

SONOMA AT VIERA - PHASE 5

VIERA CENTRAL P.U.D. - A PORTION OF PARCEL 1

SECTIONS 28 AND 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

VIERA, BREVARD COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That THE VIERA COMPANY, being the owner in fee simple of the lands described in

SONOMA AT VIERA - PHASE 5

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public utility easements as described hereon 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 public service and emergency vehicles. No other easements are 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 and 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. Decatur, III* ASST. SECRETARY

THE VIERA COMPANY
7380 MURRELL ROAD
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on APRIL 2, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEPHEN L. JOHNSON and JAY A. DECATUR, III, respectively VICE-PRESIDENT and ASSTANT 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 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 McKibben
NOTARY PUBLIC
My Commission Expires, July 25, 2003
#CC857629

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed surveyor and mapper, does hereby certify that on January 28, 2002 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.

William A. Lang Registration Number 3913
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
4-2-03
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.

Susan Jackson 4/09/03
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.

Scott Siles by Deputy Clerk
Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

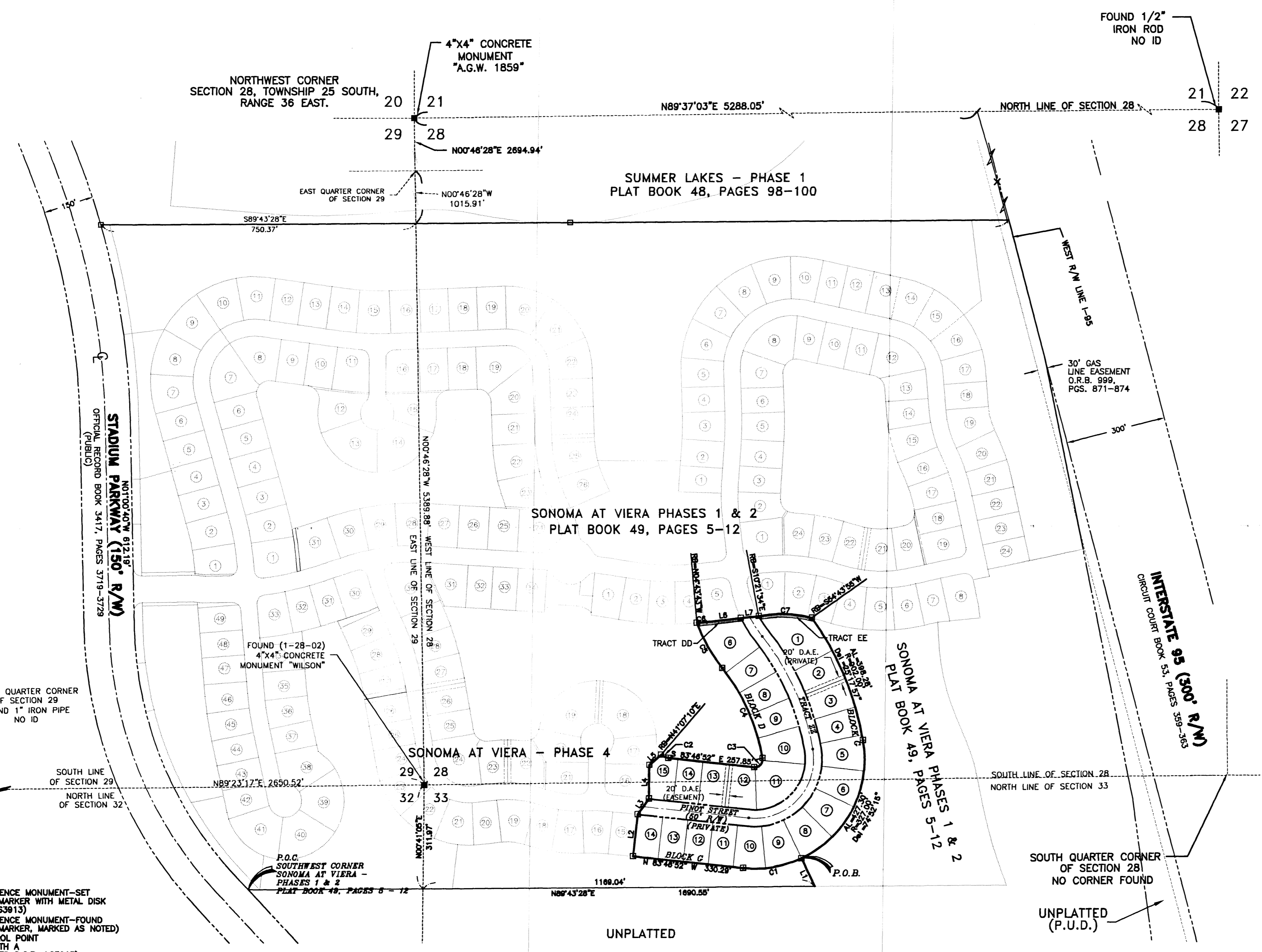
THIS IS TO CERTIFY, That on 4-8-03, the foregoing plat, was approved by the Board of County Commissioners of Brevard County, Florida.

