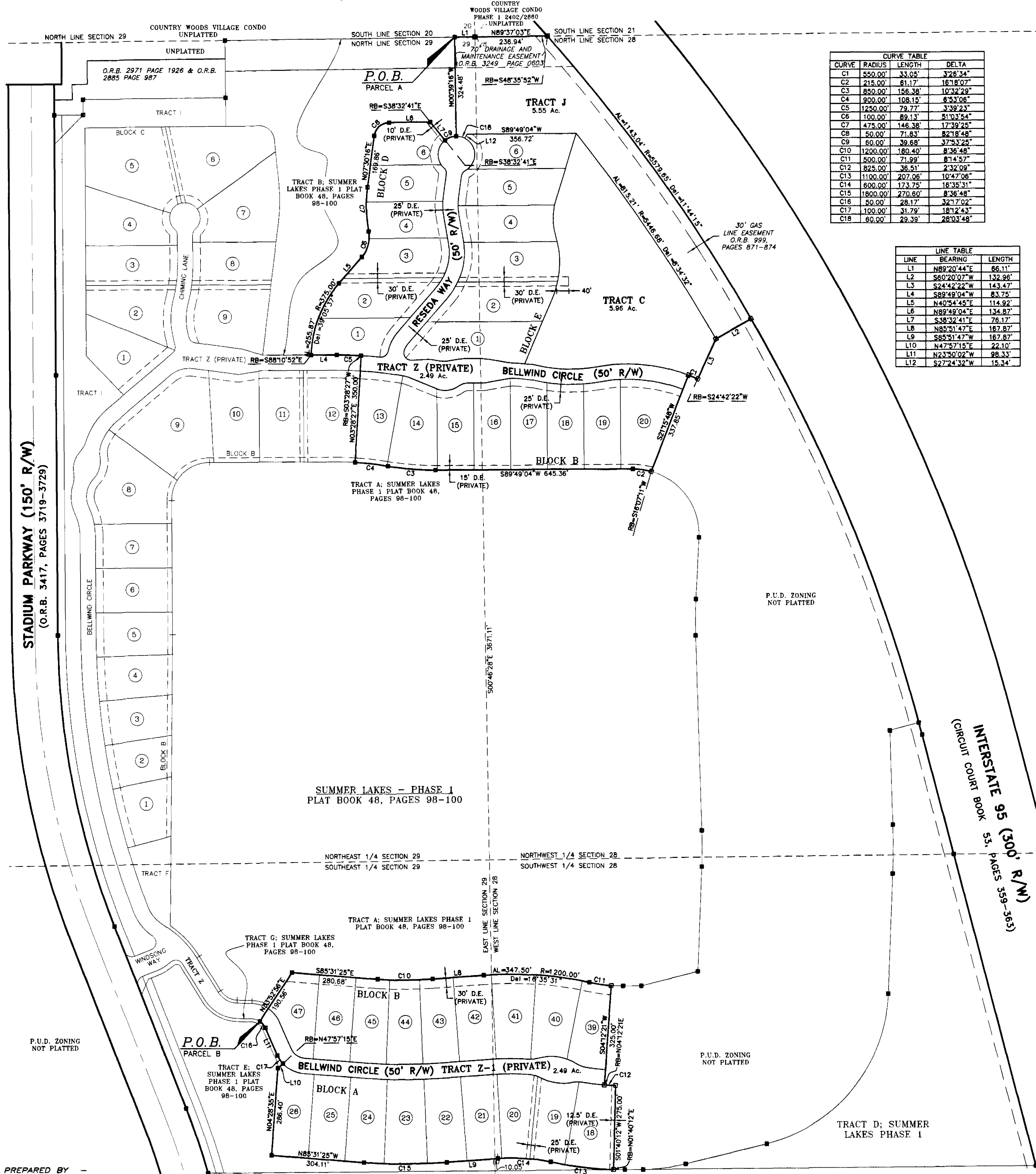


SUMMER LAKES - PHASE 2

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

SECTIONS 28 AND 29, TOWNSHIP 25 SOUTH, RANGE 36 EAST

VIERA, BREVARD COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	DELTA
C1	550.00'	33.05'	3°26'34"
C2	215.00'	81.17'	16°18'07"
C3	850.00'	156.38'	10°32'29"
C4	900.00'	108.15'	6°33'08"
C5	1250.00'	79.77'	3°39'23"
C6	100.00'	89.13'	51°03'54"
C7	475.00'	146.38'	17°39'25"
C8	50.00'	71.83'	82°18'48"
C9	60.00'	39.68'	37°53'25"
C10	1200.00'	189.49'	8°38'48"
C11	500.00'	71.99'	81°45'7"
C12	825.00'	36.51'	2°32'09"
C13	1100.00'	207.06'	10°47'06"
C14	600.00'	173.75'	16°35'31"
C15	1800.00'	270.60'	8°38'48"
C16	50.00'	28.17'	32°17'02"
C17	100.00'	31.79'	18°12'43"
C18	60.00'	29.39'	28°03'48"

