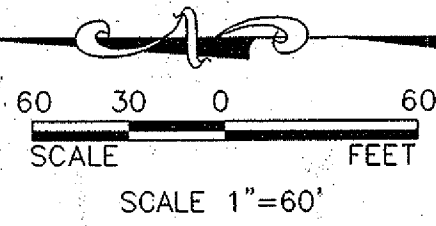


CROSSROADS VILLAGE

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



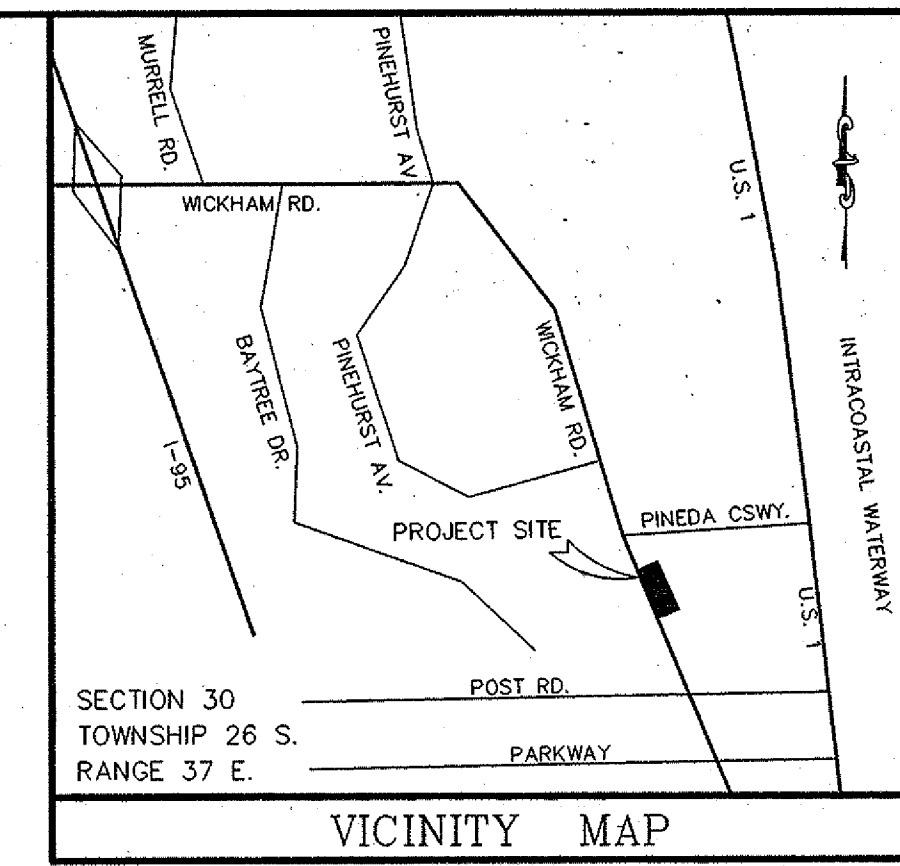
LEGEND

- INDICATES SET PERMANENT REFERENCE MONUMENT. A 4"x4" CONCRETE MONUMENT, "PRM LB 2936".
- ▲ INDICATES SET LOT OR TRACT CORNERS, A DISK STAMPED "LB 2936", ATTACHED WITH A PK NAIL.
- △ INDICATES FOUND DISK 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 86°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.



NOTE:
FOR JOINDERS IN DEDICATION SEE
ORB PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENT, 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 plot note 8, 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 to the individual lot owners and their guests. A utility easement, as indicated on the Sheet 1 and referenced in plot note 7 for the construction, installation, maintenance and operation of utilities, including cable television is hereby dedicated to utility provider. A public upland conservation buffer easement and a public wetland conservation easement, as indicated on this Sheet 1 and referenced in plot note 5, is hereby dedicated to the St. Johns River Water Management District. A drainage easement, as indicated on this Sheet 1 and referenced in plot note 9, is dedicated to the City of Melbourne and Brevard County for emergency uses. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets, roads and other easements and common areas be privately owned and maintained, unless otherwise shown, and that the public and City of Melbourne have no right and interest therein, however the City of Melbourne has the right to access for inspection of all tracts and easement within the subdivision. The foregoing provisions shall not obligate the City to undertake any type of inspection or maintenance. The notes shown on this Sheet 1 are 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 present to be signed and attested to by the officers named below

By Robert Kurlander By Robert H Phillips
Robert Kurlander, 1230 Laurel Court, Community Educators Credit Union
Managing Member, CV Melbourne, 1030 US Highway No. 1
Weston FL, 33326 Rockledge, Florida 32955
Managing Member, CV Melbourne, 1030 US Highway No. 1
Weston FL, 33326 Rockledge, Florida 32955

Notary statement as to ROBERT KURLANDER, Notary Public, State of Florida, County of Brevard.

THIS IS TO CERTIFY: that on April 29, 2008 before me an officer duly authorized to take acknowledgments in the state and county aforesaid, 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 LLC.

Notary Public, My Commission Expires 8-20-08

Signed in the presence of:
Cheryl DeJean-Ingini Cheryl DeJean-Ingini
Cheryl DeJean-Ingini Cheryl DeJean-Ingini

Notary statement as to Robert H Phillips, Notary Public, State of Florida, County of Brevard.

THIS IS TO CERTIFY: that on April 30, 2008 before me an officer duly authorized to take acknowledgments in the state and county aforesaid, 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 Public, My Commission Expires Sept 17, 2008

Signed in the presence of:
Susan LeBoeuf Susan LeBoeuf
Rick Renfro Rick Renfro

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor, does hereby certify that on April 7, 2008, he completed the survey of the lands as shown lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon and that the plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes; and that said land is located in Brevard County, Florida.

John R. Campbell
JOHN R. CAMPBELL, Registration No. 2351
3526 N. Courtenay Parkway, Suite 300, Merritt Island, FL 32954
Phone (321) 453-5820

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that I, Mayor Harry Gode, the Mayor of Melbourne, Florida, and the City Council approved the following plat on June 12, 2007.

CERTIFICATE OF APPROVAL BY 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.

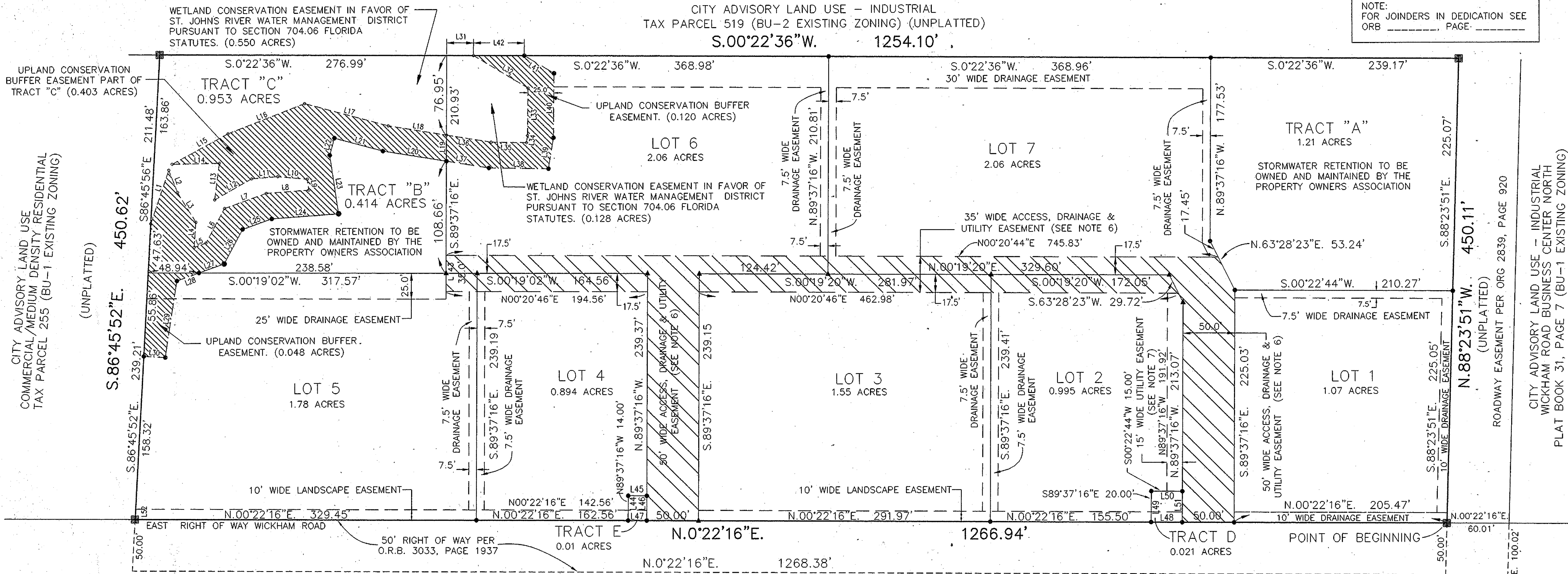
CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on May 17, 2007, the Zoning Commission of the above municipality approved the foregoing plat.

CERTIFICATE OF SURVEY

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 5/14/2008 at 11:00 AM File No. 2008-180 in and for Brevard County, Florida.

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



WICKHAM ROAD
(150' RIGHT OF WAY)

PLAT NOTES

1. LANDSCAPING SHALL BE PER CITY OF MELBOURNE CODE, APPENDIX D, CHAPTER 9, ARTICLE XV, SS 9.270-9.277.
2. ALL ELECTRIC, GAS, TELEPHONE, AND TV CABLE UTILITIES SHALL BE UNDERGROUND.
3. ALL UTILITY EASEMENTS SHALL BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CABLE TELEVISION SERVICES SHALL INTERFERE WITH EITHER THE FACILITIES OR SERVICE OF THE ELECTRIC, GAS, TELEPHONE, WATER, WASTEWATER OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO SECTION 177.091(28), FLA. STAT. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL BE WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. TRACTS "A" AND "B" ARE RESTRICTED TO USE FOR 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.
5. THE RECORDING OF THIS PLAT CREATES A WETLAND CONSERVATION EASEMENT OVER AND ACROSS PORTIONS OF TRACT "C" AND LOT 6 AND AN UPLAND CONSERVATION BUFFER EASEMENT ON PORTIONS OF TRACT "C", LOT 5 AND LOT 6 AS SHOWN HEREON. THESE EASEMENTS ARE PUBLIC EASEMENTS DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO FLORIDA STATUTES. NO ALTERATION OR 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 CROSSROADS VILLAGE MASTER ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORP.
6. THE RECORDING OF THIS PLAT CREATES A 50 FOOT WIDE ACCESS EASEMENT FOR INGRESS TO AND EGRESS FROM FROM THE SUBDIVISION OVER LOTS 6 AND 7 FROM WICKHAM ROAD THAT IS CROSS HATCHED AS SHOWN. INTERNAL ACCESS TO ALL OTHER AREAS WITHIN THE PLAT SHALL BE VIA A 35 FOOT WIDE ACCESS EASEMENT ALSO CROSS HATCHED AS SHOWN OVER LOTS 2, 3, 4, 5, 6 AND 7. THE ACCESS EASEMENT IS PRIVATE, DEDICATED TO THE SUBDIVISION OWNERS AND THEIR GUESTS.
7. THE RECORDING OF THIS PLAT CREATES A 15 FOOT WIDE PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE SOUTHERLY PORTION OF LOT 2 AND OVER, UNDER AND ACROSS THE LOCATION OF THE ACCESS EASEMENTS, AS SHOWN HEREON, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY. UTILITIES EASEMENT IS DEDICATED TO COMPANIES PROVIDING SUCH UTILITIES, AS UTILIZED IN THE NOTES AND AS SHOWN HEREON. THE TERM "ELECTRIC" UTILITY SHALL SPECIFICALLY INCLUDE FLORIDA POWER AND LIGHT CO. AND SHALL NOT EXCLUDE OTHER SUPPLIERS OF ELECTRICITY.
8. THE RECORDING OF THIS PLAT CREATES A PRIVATE LANDSCAPE EASEMENT OVER LOTS 2, 3, 4 AND 5 AS SHOWN. THIS LANDSCAPE EASEMENT IS A PRIVATE EASEMENT DEDICATED TO CROSSROADS VILLAGE MASTER ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORP.
9. THE RECORDING OF THIS PLAT CREATES A 25 FOOT WIDE DRAINAGE EASEMENT ACROSS LOT 7 AND A 10 FOOT WIDE DRAINAGE EASEMENT ACROSS LOT 1 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.
10. TRACT "D" IS OWNED BY AND RESERVED FOR THE EXCLUSIVE USE OF THE OWNER OF LOT 7 AND SHALL BE SOLELY FOR SIGNAGE AND LANDSCAPING PURPOSES. TRACT "E" IS OWNED BY AND RESERVED FOR THE EXCLUSIVE USE OF THE OWNER OF LOT 6 AND SHALL BE SOLELY FOR SIGNAGE AND LANDSCAPING PURPOSES.
11. THE COVENANTS, CONDITIONS AND RESTRICTIONS TO THIS PLAT ARE RECORDED IN OFFICIAL RECORDS BOOK 3470, PAGE 2150 AND OFFICIAL RECORDS BOOK 2443, PAGE 1790, AND OFFICIAL RECORDS BOOK 3322, PAGE 5371 AND OFFICIAL RECORDS BOOK 5643, PAGE 1334 AND OFFICIAL RECORDS BOOK PAGE ALL OF BREVARD COUNTY, FLORIDA.

