

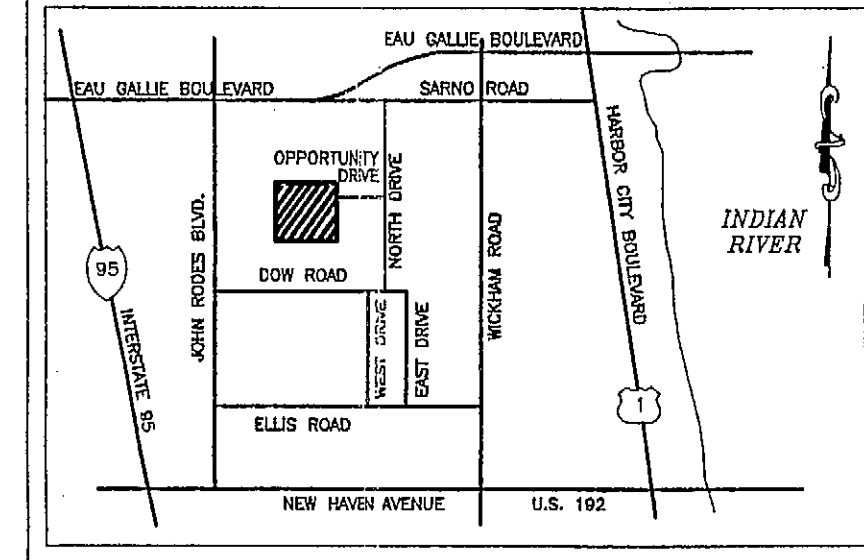
# NORTH DRIVE INDUSTRIAL PARK

LYING IN SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST,  
MELBOURNE, BREVARD COUNTY, FLORIDA

PART OF SECTION 23  
NOT INCLUDED

DESCRIPTION:  
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP  
27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

PARCEL "A"  
PLAZA NORTH  
PLAT BOOK 26,  
PAGE 104



PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 1  
SECTION 26 TWP. 27 S., RANGE 36 E.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, the owner in fee simple of the lands described in  
**NORTH DRIVE INDUSTRIAL PARK**

hereby dedicates said lands as follows: Tract "H" is hereby declared to be and shall remain private and is dedicated to the Hammock Trace Preserve Homeowners Association, Inc. for road right-of-way and drainage purposes subject to an easement granted to the City of Melbourne, public utilities and other public agencies for the purpose of access, installation, operation, inspection and maintenance of public utilities and for emergency purposes and

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on \_\_\_\_\_

BY \_\_\_\_\_ RJP Development  
Roy Pence Companies, Inc.  
President 300 East New Haven Avenue  
Melbourne, Florida, 32901  
(321)837-0350

Signed and sealed in the presence of: \_\_\_\_\_  
(Print name)

\_\_\_\_\_  
(Print name)

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005 by

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

(Print name)  
NOTARY PUBLIC  
County and State aforesaid  
My Commission Expires \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on \_\_\_\_\_ he completed the survey of the lands shown in 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 said land is located in Brevard County, Florida.

Registration No. 5393  
Andrew W. Powshok  
AAL Land Surveying Services, Inc.  
1103 W. Hibiscus Blvd., Suite 403  
W. Melbourne, Florida 32904  
LR - 0006623  
Certificate of Authorization Number

**CERTIFICATE OF REVIEWING SURVEYOR**  
FOR THE CITY OF MELBOURNE  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Reviewing Surveyor for the City of Melbourne  
**CERTIFICATE OF APPROVAL**  
BY MUNICIPALITY

