

CONDOMINIUM PLAT
ROCKLEDGE PROFESSIONAL CENTER
A CONDOMINIUM



CFN: 2004089830
OR Book/Page: 5246 / 1243

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT, CONSISTING OF SHEETS 1 THROUGH 9, INCLUSIVE, IS NOT COMPLETE, HOWEVER, THESE SKETCHES ARE SUFFICIENTLY DETAILED SO THAT THE MATERIAL DESCRIBED AND SHOWN IN THE ATTACHED EXHIBITS (BEING SHEETS 1 THROUGH 9, INCLUSIVE), TOGETHR WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING "ROCKLEDGE PROFESSIONAL CENTER, A CONDOMINIUM", IS AN ACCURATE REPRESENTATION OF THE PROPOSED IMPROVEMENTS, AND THAT THE IDENTIFICATION AND LOCATION OF UNITS, PARKING, DRIVES, ACCESS, EASEMENTS AND COMMON AREAS CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 3RD DAY OF MARCH, 2004, A.D.

BY: _____

ROBERT M. PACKARD, PSM
REG. FLORIDA SURVEYOR & MAPPER #3867

DRAWN BY: STG

CHK'D BY: RMP

DATE: 3/2/04

JOB #: 02-70-2

SHEET 1 OF 9

CERTIFICATION

PREPARED FOR THE EXCLUSIVE USE OF:

**RAHAL DEVELOPMENT
CORP.**

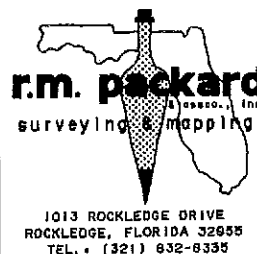


EXHIBIT "A"

120.65'
N53°31'30"E
112.60'
193.94'
N36°28'30"W
403.80'
234.86'
256.89'
351.72'
138.00'
368.62'
368.62'
589°52'27"W
SOUTH LINE OF "KNOLLWOOD GARDENS,
SECTION TWO" (P.B. 13, PAGE 96)
TAX PARCEL #750

NOT A PART

40' ROAD, DRAINAGE
& UTILITY RIGHT OF WAY

28' DRAINAGE EASE. (PLAT)

28' ACCESS EASEMENT

28' DRAINAGE EASEMENT (BY PLAT)

24' ACCESS EASEMENT

24' ACCESS EASEMENT

3.142 ACRES
(TOTAL)

1-A 1-B 2-A 2-B 3-A 3-B 3-C 3-D 3-E 3-F 3-G 3-H 4-A 4-B

POINT OF BEGINNING
(CONDOMINIUM)

POINT OF COMMENCEMENT
(UNITS / TRACTS)
S.W. CORNER OF TRACT "E" OF
"KNOLLWOOD GARDENS, SEC. 2"

U.S. HIGHWAY #1

SCALE

CEN:2004099930
OR Book/Page: 5246 / 1244
"KNOLLWOOD GARDENS, SECTION TWO"
PLT. BOOK 13, PAGE 96

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

BLOCK "D"

DRAINAGE RETENTION
0.836 ACRES

CFR 2004059930
OR Book/Page: 5246 / 1244

1247
SECTION TWO
GARDENS, PAGE 96
PLT BOOK 13.
*HOLLAND

POINT OF BEGINNING
(CONDOMINIUM)

POINT OF COMMENCEMENT
[UNITS / TRACTS]
S.W. CORNER OF TRACT "E" OF
"KOLLWOOD GARDENS, SEC. 2"

TAX PARCEL #750

SHEET 2 OF 9

PREPARED FOR THE EXCLUSIVE USE OF:

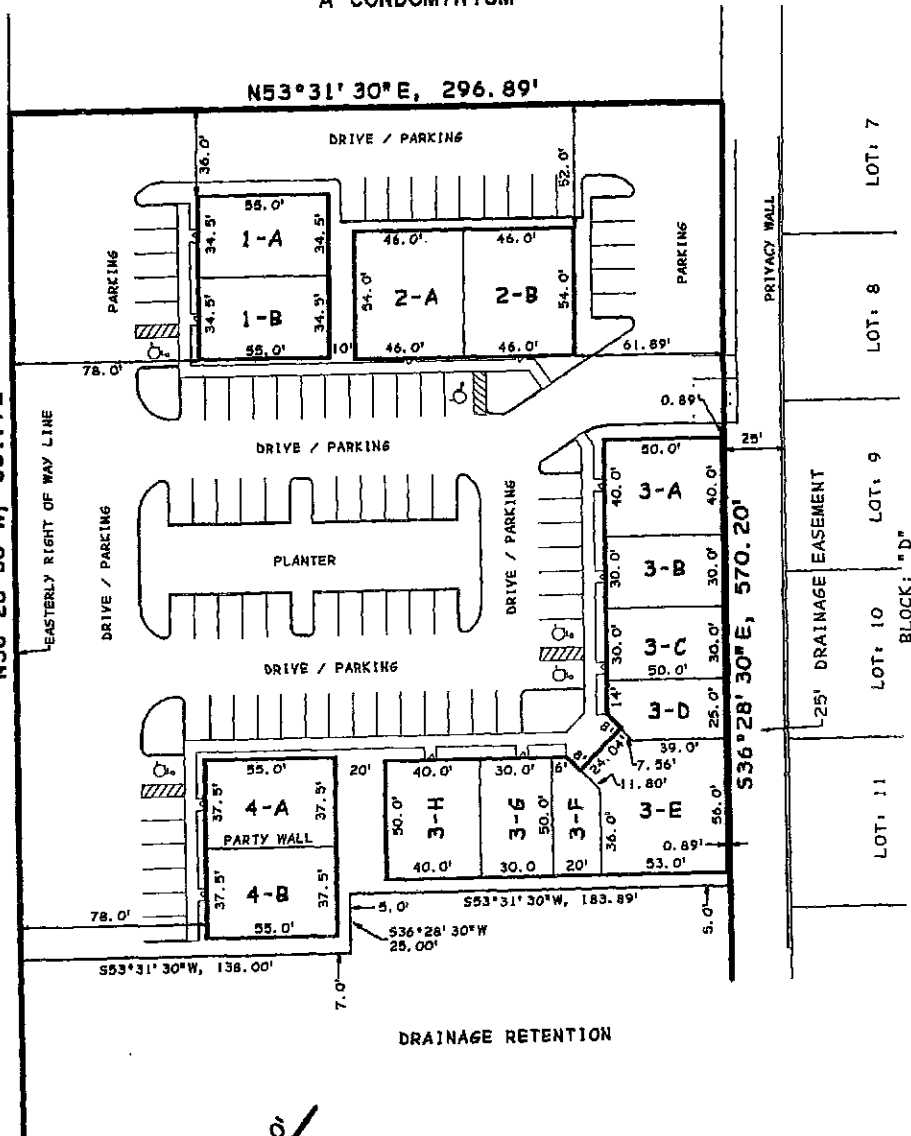
RAHAL DEVELOPMENT
CORP.



1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32855
TEL.: (321) 632-6335

U. S. HIGHWAY #1

N36°28'30"W, 351.72'



SCALE: 1" = 60'



OR Book/Page: 5246 / 1245

SHEET 3 OF 9

PREPARED FOR THE EXCLUSIVE USE OF:

RAHAL DEVELOPMENT
CORP.



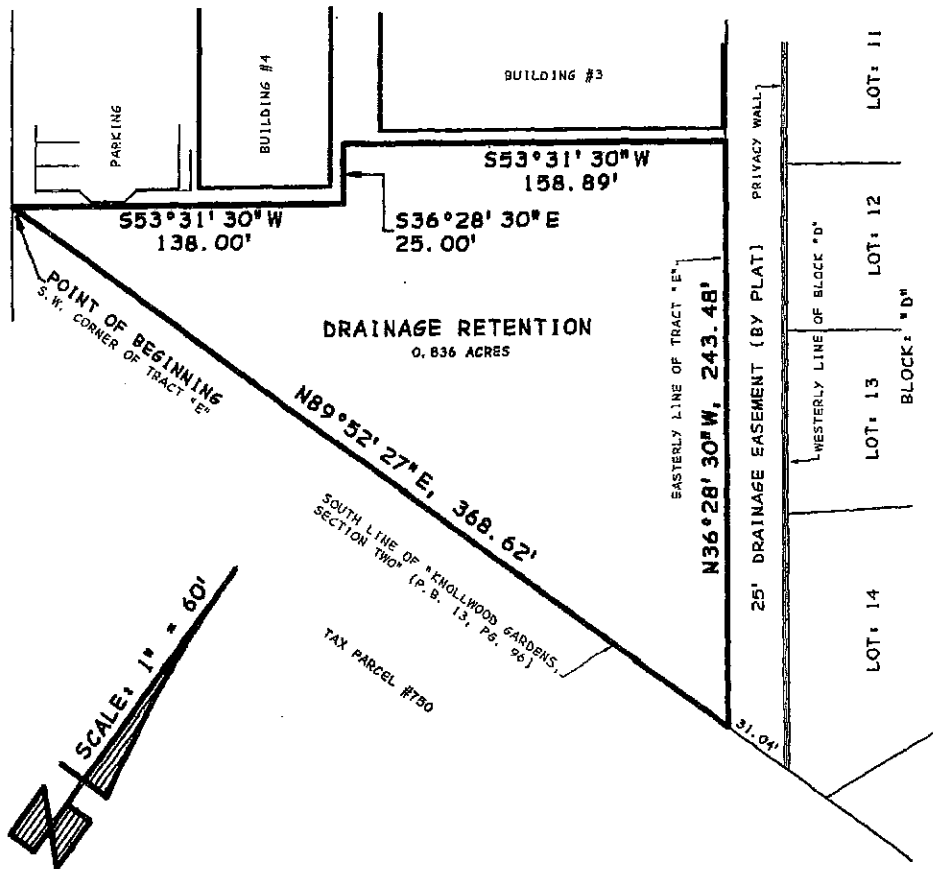
1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (321) 832-6335

CONDOMINIUM PLAT ROCKLEDGE PROFESSIONAL CENTER A CONDOMINIUM

U.S. HIGHWAY #1



CFN:2004099930
OR Book/Page: 5246 / 1246



DESCRIPTION - DRAINAGE RETENTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID TRACT "E", "KNOLLWOOD GARDENS, SECTION TWO", AND RUN N89°52'27"E., ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 368.62' FEET TO THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; THENCE N.36°28'30"W., ALONG THE EASTERLY LINE OF SAID TRACT "E", A DISTANCE OF 243.48 FEET; THENCE S.53°31'30"W., PERPENDICULAR TO SAID EASTERLY LINE, A DISTANCE OF 158.89 FEET; THENCE S.36°28'30"E., PARALLEL WITH SAID EASTERLY LINE, A DISTANCE OF 25.00 FEET; THENCE S.53°31'30"W., PERPENDICULAR TO SAID EASTERLY LINE, A DISTANCE OF 138.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.836 ACRES.

DRAWN BY: ST6

CHK'D BY: RMP

DATE: 3/2/04

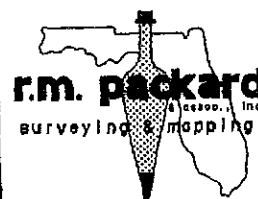
JOB #: 02-70-2

SHEET 4 OF 9

DRAINAGE RETENTION

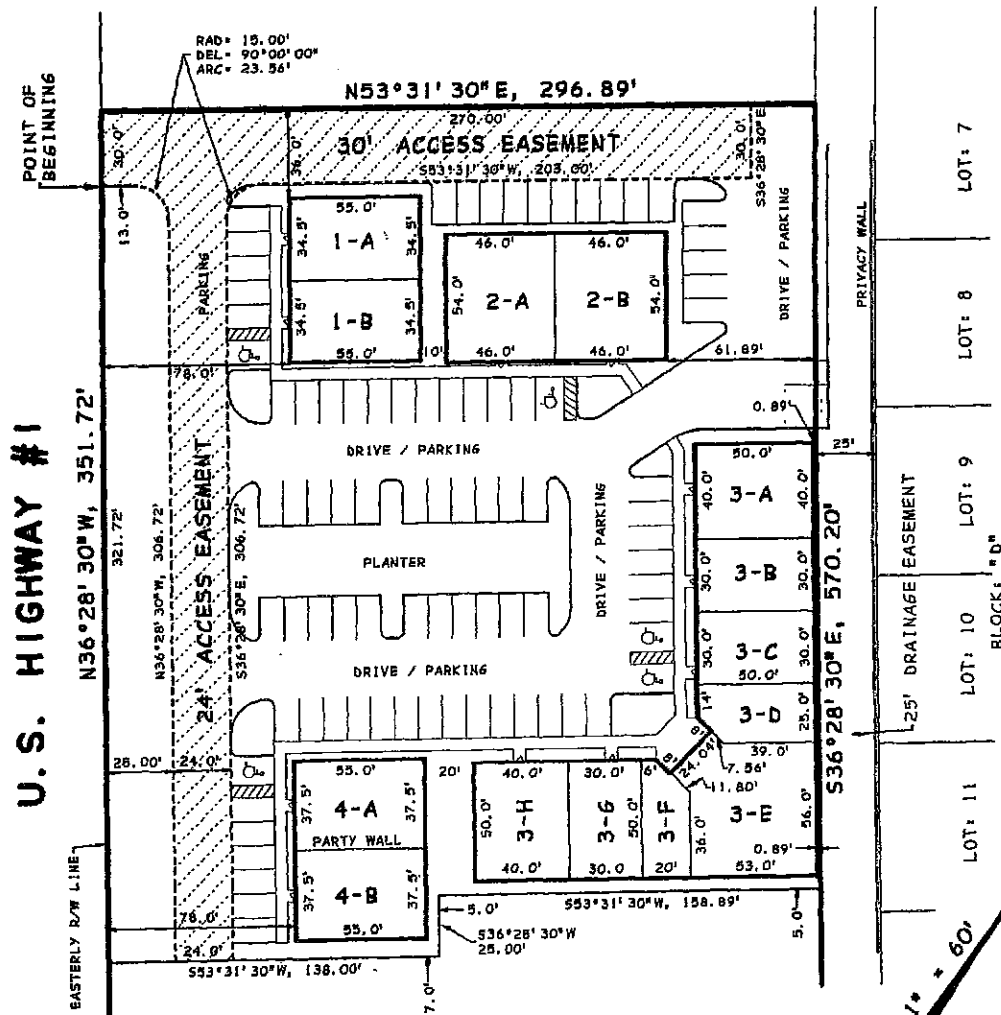
PREPARED FOR THE EXCLUSIVE USE OF:

**RAHAL DEVELOPMENT
CORP.**



1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (321) 832-6335

CONDOMINIUM PLAT ROCKLEDGE PROFESSIONAL CENTER A CONDOMINIUM



DRAINAGE RETENTION
0.636 ACRES



CFN 2004099930
OR Book/Page: 5246 / 1247

DESCRIPTION - ACCESS EASEMENT

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO, RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E" AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT "E", A DISTANCE OF 321.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 36°28'30"W., A DISTANCE OF 30.00 FEET; THENCE N. 53°31'30"E., A DISTANCE OF 270.00 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 30.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 203.00 FEET TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE S. 36°28'30"E., A DISTANCE OF 306.72 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 24.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 306.72 FEET TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE S. 53°31'30"W., A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

DRAWN BY: STG

CHK'D BY: RMP

DATE: 3/2/04

JOB #: 02-70-2

SHEET 5 OF 9

ACCESS EASEMENT

PREPARED FOR THE EXCLUSIVE USE OF:

**RAHAL DEVELOPMENT
CORP.**



1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (321) 632-8335

CONDOMINIUM PLAT
ROCKLEDGE PROFESSIONAL CENTER
A CONDOMINIUM

CFN:2004099930
OR Book/Page: 5246 / 1248



DESCRIPTION (CONDOMINIUM PARENT):

A PARCEL OF LAND BEING A PORTION OF TRACT "E" AND A PORTION OF A 25 FOOT WIDE DRAINAGE EASEMENT OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID TRACT "E", "KNOLLWOOD GARDENS, SECTION TWO", AND RUN N.36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT "E" AND EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1, A DISTANCE OF 351.72 FEET; THENCE N.53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 296.89 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "E"; THENCE S.36°28'30"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 570.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S.89°52'27"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 368.62 FEET TO THE POINT OF BEGINNING; CONTAINING 3.142 ACRES.

DESCRIPTION OF UNIT #1-A:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N.36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 246.72 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N.53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 78.00 FEET; THENCE N.36°28'30"W., A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.36°28'30"W., A DISTANCE OF 34.50 FEET; THENCE N.53°31'30"E., A DISTANCE OF 55.00 FEET; THENCE S.36°28'30"E., A DISTANCE OF 34.50 FEET; THENCE S.53°31'30"W., A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; 1897.5 SQUARE FEET.

DESCRIPTION OF UNIT #1-B:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N.36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 246.72 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N.53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.53°31'30"E., A DISTANCE OF 55.00 FEET; THENCE N.36°28'30"W., A DISTANCE OF 34.50 FEET; THENCE S.53°31'30"W., A DISTANCE OF 55.00 FEET; THENCE S.36°28'30"E., A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING; CONTAINING 1897.5 SQUARE FEET.

DESCRIPTION OF UNIT #2-A:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N.36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 246.72 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N.53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.53°31'30"E., A DISTANCE OF 46.00 FEET; THENCE N.36°28'30"W., A DISTANCE OF 54.00 FEET; THENCE S.53°31'30"W., A DISTANCE OF 46.00 FEET; THENCE S.36°28'30"E., A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2484 SQUARE FEET.

DRAWN BY: STG

CHK'D BY: RMP

DATE: 3/2/04

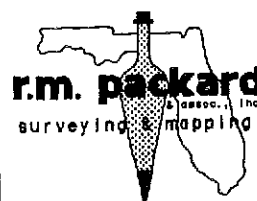
JOB #: 02-70-2

SHEET 6 OF 9

CONDOMINIUM & UNIT DESCRIPTIONS

PREPARED FOR THE EXCLUSIVE USE OF:

**RAHAL DEVELOPMENT
CORP.**



1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32855
TEL.: (321) 632-6335

CONDOMINIUM PLAT
ROCKLEDGE PROFESSIONAL CENTER
A CONDOMINIUM

DESCRIPTION OF UNIT #2-B:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 246.72 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N. 53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 53°31'30"E., A DISTANCE OF 46.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 54.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 46.00 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2484 SQUARE FEET.

DESCRIPTION OF UNIT #3-A:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 211.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N. 53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 246.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 53°31'30"E., A DISTANCE OF 30.00 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 40.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 50.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2000 SQUARE FEET.

DESCRIPTION OF UNIT #3-B:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 211.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N. 53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 246.00 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 36°28'30"E., A DISTANCE OF 30.00 FEET; THENCE N. 53°31'30"E., A DISTANCE OF 50.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 30.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1500 SQUARE FEET.

DESCRIPTION OF UNIT #3-C:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 211.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N. 53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 246.00 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 36°28'30"E., A DISTANCE OF 30.00 FEET; THENCE N. 53°31'30"E., A DISTANCE OF 50.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 30.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1500 SQUARE FEET.

DRAWN BY: STG

CHK'D BY: RMP

DATE: 3/2/04

JOB #: 02-70-2

SHEET 7 OF 9

UNIT DESCRIPTIONS

PREPARED FOR THE EXCLUSIVE USE OF:

RAHAL DEVELOPMENT

C



ROCKLEDGE DRIVE
E, FLORIDA 32955
(321) 832-8335



CFN:2004099930

5040 1210

CONDOMINIUM PLAT
ROCKLEDGE PROFESSIONAL CENTER
A CONDOMINIUM

DESCRIPTION OF UNIT #3-D:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 211.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N. 53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 246.00 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 36°28'30"E., A DISTANCE OF 14.00 FEET; THENCE S. 81°28'30"E., A DISTANCE OF 15.56 FEET; THENCE N. 53°31'30"E., A DISTANCE OF 39.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 25.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1189.5 SQUARE FEET.

DESCRIPTION OF UNIT #3-E:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 211.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N. 53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 246.00 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 114.00 FEET; THENCE S. 81°28'30"E., A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 81°28'30"E., A DISTANCE OF 7.56 FEET; THENCE N. 53°31'30"E., A DISTANCE OF 39.00 FEET; THENCE S. 56°28'30"E., A DISTANCE OF 56.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 53.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 36.00 FEET; THENCE N. 81°28'30"W., A DISTANCE OF 11.80 FEET; THENCE N. 08°31'30"E., A DISTANCE OF 24.04 FEET TO THE POINT OF BEGINNING; CONTAINING 3061 SQUARE FEET.

DESCRIPTION OF UNIT #3-F:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RUN N. 53°31'30"E., A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 53°31'30"E., A DISTANCE OF 6.00 FEET; THENCE S. 81°28'30"E., A DISTANCE OF 19.80 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 36.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 20.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 902 SQUARE FEET.



CFN:2004089930

OR Book/Page: 5246 / 1250

DESCRIPTION OF UNIT #3-G:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N. 36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RUN N. 53°31'30"E., A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 53°31'30"E., A DISTANCE OF 30.00 FEET; THENCE S. 36°28'30"E., A DISTANCE OF 50.00 FEET; THENCE S. 53°31'30"W., A DISTANCE OF 30.00 FEET; THENCE N. 36°28'30"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1500 SQUARE FEET.

DRAWN BY: STG

CHK'D BY: RMP

DATE: 3/2/04

JOB #: 02-70-2

SHEET 8 OF 9

UNIT DESCRIPTIONS

PREPARED FOR THE EXCLUSIVE USE OF:

**RAHAL DEVELOPMENT
CORP.**



1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (321) 632-6336

CONDOMINIUM PLAT
ROCKLEDGE PROFESSIONAL CENTER
A CONDOMINIUM

DESCRIPTION OF UNIT #3-H:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N.36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RUN N.53°31'30"E., A DISTANCE OF 153.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.53°31'30"E., A DISTANCE OF 40.00 FEET; THENCE S.36°28'30"E., A DISTANCE OF 50.00 FEET; THENCE S.53°31'30"W., A DISTANCE OF 40.00 FEET; THENCE N.36°28'30"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2000 SQUARE FEET.

DESCRIPTION OF UNIT #4-A:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N.36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 7.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N.53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 78.00 FEET; THENCE N.36°28'30"W., A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.36°28'30"W., A DISTANCE OF 37.50 FEET; THENCE N.53°31'30"E., A DISTANCE OF 55.00 FEET; THENCE S.36°28'30"E., A DISTANCE OF 37.50 FEET; THENCE S.53°31'30"W., A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2062.5 SQUARE FEET.

DESCRIPTION OF UNIT #4-B:

A PARCEL OF LAND BEING A PORTION OF TRACT "E" OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "E", AND RUN N.36°28'30"W., ALONG THE WESTERLY LINE OF SAID TRACT AND ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 7.00 FEET; THENCE DEPARTING SAID WESTERLY LINE AND RIGHT OF WAY LINE, RUN N.53°31'30"E., PERPENDICULAR TO SAID WESTERLY LINE, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.53°31'30"E., A DISTANCE OF 55.00 FEET; THENCE N.36°28'30"W., A DISTANCE OF 37.50 FEET; THENCE S.53°31'30"W., A DISTANCE OF 55.00 FEET; THENCE S.36°28'30"E., A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING; CONTAINING 2062.5 SQUARE FEET.

NOTES:

- 1.) THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE RECORD PLAT OF "KNOLLWOOD GARDENS, SECTION TWO", RECORDED IN PLAT BOOK 13, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SPECIFICALLY, THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1 - A BEARING OF N.36°28'30"W.
- 2.) THE TRACT(S) DESCRIBED WERE DETERMINED TO LIE WITHIN FLOOD ZONE "X" PURSUANT TO FIRM #12009C0355E, MAP INDEX DATED 11/19/97.
* ZONE "X" - THOSE AREAS DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOOD PLAIN*
- 3.) THOSE AREAS EXCLUSIVE OF THE UNITS THEMSELVES (AS DEPICTED AND DESCRIBED) ARE "COMMON ELEMENTS" OF THIS CONDOMINIUM.



CFN:2004089930

OR Book/Page: 5246 / 1251

DRAWN BY: STG

CHK'D BY: RMP

DATE: 3/2/04

JOB #: 02-70-2

SHEET 9 OF 9

UNIT DESCRIPTIONS & NOTES

PREPARED FOR THE EXCLUSIVE USE OF:

**RAHAL DEVELOPMENT
CORP.**



1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL: (321) 632-6335