KEW COMMERCIAL CENTER, PHASE 1

A SUBDIVISION LYING IN SECTIONS 19 & 20, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA.
BEING A "REPLAT" OF PORTIONS OF TRACT "I-5" OF BAYSIDE LAKES COMMERCIAL CENTER PHASE 2", RECORDED IN PLAT BOOK 45, PAGES 82 THRU 84.

PLAT BOOK 53 PAGE 78

SHEET 1 OF 1

SEC. 19 & 20, TWP. 29 S., RGE. 37 E.

SURVEYORS NOTES:

■ – INDICATES PERMANENT REFERENCE MONUMENTS ("PRM / PACKARD / LS #3867")

● – INDICATES PERMANENT CONTROL POINTS ("PCP / PACKARD / LS #3867")

○ – INDICATES POINTS OF CURVATURE, TANGENCY, END POINTS AND / OR OTHER POINTS REQUIRING CLARIFICATION.

1.) THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE RECORD PLAT OF "BAYSIDE LAKES COMMERCIAL CENTER PHASE 2", RECORDED IN PLAT BOOK 45, PAGES 82 THRU 84. SPECIFICALLY, THE EAST LINE OF SECTION 19-29-37 = A BEARING OF N.00°16'34"W..

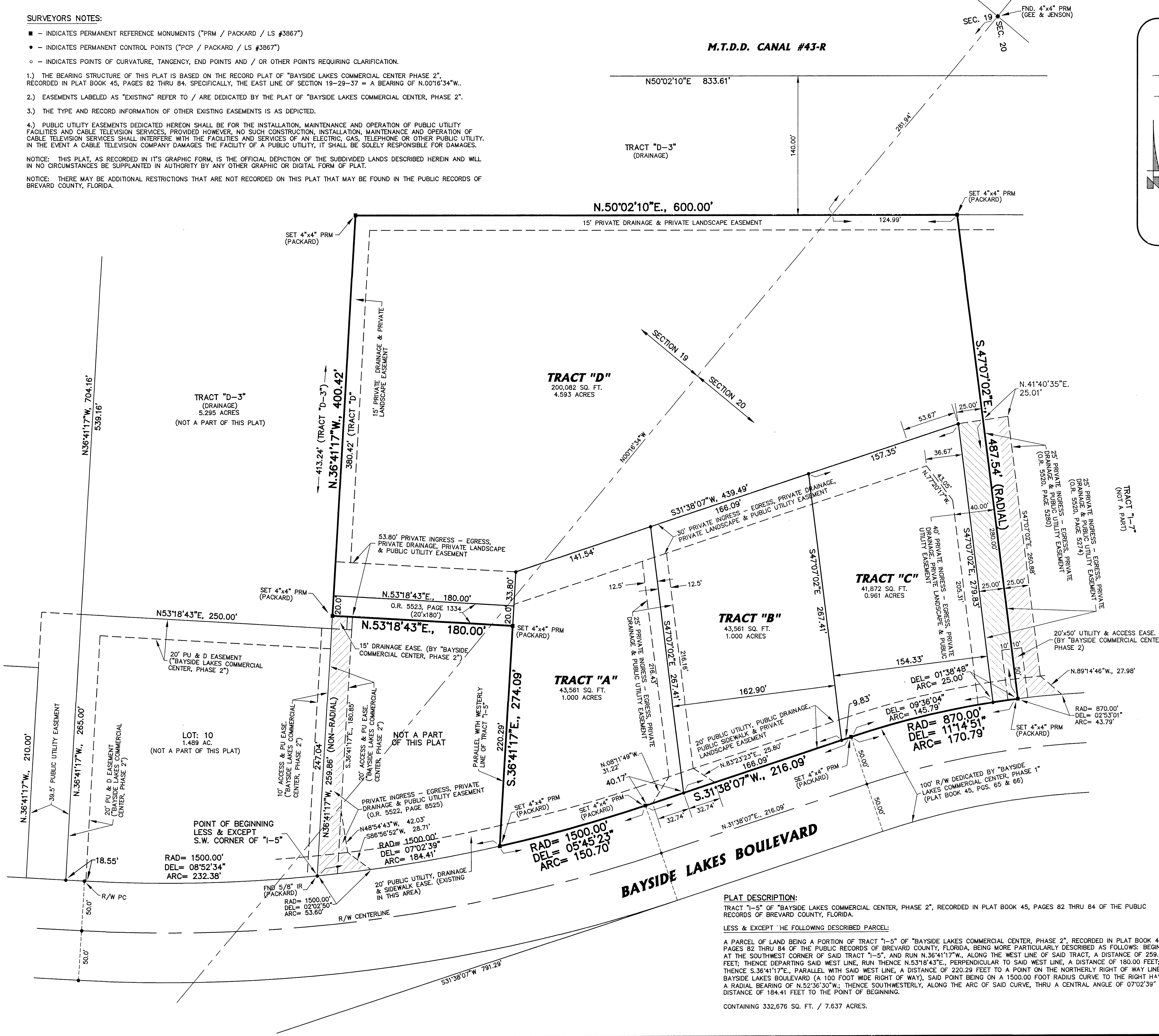
2.) EASEMENTS LABELED AS "EXISTING" REFER TO / ARE DEDICATED BY THE PLAT OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2".