LINE	BEARING	LENGTH
L1	N89°20'44"E	66.11'
L2	S60°20'07"W	132.96'
L3	S24°42'22"W	143.47'
L4	S89°49'04"W	83.75'
L5	N40°54'45"E	114.92'
L6	N89°49'04"E	134.87'
L7	S38°32'41"E	76.17'
L8	N85°51'47"E	167.87'
L9	S85°51'47"W	167.87'
L10	N47°57'15"E	22.10'
L11	N23°50'02"W	98.33'
L12	S27°24'32"W	18.34'

DESCRIPTION OF SUMMER LAKES-PHASE 2

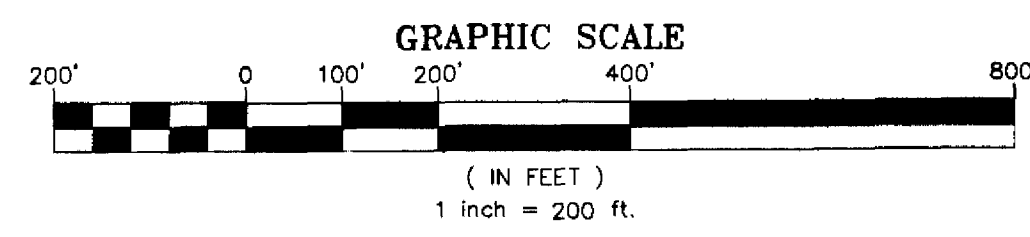
PARCEL A
A parcel of land lying within Sections 28 and 29, Township 25 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

From the Northeast Corner of Tract B of the Plat of Summer Lakes Phase-1 (as recorded in Plat Book 48, Pages 98-100, Public Records of Brevard County, Florida), said point being on the North Line of said Section 29 and the POINT OF BEGINNING; thence N89°20'44"E along the North Line of said Section 29, a distance of 66.11 feet to the Northwest Corner of said Section 28; thence N89°37'03"E along the North Line of said Section 28, a distance of 236.94 feet; to a point on the Western Right-of-Way line of Interstate 95 (a 300' Right-of-Way, as recorded in Circuit Court Book 53, Pages 359-363, Public Records of Brevard County, Florida) and the intersection with a non-tangent curve, concave Southwesterly, having a radius of 5579.65 feet and a radial bearing of S48°35'52"W; thence Southeasterly along said Western Right-of-Way, and the arc of said curve to the right, a distance of 1143.04 feet, through a central angle of 11°44'15"; to a non-tangent line; thence S60°20'07"W, 132.96 feet; thence S24°42'22"W, 143.47 feet; to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 550.00 feet and a radial bearing of S24°42'22"W; thence Northwesterly along the arc of said curve to the left, a distance of 33.05 feet, through a central angle of 03°26'34"; to a non-tangent line; thence S21°15'48"W, 337.85 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 215.00 feet and a radial bearing of S16°07'11"W; thence along the Northerly lines of Tract A, the East line of Lot 12 Block B and the Easterly lines of Tract B of said Plat Book 48, pages 98-100, Westerly along the arc of said curve to the left, a distance of 61.17 feet, through a central angle of 16°18'07" to the curve's end; thence S89°49'04"W, 645.36 feet, to the point of a curve, concave Northerly, having a radius of 850.00 feet; thence Westerly along the arc of said curve to the right, a distance of 156.38 feet, through a central angle of 10°32'29", to a point of reverse curve, concave Southerly, having a radius of 900.00 feet; thence Westerly along the arc of said curve to the left, a distance of 108.15 feet, through a central angle of 06°53'06"; to a non-tangent line; thence N03°28'27"E, 350.00 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 1250.00 feet and a radial bearing of S03°28'27"W; thence Westerly along the arc of said curve to the left, a distance of 79.77 feet, through a central angle of 03°39'23" to the curve's end; thence S89°49'04"W, 83.75 feet; to a point of intersection with a non-tangent curve, concave Easterly, having a radius of 375.00 feet and a radial bearing of S88°10'52"E; thence Northerly along the arc of said curve to the right, a distance of 255.87 feet, through a central angle of 39°05'37" to the curve's end; thence N40°54'45"E, 114.92 feet, to the point of a curve, concave Westerly, having a radius of 100.00 feet; thence Northwesterly along the arc of said curve to the left, a distance of 89.13 feet, through a central angle of 51°03'54", to a point of reverse curve, concave Easterly, having a radius of 475.00 feet; thence Northerly along the arc of said curve to the right, a distance of 146.38 feet, through a central angle of 17°39'25" to the curve's end; thence N07°30'16"E, 169.86 feet, to the point of a curve, concave Southeasterly, having a radius of 50.00 feet; thence Northerly along the arc of said curve to the right, a distance of 71.83 feet, through a central angle of 82°18'48" to the curve's end; thence N89°49'04"E, 134.87 feet; thence S38°32'41"E, 76.17 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 60.00 feet and a radial bearing of S38°32'41"E; thence Northwesterly along the arc of said curve to the right, a distance of 39.68 feet, through a central angle of 37°53'25"; to a non-tangent line; thence N00°39'16"W, 324.48 feet, to the POINT OF BEGINNING; Containing 31.11 acres, more or less.

