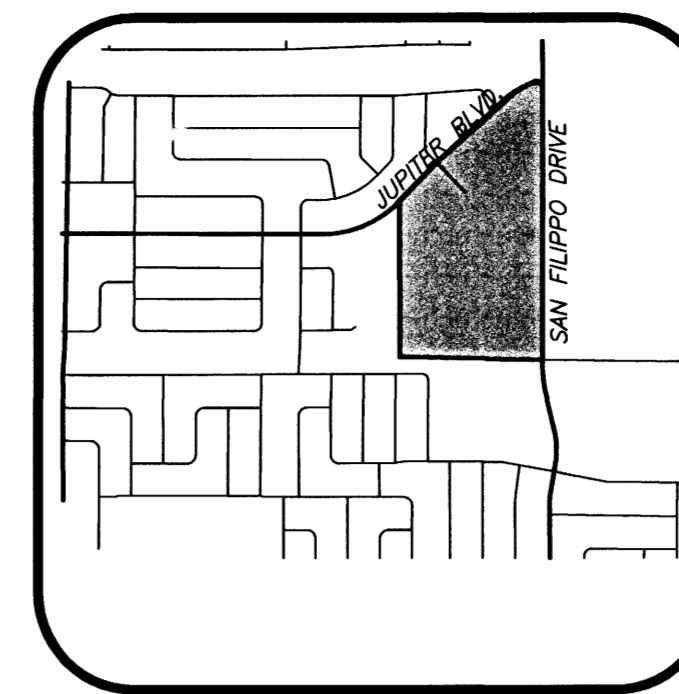


SAN FILIPPO COMMERCIAL COMPLEX

BEING A RE-PLAT OF BLOCKS 3018 AND 3019 AND DUNSTAN CIRCLE, PORT MALABAR UNIT FIFTY-SIX, PLAT BOOK 30, PAGE 60, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING AND BEING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