PLAT NOTES CONTINUED

12. THE STORMWATER AGREEMENT TO THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK 5732, PAGE 7932, AND OFFICIAL RECORDS BOOK 5820, PAGE 3121 AND OFFICIAL RECORDS BOOK PAGE ALL OF BREVARD COUNTY, FLORIDA.
 13. CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK PAGE OF BREVARD COUNTY, FLORIDA.
 14. PROPERTY SUBJECT TO MEMORANDUM OF CLOSING RECORDED IN OFFICIAL RECORDS BOOK 5322, PAGE 5383 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEYOR'S NOTES:**
1. THIS SITE CONTAINS A TOTAL OF 13.02 ACRES, OR 567,369 SQUARE FEET. THE AVERAGE ACREAGE OF THE BUILDING LOT IS 1.487 ACRES.
 2. THE DEVELOPERS CORPORATE NAME AND ADDRESS ARE SHOWN IN THE DEDICATION STATEMENT.
 3. ALL APPLICABLE BUILDING SETBACK ON THE BUILDING LOTS SHALL MEET THE CITY OF MELBOURNE ZONING CODE.
 4. THIS PARCEL IS ZONED C-2, CITY ADVISORY LAND USE IS COMMERCIAL.
 5. SIDE LOT EASEMENTS ALONG THE BOUNDARIES OF A SINGLE BUILDING SITE SHALL BE TERMINATED WHEN TWO OR MORE LOTS ARE USED FOR A SINGLE BUILDING SITE, UNLESS A DRAINAGE STRUCTURE OR UTILITY HAS BEEN CONSTRUCTED WITHIN THE EASEMENT, WHEN MORE THAN ONE LOT OF PARTS OF ONE OR MORE LOTS ARE USED AS A SINGLE BUILDING SITE. THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY THE SIDE LOT LINE EASEMENTS PROVIDED AND DEDICATED BY THIS PLAT, PROVIDED THAT NO UTILITIES EXIST WITHIN SAID EASEMENT AND PROPER VERIFICATION HAD BEEN MADE.
 6. FENCING OF EASEMENTS IS REGULATED BY CITY OF MELBOURNE CODE APPENDIX D, CHAPTER 9 SECTION 9.47(d)
 7. THE ENGINEER OF RECORD IS NOEL DROOR, P.E. 580 NORTH WICKHAM RD. SUITE E. MELBOURNE FL 32955 321-253-8233
 8. ALL PUBLIC CITY OF MELBOURNE WATER LINES CONSTRUCTED WITHIN THIS SUBDIVISION ARE CONVEYED TO THE CITY UPON THE RECORDATION OF THIS RECORD PLAT.
 9. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE RIGHT OF WAY LINE OF WICKHAM ROAD AS BEING N.00°22'16"E, AND MAY NOT BE A TRUE NORTH AZIMUTH.