THIS IS TO CERTIFY That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

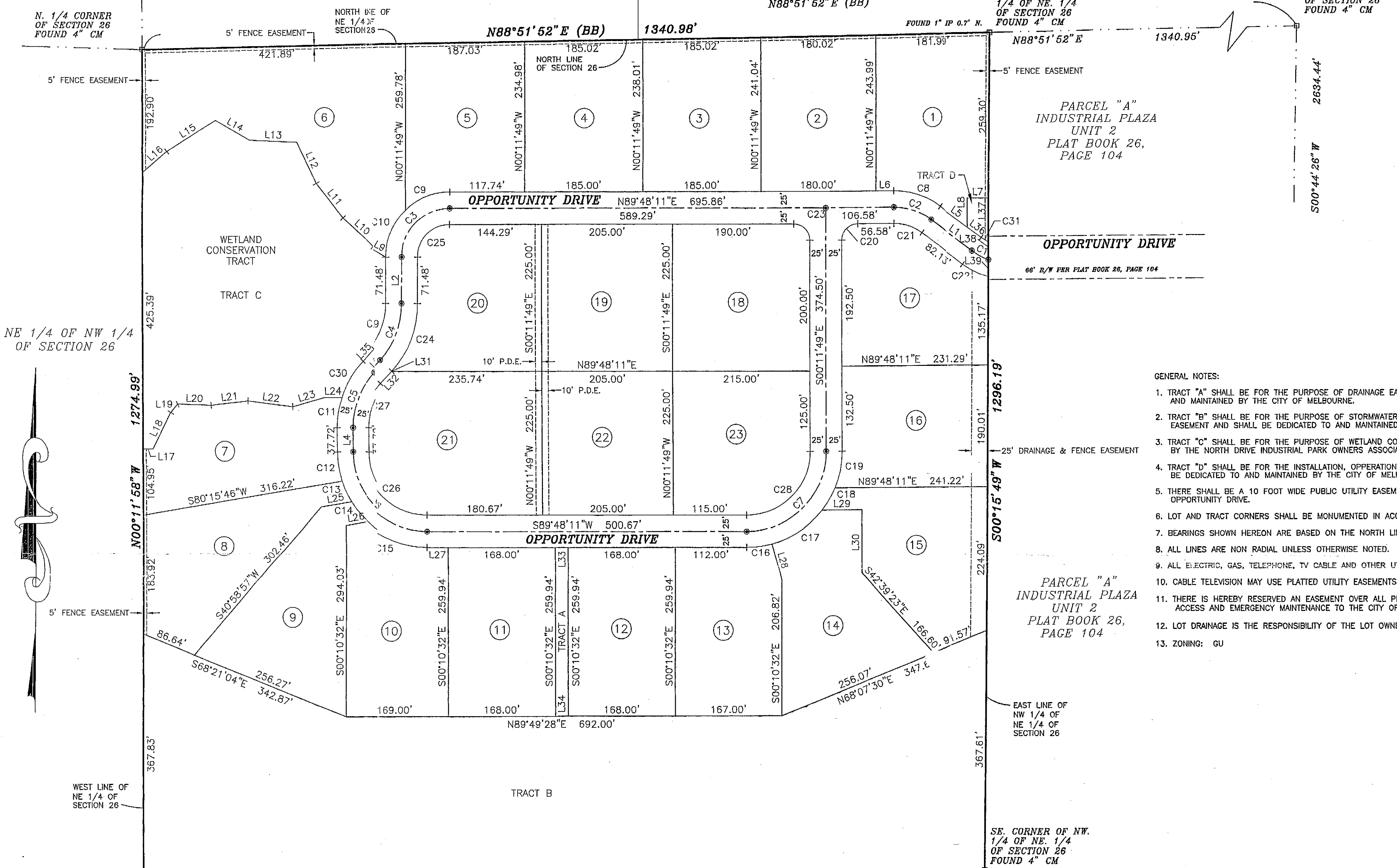
**CERTIFICATE OF APPROVAL BY**  
PLANNING AND ZONING COMMISSION

ATTEST: \_\_\_\_\_  
THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the zoning commission.

