTEST: *[Signature]*
Clerk of the Board

CERTIFICATE OF APPROVAL BY 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.

[Signature]
Chairman of the Board

ATTEST: *[Signature]*
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 5/21/03 at 10:14 AM File No. 2003-3781

[Signature] Deputy Clerk
Clerk of the Circuit Court in and for Brevard County, Fla.

ATTEST: *[Signature]*

