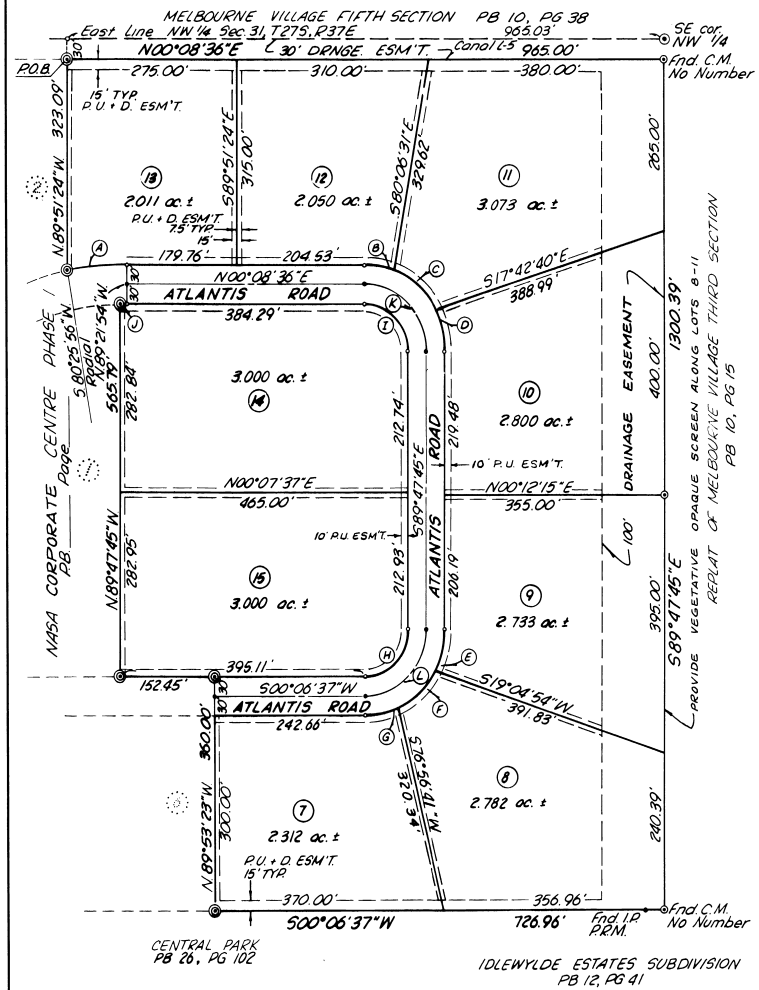
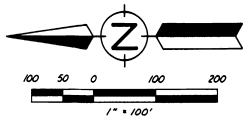
NASA CORPORATE CENTRE PHASE II

A Subdivision of a portion of the NW 1/4 of Section 31, Township 27 South, Range 37 East City of Melbourne Brevard County, Florida.





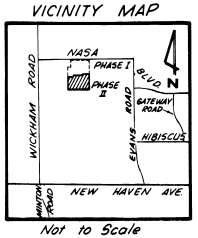
DESCRIPTION: NASA CORPORATE CENTRE, PHASE II

A PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID NW 1/4 RUN N00-08-36E ALONG THE EAST LINE OF SAID NW 1/4 AS SHOWN IN PLAT BOOK 10, PAGE 38 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 965.03 FEET, THENCE N89-51-24W 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N89-51-24W 323.09 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 564.63 FEET AND FROM WHICH POINT A RADIAL LINE BEARS S80-25-56W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.70 FEET AND THROUGH A CENTRAL ANGLE OF 9-42-40 TO THE P.T.; THENCE RUN PERPENDICULAR TO THE TANGENT OF SAID CURVE N89-51-24W 60.00 FEET TO THE P.C. OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 504.63 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.64 FEET AND THROUGH A CENTRAL ANGLE OF 1-12-30; THENCE DEPARTING FROM SAID CURVE ON A NON-RADIAL LINE RUN N89-47-45W 565.79 FEET; THENCE S00-06-37W 152.45 FEET; THENCE N89-53-23W 360.00 FEET TO THE WEST LINE OF THE SE 1/4 OF THE AFORESAID NW 1/4 AS SHOWN IN PLAT BOOK 26, PAGE 102 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S00-06-37W ALONG THE EAST LINE OF SAID PLAT BOOK 26, PAGE 102 AND ALSO THE EAST LINE OF PLAT BOOK 12, PAGE 41 A DISTANCE OF 726.96 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID NW 1/4 AS SHOWN IN PLAT BOOK 10, PAGE 15 AND PLAT BOOK 12, PAGE 41 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S89-47-45E ALONG THE SOUTH LINE OF SAID NW 1/4 AS SHOWN IN SAID PLAT BOOK 10, PAGE 15 A DISTANCE OF 1300.39 FEET; THENCE N00-08-36E 965.00 FEET TO THE POINT OF BEGINNING. CONTAINING 25.618 ACRES MORE OR LESS.