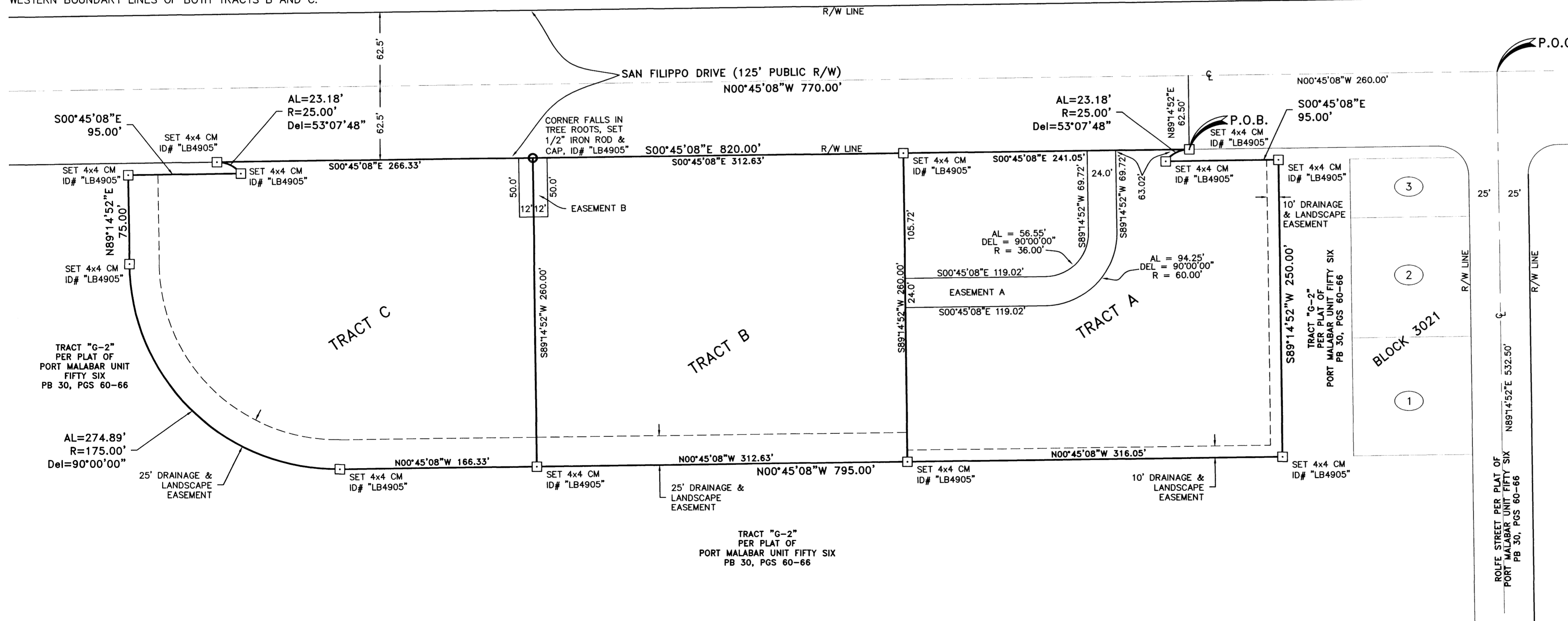
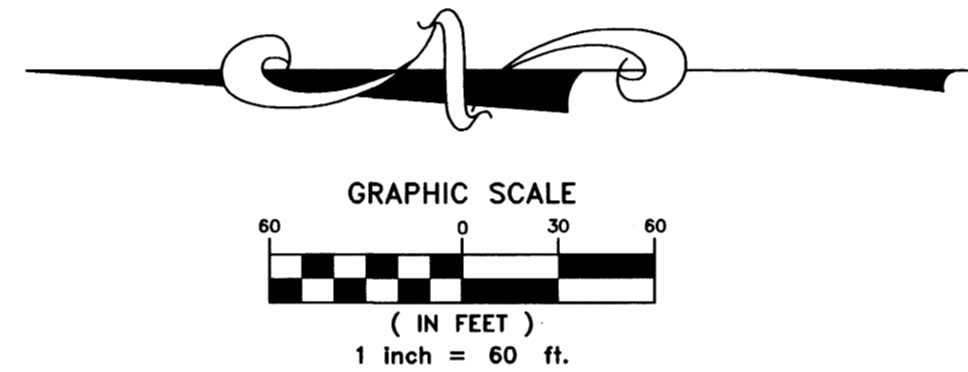
(FROM OFFICIAL RECORDS BOOK 4120, PAGE 758, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) COMMENCING AT THE INTERSECTION OF THE STREET CENTERLINES OF ROLFE STREET AND SAN FILIPPO DRIVE, AS SHOWN ON THE PLAT OF PORT MALABAR UNIT FIFTY SIX, AS RECORDED IN PLAT BOOK 30, AT PAGES 60 THROUGH 66, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA: THENCE N00°45'08"W, ALONG THE STREET CENTERLINE OF SAID SAN FILIPPO DRIVE, FOR A DISTANCE OF 260.00 FEET; THENCE S89°14'52"W, FOR A DISTANCE OF 62.50 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SAN FILIPPO DRIVE AND THE POINT OF BEGINNING; TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIAL BEARING OF S89°14'52"W, A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 53°07'48"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 23.18 FEET TO A POINT ON THE ARC OF SAID CURVE, ALSO BEING ALONG A PORTION OF THE BOUNDARY OF TRACT "G-2", AS SHOWN ON THE SAID PLAT OF PORT MALABAR UNIT FIFTY SIX; THENCE S00°45'08"E, FOR A DISTANCE OF 95.00 FEET; THENCE S89°14'52"W, FOR A DISTANCE OF 250.00 FEET; THENCE N00°45'08"W, FOR A DISTANCE OF 795.00 FEET; TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 274.89 FEET TO A POINT OF TANGENCY; THENCE N89°14'52"E, FOR A DISTANCE OF 75.00 FEET; THENCE S00°45'08"E, FOR A DISTANCE OF 95.00 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIAL BEARING OF N37°37'20"W, A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53°07'48"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.18 TO A POINT ON THE ARC OF SAID CURVE (THE LAST MENTIONED EIGHT COURSES ALSO BEING ALONG THE BOUNDARY OF SAID TRACT "G-2"), SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAN FILIPPO DRIVE; THENCE S00°45'08"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SAN FILIPPO DRIVE, FOR A DISTANCE OF 820.00 FEET TO THE POINT OF BEGINNING.

SURVEY LEGEND

□	PERMANENT REFERENCE MONUMENT SET (4x4 CONCRETE MONUMENT, MARKED AS NOTED)	ESMT	= EASEMENT
N	= NORTH	FPL	= FLORIDA POWER AND LIGHT
S	= SOUTH	R/W	= RIGHT-OF-WAY
E	= EAST	DE	= DRAINAGE EASEMENT
W	= WEST	IRC	= IRON ROD AND CAP
AL	= ARC LENGTH	PCP	= PERMANENT CONTROL POINT
DEL	= CENTRAL ANGLE	PB	= PLAT BOOK
R	= RADIUS	PG(S)	= PAGE(S)
SO	= SQUARE	FT	= FOOT
S.R.	= STATE ROAD	IRC	= IRON ROD AND CAP
PRM	= PERMANENT REFERENCE MONUMENT	(D)	= DEED DIMENSION
(F)	= FIELD MEASURED DIMENSION	P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING	C	= CENTERLINE
ID#	= IDENTIFICATION NUMBER	CM	= CONCRETE MONUMENT

