



BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2

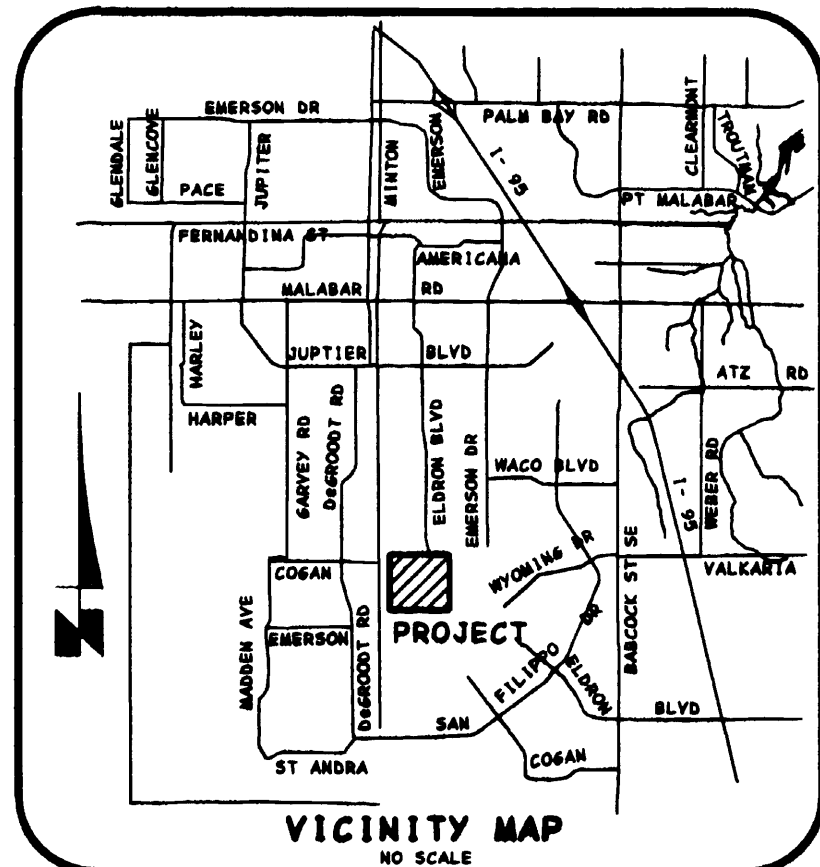


A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
BEING A "REPLAT" OF PORTIONS OF SECTIONS 19 AND 20, "FLORIDA INDIAN RIVER LAND CO." RECORDED IN PLAT BOOK 1, PAGE 165

PLAT DESCRIPTION:

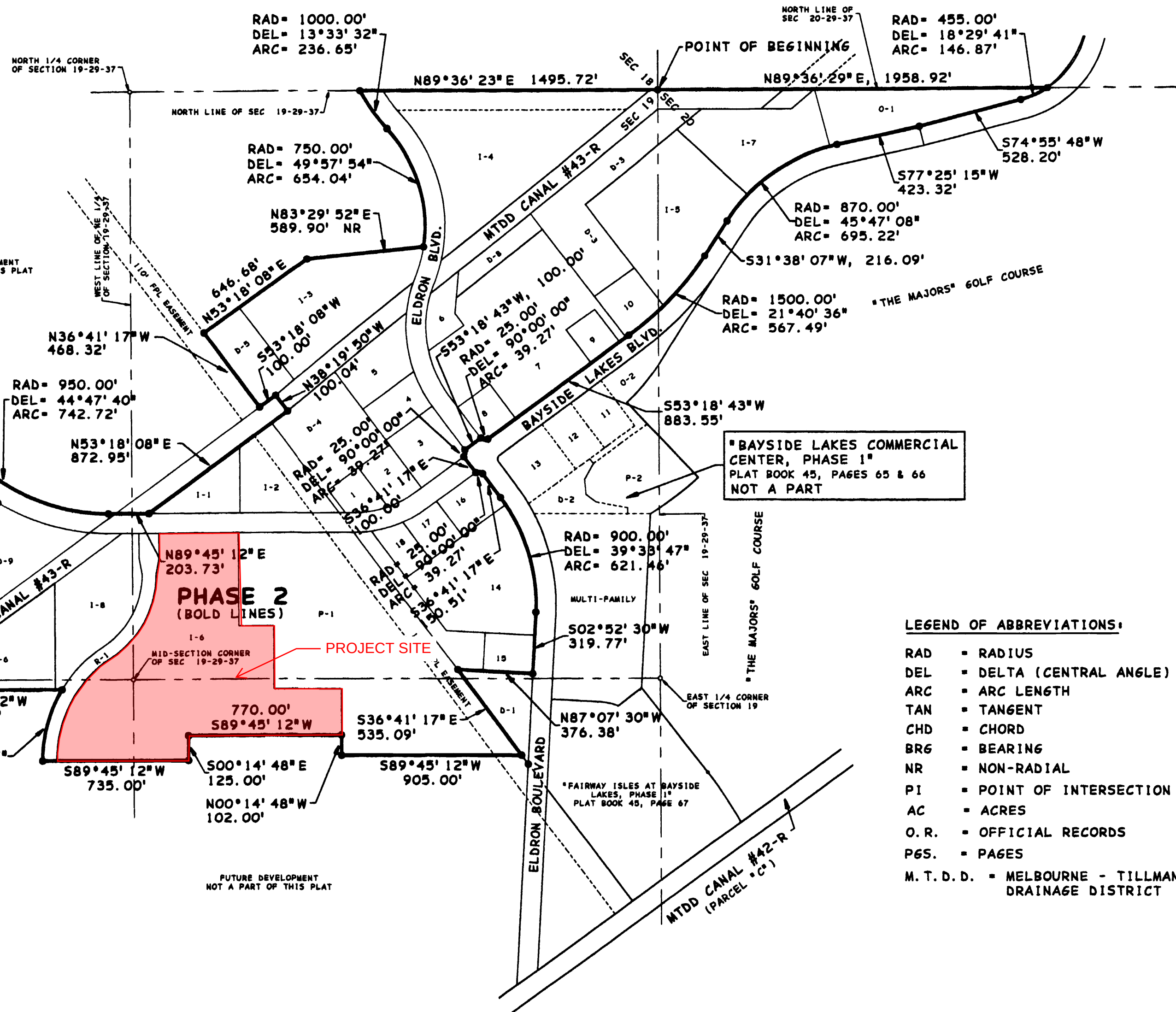
A PARCEL OF LAND BEING A PORTION OF "FLORIDA INDIAN RIVER LAND CO." SUBDIVISION OF SECTIONS 19 AND 20, TOWNSHIP 29 SOUTH, RANGE 37 EAST, RECORDED IN PLAT BOOK 1, PAGE 165 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4 INCH BY 4 INCH CONCRETE MONUMENT STAMPED "6J3" WHICH MARKS THE NORTHWEST CORNER OF SAID SECTION 20, AND RUN N.89°36'29"E., ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1958.92 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BAYSIDE LAKES BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY DEDICATED BY "SUMMERFIELD AT BAYSIDE LAKES, PHASE 1", RECORDED IN PLAT BOOK 45, PAGES 18 THRU 20 OF SAID PUBLIC RECORDS), SAID POINT BEING ON A 455.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N.33°33'52"W.; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°29'41" A DISTANCE OF 146.87 FEET TO A POINT OF TANGENCY; THENCE S.74°55'48"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 528.20 FEET TO AN ANGLE POINT; THENCE S.77°25'15"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE (AS DEDICATED BY THE PLAT OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE 1", RECORDED IN PLAT BOOK 45, PAGES 65 AND 66 OF SAID PUBLIC RECORDS), A DISTANCE OF 423.32 FEET TO THE POINT OF CURVATURE OF AN 870.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 45°47'08" A DISTANCE OF 695.22 FEET TO A POINT OF TANGENCY; THENCE S.31°38'07"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.09 FEET TO THE POINT OF CURVATURE OF A 1500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 883.55 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS RIGHT OF WAY TRANSITION CURVE TO THE RIGHT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 21°40'36" A DISTANCE OF 567.49 FEET TO A POINT OF TANGENCY; THENCE S.53°18'43"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.53°18'43"W., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS RIGHT OF WAY TRANSITION CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S.53°18'43"W.; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.36°41'17"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS RIGHT OF WAY TRANSITION CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S.36°41'17"E.; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE 90°00'00" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY LINE OF ELDORON BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY DEDICATED BY THE AFORESAID PLAT OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE 1"); THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 39°33'47" A DISTANCE OF 621.46 FEET TO A POINT OF TANGENCY; THENCE S.52°52'30"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 319.77 FEET TO A NORTHEASTERLY CORNER OF TRACT "D-1" OF SAID "BAYSIDE LAKES COMMERCIAL CENTER, PHASE 1"; THENCE