

SONOMA AT VIERA - PHASE 6

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

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

VIERA, BREVARD COUNTY, FLORIDA

PLAT BOOK 50, PAGE 50
SHEET 1 OF 2
SECTIONS 28 & 33 TWP. 25., RANGE 36 E.

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 6

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

THE VIERA COMPANY
7380 MURRELL ROAD
MELBOURNE, FLORIDA 32940

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 J. STANBROOK and Jay A. DeCoster, 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 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.

[Signature]
MARY ELLEN MCKIBBIN
NOTARY PUBLIC
My Commission Expires, July 25, 2007
#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] William Lane
Registration Number 3813
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 it is in conformity with Chapter 177, part 1, Florida Statutes.

[Signature] Susan Jackson
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.

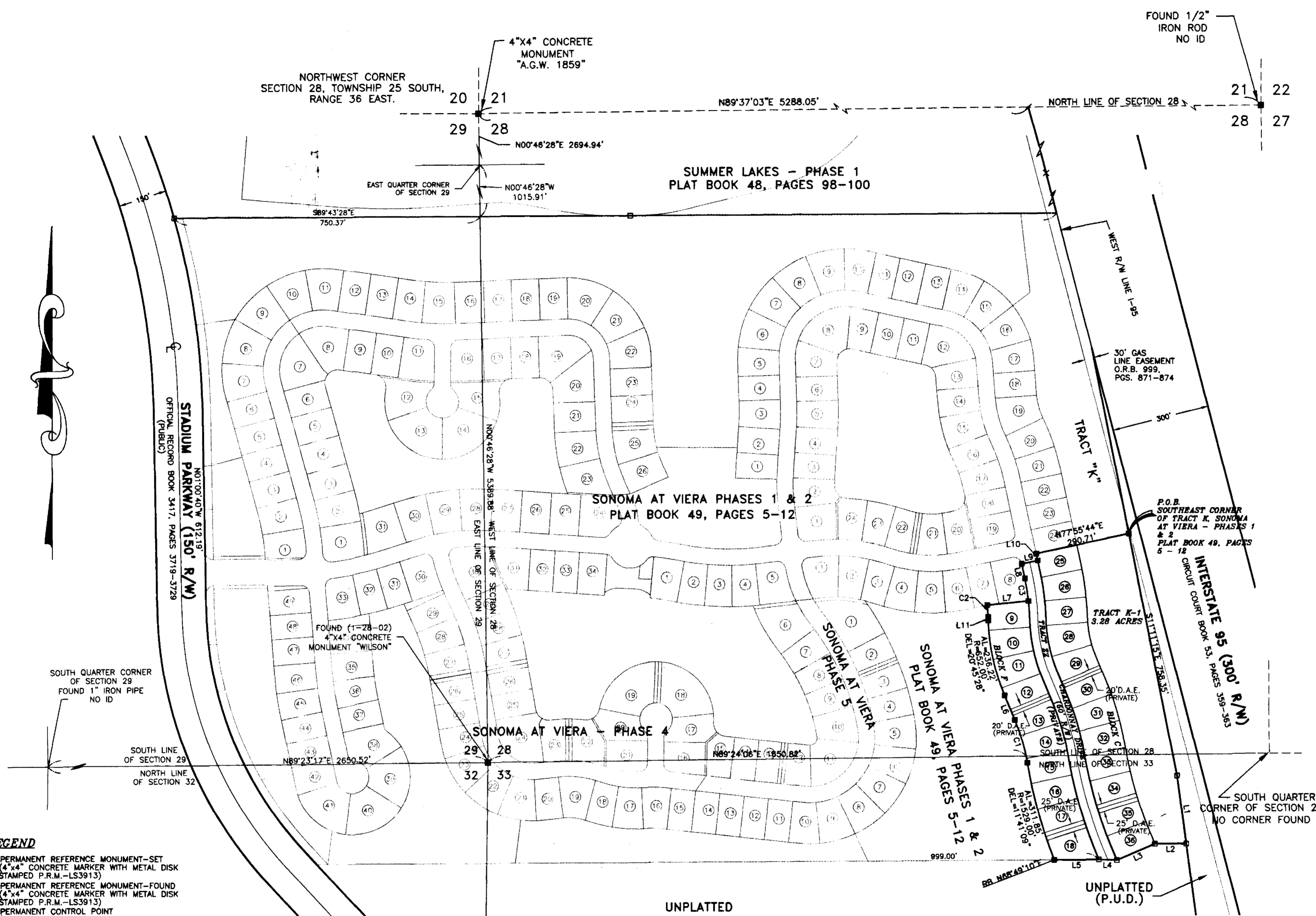
[Signature] Chairperson of the Board
[Signature] Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on 6-28-03 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

