

LINE	BEARING	LENGTH
L1	S78°52'37"W	25.00'
L2	S89°59'21"E	7.73'
L3	S55°22'40"W	26.60'
L4	S88°57'07"W	11.93'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	BEARING
C1	78.19'	1549.72'	02°53'28"	78.19'	N12°34'06"W
C2	84.02'	1345.00'	03°34'46"	84.01'	S12°13'27"E
C3	82.46'	1320.00'	03°34'46"	82.45'	S12°13'27"E
C4	79.46'	1574.72'	02°53'28"	79.45'	N12°34'06"W
C5	2.63'	5525.00'	00°01'38"	2.63'	S10°25'15"E
C6	152.15'	5525.00'	01°34'40"	152.14'	S09°37'06"E
C7	151.50'	5525.00'	01°34'16"	151.49'	S08°02'38"E
C8	9.28'	5525.00'	00°05'46"	9.28'	S07°12'37"E

SUNSET LAKES, PHASE XI
(SUNSET LAKES NORTH, INC.)
SECTION 3, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK 50 PAGE 27
 SHEET 1 OF 1
 SECTION 3, TWP. 24 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owners in fee simple of the lands described in

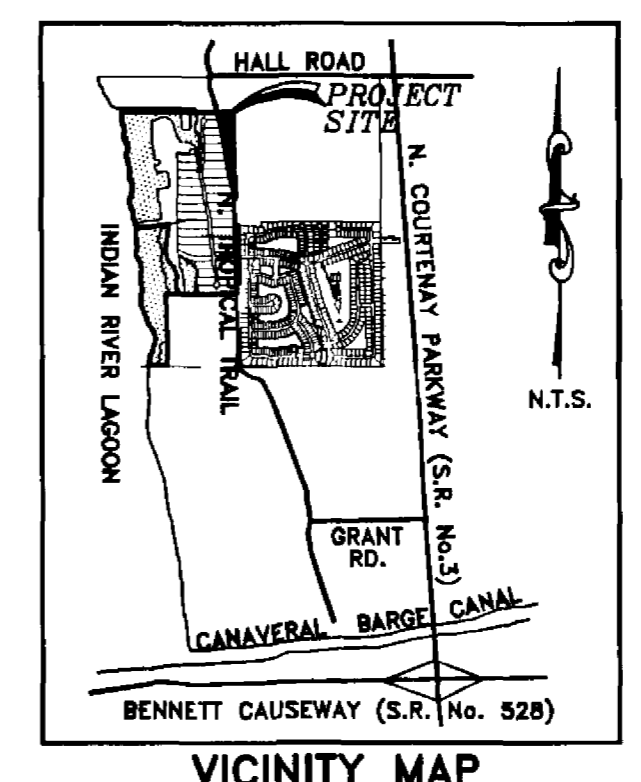
