

SONOMA SOUTH - PHASE 2

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

SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

VIERA, BREVARD COUNTY, FLORIDA

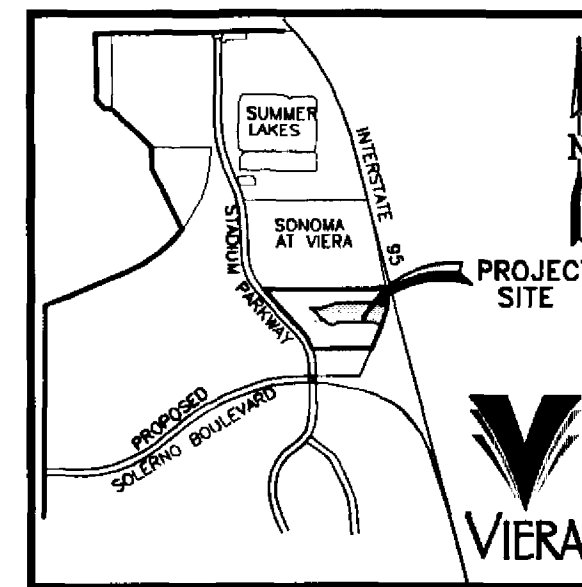
DESCRIPTION OF SONOMA SOUTH PHASE 2

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

From the Northeast corner of the Plat of Sonoma South Phase 1 (as recorded in Plat Book 49, Pages 50 and 51, Public Records of Brevard County, Florida) said point being the POINT OF BEGINNING; thence the next 6 (Six) courses along the Northern lines of said Plat Book 49, Pages 50-51, thence N71°45'27"W, 212.59 feet; thence N80°18'59"W, 50.62 feet; thence S89°11'37"W, 670.53 feet, to the point of a curve, concave Southerly, having a radius of 125.00 feet; thence Westerly along the arc of said curve to the left, a distance of 75.46 feet, through a central angle of 34°35'18", to a point of reverse curve, concave Northerly, having a radius of 172.00 feet; thence Southwesterly along the arc of said curve to the right, a distance of 329.26 feet, through a central angle of 109°18'01"; to a non-tangent line; thence S63°16'22"W, 72.26 feet; thence N26°43'38"W, 49.42 feet, to the point of a curve, concave Southwesterly, having a radius of 527.00 feet; thence Northwesterly along the arc of said curve to the left, a distance of 308.16 feet, through a central angle of 33°30'13"; to a non-tangent line; thence S81°51'03"E, 55.15 feet, to the point of a curve, concave Northerly, having a radius of 427.00 feet; thence Easterly along the arc of said curve to the left, a distance of 237.96 feet, through a central angle of 31°55'48", to a point of reverse curve, concave Southerly, having a radius of 1233.00 feet; thence Northeasterly along the arc of said curve to the right, a distance of 505.83 feet, through a central angle of 23°30'19" to the curve's end; thence N89°43'28"E, 651.04 feet; thence N86°05'13"E, 50.11 feet; thence N82°21'51"E, 190.00 feet; thence S07°38'09"E, 132.00 feet; thence S18°14'33"W, 418.26 feet, to the POINT OF BEGINNING; Containing 14.24 acres, more or less.

LINE	BEARING	LENGTH
L1	N80°18'59"W	50.62'
L2	S63°16'22"W	72.26'
L3	N26°43'38"W	49.42'
L4	S81°51'03"E	55.15'
L5	N86°05'13"E	50.11'

CURVE	RADIUS	LENGTH	DELTA
C1	125.00'	75.46'	34°35'18"



LOCATION MAP
NTS

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 **SONOMA SOUTH - PHASE 2**

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 ingress and egress for public service and emergency vehicles. 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: [Signature] PRESIDENT
 ATTEST: [Signature] ASST. SECRETARY
 JAY A. DECAJOR, III

THE VIERA COMPANY
 7380 MURRELL ROAD
 MELBOURNE, FLORIDA 32940

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on May 16, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEPHEN L. JOHNSON and Jay A. Decajor, 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 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.

[Signature]
 NOTARY PUBLIC
 My Commission Expires, July 25, 2003
 #CC857829

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on Feb. 20, 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.

[Signature] 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.

[Signature] PSM 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 all easements dedicated for public use on this plat.

[Signature]
 Chairman of the Board
 ATTEST: [Signature] Deputy 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] Deputy Clerk of the Board

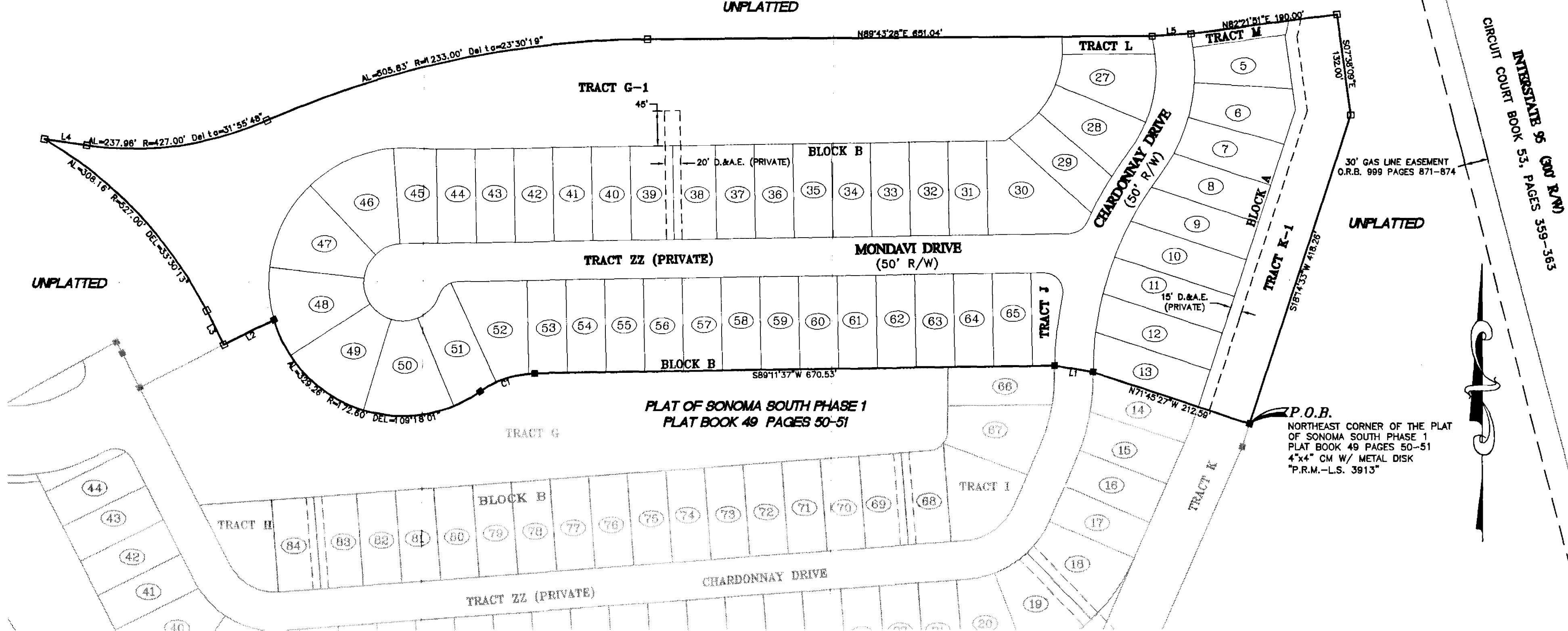
CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have exhibited 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 2:30 PM