\_\_\_\_\_  
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 \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

Clerk of the Circuit Court  
in and for Brevard County, Fla.  
PROJECT # 14012-PLAT  
DATED 1/11/05

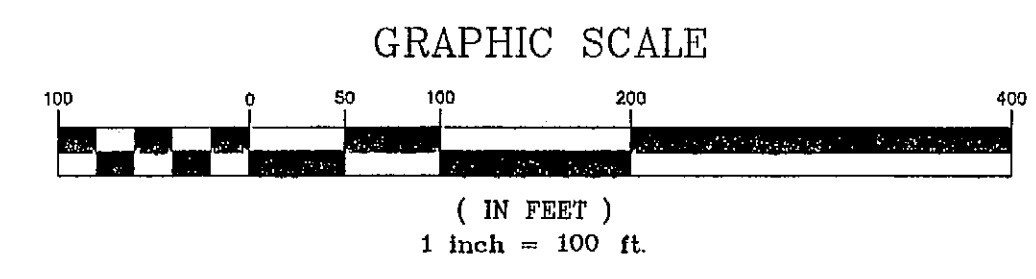


- GENERAL NOTES:
- TRACT "A" SHALL BE FOR THE PURPOSE OF DRAINAGE EASEMENT AND ACCESS TO TRACT "B", AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF MELBOURNE.
  - TRACT "B" SHALL BE FOR THE PURPOSE OF STORMWATER TREATMENT, PRIVATE DRAINAGE LANDSCAPING, AND PUBLIC UTILITY EASEMENT AND SHALL BE DEDICATED TO AND MAINTAINED BY THE NORTH DRIVE INDUSTRIAL PARK OWNERS ASSOCIATION.
  - TRACT "C" SHALL BE FOR THE PURPOSE OF WETLAND CONSERVATION EASEMENT AND SHALL BE DEDICATED TO AND MAINTAINED BY THE NORTH DRIVE INDUSTRIAL PARK OWNERS ASSOCIATION.
  - TRACT "D" SHALL BE FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A SANITARY SEWER LIFT STATION AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF MELBOURNE.
  - THERE SHALL BE A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOT AND TRACTS ABUTTING OPPORTUNITY DRIVE.
  - LOT AND TRACT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH F.S. 177.091 (9).
  - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF NW 1/4 OF SECTION 26 AS BEING N88°51'52"E, ASSUMED.
  - ALL LINES ARE NON RADIAL UNLESS OTHERWISE NOTED.
  - ALL ELECTRIC, GAS, TELEPHONE, TV CABLE AND OTHER UTILITIES SHALL BE UNDERGROUND.
  - CABLE TELEVISION MAY USE PLATTED UTILITY EASEMENTS IN ACCORDANCE WITH FLORIDA STATUTES 177.091 (28).
  - THERE IS HEREBY RESERVED AN EASEMENT OVER ALL PRIVATE DRAINAGE TRACTS AND DRAINAGE EASEMENTS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE TO THE CITY OF MELBOURNE.
  - LOT DRAINAGE IS THE RESPONSIBILITY OF THE LOT OWNER.
  - ZONING: GU

LINE TABLE LEGEND

LINE	LENGTH	BEARING
L1	82.3'	S54°03'53"E
L2	71.48'	S00°11'49"W
L3	280.1'	S43°15'04"W
L4	372.2'	N00°11'49"W
L5	859.0'	S54°03'53"E
L6	28.2'	S89°48'11"W
L7	333.0'	N90°00'00"W
L8	448.2'	S00°00'00"W
L9	325.7'	S59°56'31"E
L10	849.9'	S48°08'01"E
L11	885.7'	S39°02'18"E
L12	72.8'	S24°37'57"E
L13	74.9'	S87°31'18"E
L14	61.73'	S59°58'31"E
L15	90.1'	N57°41'02"E
L16	31.6'	N48°28'02"E
L17	161.6'	N90°00'00"W
L18	425.1'	S26°14'31"W
L19	171.1'	S38°27'13"W
L20	52.99'	N88°01'28"W
L21	38.32'	S83°27'18"W
L22	70.99'	N82°25'13"W
L23	81.46'	S78°35'21"W
L24	22.71'	N89°18'18"E
L25	48.6'	S80°15'46"W
L26	34.76'	S80°15'46"W
L27	32.87'	S88°48'11"W
L28	86.49'	N15°20'18"W(RAD.)
L29	87.31'	S89°48'11"W
L30	103.01'	N00°11'49"W
L31	0.1'	S43°15'04"W
L32	25.50'	S43°15'04"W
L33	20.00'	S89°48'11"W
L34	20.00'	S89°48'11"W
L35	26.01'	S43°15'04"W
L36	26.53'	S54°03'53"E
L37	86.91'	S00°15'49"W
L38	26.55'	S00°15'49"W
L39	26.3'	S00°15'49"W