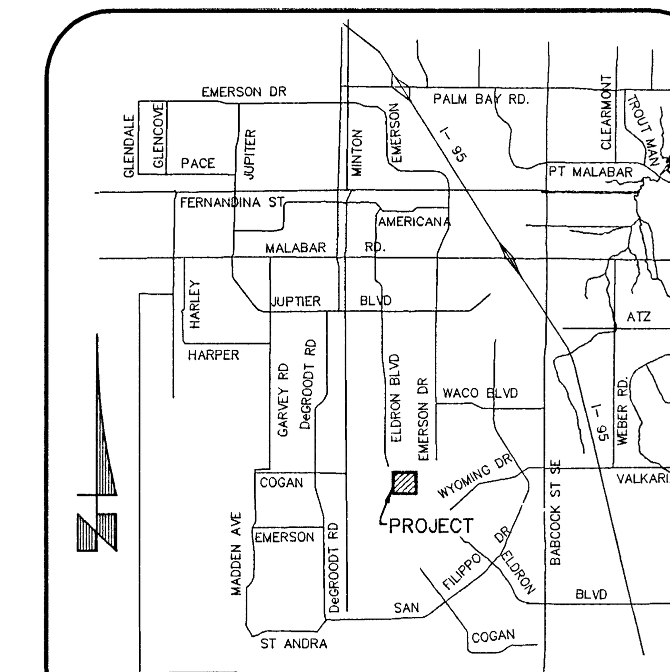
3.) THE TYPE AND RECORD INFORMATION OF OTHER EXISTING EASEMENTS IS AS DEPICTED.

4.) PUBLIC UTILITY EASEMENTS DEDICATED HEREON SHALL BE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY FACILITIES AND CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.

NOTICE: THIS PLAT, AS RECORDED IN IT'S 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 PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.





VICINITY MAP
NO SCALE

LEGEND OF ABBREVIATIONS:

PRM	= PERMANENT REFERENCE MONUMENT
PCP	= PERMANENT CONTROL POINT
CM	= CONCRETE MONUMENT
IR	= IRON ROD
RAD	= RADIUS
DEL	= CENTRAL ANGLE
ARC	= LENGTH OF CURVE
TAN	= TANGENT
BRG	= BEARING (CHORD)
CHD	= CHORD
EASE	= EASEMENT
"C"	= CURVE DESIGNATION
FND.	= FOUND
O.R.	= OFFICIAL RECORDS
PG.	= PAGE
SQ. FT.	= SQUARE FEET
AC.	= ACRES
PU	= PUBLIC UTILITY
PC	= POINT OF CURVATURE
R/W	= RIGHT OF WAY

JOINDER / RESTRICTIONS / COVENANTS:

O.R. 5527 PAGE 7482

O.R. ________ PAGE ________

O.R. ________ PAGE ________

PLAT DESCRIPTION:

TRACT "I-5" OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2", RECORDED IN PLAT BOOK 45, PAGES 82 THRU 84 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF TRACT "I-5" OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2", RECORDED IN PLAT BOOK 45, PAGES 82 THRU 84 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "I-5", AND RUN N.36°41'17"W., ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 259.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN THENCE N.53°18'43"E., PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 180.00 FEET; THENCE S.36°41'17"E., PARALLEL WITH SAID WEST LINE, A DISTANCE OF 220.29 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BAYSIDE LAKES BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY), SAID POINT BEING ON A 1500.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N.52°36'30"W.; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°02'39" A DISTANCE OF 184.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 332,676 SQ. FT. / 7.637 ACRES.

r.m. packard & assoc., inc.
surveying & mapping
1013 Rockledge Drive
Rockledge, Florida 32955
Tel.: (321) 632-6335

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE COMPANY NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

KEW COMMERCIAL CENTER, PHASE 1

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE AND THE PUBLIC SIDEWALK EASEMENT TO THE PERPETUAL USE OF THE PUBLIC (SUBJECT TO NOTES HEREON).

IN WITNESS WHEREOF, THE BELOW NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND IT'S SEAL TO BE AFFIXED HERETO ON:

DATE: 8/26/05

BY: Duane A. Watson
DUANE A. WATSON, MANAGING MEMBER
KEW, LLC
335 SOUTH PLUMOSA STREET
MERRITT ISLAND, FLORIDA 32952

SIGNED AND SEALED IN THE PRESENCE OF:

Jerry Crane — Neal L Weintraub
JERRY CRANE — Neal L Weintraub

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, THAT ON August 26, 2005
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

DUANE A. WATSON

AS MANAGING MEMBER OF THE ABOVE NAMED COMPANY, TO ME, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID COMPANY IS DULY AFFIXED THERETO AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: Heather L. Reed

MY COMMISSION EXPIRES: 8/12/06

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON JANUARY 11, 2005, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BAY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

DATED: ________

ROBERT M. PACKARD, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #3867
FOR: R.M. PACKARD & ASSOC., INC.
1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (321) 632-6335
FLORIDA CORPORATE CERTIFICATE #6649

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON: JUNE 16, 2005
THE CITY COUNCIL OF THE CITY OF PALM BAY, FLORIDA APPROVED THE FOREGOING PLAT.

MAYOR: John J. Mazziotti

ATTEST: ________
DEPUTY CITY CLERK: ________

SEAL

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

Craig S. McKinnon
CRAIG S. McKINNON, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #5057

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 WAS FILED FOR RECORD ON: 9-2-2005 AT 3:10 pm FILE NO: 2005317430

Scott Ellis By S Barnett Deputy Clerk
CLERK OF CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA