

US 192 BUSINESS CENTER

A SUBDIVISION LYING IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LOTS 17, 18, 31, AND 32 OF THE PLAT OF FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 80 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING AND BEING WITHIN THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A parcel of land lying in the Northeast quarter of Section 3, Township 28 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Northeast quarter of Section 3; thence N 00 degrees 14'13" East along the East line of said Section 3, a distance of 859.84 feet to the North line of the lands described in Official Records Book 3700, Page 1353 of the Public Records of Brevard County, Florida, being the Point of Beginning of the lands described herein; thence continue N 00 degrees 14'13" East along said East line of Section 3 a distance of 1452.80 feet to the Northeast corner of said Section 3; thence S 89 degrees 48'58" West along the North line of said Section 3, a distance of 665.02 feet to the East right of way line of Interstate 95; thence S 00 degrees 20'00" West along said East right of way line a distance of 1271.17 feet; thence S 12 degrees 10'00" East continuing along said East right of way line a distance of 183.63 feet to the said North line of those lands described in Official Records Book 3700, Page 1353; thence East along said North line a distance of 627.75 feet to the Point of Beginning. Less and Except the North 20.00 feet and the East 20.00 feet for road right of way per Plat Book 2, Page 80 of the Public Records of Brevard County, Florida.

LESS AND EXCEPT: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 112 (water retention area) ORB 5724, PAGE 6608, Being described as follows:

Commence at a 5/8" inch iron rod stamped "FDOT LB 7121" marking the North quarter corner of Section 3, Township 28 South, Range 36 East, Brevard County, Florida; thence run North 89 degrees 27 minutes 31 seconds East along the North line of the Northeast 1/4 of said Section 3, a distance of 1825.96 feet to the intersection with the centerline of survey for I-95 (State Road 9) as shown on the Florida Department of Transportation right of way map, section 70220, F.P. No. 405506 3; thence continue North 89 degrees 27 minutes 31 seconds East along said North line, a distance of 150.00 feet to a point on the existing Easterly limited access right of way line of said I-95; thence South 00 degrees 02 minutes 46 seconds East along said right of way line 20.00 feet to a point on the South line of the Northeast 1/4 of said section 3 for the Point of Beginning; thence departing said right of way line continue North 89 degrees 27 minutes 31 seconds East along the South line a distance of 402.79 feet to a point lying 20.00 feet South 00 degrees 32 minutes 21 seconds East of the Southeast corner of Section 34, Township 27 South, Range 36 East, said corner being marked by a 2" iron pipe with a disk stamped "US Dept of Interior 1961 34/35 T27S R36E"; thence South 50 degrees 53 minutes 13 seconds East, a distance of 125.36 feet; thence South 00 degrees 02 minutes 46 seconds East, parallel with the existing Easterly right of way line for I-95, a distance of 240.00 feet; thence South 89 degrees 27 minutes 31 seconds West, a distance of 500.00 feet to a point on the existing Easterly limited access right of way line of said I-95; thence North 00 degrees 02 minutes 46 seconds West along said Easterly right of way line a distance of 320.00 feet to the Point of Beginning.

ALSO LESS AND EXCEPT PARCEL CONVEYED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT IN OFFICIAL RECORDS BOOK 8737, PAGE 1291, Being described as follows:

A portion of the Northeast Quarter of Section 03, Township 28 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:
Commence at the Southeast corner of the Northeast Quarter of Section 03, Township 28 South, Range 36 East, Brevard County, Florida; thence North 00°09' 14" West, a distance of 1974.21 feet along the East line of said Section 03 to a point on the Easterly projection of the South line of Parcel 112 as described in Official Records Book 5724, Page 6608, Public Records of Brevard County, Florida; thence South 89°25'39" West, a distance of 20.00 feet along said Easterly projection to the POINT OF BEGINNING; thence continue South 89°25'39" West, a distance of 145.17 feet along said Easterly projection to a point on the East line of said Parcel 112; thence along the East line of said Parcel 112 the following two (2) courses and distances: North 00°02'44" West, a distance of 240.00 feet, thence North 50°50'08" West, a distance of 125.36 feet to a point on a line that is 20.00 feet South of and parallel with the North line of said Section 03; thence North 89°24'48" East, a distance of 241.71 feet along said parallel line to a point on the West right of way line of Coastal Lane per Plat Book 2, Page 80, Public Records of Brevard County, Florida; thence South 00°09'14" East, a distance of 320.20 feet along said West right of way line to the POINT OF BEGINNING

