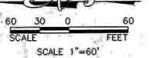


# CROSSROADS VILLAGE

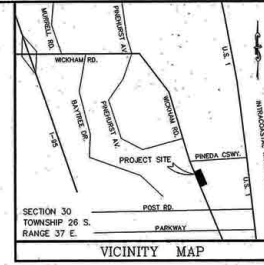
A SUBDIVISION LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 37 EAST CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA



- LEGEND**
- INDICATES SET PERMANENT REFERENCE MONUMENT.
  - ▲ 4"x4" CONCRETE MONUMENT WITH LB 2936.
  - INDICATES SET LOT OR TRACT CORNERS, A DSK STAMPED "LB 2936", ATTACHED WITH A PK NAIL.
  - △ INDICATES FOUND LOT STAMPED "MOTT", ATTACHED WITH A PK NAIL.
  - INDICATES A SET LOT OR TRACT CORNER, A 5/8" REBAR, 18" LONG AND MARKED WITH A YELLOW CAP STAMPED "LB 2936".

**LEGAL DESCRIPTION:**  
Parcel of land lying in the Northwest 1/4 of Section 30, Township 26 South, Range 37 East, Brevard County, Florida; being more particularly described as follows:  
Commence at the West 1/4 corner of said Section 30; thence North 00°22'16" East, a distance of 965.22 feet; thence South 88°23'51" East, a distance of 100.02 feet to a point on the East right-of-way line of Wickham Road (a 150 foot right-of-way), thence North 00°22'16" East, along said East right-of-way line, a distance of 60.01 feet to the Point of Beginning; thence continue North 00°22'16" East, along the said right-of-way line, a distance of 1,266.94 feet; thence South 88°45'52" East, a distance of 450.62 feet; thence South 00°22'36" West, parallel with the said right-of-way line, a distance of 1,254.10 feet; thence North 88°23'51" West, a distance of 450.11 feet to the Point of Beginning.  
Said parcel contains 13.02 acres more or less.

CITY ADVISORY LAND USE - INDUSTRIAL  
TAX PARCEL 519 (BU-2 EXISTING ZONING) UNPLATTED  
S.00°22'36"W. 1254.10'



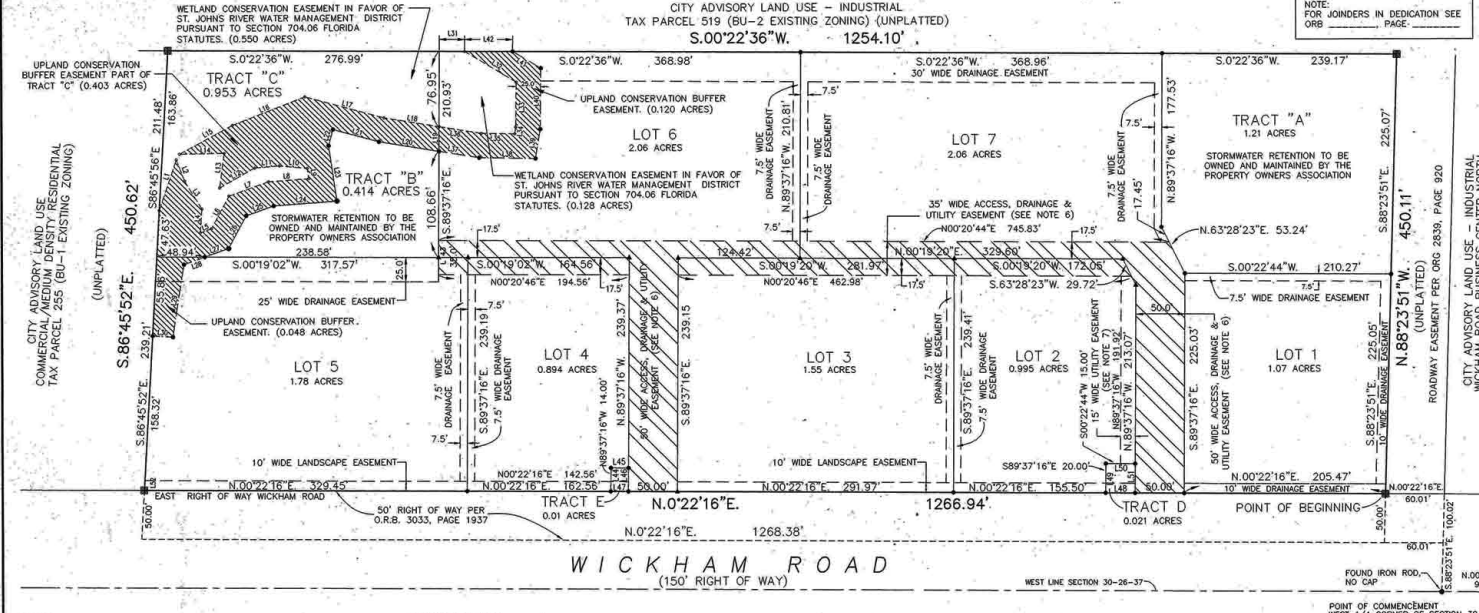
**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, that the limited liability company and credit union named below, being the owners in fee simple of the lands described in CROSSROADS VILLAGE  
Hereby dedicate an access easement, as indicated on this Sheet 1 and referenced in plat notes, to the City of Melbourne and Brevard County for ingress and egress for emergency vehicles, including but not limited to fire, police, and emergency medical services, and for the installation of fiber optic cables. A utility easement, as indicated on the Sheet 1 and referenced in plat notes, for the construction, installation, maintenance, and operation of utility lines including cable television is hereby dedicated to utility providers. A public upland conservation buffer easement and a public wetland conservation easement, as indicated on this Sheet and referenced in plat notes, are hereby dedicated to the St. Johns River Water Management District. A drainage easement, as indicated on this Sheet and referenced in plat notes, is hereby dedicated to the City of Melbourne and Brevard County for emergency uses. No other easements on this Sheet are granted or created in favor of the City of Melbourne or Brevard County of streets, roads and other easements and common areas are privately owned and maintained. Unless otherwise indicated on this Sheet, the City of Melbourne has no right or interest therein, however the City of Melbourne has the right to inspect or maintain the notes shown on this Sheet. It is hereby adopted by the undersigned, and the dedications made in said notes are hereby included in this dedication.  
IN WITNESS WHEREOF, I have caused these presents to be signed and attested by the undersigned names of:  
By Robert Kurlander, Managing Member, CV Melbourne, LLC  
By Robert J. Paul, Managing member, CV Melbourne, LLC  
By Robert J. Paul, Community Educator Credit Union  
By Robert J. Paul, Community Educator Credit Union