TOGETHER WITH PARCEL B:
A parcel of land lying within Sections 28 and 29, Township 25 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

From the Southeast Corner of Tract Z of the Plat of Summer Lakes Phase-1 (as recorded in Plat Book 48, Pages 98-100, Public Records of Brevard County, Florida), being a point on the Northerly line of Tract G of said plat and the POINT OF BEGINNING; thence along the Southerly lines of Tract A of said Plat Book 48, pages 98-100, N33°52'56"E, 190.56 feet; thence S85°31'25"E, 280.68 feet, to the point of a curve, concave Northerly, having a radius of 1200.00 feet; thence Easterly along the arc of said curve to the left, a distance of 180.40 feet, through a central angle of 08°36'48" to the curve's end; thence N85°51'47"E, 167.87 feet, to the point of a curve, concave Southerly, having a radius of 1200.00 feet; thence Easterly along the arc of said curve to the right, a distance of 347.50 feet, through a central angle of 16°35'31", to a point of reverse curve, concave Northerly, having a radius of 500.00 feet; thence Easterly along the arc of said curve to the left, a distance of 71.99 feet, through a central angle of 08°14'57"; to a non-tangent line; thence S04°12'21"W, 325.00 feet; to a point of intersection with a non-tangent curve, concave Northerly, having a radius of 825.00 feet and a radial bearing of N04°12'21"E; thence Easterly along the arc of said curve to the left, a distance of 36.51 feet, through a central angle of 02°32'09"; to a non-tangent line; thence S01°40'12"W, 275.00 feet; to a point of intersection with a non-tangent curve, concave Northerly, having a radius of 1100.00 feet and a radial bearing of N01°40'12"E; thence along the Northerly and Easterly lines of Tract E of said Plat Book 48, pages 98-100, Westerly along the arc of said curve to the right, a distance of 207.06 feet, through a central angle of 10°47'06", to a point of reverse curve, concave Southerly, having a radius of 600.00 feet; thence Westerly along the arc of said curve to the left, a distance of 173.75 feet, through a central angle of 16°35'31" to the curve's end; thence S85°51'47"W, 167.87 feet, to the point of a curve, concave Northerly, having a radius of 1800.00 feet; thence Westerly along the arc of said curve to the right, a distance of 270.60 feet, through a central angle of 08°38'48" to the curve's end; thence N85°31'25"W, 304.11 feet; thence N04°28'35"E, 286.40 feet; thence N47°57'15"E, 22.10 feet; to a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 100.00 feet and a radial bearing of N47°57'15"E; thence Northwesterly along the arc of said curve to the right, a distance of 31.79 feet, through a central angle of 18°12'43" to the curve's end; thence N23°50'02"W, 98.33 feet, to the point of a curve, concave Southwesterly, having a radius of 50.00 feet; thence Northwesterly along the arc of said curve to the left, a distance of 28.17 feet, through a central angle of 32°17'02"; to the curve's end, and the POINT OF BEGINNING; Containing 15.22 acres, more or less.

Total area of Parcel A and Parcel B = 46.33 Acres, more or less.



REVISION 3: 8/19/03
REVISION 2: 8/6/03
REVISION 1: 7/7/03
DATE: 4/25/03

THIS PLAT PREPARED BY

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TRACT A, PLAT OF SONOMA AT VIERA -
PHASES 1 & 2
PLAT BOOK 49, PAGES 5-12

B.S.E. DWG. 10583305