- LEGEND
- FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION
  - NAIL AND DISK SET - STAMPED "POWSHOK POP No. 5383"
  - R/W RIGHT-OF-WAY
  - ORB OFFICIAL RECORDS BOOK
  - P.D.E. PUBLIC DRAINAGE EASEMENT
  - P.U.&P.D.E. PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT
  - Δ CURVE DELTA
  - R CURVE RADIUS
  - L CURVE LENGTH
  - RAD. RADIAL
  - LB LICENSED BUSINESS
  - NO. ID NO IDENTIFICATION
  - CL CENTERLINE



CURVE TABLE LEGEND

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	28.16'	100.00'	29.05'	S62°25'07"E	16°42'28"
C2	63.06'	100.00'	62.02'	N72°07'51"W	36°07'56"
C3	117.81'	75.00'	106.07'	S44°48'11"W	90°00'00"
C4	84.79'	125.00'	92.53'	N21°31'38"E	43°28'53"
C5	94.79'	125.00'	92.53'	S21°31'38"W	43°28'53"
C6	196.35'	125.00'	176.78'	S45°11'49"E	90°00'00"
C7	196.35'	125.00'	176.78'	N44°48'11"E	90°00'00"
C8	78.83'	125.00'	77.53'	N72°07'51"W	36°07'56"
C9	78.51'	100.00'	74.66'	S67°53'03"W	43°59'17"
C10	80.57'	100.00'	78.41'	S22°53'03"W	46°09'43"
C11	40.84'	150.00'	40.75'	S07°38'34"W	15°38'50"
C12	48.57'	150.00'	46.38'	S09°05'28"E	17°47'18"
C13	36.38'	150.00'	36.27'	S24°55'43"E	13°53'13"
C14	40.48'	150.00'	40.36'	S39°36'14"E	15°27'48"
C15	112.21'	150.00'	109.61'	S88°45'59"E	42°51'40"
C16	39.64'	150.00'	39.53'	N82°13'57"E	15°08'30"
C17	96.30'	150.00'	94.88'	N56°16'09"E	35°47'07"
C18	40.84'	150.00'	40.75'	N30°08'36"E	15°31'58"
C19	59.01'	150.00'	58.63'	N11°04'24"E	22°32'28"
C20	39.27'	25.00'	35.36'	S44°48'11"W	90°00'00"
C21	47.30'	75.00'	46.52'	N72°07'51"W	36°07'56"
C22	44.95'	125.00'	44.71'	S64°21'58"E	20°36'11"
C23	39.27'	25.00'	35.36'	N45°11'49"W	90°00'00"
C24	113.75'	150.00'	111.04'	N21°31'38"E	43°28'53"
C25	78.54'	50.00'	70.71'	S44°48'11"W	90°00'00"
C26	157.08'	100.00'	141.42'	S45°11'49"E	90°00'00"
C27	75.83'	100.00'	74.03'	S21°31'38"W	43°28'53"
C28	157.08'	100.00'	141.42'	N44°48'11"E	90°00'00"
C29	75.83'	100.00'	74.03'	N21°31'38"E	43°28'53"
C30	72.87'	150.00'	72.15'	S28°20'03"W	27°50'03"
C31	13.08'	75.00'	13.07'	S89°03'44"E	9°59'42"

TRACT AREA TABLE

TRACT	AREA
A	8.27 AC
B	0.12 AC
C	3.18 AC
D	0.04 AC

LAND YACHT HARBOR  
MOBILE HOME PARK

SW. CORNER OF NW 1/4 OF NE 1/4 OF SECTION 26 FOUND 4" CM 0.6' S.

SW. CORNER OF NE 1/4 OF SECTION 26

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.

PLAT PREPARED BY -  
AAL LAND SURVEYING SERVICES, INC.  
1103 W. HIBISCUS BLVD., SUITE 403  
WEST MELBOURNE, FLORIDA 32904  
(321) 788-8110