Notary statement as to ROBERT KURLANDER, Managing Member, CV Melbourne, LLC, State of Florida, County of Brevard.  
This is to certify that on April 29, 2008, before me an officer duly authorized in the State of Florida, to perform notary public duties, personally appeared Robert Kurlander, Managing Member of CV Melbourne, LLC, authorized under the laws of the State of Florida, to me well known to be the officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to his free act and deed as an officer thereto duly authorized; and that said Dedication is the act and deed of said Credit Union.  
Notary statement as to ROBERT J. PAUL, Managing Member, CV Melbourne, LLC, State of Florida, County of Brevard.  
This is to certify that on April 30, 2008, before me an officer duly authorized in the State of Florida, to perform notary public duties, personally appeared Robert J. Paul, Managing Member of CV Melbourne, LLC, authorized under the laws of the State of Florida, to me well known to be the officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to his free act and deed as an officer thereto duly authorized; and that said Dedication is the act and deed of said Credit Union.  
Notary statement as to ROBERT J. PAUL, Managing Member, CV Melbourne, LLC, State of Florida, County of Brevard.  
This is to certify that on April 30, 2008, before me an officer duly authorized in the State of Florida, to perform notary public duties, personally appeared Robert J. Paul, Managing Member of CV Melbourne, LLC, authorized under the laws of the State of Florida, to me well known to be the officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to his free act and deed as an officer thereto duly authorized; and that said Dedication is the act and deed of said Credit Union.

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor, does hereby certify that on April 29, 2008, he completed the survey of the lands as shown on this plat in the foregoing plat; that said plat is a correct representation of the lands thereon described and plotted; that permanent reference monuments have been placed on shown thereon and the plat complies with the survey requirements of Chapter 177, Part 17, § 472, Florida Statutes; and that said land is located in Brevard County, Florida, and is as follows:  
JOHN R. CAMPBELL, Registered No. 2351  
3526 Courtyard Parkway, Suite 100, Merritt Island, FL 32954  
Phone (321) 453-5820

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
THIS IS TO CERTIFY THAT I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.  
ATTEST:  
[Signature]  
Michael J. Sweeney, REG. #670,  
Revising Surveyor for the City of Melbourne

**CITY OF MELBOURNE** SD 2004-04 FINAL PLAT  
**Campbell** SURVEYING, PLANNING & ENGINEERING  
3526 NORTH COURTYARD PARKWAY  
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820