GENERAL NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF N00°45'08"W ON THE CENTERLINE OF SAN FILIPPO DRIVE ACCORDING TO THE RECORDED PLAT OF PORT MALABAR UNIT FIFTY SIX.
- TRACT B SHALL NOT HAVE DIRECT ACCESS TO SAN FILIPPO DRIVE. ACCESS TO AND FROM TRACT B SHALL BE THROUGH EASEMENTS A AND B, DRIVEWAY/INGRESS/EGRESS/ACCESS EASEMENTS AS DESCRIBED IN NOTE 3 BELOW.
- EASEMENT "A", A 24 FT WIDE JOINT DRIVEWAY/INGRESS/EGRESS/ACCESS EASEMENT, IS HEREBY DEDICATED TO THE OWNERS OF TRACTS A, B, AND C, OVER, ACROSS AND THROUGH TRACT A.
- EASEMENT "B", A 24 FT WIDE JOINT DRIVEWAY/INGRESS/EGRESS/ACCESS EASEMENT, IS HEREBY DEDICATED TO THE OWNERS OF TRACTS A, B, AND C, OVER, ACROSS AND THROUGH TRACTS B AND C. THE CENTERLINE OF SAID EASEMENT "B" WILL HAVE A COMMON POINT ON THE BOUNDARY LINE BETWEEN TRACTS B AND C AND SHALL EXTEND 50 FT WEST OF THE SAN FILIPPO DRIVE RIGHT-OF-WAY.
- TRACT B SHALL CONSTRUCT A 24 FT WIDE JOINT DRIVEWAY/INGRESS/EGRESS/ACCESS EASEMENT CONNECTING EASEMENTS "A" AND "B" AT THE TIME OF DEVELOPMENT.
- TRACTS A, B, AND C ARE HEREBY DESIGNATED AS "COMMUNITY COMMERCIAL" PARCELS AND EACH TRACT CONTAINS 1.86 ACRES RESPECTIVELY.
- EACH TRACT SHALL PROVIDE, AT THE TIME OF DEVELOPMENT, A MINIMUM OF 5 FEET WIDE CONCRETE SIDEWALK ALONG THEIR RESPECTIVE FRONTAGE ALONG SAN FILIPPO DRIVE.
- THE RIGHT-OF-WAY FOR DUNSTAN CIRCLE IS VACATED PER OFFICIAL RECORDS BOOK 4098, PAGE 1186, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- VARIANCE V-50-2006 CITY OF PALM BAY, FLORIDA REDUCING THE REAR PARKING SETBACK AND SIDE LANDSCAPE BUFFER FROM 25 FT TO 10 FT WAS APPROVED ON DECEMBER 4, 2006 FOR TRACT A.
- A 25 FT WIDE DRAINAGE AND LANDSCAPE EASEMENT SHALL BE LOCATED ALONG THE NORTH BOUNDARY LINE OF TRACT C AND THE WESTERN BOUNDARY LINES OF BOTH TRACTS B AND C.



THIS PLAT PREPARED BY
LESLIE E. HOWARD, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION No. 5611
B.S.E. CONSULTANTS, INC. LB No. 4905

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: JANUARY 23, 2007
B.S.E. DWG. 10881300

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 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that SAN FILIPPO COLLEGE PARTNERSHIP, being the owner in fee simple of the lands described hereon, has caused this plat known as,

SAN FILIPPO COMMERCIAL COMPLEX

to be made in accordance with Chapter 177, Part 1 of the Statutes of the State of Florida, AND that said partnership hereby agrees to the dedication of the lands as set forth and referenced in the GENERAL NOTES and as depicted on the face of this plat

IN WITNESS WHEREOF, signed and attested to by the partners named below.

WITNESSED:

WITNESS
WITNESS
WITNESS
WITNESS
WITNESS
WITNESS

PARTNERS:

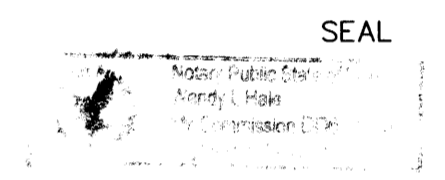
Homayon Bozorg
Hayden N. Bozorg
Siroos Pirzadeh
Mahnaz Pirzadeh
M. David Moallem
Joan P. Moallem

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on See below before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Homayon Bozorg, Hayden N. Bozorg, Siroos Pirzadeh, Mahnaz Pirzadeh, M. David Moallem and Joan P. Moallem, respectively, partners of the above named partnership, to me known to be the partners described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such partners thereunto duly authorized and that the Dedication is the act and deed of said partnership.

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

NOTARY PUBLIC
My Commission Expires: Jan 19, 2011



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper in the State of Florida, does hereby certify that on See below he completed a boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that the Permanent Reference Monuments will be set prior to the recording of this plat, in accordance with section 177.09(7) and that said land is located in Brevard County, Florida.

Registration Number 5611

LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901

LB - 0004905
Certificate of Authorization Number

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.

Florida Registration Number 5057
Craig S. McKinnon, Professional Surveyor and Mapper in and for the City of Palm Bay, Florida

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on this 7 day of SEPTEMBER 2007 the City council of the City of Palm Bay, Florida approved the foregoing plat.

Mayor: Dal J. Mazzetti
City Clerk: Shirley Samson

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 Jan 23, 2007 at 10:27 AM File No. 2007065415
Clerk of the Circuit Court in and for Brevard County, Fla. ATTEST: Shirley Samson