PLAT NOTES:

- Bearing bases on the assumption that the East line of Section 3, Township 28 South, Range 36 East, bears N00°14'13"E per description.
- The following easements are hereby reserved and depicted hereon: Public Utility, Road, Drainage and Sidewalk Easement across Parcels 1 and 2. Public Drainage and Access Easement across Parcel 2.
- For Developers Agreements see O.R. Book _____, Page _____, of the Public Records of Brevard County, Florida.
- For Joinders in Dedication see O.R. Book _____, Page _____, of the Public Records of Brevard County, Florida.
- For Protective Covenants and Deed Restrictions see O.R. Book _____, Page _____, of the Public Records of Brevard County, Florida.
- All Parcels shown on this plat are included in Stormwater Permit Number _____ issued by St. Johns River Water Management District.
- Prior to the release of the performance bond all interior parcel corner monuments will be set as 5/8" rebar with cap stamped LB 5419.
- City of West Melbourne Staff must install all water meters. No private installation of water meters is permitted.
- Site Data:

Total Parcels = 2
Parcel 1 (8.779 acres)
Parcel 2 (4.40 acres)

Total Tracts = 3 Stormwater Tracts
Tract A (0.81 acres)
Tract B (0.816 acres)
Tract C (1.64 acres)

Current Zoning Classification – M-1 (LIGHT INDUSTRIAL AND WAREHOUSING DISTRICT)
Future Land Use – Industrial

Lot and Structure requirements per the City of West Melbourne for _____.

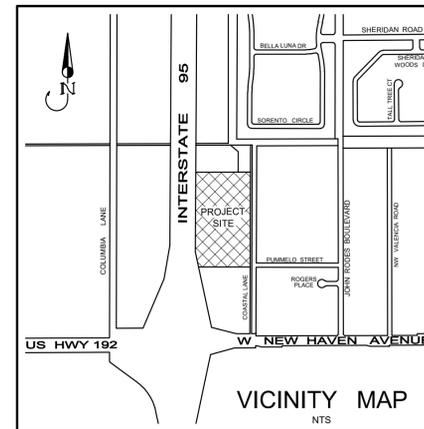
- Building Setbacks:
Front Building Setback – 20'
Side Building Setback – 0'
Side Corner Building Setback – 0'
Rear Building Setback – 20'

11.) All platted utility easements shall also be easements for the construction 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 services of an electric, telephone, gas or other utilities. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. 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 comply with the national electric safety code as adopted by the Florida Public Service Commission."

- The required Utility easement over waterline shall be dedicated to the City of West Melbourne.
- 20' access easements in Parcel 2 to Coastal Way shall be provided with Parcel II development.
- Landscape buffer may overlap utility easements.
- 20' Waterline easement dedicated to the City of West Melbourne, Florida.

LEGEND

- DENOTES CONCRETE MONUMENT FOUND, PLS 4210
- DENOTES SET 5/8" IRON ROD, STAMPED LB 5419
- (D) DENOTES DEED MEASUREMENT.
- (S) DENOTES SURVEY MEASUREMENT.
- ORB DENOTES OFFICIAL RECORDS BOOK.
- LB DENOTES LICENSED SURVEYOR BUSINESS.
- LS DENOTES LAND SURVEYOR.



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 PREPARE BY
WILLIAM J. SUITER LAND SURVEYING, INC.
1849 CANOVA STREET NE
PALM BAY, FL 32909
321-728-0553
BILL@WSUITER.COM

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2
SECTION 3, TOWNSHIP 28 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

US 192 BUSINESS CENTER

hereby dedicates to the City of West Melbourne, Florida, a 10' wide public road, drainage and sidewalk easement over and across the lands platted hereon for law enforcement, emergency access and emergency maintenance, it being the intention that no other easements be granted to the public, by this plat.

Also dedicates to West Melbourne Business Center, LLC, a drainage and access easement over a portion of Parcel 2 as shown hereon.

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 _____ West Melbourne Business Center LLC
George T. Kelly IV 205 Coastal Lane
President West Melbourne, FL 32904

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 _____, 2025 by

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

(Print name)
NOTARY PUBLIC SEAL
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 May 29, 2024, I completed the survey of the lands shown in the foregoing plat; and that said plat was prepared under my 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. 4210

William J. Suiter
William J. Suiter Land Surveying, Inc.
1849 Canova Street SE
Palm Bay, Florida 32909
Certificate of Authorization Number LB 5419

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF WEST 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.