**PLAT NOTES**  
1. LANDSCAPING SHALL BE PER CITY OF MELBOURNE CODE, APPENDIX D, CHAPTER 9, ARTICLE XV, §§ 2204-2227.  
2. ALL ELECTRIC, GAS, TELEPHONE, AND TV CABLE UTILITIES SHALL BE UNDERGROUND.  
3. ALL UTILITY EASEMENTS SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, TELEPHONE, GAS, WATER, AND SANITARY SEWER SERVICES.  
4. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO SECTION 107.04(1)(A) TO STATE THE SERVICE PROVIDER TO THOSE PRIVATE EASEMENTS TO BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH ALL APPLICABLE ELECTRICAL, SANITARY, AND GAS AS ADOPTED BY THE FLORIDA PUBLIC UTILITY COMMISSION.  
5. TRACTS "A" AND "B" ARE RESERVED TO THE STORMWATER RETENTION TRACTS "A", "B", AND "C" SHALL BE CONVEYED BY WARRANTY DEED AT THE TIME OF RECORDING THIS PLAT AND OWNED BY THE CROSSROADS VILLAGE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORP., ITS SUCCESSORS AND ASSIGNS WHICH WILL BE RESPONSIBLE FOR ALL MAINTENANCE, IN ACCORDANCE WITH THE APPROPRIATE PERMITS AND APPROVALS.  
6. THE RECORDING OF THIS PLAT CREATES A 150 FOOT WIDE UPLAND CONSERVATION EASEMENT OVER AND ACROSS PORTIONS OF TRACT "C" AND LOT 5 AND AN UPLAND CONSERVATION BUFFER EASEMENT ON PORTIONS OF TRACT "C", LOT 5 AND LOT 4 AS SHOWN THEREON. THESE EASEMENTS ARE PUBLIC EASEMENTS DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06 FLORIDA STATUTES. NO ALTERATION OF FILLING IS ALLOWED IN THE WETLAND CONSERVATION EASEMENT. TRACT "C" SHALL BE CONVEYED BY WARRANTY DEED AT THE TIME OF RECORDING THIS PLAT AND OWNED BY THE CROSSROADS VILLAGE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORP., ITS SUCCESSORS AND ASSIGNS WHICH WILL BE RESPONSIBLE FOR ALL MAINTENANCE, IN ACCORDANCE WITH THE APPROPRIATE PERMITS AND APPROVALS.  
7. THE RECORDING OF THIS PLAT CREATES A 50 FOOT WIDE ACCESS EASEMENT AND RIGHTS TO ENTER AND CROSS FROM FROM THE SUBDIVISION OVER LOTS 6 AND 7 FROM THE SUBDIVISION OVER LOTS 2, 3, 4, 5, 6 AND 7. THE ACCESS EASEMENT IS PRIVATE DEDICATED TO THE SUBDIVISION LOT OWNERS AND THEIR GUESTS.  
8. THE RECORDING OF THIS PLAT CREATES A 150 FOOT WIDE PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE SOUTHERLY PORTION OF LOT 2 AND OVER, UNDER AND ACROSS THE UTILITY EASEMENTS AS SHOWN HEREON. FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UTILITY EASEMENTS IS DEDICATED COMPANIES PROVIDING SUCH UTILITIES. AS LOCATED IN THE NOTES AND AS SHOWN HEREON. THIS PLAT DOES NOT INCLUDE POWER, GAS, AND LIGHT AND LAND SHALL NOT EXCLUDE OTHER SUPPLIERS OF ELECTRICITY.  
9. THE RECORDING OF THIS PLAT CREATES A PRIVATE LANDSCAPE EASEMENT DEDICATED TO CROSSROADS VILLAGE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORP.  
10. THE RECORDING OF THIS PLAT CREATES A 25 FOOT WIDE DRAINAGE EASEMENT ACROSS LOT 5 AND A 10 FOOT WIDE DRAINAGE EASEMENT ACROSS LOT 5 AND A 30 FOOT WIDE PRIVATE DRAINAGE EASEMENT OVER LOTS 6 AND 7. AS SHOWN, THIS DRAINAGE EASEMENT IS AN EASEMENT DEDICATED TO CROSSROADS VILLAGE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORP.  
11. TRACT "D" IS OWNED BY AND RESERVED FOR THE EXCLUSIVE USE OF THE OWNER OF LOT 2 AND SHALL BE SOLELY FOR SIGNAGE AND LANDSCAPING PURPOSES. THE OWNER OF LOT 2 SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UTILITY EASEMENTS OF LOT 2 AND SHALL BE SOLELY FOR SIGNAGE AND LANDSCAPING PURPOSES. THE COMMUNITY CREDIT UNION HAS A RIGHT OF WAY OVER LOT 2 AND SHALL BE SOLELY FOR SIGNAGE AND LANDSCAPING PURPOSES. THE COMMUNITY CREDIT UNION HAS A RIGHT OF WAY OVER LOT 2 AND SHALL BE SOLELY FOR SIGNAGE AND LANDSCAPING PURPOSES.  
12. THE RECORDING OF THIS PLAT CREATES A 50 FOOT WIDE ACCESS EASEMENT AND RIGHTS TO ENTER AND CROSS FROM FROM THE SUBDIVISION OVER LOTS 6 AND 7 FROM THE SUBDIVISION OVER LOTS 2, 3, 4, 5, 6 AND 7. THE ACCESS EASEMENT IS PRIVATE DEDICATED TO THE SUBDIVISION LOT OWNERS AND THEIR GUESTS.  
13. THE RECORDING OF THIS PLAT CREATES A 50 FOOT WIDE ACCESS EASEMENT AND RIGHTS TO ENTER AND CROSS FROM FROM THE SUBDIVISION OVER LOTS 6 AND 7 FROM THE SUBDIVISION OVER LOTS 2, 3, 4, 5, 6 AND 7. THE ACCESS EASEMENT IS PRIVATE DEDICATED TO THE SUBDIVISION LOT OWNERS AND THEIR GUESTS.  
14. THE RECORDING OF THIS PLAT CREATES A 50 FOOT WIDE ACCESS EASEMENT AND RIGHTS TO ENTER AND CROSS FROM FROM THE SUBDIVISION OVER LOTS 6 AND 7 FROM THE SUBDIVISION OVER LOTS 2, 3, 4, 5, 6 AND 7. THE ACCESS EASEMENT IS PRIVATE DEDICATED TO THE SUBDIVISION LOT OWNERS AND THEIR GUESTS.  
15. THE RECORDING OF THIS PLAT CREATES A 50 FOOT WIDE ACCESS EASEMENT AND RIGHTS TO ENTER AND CROSS FROM FROM THE SUBDIVISION OVER LOTS 6 AND 7 FROM THE SUBDIVISION OVER LOTS 2, 3, 4, 5, 6 AND 7. THE ACCESS EASEMENT IS PRIVATE DEDICATED TO THE SUBDIVISION LOT OWNERS AND THEIR GUESTS.