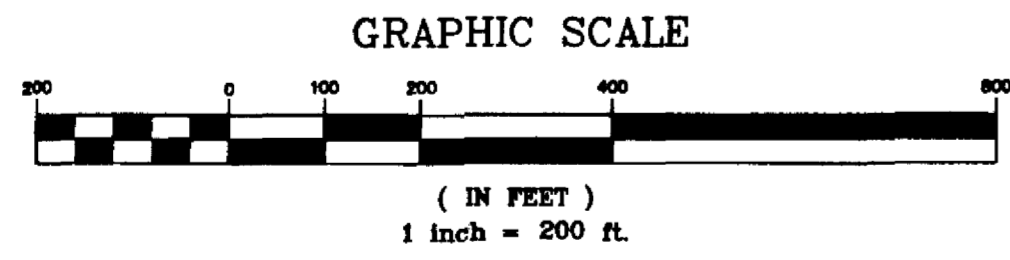
[Signature] Chairperson of the Board
[Signature] Clerk of the Board

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it complies in form with the requirements of Chapter 177, part 1 Florida Statutes; and that I am duly qualified to do so.

[Signature] Scott Miller
Clerk of the Circuit Court, 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 WITH METAL DISK STAMPED P.R.M.-LS3913)
 - 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
 - CA = CURVE TABLE LABEL
 - LT = LINE TABLE LABEL
 - LD = FOUND
 - (TYP) = TYPICAL
 - R/W = RIGHT OF WAY
 - US&AE = UTILITY, SIDEWALK & UTILITY EASEMENT (PUBLIC)
 - DE = DRAINAGE EASEMENT (PRIVATE)
 - UE = UTILITY EASEMENT (PUBLIC)
 - ESMT. = EASEMENT
 - MAX. = MAXIMUM
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PAGES = PAGES
 - C = CENTERLINE
 - DAE = DRAINAGE AND ACCESS EASEMENT (PRIVATE)



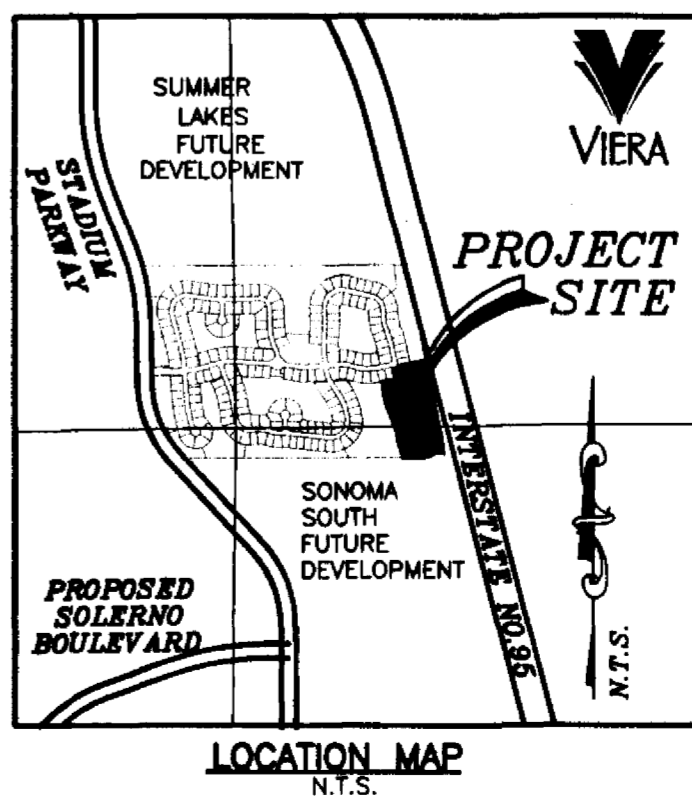
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	137.63'	598.00'	13°11'11"	137.32'	N16°05'17"W
C2	36.18'	523.00'	3°57'50"	36.18'	N03°54'19"W
C3	70.15'	650.00'	6°11'02"	70.12'	N08°58'45"W

