

SONOMA AT VIERA - PHASE 3

A REPLAT OF TRACT JJ SONOMA AT VIERA - PHASES 1 & 2

AS RECORDED IN PLAT BOOK 49, PAGES 5-12

SECTIONS 28 AND 29, 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 3

Hereby dedicates said lands and plot 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. Decator, III* JAY DECATOR, III ASST. SECRETARY

THE VIERA COMPANY
7380 MURRELL ROAD
MELBOURNE, FLORIDA 32840

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on June 24, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEPHEN L. JOHNSON and Jay A. Decator, III, respectively VICE PRES and Assistant Secretary of the above named corporation, 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 thereto 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 M. Kibben
NOTARY PUBLIC
My Commission Expires July 25, 2007
#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. Long Registration Number 3913
William A. Long
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 it is in conformity with Chapter 177, part 1, Florida Statutes.

Susan Jackson
County Surveyor II and for Brevard County, Florida
7/25/03

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.

ATTEST: *Scott Ellis* Deputy Clerk
Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on July 28, 2003 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

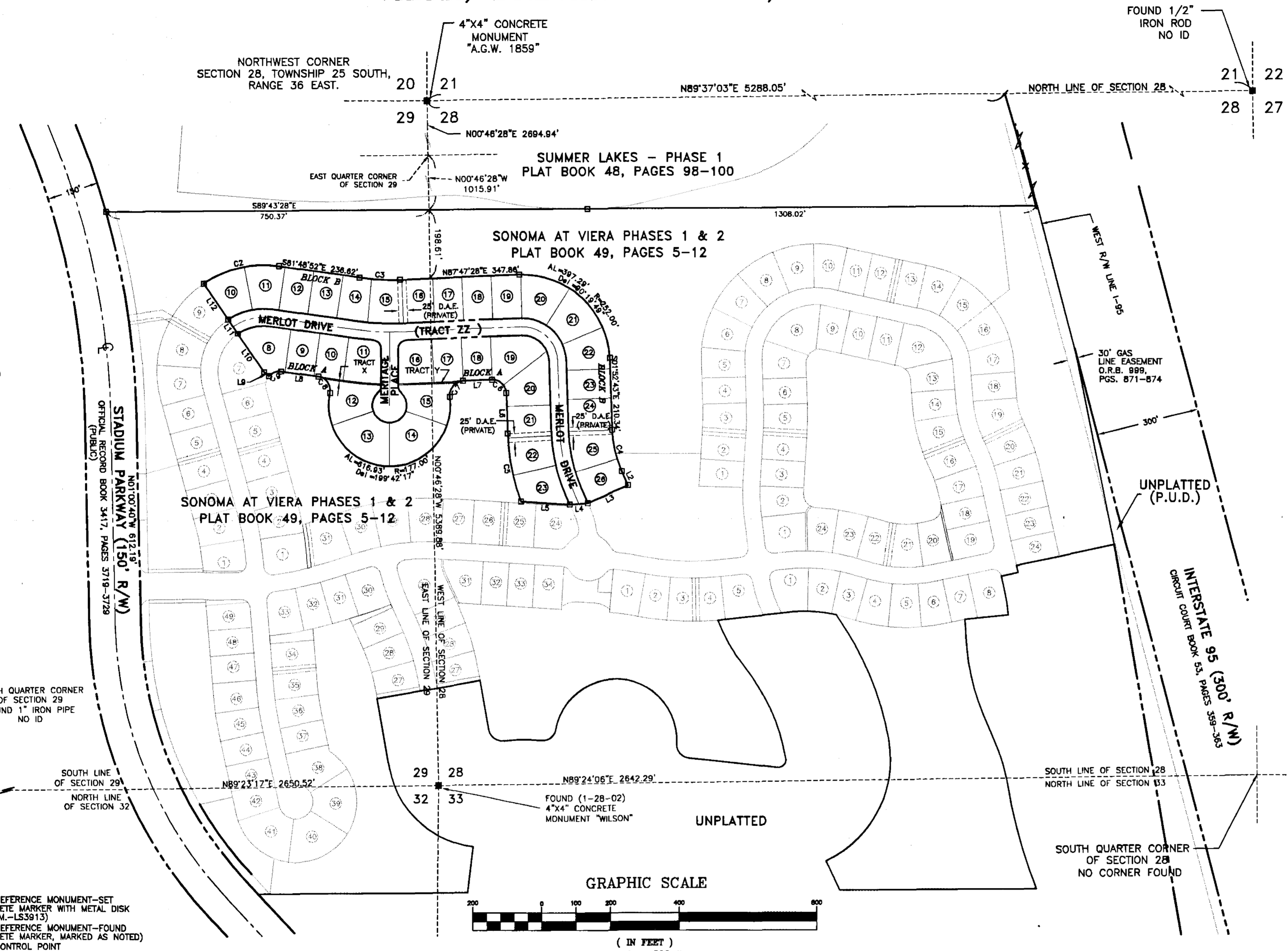
ATTEST: *Scott Ellis* Deputy Clerk
Chairman of the Board
Clerk of the Board

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 that it is ready for record on 7/28/03 at 10:57 AM.

Scott Ellis Deputy Clerk
Clark of the Circuit Court and, for Brevard County, Fla.

ATTEST:



- 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
 - P.O. = POINT OF CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - CL = CURVE TABLE LABEL
 - LT = LINE TABLE LABEL
 - FND. = FOUND
 - (TYP) = TYPICAL
 - R/W = RIGHT OF WAY
 - US&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)

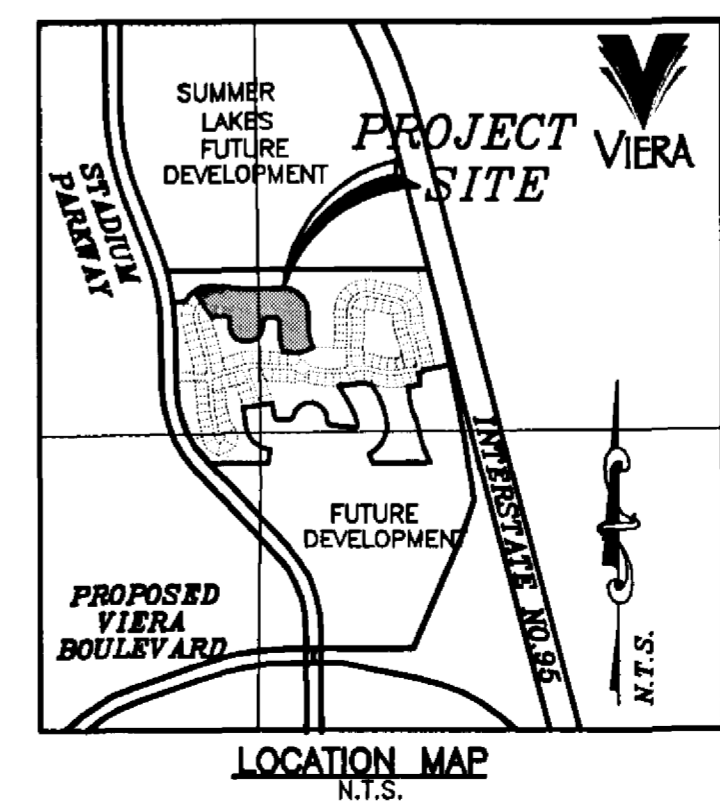
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	312.00'	142.28'	28°07'42"	S42°53'40"W	141.05'
C2	312.00'	229.94'	42°13'37"	S77°04'19"W	224.78'
C3	848.00'	117.68'	10°23'40"	S87°00'42"E	112.40'
C4	323.00'	123.28'	21°15'55"	S12°48'41"E	122.52'
C5	822.00'	201.23'	18°23'20"	S11°04'23"E	200.37'
C6	40.00'	63.06'	90°19'49"	N47°02'38"W	58.73'
C7	40.00'	86.86'	95°48'17"	S38°54'18"W	58.34'
C8	40.00'	85.30'	93°32'20"	N35°02'43"W	58.29'
C9	40.00'	39.63'	56°45'38"	S89°48'19"W	38.03'

LINE	BEARING	DISTANCE
L1	S82°28'28"W	121.72'
L2	S23°44'38"E	44.82'
L3	S68°15'22"W	127.00'
L4	S85°32'13"W	52.87'
L5	N88°22'33"W	141.71'
L6	N01°52'43"W	117.81'
L7	S87°47'28"W	84.94'
L8	N81°48'52"W	109.38'
L9	N48°34'30"W	18.38'
L10	N33°58'59"W	135.00'
L11	N34°11'57"W	50.00'
L12	N34°02'29"W	127.00'

DESCRIPTION OF SONOMA AT VIERA - PHASE 3

"TRACT JJ", SONOMA AT VIERA - PHASES 1&2 AS RECORDED IN PLAT BOOK 49, PAGES 5-12 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 11.59 ACRES, MORE OR LESS.

NOTE:
SEE SHEET 2 FOR GENERAL NOTES



2002 B.S.E. CONSULTANTS, INC. 312 S. Harbor City Blvd., Suite 4, Melbourne, Florida 32901 (321) 725-3874

THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd., Suite 4, Melbourne, Florida 32901 (321) 725-3874

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.