N.87°07'30"W., ALONG A NORTH LINE OF SAID TRACT AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 376.38 FEET TO A POINT ON THE EASTERLY LINE OF A 110 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN O.R. 113, PAGES 586 AND 588 OF SAID PUBLIC RECORDS; THENCE S.36°41'17"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 335.09 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN S.89°45'12"W., A DISTANCE OF 905.00 FEET; THENCE N.00°14'48"W., A DISTANCE OF 102.00 FEET; THENCE S.89°45'12"W., A DISTANCE OF 770.00 FEET; THENCE S.00°14'48"E., A DISTANCE OF 125.00 FEET; THENCE S.89°45'12"W., A DISTANCE OF 735.00 FEET TO A POINT ON A 695.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N.89°45'12"E.; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 31°00'17" A DISTANCE OF 376.09 FEET; THENCE S.89°45'12"W., A DISTANCE OF 776.92 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF M.T.D.D. CANAL #43-R AS RECORDED IN O.R. 652, PAGE 2681; THENCE N.18°28'20"W., A DISTANCE OF 105.28 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID M.T.D.D. CANAL #43-R; THENCE N.53°18'08"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 410.00 FEET; THENCE N.00°14'48"W., A DISTANCE OF 335.00 FEET; THENCE N.31°41'17"E., A DISTANCE OF 306.85 FEET TO A POINT ON A 1000.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N.31°41'17"E.; THENCE S.89°45'12"W., A DISTANCE OF 822.16 FEET TO A POINT ON THE EAST LINE OF M.T.D.D. CANAL #37; THENCE N.00°27'08"W., ALONG SAID EAST LINE, A DISTANCE OF 490.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN N.89°32'52"E., A DISTANCE OF 121.50 FEET TO THE POINT OF CURVATURE OF AN 850.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 44°47'40" A DISTANCE OF 742.72 FEET TO A POINT OF TANGENCY; THENCE N.89°45'12"E., A DISTANCE OF 203.73 FEET TO A POINT ON THE AFORESAID SOUTHERLY LINE OF M.T.D.D. CANAL #43-R; THENCE N.53°18'08"E., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 672.95 FEET TO AN ANGLE POINT IN SAID LINE, THENCE N.38°19'50"W., A DISTANCE OF 100.04 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CANAL; THENCE S.53°18'08"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.00 FEET TO A POINT ON AFORESAID EASTERLY LINE OF THE 110 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE N.36°41'17"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 468.32 FEET; THENCE N.53°18'08"E., A DISTANCE OF 646.68 FEET; THENCE N.83°29'52"E., A DISTANCE OF 589.90 FEET TO A POINT ON A 750.00 FOOT RADIUS CURVE TO THE LEFT HAVING A RADIAL BEARING OF N.82°01'24"W.; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°33'32" A DISTANCE OF 236.65 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SECTION 19; THENCE N.89°36'29"E., ALONG SAID NORTH LINE, A DISTANCE OF 1495.72 FEET TO THE POINT OF BEGINNING; CONTAINING 178.963 ACRES.



