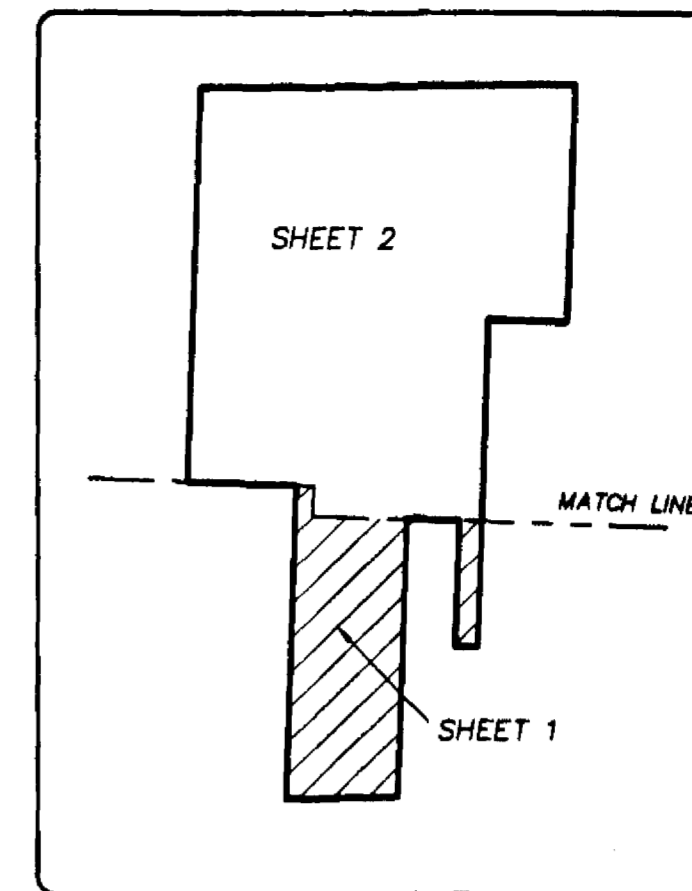


Ellis Road Industrial Park

SECTION 25, TOWNSHIP 27 SOUTH, RANGE 36 EAST,
CITY OF MELBOURNE, COUNTY OF BREVARD, FLORIDA

KEY MAP
(NOT TO SCALE)



DEDICATION

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

ELLIS ROAD INDUSTRIAL PARK

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all streets, rights of way, and public utility easements shown or described hereon to the perpetual use of the public. Tracts B & C are hereby dedicated to the perpetual use of the public for use as described in Notes 2, 10 and 16.

The sanitary sewer easement described in note 2 is hereby dedicated to Ellis Road Industrial Park Owners Association, Inc. IN WITNESS WHEREOF, the undersigned hereunto set hand and seal on 7/19/04

by: Tom K. Davis, Manager Ellis Road Industrial Park, LLC
455 Gemaire Drive
Melbourne, Florida 32901

Signed and sealed in the presence of:
Richard C. Clout Carol Gambill
RICHARD C. CLOUT CAROL GAMBILL

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY that on July 14, 2004 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

Charles A. Pasty
NOTARY PUBLIC

My Commission Expires 7/19/05

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 10/27/03 the survey of the lands as shown in the foregoing plat and 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County Florida.

Dated: 7/19/04
Michael J. Kane Registration No. LS 4029
Michael J. Kane, L.S.
Kane Surveying
1637 South Wickham Road
West Melbourne, FL 32904
Certificate of Authorization No. L.B. 7179

CERTIFICATE OF REVIEWING 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.

Michael J. Sweeney
MICHAEL J. SWEENEY, RLS No. 4870
REVIEWING SURVEYOR FOR THE CITY OF MELBOURNE

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 4/27/2004 the Melbourne City Council approved the foregoing plat.

John A. Buckley
Attest Carol A. Wolf

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 4-1-04 the zoning commission of the City of Melbourne approved the foregoing plat.

Charles A. Pasty
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 August 4, 2004 at 8:15 AM.
File No. 2004-249-017
Scott Ellis Deputy Clerk
Clerk of the Circuit Court in and for Brevard County, FL

