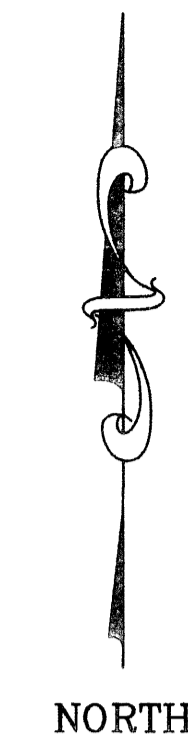
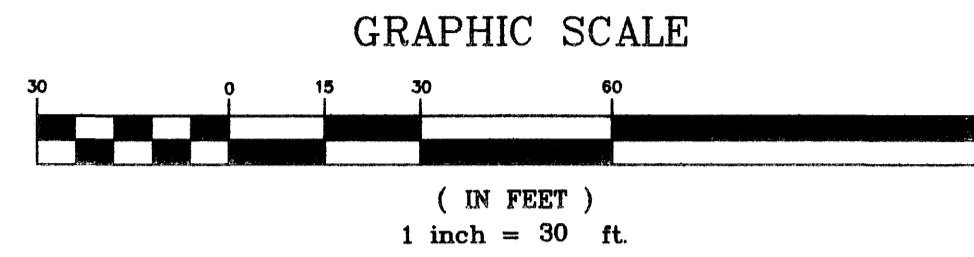
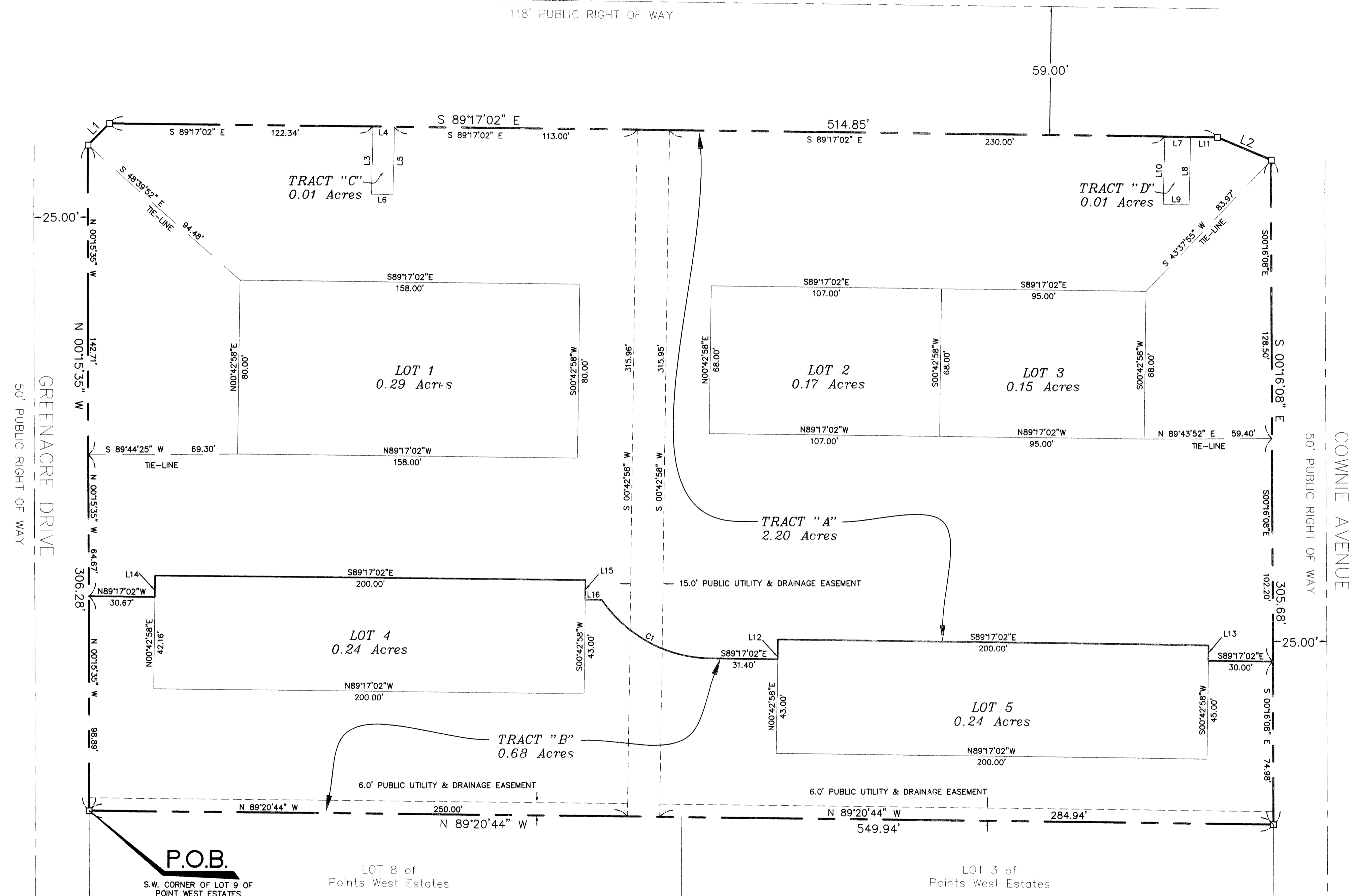