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

UNPLATTED

UNPLATTED

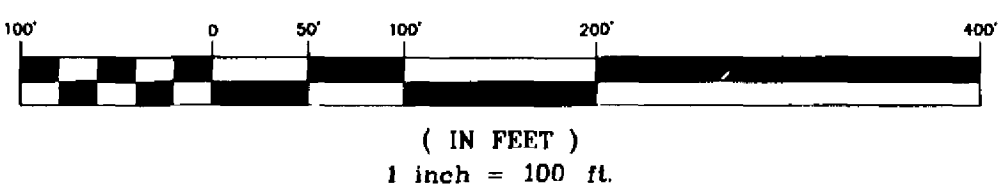


PLAT OF SONOMA SOUTH PHASE 1
 PLAT BOOK 49 PAGES 50-51

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT G OF THE PLAT OF SONOMA SOUTH PHASE 1 (AS RECORDED IN PLAT BOOK 49, PAGES 50-51, BREVARD COUNTY, FLORIDA) BEING ASSUMED AS S89°11'37"W.
- 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 (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.
- A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY, CITY OF COCOA, AND PUBLIC AND PRIVATE UTILITY COMPANIES OVER AND ACROSS TRACT "ZZ" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH THE MAINTENANCE, REPAIR AND IMPROVEMENTS OF UTILITIES. 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.
- 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 LIFTED 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 38 AND 39, BLOCK B, AS A SINGLE BUILDING SITE.
- 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 0824, 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 SONOMA RESIDENTIAL DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 4736, AT PAGE 0883, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS FROM TIME TO TIME AMENDED OR SUPPLEMENTED.
- THE RIGHT-OF-WAYS FOR MONDAVI DRIVE AND CHARDONNAY DRIVE DESCRIBED HEREON AS TRACT "ZZ" SHALL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE SONOMA 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.
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- LOTS ABUTTING TRACT G-1 SHOWN ON THIS PLAT AND TRACT G OF THE PLAT OF SONOMA SOUTH, PHASE 1, PLAT BOOK 49, PAGES 50-51, 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 OR ANY OF THEM.
- TRACT G-1 IS RESERVED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND IMPROVEMENT OF STORMWATER MANAGEMENT FACILITIES AND SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND OR ASSIGNS, WHICH MAY INCLUDE A HOMEOWNERS ASSOCIATION.
- TRACT K-1 IS RESERVED FOR LANDSCAPE, BERMS, DECORATIVE FENCING AND WALL ELEMENTS, IRRIGATION FACILITIES, UTILITIES AND RELATED IMPROVEMENTS, BUT NOT LIMITED TO, A SHARED USE TRAIL OR PEDWAY. TRACT K-1 SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSORS AND OR ASSIGNS (WHICH MAY INCLUDE THE SONOMA DISTRICT ASSOCIATION AND OR THE CENTRAL VIERA COMMUNITY ASSOCIATION INC.)
- TRACTS J, L AND M ARE RESERVED FOR DRAINAGE, LANDSCAPE, SIGNAGE, BERMS, DECORATIVE FENCING AND WALL ELEMENTS, IRRIGATION FACILITIES, UTILITIES AND RELATED IMPROVEMENTS. TRACTS J, L AND M SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY, ITS SUCCESSOR AND/OR ASSIGNS.
- 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).
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE VIERA COMPANY, ITS SUCCESSORS AND/OR ASSIGNS (WHICH MAY INCLUDE THE SONOMA DISTRICT ASSOCIATION, INC. AND/OR THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC.), FOR PURPOSES OF CONSTRUCTING, USING, MAINTAINING, REPAIRING, REPLACING AND IMPROVING DRAINAGE FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREIN.
- THE PLANTING OF ANY TREE OR SHRUB WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 38 AND 39, BLOCK B IS PROHIBITED.
- SEE O.R.B. 4425, PAGE 3369, FOR JOINDER IN DEDICATION.
- 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 SONOMA DISTRICT ASSOCIATION, INC. OR THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. AS DESCRIBED ON THIS PLAT OR IN OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THERE IS HEREBY RESERVED TO BREVARD COUNTY AN EASEMENT FOR EMERGENCY ACCESS AND EMERGENCY REPAIR OVER SAID PRIVATE DRAINAGE EASEMENTS AND PRIVATE DRAINAGE TRACTS.

GRAPHIC SCALE



LEGEND

- - 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.-L.S. 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
- C# - 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

REVISION 2: COUNTY COMMENTS 4/28/03
 REVISION 1: COUNTY COMMENTS 3/24/03
 DATE: 02/27/03

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

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.