LINE	BEARING	LENGTH
L1	S07°38'09"E	212.18'
L2	S89°43'28"W	96.25'
L3	S66°26'28"W	127.00'
L4	N87°27'29"W	55.70'
L5	S89°43'28"W	136.86'
L6	N22°40'52"W	81.41'
L7	N84°06'46"E	127.00'
L8	N12°04'16"W	45.66'
L9	N77°55'44"E	50.00'
L10	N12°04'16"W	21.36'
L11	N01°55'24"W	11.67'

UNPLATTED DESCRIPTION OF SONOMA AT VIERA - PHASE 6
A parcel of land lying within Section 28 & 33, Township 25 South, Range 36 East Brevard County, Florida, more particularly described as follows:

Beginning at the Southeast corner of Tract "K" of the Plat of Sonoma At Viera - Phase 1 & 2, as recorded in Plat Book 49, Pages 5 - 12 of the Public Records of Brevard County; thence S11°11'15"E, 758.35 feet; thence S07°38'09"E, 212.18 feet; thence S89°43'28"W, 96.25 feet; thence S66°26'28"W, 127.00 feet; thence N87°27'29"W, 55.70 feet; thence S89°43'28"W, 136.86 feet; to a point of intersection with a non-tangent curve, concave Easterly, having a radius of 1529.00 feet and a radial bearing of N68°49'10"E; thence Northerly along the Easterly Lines of Lands described in Plat Book 49, Pages 5-12 and along the arc of said curve to the right, a distance of 311.85 feet, through a central angle of 11°41'09", to a point of reverse curve, concave Westerly, having a radius of 598.00 feet; thence Northerly along the arc of said curve to the left, a distance of 137.63 feet, through a central angle of 13°11'11" to the curve's end; thence N22°40'52"W, 81.41 feet; to a point of a curve, concave Easterly, having a radius of 652.00 feet; thence Northwesterly along the arc of said curve to the right, a distance of 236.22 feet, through a central angle of 20°45'28" to the curve's end; thence N01°55'24"W, 11.67 feet, to the point of a curve, concave Westerly, having a radius of 523.00 feet; thence Northerly along the arc of said curve to the left, a distance of 36.18 feet, through a central angle of 03°57'50"; to a non-tangent line; thence N84°06'46"E, 127.00 feet; to a point of intersection with a non-tangent curve, concave Westerly, having a radius of 650.00 feet and a radial bearing of S84°06'46"W; thence Northerly along the arc of said curve to the left, a distance of 70.15 feet, through a central angle of 06°11'02" to the curve's end; thence N12°04'16"W, 45.66 feet; thence N77°55'44"E, 50.00 feet; thence N12°04'16"W, 21.36 feet; thence N77°55'44"E, 290.71 feet, to the POINT OF BEGINNING; Containing 9.60 acres, more or less.

NOTE:
SEE SHEET 2 FOR GENERAL NOTES.



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