# COLONIAL SQUARE COMMERCIAL CENTER

A REPLAT OF LOTS 1, 2, 9 & 10 OF "POINT WEST ESTATES" PLAT BOOK 24, PAGE 16  
 LYING IN SECTION 6 - TOWNSHIP 29S, RANGE 37E  
 PALM BAY, BREVARD COUNTY, FLORIDA



MALABAR ROAD STATE ROAD 514  
 118' PUBLIC RIGHT OF WAY



50' PUBLIC RIGHT OF WAY  
 GREENACRE DRIVE

50' PUBLIC RIGHT OF WAY  
 CORNIE AVENUE

**LEGEND**

□ = 4"x4" CONCRETE MONUMENT (SET) WITH NAIL & DISK STAMPED "PRM PSM 5990"

C## = CURVE NUMBER FOR CURVE TABLE  
 L## = LINE NUMBER FOR LINE TABLE  
 P.B. = PLAT BOOK  
 PRM = PERMANENT REFERENCE MONUMENT  
 PSM = PROFESSIONAL SURVEYOR & MAPPER  
 H.O.A. = HOMEOWNERS ASSOCIATION

**LINE TABLE**

LINE	LENGTH	BEARING
L1	14.05	N45°23'08"E
L2	27.09	S67°37'01"E
L3	31.00	N00°42'58"E
L4	10.00	S89°17'02"E
L5	31.00	N00°42'58"E
L6	10.00	S89°17'02"E
L7	12.00	S89°17'02"E
L8	31.00	N00°42'58"E
L9	12.00	S89°17'02"E
L10	31.00	N00°42'58"E
L11	12.51	S89°17'02"E
L12	9.00	N00°42'58"E
L13	7.00	S00°42'58"W
L14	9.84	N00°42'58"E
L15	9.00	S00°42'58"W
L16	7.66	S89°17'02"E

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO AN ASSUMED VALUE OF N89°20'44"W FOR THE NORTH LINE OF LOTS 3 AND 8. SAID BEARING IS IDENTICAL WITH THE PLAT OF "POINT WEST ESTATES".
  - TRACT "A" IS TO BE USED FOR INGRESS AND EGRESS, COMMON AREA PARKING, DRAINAGE AS WELL AS COMMON AREAS; HOWEVER, AN EASEMENT OVER SAID TRACT WILL ALSO BE DEDICATED FOR EMERGENCY, UTILITY AND MAINTENANCE VEHICLES. SAID TRACT WILL BE MAINTAINED BY THE H.O.A.
  - TRACT "B" IS TO BE USED FOR DRAINAGE AS WELL AS OPEN SPACE. SAID TRACT WILL BE MAINTAINED BY THE H.O.A.
  - TRACTS "C" AND "D" ARE TO BE USED FOR SIGNAGE PURPOSES.
  - 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 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.
  - Any utility easements include cable television.
  - For Joinder see Orb 5630 Pg 122.

**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	TAN	CHD BRG	CHD
C1	59.18'	62.00'	54°41'30"	32.06'	S61°56'17"E	56.96'

**LEGAL DESCRIPTION:**  
 Portions of lots 1&10 and lots 2&9 of "Point West Estates" according to the plat thereof, as recorded in Plat Book 24, Page 16 of the public records of Brevard County, Florida and being more particularly described as follows:  
 Beginning at the South west corner of said lot 9, run N 00°15'35" W a distance of 306.28 feet; thence N 45°23'08" E distance of 14.05 feet; thence S 89°17'02" E a distance of 514.85 feet; thence S 67°37'01" E a distance of 27.09 feet; thence S 00°16'08" E a distance of 305.68; thence N 89°20'44" W a distance of 549.94 feet to the Point of Beginning containing 3.98 acres of land more or less.

Prepared By:  
**MORGAN & Associates**  
 Consulting Engineers, Inc.  
 504 N. Harbor City Blvd. Melbourne, FL 32935  
 Phone (321) 751-6088 Fax (321) 751-6089  
 L.B. # 7040  
 Prepared By: Christopher S. Bowers P.S.M. #5990

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in  
**COLONIAL SQUARE COMMERCIAL CENTER**  
 hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates drainage easements, utility easements shown hereon to the perpetual use of the public, additional tracts to be dedicated are listed in surveyors notes, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on March 24, 2006  
 By: C. Douglas Engle  
 C. DOUGLAS ENGLE  
 Managing Member  
 Colonial Square, L.L.C.  
 504 N. Harbor City Blvd.  
 Melbourne, Florida  
 32935

Attest: Albert J. Bove  
 Signed and sealed in the presence of: \_\_\_\_\_  
 \_\_\_\_\_  
 STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on March 24, 2006 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared C. Douglas Engle and Albert J. Bove Managing members 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 date aforesaid.  
James D. Williams  
 Notary Public Vanessa G. Williams  
 My Commission Expires 1/25/08

**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 3/23/06 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN BREVARD COUNTY, FLORIDA.  
 DATED: 3/23/06  
 CHRISTOPHER S. BOWERS, P.S.M.  
 REGISTERED FLORIDA SURVEYOR & MAPPER #5990  
 FOR: MORGAN & ASSOC. CONSULTING ENGINEERING, INC.  
 504 N. HARBOR CITY BLVD.  
 MELBOURNE, FLORIDA 32935  
 TEL.: (321) 751-6088  
 FLORIDA CORPORATE CERTIFICATE #7040

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
 THIS IS TO CERTIFY, That on July 21, 2005 the City Council of Palm Bay approved the foregoing Plat.  
De. Marzetti  
 ATTEST: Alma Sessure  
 City Clerk

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY MUNICIPALITY**  
 THIS IS TO CERTIFY, That on \_\_\_\_\_ the City Council of Palm Bay approved the foregoing Plat.  
 ATTEST: \_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 City Clerk

**CERTIFICATE OF CITY SURVEYOR**  
 I have reviewed this plat and find it to be in conformity with Chapter 177 part one of the Florida Statutes.  
Craig McKinnon  
 Craig McKinnon, P.L.S.  
 Florida Registration Number 5057  
 City Surveyor for the City of Palm Bay, Florida  
 Date: \_\_\_\_\_

**CERTIFICATE OF CLERK**  
 THIS IS TO 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 April 12, 2006 at 9:51AM File No. 2006107261  
Scott Ollis  
 Clerk of Circuit Court in and for Brevard County, Florida  
ash  
 City Clerk