ANDREW W. POWSHOK, PLS 5383
Reviewing Surveyor for the City of West Melbourne

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY That on _____, the CITY OF WEST MELBOURNE, FLORIDA, CITY COUNCIL

_____ approved the foregoing plat.

ATTEST: Mayor _____

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 Board Chairman _____

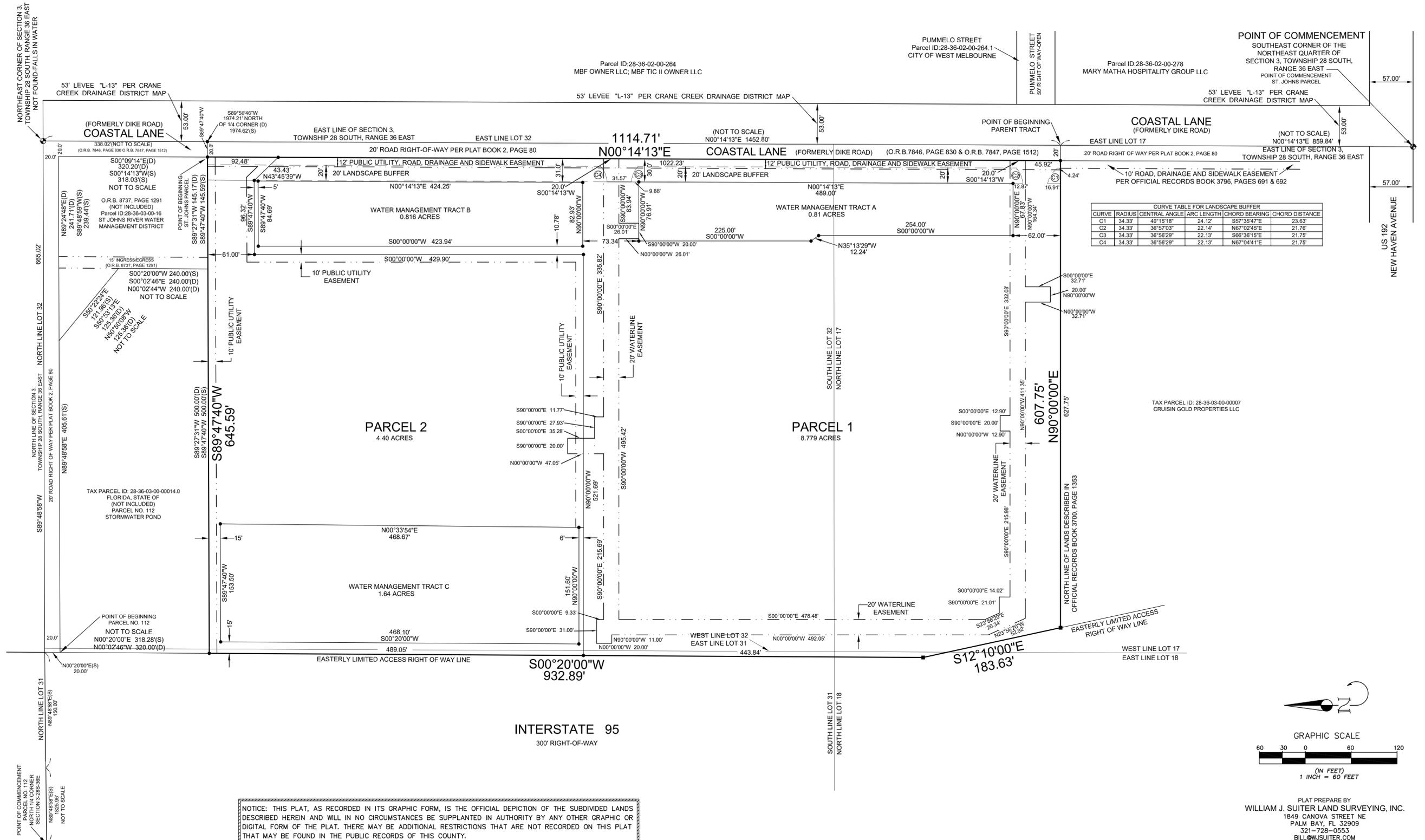
CERTIFICATE OF CLERK

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.

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