Scott Siles by Deputy Clerk
Chairman of the Board
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 4/29/2003 at 9:28 AM File No. 2003-00044.

Scott Siles by Deputy Clerk
Clerk of the Circuit Court of and for Brevard County, Fla.



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 MARKER WITH A METAL DISK STAMPED P.C.P.—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
- FND. = FOUND
- (TYP) = TYPICAL
- R/W = RIGHT OF WAY
- USA/E = UTILITY, SIDEWALK & UTILITY EASEMENT (PUBLIC)
- DE = DRAINAGE EASEMENT (PRIVATE)
- UE = UTILITY EASEMENT (PUBLIC)
- ESMT. = EASEMENT
- MAX. = MAXIMUM
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PGS. = PAGES
- C = CENTERLINE
- DAE = DRAINAGE AND ACCESS EASEMENT (PRIVATE)

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	178.73	327.00	31°19'01"	S89°33'36"W 178.52
C2	24.37	40.00	34°54'02"	S86°18'51"E 23.99
C3	42.63	23.00	108°11'16"	N43°07'30"E 36.78
C4	295.92	598.00	28°21'10"	N24°08'43"W 292.91
C5	155.85	502.00	17°47'16"	N28°28'40"W 155.22
C6	29.81	902.00	1°52'50"	N84°18'52"E 29.80
C7	159.90	373.00	24°33'45"	S89°04'42"E 158.68

LINE TABLE		
LINE	LENGTH	BEARING
L1	92.75	N29°06'53"W
L2	127.00	N00°13'08"E
L3	57.32	N35°29'34"E
L4	100.43	N00°52'24"E
L5	46.09	N48°18'01"E
L6	102.80	N83°23'27"E
L7	53.65	N84°14'36"E

THIS PLAT PREPARED BY —

B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd., Suite 4, Melbourne, Florida (321) 725-3674

DESCRIPTION OF SONOMA AT VIERA - PHASE 5

A parcel of land lying within Sections 28 & 33, Township 25 South, Range 36 East Brevard County, Florida, more particularly described as follows:

From the Southwest corner of Sonoma At Viera - Phases 1 & 2, as recorded in Plat Book 49, Pages 5 - 12, of the Public Records of Brevard County; thence N89°43'28"E, along the South line of said Plat Book 49, Pages 5 - 12, a distance of 1690.55 feet; thence N25°05'53"W, 92.75 feet, to the POINT OF BEGINNING; said point being the beginning of a non-tangent curve, concave Northerly, having a radius of 327.00 feet and a radial bearing of N25°05'53"W; thence Southwesterly along the arc of said curve to the right, a distance of 178.73 feet, through a central angle of 31°19'01" to the curve's end; thence N83°46'52"W, 330.29 feet; thence N08°13'08"E, 127.00 feet; thence N35°29'34"E, 57.32 feet; thence N00°52'24"E, 100.43 feet; thence N48°18'01"E, 46.09 feet; to a point of intersection with a non-tangent curve, concave Northerly, having a radius of 40.00 feet and a radial bearing of N41°07'10"E; thence the next 9 courses along the Southernly lines of said Plat book 49, Pages 5 - 12, thence Southwesterly along the arc of said curve to the left, a distance of 24.37 feet, through a central angle of 34°54'02" to the curve's end; thence S83°46'52"E, 257.85 feet, to the point of a curve, concave Northwesterly, having a radius of 23.00 feet; thence Easterly along the arc of said curve to the left, a distance of 42.63 feet, through a central angle of 108°11'16"; thence Easterly along the arc of said curve to the left, a distance of 295.92 feet, through a central angle of 28°21'10", to a point of reverse curve, concave Southwesterly, having a radius of 598.00 feet; thence Northerly along the arc of said curve to the left, a distance of 295.92 feet, through a central angle of 17°47'16"; to a point of intersection with a non-tangent curve, concave Northerly, having a radius of 902.00 feet and a radial bearing of N04°43'43"W; thence Easterly along the arc of said curve to the left, a distance of 29.81 feet, through a central angle of 01°52'50" to the curve's end; thence N83°23'27"E, 102.80 feet; thence N84°14'36"E, 53.65 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 373.00 feet and a radial bearing of S10°21'34"E; thence Easterly along the arc of said curve to the right, a distance of 159.90 feet, through a central angle of 24°33'45"; to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 902.00 feet and a radial bearing of S54°43'55"W; thence Southwesterly along the arc of said curve to the right, a distance of 398.28 feet, through a central angle of 25°17'57", to a point of a compound curve, concave Northwesterly, having a radius of 327.00 feet; thence Southerly along the arc of said curve to the right, a distance of 427.30 feet, through a central angle of 74°52'15"; to the curve's end, and the POINT OF BEGINNING; Containing 7.53 acres, more or less.

NOTE:
SEE SHEET 2 FOR GENERAL NOTES