SURVEY NOTES:

- INDICATES PERMANENT REFERENCE MONUMENTS STAMPED "PRM / PACKARD / LS #3867", UNLESS OTHERWISE NOTED.
 - INDICATES PERMANENT CONTROL POINTS STAMPED "PCP / PACKARD / LS #3867".
 - INDICATES POINTS OF CURVATURE, POINTS OF TANGENCY AND / OR OTHER PERTINENT POINTS REQUIRING CLARITY OR DEFINITION.
 - THE BEARING STRUCTURE OF THIS SURVEY IS BASED ON THE SUBDIVISION RECORD PLAT OF "SUMMERFIELD AT BAYSIDE LAKES, PHASE 1", RECORDED IN PLAT BOOK 45, PAGES 18 THRU 20 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA SPECIFICALLY, THE NORTH LINE OF SECTION 20-29-37 - A BEARING OF N.89°36'29"E.
 - A STRIP OF LAND 20 FEET IN WIDTH IS HEREBY DEDICATED ALONG / ADJACENT TO THE RIGHTS OF WAY OF BAYSIDE LAKES BOULEVARD AND ELDORON BOULEVARD FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES, DRAINAGE AND SIDEWALKS.
 - DRAINAGE TRACTS "D-1" AND "D-2" THRU "D-9", INCLUSIVE, ARE TO BE DEDICATED TO, OPERATED BY AND MAINTAINED BY THE "BAYSIDE LAKES COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC.", HOWEVER, AN EASEMENT IS HEREBY RESERVED IN FAVOR OF THE CITY OF PALM BAY, MELBOURNE - TILLMAN WATER CONTROL DISTRICT AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FOR ACCESS AND MAINTENANCE.
 - OTHER / ADDITIONAL EASEMENTS ARE AS DEPICTED ON THIS PLAT.
 - TRACT "R-1" IS RESERVED BY THE DEVELOPER FOR ROADWAY, DRAINAGE, UTILITIES AND / OR OTHER PURPOSES AS DEEMED APPROPRIATE.
 - TRACT "U-1" (UTILITY) IS A LIFT STATION TRACT HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTIONS, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - THE MELBOURNE - TILLMAN DRAINAGE DISTRICT CANAL #43-R (MTDD #43-R) SHALL BE OWNED BY THE MELBOURNE - TILLMAN WATER CONTROL DISTRICT, SUBJECT TO AN EASEMENT IN FAVOR OF THE "BAYSIDE LAKES COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC.", CITY OF PALM BAY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR ACCESS AND MAINTENANCE.
 - THE ACCESS EASEMENTS NOTED ON THE PLAT ARE INTENDED FOR THE BENEFIT OF AND DEDICATED TO THE OWNERS OF THE TRACTS AND LOTS ADJACENT TO SAID EASEMENTS AND THEIR SUCCESSORS, ASSIGNS AND RESPECTIVE AGENTS, EMPLOYEES, REPRESENTATIVES, TENANTS, GUESTS, LICENSEES, CUSTOMERS AND INVITEES WHERE ACCESS EASEMENTS JOIN OR INTERCONNECT, THE OWNER OF A LOT OR TRACT ADJACENT TO AN ACCESS EASEMENT SHALL BE DEEMED BENEFITTED BY ALL ACCESS EASEMENTS ADJOINING OR INTERCONNECTING THERETO.
- 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.



FOR JOINER SEE O R B 4207 PAGE 0281

DECLARATION OF COVENANTS / RESTRICTIONS:

O. R. _____ PAGE _____

O. R. _____ PAGE _____



PLAT BOOK 45 PAGE 82
SHEET 1 OF 3
SEC. 19 & 20, TWP. 29 S., R6E. 37 E.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES HEREIN EXPRESSED AND DEDICATES THE ROADWAYS AND THOROUGHFARES KNOWN AS BAYSIDE LAKES BOULEVARD AND ELDORON BOULEVARD, ALONG WITH SELECT ACCESS, DRAINAGE AND / OR UTILITY EASEMENTS AS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC (SUBJECT TO NOTES HEREON).

IN WITNESS WHEREOF, THE BELOW NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON:

DATE: 8/16/00
TOWN CENTER PARTNERS, LTD.
A FLORIDA GENERAL PARTNERSHIP
BY: [Signature]
BAYSIDE LAKES DEVELOPMENT CORPORATION
A FLORIDA CORPORATION / GENERAL PARTNER
BY: BENJAMIN E. JEFFERIES, PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

[Signatures of witnesses]

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON August 16, 2000
BEFOREME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENT IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:
BENJAMIN E. JEFFERIES, PRESIDENT

RESPECTIVELY AS PRESIDENT AND SECRETARY 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 SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: [Signature]
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 0003392
MY COMMISSION EXPIRES: 08/15/02

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 DECEMBER 31, 1999, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.S. WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY OF PALM BAY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED.

DATE: 8/15/00
ROBERT M. PACKARD, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #3667
FOR: R.M. PACKARD & ASSOC., INC.
1007 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL: (407) 632-6335
FLORIDA CORPORATE CERTIFICATE #6649

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON October 21, 1999
THE CITY COUNCIL OF THE CITY OF PALM BAY, FLORIDA APPROVED THE FOREGOING PLAT.