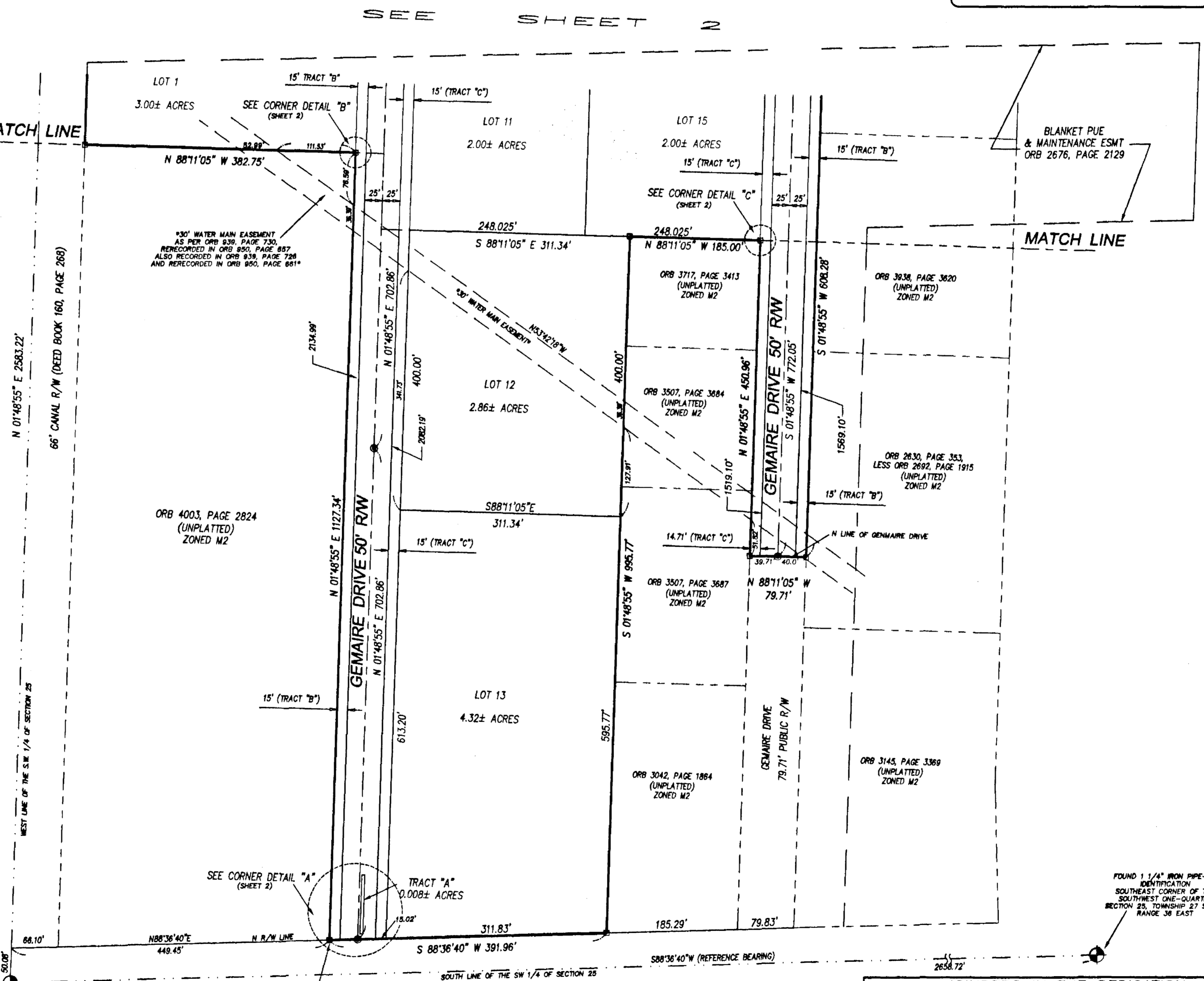
LEGEND

C/L = CENTERLINE
ESMT = EASEMENT
LB = LAND SURVEYOR BUSINESS
LS = LAND SURVEYOR
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY

□ - INDICATES A SET 4"x4" CONCRETE MONUMENT WITH WASHER STAMPED "P.R.M./LS 4029"

● - INDICATES A SET MASONRY NAIL & 1/4" WASHER STAMPED "P.C.P./LS 4029"