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD
A	564.63'	9-42-40	95.70'	47.97'	95.59'
B	130.00'	22-27-34	50.96'	25.81'	50.63'
C	130.00'	39-41-14	90.05'	46.91'	88.26'
D	130.00'	27-54-51	63.34'	32.31'	62.71'
E	130.00'	28-30-14	64.67'	33.02'	64.01'
F	130.00'	36-40-34	89.22'	45.09'	81.80'
G	130.00'	24-48-34	56.10'	28.49'	55.67'
H	70.00'	89-54-22	109.84'	69.89'	98.91'
I	70.00'	90-03-39	110.03'	70.07'	99.05'
J	504.63'	1-12-30	10.64'	5.32'	10.64'
K	100.00'	90-03-39	157.19'	100.11'	141.50'
L	100.00'	89-54-22	156.92'	99.84'	141.31'

BRIEL & ASSOCIATES
Land Surveyors, Inc.
325 Fifth Avenue - Suite 202
Indialantic, Florida 32903 (407) 724-6333

VICINITY MAP



Not to Scale

Surveyors Notes:

1. ◉ *denotes a permanent reference monument.*
2. • *denotes permanent control point.*
3. *Bearings are based on an assumed datum derived from the south right of way line of Nasa Blvd.*
4. ◉ *denotes PRM per Nasa Commercial Center Phase I, PB____ Page____.*
5. *NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.*

PREPARED BY: Briel & Associates Land Surveyors, Inc.

GENERAL NOTES:

1. THE NASA CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC. SHALL PERPETUALLY MAINTAIN THE RETENTION, COMMON AREA, TRACT A AND THE LIFT STATION TO BE LOCATED WITHIN SAID COMMON AREA AS SHOWN ON THE PLAT OF NASA CORPORATE CENTRE PHASE I.
2. PUBLIC UTILITY & DRAINAGE EASEMENTS ARE RESERVED ALONG THE FRONT, SIDES & REAR OF ALL LOTS AS DEPICTED ON THIS PLAT.
3. FOR JOINDER IN DEDICATION SEE O.R.B. 3365 PAGE'S 1164 & 1166, 1168
4. FOR DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS SEE O.R.B. 3365 PAGE 1145
5. THE NASA CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC. SHALL BEAR SOLE RESPONSIBILITY FOR THE MAINTENANCE OF RETENTION, COMMON AREA, TRACT A AND THE LIFT STATION.
6. ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT THAT THE CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7. NOTE RE: FENCING IN EASEMENTS PER APPENDIX D, CHAPTER 9, SEC. 9.47.
8. AN OPAQUE VEGETATIVE SCREEN SHALL BE PROVIDED ON THE SOUTH SIDES OF LOTS 8-11 UPON DEVELOPMENT.

PLAT BOOK 40 PAGE 14

SHEET 1 OF 1

SEC 31 TWP 27S RNG 37E

DEDICATION

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

NASA CORPORATE CENTRE PHASE II

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, thoroughfares, canals and utility esm'ts, and other esm'ts shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set ____ hand ____ and seal ____ on September 29, 1992

MM MOORING #1 CORP., a Delaware Corporation authorized to do business in the State of Florida, as Trustee and individually and as Agent for OLEIFERA INVESTMENTS LIMITED, under a Master Participation Agreement dated September 27, 1990.

MICHEAL R. BOWDEN
VICE PRESIDENT

Signed and sealed in the presence of ____

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on September 29, 1992 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ____ Michael R. Bowden

[redacted] Vice President seal of the above named corporation incorporated under the laws of the 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 the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

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

NOTARY PUBLIC AUKEN A. PEARCE

My Commission Expires: 2.6.A.1995 SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 16 FEBRUARY 1987, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated 21 SEPTEMBER 1993

ROBERT A. BRIEL Registration No. 3699

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 10/12/93 the MELBOURNE CITY COUNCIL approved the foregoing plat. SEAL

MAYOR.

ATTEST: CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

Chairman of the Board

ATTEST:

Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Chairman of the Board.

Attest

Clerk of the Board.

Approved

County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on ____ the Zoning Commission of the above approved the foregoing plat.

Planning and Zoning Director

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, Florida Statutes and was filed for record on FEBRUARY 7, 1994 at 3:19PM. File No. [illegible]

Clerk of the Circuit Court in and for Brevard County, FL. DC