MAYOR: [Signature]
ATTEST: [Signature]
CITY CLERK: [Signature]

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

[Signature]
CHAS. MCANON, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #5057

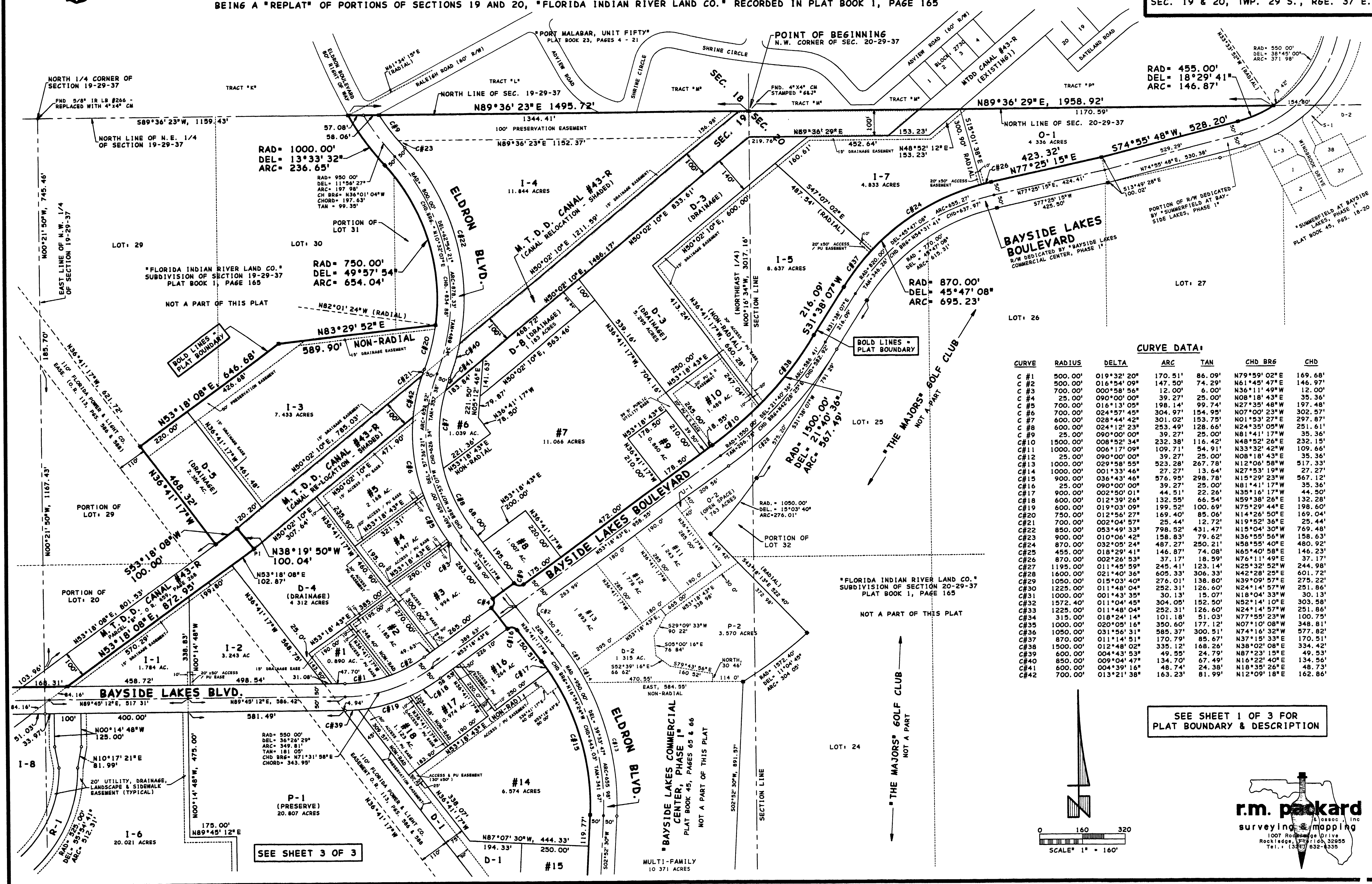
CERTIFICATE OF CLERK

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:

AUGUST 18, 2000 AT 9:53 A.M. FILED NO. 200015712
[Signature]
CLERK OF CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA



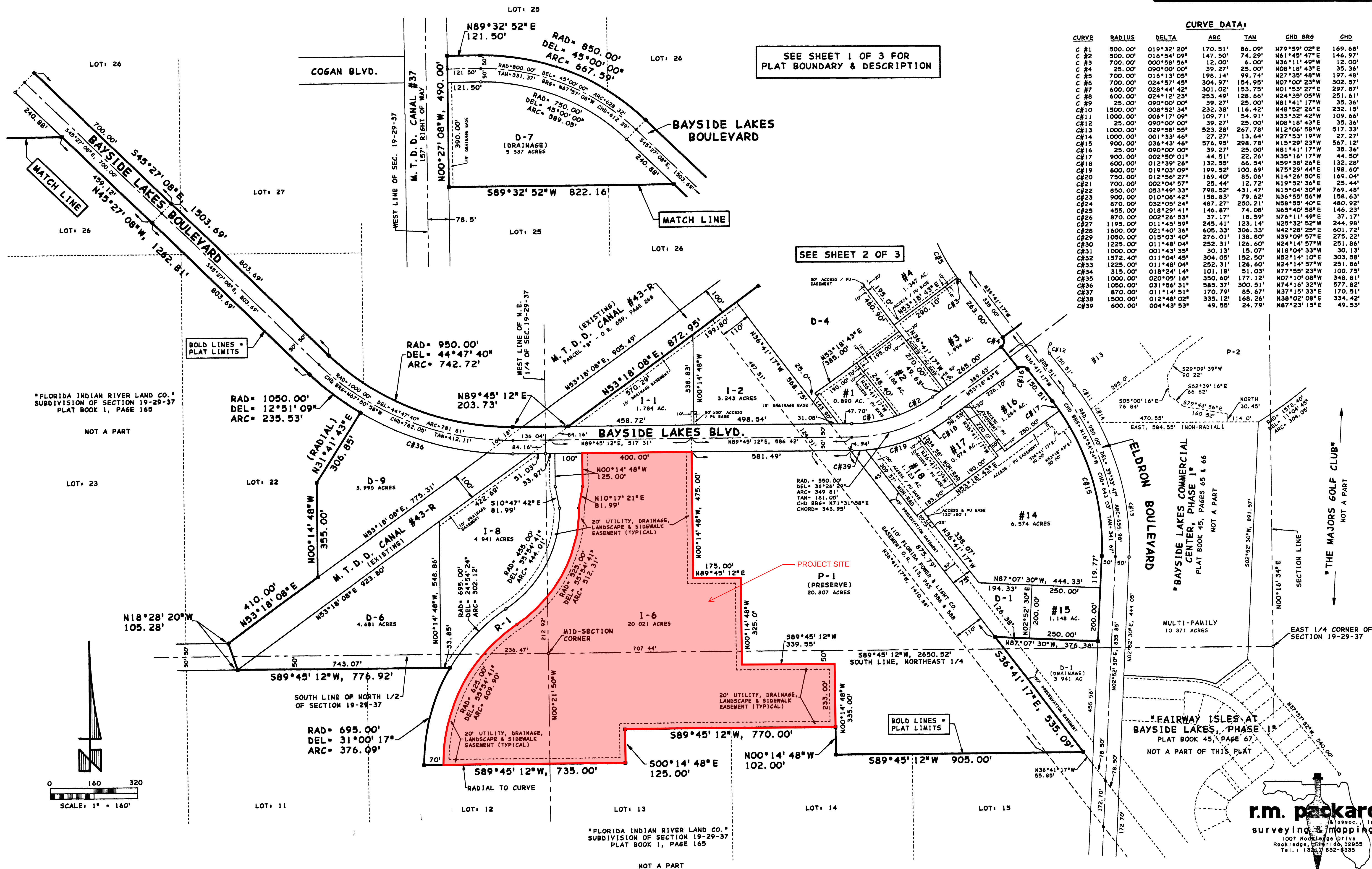
SEC. 19 & 20, TWP. 29 S., R6E. 37 E.



r.m. packard & assoc., inc.
surveying & mapping
1007 Rockledge Drive
Rockledge, Florida 32955
Tel.: (305) 632-4355



SEC. 19 & 20, TWP. 29 S., R6E. 37 E.



1007 Rockledge Drive
Rockledge, Florida 32855

Tel.: (321) 632-6335