- GENERAL NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BEING S 88°36'40" W AS PER ASSUMED DATUM.
 - THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED:
 - AN EASEMENT ACROSS TRACTS B & C IS DEDICATED TO THE PUBLIC FOR DRAINAGE FROM GEMAIRE DRIVE AND FOR USE BY PUBLIC UTILITIES. TRACTS B & C ARE TO BE MAINTAINED BY THE ELLIS ROAD INDUSTRIAL PARK OWNERS ASSOCIATION, INC., WHICH IS THE PROPERTY OWNERS ASSOCIATION HAVING JURISDICTION WITHIN THE PROPERTIES DEPICTED ON THE PLAT.
 - A 10 FOOT WIDE EASEMENT ACROSS THE FRONT OF ALL LOTS IS HEREBY DEDICATED TO THE PUBLIC FOR THE USE OF PUBLIC UTILITIES.
 - A PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED FOR THE BENEFIT OF DRAINAGE FROM LOTS 9, 10, 11, 14 AND 15:
 - (a) THE WESTERLY 15 FEET OF LOT 10 AND LOT 11
 - (b) THE EASTERLY 15 FEET OF LOT 14 AND LOT 15
 - (c) THE NORTHERLY 15 FEET OF LOT 10 AND LOT 14
 - (d) THE SOUTHERLY 20 FEET OF LOT 9
 - A 15 FOOT WIDE SANITARY SEWER EASEMENT IS HEREBY DEDICATED TO THE ELLIS ROAD INDUSTRIAL PARK OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ACROSS THE NORTHERLY 15 FEET OF LOT 4.
 - A 15 FOOT WIDE SANITARY SEWER EASEMENT CENTERED (7.5 FEET ALONG EACH SIDE) ALONG THE COMMON LOT LINE BETWEEN LOT 4 AND LOT 5 IS HEREBY DEDICATED TO ELLIS ROAD INDUSTRIAL PARK OWNERS ASSOCIATION, INC.
 - ALL UTILITY EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(7), 177.091(8) AND 177.091 (9)
 - TRACT "A" (0.01± ACRES) HAS BEEN CONVEYED BY WARRANTY DEED TO, AND WILL BE MAINTAINED BY, THE ELLIS ROAD INDUSTRIAL PARK OWNERS ASSOCIATION, INC., FOR LANDSCAPING AND SIGNAGE. SEE O.R. BOOK _____, PAGE _____
 - FOR PROTECTIVE COVENANTS AND RESTRICTIONS SEE O.R. BOOK _____ PAGE _____
 - FOR JOINDERS AND DEDICATION SEE JOINDERS IN DEDICATION DETAIL ON THIS SHEET.
 - FENCING OF EASEMENTS IS REGULATED BY CITY CODE APPENDIX D, CHAPTER 9, SECTION 9.47(d).
 - UPON DEVELOPMENT OF EACH LOT, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING AN ENVIRONMENTAL EVALUATION PERTAINING TO THREATENED AND ENDANGERED SPECIES. THE OWNER WILL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS, WITH RESPECT TO THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION AND US FISH & WILDLIFE SERVICE.
 - TRACTS "B" (1.42± ACRES) & "C" (1.41± ACRES) HAVE BEEN DESIGNATED AS STORMWATER TRACTS AND ARE PART OF THE STREET SYSTEM. BOTH TRACTS B & C WILL BE MAINTAINED BY THE ELLIS ROAD INDUSTRIAL PARK OWNERS ASSOCIATION, INC., AND EXCEPT AS DESCRIBED IN NOTE 16, TRACTS B & C ARE EXCLUSIVELY FOR THE STREET SYSTEM STORMWATER TREATMENT, EXCEPT AS DESCRIBED IN NOTE 16. TRACTS B & C SHALL NOT BE USED AS AN OUTFALL FOR OTHER STORMWATER SYSTEMS. TRACTS B & C HAVE BEEN CONVEYED BY WARRANTY DEED TO THE ELLIS ROAD INDUSTRIAL PARK OWNERS ASSOCIATION, INC., HAVING JURISDICTION OVER SUBDIVISION-RELATED IMPROVEMENTS. FOR DEED SEE O.R. BOOK _____, PAGE _____
 - EACH LOT RETAINS THE RIGHT TO CROSS THAT PORTION OF THE STORMWATER TRACT LOCATED BETWEEN THE LOT AND GEMAIRE DRIVE RIGHT OF WAY FOR THE PURPOSE OF INGRESS / EGRESS AND ACCESSING UTILITIES. STORMWATER TRACTS MUST REMAIN CONTIGUOUS. ALL DRIVEWAY CONNECTIONS WILL REQUIRE CULVERT CROSSINGS OR EQUAL ALTERNATIVE TO ALLOW STORMWATER TO EQUALIZE. AN EASEMENT OVER AND ACROSS THE TRACT B & C STORMWATER MANAGEMENT SYSTEM CONSISTENT WITH THIS NOTE AND NOTE 13, IS HEREBY GRANTED TO EACH LOT AS SHOWN UPON THE PLAT. ANY LOT OWNER DESIRING A FORMAL EASEMENT IN RECORDABLE FORM SHALL FURNISH THE METES AND BOUNDS LEGAL DESCRIPTION TO, AND MAY OBTAIN SAME FROM, THE MELBOURNE CITY ATTORNEY'S OFFICE. A PUBLIC UTILITY EASEMENT CONTIGUOUS WITH THE FOREGOING EASEMENT IS HEREBY DEDICATED FOR ALL PUBLIC UTILITIES TO ACCESS A LOT FROM GEMAIRE DRIVE.
 - STORMWATER MANAGEMENT SYSTEMS HAVE NOT BEEN PROVIDED FOR INDIVIDUAL LOTS. UPON DEVELOPMENT, EACH LOT OR COMBINATION OF LOTS WILL OBTAIN ALL REQUIRED PERMITS & PROVIDE AN ONSITE RETENTION SYSTEM. "DEVELOPMENT" AS REFERENCED IN THIS NOTE SHALL BE DEFINED AS SET FORTH IN SECTION 380.04, FLORIDA STATUTES (2003).
 - EACH LOT SHALL BE RESERVED A MINIMUM OF (1) DRIVEWAY ENTRANCE ONTO GEMAIRE DRIVE. THIS MINIMUM DRIVEWAY SHALL BE CONSIDERED TO DEDUCT 55 LINEAR FEET FROM THE APPLICABLE STORMWATER TRACT. MULTIPLE DRIVEWAYS ARE PERMITTED ON A FIRST COME FIRST SERVE BASIS. TOTAL STORMWATER DEDUCTION FOR BOTH TRACT "B" & "C" SHALL NOT EXCEED 1100 LINEAR FEET.
 - BUILDING SETBACK PER THE CITY OF MELBOURNE M1(LIGHT INDUSTRIAL) & M2(GENERAL INDUSTRIAL) ZONING APPLICABLE AT THE TIME OF RECORDING.
FRONT = 20'
REAR = 20'
SIDE INTERIOR = 0'
SIDE CORNER = 20'
 - SITE DATA
TOTAL LOTS = 15
TOTAL ACREAGE OF LOTS = 42.98
 - AS UTILIZED IN THE NOTES AND AS SHOWN HEREON, THE TERM "ELECTRIC" OR "PUBLIC UTILITY" EASEMENT SHALL SPECIFICALLY INCLUDE FLORIDA POWER AND LIGHT CO. AND SHALL NOT EXCLUDE OTHER SUPPLIERS OF ELECTRICITY.
 - LOTS 9, 10, 11, 14, AND 15 SHALL HAVE A COMMON STORMWATER RETENTION SYSTEM THE LOCATION OF WHICH SHALL BE SEPARATELY IDENTIFIED BY RECORDED EASEMENT AGREEMENT AMONG THE OWNERS OF LOTS 9, 10, 11, 14, AND 15 AS APPROPRIATE. LOTS 10, 11, 14, AND 15 SHALL BE PERMITTED TO UTILIZE A STRIP OF LAND AS DESCRIBED IN NOTE 2 ABOVE. AN EASEMENT FOR STORMWATER DRAINAGE OVER, UNDER, AND ACROSS TRACTS B & C IS HEREBY DEDICATED FOR THE BENEFIT OF DRAINAGE FROM LOTS 9, 10, 11, 14, AND 15 FOR OUTFALL PURPOSES AS DEPICTED UPON THE PLAT. THE LOT 9, 10, 11, 14, AND 15 DRAINAGE SYSTEM SHALL OUTFALL EAST AND SOUTH (VIA PIPE NETWORK) ACROSS AND UNDER TRACTS B & C THROUGH AN OUTFALL.
 - THE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 5131, PAGE 2834; OFFICIAL RECORDS BOOK 5131, PAGE 2960; OFFICIAL RECORDS BOOK 5131, PAGE 2993; OFFICIAL RECORDS BOOK 5131, PAGE 3019, AND OFFICIAL RECORDS BOOK 5142, PAGE 0452, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, ARE TERMINATED UPON RECORDATION OF THIS PLAT PURSUANT TO THE PROVISIONS OF PARAGRAPH 6 OF EACH SUCH EASEMENT AND BY VIRTUE OF THE EXECUTION OF THIS PLAT BY EACH OF THE PARTIES TO EACH SAID EASEMENT.



POINT OF BEGINNING

ELLIS ROAD (100' PUBLIC R/W)

POINT OF COMMENCEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

JOINDERS IN THE DEDICATION

LOT(S)	O.R. Book	Page	O.R. Book	Page
1	5342	6170	5342	6177
2	5342	6171	5342	6177
3 & 4	5342	6172	5342	6177
5 & 6	5342	6173	5342	6180
7 & 8	5342	6174	5342	6179
9	5342	6175	5342	6179
10, 11, 14 & 15	5342	6176		
12 & 13	5342	6176		

Additional Joinders in the Dedication have been executed by current lot owners with the Ellis Road Industrial Park Subdivision and will be considered a part of the Plat. These documents, with their respective lot number, OR Book & Page numbers are listed below:

OWNER: _____ MORTGAGEE: _____

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 supplemented 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.

SURVEYOR	ENGINEER	OWNER
KANE SURVEYING 1637 SOUTH WICKHAM ROAD WEST MELBOURNE, FLORIDA, 32904 (321) 676-0427	M.E. CONSTRUCTION 7807 CORAL DRIVE WEST MELBOURNE, FLORIDA, 32904	ELLIS ROAD INDUSTRIAL PARK, LLC. 455 GEMAIRE DRIVE MELBOURNE, FLORIDA, 32904