**DEEDERS NOTES:**  
OWNER: COMMERCIAL  
OWNER: COMMERCIAL MEDIUM DENSITY RESIDENTIAL  
EAST: INDUSTRIAL  
WEST: ACROSS WICKHAM ROAD: COMMERCIAL  
SOUTH: COMMERCIAL  
NORTH: COMMERCIAL  
WEST ACROSS WICKHAM ROAD: COMMERCIAL  
DENSITY: 1 UNIT SITE PER 1.86 ACRES  
LOT SIZE (AVG): 1.451 ACRES  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY.  
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVISION LAND DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCE, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

**DEEDERS NOTES:**  
1. THE STORMWATER AGREEMENT TO THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK 5326, PAGE 1932, AND OFFICIAL RECORDS BOOK 5620, PAGE 3171 AND OFFICIAL RECORDS BOOK 5620, PAGE 3171, CITY OF MELBOURNE, FLORIDA.  
2. CONSERVATION EASEMENT DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06 FLORIDA STATUTES.  
3. CONSERVATION EASEMENT DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06 FLORIDA STATUTES.  
4. OFFICIAL RECORDS BOOK 5322, PAGE 5303 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.  
5. THE SITE CONTAINS A TOTAL OF 13.02 ACRES OR 587,289 SQUARE FEET. THE AVERAGE ACREAGE ON THE BUILDING LOTS IS 1.451 ACRES.  
6. THIS PARCEL IS ZONED C-2, CITY ADVISORY LAND USE IS COMMERCIAL.  
7. THE DEVELOPERS CORPORATE NAME AND ADDRESS ARE SHOWN IN THE DEDICATION STATEMENT.  
8. ALL APPLICABLE BUILDING SETBACK ON THE BUILDING LOTS SHALL MEET THE CITY OF MELBOURNE ZONING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE BUILDINGS.  
9. SETBACKS NORTH OF WEST 20' BUILDING SETBACKS MUST BE VERIFIED BY THE CITY OF MELBOURNE ZONING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE BUILDINGS.  
10. SETBACKS SOUTH OF WEST 20' BUILDING SETBACKS MUST BE VERIFIED BY THE CITY OF MELBOURNE ZONING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE BUILDINGS.  
11. SETBACKS EAST OF WEST 20' BUILDING SETBACKS MUST BE VERIFIED BY THE CITY OF MELBOURNE ZONING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE BUILDINGS.  
12. SETBACKS WEST OF WEST 20' BUILDING SETBACKS MUST BE VERIFIED BY THE CITY OF MELBOURNE ZONING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE BUILDINGS.  
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15. SETBACKS WEST OF WEST 20' BUILDING SETBACKS MUST BE VERIFIED BY THE CITY OF MELBOURNE ZONING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE BUILDINGS.