ENGINEERS' NOTES:

FUTURE LAND USE
SITE: COMMERCIAL
NORTH: COMMERCIAL MEDIUM DENSITY RESIDENTIAL
EAST: INDUSTRIAL
SOUTH: COMMERCIAL
WEST ACROSS WICKHAM ROAD: COMMERCIAL

SETBACKS
NORTH: 0'
EAST: 20'
SOUTH: 0'
WEST: 20'
BUILDING SETBACKS MUST BE VERIFIED BY THE CITY OF MELBOURNE ZONING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE BUILDINGS.

DENSITY
1 UNIT SITE PER 1.86 ACRES

LOT SIZE (AVG.)
1.487 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 DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S71°18'02"E	54.58'	L27	S19°41'25"E	25.85'
L2	S68°40'15"W	23.08'	L28	N19°41'25"W	22.62'
L3	S58°33'41"W	33.74'	L29	S81°07'19"E	74.94'
L4	S86°09'03"E	24.33'	L30	N03°14'38"E	20.67'
L5	N19°41'25"W	12.00'	L31	S00°22'36"W	25.82'
L6	N61°42'58"W	37.96'	L32	N31°03'38"E	61.18'
L7	S19°38'34"E	42.88'	L33	S89°20'15"E	46.07'
L8	N04°12'38"W	41.26'	L34	S80°39'29"E	6.93'
L9	N81°33'42"E	10.59'	L35	S01°01'28"W	34.05'
L10	S05°21'54"W	28.50'	L36	S09°20'09"W	43.61'
L11	S04°39'41"E	25.39'	L37	N09°20'09"E	41.49'
L12	S29°25'02"E	40.91'	L38	N01°01'28"E	57.48'
L13	S82°38'36"E	35.60'	L39	N80°39'29"W	30.43'
L14	S00°59'16"E	45.62'	L40	N89°20'15"W	62.29'
L15	S28°34'17"E	61.57'	L41	S31°03'38"W	33.36'
L16	N21°19'52"W	79.51'	L42	S00°21'54"W	48.97'
L17	N15°09'59"E	83.68'	L43	S89°37'16"E	35.00'
L18	N09°20'09"E	56.85'	L44	N89°37'16"W	24.00'
L19	S89°37'16"E	210.92'	L45	N00°22'16"E	18.00'
L20	S09°20'09"W	62.07'	L46	S89°37'44"E	24.00'
L21	S15°09'59"W	48.53'	L47	S00°22'16"E	18.00'
L22	S74°50'01"E	17.28'	L48	N00°22'16"E	30.00'
L23	N81°33'42"E	57.11'	L49	S89°37'16"E	30.00'
L24	S04°12'38"E	64.79'	L50	S00°22'44"E	30.00'
L25	N19°38'34"W	29.88'	L51	S89°37'16"W	30.00'
L26	N61°42'58"W	37.95'	L52	S86°45'56"E	10.01'

TRACT	PURPOSE	MAINTENANCE
TRACT A	STORMWATER RETENTION	CROSSROADS VILLAGE MASTER ASSOCIATION INC. a Florida Not For Profit Corp.
TRACT B	STORMWATER RETENTION	CROSSROADS VILLAGE MASTER ASSOCIATION INC. a Florida Not For Profit Corp.
TRACT C	WETLAND	CROSSROADS VILLAGE MASTER ASSOCIATION INC. a Florida Not For Profit Corp.
TRACT D	SIGNAGE & LANDSCAPING	PROPERTY OWNER OF LOT 7
TRACT E	SIGNAGE & LANDSCAPING	PROPERTY OWNER OF LOT 6

CITY OF MELBOURNE SD 2004-04 FINAL PLAT

Campbell SURVEYING, PLANNING & ENGINEERING
a division of **Carnahan-Proctor-Cross**
3525 NORTH COURTENAY PARKWAY
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MERRITT ISLAND, FL 32954 PHONE (321) 453-5820