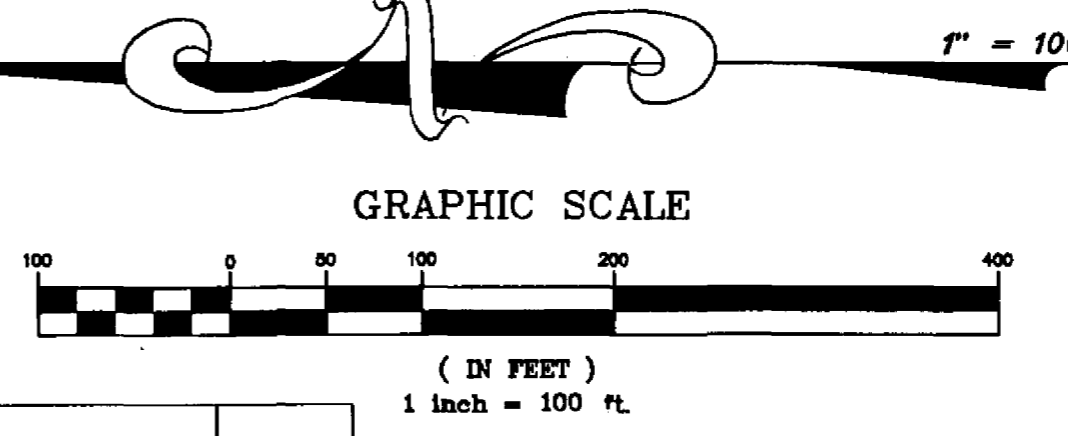
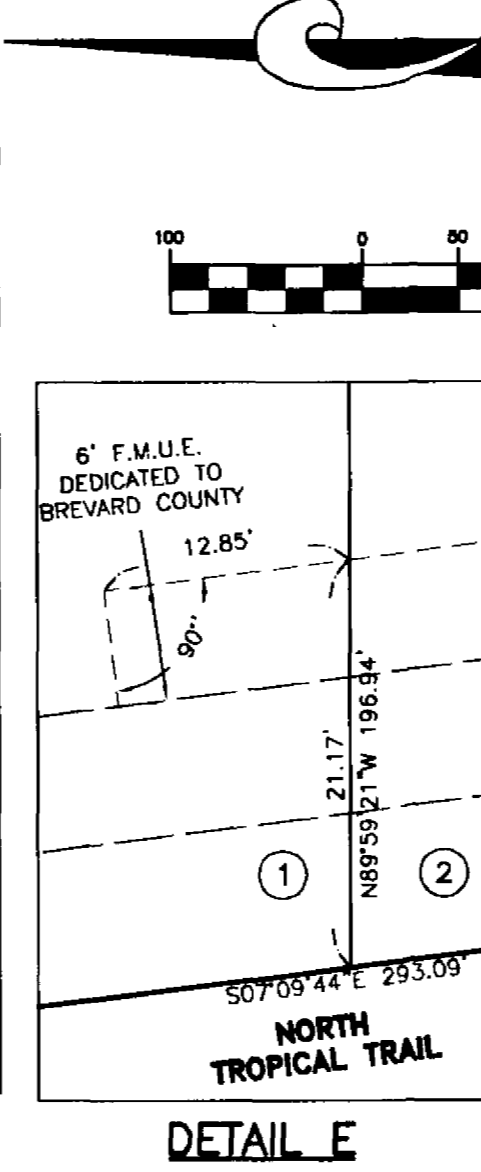
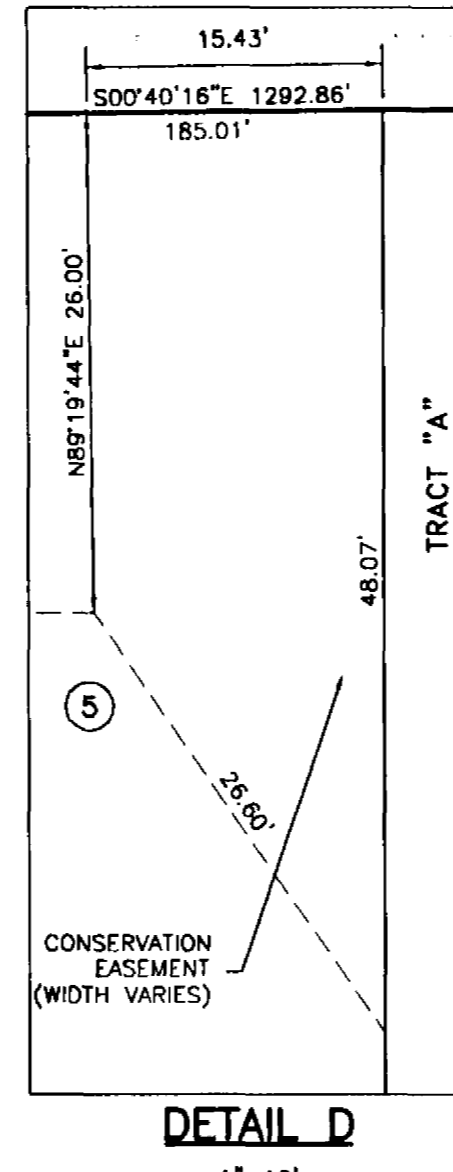
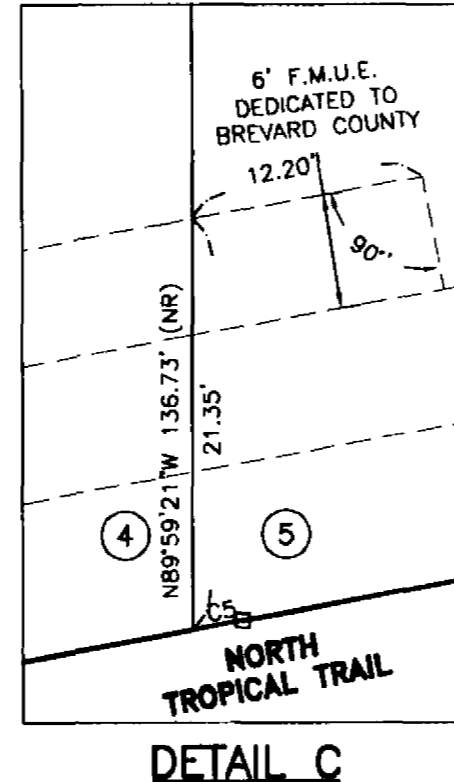
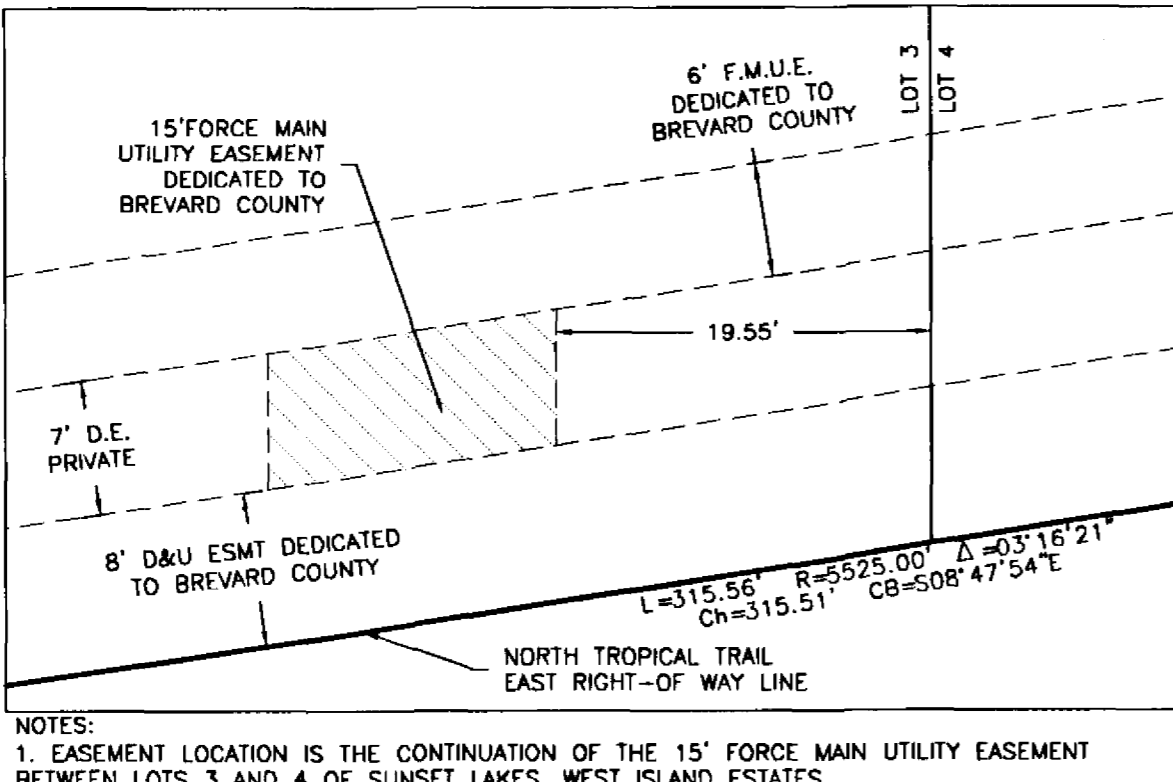
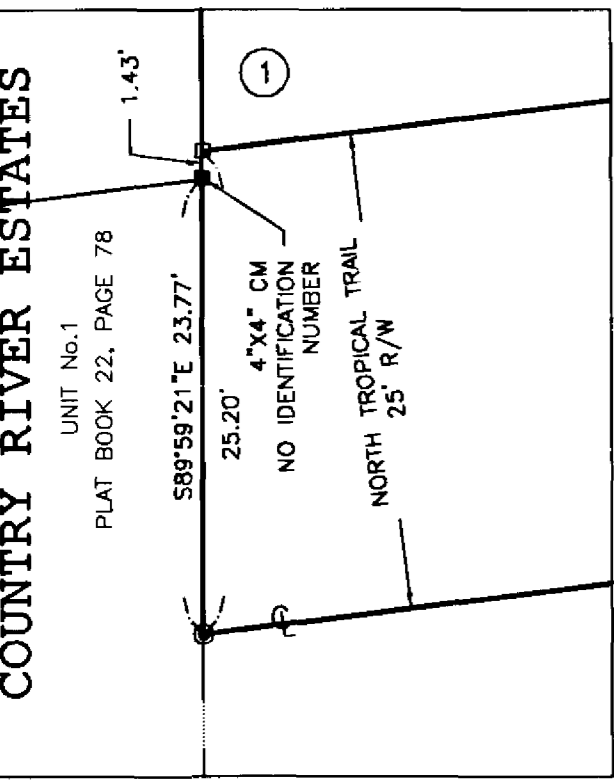
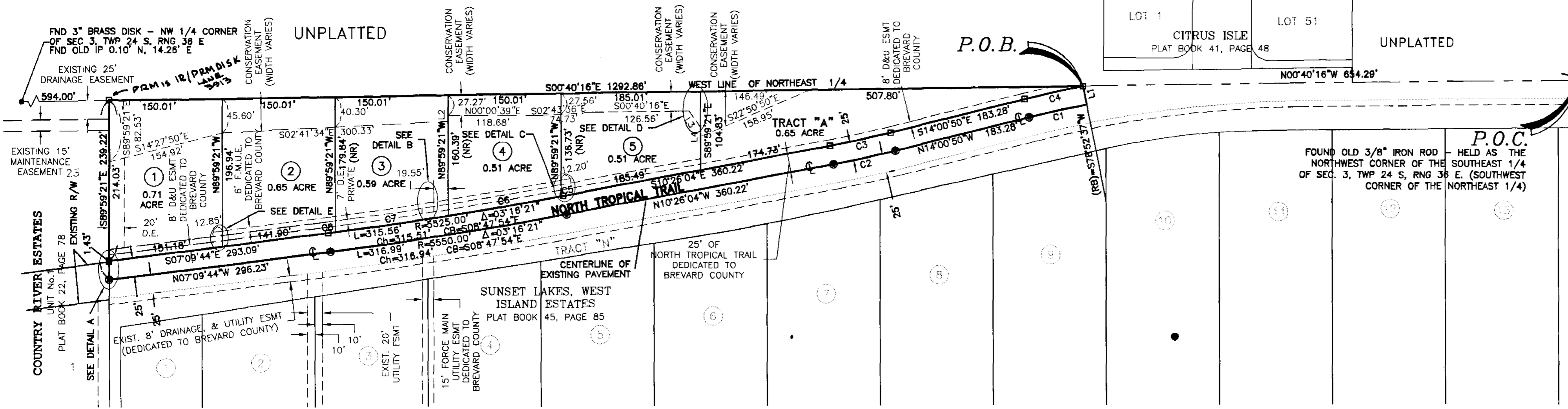
SUNSET LAKES, PHASE XI

Hereby dedicates to Brevard County for the perpetual use of the public North Tropical Trail for road right-of-way, and all easements as shown graphically or described in the general notes.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed in their respective names on 5-6-03, 2003.

By: **SUNSET LAKES NORTH, INC.**, a Florida Corporation,

ATTEST: *[Signature]*
 Hamid Hafizi, President
 Signed and sealed in the presence of: *[Signature]*



- GENERAL NOTES:**
- THE BEARING STRUCTURE SHOWN HEREON IS ASSUMED, BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 36 EAST, AS BEING N00°40'16"W.
 - PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENTS, UNLESS OTHERWISE NOTED, FOR EACH LOT SHOWN HEREON ARE AS FOLLOWS: SIDE LOT LINE: 5.00 FOOT WIDE.
 - THE PUBLIC 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 (28), FLORIDA STATUTES.
 - WHEN MORE THAN ONE LOT IS USED AS A BUILDING SITE, THE SIDE LOT LINE EASEMENTS NOTED IN NOTE NO.2 ABOVE SHALL REVERT TO THE PERIMETER OF SAID BUILDING SITE.
 - FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK PAGE(S) OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - NOTICE: THE TERM "PUBLIC UTILITIES" INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING, FLORIDA POWER AND LIGHT, SOUTHERN BELL AND CABLE TELEVISION SERVICES.
 - IRON RODS TO BE SET AT LOT CORNERS IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES. RODS TO BE 5/8" IRON ROD AND CAP STAMPED "LANE LS 3913".
 - NORTH TROPICAL TRAIL TO BE DEDICATED TO AND MAINTAINED BY BREVARD COUNTY FOR THE PURPOSE OF ROAD RIGHT-OF-WAY, TOGETHER WITH AN 8 FOOT DRAINAGE & UTILITY EASEMENT FOR ROAD AND DRAINAGE MAINTENANCE, TOGETHER WITH A 6 FOOT FORCE MAIN UTILITY EASEMENT FOR UTILITY MAINTENANCE, TOGETHER WITH A 15 FOOT FORCE MAIN UTILITY EASEMENT FOR UTILITY MAINTENANCE, SEE DETAIL B ABOVE.
 - NO LANDSCAPING TO BE PLACED WITHIN THE UNDERLYING 8' DRAINAGE, & UTILITY EASEMENT ALONG NORTH TROPICAL TRAIL.
 - THE MINIMUM LIVING AREA REQUIRED FOR EACH SINGLE-FAMILY RESIDENCE IS 1,800 SQUARE FEET.
 - TRACT "A" SHALL BE RESERVED FOR THE PURPOSE OF OPEN SPACE, DRAINAGE AND SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY THE SUNSET LAKES HOMEOWNERS ASSOCIATION.
 - PORTIONS OF LOTS 1-5 AND TRACT "A" ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PURSUANT TO THE PROVISIONS OF SECTION 704.06, FLORIDA STATUTES.

- 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 REFERENCE MONUMENT-SET (NAIL SET WITH METAL DISK STAMPED P.R.M.-LS3913)
 - OTHER MONUMENT-FOUND (AS SHOWN)
 - Δ INCLUDED ANGLE OF CURVE (DELTA)
 - R RADIUS OF CURVE
 - L LENGTH OF CURVE
 - Ch CHORD LENGTH OF CURVE
 - CB CHORD BEARING OF CURVE
 - (RB) RADIAL BEARING
 - FND FOUND
 - R/W RIGHT-OF-WAY
 - F.M.U.E. FORCE MAIN UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - C.E. CENTERLINE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - C.M. CONCRETE MONUMENT
 - N.T.S. NOT TO SCALE
 - D&U DRAINAGE & UTILITY
 - ESMT EASEMENT
 - TYP TYPICAL
 - SEC SECTION
 - TWP TOWNSHIP
 - RNG RANGE
 - P IRON PIPE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (NR) NON RADIAL
- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
 CONSULTING, ENGINEERING, LAND SURVEYING
 312 S. Harbor City Blvd. Suite 4, Melbourne, Florida (407) 725-3674

SUNSET LAKES NORTH, INC.
 2000 N TROPICAL TRAIL
 MERRITT ISLAND, FLORIDA 32953
 (321) 453-3192

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on May 6, 2003
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Hamid Hafizi, President of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Kathy M. Moore
 NOTARY PUBLIC
 My Commission Expires, 3/23/04

KATHY M. MOORE
 My Comm Exp. 3/23/04
 No. CC 821561
 Personally Known (1 Other)

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on January 18, 2001, 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. Lago
 Registration Number 3913
 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.

Susan G. Garton 5/16/03
 County Surveyor in and for Brevard County, Florida #4637

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts North Tropical Trail right-of-way and all easements as specified and dedicated on the plat.

Jakein Blou
 Chairman of the Board
 ATTEST: *Scott Ellis by Charlene Guller*
 Clerk of the Board Deputy Clerk

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.

Jakein Blou
 Chairman of the Board
 ATTEST: *Scott Ellis by Charlene Guller*
 Clerk of the Board Deputy Clerk

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 5/16/03 at 2:00 PM File No. 20030004

Scott Ellis by Charlene Guller
 Clerk of the Circuit Court in and for Brevard County, Fla.

ATTEST: